CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_02_01_2016

Monday, February 01, 2016 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, February 01, 2016 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - January 4, 2016
Documents: January 4, 2016 -- APC Minutes

Review APC Rules & Procedures

ITEMS OF BUSINESS

1512-PUD-28
Culver's Sun Park PUD
Northeast corner of S.R. 32 and Sun Park Drive
Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres+/-from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plans | Exhibit 4: Building Character Exhibit | Exhibit 5: Landscaping Plan | Exhibit 6: Conceptual Future Site Plan | Exhibit 7: Culver's Sun Park PUD Ordinance, Ord. 15-44 (Current Version) - UPDATED 02/01/16 | Exhibit 8: Culver's Sun Park PUD Ordinance, Ord. 15-44 (Redline Version) | Exhibit 9: Gateway Sub-District Comprehensive Plan Addendum

1601-DDP-01
StorAmerica
4420 East 146th Street
StorAmerica 146th LLC requests review of a Detailed Development Plan amendment for a self-storage facility on approximately 6.77 acres +/-, located in the 146th Street

Commerce Centre PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Previously Approved Site Plan | Exhibit 4: Previously Approved Elevation | Exhibit 5: Detailed Development Plan Amendment | Exhibit 6: Proposed Elevations | Exhibit 7: Ordinance 10-09

1602-DDP-03 [PUBLIC HEARING]
Central Christian Church
SEC of 151st Street and Towne Road
Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Project Narrative | Exhibit 4: Detailed Development Plan | Exhibit 5: Site Plan | Exhibit 6: Landscaping Plan | Exhibit 7: Building Elevations

1602-ODP-04 & 1602-SPP-04 [PUBLIC HEARING]
West Rail
NEC of 156th Street and Ditch Road
Beazer Homes of Indiana, LLP by Nelson & Frankenberber requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan | Exhibit 4: Landscape Plan | Exhibit 5: Primary Plat | Exhibit 6: PUD Ordinance

1602-ODP-02 & 1602-SPP-03 [PUBLIC HEARING]
Waterford at the Bridgewater, Parcel L3
SEC of 151st Street and Carey Road
Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Ordinance 06-49 | Exhibit 6: Ordinance 11-01 | Exhibit 7: Ordinance 15-35

1601-PUD-01 [PUBLIC HEARING]
Wilshire PUD
North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A. Wilson, Inc. by Nelson and Frankenberger requests a change in zoning from the Centennial North PUD District to the Wilshire PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 15-46 | Exhibit 6: Centennial North PUD Ord. 05-10 | Exhibit 7: Neighborhood Meeting Summary

1601-ODP-03 & 1601-SPP-02 [PUBLIC HEARING]
Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A. Wilson, Inc. by Nelson and Frankenberger requests Overall Development Plan and Primary Plat approval of 86 residential lots on approximately 38.951 acres +/-, located in the pending Wilshire PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan

1602-CPA-01 [PUBLIC HEARING]
The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.
Documents: Exhibit 1: Staff Report | Exhibit 2: Area Map | Exhibit 3: Resolution 16-100 | Exhibit 4: Conservancy Addendum | Exhibit 5: Written Public Comment | Petitioner's Presentation | Petitioner's Video

1601-ODP-01 & 1601-SPP-01 [CONTINUED]
The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

1510-ODP-20 & 1510-SPP-20 [CONTINUED]
Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

1512-PUD-27 [CONTINUED]
Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

1506-ZC-02 [CONTINUED]
***Bent Creek Commitment Modificatio*n**
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

1506-ODP-16 & 1506-SPP-15 [CONTINUED]
Bent Creek
Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Docket Number:	1601-PUD-01 (Ordinance No. 15-46)
Petitioner:	Steve A. Wilson, Inc. by Nelson & Frankenberger (the "Petitioner")
Request:	An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the Wilshire Planned Unit Development (PUD) District.
Current Zoning:	Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)
Current Land Use:	Undeveloped / Agricultural
Zoning History:	0408-PUD-07 Original PUD Ord. 05-10 (03/28/05) 0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Character Exhibits 5. Wilshire Amendment Ord. 15-46 6. Centennial North PUD Ord. 05-10 7. Neighborhood Meeting Summary
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the January 11, 2016, City Council meeting. The petition will receive a public hearing at the February 1, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting a zoning change for approximately thirty-nine (39) acres generally located on the north side of 156th Street west of Spring Mill Road, (see **Exhibit 2**).

Property History: The original Centennial North PUD District (Ord. 05-10) was adopted in 2005, and included 157 acres (the "Original PUD Ordinance"). In 2015, the West Rail PUD District (Ord. 15-46), was approved to replace and supersede the portion of Centennial North that lies directly west of this proposal. This proposal will replace and supersede the remainder of the Centennial North PUD District.

Original PUD Ordinance: The Original PUD Ordinance (see **Exhibit 6**) established a maximum density of 2.5 dwelling units per acre, with minimum lot areas of 7,500 square feet and 8,750 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance

established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the "Wilshire Planned Unit Development (PUD) District" (the "Proposed Ordinance").

Default Standards: The Proposed Ordinance (see **Exhibit 5**) sets a minimum lot area of 9,100 square feet for all lots. The Underlying Zoning District is proposed as SF4: Single-Family High Density District, consistent with recent amendments to the Original PUD Ordinance.

Permitted Uses: The Proposed Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and allows a maximum of eighty-six (86) single-family dwellings which equates to 2.2 units per acre.

Development and Design Standards: The Proposed Ordinance generally defaults to the Unified Development Ordinance (the "UDO").

> Architectural Standards: The UDO's architectural standards for perimeter lots abutting 156th Street would apply. The Proposed Ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.
>
> Landscaping Standards: The Proposed Ordinance modifies the UDO's standards for individual lot landscaping by subjecting all lots to the planting standards for lots under 8,000 sq. ft. in the UDO.
>
> Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The Proposed Ordinance requires a minimum open space of fifteen percent (15%), consistent with the UDO's requirements for the SF4 Zoning District.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 1, 2016, 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.

DEPARTMENT COMMENTS

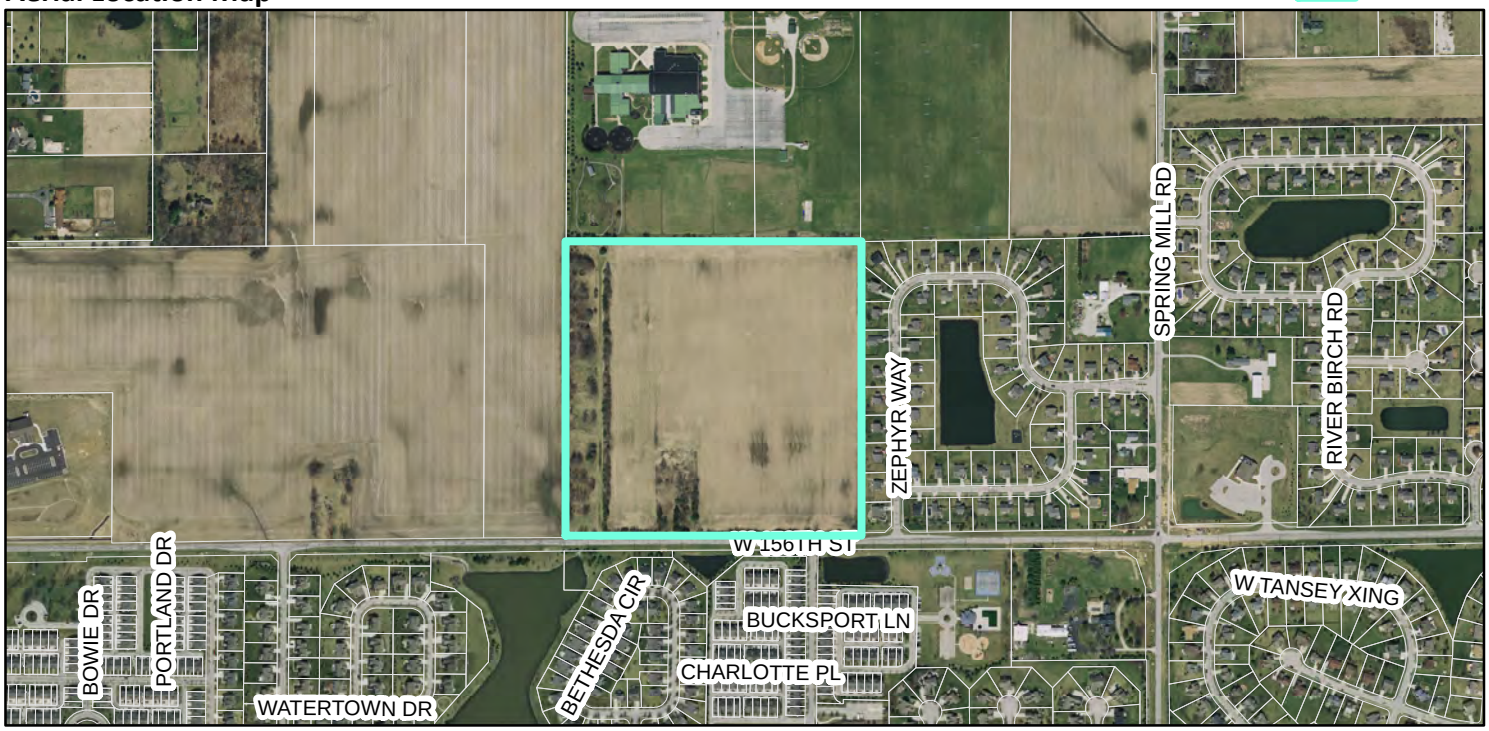
1. **Action: Hold a public hearing at the February 1, 2016, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of 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 phoward@westfield.in.gov.

Property Location Map
Wilshire PUD
1601-PUD-01

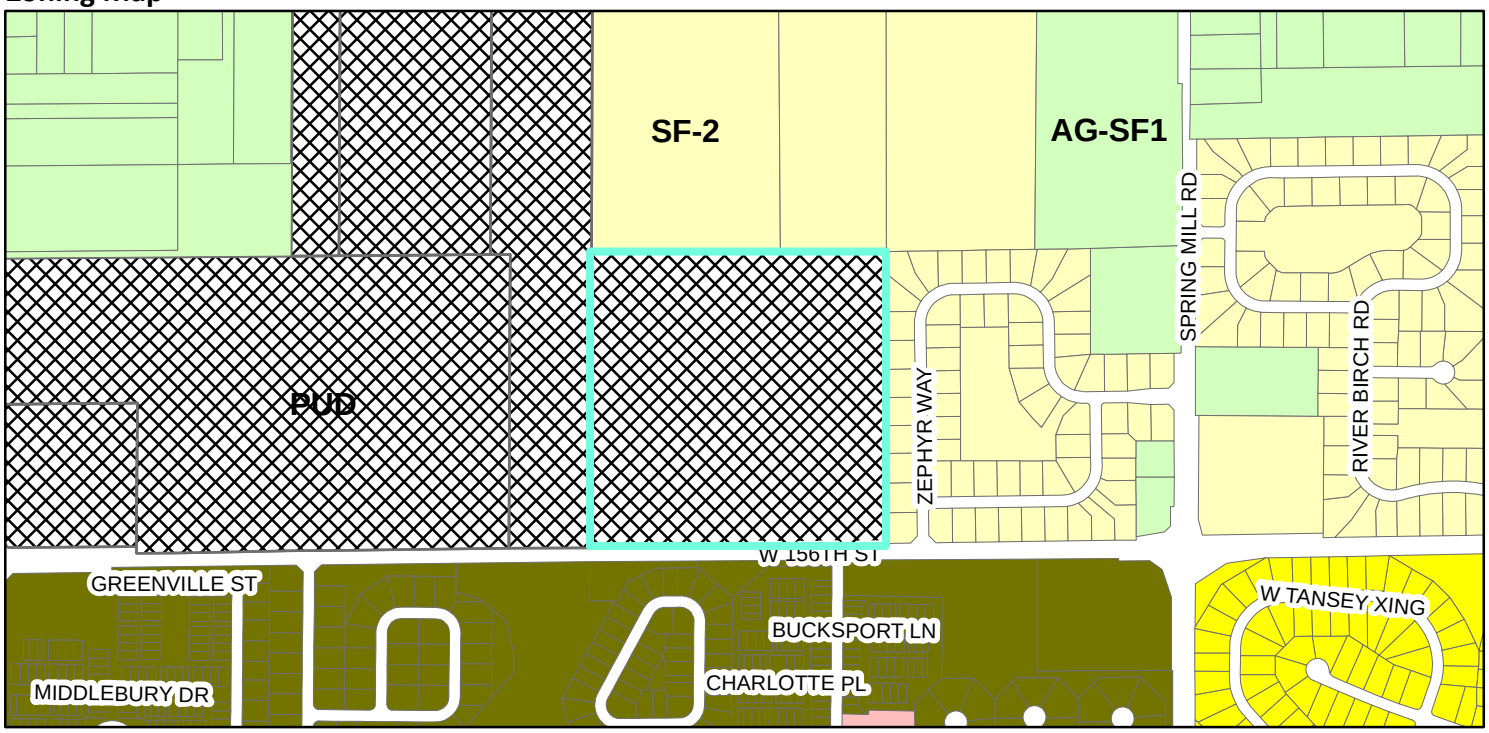
N
W E
S
Not To Scale

Aerial Location Map

Subject Parcel



Zoning Map

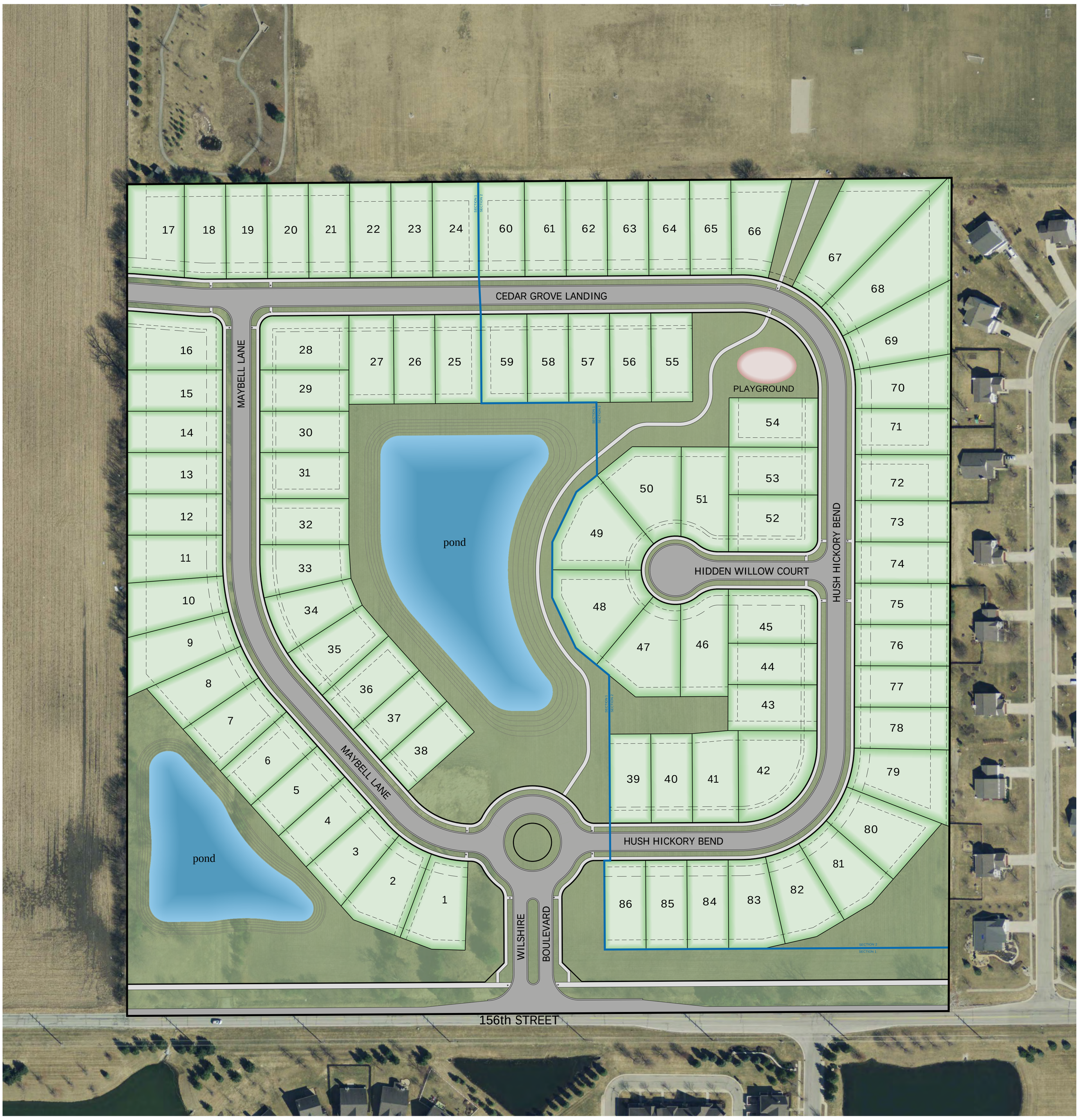


Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- Parcel

WILSHIRE

westfield, IN



(NTS)

STOEPPELWERTH

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Fishers, Indiana 46038-2505
www.stoeppelwerth.com

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 1 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 2 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
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<u>EXHIBIT C</u>
CHARACTER EXHIBITS
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<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 5 of 5)

ORDINANCE NUMBER 15-46

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 "**WILSHIRE 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, on February 13, 2006, the Town Council of the Town of Westfield, Hamilton County, Indiana, adopted Ordinance 06-09 recorded as Instrument No. 200600008441 in the Office of the Recorder of Hamilton County, Indiana, amending Ordinance No. 05-10 (collectively the "Amended Centennial North PUD District Ordinance"),

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1601-PUD-01**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD District Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1601-PUD-01** 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 and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Wilshire PUD District**" (the "District").

1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.

1.3 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.

1.4 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.

1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."

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

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

2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

2.5 Subject Home. A Single-family Dwelling that is the subject of an application for

an improvement location permit.

2.6 Same Elevation: The same architectural Front Building Façade.

2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this 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 shall be the SF4: Single Family High Density District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty-six (86).

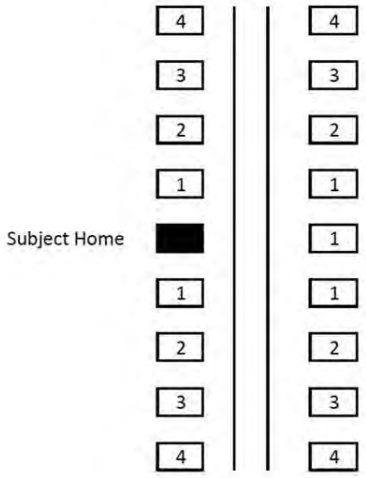
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	
Minimum Lot Area	9,100 SF
Minimum Lot Frontage	40’
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	65'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

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

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

A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



1 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

2 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.

3 Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.

4 Homes may be identical to the Subject Home.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

a) Side load or angled garage.

b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
c) Roofline direction change or roofline height change greater than sixteen (16) inches.
d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Facade, exclusive of windows and doors.
i) Separate overhead garage door per garage bay.
j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
l) Bay window (a minimum of six (6) feet wide).
m) Transom or palladium window.
n) Garage doors containing decorative windows.
o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

v. <u>Side Building Façade Requirements</u>: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall

utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

a) Side load or angled garage.
b) Hip roof.
c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
g) Bay window (a minimum of six (6) feet wide).
h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.

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

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), unless 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 below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of fifteen percent (15%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

ii. Playground.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

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 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

I hereby certify that **ORDINANCE 15-46** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-46**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-46**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Wilshire - PUD District Ordinance 3 122915

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

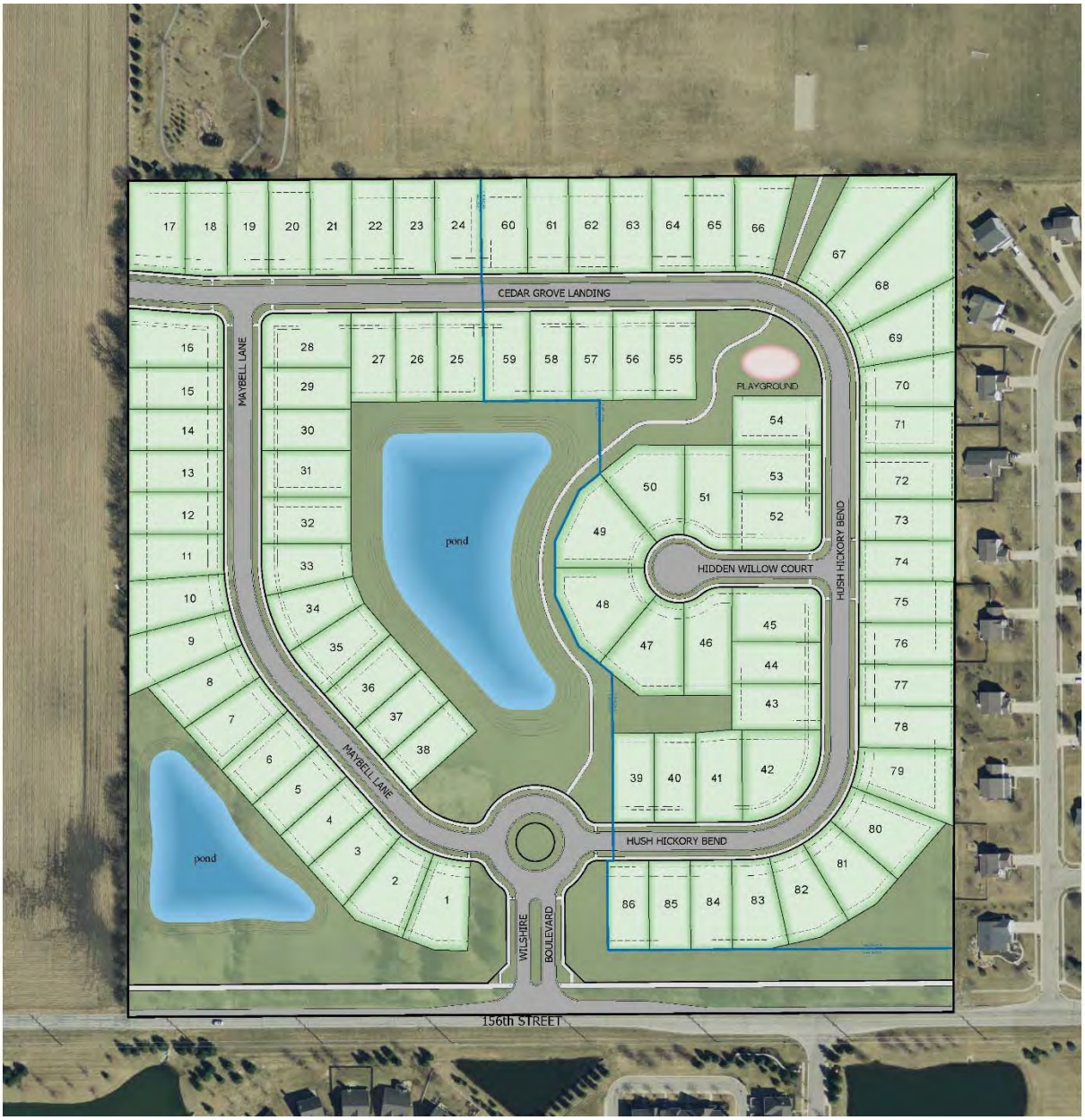
Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1601-PUD-01.

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 1 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 2 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 3 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 4 of 5)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 5 of 5)

9100 (42) 200 none

200500028800
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-11-2005 At 02:00 pm.
ORDINANCE 91.00

ORDINANCE NO. 05-10

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town 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 Township Plan Commission ("Commission") considered a petition (docket 0408-PUD-07) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on March 28, 2005 and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) or IC 36-7-4-608 (g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04.

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Centennial North Planned Unit Development.
See attached Exhibit 1 for legal description.

Best Possible Image All Pages

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF May ,2005

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

WESTFIELD CORP. SEAL

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 28, 2005, to consider a Planned Unit Development (PUD). Notice of public hearing on March 28, 2005, was presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

0408-PUD-07, 156th Street & Ditch Road
Centennial North PUD, 380 residential units on 157 acres,
by Estridge Development

A motion was approved to forward this request to the Westfield Town Council with a positive recommendation (5-2-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 28, 2005.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

April 4, 2005
Date

DRAFT MINUTES WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

MARCH 28, 2005

0408-PUD-07 **156th Street & Ditch Road.** Centennial North PUD, 380 residential units on 157 acres, by Estridge Development.

Mr. Stumpf, Estridge Companies, presented the details of the project. Stumpf stated they have been working with the Committee and have worked through some of the concerns including a revised land plan, where they have decreased the density.

Kelleher stated concern regarding the fact that Centennial residents have decided they do not want the added people using their pool and other facilities; therefore, she would like to see the pool put back in as it was originally proposed.

Stumpf stated they were not committing to a pool on this project.

Thomas opened the floor to the public for their comments.

Ms. Michelle Bryant thanked Stumpf for working with her, moving the town homes, and listening to ideas regarding creating some natural habitats in the area.

Mr. John Dippel supports the revised plan and spoke in favor of adding the pool.

Horkay expressed concern about the language under Exterior Surfaces. He stated it references contact fiber board under what will be approved by the developer. He does not want to see approval determined by the developer of what equivalent materials are; therefore, he feels we should retain more control over what equivalent materials might be.

The Commission determined "equivalent materials" would be determined by the Town's Approved List, and the Planning Department would be responsible for making sure a project had the appropriate "approved" materials.

Thomas discussed the issue of the Buckeye Pipeline going through this property. He stated he would like to see Estridge make a commitment that they pass along this pipeline information to the residents and that the Homeowner's Association would also pass this information on to new residents.

Kelleher moved to send a negative recommendation to the Town Council on 0408-PUD-07 unless Estridge would commit to the addition of a pool.

Kelleher withdrew her motion.

Stumpf returned to the meeting and the Commission returned to previous discussion on item, 0408-PUD-07.

Stumpf discussed the issue of the pool with Mr. Paul Estridge, who has conceded to add the pool under protest with the condition that if the Centennial residents wish to allow a reciprocal agreement for the use of the pool, a pool would not be required in Centennial North.

Thomas stated that if the Centennial North residents did come to an agreement with the Centennial residents to use the pool, some kind of crossing needs to be installed so traffic does not become a dangerous issue for pedestrians.

[redacted]

Stevenson seconded, and the motion passed 5-2 (Horkay, Peyton)-0.

Stevenson moved to continue 0408-PUD-07 to the April Plan Commission meeting in order for Estridge to make a decision on whether to commit to the addition of a pool.

Stevenson withdrew her motion.

This item would be revisited later in the meeting in order to give Stumpf time to discuss pool issue with Mr. Paul Estridge.

Centennial North

Planned Unit Development

ORDINANCE NO. 05-10

Final Draft 03-21-05

An ordinance amending the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana

RECEIVED
MAR 21 2005
WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT

Centennial North Planned Unit Development Ordinance

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

A. Architectural Standards for Area A – Village Collection Homes
B. Architectural Standards for Area B – Ameritage Homes on 70' Lots
C. Architectural Standards for Area C – Ameritage Homes on 80' Lots
D. Architectural Standards for Area D – Lockerbie Town Home Collection
E. Development Standards
F. Conceptual Land Plan, Open Space Concept, Amenities Center Concept, Landscape Buffering
G. Real Estate – Legal Description
H. Development Plan Review (DPR) provisions of the Zoning Ordinance
I. Landscaping Standards of the Zoning Ordinance
J. Lighting Standards of the Zoning Ordinance
K. Sign Standards of the Zoning Ordinance

CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Centennial North PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITHESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by the Estridge Development Company, Inc. for the real estate containing approximately 157.144 acres more or less, legally described on Exhibit "F" hereto, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the _____ day of _____, 2005; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character, and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features; and

G. Mitigate the problems that may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Centennial North PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190).

SECTION 3. RECLASSIFICATION OF ZONING. The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – Centennial North PUD, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the enactment of this Centennial

North PUD. Permitted uses shall be restricted to single family attached and detached dwellings and their typical accessory uses (e.g. amenity center, playgrounds, etc.) as detailed in the table below. The maximum gross density of the community shall be 2.5 dwelling units per acre.

Area	Use	Number of Dwelling Units	Approximate Acreage
A	Single Family Detached Residences	70	28.9
B	Single Family Detached Residences	107	41.0
C	Single Family Detached Residences	92	56.1
D	Single Family Attached Residences	124	31.1
	Totals	**393**	**157.1**

Note: The acreages and number of dwelling units listed in the above table may increase or decrease by 15%, but the maximum number of dwelling units shall be 393 dwelling units.

SECTION 4. APPLICABILITY OF ZONING ORDINANCE. Subject only to the following changes and modifications set forth herein and contained in the plans and drawings which are attached hereto as exhibits, all of the provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Centennial North PUD including, without limitation, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate.

SECTION 5. DEVELOPMENT STANDARDS. The applicable development standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit E.

SECTION 6. ARCHITECTURAL STANDARDS. The applicable architectural standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit A, Exhibit B, Exhibit C, and Exhibit D respectfully.

SECTION 7. STREET STANDARDS. The street design standards shall be the same as those within Centennial. The Developer shall not be required to install street lights as required by WC 16.04.240(I). Dusk to dawn lights on the homes and uplights on the entry walls shall be used in lieu of street lights.

SECTION 8. LANDSCAPE STANDARDS.

A. Road Frontage Standards

1. Where the Real Estate abuts primary arterials, secondary arterials, or collector roads not internal to the Real Estate, at least one shade tree or evergreen tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees shall not be required along detention ponds or within gas pipeline easements. Trees planted along road frontage shall be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

B. Perimeter Landscape Buffering

1. Landscape buffering shall be required along the perimeter of the site as illustrated on the Landscape Buffering Plan in Exhibit F.
2. No perimeter landscape buffer shall be required along detention ponds or along the school property line.
3. Type A Buffer
   a. The Type A Buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential land uses.
   b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20)

linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.

c. Where the buffer abuts existing woodlands at least 50 feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.

d. Plantings required to be placed in the Type A buffer shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

4. Type B Buffer

a. The Type B Buffer is intended to soften the visual appearance of the rear yards of homes from adjacent streets external to the Real Estate. This type of buffer is not required by the standard landscape ordinance.

b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen trce per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.

c. Plantings required to be placed in the Type B buffer shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

C. Parking Lot Landscaping

1. Due to its location at the interior of the site, the parking lot at the amenities center shall not be required to comply with the parking lot landscaping requirements of the Zoning Ordinance.

SECTION 9. SIGNAGE STANDARDS. The Real Estate shall be permitted a maximum of 64 square feet of sign area on one or more monument signs per entrance. The monument sign(s) shall not exceed nine (9) feet in height.

SECTION 10. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL ESTATE. The Development Plan for the Real Estate shall be submitted approved in one (1) phase pursuant to the Conceptual Land Plan. The Development Plan for the Real Estate may be submitted at any time within three (3) years from the enactment of this Centennial North PUD, without the need for an extension of time from the Plan Commission; however, a Development Plan for the Real Estate may not be submitted more than three (3) years after the date of the enactment of this PUD Ordinance, without an extension of time from the Plan Commission.

SECTION 11. DEFINITIONS. The following definitions shall apply in this Centennial North PUD:

Building Height: The distance measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.

Conceptual Land Plan: Attached hereto and incorporated herein by reference as Exhibit "F" is the Conceptual Land Plan for Area A, Area B, Area C, and Area D.

DPR Provisions: Attached hereto and incorporated herein by reference as Exhibit "H" are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Landscape Standards: Attached hereto and incorporated herein by reference as Exhibit "I" are the Landscape Standards (the "Landscape Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Lighting Standards: Attached hereto and incorporated herein by reference as Exhibit "J" are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Living Space: The square footage of the home exclusive of garages, porches, patios, and basements.

Nailite: Polypropylene specialty siding panels manufactured with injection-molding technology and a proprietary coating process that replicates cedar siding.

Openspace: Commonly-owned areas within the community including parks, public pathways, water detention areas, screening buffers, etc., but not including water retention ponds and rights-of-way.

Sign Standards: Attached hereto and incorporated herein by reference as Exhibit "K" are the Sign Standards (the "Sign Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Vinyl: Vinyl siding shall have a minimum 0.044 thickness.

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2005 BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD, INDIANA.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

EXHIBIT A

ARCHITECTURAL STANDARDS FOR AREA A
Village Collection Homes

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Roof Form and Overhangs
   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
   b. All residences shall have eaves of a minimum eight inch overhang.
3. Design Objectives. Residences shall be required to meet the following:
   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. Garage Composition and Orientation
   a. All residences shall have a minimum two car attached garage.
   b. Front load garages shall be permitted.
5. Typical Lot Landscaping
   a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. Exterior Surfaces
   a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
   b. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
      i. Side load or angled garage
      ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
      iii. Roofline direction change or roofline height change greater than sixteen inches (16");

iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

x. Roof design featuring hip roof, dormers (two minimum), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;

xi. Architecturally-treated entranceways (for homes without a front porch);

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xvii. Exterior chase fireplace.

c. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:

i. Side load or angled garage;

ii. Hip roof;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

v. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

d. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT B

ARCHITECTURAL STANDARDS FOR AREA B
Ameritage Homes on 70' Lots

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

2. Roof Form and Overhangs

   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.

   b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.

3. Design Objectives. Residences shall be required to meet the following:

   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.

   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.

4. Garage Composition and Orientation

   a. All residences shall have a minimum two car attached garage.

   b. Front load garages shall be permitted.

5. Typical Lot Landscaping

   a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.

6. Exterior Surfaces

   a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.

   b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.

   c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

i. Side load or angled garage

ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

xi. Architecturally-treated entranceways (for homes without a front porch);

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xvii. Exterior chase fireplace.

d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:

i. Side load or angled garage;

ii. Hip roof;

iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;

iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT C

ARCHITECTURAL STANDARDS FOR AREA C
Ameritage Homes on 80' Lots

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

2. Roof Form and Overhangs

   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.

   b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.

3. Design Objectives. Residences shall be required to meet the following:

   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.

   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.

4. Garage Composition and Orientation

   a. All residences shall have a minimum two car attached garage.

   b. Front load garages shall be permitted.

5. Typical Lot Landscaping

   a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.

6. Exterior Surfaces

   a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.

   b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.

   c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

i. Side load or angled garage

ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

xi. Architecturally-treated entranceways (for homes without a front porch);

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xvii. Exterior chase fireplace.

d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:

i. Side load or angled garage;

ii. Hip roof;

iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;

iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT D

DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR AREA D
Lockerbie Town Home Collection

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Roof Form and Overhangs
   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
   b. All residences shall have eaves of a minimum eight inch overhang.
3. Design Objectives. Residences shall be required to meet the following:
   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
4. Garage Composition and Orientation
   a. 75% of all residences shall have a minimum two car attached garage.
   b. Rear load garages shall be mandatory.
5. Typical Lot Landscaping
   a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. Exterior Surfaces
   a. Permitted exterior surfaces shall include: nailite, vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
   b. Generally, all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of five foot (5') returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
   c. Each town home building using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
      i. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
      ii. Roofline direction change or roofline height change greater than sixteen inches (16");

iii. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

iv. Architectural break, including cantilevered offsets of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

v. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

vi. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

vii. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;

viii. Architecturally-treated entranceways (for homes without a front porch);

ix. Bay window;

x. Transom window(s);

xi. Veranda/balcony; or

xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows).

d. Each town home building using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:

i. Hip roof or two (2) or more roof planes;

ii. Roofline direction change or roofline height change greater than sixteen inches (16");

iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Three or more windows on the façade;

vi. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

vii. Bay window;

viii. Transom window(s);

ix. Veranda/balcony;

x. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);

xi. Exterior chase fireplace; or

xii. Architectural treatment on gable ends.

e. Each town home building using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

ii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);

iii. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

iv. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

v. Roofline direction change or roofline height change greater than sixteen inches (16");

vi. Bay window;

vii. Transom window(s);

viii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);

ix. Exterior chase fireplace; or

x. Architectural treatment on gable ends.

EXHIBIT E

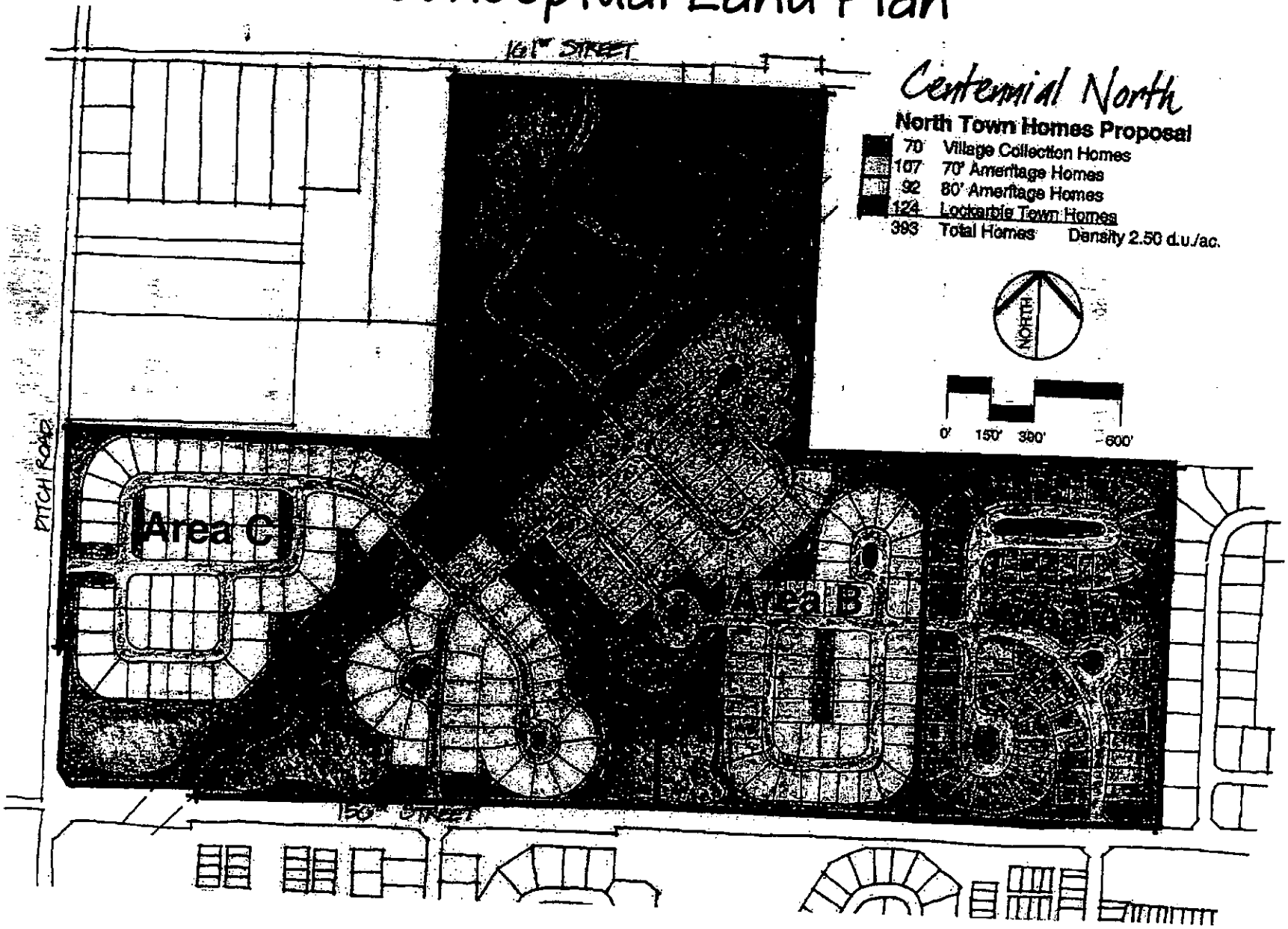
DEVELOPMENT STANDARDS

Development Standard	Area A	Area B	Area C	Area D
Home Type	Village Collection	Ameritage Homes	Ameritage Homes	Lockerbie Town Homes
Minimum Lot Width at Building Line	60'	70'	80'	30' (1)
Minimum Lot Depth	125'	125'	125'	80'
Minimum Lot Frontage on Street	45'	50'	50'	25'
Minimum Lot Area	7,500 s.f	8,750 s.f.	10,000 s.f.	2,400 s.f. (2)
Minimum Front Yard Setback	20'	20'	20'	15'
Minimum Side Yard Setback	5'	5'	5'	0'
Minimum Rear Yard Setback	20'	20'	20'	15'
Maximum Building Height	35'	35'	35'	40'
Minimum Separation between Buildings	12'	12'	12'	20'
Minimum Living Space for One Story Homes	1,750 s.f.	1,600 s.f.	1,600 s.f.	n/a
Minimum Living Space for Two Story Homes	2,180 s.f. (3)	2,000 s.f.	2,000 s.f.	1,700 s.f. (4)

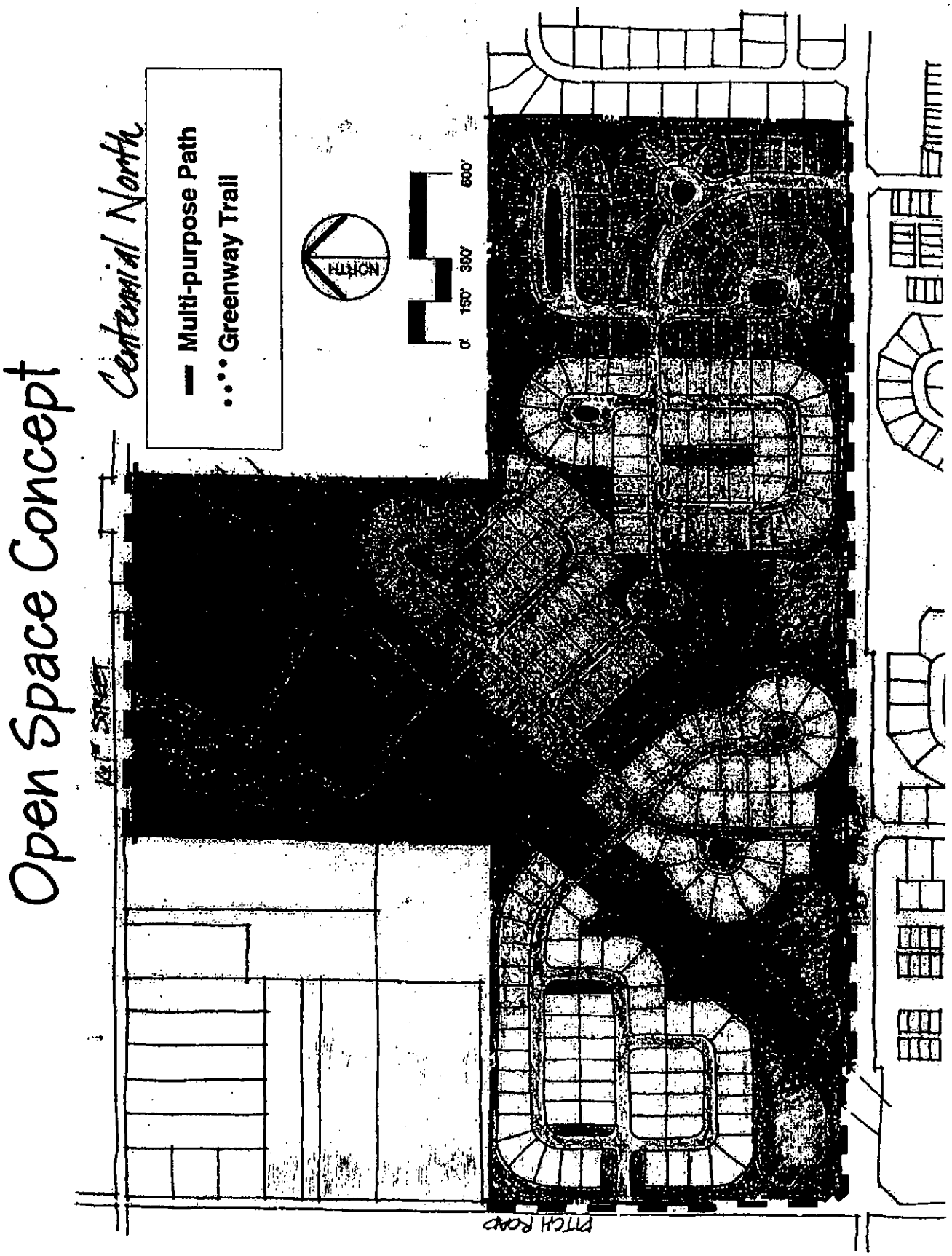
Notes:

(1) Exception: up to 25% of the town homes in Area D may have a minimum lot width of 25 feet.
(2) Exception: up to 25% of the town homes in Area D may have a minimum lot area of 2,000 s.f.
(3) Exception: up to 25% of the two-story homes in Area A may have a minimum living space of 2,050 s.f.
(4) Exception: up to 25% of the town homes in Area D may have a minimum living space of 1,475 s.f.

Conceptual Land Plan

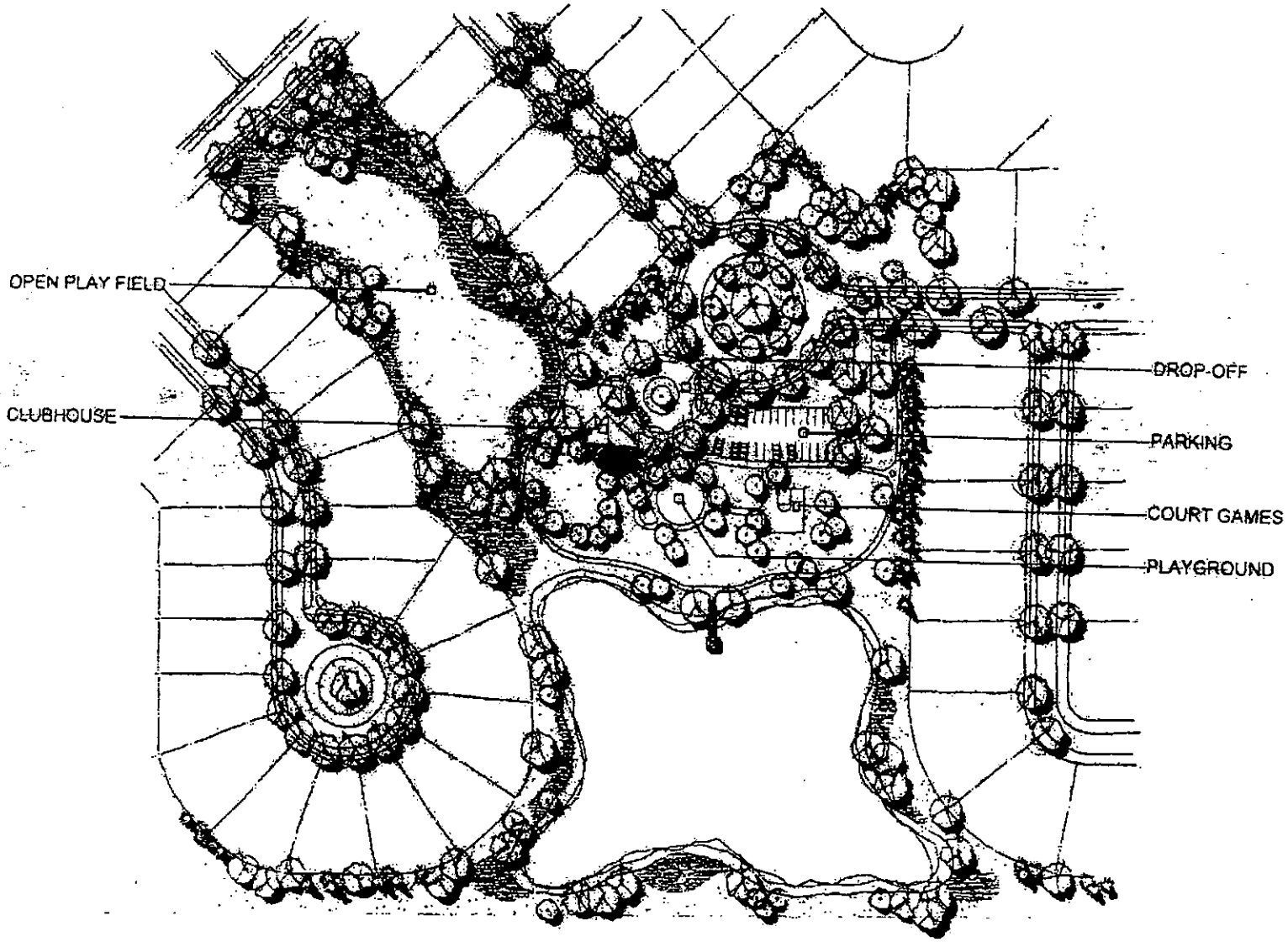


Andrew Murray



Andrew Murray

Amenities Center Concept



Andrew Murray

Landscape Buffering

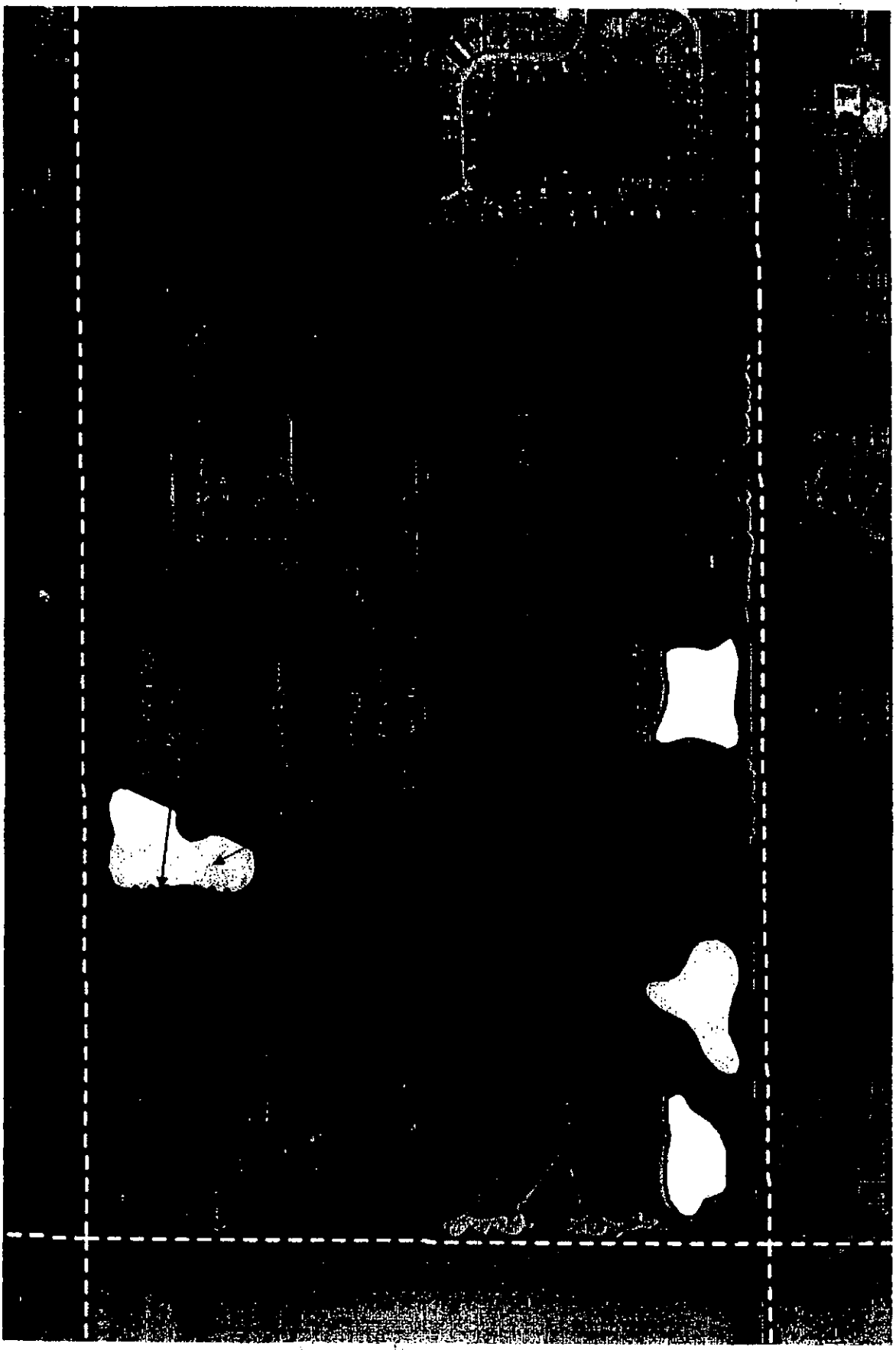


EXHIBIT F

CONCEPTUAL LAND PLAN, OPENSPACE CONCEPT, AMENITIES CENTER CONCEPT, AND LANDSCAPE BUFFERING

A. Conceptual Land Plan

1. The conceptual land plan for the project contains approximately 393 homes in four different home collections. The development and architectural standards for the home collections are outlined in Exhibits A through E.
2. The locations of the home collections are shown on the attached Conceptual Land Plan.

B. Open Space Concept

1. The majority of the open space within the project will follow a naturalistic design theme. The landscaping will use native and naturalizing plants including prairie and wildflower meadows. Areas designated for active recreation will utilize more manicured turfgrass areas and plant material.
2. The attached Open Space Concept Plan illustrates how the network of open spaces and trails within the community will be structured.
3. A minimum of 30% of the site shall be commonly-owned openspace.
4. No portion of a privately-owned single family detached residential lot shall encroach into the gas pipeline easements.

C. Amenities Concept

1. The abundance of open space in the community offers active and passive recreation opportunities.
2. Passive recreation opportunities are provided around the ponds, throughout the wildflower meadows, and in pockets of common area throughout the development.
3. Active recreation will be focused around the Amenity Center located in the middle of the community. The amenity center will contain a clubhouse, a playground, court games, and an open play field. These amenities are illustrated on the attached Amenity Area Concept plan.
4. Multi-use paths will run through the community connecting 156th Street with 161st Street. The paths will also connect to the Amenity Center. Multi-use paths will also run along the perimeter of 156th Street, 161st Street, and Ditch Road as required by the Thoroughfare Plan.

EXHIBIT G

REAL ESTATE – LEGAL DESCRIPTION

Legal Description for the Easternmost 40 acres:

Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, containing 40 acres more or less.

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY TO BE DESCRIBED AS FOLLOWS:

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

I further certify that the building(s) on the above-described real estate are located on and within the boundaries of said premises and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 23, 2003

Curtis C. Huff
Registered Land Surveyor
No. 80040348

Legal Description for the Balance of the Site:

OVERALL TRACT (Tract A & B)

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 09 minutes 24 seconds East (assumed bearing) along the West line of the Southwest Quarter of said Quarter Section 1312.51 feet to the Northwest corner thereof; thence North 89 degrees 22 minutes 30 seconds East along the North line of said Quarter-Quarter Section 1309.47 feet to the Northeast corner thereof, said point also being the Southwest corner of the Northeast Quarter of said Quarter Section; thence North 00 degrees 05 minutes 02 seconds East along the West line of the said Quarter-Quarter Section 1310.70 feet to the Northwest corner thereof; thence North 89 degrees 27 minutes 13 seconds East along the North line of said Quarter-Quarter Section 1307.78 feet to the Northeast corner thereof; thence South 00 degrees 00 minutes 39 seconds West along the East line of said Quarter Section 2617.77 feet to the Southeast corner thereof; thence South 89 degrees 17 minutes 48 seconds West along the South line of said Quarter Section 2622.31 feet to the place of beginning containing 118.193 acres, more or less.

I further certify that there are no building(s) on the above-described real estate and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 12, 2003

Curtis C. Huff
Registered Land Surveyor
No. 80040348

CURTIS C. HUFF
REGISTERED
No.
80040348
STATE OF
INDIANA
LAND SURVEYOR

BEST POSSIBLE IMAGE

EXHIBIT H

DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS

This exhibit will contain the Development Plan Review (DPR) Provisions of the Zoning Ordinance, found in Section 16.04.165 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT I

LANDSCAPING STANDARDS

This exhibit will contain the Landscaping Standards of the Zoning Ordinance, found in Sections 16.06.010 et. seq. of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT J

LIGHTING STANDARDS

This exhibit will contain the Lighting Standards of the Zoning Ordinance, found in Sections 16.07.010 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT K

SIGN STANDARDS

This exhibit will contain the Sign Standards of the Zoning Ordinance, found in Sections 16.08.010 through 16.08.090 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

January 26, 2016 Wilshire Neighborhood Meeting Summary

Project: **Wilshire PUD District - Docket No. 1601-PUD-01**

Date: **Tuesday, January 26, 2016 at 6:30 pm**

Location: **Westfield City Hall building, 130 Penn Street, Westfield, Indiana**

Attendees: **Ty Rhinehart – Drees Homes**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Pam Howard – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What kind of landscaping or buffer will there be between the Wilshire subdivision and the Crosswind Commons subdivision?
    a. Jon Dobosiewicz (JD) explained that the PUD requires a 5' wide landscape planting area that will contain newly planted trees and shrubs.
    b. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
    c. JD also explained that the closest homes within Wilshire would be a minimum of approximately 20' to 30' from the property line.

2. Will this landscaping area between the Wilshire subdivision and the Crosswind Commons subdivision be a "raised" buffer area with a mound?
    a. JD explained that the landscape area between Wilshire and Crosswind Commons would be at grade and would not be "raised" or mounded.

3. Some adjacent Crosswind Commons neighbors expressed a concern about drainage on their properties, the asked how the Wilshire drainage plan would work, they asked about the size of our drainage pipes and if any of our drainage plans could be found on-line on the City's website?
    a. JD explained that the Petitioner is required to hold back drainage on their site and release it at a slower rate than it is being released currently. JD also explained that since the subject property was undeveloped, it is simply draining naturally.
    b. JD also explained that the Wilshire drainage plan would entail piping stormwater into pipes, releasing the water into ponds on the Wilshire property and those ponds on the Wilshire site would then release water through a pipe system to the south into the Centennial drainage network.
    c. JD explained that he would contact our civil engineer to determine the size of the pipes for the Wilshire drainage plan.
    d. JD explained that the Petitioner would be required to comply with the City's drainage requirements and standards; and, if the project were approved, the Petitioner would come

back for secondary plat approval with a full set of construction drawings, including finalized drainage plans. JD explained that he was not sure if our drainage plans would be on the City's website, but he could follow up and check with the Planning Staff on that issue.

   i. JD suggested to this neighbor that if he sent JD and email requesting the final drainage plans, JD would provide them to him when they were completed and submitted to the City for final review.

4. <u>What is the size of your smallest lots and the size of your largest lots?</u>
   a. JD explained that the PUD required the minimum lot width to be 65'.
   b. JD explained that the PUD required the minimum lot size to be 9,100 square feet.
   c. JD explained that, based on the current layout, the largest lot would be approximately 30,000 square feet.

5. <u>Will the Wilshire subdivision contain 1 or 2 story homes and what is the expected price ranges of the homes?</u>
   a. JD explained that the homes would be predominately 2 story homes, but 1 story homes were permitted.
   b. JD explained that the builder conservatively anticipates the homes prices to be between $300,000 to $375,000.

6. <u>How much brick will be on the homes? Will the homes have 2 or 3 car garages? How many homes are proposed? Will these be custom homes or will they have pre-determined floor plans?</u>
   a. JD explained that the PUD contains architectural standards that exceed the architectural requirements contained in the City's Zoning Ordinance. Per the PUD, masonry is required as an option to meet the architectural requirements, hardi-plank is a permitted building material and vinyl siding is a prohibited building material.
   b. JD explained that both 2 car and 3 car garages are permitted per the proposed PUD.
   c. JD explained that the current layout for the subdivision contains 86 lots, but the original Centennial PUD Ordinance, which we are seeking to replace with the Wilshire PUD Ordinance, would have permitted approximately 100 lots.
   d. JD explained that while Drees, the proposed builder, offers pre-determined floor plans, its customers can modify those plans. JD also explained that Drees would be offering 6-8 different plans and the PUD has an anti-monotony requirement to assure a variety of home appearances.

7. <u>Will there be a fence around the pond your show on your plan near 156th Street?</u>
   a. JD explained that this pond would not have a fence around it; however, based on how close the pond is to the right-of-way, we may be required to install bollards between the 156th right-of-way and the pond.

8. <u>Will 156th Street be widened as a result of the Wilshire proposal?</u>
   a. JD explained that the Wilshire site layout plans for the construction of an accel/decel lane at our entrance, but that road widening will not be occurring along the entire frontage of our site adjacent to 156th Street.

9. <u>What is maximum height of the homes? How close will the homes be to each other?</u>
   a. JD explained that the homes were permitted to be 35' in height.
   b. JD explained that the minimum set back between homes would be 10', but generally on average the homes would be about 15' to 20' apart.

10. Will the trees along the eastern perimeter between the Wilshire neighborhood and Crosswind Commons remain? Will the fence along the common property line remain?
    a. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
    b. JD also explained that during the construction plan phase a tree inventory for this area will most likely be done to determine the condition of these trees to determine which, if any, should be removed for safety reasons.
    c. JD explained that the Petitioner had no intent on removing the existing fence between the common property line of the Wilshire parcel and the Crosswind Commons parcel.

Neighborhood Meeting Sign In-Sheet

Steve A. Wilson, Inc. ("Wilson") – Wilshire PUD District PUD Docket No. 1601-PUD-01

Tuesday, January 26, 2016 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDI
1. WILMA GIRTON	
2. LINDA WHITE	
3. MARY BOLK	15
4. Aimee Rawlings	W
5. Phillip Rawlings	
6. Cindy Spolyar	
7. Steve Hoover	
8. John Saler	
9.	
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EXHIBIT
A

Petition Number:	1601-SPP-02 & 1601-ODP-03
Subject Site Address:	North side of 156th Street, West of Spring Mill Road
Petitioner:	Steve A. Wilson, Inc. by Nelson & Frankenberger
Request:	Petitioner requests Development Plan and Primary Plat review for 86 single-family residential lots on approximately 38.95 acres+/- in the pending Wilshire PUD District
Current Zoning:	Wilshire PUD (Ordinance 15-46, Pending) Centennial North PUD (Ordinance 05-10)
Current Land Use:	Agricultural
Approximate Acreage:	38.95 acres +/-
Property History:	0408-PUD-07 Original PUD Ord. 05-10 (03/28/05) 0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Landscape Plan
Staff Reviewer:	Pam Howard, Associate Planner

History and Procedural

The Property is currently in the process of being rezoned to the Wilshire PUD District (Ordinance 15-46, pending). The proposed PUD Ordinance establishes the SF4 District as the underlying zoning district.

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 1, 2016 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

Primary Plat Standards (Article 10.12, J of UDO)

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

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
    a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
    b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
    c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
        - Proposed name of the subdivision.
        - Names and addresses of the owner, owners, land surveyor or land planner.
        - Title, scale, north point and date.
        - 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.
        - Easements (locations, widths and purposes).
            - **Staff Comment – Petitioner coordinating with WPWD, HCSO, and utility companies.**
        - Statement concerning the location and approximate size or capacity of utilities to be installed.
            - **Staff Comment - Petitioner coordinating with WPWD and utility companies.**
        - Layout of Lots (showing dimensions, numbers and square footage);
        - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
        - 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%).
        - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

- Building setback lines.
- Legend and notes.
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
    - **Staff Comment - Petitioner coordinating with WPWD and HCSO.**
- Other features or conditions which would affect the subdivision favorable or adversely.
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 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.
    - **Staff Comment - Petitioner coordinating with WPWD.**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 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.
    - **Staff Comment - Petitioner coordinating with HCSO.**
- 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.
    - **Staff Comment - Petitioner coordinating with IDNR, if necessary.**

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

- **Staff Comment – Petitioner to provide a copy when available.**

Development Plan Review (Article 10.7 of UDO)

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

1. 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.

- **Staff Comment - Acknowledged.**

2. Development Plan Review Criteria: Development plans shall comply with and be reviewed be the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
    - Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
    - Compliance with all applicable provisions of any Overlay District in which the real estate is located.
    - Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
        i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
        ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
        iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
    - 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.
3. Application Documentation and Supporting Information
    - Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
    - General Plan Requirements
        i. Scale not more than 1”=100’
        ii. Title, scale, north arrow and date.
        iii. Proposed name of the development.
        iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;

v. Address and legal description of the property.
vi. Boundary lines of the property including all dimensions.
vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
xiii. Location and dimensions of all existing structures and paved areas.
xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
xv. Location of all Floodplain areas within the boundaries of the property.
xvi. Names of legal ditches and streams on or adjacent to the site.
xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
xviii. Identify buildings proposed for demolition.
xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

DEVELOPMENT PLAN REVIEW: Wilshire PUD (Ordinance 15-46, pending)

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

1) Concept plan: The Real Estate Shall be developed in substantial compliance with the Concept Plan.
2) Permitted Uses
   a) Maximum Dwellings: 86

3) General Regulations:
   a) Minimum Lot Area: 9,100sf
   b) Minimum Building Setback Lines:
      i. Front:20'
      ii. Side: 5'
      iii. Rear: 20'
   c) Minimum Lot Width: 65'
   d) Maximum Building Height: 25'
      - **To be reviewed at building permit stage.**
   e) Minimum Living Area
      - **To be reviewed at Building Permit stage.**
4) Development Standards
   a) Architectural Standards
      - **To be reviewed at building permit stage.**
   b) Landscaping Standards
      i. Lot Landscaping
         (1) All lot subject to the Single-family Residential (per Lot under 8,000sf) Plant Material provisions
            - **Staff Comment—Working with petitioner to ensure note on landscape plan reflects this standard.**
         (2) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the lot shall be seeded.
            - **Staff Comment—Working with petition to add note to landscape plan reflecting this.**
2) Design Standards
   a) Open Space and Amenities
      i. Minimum Open Space: 15%
      ii. Common areas not subject to minimum lot frontage, however Article 8.6(c) shall apply.
      iii. Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

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

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

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

1. Minimum Lot Frontage: 40'
   - **Staff Comment - COMPLIANT**
2. All other standards superseded by the Wilshire PUD

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
   a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
   b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
      a. **Staff Comment -See section 6.19 below**
   c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
   d. 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.

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

2. Detention and Retention Areas:

a. Natural Appearance:

- Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
    - a. **Staff Comment – Working with petitioner to add the necessary landscaping and ensure compliance.**
- Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

- **Staff Comment - Petitioner coordinating with WPWD.**

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

a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.

b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).

c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
    - **Staff Comment – Working with petitioner to ensure compliance.**

4. Minimum Lot Landscaping Requirements
    a. Single Family Residential (per Lot under 8,000 SF) (Valid for all lots per PUD)
        - Shade Trees – 2
        - Ornamental or Evergreen Trees – 1
        - Shrubs – 4
        - **Staff Comment – Working with petitioner to ensure note on landscape plan reflects this standard.**
    b. Open Space/Common Area (per acre) 9.72 acres
        - Shade Trees, Ornamental, or Evergreen Trees – 10 (98 required)
        - Shrubs – 0
5. Foundation Plantings
    - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
    a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

156th Street (1,295')			
	Required	**Provided**	**Remaining**
Evergreen	**52**	**98**	**0**
Shade	**39**	**39**	**0**
Ornamental	**39**	**35**	**4**
Shrub	**324**	**324**	**0**

    b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Staff Comment - Petitioner coordinating with WPWD and utility companies.

7. Buffer Yard Requirements
   a. 30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' is required abutting existing SF-2 Zoning district (Crosswind Commons subdivision)

West Buffer (1,295')			
	Required	**Provided**	**Remaining**
Evergreen	**39**	**38**	**1**
Shade	**39**	**39**	**0**
Shrub	**130**	**135**	**0**

8. Parking Area Landscaping

Lighting Standards (Article 6.9)

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

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   - **Staff Comment – See PUD section**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   - **Staff Comment – See PUD section**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
   - **Staff Comment - Will be monitored by Code Enforcement for compliance.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment – See PUD section regarding setbacks.**

Sign Standards (Article 6.17)

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

Vision Clearance Standards (Article 6.19)

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

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Please coordinate with WPWD.**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the

location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

- **Staff Comment - Petitioner coordinating with WPWD and utility companies.**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
   - **Staff Comment - Petitioner coordinating with WPWD and HCSO.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.

Monument and Marker Standards (Article 8.5)

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

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
   - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
   - **Staff Comment - Acknowledged. Please include in covenants document.**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance

6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
    - **Staff Comment – Working with petitioner to add the necessary landscaping and ensure compliance.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
    - **Staff Comment - Petitioner coordinating with WPWD.**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
    - **Staff Comment - Petitioner coordinating with WPWD.**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be

deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

- **Staff Comment - Petitioner coordinating with WPWD..**

4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
   - **Staff Comment - Petitioner coordinating with WPWD.**
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
   - **Staff Comment - Petitioner coordinating with WPWD.**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
    - **Staff Comment - Petitioner coordinating with WPWD.**

Storm Water Standards (Article 8.8) **- Petitioner coordinating with WPWD.**
Streets and Right-of-Way Standards (Article 8.9) **– Petitioner coordinating with WPWD.**
Street Light Standards (Article 8.10) **– Please coordinate with WPWD.**
Street Sign Standards (Article 8.11) **– Petitioner coordinating with WPWD.**
Surety Standards (Article 8.12) **– Petitioner coordinating with WPWD.**

Staff Comments

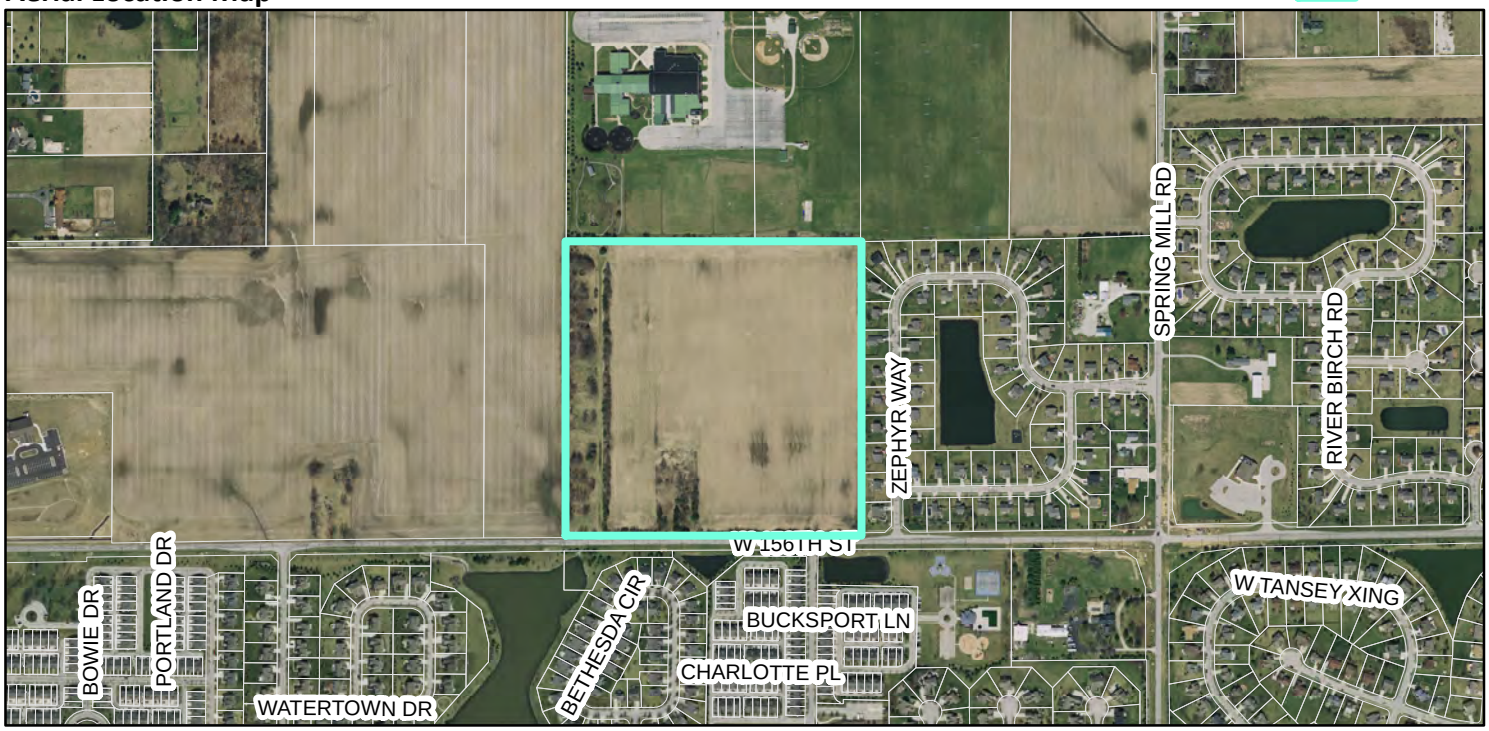
1. 1601-SPP-02 (Primary Plat) and 1601-ODP-03 (Overall Development Plan) are eligible for a public hearing at the February 1, 2016 meeting of the APC. No action is required of the APC at this time.
2. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Property Location Map
Wilshire PUD
1601-PUD-01

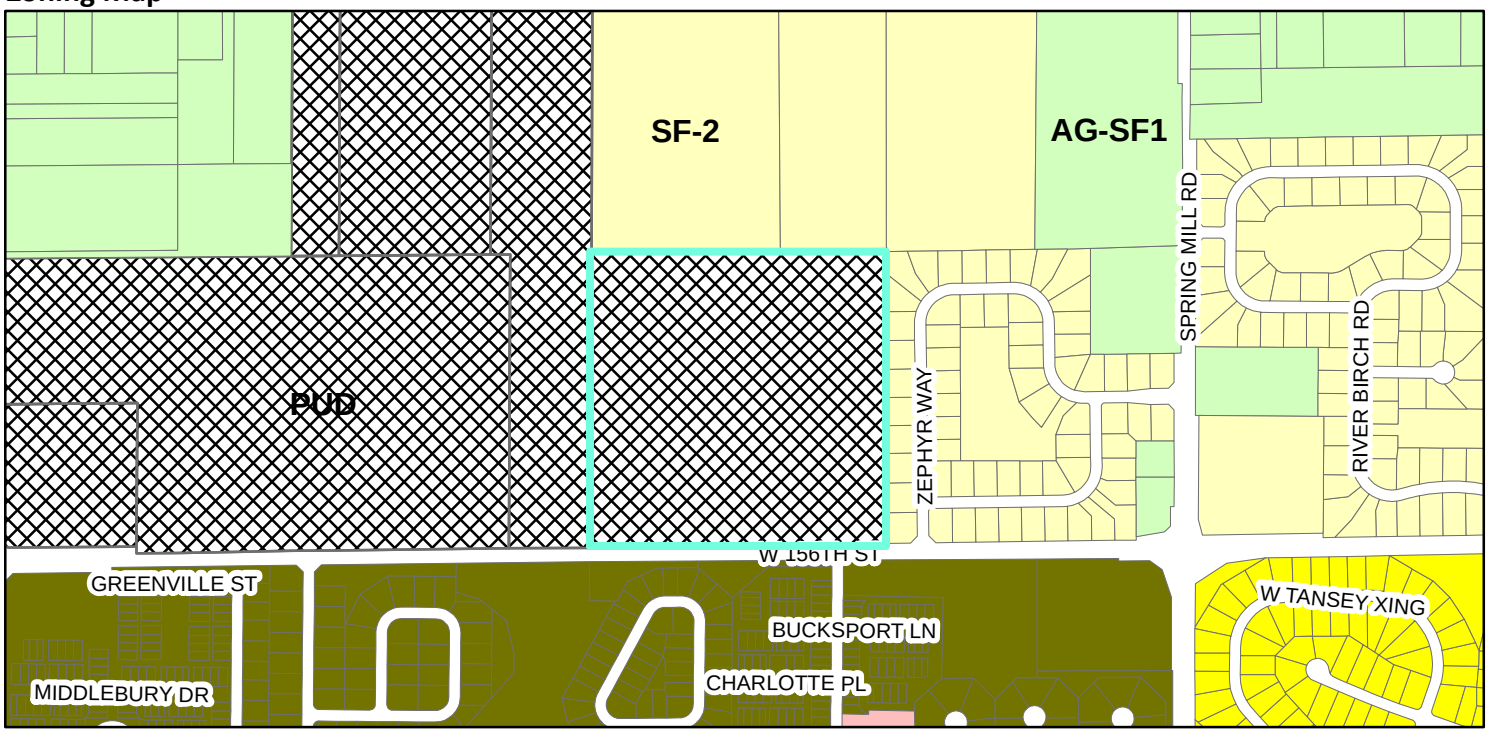
N
W E
S
Not To Scale

Aerial Location Map

Subject Parcel



Zoning Map



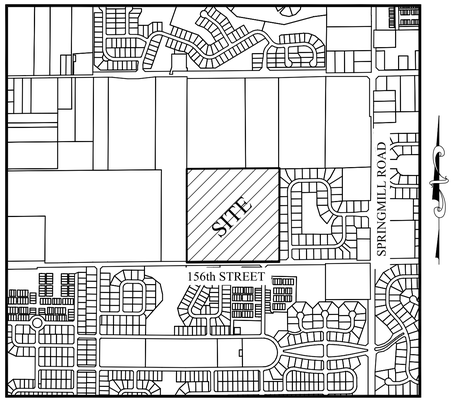
Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- Parcel

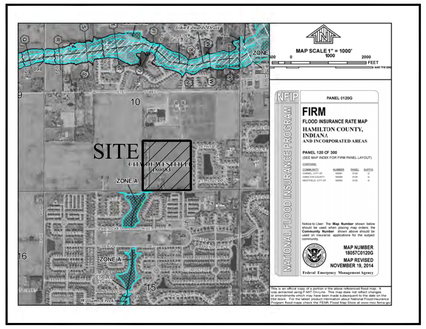
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
STEVEN A WILSON, INC.
739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE
PRIMARY PLAT
ZONING: PUD



LOCATION MAP
SCALE: 1"=1000'

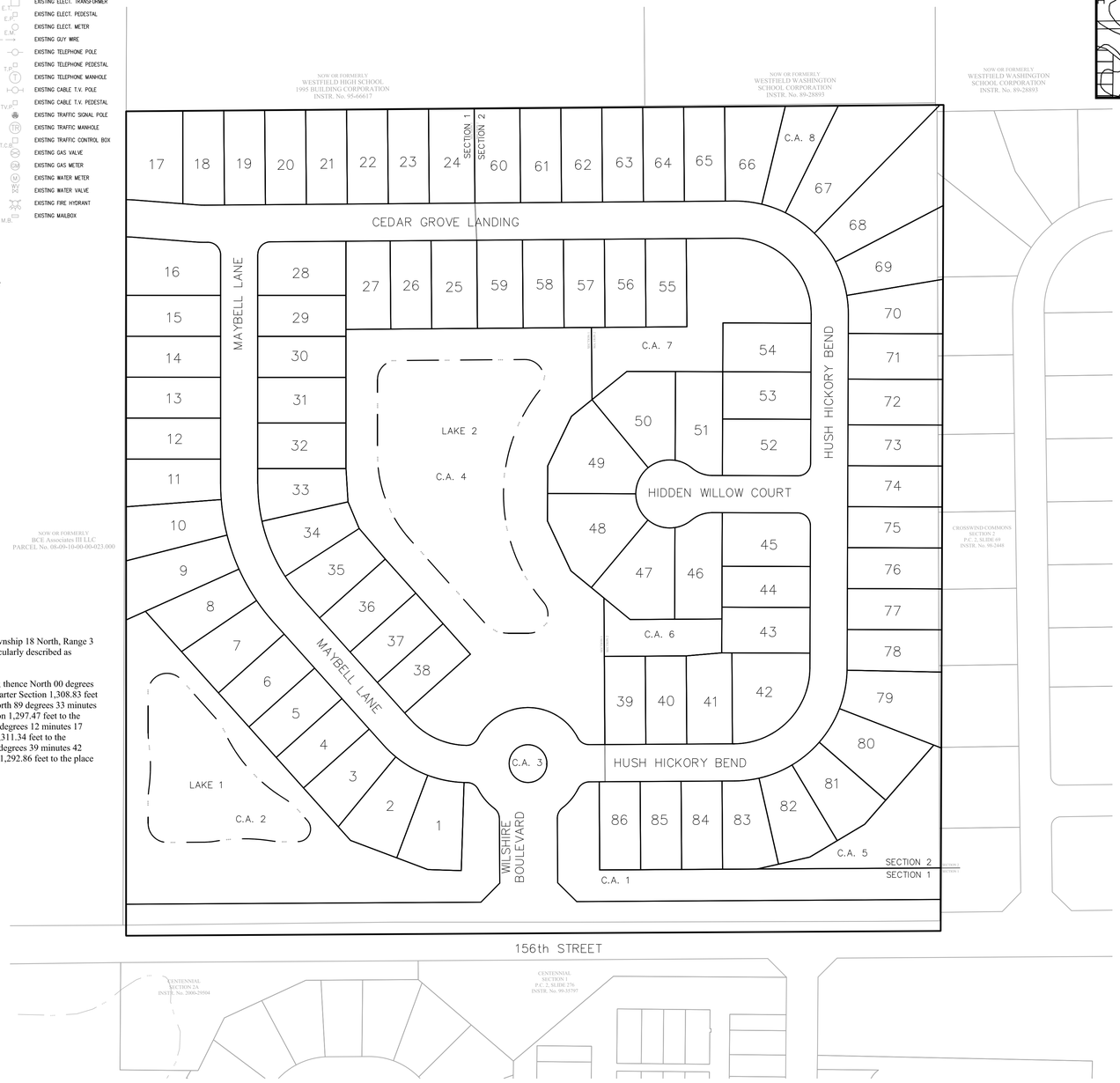


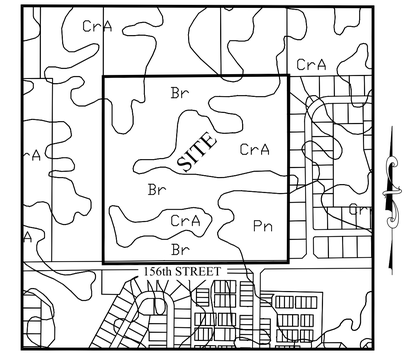
FLOOD STATEMENT
This is to certify that NO portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C 0120G of the Flood Insurance Rate Maps dated November 19, 2014.

LEGEND

PROPOSED SUB SURFACE DRAIN	EXISTING POWER POLE
PROPOSED SEWER LINE; MANHOLE	EXISTING LIGHT POLE
PROPOSED STORM SEWER LINE; CURB INLET; MANHOLE & END SECTION	EXISTING ELECT. TRANSFORMER
PROPOSED WATER LINE	EXISTING ELECT. PEDESTAL
EXISTING FLOW LINE	EXISTING ELECT. METER
EXISTING BURIED ELECTRIC LINE	EXISTING GUY WIRE
EXISTING OVERHEAD ELECTRIC LINES	EXISTING TELEPHONE POLE
EXISTING BURIED TELEPHONE LINE	EXISTING TELEPHONE PEDESTAL
EXISTING TELEPHONE LINE	EXISTING TELEPHONE MANHOLE
EXISTING BURIED CABLE T.V. LINE	EXISTING CABLE T.V. POLE
EXISTING CABLE T.V. LINE	EXISTING CABLE T.V. PEDESTAL
EXISTING GAS LINE	EXISTING TRAFFIC SIGNAL POLE
EXISTING WATER LINE	EXISTING TRAFFIC MANHOLE
EXISTING SANITARY SEWER LINE; MANHOLE	EXISTING TRAFFIC CONTROL BOX
EXISTING SANITARY CLEANOUT	EXISTING GAS VALVE
EXISTING STORM SEWER LINE; MANHOLE & ENDSECTION	EXISTING GAS METER
EXISTING BEEHIVE OR ROUND INLET	EXISTING WATER METER
EXISTING SQUARE FLAT INLET	EXISTING WATER VALVE
EXISTING FENCE LINE	EXISTING FIRE HYDRANT
	EXISTING MAILBOX

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
L.E.	LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
✱	HANDICAP RAMP
☼	STREET LIGHT





SOILS MAP
SCALE: 1"=500

Br – Brookston silty clay loam

CrA – Crosby silt loam

Pn – Patton silty clay loam

SUBDIVISION MONUMENTATION

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

◉ DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

● DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUM WELD", A 5/8" DIA. ALUMINUM ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "S & A INC. FIRM # 0008" AND HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA
46038 PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

DENNIS D. OLMSTEAD 12/4/15
PROFESSIONAL LAND SURVEYOR
NO. 900012

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

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
SITE ACREAGE	38.951 Ac±
TOTAL LOTS	86
DENSITY	2.20 units per acre
TOTAL COMMON AREA	10.32 Ac± (26.5%)
MIN. SIDE YARD	5' EACH SIDE
MIN. REAR YARD	20'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,750 SINGLE STORY 2,200 TWO STORY
MIN. WIDTH AT B.L.	65'
MAX. BUILDING HEIGHT	2.5 STORIES
MIN. LOT AREA	9,100 SQUARE FEET

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

INDEX

SHT.	DESCRIPTION
1	PRIMARY PLAT COVER
2-3	PRIMARY PLAT
4-5	DEVELOPMENT PLAN
L1-L2	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTIONS
ALL	REV. LOT SIZES, TRAIL ACCESS 12-30-15

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

S:\46149\dwg\Preliminary Plat.dwg, 12/29/2015 12:34:16 PM, gkrutz,
1:1

THIS INSTRUMENT PREPARED BY:
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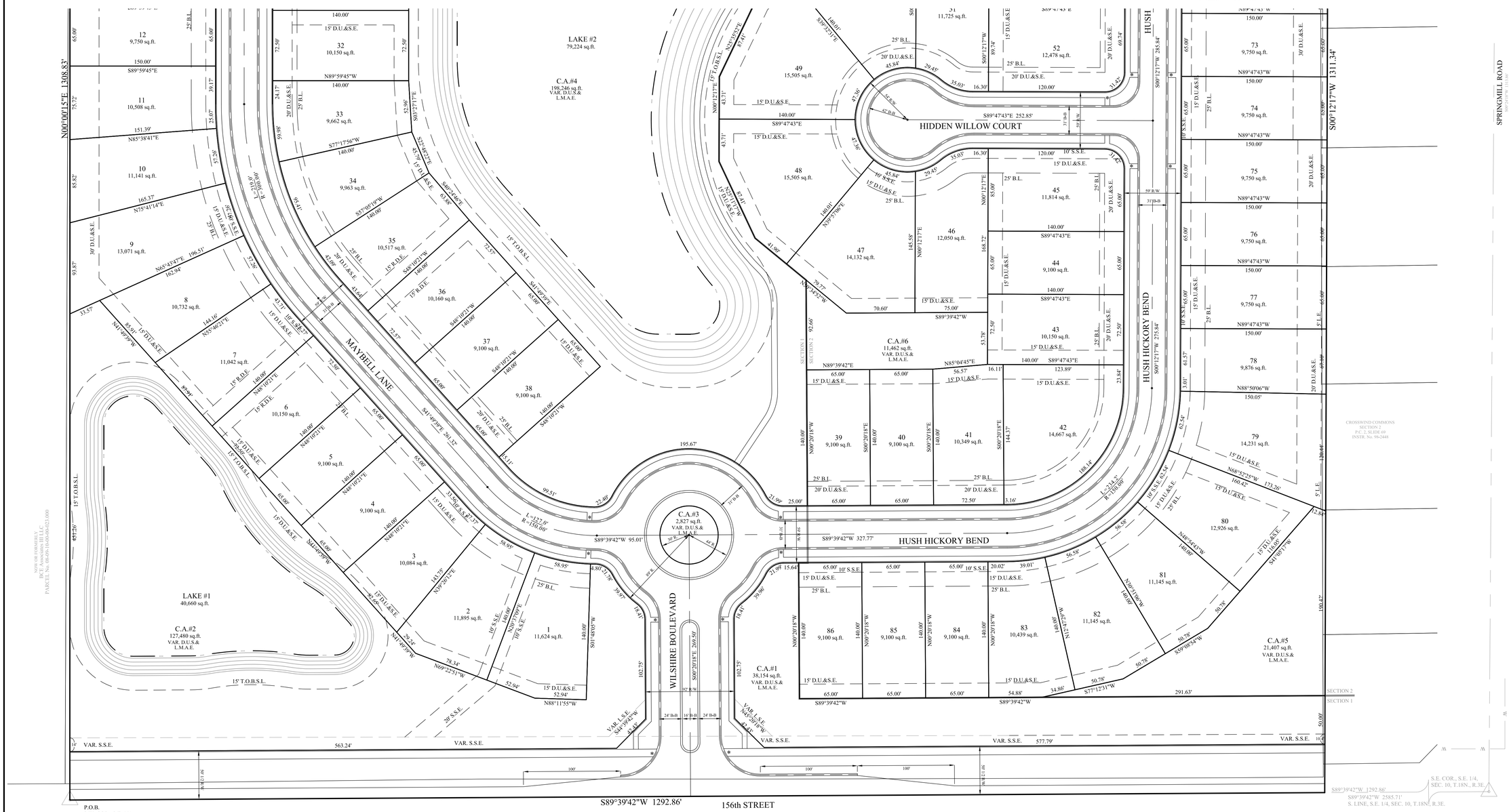
739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



811
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DATE	REVISIONS	BY

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

CERTIFIED: 12/4/15

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

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

PRIMARY PLAT
PREPARED FOR:
WILSHIRE
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. 2 OF 5 SHEETS
S & A JOB NO. 46149

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CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
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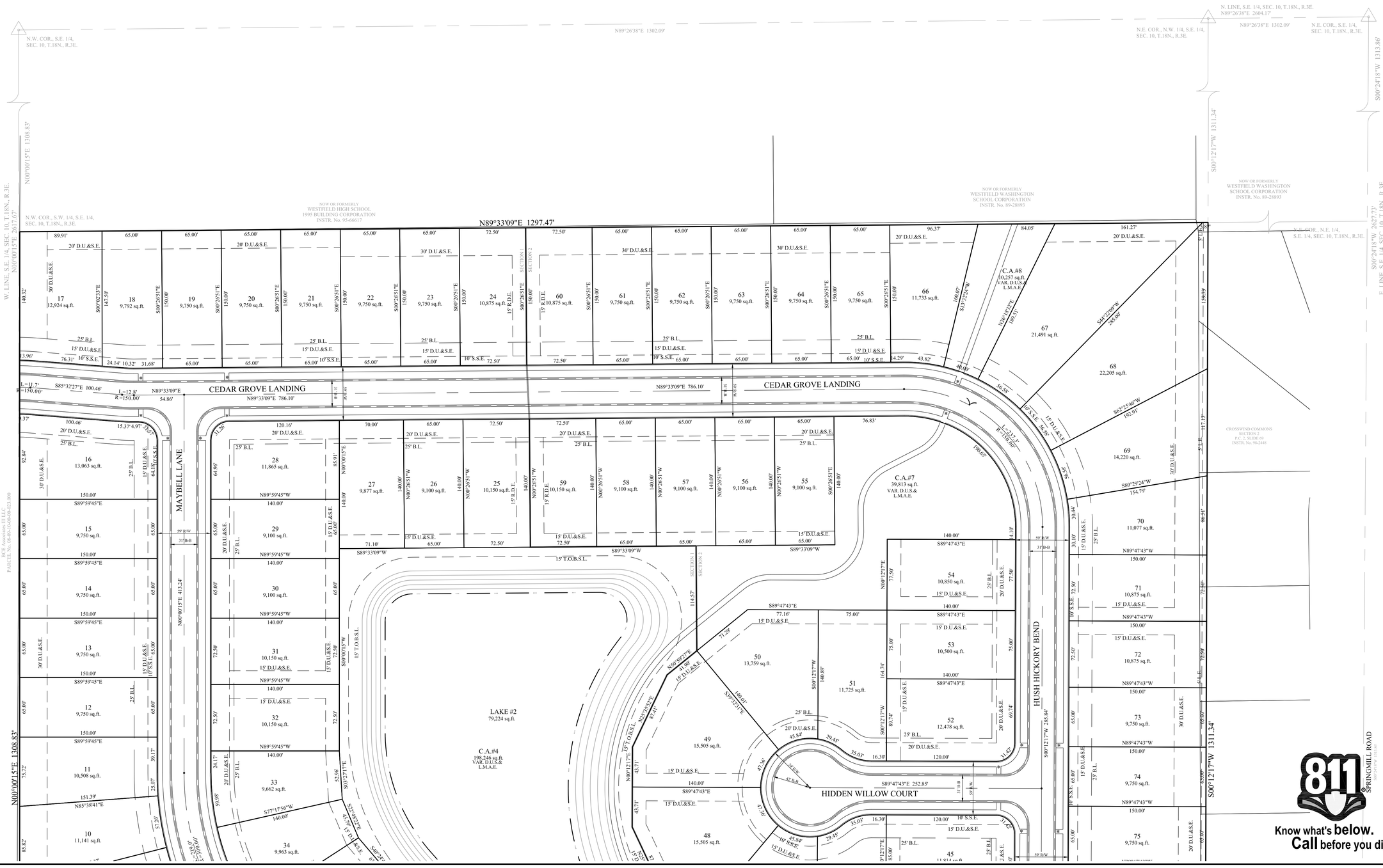
(IN FEET)
1 inch = 50 ft.



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DATE	REVISIONS	BY

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REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 12/4/15

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

PRIMARY PLAT
PREPARED FOR:
WILSHIRE
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO. 3 OF 5 SHEETS

S & A JOB NO. 46149

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1:1

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WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
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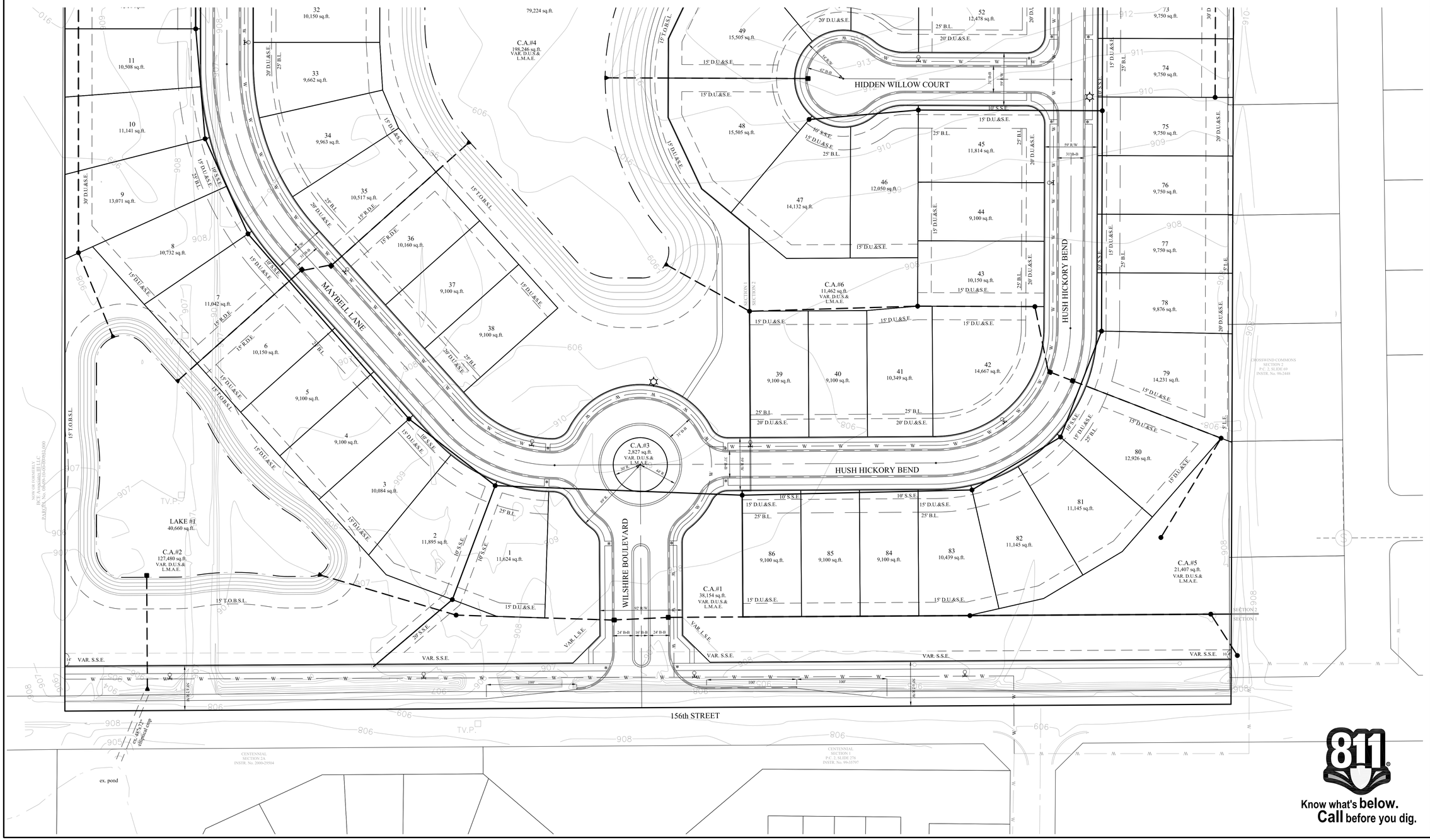
(IN FEET)
1 inch = 50 ft.



DATE	REVISIONS	BY

DENNIS D. OLMSTEAD
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STATE OF INDIANA
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CERTIFIED: 12/4/15

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

PRIMARY PLAT
PREPARED FOR:
WILSHIRE
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. 4 OF 5 SHEETS
S & A JOB NO. 46149

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CARMEL, INDIANA 46032
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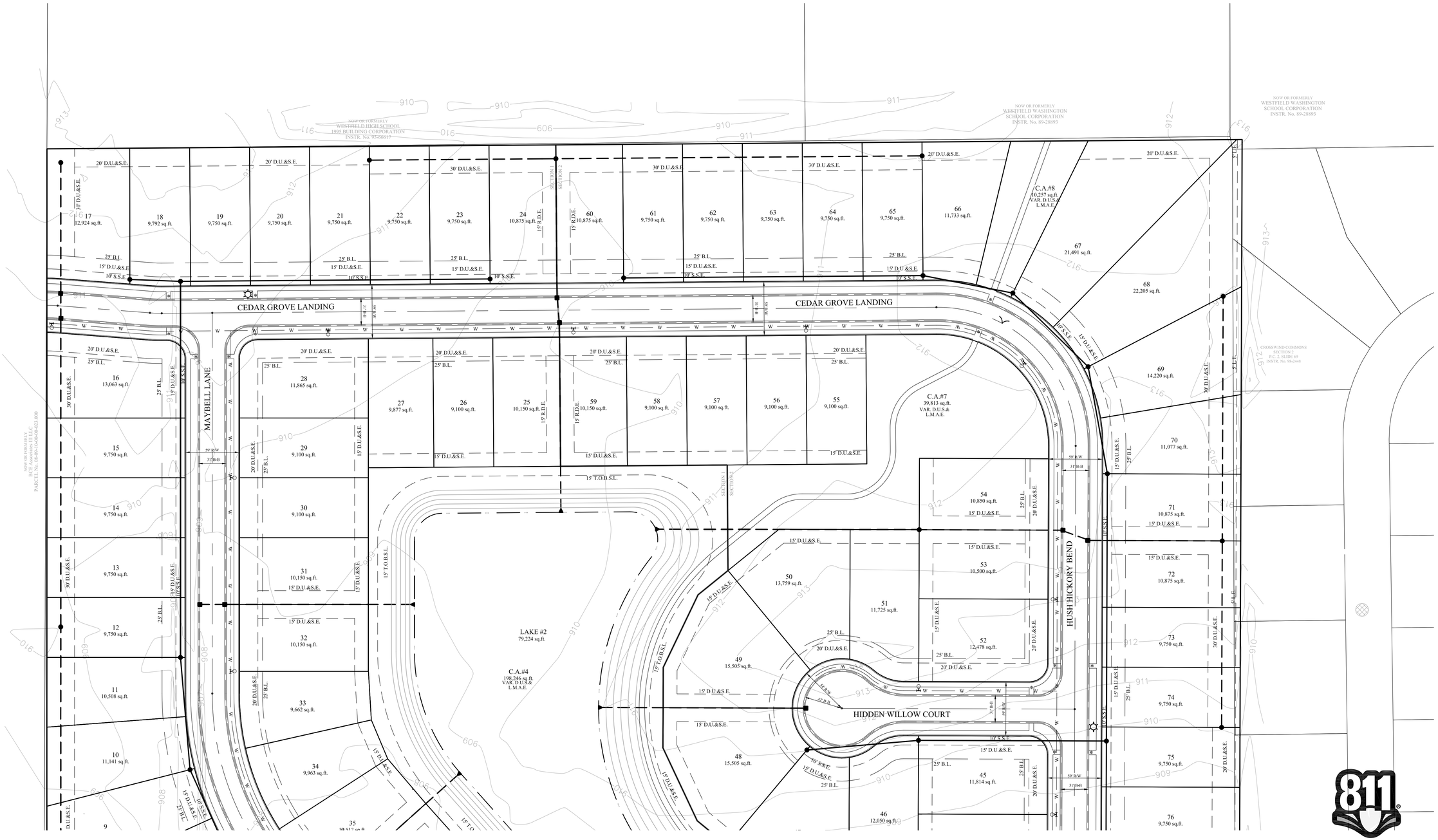
WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. 5 OF 5 SHEETS
S. & A. JOB NO. 46149

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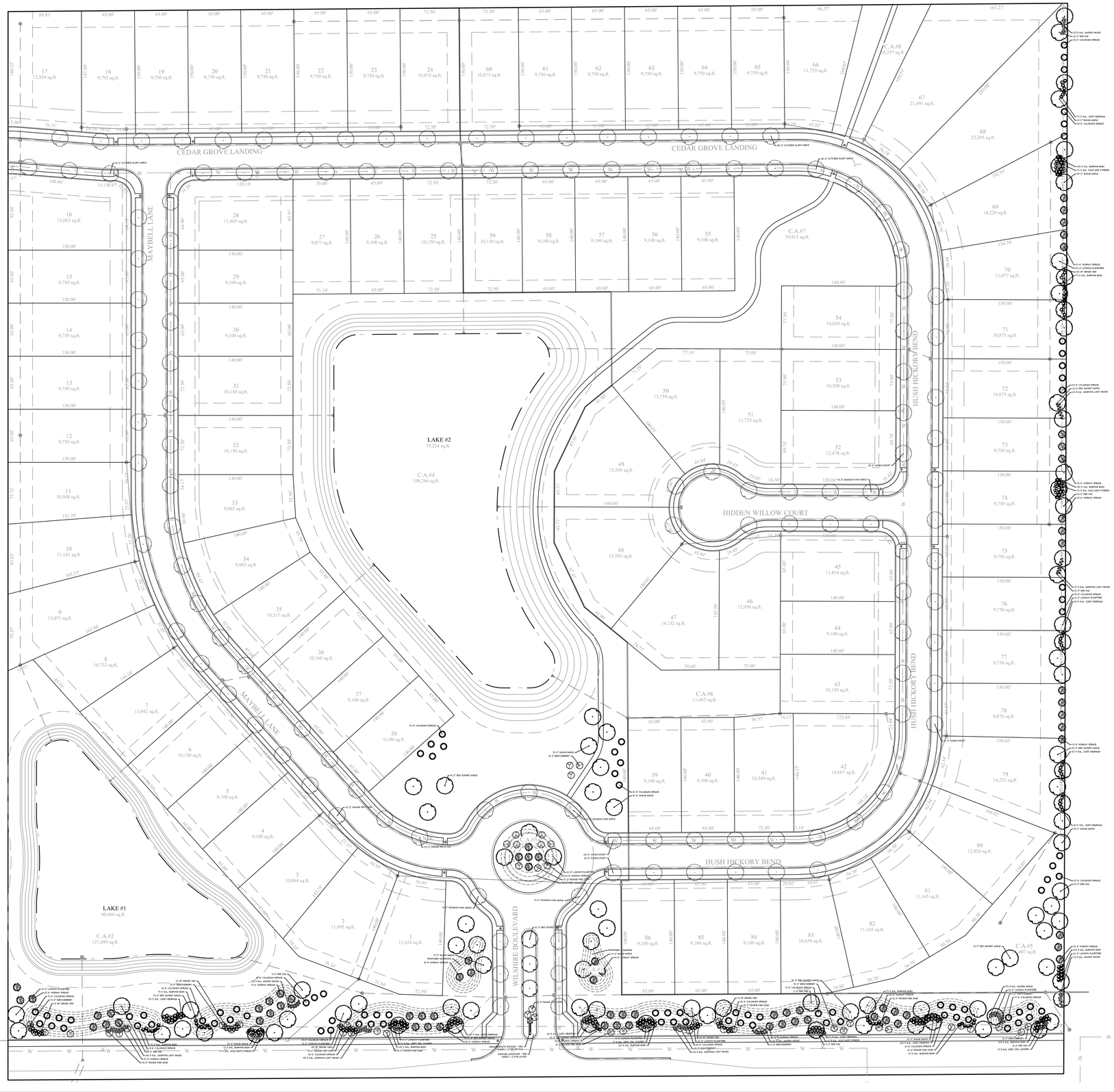


Planting Notes:

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

ALL TREES SHALL MAINTAIN A 10' SEPERATION FROM STORM SEWER INCLUDING SSD.

ALL TREES SHALL MAINTATIN A 4' SEPERATION FROM ANY PAVEMENT.

INDIVIDUAL LOT LANDSCAPING WILL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS OVER 8,000 SQ. FT. WILL BE REQUIRED TO HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES, AND 4 SHRUBS. ALL LOTS UNDER 8,000 SQ. FT. WILL BE REQUIRED TO HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE, AND 4 SHRUBS.

NORTH

SCALE IN FEET

0 30 60 120 180 300

DATE	REVISIONS	BY

WILSON DEVELOPMENT

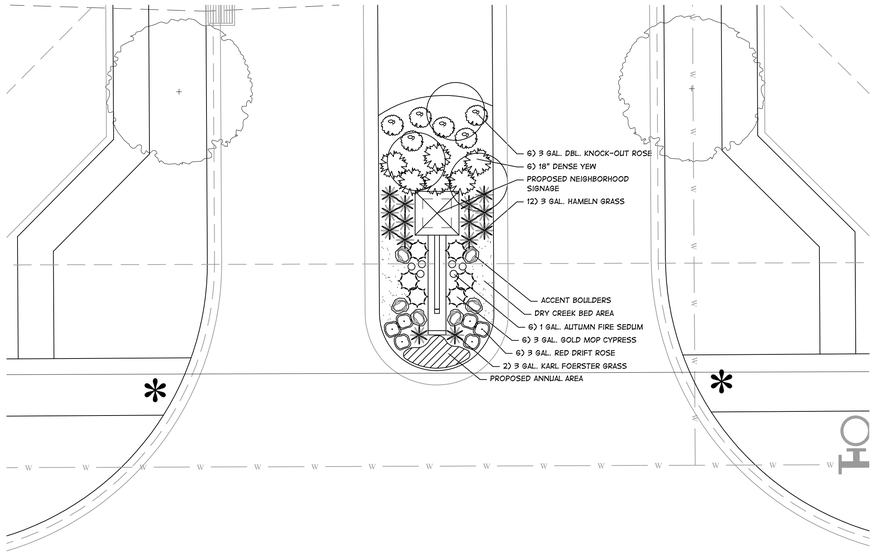
Westfield, IN

Wilshire Subdivision

Perimeter Landscape Plan

HITTLE LANDSCAPING

SCALE	1"=60'-0"
DATE	12/22/2015
DRAWN BY	MB
CHECKED BY	MB
SHEET NO.	
	L-1

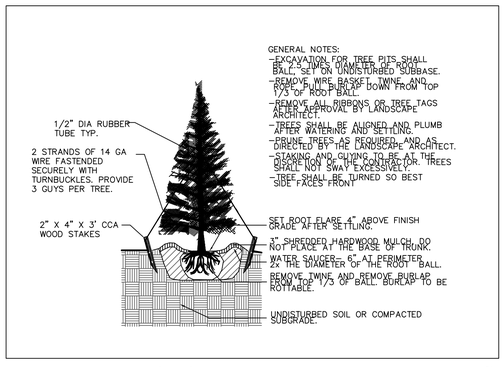


Entrance Signage Landscape

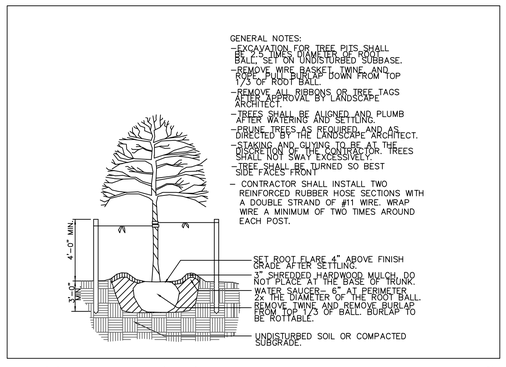
Scale: 1" = 10'-0"

Plant List

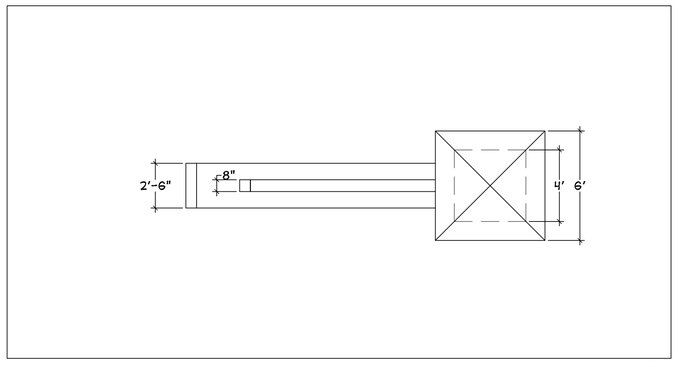
STREET TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON KING'	22	2"
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	33	2"
HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	42	2"
SWAMP WHITE OAK	QUERCUS BICOLOR	28	2"
CANOPY TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	27	2"
SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	28	2"
LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	27	2"
RED OAK	QUERCUS RUBRUM	18	2"
EVERGREEN TREE			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
NORWAY SPRUCE	PICEA ABIES	11	8'
		59	6-7'
COLORADO SPRUCE	PICEA PUNGENS	10	8'
		77	6-7'
ORNAMENTAL TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	20	2"
PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	30	2"
SHRUBS			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
BURNING BUSH	EUONYMUS ALATUS 'COMPACTUM'	117	5 GAL.
GREY OWL JUNIPER	JUNIPERUS VIRG. 'GREY OWL'	21	5 GAL.
GOLD MOP CYPRESS	CHAMAECYPARIS PISIFERA 'MOPS'	32	5 GAL.
DENSE YEW	TAXUS MEDIA 'DENSIFORMUS'	62	18"
JUDD VIBURNUM	VIBURNUM JUDDII	90	5 GAL.
PERENNIALS / GRASSES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	62	3 GAL.
MORNING LIGHT GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	65	3 GAL.



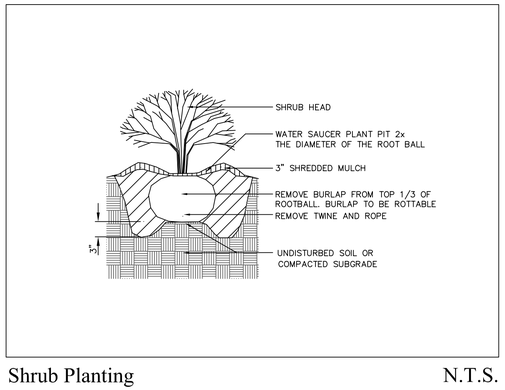
Evergreen Tree Planting N.T.S.



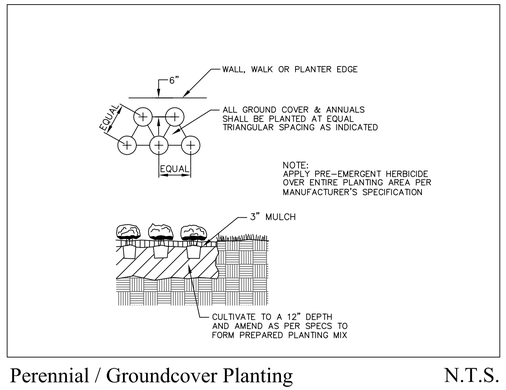
Deciduous Tree Planting N.T.S.



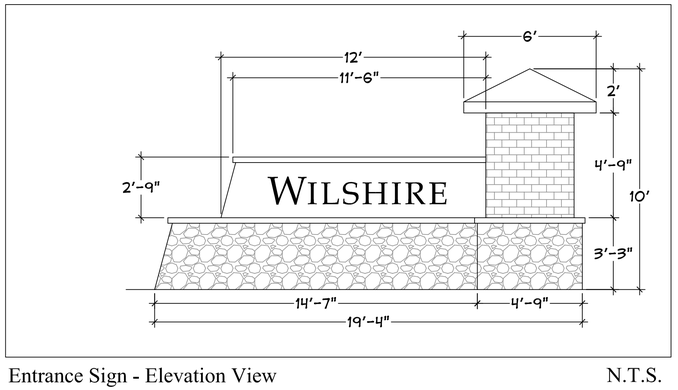
Entrance Sign - Top View N.T.S.



Shrub Planting N.T.S.



Perennial / Groundcover Planting N.T.S.



Entrance Sign - Elevation View N.T.S.

General Construction Notes

1. EXISTING SITE INFORMATION SUPPLIED BY SITE SOLUTIONS GROUP, WESTFIELD, IN. ALL QUANTITIES AND DESIGN BASED UPON SAME.
2. BEFORE ANY EXCAVATION ON THE SITE. CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
5. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
6. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
7. LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

Planting Notes

1. PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONCTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

DATE	REVISIONS	BY

WILSON DEVELOPMENT

Westfield, IN

Wilshire Subdivision

Landscape Details

HITTLE LANDSCAPING

SCALE	As Shown
DATE	12/22/2015
DRAWN BY	MB
CHECKED BY	MB

SHEET NO.

L-2

Docket Number: 1602-CPA-01 (Resolution No. 16-100)

Petitioner: The Conservancy Task Group (the "TCTG")

Request: Approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Exhibits:

1. Staff Report
2. Location Map
3. Resolution No. 16-100
4. The Conservancy Addendum
5. Written Public Comment

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the January 11, 2016, City Council meeting. The petition is scheduled for its public hearing at the February 1, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

This document is an addendum to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as "The Conservancy" addendum (see **Exhibit 3**) and is an update to the 2007 Comprehensive Plan with respect to the geographic area shown in the attached **Exhibit 1**.

The process of preparing this addendum was citizen-driven and involved a series of neighborhood meetings and open houses hosted by a group of citizen and community leaders. The study group members ("The Conservancy Task Group" or "TCTG") include:

- ► Kristen Burkman, Westfield Citizen
- ► Suzy DuBois, Westfield Citizen
- ► Steve Hoover, City Council
- ► Dr. Ginny Kelleher, Township Citizen
- ► Ken Kingshill, Plan Commission
- ► Chuck Lehman, City Council
- ► Cindy Spoljaric, City Council
- ► Danielle Tolan, Township Trustee
- ► Dr. Bruce VanNatta, Westfield Citizen

Since the adoption of the 2007 Comprehensive Plan, the City and Township have continued to see significant growth pressures. One area of the community that has received development pressure is the southwest part of the Township.

TCTG believes this development pressure has warranted consideration to update and refine in a more detailed manner the geographic area that encompasses The Conservancy. TCTG and residents in the surrounding area are hopeful this addendum will further define the community's expectations for The Conservancy and will encourage development that is sensitive to its unique rural and environmental characteristics.

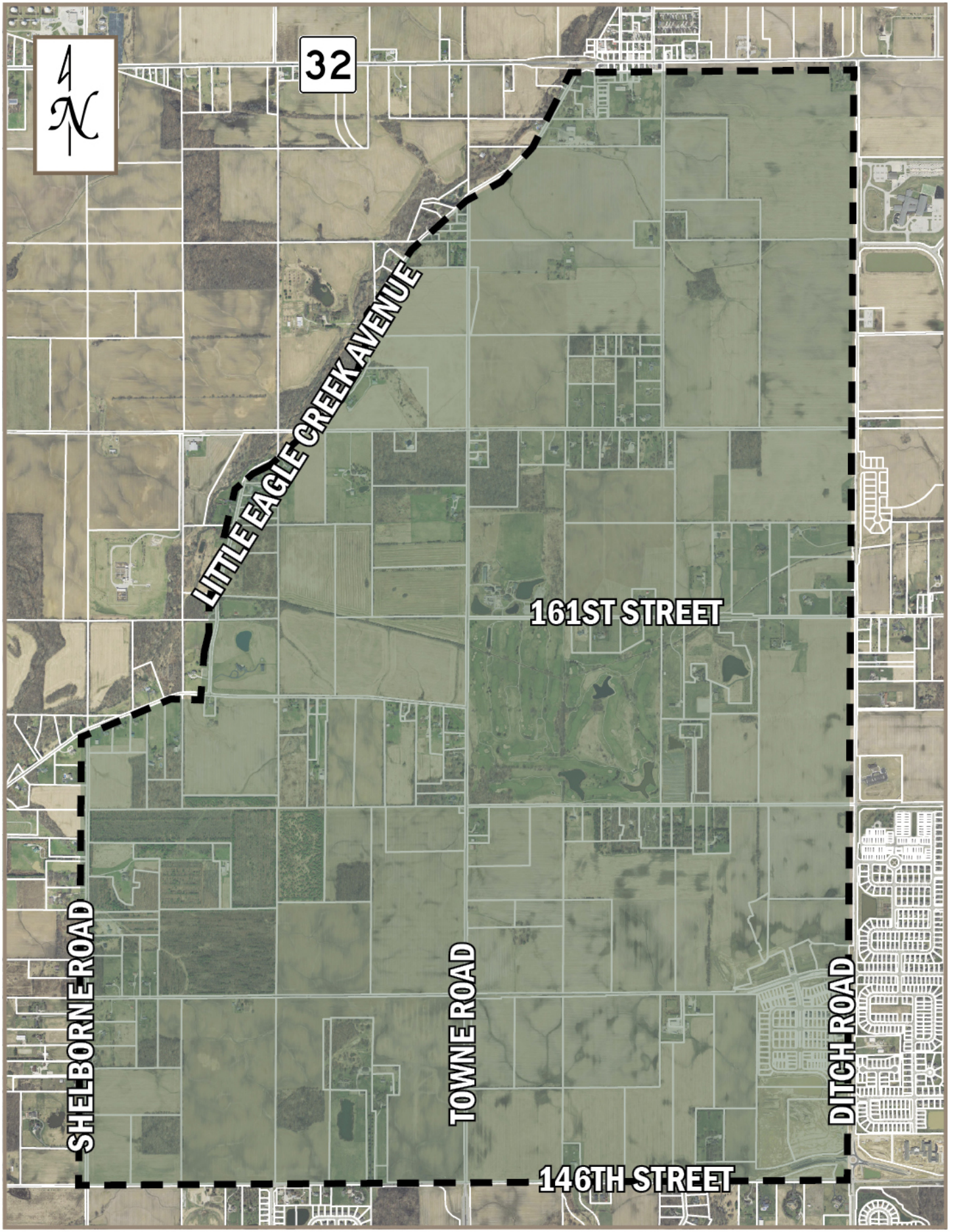
PROCEDURAL

Public Hearing: Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for February 1, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2016, Plan Commission meeting.**
2. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Figure 4: The Conservancy Area



RESOLUTION NUMBER 16-100

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING AN ADDENDUM TO THE WESTFIELD-WASHINGTON TOWNSHIP COMPREHENISVE PLAN

WHEREAS, the City of Westfield, Indiana (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and;

WHEREAS, the Council has the duty and authority to review, amend and approve amendments to the Comprehensive Plan adopted and certified by the Westfield Advisory Plan Commission; and,

WHEREAS, an amendment has been approved and certified to the Council, the merits reviewed and considered by this Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF CITY OF WESTFIELD, AS FOLLOWS:

Section 1. That the Council hereby adopts the addendum attached hereto and incorporated by reference herein as **Exhibit A** (the "Addendum"), as an amendment to the Westfield-Washington Township Comprehensive Plan.

Section 2. That the Economic and Community Development Department is ordered to amend the Comprehensive Plan to conform to this Addendum. All acts done to create and implement this Addendum to the Comprehensive Plan are hereby ratified.

Section 3. This Resolution shall be in full force and effect immediately.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

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

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

I hereby certify that **RESOLUTION 16-100** was delivered to the Mayor of Westfield on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **RESOLUTION 16-100** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **RESOLUTION 16-100** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

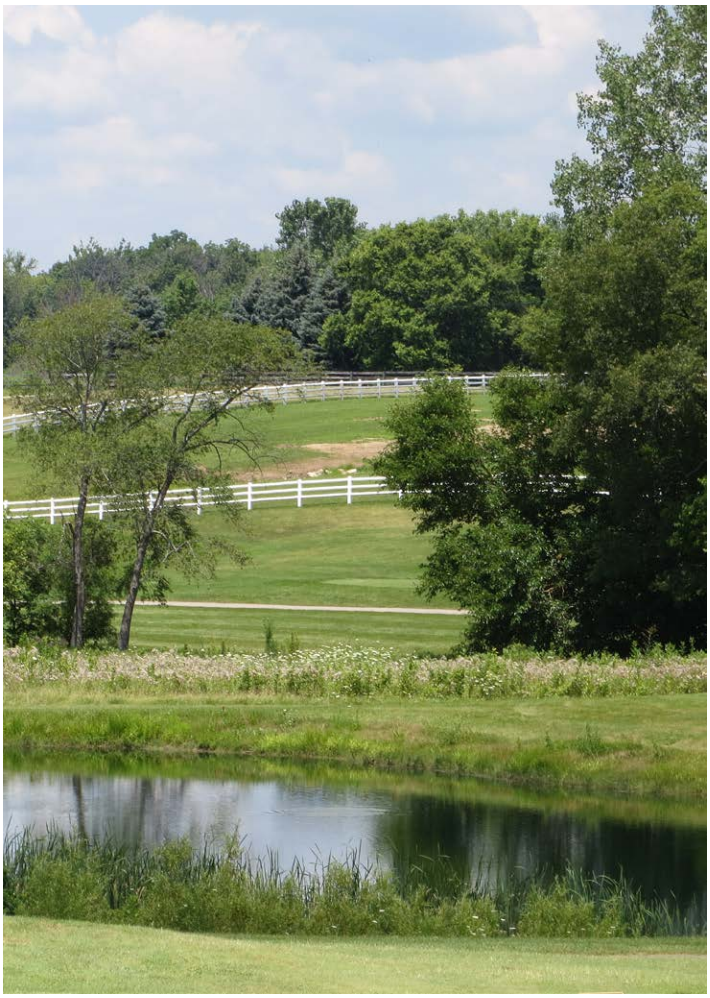
EXHIBIT A: THE CONSERVANCY ADDENDUM

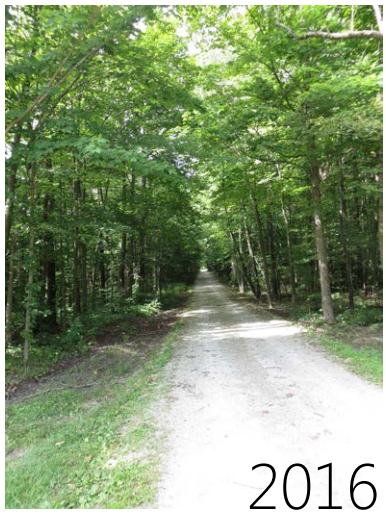
SEE FOLLOWING PAGES.

[DRAFT 01.11.16]

THE CONSERVANCY

an addendum to the Westfield-Washington Township Comprehensive Plan





2016

THE CONSERVANCY ADDENDUM, RESOLUTION 16-100 (adopted _____, 2016)

MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President

Jim Ake, Vice-President

James J. Edwards

Steve Hoover

Robert L Horkay

Mark F. Keen

Cindy L Spoljaric

PLAN COMMISSION:

Randell Graham, President

Andre Maue, Vice-President

Nathan Day

Steve Hoover

Robert L Horkay

Ken Kingshill

David Schmitz

Robert Spraetz

DEPARTMENT HEADS:

Todd Burtron, Administration

Matthew Skelton, Economic and Community Development Department

Jeremy Lollar, Public Works

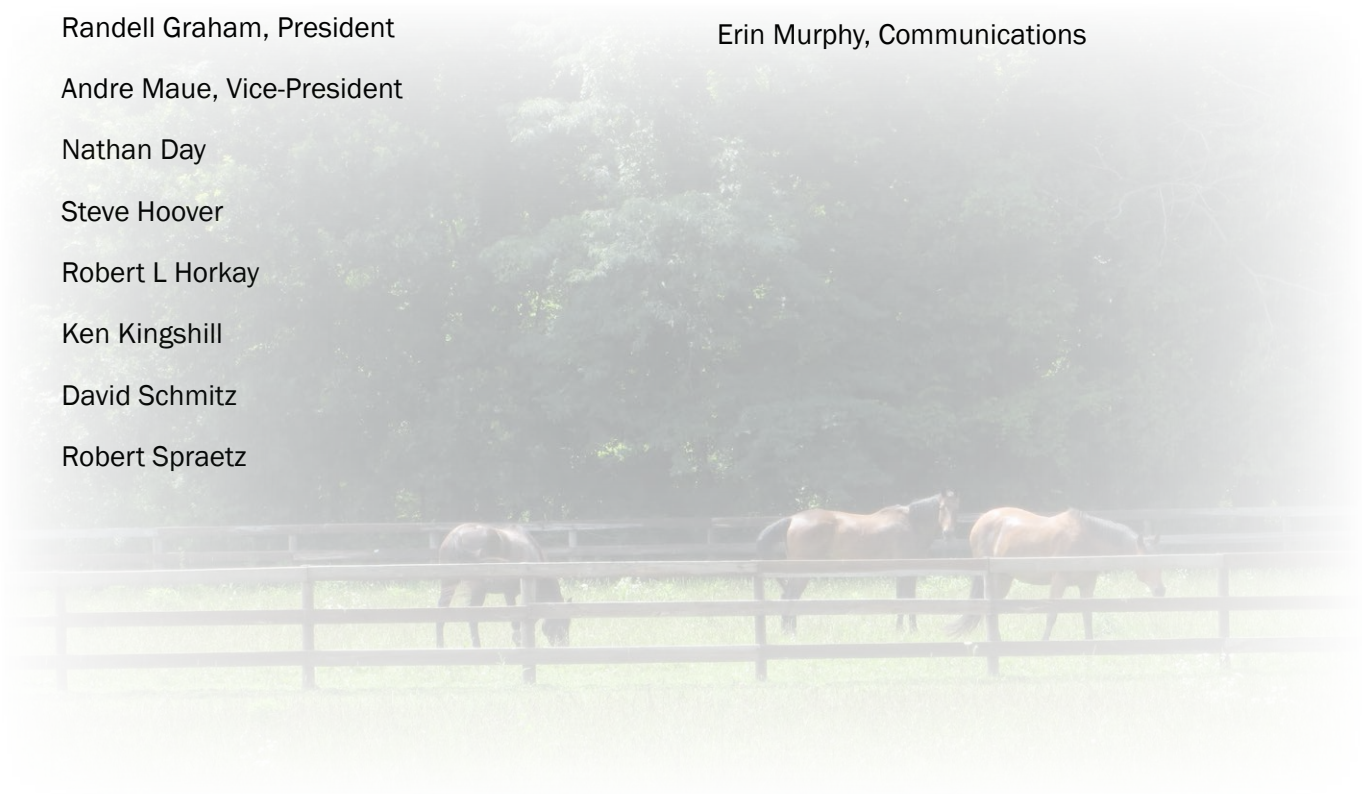
Melody Jones, Parks and Recreation

Christopher Larson, Informatics

Joel Rush, Chief of Police

Joe Lyons, Fire Chief

Erin Murphy, Communications



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OVERVIEW

PURPOSE

This document is an addendum to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 *et seq.* (the "2007 Comprehensive Plan"). This addendum is to be known as "The Conservancy" addendum and is an update to the 2007 Comprehensive Plan with respect to the geographic area as shown in Figure 1: Land Use Concept Plan Map.

Figure 1: Comprehensive Plan 2007 Land Use Concept Map (Source: Comprehensive Plan 2007)

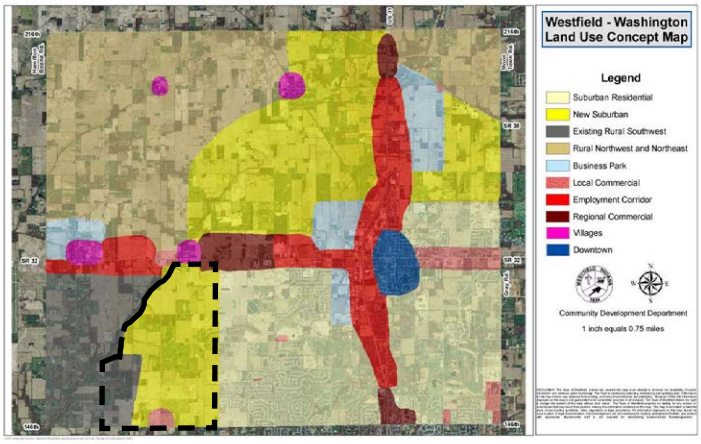
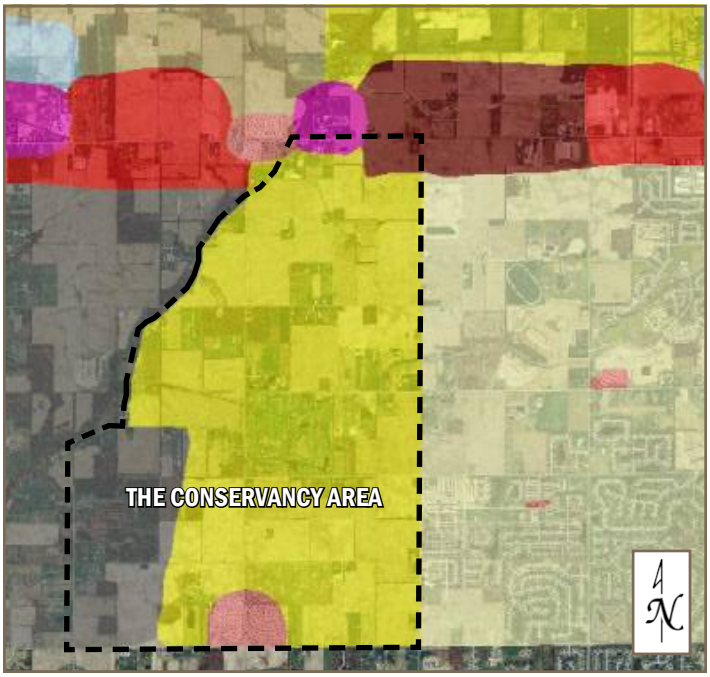


Figure 2: The Conservancy Area (Source: Comprehensive Plan 2007)



BACKGROUND

Indiana planning statutes provide the purpose of a comprehensive plan is "the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development."

After the plan is adopted, Indiana law mandates that in land use decision making, "each governmental entity within the territorial jurisdiction where the plan is in effect shall give consideration to the general policy and pattern of development set out in the comprehensive plan".

In addition to serving as a guide for future land use decisions, this addendum will serve as the basis for future development regulations such as the zoning ordinance and the subdivision control ordinance.

Westfield (the "City") and the unincorporated areas of Washington Township (the "Township") recorded a joinder on May 11, 1977, in accordance with I.C. 18-7-6 (now I.C. 36-7-4-1200). This joinder established an advisory planning commission with the City's planning and zoning jurisdiction applying to the entire Township.

CONTEXT

The 2007 Comprehensive Plan provided a general land use vision supplemented with critical land use policies. The comprehensive plan that pre-dated the 2007 Comprehensive Plan contained a parcel-specific map that often created confusion for the public and for decision-makers, as the distinction between comprehensive planning and zoning was blurred.

As a result, the 2007 Comprehensive Plan was intended to be policy and concept oriented as a framework for decision-making. Accordingly, the land use plan (see Figure 1: Comprehensive Plan 2007 Land Use Concept Map) was intentionally general in nature to not be parcel-specific but rather show overall patterns of future land use.

Since 2007, the City and Township have continued to see significant growth pressures. The City issued a record number of building permits in 2014, which were then exceeded in 2015. As a result, the City initiated a special census in 2015 to better assess the population growth and needs of the community.

One area of the community that has received development pressure is the southwest part of the Township. This development pressure has warranted consideration to update and refine in a more detailed manner the geographic area that encompasses The Conservancy.

Residents in the surrounding area are hopeful this addendum will further define the community's expectations for The Conservancy and will encourage development that is sensitive to its unique rural and environmental characteristics.

PLANNING PROCESS

The process of preparing this addendum was citizen-driven and involved a series of neighborhood meetings and open houses hosted by a group of citizen and community leaders. The study group members ("The Conservancy Task Group" or "TCTG") include:

- Kristen Burkman — Westfield Citizen
- Suzy DuBois — Westfield Citizen
- Steve Hoover — City Council
- Dr. Ginny Kelleher — Township Citizen
- Ken Kingshill — Plan Commission
- Chuck Lehman — City Council
- Cindy Spoljaric — City Council
- Danielle Tolan — Township Trustee
- Dr. Bruce VanNatta — Westfield Citizen

The work product and copies of materials discussed as part of the planning meetings and open houses are described in detail within the appendices to this addendum.

Figure 3: TCTG Open House

EXECUTIVE SUMMARY

INTRODUCTION

This document is an addendum to update the Westfield-Washington Township Comprehensive Plan, as amended (the "2007 Comprehensive Plan"), with respect to the geographic area shown in Figure 4: The Conservancy Area, to be known as "The Conservancy". The Conservancy is bound on the south by 146th Street; Ditch Road on the east; State Highway 32 on the north; and Little Eagle Creek Avenue and Shelborne Road on the west. The Conservancy encompasses approximately four (4) square miles.

PURPOSE

This addendum further establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the community.

This addendum shall serve as the primary guide for each new development or redevelopment as it pertains to changes of zoning, development plans, subdivisions, and/or variance considerations within The Conservancy. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this addendum.

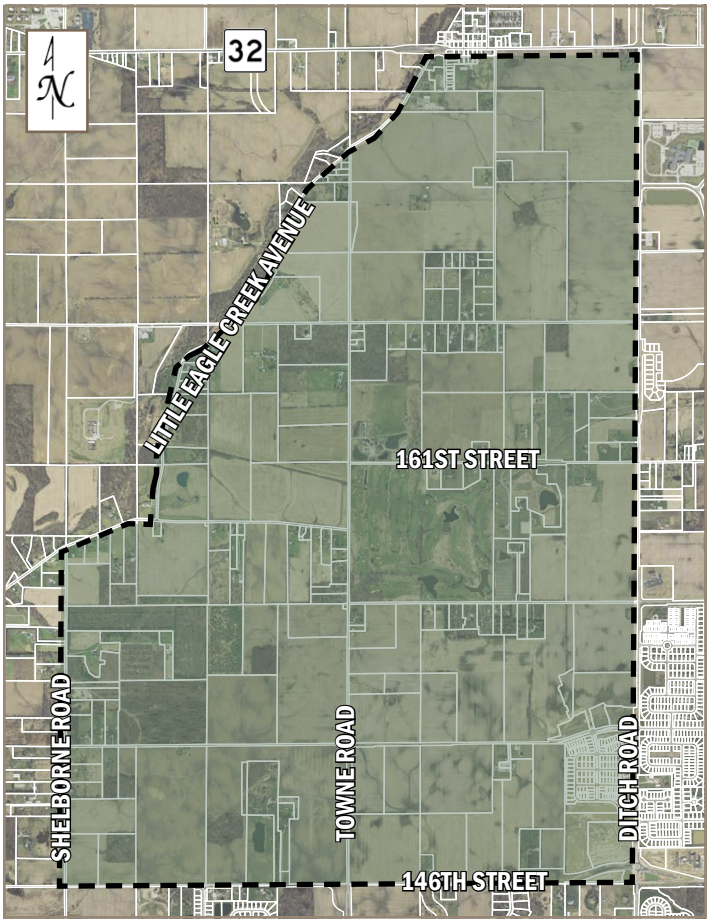
> **The Conservancy:** The conservation of something, especially a lifestyle, wildlife and the environment.

VISION

The Conservancy is a unique area of the community due to its existing topography and large agricultural and equestrian tracts. This area provides a lifestyle choice for residents not found in other areas of the community. As a result, this addendum provides guidance to ensure the existing character of this area is maintained.

The Conservancy will continue to have a rural character that includes natural open spaces (e.g., fields, streams) with the predominant land uses of low-density residential, farmsteads, individual houses on large lots, and equestrian uses. This addendum supports that the character of The Conservancy should essentially remain unchanged.

Figure 4: The Conservancy Area



Existing suburban uses within The Conservancy should maintain considerable green space and perimeter buffering from adjacent uses. While it is expected over time the few remaining large farms may be converted to larger residential lots and smaller artisan farms, the rural character and equestrian nature should be retained with substantial open space.

TASK GROUP REVIEW

Prior to the City's approval of a development within The Conservancy, it is desirable that each proposed development be reviewed by The Conservancy Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the development with the vision and direction of the Comprehensive Plan, specifically this addendum, and any subsequent amendments and addenda.

LAND USE CHARACTER AREA CLASSIFICATION

EXISTING CHARACTER

The Conservancy currently includes single-family residences (e.g., farmstead, estate lots, suburban), equestrian uses, artisan farms and commodity farms. It also includes the Little Eagle Creek watershed (on its western boundary), wetlands, rolling topography, and upland woods.

The natural character of the area is enjoyed by residents and visitors alike as a valued community amenity.

Residents who move into rural areas should not expect the same type of environment or the same level of services as the more suburban or urban areas of the community. Public water, sanitary sewer, and storm water drainage facilities may not be immediately available. Farming is a legitimate commercial land use activity that will produce noise, dust and odors, and occasionally will impede traffic.

Artisan Farm: a small farm with owners living on site that produces goods or services for the local table market (not the commodity market). This term includes but is not limited to orchards, tree nurseries, hay, vegetables, and the raising of limited numbers of animals such as horses, llamas, alpacas, sheep, goats, and chickens.

Commodity Farm: large-scale commercial farming producing goods for large markets, rather than small local markets, such as farmers markets or local food stores.

Figure 5: Existing Character Examples

Figure 5.A (Source: TCTG Photo)

Figure 5.B (Source: TCTG Photo)

Figure 5.C (Source: TCTG Photo)

NEW CLASSIFICATION

The Conservancy area was generally identified with the "Rural Residential" and "Suburban Residential" land use character areas in the 2007 Comprehensive Plan, with a node of "Commercial" identified at the intersection of 146th Street and Towne Road (see Figure 1: Comprehensive Plan 2007 Land Use Concept Map).

This addendum hereby establishes a new land use character area known as "The Conservancy", as further characterized herein. The Conservancy designation shall apply to the geographic area set forth in Figure 4: The Conservancy Area, which replaces and supersedes the "Suburban Residential" land use character area identified for this geographic area by the 2007 Comprehensive Plan. The Conservancy functions as an extension of the Existing Rual Southwest land use character area.

LAND USES

The Conservancy is an area with newer suburban developments and existing rural areas. The vision of this addendum is for the continuation of the historic rural patterns (single-family houses on large parcels). New development should only occur on large lots consistent with the rural patterns or in rural or conservation subdivisions, as defined in this addendum (see "The Conservancy Subdivisions" on page 17).

EXISTING ZONING

As depicted in Figure 6: Zoning Map Excerpt, The Conservancy Area currently includes land zoned the Planned Unit Development (PUD) Districts of Ackerson Farms, Westgate, Harmony (see Figure 7: Existing Homes in Harmony) and Towne West.

In addition, the northwest corner of 159th Street and Towne Road is zoned the SF2: Single-Family Low Density District while the remaining areas within The Conservancy are generally zoned the AG-SF1: Agriculture / Single-Family Rural District (the "AG-SF1 District")(see Figure 8: Examples of Existing Rural Uses).

Figure 6: Zoning Map Excerpt

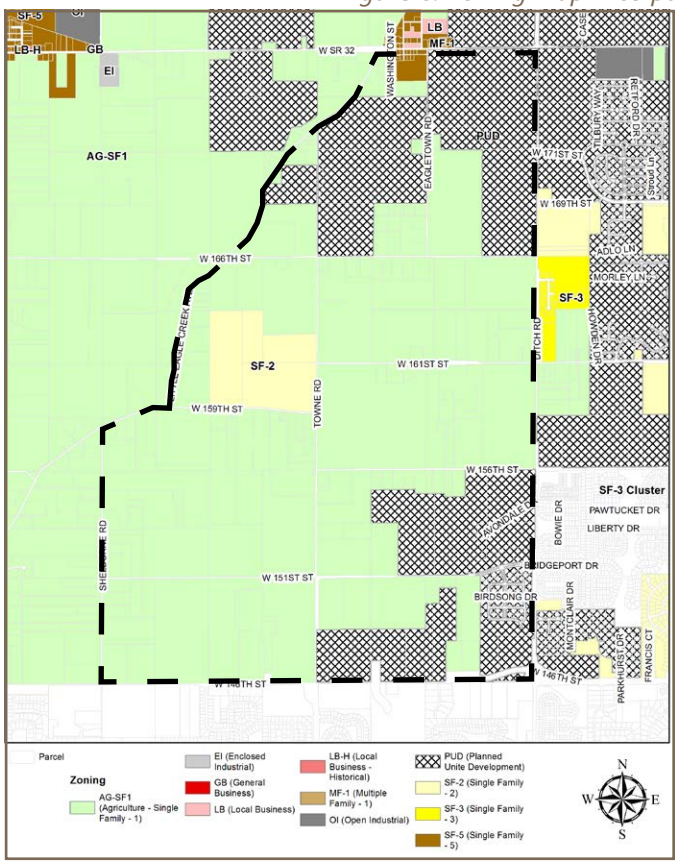


Figure 7: Existing Homes in Harmony

Figure 7.A (davidweekleyhomes.com)

Figure 7.B (coxrealestategroup.com)

This addendum recognizes that land already zoned to allow for "suburban residential" and "commercial" are appropriate transitions from 146th Street, State Highway 32 and Ditch Road; however, new development within The Conservancy should be restricted to lesser intense uses that enhance and encourage the preservation of the natural environment and that is compatible with the rural character and lifestyle.

Figure 8: Examples of Existing Rural Uses

Figure 8.A (Source: TCTG Photo)

Figure 8.B (Source: TCTG Photo)

Figure 8.C (Source: TCTG Photo)

Figure 8.D (Source: TCTG Photo)

Figure 8.E (Source: TCTG Photo)

DEVELOPMENT POLICIES

New suburban residential subdivisions are not appropriate within The Conservancy; rather, low density residential and agricultural uses (e.g., farmsteads, individual houses on large lots, and equestrian uses) should be encouraged.

A. **Single-Family Uses:** The envisioned long-range gross density is low with rural or conservation subdivisions that result in substantial open space and that utilize low impact development techniques. Allow the continuation of the historic rural patterns (single-family houses on large parcels).

New residential development will be accommodated, but only on large lots consistent with existing patterns or in rural or conservation subdivisions as defined in this addendum (see "The Conservancy Subdivisions" on page 17).

B. **Commodity Farms:** Large-scale commodity farms (crops and livestock) are subject to eventual change under development pressure. The few remaining large-scale agricultural tracts are still encouraged; however, if developed, then they should be converted to other uses consistent with the rural character established in this addendum.

> **Equestrian Uses**: The use of land for horses, donkeys, or mules including, but not limited to: horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, pack stations, barns, stables, riding arenas (indoor or outdoor), corrals, and paddocks accessory and incidental to the above uses.

C. **Agricultural & Equestrian Uses:** Agricultural, equestrian and artisan farm uses should continue to be permitted and encouraged to maintain the rural, country-like atmosphere (see Figure 9: Agricultural & Equestrian Uses).

Figure 9: Agricultural & Equestrian Uses

Figure 9.A (Source: TCTG)

Figure 9.B (Source: TCTG Photo)

Figure 9.C (Source: TCTG Photo)

Figure 9.D (Source: TCTG Photo)

D. Other Uses: Other uses contemplated within The Conservancy include those uses permitted by the Unified Development Ordinance within the AG-SF1 District; however, the following uses are determined to not be appropriate for The Conservancy's rural character: amusement park, zoo, auction barn, stockyard, cemetery, airport or heliport, kennel, wireless communication service facilities, alternative energy sources for public consumption (e.g., windmills,solar panels).

E. Historic Structures: Preserve historically significant buildings and resources (barns, houses, fences, etc.) that contribute to the rural history and character of the area, where appropriate and possible (see Figure 10: Historic Structures Examples).

Figure 10: Historic Structures Examples

Figure 10.A (Source: TCTG)

Figure 10.B (Source: TCTG Photo)

Figure 10.C (Source: TCTG Photo)

OPEN SPACE AND RECREATION

Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community's character. The Conservancy includes the Little Eagle Creek watershed (on its western boundary), wetlands, rolling topography, and upland woods.

This addendum encourages low density development. As a result, open space, as envisioned by this addendum, may be a part of individual lots and owned by individuals, or it may be located in common areas owned and maintained by homeowners' associations.

The protection of primary conservation or natural areas and secondary conservation areas is a priority in this area. New development (individual structures or subdivisions) should protect and promote healthy forests, clean water, open spaces, open views, and wildlife habitats. Sites should be designed and developed to reduce the unnecessary removal of trees on lots and the preservation of mature trees and replacement/reforestation of trees is encouraged.

Primary Conservation or Natural Area: Wetlands, upland woods, orchards, steep slopes, streams, creeks, rivers, wildlife habitat.

Secondary Conservation Areas: Those areas that are buildable but have conservation value, including: mature woodlands, hedgerows, freestanding trees or tree groups, wildlife habitats and travel corridors, prime farmland, groundwater recharge areas, greenways and trails, historic site and buildings and scenic view sheds.

Figure 11: Wildlife Habitats (Source: TCTG Photo)

TRAILS & GREENWAYS

PERIMETER PATHS. The City's Unified Development Ordinance currently requires proposed development plan or subdivisions abutting an existing right-of-way to install pedestrian paths, jogging paths, and bicycle paths along streets in accordance with the City's Thoroughfare Plan. As a result, as development occurs within The Conservancy, it is anticipated that eight-foot (8') wide asphalt paths will be provided (see Figure 12: Perimeter Paths) along existing thoroughfares.

Figure 12: Perimeter Paths

Figure 12.A: Alternative Transportation Plan Excerpt (Source: Westfield Thoroughfare Plan)

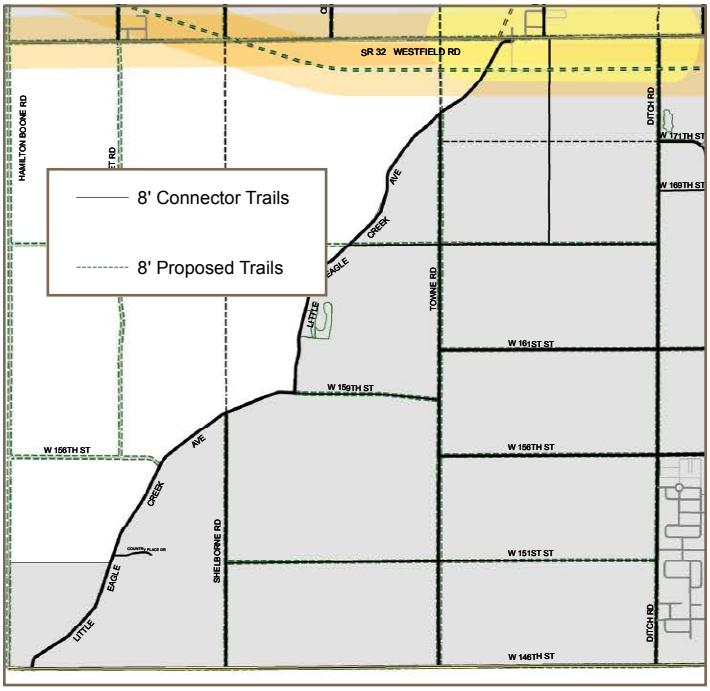


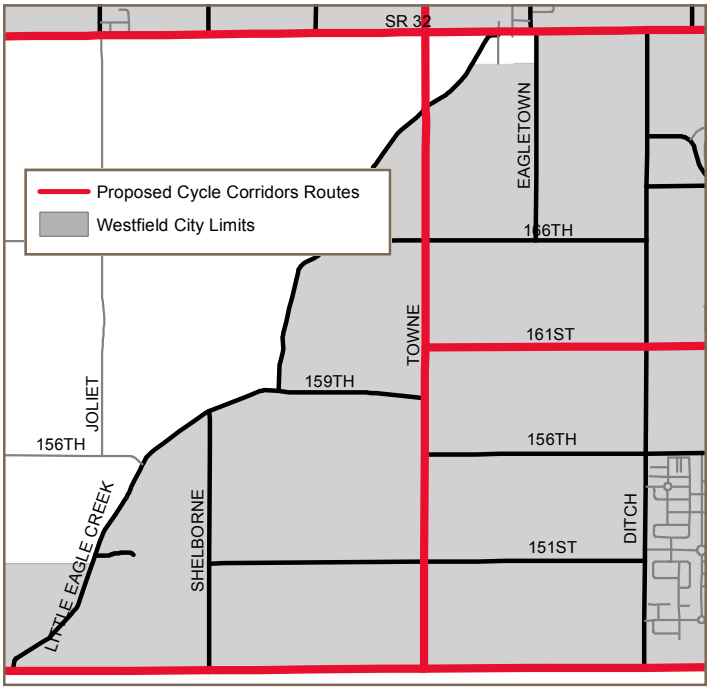
Figure 12.B: Perimeter Path (Source: City Photo)

CYCLE TRACKS. The City's Complete Streets Policy was adopted by the Council on January 14, 2013, as Resolution No. 12-114. The Complete Streets Policy is designed to encourage developers, elected officials, government agencies, planners, engineers and architects to use an interdisciplinary approach to incorporate the needs of all users into the design and construction of roadway projects within the community.

The Complete Streets Policy establishes that: (i) complete streets design principles should be considered for all new City roadway construction and reconstruction projects, during all phases of project implementation including planning, design, right-of-way acquisition, construction and engineering; and (ii) complete streets principles should also be considered as part of the development plan review process, the zoning process and the comprehensive planning process.

The designation and enhancement of specific corridors in the community for cyclists was the initial approach to begin implementing the Complete Streets Policy. As a result, the Council adopted an amendment to the City's Alternative Transportation Plan in 2013 that identified specific corridors to facilitate designated travel lanes for cyclists (see Figure 13: Cycle Corridors Map Excerpt).

Figure 13: Cycle Corridors Map Excerpt (Source: Westfield Thoroughfare Plan)



RAYMOND WORTH PARK

Raymond Worth Park is located within The Conservancy and currently consists of approximately 16.62 acres fronting on Little Eagle Creek Avenue.

Figure 14: Raymond Worth Park
Figure 14.A (Source: City Photo)

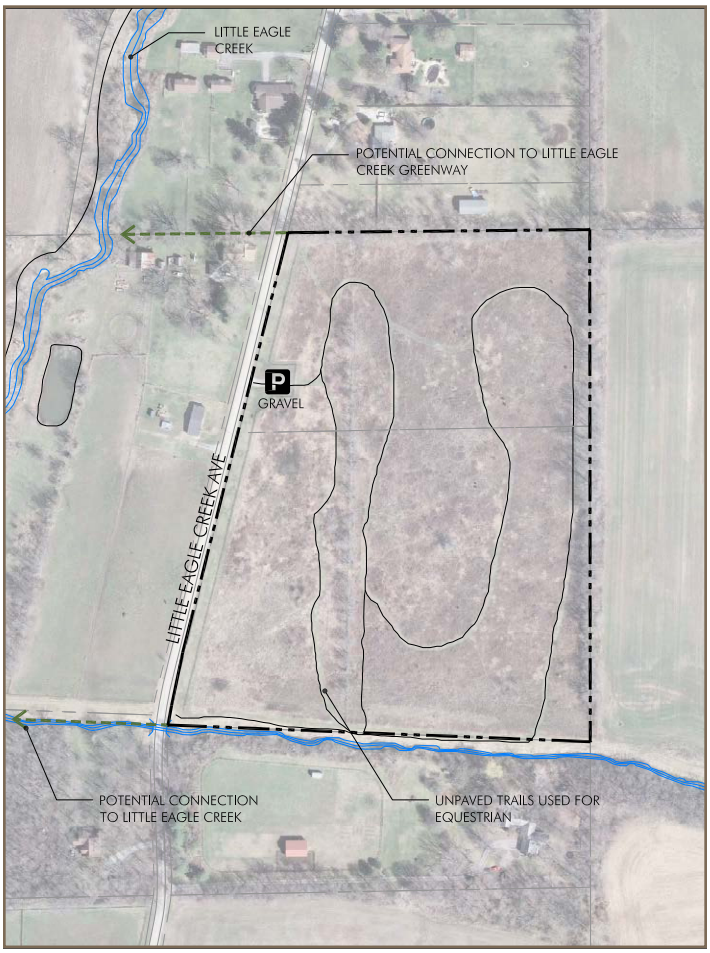
As delineated in the Westfield Park and Recreation Master Plan, the existing park conditions are characterized as undeveloped with poor connectivity to trails and developed areas of the community; however, the park provides a unique and uncommon opportunity as a nature preserve, including the potential for reforestation through volunteer efforts.

Figure 14.B (Source: City Photo)

This greatest value of this park as an asset is its undisturbed, natural condition, which is consistent with the vision of this area. Anticipated improvements that would further complement the vision of the area include:

- Primitive camping and camping platforms, which are planned to be available in partnership with the community's Eagle Scouts.
- Walking paths and trails, observation areas, and possibly nature-type geocaching or a small nature center.
- Potential pollinator gardening site. A partnership opportunity may exist with the North Central Beekeepers Club (who currently meets at the Cool Creek Park Nature Center).
- Potential nesting site (e.g., bald eagles, owls, bats) to encourage the preservation of the natural wildlife habitat in the area while providing for educational opportunities.

Figure 14.C (Source: Westfield Park and Recreation Master Plan)



Development surrounding the park should complement and enhance the natural character and view sheds of the park.

GOLF COURSE

A public golf course is currently located within The Conservancy and consists of approximately 206 acres generally located on the east side of Towne Road, between 156th Street and 166th Street.

The Conservancy is ideal for the recreation of golf within the community due to the area's beautiful topography and environmental benefits. The golf course is a valuable recreational asset that attracts visitors to the community and supports youth and local businesses.

The following information supports the continued use and operation of a golf course in The Conservancy:

- A golf course fits the community's Family Sports Capital of America strategy by offering recreational opportunities for all ages.
- The course is one of the busiest in central Indiana averaging around 30,000 rounds annually.*
- The course provides approximately one hundred (100) jobs over the course of the year.*
- Over four hundred and twenty-five (425) local youth participate in lessons, leagues, and camps each year, representing one of the largest programs in Indiana.*
- The course supports vibrant mens', ladies' and senior leagues.*
- The course is a valuable community partner that annually donates approximately five hundred (500) rounds of golf to local charities, as well as loans golf carts to the schools and parks department.*
- The course is the home course for the Westfield-Washington School District's boys and girls golf teams.*
- The course hosts a number of outings and tournaments each season drawing in hundreds of residents and visitors to the community. Charitable earnings from outings held are estimated to exceed $5 million in the past seven years, which represents millions of dollars going back into the community.*
- The course is one of six offering the Evans Scholarship Program. Currently ten (10) students are caddying to apply for this scholarship with each scholarship valued at $80,000.*

Figure 15: Existing Golf Course
Figure 15.A (Source: woodwindgolf.com)

Figure 15.B (Source: woodwindgolf.com)

Figure 15.C (Source: TCTG Photo)

**Source: Cohoat and O'Neal Golf Management*

DEVELOPMENT POLICIES

Open space significantly contributes to the distinction between rural and semi-rural areas from the suburban and urban areas of the community. As a result, this addendum is intended to encourage long term conservation and thoughtful design around these areas.

A. **Flexibility:** Promote flexible design that maximizes open space by regulating gross density rather than minimum lot sizes. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.).

There are several ways to use the conserved open space: maintain it in its natural state, use it as pasture or cropland (see Figure 17: Maintained Pasture / Cropland), or provide passive or active recreation opportunities (see Figure 16: Example Recreation Opportunities).

Figure 16: Example Recreation Opportunities
Figure 16.A (Source: chevalnc.com)

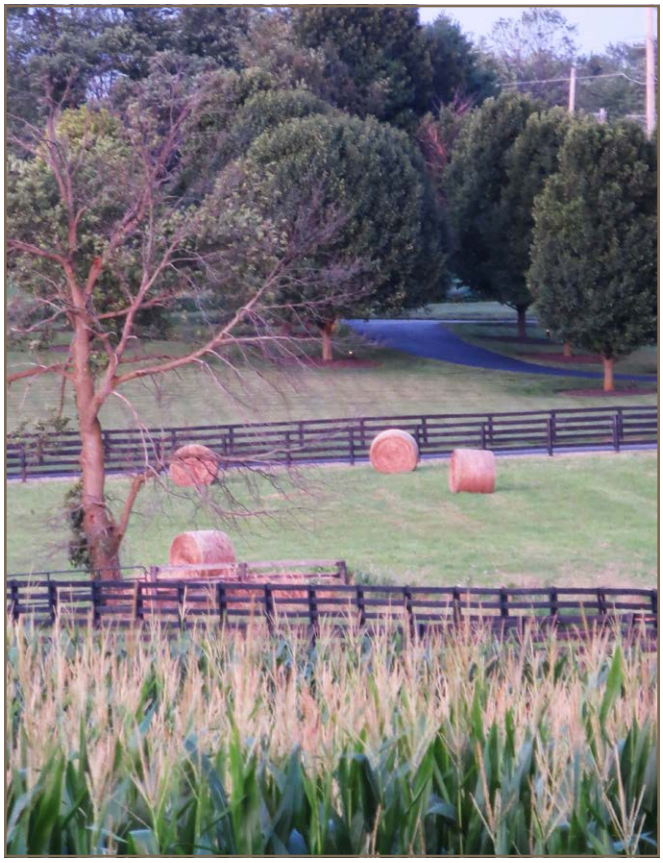
Figure 16.B (Source: gatheringwaters.org)

Figure 16.C (Source: mountainx.com)

B. **Connectivity:** Design open space to form an interconnected network, with provisions for linkages to existing or potential open space and wildlife corridors on adjoining properties (public or private).

C. **Preservation:** Maintain stream corridors, woodlands, wetlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space with a priority to protect primary conservation or natural areas and secondary conservation areas (see Figure 18: Example Natural Areas) (see also Appendix A).

Figure 17: Maintained Pasture / Cropland (Source: TCTG Photo)



D. **View Sheds:** Locate open space so as to maintain the visual character of scenic roads (e.g., Little Eagle Creek Avenue, 161st Street) and natural areas.

E. **By Design:** Open spaces should consist of usable areas or valuable natural areas. Open space should not consist only of land left over in the site plan design process.

Figure 18: Example Natural Areas

Figure 18.A (Source: TCTG Photo)

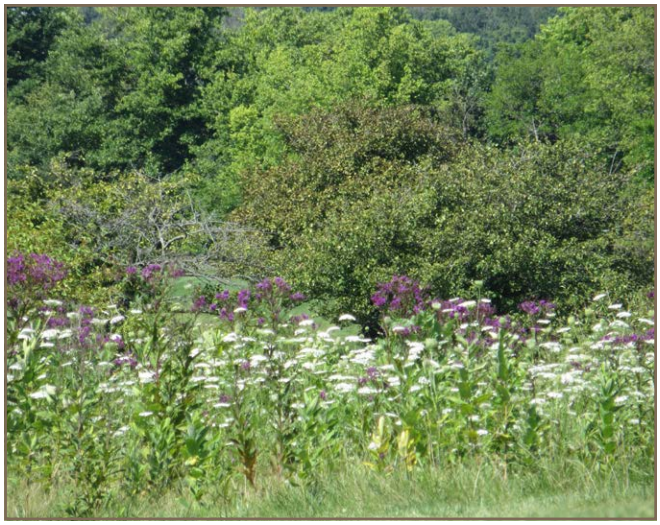


Figure 18.B (Source: TCTG Photo)

F. **Stormwater Management:** Open space should be used as an integrated storm water management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater, and incorporate detention facilities as visual and environmental amenities, or other low impact development techniques.

Low Impact Development: A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

G. Buffering:

Use open space, parks, and less intensive land uses as buffers. Where subdivisions (suburban, rural or conservation) are proposed to abut existing rural or agricultural uses, then buffers with a minimum depth of one hundred (100) feet should be required to preserve the rural environment. The use of natural buffers involving reforestation is encouraged (see also Appendix A).

Reforestation Buffer: A buffer, typically 100 feet or more in width, that is planted in native trees, shrubs, grasses and wildflowers that provide privacy and serve as animal habitats. Reforestation buffers are typically low or no maintenance areas containing a mix of species providing a natural look to the landscape.

1. Reforestation Buffer Plan:

The criteria for a restoration buffer plan includes:

- Should be designed by a Registered Consulting Arborist, Registered Landscape Architect, or the Department of Natural Resources District Forester.
- Be on a standard reforestation ten (10) foot by eleven (11) foot spacing.
- In addition to the standard reforestation, two (2) rows of trees with a mix of deciduous (minimum size of two and one half (2.5) inches in caliper) and coniferous (minimum height of ten (10) feet) species should be required. Additionally, one (1) row of native shrubs intermingled all on a standard reforestation ten (10) foot by twelve (12) foot spacing should be planted in the buffer yard.
- Whips (e.g., nursery stock approximately twelve (12) inches tall) and some larger trees should be planted.
- Where easements are required and trees are not permitted, then native grasses and wildflowers should be planted.
- Reforestation buffers should be preserved within a recorded tree preservation easement. Within the easement, no whips or trees planted should be permitted to be removed unless the tree is damaged, diseased, or dead, or required to be removed to comply with safety requirements of any governmental agency.
- If a protected tree is damaged or otherwise removed, except as permitted to be removed, then the responsible party should be required to replant the impacted area subject to the availability of space for healthy growth in the easement.

Figure 19: Examples of Reforestation

Figure 19.A (Source: TCTG Photo)

Figure 19.B (Source: TCTG Photo)

THE CONSERVANCY SUBDIVISIONS

The 2007 Comprehensive Plan summarizes two subdivision types: rural and conservation. These two subdivision types are restated and further expanded upon herein and are the only two types of new residential subdivisions that are contemplated by this addendum to be appropriate in The Conservancy.

CONSERVATION SUBDIVISION

Many of the concepts outlined herein for conservation subdivisions can be found in "Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks" by Randall G. Arendt.

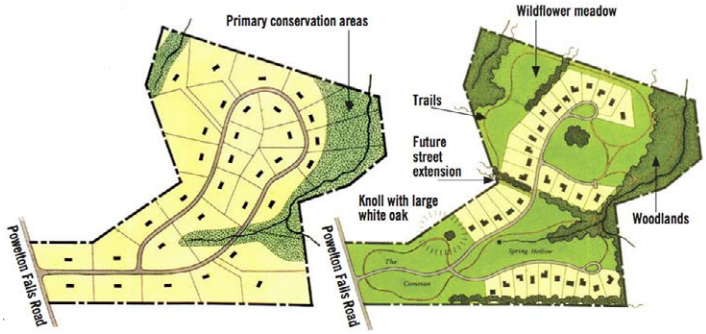
A. **Overview:** One of the best ways to achieve preserving rural character is to develop as conservation subdivisions. These subdivision forms allow development of detached single-family homes clustered on smaller lots, but not to exceed a gross density of 0.33 dwelling units per acre.

A conservation subdivision with an increase in density may potentially be considered if it is consistent with and contributes to the rural character of The Conservancy.

Figure 20: Example Conservation Subdivision
Figure 20.A (Source: Conservation Design for Subdivisions)

Conservation subdivisions allow the location of buildings on land best suited for construction, while permanently preserving valuable resources without changing the gross density permitted on the development site. This creative and flexible subdivision approach encourages building sites with attractive views, both from offsite roads and on-site buildings; encourages efficiency in the development of roads and utilities (shorter roads because there is less frontage per unit); and contributes to the variety of housing choices.

Figure 21: Traditional v. Conservation Subdivision
(Source: upstatebusinessjournal.com)



B. **Considerations:** There are other issues which must be considered in the design of a cluster or conservation subdivision. The following highlights the primary issues:

1. **Location of Sewer Treatment Facilities:** Dwelling units may be served by private on-site well and septic systems or public water and sanitary sewer.

2. **Ultimate Use of Open Space:** There are several ways to use the conserved open space: maintain it in its natural state, use it as pasture or cropland, or provide passive or active recreation (see also Figure 16: Example Recreation Opportunities).

3. **Permanent Protection of Common Spaces:** There are three common ways to permanently preserve conserved spaces: an individual commonly owned lot with a conservation easement, deed restrictions or covenants, or as a part of a privately owned lot that is protected in a similar manner.

C. **Design Steps:**

1. **Site Analysis Map:** A map of potential conservation areas begins with information available from mapping services. The maps and aerial photos should be used to identify the primary and secondary conservation areas on the site and the features on surrounding properties (see Figure 22: Example Site Analysis Map (Step 1)).

This information should be combined to identify the areas on the site that are the best candidates for preservation/conservation. While it is not an exact process, this step allows the identification of the areas with the most potential to contribute to the rural character of the area.

Primary Conservation or Natural Area: Wetlands, upland woods, orchards, steep slopes, streams, creeks, rivers, wildlife habitat.

Secondary Conservation Areas: Those areas that are buildable but have conservation value, including: mature woodlands, hedgerows, freestanding trees or tree groups, wildlife habitats and travel corridors, prime farmland, groundwater recharge areas, greenways and trails, historic site and buildings and scenic view sheds.

2. Site Inspection: The applicant and City should conduct a site inspection to confirm the site analysis map and identify additional unmapped features that may exist. This step is especially important for identifying scenic view sheds.

3. Conservation and Development Areas Map: The applicant should provide a map illustrating the areas to be conserved (conservation areas) and the land area available for building sites (development areas)(see Figure 23: Example Development Areas Map (Step 3)). This map will serve as the basis for the final site plan and should designate at least sixty percent (60%) of the site for conservation.

4. Conservation Plan: Finally, the applicant should prepare a conservation plan. Because the conservation plan is not driven by a prescribed lot size, the most efficient and rural design can be accomplished by first locating the houses to capitalize on the best views and buffering from the off-site roads. Then the house sites should be connected with roads and trails, which minimize the amount of roads to be developed while still safely providing access to each building. Finally, the lot lines should be drawn. (See Figure 24: Example Conservation Subdivision (Step 4)).

Figure 22: Example Site Analysis Map (Step 1)
(Source: Conservation Design for Subdivisions)

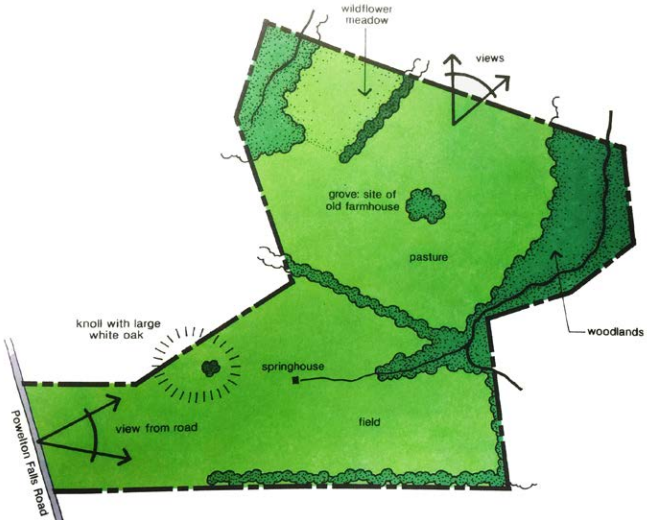


Figure 23: Example Development Areas Map (Step 3)
(Source: Conservation Design for Subdivisions)

Figure 24: Example Conservation Subdivision (Step 4)
(Source: Conservation Design for Subdivisions)

D. Development Policies:

Provide for conservation subdivisions that allow for detached single-family homes clustered on smaller lots that generally permits the same gross density of the underlying zoning district (e.g., 0.33 dwelling units per acre) for the overall development. This serves to preserve large areas of open space and historic features. Conservation subdivisions should have the following criteria:

1. Yield Plan:

A yield plan should be included with each development proposal to illustrate the number of dwelling units that could be built on a parcel of land under the AG-SF1 District standards.

Such analysis should then be considered to determine the appropriate number of total dwellings for a development, without regard to lot sizes. A conservation subdivision should be density neutral to allow for the maximizing of open space and the clustering of homes.

2. Landscape Architect:

Development should be planned with the involvement of a certified landscape architect.

3. Substantial Open Space:

A minimum of sixty percent (60%) of the subdivision's gross acreage should be connected open space (see "Development Policies" on page 14).

- Commonly held and maintained open space. Encouraged to include recreational uses.
- Greenbelt linkages for wildlife and pedestrians.
- Perimeter buffering (e.g., 100 feet in width or greater). Encourage use of natural buffers involving reforestation of natural vegetation.

4. Preserved Primary Conservation Areas:

An inventory of sensitive areas, open space, etc. should be completed prior to any application for development and such proposals should include how the plan enhances such areas.

- Streams are buffered, pollution is reduced, water quality improves.
- Preserve natural topography; no mass grading.

5. Clustering of Homes:

- Varying lot sizes, dimensions, and setbacks, with a minimum building separation of twenty-five (25) feet but varied throughout the development.
- Home sites should border open space.

Figure 25: Example Clustering

Figure 25.A (Source: behance.net)

Figure 25.B (Source: www.tcrpc-pa.org)

6. Infrastructure Considerations:

- Rural street patterns (no curb and gutter, no sidewalks, single-loaded streets).
- Reduced stormwater runoff, less need for stormwater management facilities.
- Subdivisions should include standards for development and maintenance of common infrastructure.
- Low impact development techniques are encouraged (see City's Construction Standards for examples).

RURAL SUBDIVISION

A. **Overview:** Where conservation subdivisions primarily cluster homes in exchange for shared open spaces, rural subdivisions serve to preserve large areas of green spaces and historic features on larger residential lots of three (3) acres or more. As a result, preserved open spaces may or may not be held in common ownership.

B. **Development Criteria:** Provide for rural subdivisions that allow for detached single-family homes on three (3) acres or more per home site. This serves to preserve large areas of open space and historic features. These subdivisions should have the following criteria:

1. **Large Homesites:**
   - Minimum of three (3) acres lots.
   - Larger open areas serve as preserved open space on individual lots rather than commonly owned areas; however, shared recreational areas are encouraged where appropriate.
2. **Shared Private Streets (or driveways):**
   - Should include rural street patterns (no curb and gutter, no sidewalks).
   - Subdivisions need to include standards for development and maintenance of common infrastructure.
3. **Utilize Natural Topography:**
   - Homes and infrastructure (stormwater management, streets, driveways) should be sited utilizing the natural topography with no mass grading.
   - Use of bioswales, rain gardens, etc. is strongly encouraged.
   - Impact on existing vegetation should be minimized and tree inventories and preservation plans should be required, where appropriate for home building pads and infrastructure.

Figure 26: Rural Subdivision Character Examples

Figure 26.A (Source: TCTG Photo)

Figure 26.B (Source: TCTG Photo)

Figure 26.C (Source: TCTG Photo)

ARCHITECTURAL GUIDELINES

These guidelines are intended to encourage a variety of architectural details and styles that should complement existing natural features and surrounding homes. The following criteria represent the quality design considerations that are important in The Conservancy for houses within subdivisions:

A. **Architectural Styles:** Traditional architectural styles are preferred as the foundation of design. The design employed should be compatible with traditional architectural styling in terms of make, shape, profile, and proportion. The recommended architectural styles for The Conservancy include Arts & Crafts, French Country, Country Eclectic, English Country, English Tudor, American Farmhouse, Stick, and Shingle.

Figure 27: Example Houses
Figure 27.A (Source: chavalnc.com)

Figure 27.B (Source: Langston Development)

A. **Harmonious Elements:** A consistent scale should be used throughout the design of the home and other site planning, architecture, and landscaping improvements, with each element designed in proportion to the other elements. Four-sided (360 degree) architecture should be required.

Figure 28: Example Landscaping and Four-Sided Architecture (Source: siepmannrealty.com)

B. **Building Massing:** The elements of massing and building composition are important to create aesthetically pleasing homes. Simple massing and well-defined traditional details will add an element of distinction to the residence and are strongly encouraged.

C. **Exterior Materials:** Exterior materials should work in harmony with the natural landscape and shall be substantially of brick, clapboard (including shake shingle) stacked stone, fiber cement siding or hard coat stucco (as appropriate to the style).

Blending materials on the elevation is acceptable; however, if masonry is used on the exterior walls it should terminate only at an inside corner. The same provision should apply to exterior panels of other material such as vertical siding, etc.

Exposed foundations should be finished with brick, stone veneer or stucco. If there is a change of material, then the primary veneer material should cover the main body of the house while ancillary areas may be of a secondary material. The selected building material for the exterior should be used logically and consistently throughout.

Architectural features such as quoin-corners are encouraged as appropriate to the style. Aluminum, vinyl, and steel should not be permitted.

D. **Windows:** Window shape and style should be traditional in manner and consistent on all sides (elevations) of the residence with a similar treatment of heads, jambs, and sills throughout. When divided-lite windows or window grids are used on the front they shall also be used on the sides and rear of the home. When shutters are used on the front of a home, they should also be used on appropriate windows on the sides and rear.

E. **Roof Design:** The main roof should have a minimum slope of eight (8) vertical to twelve (12) horizontal. Roof shapes and configuration shall be logical and consistent with the design of the house.

F. **Roof Materials:** Roofing materials should be of color that complements the natural tones of the area and should consist of shingles (minimum 40-year warranty), cedar shakes, tile, slate, copper, metal or similar permanent roofing.

G. **Chimneys:** Exterior fireplaces and chimneys should be constructed of all masonry material. Chimneys should be located, designed, and be constructed of a material that is appropriate to the home. Exposed metal flues and wood chases should not be used. Direct vent fireplaces should be allowed only on the side or rear of the home.

H. **Porches, Patios, and Terraces:** When proposed, porches, patios, and terraces should be designed as integral parts of the home. Materials used in the construction of these elements should be consistent with the rest of the home.

I. **Gutters and Downspouts:** Gutters and downspouts should be used at all eave lines unless deemed inconsistent with the architectural style. The color of exterior down pipes (except copper downpipes) should blend with the color of the exterior of the home. All rainwater should be piped away from the home unless alternative treatments (i.e. rain barrels, which are strongly encouraged) are incorporated.

J. **Garages:** Garages may be attached or detached to the home, but they should be fully enclosed and of an architectural design and detailing consistent with the home (carports should not be permitted). Detached garages should only be located in the established rear yard. Side loading or courtyard garages with proper screening, or garages that are accessed from the side street (for a corner lot) or from a rear lane are expected.

K. **Streetscape Monotony:** This addendum recognizes that quality in design applies not just to site design or individual homes, but also to the collective impact of an entire development.

Grouping or clustering similar "high quality" individual homes may not achieve a high-quality development because of the potential monotony, resulting in development that is not part of a sensitive and/or high quality overall design.

Additionally considerations to increase variety include varying setbacks as well as placement on lots to achieve views of open space.

Figure 29: Example Streetscape
Figure 29.A (Source: libertyprairie.org)

Figure 29.B (Source: terrain.org)

LANDSCAPING GUIDELINES

Landscaping within The Conservancy should highlight or enhance the property's natural features as much as possible (see also "Open Space and Recreation" on page 11).

A. **General Design:** Landscaping should preserve and enhance the overall beauty of properties by maintaining existing vegetation and natural amenities as natural and untouched as possible. Trees of more than 8" caliper are strongly encouraged to be preserved.

1. **Xeriscaping Preferred:** The use of drought-resistant, native plant materials and landscaping practices in landscape design is strongly preferred to conventional lawn treatments.

2. **Native Vegetation:** Various hardwoods, dogwoods and pine trees are found within the area, and it is the intent to maintain this landscape integrity. Landscaping indigenous to the area is encouraged (see Appendix A). A large percentage of the plant material chosen for common areas and public open space should be native with exceptions being granted only for superior species. Similar plant selection is encouraged for the private yards.

3. **Screening:** Plant material should be used to reduce the scale of high blank walls. All exterior HVAC units, utility meters, outside refuse containers, and satellite dishes should be screened from view. Berms and fencing are discouraged in favor of more natural appearing buffers using native plants.

B. **Lot Landscaping:**

1. **Lawn Areas:** Lawns may be grassed with sod or seed. All grass areas must be neatly maintained at all times. Landscaping should always complement the architecture of the residences and provide a warm invitation onto the property and individual home sites. Hardscaped and decorative features that embrace the landscape are encouraged.

2. **Walkway Layout:** It is encouraged that all private walkways be designed with a curvilinear flow rather than straight, rigid lines. They should be no less than three (3) feet wide. Materials for construction should be concrete, concrete pavers, flagstone, or similar materials.

Figure 30: Example Yard Landscaping

Figure 30.A

(Source: {website} via {name} on Pinterest)

Figure 30.B

(Source: {website} via {name} on Pinterest)

Figure 30.C

(Source: {website} via {name} on Pinterest)

3. **Decks and Elevated Patios:** All elevated decks should be landscaped around the perimeter to screen the view underneath the deck. Lattice may supplement the screening material.

4. **Foundation Planting:** Foundation plants should be layered from front to back with taller shrubs located near the foundation and successively smaller plants in front. Shrubs that will overgrow the location at maturity should be avoided. Shrubs should frame the view of the house. Planting beds should be designed with

flowing curves rather than in straight lines.

5. **Wildlife Corridors:** The Conservancy is desired to offer a wildlife haven. As a result, home sites are encouraged maintain natural spaces where feasible (e.g., corridors at the rear of lots with a minimum width of twenty (20) to fifty (50) feet in width) as an additional wildlife corridor. Such areas should be landscaped to provide food and cover for wildlife. Recommendations of the National Wildlife Federation's Backyard Habitat Program are preferred.

C. **Landscape Lighting:** Special consideration should be given to minimize light pollution and promote energy efficient lighting. The intrusion of lighting across property lines and into the nighttime sky should be minimized, thereby avoiding a disruption to the quality of life of the residents. Exterior lighting is encouraged to enhance the appearance of the landscape and the architecture of the house. Lighting should comply with the Unified Development Ordinance's standard to be fully screened or down lit (unless wattage is one hundred (100) watts or less).

PUD DISTRICT ORDINANCE TEMPLATE

This addendum contemplates that new development may result in new and separate Planned Unit Development ("PUD") District Ordinances.

A. **PUD District Naming Convention:** Because there may be multiple PUD District Ordinances created for developments within this area, it is highly desirable that a common and consistent naming convention be used for all developments characterizing whether it is a conservation subdivision or rural subdivision, and its location within The Conservancy.

B. **Underlying Zoning:** As is true with every PUD District Ordinance in the City of Westfield, any new PUD District Ordinance is required to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD District Ordinance, the standards in a PUD District default to the Unified Development Ordinance. The appropriate underlying zoning district for PUD District Ordinances within The Conservancy is the AG-SF1: Agriculture / Single-Family Rural District.

C. **State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the Unified Development Ordinance do currently apply to land within The Conservancy. As such, the State Highway 32 Overlay District regulations should continue to apply, as appropriate.

APPENDIX A

THE CONSERVANCY TREE LIST

A. **Tree Species Recommendation:** This list is provided as a guide to the most appropriate species for tree plantings. There is no single perfect tree; the most successful course is to match the planting site limitations with the right tree for that spot. Each site must be evaluated and possible restrictions of tree species noted. These restrictions include rooting space, soil texture, soil pH, drainage, exposure, overhead wires and surrounding building surfaces.

The trees appearing on this list have different requirements and tolerances. All of these species should do well in The Conservancy.

Before selecting any particular species or variety further research should be done to ensure that the site would satisfy the specific requirements of the tree. Some of the species or cultivators listed here may not be readily available at local nurseries, particularly in calipers large enough for planting in high traffic areas. Substitutions of other native stock not listed could be considered.

B. **Small Trees (with narrow crowns):** Suitable for tree lawns at least 5' wide and under power lines .

- Amelanchier species (Serviceberry)
- Cornus kousa (Kousa Dogwood)
- Prunus serrulata ('Kwanzan' Cherry)
- Syringa reticulata (Japanese Tree Lilac)

C. **Small Trees (with broad crowns):** Suitable for tree lawns at least 8' wide and under power lines.

- Carpinus caroliniana (American Hornbeam)
- Cercis canadensis (Eastern Redbud)
- Chionanthus virginicus (Fringetree)
- Cornus alternifolia (Pagoda Dogwood)
- Cotinus obovatus (American Smoketree)
- Crategus crus-galli inermis (Thornless Cockspur Hawthorn)
- Halesia carolina (Silverbell)
- Koelreuteria paniculata (Goldenraintree)
- Maackia amurensis (Amur Maackia)
- Styrax japonica (Japanese Snowbell)

D. **Medum Trees:** Suitable for tree lawns at least 6' wide, but not under power lines .

- Aesculus x carnea ('Briotii' Rubyred Horsechestnut)
- Alnus cordata (Italian Alder)
- Alnus glutinosa (European Black Alder)
- Carpinus betulus (European Hornbeam)
- Cladrastis kentukea (Yellowwood)
- Evodia danielii (Korean evodia (bebe tree))
- Fagus sylvatica ('Roseo-marginata' Tricolor Beech)
- Gleditsia triacanthos inermis ('Impcole' Imperial Honeylocust)
- Nyssa sylvatica (Sourgum / Blackgum)
- Ostrya virginiana (American Hophornbeam)
- Oxydendrum arboretum (Sorrel tree / Sourwood)
- Parrotia persica (Persian Parrotia)
- Phellodendron amurense ('Macho' Amur Cork Tree (male only))
- Prunus virginiana ('Canada Red' Chokecherry)
- Tilia (Linden)

E. **Large Trees:** Suitable for continuous tree lawns at least 5' wide, but not under power lines.

- Betula nigra (River Birch)
- Celtis occidentalis (Hackberry)
- Corylus colurna (Turkish Filbert)
- Diospyros virginiana (Persimmon)
- Fagus sylvatica (European Beech)
- Eucommia ulmoides (Hardy Rubber Tree)
- Ginkgo biloba (Ginkgo (male only))
- Gleditsia triacanthos inermis (Thornless Honeylocust)
- Gymnoclanus dioica (Kentucky Coffeetree)
- Liquidambar styraciflua ('Rotundiloba' Sweetgum)

- Liriodendron tulipifera (Tuliptree)
- Magnolia acuminata (Cucumber Magnolia)
- Metasequoia glyptostroboides (Dawn Redwood)
- Platanus x acerifolia (London Planetree)
- Prunus serotina (Black Cherry)
- Quercus bicolor (Swamp White Oak)
- Quercus coccinea (Scarlet Oak)
- Quercus imbricaria (Shingle Oak)
- Quercus macrocarpa (Bur Oak)
- Quercus muehlenbergii (Chinkapin Oak)
- Quercus robur ('Fastigiata' English Oak)
- Quercus rubra (Northern Red Oak)
- Sophora japonica (Japanese Pagodatree)
- Taxodium distichum (Bald Cypress)
- Tilia tomentosa (Silver Linden)
- Ulmus species (Elm cultivars)
- Zelkova serrata (Japanese Zelkova)

F. Additional Trees for Open Space, Yards and Buffers:

- Aesculus species (Ohio buckeye/Chestnut)
- Carya species (Hickory/Pecan)
- Catalpa speciosa (Northern Catalpa)
- Cercidiphyllum japonicum (Katsuratree)
- Fagus grandifolia (American Beech)
- Juglans species (Black Walnut)
- Juniperus virginiana (Eastern Redcedar)
- Magnolia species (Magnolia)
- Malus species (Crabapple/Apple)
- Picea species (Spruce)
- Pinus species (Pine)
- Populus deltoides (Cottonwood)
- Pseudotsuga menziesii (Douglas Fir)
- Thuja occidentalis (White Cedar)
- Tsuga species (Hemlock)

G. Undesirable Trees and Comments:

- Acer negundo (Boxelder): pervasive, shallow roots, weak wood
- Acer saccharinum (Silver Maple): pervasive, shallow roots, weak wood
- Ailanthus altissima (Tree of Heaven): seeds, suckers, weak wood
- Betula papyrifera (Paper Birch): insects
- Betula pendula (Euorpean White Birch): insects
- Elaeagnus angustifolia (Russian Olive): form, disease, thorns
- Fraxinus species (Ash): Emerald ash borer
- Morus species (Mulberry): fruit, shallow roots
- Paulownia tomentosa (Paulownia): weak wood, prolific seeds
- Pyrus calleryana (Pear): weak branching, low branches, invasive
- Populus alba (White Poplar): suckers, shallow roots, weak wood
- Populus deltoides (Cottonwood): weak wood, shallow roots, seeds
- Populus nigra (Lombardy Poplar): insects, disease, short-lived
- Tilia species (Linden): Japanese beetle
- Ulmus americana (American Elm): insects, disease
- Ulmus pumila (Siberian Elm): weak wood, seeds

APPENDIX B

HISTORICAL PERSPECTIVE

Mary Harvey, In Her Own Words

The following history was written by Mary Harvey as a record of the rural life of a citizen of Westfield in the 20th Century. The original document, along with some of Mary's poetry, is available for viewing in the Sumner History Room at the Westfield Library. The former head librarian asked several older residents to put down their thoughts in the 1970's and 1980's. Mary's writings present a thorough though simple story.

Mary and her husband Perry built the house at 16116 Ditch Road, raised a family, and ran a successful dairy farm. She passed away at home, in 1985.

This accounting is notable for its simple premise and the connection the current residents of the area have with the same parcel of land. Mary's grandson, Mike McDonald, helped steward the property through its eventual spare development and active participation in the Westfield Town Council. As this type of development comes under pressure, the historical perspective lends clarity.

Cindy & David Sochar

always had hay hands or thrashers to cook for and I mean it took a lot of food for those hungry workers. There were no short cuts back then, for the cook stove was a wood burning stove and that meant wood had to be carried in and fed in the old range and a lot of it, to heat the oven hot enough to bake the many pies that it took, and to cook the abundance of other things.

In the summertime our cousins loved to come out to the farm to visit. The ones whom we welcomed most were from Columbus, Ohio and they came and spent the summer. Oh, we had so much fun when they would come. There was Caroline, who was the age of my older sister, Lola, and then Denzel, who was my age. When Denzel was born her sister, Caroline, was so glad she had a sister, something that Lola didn't have, but lo and behold, in just a week I was born and it made Caroline so mad she said "Lola always had to get the same thing she had". What fun we all had, never thinking of our poor mamma who had to cook over that hot stove. We did help, of course, and always helped wash dishes. I remember one time Lola and Caroline went to the woods and found "polk" berries which they rubbed all over their faces and came up in the yard where Denzel and I were playing and nearly scared us to death. They had a very hard time getting the stains off their faces.

Denzel and I did things that we would hesitate to tell our grandchildren about, but those were golden days and it is fun to relive them again. Our Hinshaw grandparents had a small horse they called "Pony" for she was so small and they always drove to Quaker Church at Horton, which was about two miles. I think that Pony thought she had to take care of them because one day Grandmother, in her cute little Quaker bonnet and Grandfather in his Quaker hat,

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started to church. Now they had to cross the railroad track that ran through our farm and not seeing the train coming, drove right on the track. The Pony saw the train and backed off the track just in time. The train whizzed by but they were unhurt. The neighbor ran saw this and thought surely they would be hit. He just couldn't believe what he saw, but after all, seeing is believing. They were quite religious and learned to trust the Lord at an early age. In fact, grandmother could preach and when the spirit would move them, as the Quakers believed, they would talk in church. My cousin, Denzel, and I were their pride and joy, until one day when they took us to a Quaker meeting with them. We must have been about three years old and everything was so quiet, I guess the spirit hadn't moved anyone yet, we were sitting in front of them, when Denzel pipes up and says, "Mary, vous not dot hardly bit of nose", and I pipe back, "Denzel, he does me dot just as much nose as vous dot". That almost broke up the meeting and we were teased about this for a long time.

We were venturesome little demons and did a lot of shocking things. We got venturesome one day when Grandfather tied old Pony to the old walnut tree. We decided to drive her to the barn and unhitch her from the buggy. Denzel got in the buggy and held the lines and I led old Pony to the barn. I guess the folks saw us before we got in trouble though with old Pony. Old Pony lived to be a ripe old age for a horse, long after Grandparents died and she died on that same farm.

There was a little building that stood under the famous crab apple tree and the folks used it to smoke meat in, for they did their own butchering. I could hardly wait every spring until they got through smoking meat, so I could fix it up for a play house. I made a two room apartment out of it and papered and white washed it and we had fun playing make believe in it,

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FOREWARD

THEN AND NOW

This is my first attempt at anything like this, but my family keeps insisting that I write the "Story of My Life" and here it is, in my simple, plain worded version.

When I look back reviewing the years, I feel that Life has been sweet to me and the goodness of God has abounded. I have made my share of mistakes and some things I would do differently, but I am so thankful for all of the "blessings of Life" and I hope to improve my living as the years go along.

Mary Effie Hinshaw Harvey

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Born October 3, 1897 and christened Mary Effie Hinshaw, named for mother's mother (Mary) and an aunt Effie. Born and raised on the Hinshaw farm in a big old fashioned white house with pine trees gracing the front yard, two apple orchards, one on the north and one on the east with the most delicious apples you ever ate and of various kinds. I remember the snow apple, blood red on the outside and snow white inside and a roman stem apple of which the stem part looked like a roman nose, also the Rambo which was a winter keeper also a winter apple called the Ben Davis, and then there was the summer apples they called the transparent which made up in pies that would melt in your mouth and in applesauce they would grace our table every day. Then there was the old crab apple tree in the back yard with its low limbs just right to make a swing on and also so easy to climb to the top, for it wasn't as tall as some.

In May this old tree would put out the most beautiful apple blossoms of pink and white and the sweet aroma would scent up the whole place. Whenever I think of that old apple tree, it reminds me of the song that was popular back them, "In the Shade of the Old Apple Tree".

In our orchard we also had a variety of fowls, for mother raised chickens, geese, ducks, turkeys and guineas and a few peafowls, with their beautiful, strutting, long, colorful tails of blue and green. Sometimes they would shed some of their long tail-feathers and we would gather them up and make a decoration out of them to hang on the wall or for a fly-bush to scare the files off the table, for we did have a lot of flies. In our orchard were persimmon trees, grandfather Hinshaw set out years before and my, at the abundance of that good fruit we had, mother would make pudding that was so rich that you couldn't eat, too generous of it, she would put gallons and gallons of

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although Denzel and I really would rather ride horses or climb trees or slide down hay ropes.

This old house on the home place was built with a square porch on the front and a portico above with a railing around it. We used to like to crawl out the window on that portico and one Sunday our folks went to Horton to see Grandma Earl, mothers mother, and Denzel and I decided to have some fun. In the meantime, my sister Lola's boy friend, Fletch Cottingham, and Lola were in the front yard sitting on a pallet on the ground and we were peeping out the window upstairs. Every now and then he would kiss her and we thought that was funny, so we got in the attic and found all sorts of things. We started throwing things down on them such as old dresses, old hats, corsets, books etc., etc. When we went down Fletch started after us and put Denzel's shoe way up in the tree and chased us. We had the worse part of it for we had to hurry up and get those things all picked up before the folks came home.

Our parents were always gentle and understanding with us. I just remember one time mamma punished me and that was when I ran off to the neighbors to play with their kids and didn't come home until after dark. Mamma put me over her knee and paddled me. I never did it again. Papa usually left the discipling to Mamma, but one time when I was a Freshman in High School, there was a carnival at Sheridan and when I went to school I found out there was a bunch of kids going to play "Hooky" and go and suggested that I go too. I knew I shouldn't but I did and someone at Horton asked Mamma if I was in the bunch that played "Hooky" and went to the carnival. She said, "Oh no, Mary didn't go". Well, my conscience bothered me so I had to tell her. She was shocked and said well you go tell Papa

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and let him deal with you. Well, I got my milk pail and went to the barn and started helping milk and told him. To my surprise he said "Well, Mary, I expect if it had been me I would have done the same thing".

I remember my Grandmother and Grandpappy Hinshaw very well. My father was the youngest of eight children and it was the custom that the youngest son should take care of his parents when they needed some one. They had a big farm and were getting older and needed some one to look after them. So it was settled that Papa and Mamma and Lola, and they were expecting me, move in with them. Grandparents took three front room, living room and two bedrooms and Will and Flora move in the six remaining rooms. Now Papa's dream didn't happen to be farming, in fact he never really liked it. His dream was to be a Doctor like his two wonderful brothers, Dougan and Thomas Hinshaw, but this didn't work out, so his plight was to make the best of it, for he knew his parents had to have someone. His brothers and sisters had all established homes of their own and some lived in other states and no one close but Andrew and he had bought another farm and already had a big family. I was born in the old "home place" and they told me my grandparents were so happy to have a baby in the house and I spent a great deal of time in their room, when I was small. They must have spent a lot of time entertaining me.

Our Grandparents, John and Sally Hinshaw, moved to Indiana from Randolph County, North Carolina in 1851. They first rented a farm in Hamilton County and then bought 120 acres south of Horton. He was of Irish descent and the oldest of eleven children.

Grandmother Hinshaw was Sally (Commons) Hinshaw. They both lived to be 88 years old, she died in December 1910 of a stroke and he died November 1911 of

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the persimmons down in jars and sugar covering them and weigh them down and that syrup was a delicious treat for anyone.

There was a tall wind mill near the house that pumped water for the livestock at the barn and also to a tank in the house and ran trhough a long sunken milk trough to cool the milk and keep the butter. The water would run out on the ground back of the milk house, making a good place to play in the summertime. However, when the wind didn't blow, the w.nd mill didn't run and we would have to pump it by hand.

My father milked cows and I learned to milk at a very early age and loved to help him milk. Mother made pounds and pounds of butter and used a one pound butter print with an acorn mold in the bottom, she also made scads of cottage cheese. There was a man from Sheridan who came once a week in a "huckster wagon" and bought butter and cheese and eggs. He carried a limited amount of groceries, salt fish, candy, etc., and mother would trade her produce for his wares. His wagon was drawn by two mules and at a very slow gait they went. One day he had just left and mother counted her money and totaled up the difference and she made the remark that "that huckster cheated me". She said, "Mary run down to the neighbors, for he stopped there too, and tell him to count it up again that I think he made a mistake". I ran as fast as I could go, all out of breath and said, "Say, mamma said You cheated her". Well, I guess he made it right, but she didn't mean for me to be so blunt.

Papa raised sheep and in the spring there would be the cutest little lambs and sometimes a ewe would have twins and once I remember there was one ewe that had triplets. The poor mother couldn't

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feed three babies so we brought one to the house to raise on the bottle. It was fun to see it go after that bottle of milk and shake its little tail, it was quite a pet until it grew larger and found out that it could "butt". It would take a running start and come up against someone if they weren't watching and would "butt" pretty hard. We had a little neighbor boy who had to watch "Billy" or he would knock him down. Well, Billy either went to market or was butchered. In the Spring a sheep shearing day would be set and I used to like to watch them cut the fleecy wool off and tie it up in rolls. They had to hold or tie their feet down to shear them and they would roll their eyes around and look so helpless. Then when they turned them loose they would shake themselves and make a bee-line for the barn-lot and I know they felt like we did, when we shed our long underwear. Papa took the wool to market and sold it and good warm clothing was made for someone out of it and many other things.

That old barn, I'll never forget! I thought it was the biggest barn in the whole world, then, but when I grew up I realized it was just an ordinary barn, but we kids had more fun in that old barn. The haymow was full of sweet smelling hay, and they had a rope to the top of the barn from the floor that they used to pull the hay up with. They hitched a horse to the rope and drove the wagon loaded with hay in the barn, put a big hay fork down in the hay and the horse would start walking and pull hay up to the mow. This operation would continue until all of the hay was stored in the barn to feed the stock through the winter. We kids would climb up the ladder to the top of the hay mow and put a feed sack around the rope and slide down the rope to the bottom. No wonder we were a tired bunch of kids when night came for we would be doing this all afternoon.

Mamma had a big part in the harvest, for she

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cancer and complications.

I don't know where it came from, but as long as I can remember we had a tall, lovely, pump organ. It was beautiful light oak wood, with a mirror and lots of fancy carving on it. When Lola and I were old enough (I may have been about 7 or 8) we took music lessons, first of Lulu Boyd from Horton. She drove a horse and buggy and came once a week and charged - three lessons for $1.00. Then a girl from Joliet, Nellie Bates, who also drove a horse and buggy, gave us lessons. About this time a Mr. Hasket, from around north of Horton, was a Piano dealer, but didn't have a place to store the pianos until they were sold, so here he would come with a piano in his "spring wagon", up our dusty road, to see if he could store it at our house until he would get it sold. Of course, Lola and I were eager to have him leave it, but Mamma wasn't so glad, but finally would give in. Sometimes it would be a week or sometimes two or three, then he would come again, up our dusty road, load it in his "spring wagon" and we would be back to the old organ. This happened several times and finally our folks decided to trade and we were so thrilled with a new Piano (Keller Bros.). I believe our mother would have been a musician if she had had a chance. I remember how she used to play chords on the organ and she loved music. I expect our Grandparents grew very tired of hearing us practice, but they never said anything, they could just close their door.

I started to school at Horton in 1903 and went eight years there. The old school house had three rooms, two rooms down and one upstairs. The old pump stood out at the front with its one rusty tin cup chained to the pump, so it wouldn't be tkane away. Everyone would line up and take his turn getting a drink of water, all using the same cup.

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A big heater in the corner of each room kept the room comfortable. Everyone wore good warm clothes, long underwear, black bloomers, black stockings and high button or lace shoes with overshoes. We either walked to school or in bad weather our folks came after us in horse and buggy. I used to walk down the railroad track and I was always afraid I would meet a "tramp" for they were plentiful in those days and they often came to our door for something to eat. I never knew our mother to refuse to give them something to eat. I remember one hard winter there was such a continued snow fall that Papa came after us in the sleigh for weeks. The horse had sleigh bells around its neck and would jingle, jingle. We had to have big wooly lap robes (I believe we had a bear skin one).

Our school building was finally condemned and torn down and a new brick building was built, 1911. I went to school in the new building when I was in the eighth grade. They still had the old pump and the outside toilets.

Lola started to High School at Westfield and had to go to Horton to get to ride on the school bus. In bad weather the horses could hardly get through the muddy roads and it was sort of an ordeal. I believe she went two years and quit.

In 1909 another daughter was added to our family, Ruthanna was born September 8th on Lola's twelfth birthday. Our mother had eurcmic poisoning and almost died. She had convulsions and the Dr. said she had one chance in a hundred to get well. She was 40 years old. It was said our Grandparents (Hinshaw) prayers saved her. They were getting up in years and she was needed with her family and their prayers brought her through. Our mother was so bad that the Dr. was working with her and neglected the baby but our Grandma Earl took over and saved the baby and watched over her.

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I remember the lovely fireplace in the living room and the huge press, as they were called, on one side of the fireplace. We had natural gas at that time and mamma had the grate and all inside "white washed" and the lighted grate made it sparkle and gleam with the reflection of the lighted fire. What a beautiful sight, but alas a dangerous one, of the fumes of that gas. The morning the baby was born it was a crisp September day and the gas in the fireplace was turned on to take the chill off, for now there was the little bundle of joy, who had to be kept warm. She was placed in a basket near the fireplace and faithful Grandma Earl happened to notice the little baby was blue and not breathing. She gave her mouth to mouth resuscitation, and she threw her little hand up and started breathing. They never put the baby near the gas heater again as that was too narrow an escape.

For several days our mother was critical and unconscious and then finally she began to slowly regain but her convalescence was going to take time. She first asked if the baby was a boy, for she thought surely this one would be a son but when told it was a girl she was just as happy about it, for she was a perfect child and mother said that was the most important thing and wanted to name her Ruthanna for no one in particular, only mother's middle name was Ann. Grandma and Grandpa Earl stayed for weeks, to help care for mamma and the baby and of course there was Lola who could go ahead and I was twelve years old and enjoyed taking care of the baby and watching her grow. In fact, I was always crazy about babies and one time when I was about 8 or 9 years old I went to Quaker meeting with my Grandparents and invited a family who had two little ones to come home with us for dinner and they accepted the invitation. Of course mother was very surprised but as always we were used to people just

"dropping in" and always had something to eat and I don't remember that she scolded me. We were always having a lot of company, people to visit our grandparents and the big connection of kin folks on both sides.

Our Grandma Earl, mother's mother, was left a widow when our mother and her two brothers were very small. Mother's father, Samuel Ressler, was taken sick and sent home from the Civil War and died later, I believe they lived in Clinton County, Indiana at that time. Mother had an Uncle, her father's brother, who was also in the Civil War and died in Andersonville Prison in Georgia, of starvation. Perry and I went to this prison site, a few years ago, when we were in the south and I have never been more impressed with anything, the rows and rows and thousands of little white stones marking the graves of these poor prisoners of war. They were so desperate for water, for they did not let them have either food or water, that they took tin cups, spoons or anything they could dig with and dug several holes around in the grounds, so deep you couldn't see the bottom, thinking they could strike a water vein. There is an iron fence around each of these holes and we could look down in them but could not see the bottom. The prisoners were so desperate that they prayed for water and it is said the Lord answered their prayers by sending a thunderstorm and the lightening struck a bunch of rocks and the water came gushing out. The men all came dashing in to get a drink of that precious water and thanking God for the miracle. It is also said a little dog ran through the grounds and the men caught it and killed and ate it. Oh, how cruel war can be! I do hope some of my family can visit this Andersonville Prison site some day and if it affects them as it did me, they will come away in tears. There is a large monument for each state's victims. One could spend a whole day there.

She also made a summer kitchen out of an old smoke house near her back door that looked impossible but it worked out well and kept the heat out of the house. I think some of our "know how" talent was handed down from Grandma, I know mamma was the same way, nothing was impossible, once she set her mind to do something, and its passed on down to this younger generation. Grandma was a lovely seamstress and sewed for people. There was a family who had three girls and their father bought each of them velvet material for a dress, each one a different color. I thought I never saw as beautiful dresses as they were.

Grandma liked the very latest thing, so portiers for the door were all the go, she made one or two beauties, out of beads, wallpaper, string and varnish. When the air stirred through the house they would tinkle, tinkle.

Gennie, a girl my age, lived right across the street from Grandma and when we were in the seventh and eighth grade we thought we were "something" and were together a lot. She played the piano some and always talked about her doll that cost $2.00. It really was a nice one but she sorta put it on a pedestal and wouldn't play with it very much. When she was in the eighth grade though she had a steady boy friend and his cousin kept wanting to go with me, I went once in a while with all of them but then when I was in High School he kept it up and I kept making excuses so finally he wrote me a note asking for a date and said "now or never". I was teased about that but it worked out "never". One time when there was a big snow he came down to our house to take me a ride in his sleigh. There was no one at home but me and I saw him through the window but he didn't go to the door, when he started to turn around he turned too short and over went the sleigh, no damage done so he got back in and drove away. Shame, shame Mary! Gennie was

married as soon as she was out of the eighth grade and they lived on a farm in the Boxley community.

When I was in the seventh grade mamma signed me up to take piano lessons of Mrs. Gray at Noblesville, in the summer. I drove the horse and buggy and it took all day to go and come for a one-half hour lesson, but I think I learned more from her than all the rest of the teachers I had. Sometimes I would go to the restaurant on the corner and get my dinner which cost the sum of .25 or .35 cents. My music lesson was .75 cents and I spent a whole dollar. I went straight east on our dirt road until I came to the "Lafayette Pike" as it was called, which is Road 38 now. John Harmon Cox, who lived over that way, bought one of the first automobiles in that part of the country and once in a while he drove up out lane to show us his car. He wore his big long duster, goggles and cap with a bill and come chug, chugging down the dusty road and we watched wide eyed to see if he would take us a little ride and it would be a little one, but we thought that was the most wonderful thing. Until one day on the way to Noblesville I saw him coming. I waved my handkerchief for him to stop and come lead my horse by, for it scared her nearly to death and she just might "ditch" me. I went for four summers to take piano lessons and played fairly well, but have wished a lot of times that I could have gone a little farther.

We went to church at the Methodist Church at Horton and I played the old pump organ there and later the piano when they made a change. We were urged to go to Sunday School and Church and we never thought about missing unless we were sick or something. My Sunday School teacher was Grace Rogers and I believe she had a great influence on me, for I regarded her as my ideal.

In the meantime my sister Lola had quite a case

Sometime after the death of mother's father, Grandma married a man by the name of Adam Earl, they had one son - Homer Earl. Mamma said she remembers when her mother went to get married, she was left with her aunt and she told mamma that her "ma" had gone to get her a new "pa". I think they lived in Clinton County for a while then came to Horton and that is where mother met papa. I believe they met at a party and it must have been "love at first sight". Mother was a lovely blue-eyed girl and papa was a handsome heart breaker. I have some tin type pictures of them and also their wedding picture. They were married in 1887 and went to house keeping in the little "green house", as we always called it, on the Hinshaw farm. Mamma was a good manager and also knew how to work. She didn't have a lot to do with, but made the best of what she had. She did all of our sewing, painting and papering and I remember she wove a rag carpet and many, many rag rugs. I helped her sew strips of cloth that she would tear and wind them into big balls. It took a lot of these balls and when she had enough we would go to "Aunt Marthy's", Grandma's sister, to weave her carpet on the big "loom". It took yards and yards for our dining room for it was about 12 x 16 and her rug covered the floor. The carpet was about 36 inches wide and a process of "setting up the ways" and then threading the strips in the shuttle and going over and under and over and under, with the bright various colors, then stepping on the "peddle" to tighten the weave, etc, etc. It took several days to make enough carpet to cover the area. "Aunt Marthy" lived about four miles east of our house and we drove the horse and buggy over there. She had a daughter, Cora, and it sure was a jolly place to go as they were always so lively. Their house was old and they burned wood in their stoves and that sweet smelling wood smoke always characterized Aunt "Marthy's" house. Sometimes she had cooked cabbage or turnips and hot biscuits and

sausage for dinner. When all of the carpet was woven the strips had to be sewn together and the process of house cleaning started. Old carpets were taken up, new straw put on the floor and the new carpet put down, stretched and tacked around the edge. I remember the walls were smooth boards painted blue and the crisp freshly laundered curtains put up to the three windows. What a good smell the clean straw, new carpet and fresh curtains had.

Most of mother's furniture came from a soap club "Craft & Reed". When she bought soap products she would receive a coupon and when she had enough coupons she could get another piece. Her big dining room table, with the five big carved legs, was her pride and she tried to keep it nice. She also had a nice "library table" with drawer and shelf below and carved legs. It also came from "Craft and Reed" soap club.

When spring came the hens were ready to "set" on the eggs and mother always had several "old sitting hens" and had many little chickens. Then the incubator was invented for home use and she saved up enough eggs to fill that incubator. That really was an improvement over the "old sitting hen". It was placed in the cellar, for by this time the apples and potatoes were sorted out and in three weeks time about 50 or 60 little fluffy chickens made their way out of the shell and their cheep, cheep rang all over the place. Sometimes mother would have six old sitting hens to hatch about the same time and put the little biddies with the hens. The hens did their best to protect and care for their babies. Sometimes she would surprise the old hen and put duck or goose eggs under them, then when they hatched in four weeks the mother hen tried her best to care for them, but their voices just didn't seem right somehow.

I helped mamma "pick" the ducks and geese, too.

on with a Fletcher Cottingham of Noblesville. She went to visit a girl firend at Noblesville and her friend's boy friend fixed up a date for Lola with Fletch, who was a good friend of his. She came home and I remember her telling mamma "I met the cutest fellow" and he is coming over here sometime. As it turned out, he came every two weeks for a while, driving a horse and buggy rented from the livery stable at Noblesville. He came in the afternoon and left about 10 o'clock for it took a long time for a horse to get back. They were engaged verbaly, no diamond ring. Our mother was so poorly after the birth of baby Ruthanna and our Grandparents to care for, Lola didn't feel she could leave. Lola always was the most generous, unselfish, thoughtful person that I ever saw, anyhow.

Grandmother Hinshaw died December of 1910 resulting from a stroke. Grandpappy Hinshaw died November of 1911 of Cancer and old age. They were both 88 years old and lived together 66 years. A devoted couple.

After their death, of course the settling up process started. The farm was to be sold and divided up among the heirs. Papa decided to build a new house on his forty acres over the main road south of Horton. There was an old house on the corner where he wanted to build, so it had to be torn down first. The Dokes family were living in the house and they had to find another place to live, but not much dould be done until winter was over.

I started to Westfield High School in September of 1911. There was no school bus so I drove a horse and buggy and a neighbor girl and her brother went with me, he taking care of the horse as we rented a stable in my Aunt Mat Horton's barn which was near the school. We took corn and hay in the buggy to feed the horse at noon and so went the first year of High School. It was different from old Horton

school, but I soon found a chum and good friend in Marie and we still remain good friends. We girls wore big ribbons in our hair and my ribbon was getting pretty limp. Someone told me to dip it in sugar water and press it between two papers and so I gave it the treatment and it made it like new and I was so proud of my newly revived ribbon and wore it to school. Well, it was a warm October day and they had the windows all open in the school room, letting in the aroma of the Westfield tomato factory, I think they were making catsup by the way it smelled. All at once I noticed the flies were getting too friendly and my nice ribbon was the reason for they were swarming around my head. It sure was an embarrasing time for me in that study hall. I never wore the ribbon again on a warm day. There was a school party one night and I think Papa took me, of course I became better acquainted with my class and school mates later on but I really felt like a little ole green freshie. The Freshman went through the regular initiation but I don't remember much about it.

In the meantime, Papa began tearing the old house down, the one on his forty acres (he could use two of the rooms to work in the new house). Otto Pitts, who lived at Horton, was a carpenter and of course Papa could build too, so the two of them built a beautiful seven room house with three bedrooms and a place for a bath room upstairs, an open stairway, a living room, dining room, library and kitchen down stairs and a basement. It was a very nice house and then there had to be a barn built later. All in all it was beyond his financial status and he had to sell it after a few years. Mamma and Grandma Earl papered the entire house and varnished the woodwork and floors. It was a lovely place and I adore it to this day.

We still lived in the old home place when I started in my Sophomore year 1912 and again the neighbor girl and boy and I drove to school until November. Then Alphia, one of my good friends, and I decided to get a room at

We would take the buggies out of the buggy shed and run the duck or geese in, catch them and hold them on our laps and pluck the feathers, which were put in a big barrel with a cloth bag in it. The geese sometimes would nibble or bite you under the arm, for you had to put their head under your arm to hold them. One day I decided I'd pull an old sock over the goose's head and I said "See my goose doesn't even try to nibble at me", come to find out I had smothered it. Mamma made nice feather beds out of the soft feathers, to put on top of the "straw ticks". We would sink way down in the feather beds so warm and snuggly.

When I was about seven years old, Grandma and Grandpa Earl lived in Arcadia, Indiana. He worked in a glass factory and made some lovely figures out of glass, then the factory closed and they moved back to Horton, but while they lived in Arcadia my parents and Lola and I would drive the horse and buggy and to visit them. Sometimes I stayed, in fact I remember one time I stayed the whole summer there and had fun with a little neighbor girl who had such a nice playhouse, unlike the crude one that I had in the old smoke house. Nevertheless I was always glad to get back home, but they always said when I came back they could tell that they had "spoiled" me.

I had a little black and white fox terrier dog I called Tippey and I would dress that dog up in a doll dress and tell him to lie quietly on the pantry shelf and he would mind me and not move.

We always had turkey for Thanksgiving. Mamma raised a flock of them every year. One time the flock of turkeys wandered on to the railroad track, which ran through our farm, and of course the old Monon train came along. The engineer whistled and whistled at them but of no avail and ran right in

to the flock, killing several, but one old turkey gobbler landed on the "cow catcher" of the engine and rode all the way to Westfield. Papa went to Westfield after him. It was a pitiful sight picking up the ones that were killed - we must have had turkey to eat for quite a while.

When Grandma and Grandpa Earl moved back to Horton, they bought a house on the street that the railroad station was on, the big water tank was also along there and when the train needed water they pulled a huge pipe down to the tank on the engine and filled up with water.

A Post Office was also in Horton and they would hand the outgoing "mail bag" up on a crane, by the track and a man on the train would grab it, not stopping the train. I used to like to watch them grab the mail bag, also water the train. There were two or three rural route carriers out of Horton, of course at first with horse and buggy, then Birney Rogers bought a motorcycle and used it to deliver the mail. There were three families of Rogers, McCains, Gallimores, Moores, etc. and most of them related in some way.

Grandma Earl's house was sort of an old one which needed a lot of fixing, but leave it to Grandma, she would do her thing. Grandma was one who could do anything she took a notion to and this house only had one bedroom, a front parlor, a dining room and kitchen. Once she decided she wanted another bedroom, so she gets her hammer, nails, saw, and lumber together and she put up a partitition through this one bedroom. It must have been old lumber out of the barn, but anyhow she got it done and papered the walls, put starched curtains to the window and it looked nice. I stayed there sometimes, when I went to Horton School, and slept in that bedroom. It was so small you could hardly make the bed, but anyhow it was nother room.

the "Brown" house in Westfield, for driving back and forth was getting pretty rough, we thought, and too, she had farther to go than I. Alphia also played the piano and we started playing duets. We had lots of fun playing together and were asked to play at special things going on at school. Harry Patton, a junior high teacher, played the drums and he played along with us many times. We put bells on our hands for some of our pieces which made sort of novelty numbers. We really enjoyed playing together. We went home on the weekend and then back to the "Brown" house, bringing lots of food, for we did our own cooking on "Aunt Sis's" stove. The "Brown" house was one of the oldest houses in Westfield and it was a big one with several rooms. There were other roomers also staying at the "Brown" house. The Browns were elderly and she was so deaf that you had to talk to her through a tube. She went around humming all the time.

Alphia had a steady boy friend and I was going with a boy "almost steady" and sometimes a different one. My being in town we got to go to ball games and different things going on, but when I look back, I believe we had too good a time and not serious enough about our school work. I lacked a whole lot in being a top student but ranked pretty well in popularity for I was elected queen at Junior and Senior Prom.

It was in my Sophomore year, in the spring of 1913, that I met Perry. He was going with a girl "steady" and she was in a play at the Methodist Church and Alphia and I were going over to the play and met him on the street. He had seen me over there someplace before we met and told me once that he said to himself that he was going to marry me. I never thought anymore about him, for I knew he was going steady with Berniece. That summer, right in cherry time and I had been helping seed cherries and was a sticky, gooy mess, he drove up and I had

to go out and talk to him, very embarrased by the way I looked. He wanted a date to take me to the Band Concert the next Saturday night, so of course I accepted. Perry had great pride in his horse and buggy. His horse was a lovely sorrel named Hazel and she would hold her head high and act proud as she clipped along the road. He had a purple buggy bed with black wheels all sparkling. The buggies then were high off the ground and the bobble skirt, down to the ankle was the rage, so how could a girl get in those high buggies? Nothing to do but give a little hop and hope you wouldn't miss the step, but that is just what I did one time and there I hung dangling until he came to my rescue and lifted me off and up in the buggy.

By this time Papa had finished the new house and they moved in while I was staying in Westfield. One Monday I left from the old home place and then came back Friday and they were moved in and fixed up. Ruthanna was four years old in September of 1913. There was a big flood in the spring of 1913 and Noblesville people were having to move out of their homes in some places. Some school kids played hooky and walked the Midland Railroad track to Noblesville to see the flood, but I didn't go this time. There was a hustle and bustle around the Hinshaw household this spring for there was a wedding in the air. Lola and Fletch had set the wedding day for June 1st and plans had to be made also a wedding dress. Of course, Mamma would make the dress and it was a lovely white beaded thin material made with a full long skirt and long sleeves, a veil was borrowed from Grace Rogers, and the time was getting shorter. She wanted her sister Mary to be her attendant and she also had to have a dress, but not a long one. My dress was white embroidered voile over pink. Fletch had Glen Osborn, a friend, as his attendant and Alphia Swain was to play the wedding march. The day, Sunday, and time arrived and lovely Lola came down the open stairway as the strains of the wedding march was played. Then Mary,

on the arm of Glen Osborn, came down the stairs. They were married under the arch by Fletch's uncle, Rev. Cottingham. A house full of guests were served ice cream and wedding cake and then Lola changed into a traveling dress and they were whirled away in horse and buggy with Fred and Carrie Pierce, of Indianapolis, to spend the night with them.

The next day they went to their little rented home in Noblesville, which they had already furnished and made ready. Fletch worked in a grocery in that part of town. Their little cottage was a dozy one, with their new furniture and Lola soon got accustomed to living in town. She had never known anything but farm life. She was greatly missed in the Hinshaw household for we had all learned to depend on her in many ways. I remember one time when we lived in the old home place, I must have been about eight years old and Lola about 16, m[illegible] a went to spend the day with Grandma Earl and left Lola in charge, to get dinner and look after things. Well, she decided to cook beans for dinner, so she took the old iron kettle off the pantry shelf and put the beans on to cook. Of course, it takes beans a long time to cook, but finally they were ready to eat and she took them up in a dish and put them on the table. Grandmother and Grandpappy Hinshaw, Lola and I sat down to the table and Grandmother helped herself to the beans first. What do you think she found in that dish of beans? First she saw the tail and then, yes there it was, a mouse. Lola hadn't rinsed the kettle and the poor thing must have had a terrible death, boiling it alive and the beans looked so good, and we were depending on them so much. Oh, I guess we surely had to eat bread and milk. After that Lola always "rinsed the kettle". I can hear Grandmother laugh yet when she fished that mouse out, but of course Lola was embarrassed.

A while after Lola was married our parents

decided it would be nice to get a boy out of the orphanage, for there were so many who needed a good home and a boy could be a big help too. They brought home and a boy could be a big help too. They brought a little eight year old boy out to see how he would work out. His name was Earl Bennett and a sweet little blue eyed boy who didn't know what a family was. He had an appetite, like most boys, that couldn't be satisfied and didn't know when to stop eating. We were afraid he would make himself sick and one time he did. He helped Papa some around the barn but he was very unpredictable, you never knew what he was going to do next. Ruthanna was six years old and he teased her some and of course she teased him too. I remember the evening of my High School commencement, everyone dressed up in their best attire to go to Westfield Friends Church to this big event. Well, what did Earl do just before they started but go to the garden and eat a lot of onions. Well, they couldn't leave him at home so he had to go, onion breath or not. He must have fallen down and made a hole in his stocking knee too (he wore knee pants and long black stockings). Well, when they were seated in the church, there was that hole in his knee and he put his cap over it. Ruthanna sat next to him and she would take his cap off of his knee as fast as he would put it on. He was very put out with her but she thought it was funny.

We had a silo and in order to throw the silage down to feed the cows they had to climb a ladder to the top. This was Earl's job sometimes and one day he decided he would get down faster and slid down the rope. It would have been OK if he had gloves or a sack to hold to but he slid down bare handed and it took all the skin off the inside of his hands. He couldn't use his hands for a long time, until they healed. Incidently Fletch, Lola, Mamma, Ruthanna and I had planned to go to Columbus, Ohio for a few days to visit Aunt Lydia Bray and Denzel and now Earl couldn't help Papa on account of his hands. I believe Grandma and Grandpa Earl came down and stayed while we

Then Westfield got a movie. Barkers built a building over the creek, especially for the movie house. We saw some pretty good shows there, or we thought they were good. There would be emotional stories so you would have to go every week to keep up on the happenings. In 1916 the whole nation was dampened by the declaration of war in Germany. The Kaiser set out to try to rule the world and soon our nation would be drawn into it. Finally the drafting of boys arrived, some volunteered and the whole natio[illegible] interrupted. Around Christmas, Perry asked [illegible] to marry him and at Christmas time he gave me [illegible] lovely diamond ring. We had set June of 1917 for [illegible] wedding date, but early in 1917 Perry was dr[illegible] but was deferred on agriculture, for they did ne[illegible] the farmers to raise all they could [illegible] was a good farmer. Like his father and under his guidance and experience he learned the ins and outs of farming. I think most of the Harveys were farmers for a government grant was given and signed, on a sheep[illegible] skin deed, by the President of the United States in 1837 for a section of land of which Perry's grandfather settled on and raised his family of 7 children (3 boys and 4 girls) and at one time I be[illegible] lieve they all lived in this area, although now, just two of the Harvey family owns land in this section. I believe Perry's father was of Irish descent and his mother was of German (Spaugh).

By the first of March things were looking pretty serious and then the word came that no marriage licenses would be granted after a certain date, so Perry came up to suggest that we get married and not wait for a wedding. Mamma had made me an Easter dress of soft green, with a large white crepe collar with white satin around the edge. I also had a new hat and coat, so this was my trousseau and we were married April 14th at 2 o'clock in the Methodist Church at Noblesville by Rev. Line. The Florist's flowers were not of abundance but he did have some lovely yellow roses. I think they will always be

a favorite rose of mine. Lola and Fletch lived in Noblesville and they and Marie were the only attendants. Perry's father had just bought a new Ford automobile and we took the wedding party to Indianapolis to drop in on our friends, Marguerite and Ray Mohler, to announce our marriage. We all came back to my parents' house for supper. We stopped at Perry's folks also stopped at his brother's to tell them of our day. After all, it isn't the big weddings that made a marriage a happy one, for we had a good happy life together and God has been very good to us, sending us three wonderful daughters and an offspring of grandchildren and great-grandchildren. We, like any other couple, had our differences, but settled quickly and non-serious.

We lived with Perry's folks that first summer and the next winter. T hen the summer of 1918 decided to build a house, in the corner of the pasture field. The war was still going on, and things were very uncertain, but decided to build a four room bungalow. The carpenters were contacted and plans made. Perry hauled all of the lumber etc., from Sheridan lumber yard, with wagon and mules. I fixed him a lunch and it took him all day to haul one load. Finally the little house was completed and we bought new furniture for living room, dining room and kitchen. We already had bought a lovely circassian walnut bedroom suite and red rug to furnish our bedroom at Grandpa Harvey's. We moved in just before Thanksgiving of 1918 and what a thrill to have a new house and to be to ourselves. I learned a lot, living with Perry's folks though and was eager to learn to cook, can fruit, help with the raising of chickens and did help milk, too. Perry's mother was an excellent cook, in fact, all of the Harveys were good cooks and had big get-togethers often, also big dinners for threshers and each would help the others when they fed the hay hands or threshers. I soon learned to love and admire all of them and they were all very nice to the "ignorant little young wife". The family of little three year old Beaulah Belle

were gone. Fletch had just bought a new model T-Ford and was selling "Baker" products over the country. We thought that new car was really something and started off on our trip, and to think it would go about twenty-five miles per hour. It was 200 miles over there and we went by way of the National Road. There were no Highway signs, no milage signs, and the road wasn't paved, but we arrived there and back and had a very good time. Denzel had just married an Avery boy and we didn't see much of her. A few years before though, I went with Aunt Mat Horton to visit her sister Aunt Lydia Bray, when they lived in Reynoldsburg, Ohio and we went on the interurban, which really was a treat to me, as I never had been that far away from home and I thought I had such a good time with Denzel.

We often rode the Monon's local train, "the Plug" as it was called and the only passenger train that stopped at Horton. We usually went no farther than Westfield but once in a while we might go to the State Fair at Indianapolis. Get up early and pack a basket of goodies for lunch, spend the day at the State Fair and back on the "Plug" at 6 o'clock. Someone would have to meet us with the horse and buggy at Horton. I don't remember going more than two or three times to the State Fair but looked forward to going to "old settlers'" meeting every year which was held in a nice woods north of Eagletown. Mamma never would go all day for she wasn't too keen on so long a stay, but I could hardly wait to get there, although I wouldn't have much money to spend for rides on merry-go-round or buy anything when I got there. I liked the music they played though and a man would be there with his "organ grinder" and monkey performer. My, what a crowd there would be, but always someone to spoil the atmosphere with a drinking spree. It was really a meeting for the settlers who gathered there and have a talk "fest" and sometimes a band concert.

One fourth of July, Perry and I and Marie and

her boy firend decided to go to the celebration near Cicero, so, in horse and buggy, Perry and I went to Marie's house, for it was on our way. We had our lunch packed, fried chicken, etc., and stopped at her house and were talking (still in the buggy) and some one dared me to hold a lighted firecracker in my hand and let it go off. Well, I did and a spark flew back on my dress and set it a fire. Perry put it out with his hands but it had burned one whole side of my pretty new dress and part of the "duster" he had over the seat and even scorched the varnish on his lovely new buggy. What a narrow escape, we were all seared to death, but I had to wear one of Marie's dresses and we went on to the celebration. I can see that dress yet, I had made it myself and it was a thin white lawn with blue flowers and made with ruffles. It was late that night when we got home and I didn't tell Mamma what had happened until the next morning.

My Junior High School year was uneventful only some parties, dates etc. There always was a county "oratorical" contest and track meet at Noblesville, every spring, and our class had two contestants, one of them won the oratorical, Chalmer Patton. Westfield also had some good athletes and won some of the track contests. Since Lola lived over there, I would go to her house, some and I became acquainted with kids over there. Had some dates with a boy who lived at Gray and he drove a horse and buggy up to my house which was a long way. He went to Noblesville school. He came up to see me one Sunday evening and five year old little sister, Ruthanna, came running in breathless from the barn and said "Old Bossy has a calf, I was out there just a little while ago and it wasn't there and where that calf came from and how it got there so quick, I don't know". Mamma wasn't long getting her out of there. She sure enjoyed entertaining my dates and I never knew what she was going to do, or say. When we started to go some where, she always wanted to ride with us to the "Red Barn" just south of our house, then she would run back home.

Harvey, daughter of Arthur and Dessie, were saddened in February of 1917, when she died of a mysterious sickness. Mozelle, her sister, was 11 years old. Then in March 1918 Avanelle was born to Arthur and Dessie and what a joy to everyone to have this bundle to replace that vacancy.

My sister, Lola, also had her first baby in January 1918. Betty Ann Cottingham was born at their Horton home and the snow was so deep the Dr. didn't even get there and a mid-wife in Horton had to deliver her. My, we were so proud of our first baby in the family. The Armistice was signed November 11, 1918 and the War was over. Everyone was so glad that we all rang our dinner bells and the church bells were all ringing and whistles blowing. What a relief, but of course, some would never come home, that is the curse of war. This was the "first World War" and supposed to end all wars, but alas it wasn't true.

If I had been a boy, I surely would have been a carpenter, for I took scraps left from our new house and built little chicken coops to put hen and baby chicks in. I had them lined up and people said it looked like a little town. I had learned a lot from Perry's mother about raising chickens and with her advice I had pretty good luck. At one time I had as many as 40 old hens sitting at the same time, it took three weeks, and oh the joy of finding a nest full (15) of baby chicks, can never be described to someone who has never experienced that moment and the mother hen so proud of her brood. I always tried to raise as many as 300 or 350 chickens every year and in the fall would sell off all the roosters and keep the pullets for layers. Usually ran about 50% pullets. Perry felt the same joy to find a bunch of baby pigs, when he would "shut the old sow" up in a hog house to farrow and next day when he "looked in on her" there would be a squirming hunch of babies.

Sometimes there were too many for the "table" and he would have to put them "next door" with another sow. He had all of his sows named, but I didn't go that far. I never will forget the number of 200 lb. hogs we sold that first year which was 33 and a good price, for in war times the price of everything was higher. I sold 30 dozen or more eggs every week all summer. Later on we got a "brooder house" heated with kerosene at first, then electric and with a big metal "hover" for the chickens to go under to keep warm and self feeders and water fountains and we bought the baby chicks, 300 or 400 of them at a large hatchery. That was less trouble than the "old sitting hen", but not near the thrill.

Perry also expanded in the cow business and I helped milk, morning and night by hand for a while, then he got a "milking machine". After we got electricity in 1922 we milked 12 cows up here and after we bought an 80 acre farm, 1/2 mile south of here in 1929 and built a dairy barn, the daffy business was expanded and soon was going good, with a barn full of Holstein cows. At first Ervin Cox moved on the place and farmed the ground and milked 20 cows. He lived there 10 years and then Phil Overman and Betty moved there until 1943, then they moved and Clinton and Virginia Fields moved there and were there until 1954. Clinton bought a farm north of Westfield and was also elected trustee of Washington Township. Nolan and Hazel Stafford moved there and he farmed all of our ground and milked 25 or 30 cows. In the meantime, Perry had an accident, falling and breaking his back and that was the end of the milking up here. The cows were taken then to the south place and he continued his favorite business of "raising hogs" and farrowed and raised hogs for several years with Nolan. Perry always believed in giving the "other man" a good chance to progress and again, like Clinton, Nolan bought a farm of his own in 1967 but continued to farm our ground, but discontinued milking and moved to his farm. His wife, Hazel, died in 1967 of Cancer.

She had us all wound around her little finger and she knew it. She keeps reminding me now of the time I dashed dishwater on her. She had the hatchet hacking at some trees at the back of the house and I didn't see her when I dashed out the dishwater and it went all over her. She was so mad and came after me with that hatchet which sure made me run.

The year I was a Senior was a busy one, getting ready for graduation and all the activity. We got our class rings and mine was silver with a black '15 WHS carved on a square top. I were it on my little finger and the more I were it the brighter it became, in fact, I think my three girls all wore it when they were in High School, too. Well do I remember the beautiful carved gold band ring my parents gave me for Christmas, when I was about twelve years old. I thought it the most beautiful one I ever saw and again when my daughters were about that age they also wore it and to this day one of my granddaughters is wearing it all of the time. It must have been a good one to last so long. Of course, at Christmas time we would get just one gift and that was it, unlike the ones today. Our church at Horton always had a Christmas program and a huge tree decorated with strings of pop corn and even lighted candles. I received a beautiful doll one Christmas that opened and closed her eyes and I called her "Alma Frances'. I think that was the prettiest doll I ever had.

Well, back to this Senior year of mine. It was a custom to have three dresses, one for Junior-Senior Prom, one for the Baccalaurette and one for Commencement. One Saturday Mamma and I and my friend, Alphia, and her mother, all went to Indianapolis on the Monon "Plug" to a wholesale house called "Hibben, Hollowag" to get material for our dresses. Alphia's father had a store in Lamong and they could buy at wholesale prices and let us go with them. I chose one pink and one light green "crepe de chine" and the graduation dress of white embroidery organdy. Mother made all three of mine and Alphia's

mother made hers. My white one was made with a two flounce gathered skirt and had a little eton sleveless jacket over an organdy top. The pink and green ones she made with a shirred skirt and rosebuds around the neck and sleeves. The pink one I wore to the Prom and the green one to the Baccalaurette. The Westfield Friends Church was decorated with spring flowers and the Baccalaurette and Commencements were held there. The Prom was held in the school building. I received a lot of nice gifts for commencement. Papa had given Lola a pretty gold watch that shined on, although she didn't graduate, so he told me I could either have a watch or a nice little heifer calf which one of his nice jersey cows had, that was in the barn lot. Well, I never was keen about jewelry as some girls so I took the heifer calf. The heifer started a nice line of jersey cows for us, after we were married and probably did a lot more good than the watch, but everyone thought I was crazy, especially the younger ones, and maybe I was.

Our High School days were almost over and our lives would be drastically changed. I remember those sailor dresses which were a craze when we were in High School. The navy blue serge dresses with large sailor collars with three rows of white braid around the collar and cuffs and we would wear large bright red ties with them and of course the dresses were ankle length and narrow. In the summer I had a white linen sailor suit made the same way and wore either black or red ties.

That summer after graduation I was going with Perry and we double dated with Marie some and Marguerite Aldred, who lived at the south edge of Horton and her father was one of the two Doctors in Horton area. Perry would bring one of his friends to be with her and we sure had good times together and of course The Band Concerts and Chatauqas had to be attended. We would sit in the buggy to listen to the Band and the horse loved to hear it by the way she flicked her ears.

Nolan and Catherine married in 1970. He gave up farming our farm in 1974 and we were able to get John Davis to farm it. I had sold our 80 acres in 1973 for it was too much responsibility for me to look after it.

I was so lost without a piano and that was the first thing I bought when I sold my chickens in 1919. It was a used upright piano and we both enjoyed it. Perry would whistle and I would play.

Papa bought a Ford and Ruthanna learned to drive it when she was about 11 years old and she and mamma would drive over to our house, they lived straight east of us on their new farm which they bought. About this time we got our first telephone and it was a party line, of course, and sometimes neighbors might all be on the line at the same time and have a regular visit, everyone feeling an interest for each other.

On July 22, 1920 our joys were complete, when a lovely baby girl was born to us here at home. Seven and one-half lbs Martha Jean Harvey came about 10 o'clock on the hottest day we had all summer, but the thrill of a baby in the home can't be matched. Her daddy decided to get a different car, so the Model T Ford was traded in for an Oakland and a garage was built, as we had been keep the car in the barn. So progress starts and the baby grows and grows and the proud parents plan for the future. In December sister Lola also gets a new baby. A boy is born, but he isn't with them very long, for when about six weeks old he has pneumonia and dies.

In 1921 my folks moved to Westfield and rented their farm but later sold it.

In the next few years many changes take place, such as three more babies at the Cottinghams. Grandpa Earl dies in 1923 and another lessed event here

at the Harvey's, for another darling baby girl, Eloise is born November 27, 1924 and four year old Martha Jean is thrilled with a baby sister.

In the summer of this same year, we decided to build a kitchen on to our four rooms, also to put a basement under the house and install a coal furnace, for we needed more room now, our family has increased and also need to keep our brood warm. We also bought our first table radio (head phones of course) and thought it a most wonderful invention. In fact in our era we have seen more firsts than any other age. First telephones, radios, automobiles, TVs, tractors, all kind of electrical appliances, rural electricity, farm combines and all kinds of power farm machinery, seen man go to the moon, numerous shopping centers made, all kinds of airplanes, progress in medicine and immunization, etc., etc., talking movies, color movies, computers, atomic energy.

Again we were gladdened when another darling baby girl was born November 8, 1928, again at home and we named her Jessmere H. Harvey. She had two sisters who were thrilled with a baby sister and four year old Eloise asked if she "came walking down the road".

About this time we bought an 80 acre farm of Ed Davis, about one-half mile south of here. We were then saddened though by the death of Grandpa Harvey, in February, 1929. The next year Perry decided to build a datty barn, on the new 80 acre farm and remodel the house and Ervin Cox moved down there. We also got electricity at this time. What a wonderful thing to have electric lights. I watched them as they built the line along here and could hardly wait to get them turned on. At first we just had the lights and then little by little we got appliances and now it has got to the place where if electricity goes off we are "dead", we depend so much on it. Of course, people in town had had electricity a long time and I remember when the style came out for women to "bob" their hair and of course we had to follow the rage, Dessie Harvey,

Mozelle and I purchased a home "permanent wave" outfit and since we had no current, we went to my folks who lived in Westfield and since we could do only one curl at a time, it would take all day to do one person's hair. I still raised a lot of chickens, but now we went from "chicken coops" to "brooder house" buying our "ready made" chicks from a hatchery. Then we moved the laying hens to the "hog barn" for during the depression in the thirties hogs got so cheap Perry decided to quit for a while and tore the old chicken house down. He fixed up the hog barn, he even had the electricity fixed so he could turn the lights on down there from our house, about four A.M. and the hens would jump off the roost and in a little while would give a "cackling concert" and start laying eggs like mad. We still sold milk though and raised our own heifers, in fact the cows are what brought us through that awful depression. It was hard to even pay the small interest that we had to pay, on our new farm and keep taxes and expenses up. A lot of people around here even lost their farms and everything, banks closed and businesses went bankrupt. Corn was so cheap, we even burned it in our cook stove and furnaces and it did make a hot fire.

By this time, my folks had moved from Westfield to Carmel and Ruthanna and Star Kirkman were married. Also Mozelle and Maurice were married and gone to Michigan to live and Ronald was born there. When he was three years old his father died and he came to live at Arthur's, for his mother taught school for awhile in Michigan.

In the meanwhile my folks moved again, this time to Grandma Earl's house in Horton, and in about a year she fell and broke her hip and died. Ruthanna and Star were living in Indianapolis and Sue was born this same year, then in about three years Billy Kirkman was born and in three more years the Kirkmans'

moved to Westfield. Lola and Fletch had moved to Sheridan, from Horton previously and so the moving went.

Again we decided to remodel our house so we enclosed the front porch and took out a partition and made a long living room of which we were real pleased, we could still have our dining area at one end. We had also built a new bathroom on the north side of our house and that really was an improvement from going out to the little house in the orchard, especially in zero weather. Grandma Harvey stayed with Arthurs' in the summer and with us in the winter and she enjoyed our new bathroom. She fell and broke her hip while living at Arthurs in June and died a week later in the hospital.

Perry and I and our three girls attended the Methodist Church at Eagletown and later, all became members and that little church became a big part of our lives for we loved the people and tried to do our part in helping to carry the load of the program of the church. When there was remodeling or repair work to do, he was always on hand, helping with the others, to do the job, or serving as a trustee or other obligations.

Every year in June there would be a "children's day" program to be worked up and given and the girls and I would get in on that and then years later a "Fish Fry" was a yearly event in July. The whole church and community took an interest and worked together. Eagletown church people had a reputation of good food and years of experience of frying those Cod fish made people look forward to this event. Now, those precious days are just a memory, for through death and families moving away and the young people married and gone we witnessed some thing that I never dreamed could ever happen to our Church. Yes, the closing of our dear little church, for after all the church is the "people" and without people you can't hold church. In June of

stationed in New Orleans as a territorial agent for the FBI, then later to Natchez, Mississippi. Perry and I took a trip to visit them while in Natchez and it is a very interesting place. In 1952 Carl's mother died of cancer and Carl was transferred to Indianapolis area and built a new house on 106th Street. Then the next year Carl's father died.

Then on February, 1954 Joe H. McDonald was born. Carl was transferred to Muncie area and they moved in January, 1958 and Mike was born in October, 1958 and Kevin born in October, 1959. Carl was then transferred to the Richmond area and bought a home and moved to Centerville in 1961. Teresa was born there in 1962 and Mary Ellen was born in 1966. At the present time they are still living in Centerville. Joe received his degree from Ball State in 1976, Mike a Senior, Kevin a Junior and Teresa a Freshman in High School. Mary Ellen is in the 5th grade. So it goes with this wonderful, busy family of McDonalds.

In the same year of Eloise's wedding, we were surprised when Jeanette came in one night from a date with Wave Myers, flashing a diamond ring on her finger and later announcing they had set the wedding date for August of the same year. We didn't know how we could survive two weddings in the same summer, but as before, plans began to unfold and the old sewing machine again got another work out, making another white satin gown, with some of the same features as her sister's. Long sleeves, train etc., and also more birdesmaid's dresses to be made. Miscellaneous showers again were given and many lovely and useful gifts were appreciated by both girls.

Their wedding was also held in Westfield Methodist Church, on August 22, 1948, with Rev. George Lee officiating and again my sister, Ruthanna, playing the beautiful wedding music.

Again a church full of relatives and friends witnessed a lovely wedding and again we had the reception out here. The day was perfect and the guests assembled in the shady yard. Their wedding trip was up in Canada, but in about a week they were back eager to go to their apartment which they had made ready in Muncie and to resume their education at Ball State.

Wave and Jeanette were both Juniors at Ball State and they rented a three room apartment in Muncie and lived there until they received their degrees in June of 1950, Wave receiving a coaching degree and Jeanette with an elementary. They both worked part time, for expenses weren't too easy to keep up, while in school, but things were going to change for Wave was ready for a job now and he was in luck. Carmel High School hired him as a Football Coach, beginning that fall. Now Jeanette was expecting a baby in October and we told them just to move in here for the winter and until they found an apartment in Carmel. So October 7, 1950, Cheryl Lynn was born in Lebanon Hospital. We were thrilled to have a baby in the house and Jeanette did substitute teaching now and then until the end of school and we were glad to take care of our third grandchild, while she was busy teaching.

Jeane and Everett had their second child in 1949, Shirley Kay Babb was born and now we have three grandchildren. Wave and Jeanette lived in Carmel until 1953, when Wave had a chance to coach at Rennsalaer with a raise in salary. Jeanette also taught in Carmel school and she taught in the Rennsalaer school also. They bought a house and moved in June. Their stay in Rennsalaer was a pleasant one, Wave having an undefeated season in football, but a coach moves on when opportunity presents itself and in 1957 he was again offered more salary to come to Huntington to coach football. In the fall of 1957 they moved and bought a large old type house which

1975 Eagletown church merged with Westfield Methodist. I will never forget Mother's Day of 1975, when my children planned to surprise me and all of my family was present at the last of the services that we had in our Eagletown Church. They planned the whole program and had bulletins printed, flowers for the Mothers, took pictures, made tapes of the service and later presented me with the picture album and recording of Rev. Garrigus' last sermon and all of the program. The program consisted of solos by former members, readings and solos by some of our family's talent. The old church was full that day, for when people found out what my family had planned they also rounded up their families and everyone enjoyed seeing one another once more in our little church. I found out that this wonderful family of ours has no limit on the things desired to do for their parents and I love every one of them dearly for their concern and love they have had for us, and I am truly thankful to God for sending us such a family, a closer one I never saw, for each one so concerned with the others and the wonderful get-togethers we have several times every year, with a table laden with delicious food which each one contributes. Of course one chair is always vacant, with the death of the head of our family in 1962, but memories are a wonderful thing and we all remember those golden days when he was in our midst. His children will always cherish the legacy he left them with his clean living and love for his family and neighbors.

We have had some wonderful preachers at Eagletown church too. Sometimes it would be their very first charge and then they would be moved on to another church, usually for a promotion in two or three years. I remember in 1940 when our Jean and Everett planned to have a home wedding and Charles Elson was the young minister who had never performed a wedding ceremony and of course it was our very first wedding too. He came down here and helped us plan and prepare for this event. We arranged our

living room as a little chapel with chairs facing the altar at the front end of the room, leaving an aisle down the center. It was three days after Christmas and our decorations were evergreen with the Yule season appearance. Mrs. Beelar, our music teacher in Westfield School, brought her Hammond organ and with that, along with a violin solo and vocal solo, Jean had a lovely simple wedding. Little Sue Ann, a cousin, carried the ring in a calla lily and Jean had her sister Eloise as her attendant and Everett had a friend as his Best Man and so the wedding was performed with a simple dignity on December 27, 1940. They went to Matoon, Illinois to live, for Everett was traveling for Hibben's in that area. Alas, another World War II was brewing though and Everett was drafted into the army, which interrupted the lives of so many young men. Time came when he had to appear for training so Jean moved in with us, with their few pieces of furniture.

Everett was sent to the Italy area and was gone almost three years without a single furlow. He was fortunate for he had no injuries like some and he did get back home, OK.

In the meantime Jean got a good job at Indianapolis driving to work and back in her little blue Ford, but with an extreme anxiety, familiar with so many young wives at that time. Everett arrived home in December of 1945 and they lived here until the next summer when they moved to an apartment in Westfield and our first grandchild, Steven Jay, was born November 11, 1946. Then they decided to build a house on a lot on Everett's Dads place and moved in to the new house in June, 1948. Again our country had peace and people picked up, where they left off and resumed life's work once more.

Everett was still traveling for Hibbens Co. and now with a little son, life seemed complete, but no its not good to raise one child alone, so on May 19, 1949 a dear little sister, Shirley Kay Babb, was added to the family, then three and one-half years later

needed redecorating. I stayed a week and Jeanette and I painted and papered eight rooms and two halls. Susan Elaine Myers was born October 12, 1958 in Huntington Hospital. Again an offer came for Wave to go to Ft. Wayne to coach football and they again bought a house and sold their house in Huntington and moved in the summer of 1959. This wasn't too satisfactory a move and the next year again he had a better offer at Marion, to coach football so they bought a house and moved that fall.

Rex Allen Myers was born November 19, 1961 in Marion Hospital. They were real happy in Marion, good football seasons and Jeanette taught some in Marion elementary and drove to Ball State with others two evenings a week to get a masters degree. Wave had already received his masters degree at Purdue, while living in Rennsalaer. In 1964 Wave had an offer for a coaching job at Ball state, so they moved again, selling their house in Marion and buying a house in Muncie. Jeanette taught and hired a lady to take care of Susan and Rex. Later, Wave was promoted to Head Football Coach at Ball State until he retired from coaching in 1972, but remained as teacher.

Their three apartment buildings and a cottage on Lake Tippecanoe which they built themselves keep their spare time occupied. In 1970 Cheryl Lynn Myers was married to John Irwin and now have bought a house near Wave and Jeanette and live there with their two children, Melissa 6 years and Amy 2 years. Susie will enter Ball State in September and Rex, a Sophomore in High School, and so it goes with this wonderful, busy family of the Myers.

I well remember, when our girls were in Westfield School, the Merchants of Westfield sponsored "Free Movies" in the Park every Saturday night and they with their Daddy would look forward to that

show. So, the cows would have to be milked and the hogs fed, just a little bit early that evening, so we could gather up the neighbor's kids, for we always took them too, and be on time. There were Father and Dave and Avanelle and Ruth and John D and Jeanie, and by the time we got there we had swelled the crowd quite a bit with our car load. It was a great evening, even if the show wasn't very good, for there was always a large crowd and a good place for young people to meet others and maybe get a date.

Time has a way of rushing on and before we realized it our 40th wedding anniversary was on hand. Could it have possibly been that many years? Our girls were all married and we had five grandchildren, Steve, Shirley, Cheryl, Mary Jane and Joe. We decided to have a celebration here at home and had a wonderful day with about 100 guests on April 14, 1957. Eagletown church had purchased a Hammond organ in 1953 and Eloise brought her recorder over one day and suggested I record some "old time" music on the organ, so we went to the church and made some recordings which were played as background music for entertainment of the day. Perry and I both loved the organ music, so this same year in June we purchased a Hammond Spinet organ. One is never satisfied until they go a little farther and so I finally traded it for a larger Hammond with the different built-in instruments and percussion and full foot pedals, March 8, 1974. I have really enjoyed this organ and often when I'm lonely I sit down and play for hours. Music has a way of satisfying the soul and lifting one's spirit and I have appreciated what little musical education my folks gave me, although I wished that I had more. I am thankful that I could serve my church at Eagletown by this service, also at Hortonville church when I was a teen aged girl. Altogether, I believe that I have served either as pianist or organist for at least 50 years, and played for many weddings and funerals. We gave our three girls music lessons but practicing wasn't too popular.

another sister came to the Babb family for a darling black haired, brown eyed little Mary Jane Babb was born on January 16, 1952. Now the family must be complete, with a boy aged 16 and two girls ages 13 and 10 years old so everyone presumed until it was announced that another baby was expected. So, on July 11, 1962 a precious little bundle was presented to the family when Lisa Annette was born in Noblesville Hospital. Now this baby really was a novelty in the Babb family, with older sisters and a teen age brother, but was loved and cared for by all.

Our Mother died of a cerebral hemorage in 1943 and our Father lived alone for a while in his house in Horton. He later sold his house and lived with his girls until his death in August of 1946. Dessie Harvey also died in that same year, leaving Arthur, Mozelle and Ronald there with him until Mozelle and Floyd married in 1950. Avanelle and Kersey Baker were married in 1943 and went to California to live, while he was stationed there for training during the war.

The next few years were busy and eventful ones for our family, although it was during the war, but we decided to remodel our house again for we needed more room since all three girls were at home now. Much of the building material was hard to get and scarce, but we built two rooms and a half bath upstairs, Perry doing most of the work and as he was finishing pouring insulation in the walls, he fell breaking his back and was in a body cast for three or four months, then was fitted with a brace and wore that several months and so went the fall and winter of 44-45.

The next year a nice modern Locker Plant was built in Westfield and Perry with some other co-op members did a lot of the work on the apartment that was built on the second floor, over the Locker, for the manager to live. The Locker business was booming

until "Home Freezers" became so popular and finally had to close it.

In the summer of 1947 a trip to Washington D.C. and New York was planned, so we loaded our Buick with everyone who could go and on a July morning we started on our journey. Included were the Kirkman family, Jeanette and Perry and me. We visited Aunt Lydia Bray and Denzel in D.C. and later on to New York to visit Mary Lou and Harold. We had such a wonderful time seeing the sights in D.C. and New York with Denzel as our guide.

The next year was another busy one, with Eloise graduating from Butler University June 1st 1948 then making preparations for her marriage to Carl McDonald on June 27th. We had no minister at Eagletown at that time so it was decided to have her wedding in the Westfield Methodist Church and so plans began to unfold. I sure kept that old sewing machine busy, for I made wedding gown and all three of her bridesmaid's dresses. Her gown was white satin featured with fitted bodice, long sleeves and a train, with self trimming around the train. The reception was held here at home and it was a lovely June day, which took the people out in the front yard. All in all it was a lovely wedding with Rev. Kendal officiating and my sister, Ruthanna, at the organ with her beautiful rendition of wedding music. They planned their wedding trip for the west, so with rice showers and car decorations with "Just Married" signs, they started off on a two weeks western trip, with "well wishes" and a score of wedding and shower gifts left behind.

Eloise was hired as music teacher in the schools of Markelville and they moved to an apartment near the school. Carl attended Ball State University at Muncie and drove to and from school every day. They lived there for three years and when he received his degree was sent to Washington D.C. entering the FBI Academy. Then in November after finishing the course, he was

However, Eloise continued her education and received a degree in music June 7, 1948 at Jordon and Butler University. She taught music in the school at Markelville and now she serves her church at Centerville as organist. The girls were all in Band and Orchestra when in Westfield school and enjoyed the different musical activities that were given. Their music teacher entered their music department in contests and went to different places competing with other schools. Programs and operettas were also given through out the school years.

During the next few years, many things came to pass, some pleasant and others of a different nature. Nieces and nephews married and established homes of their own, some neighbors moved away from our community, others moved in and so the time went on. Arthur Harvey, Perry's only brother, had been in failing health for some time and Mrs. Quick was hired as his nurse and housekeeper. We were all saddened by his death on December 11, 1959, thirteen years had lapsed since Dessie's death, but Mozelle and Ronald had lived with him before her marriage to Floyd Carson in 1950. They went to Westfield to live, but Arthur wanted to remain in his own home. Avanelle and Kersey bought a farm near by and in 1953 Beverly Sue Baker was born.

In the summer of '53 Floyd and Mozell and Perry and I took a fine three weeks trip to the West. We had never been on a Western trip and really enjoyed the wonderful scenery, Yellowstone National Park, Black Hills, Bad Lands, Royal Gorge etc., and visited our friends, the Mohlers who lived in Colorado.

This same year of July "The Korean War" ended and Queen Elizabeth of England was crowned. We also bought our first Television set in this year and thought it wonderful that we could watch this Coronation in England and also all of the innaugurations

of our Presidents. We bought our Color TV in 1966.

It seems that some years are more noted for happenings than others and I think that is the case with the year of 1960, for we lost so many neighbors, friends and relatives through death and in October of this year Perry had a massive heart attack. They called it thrombosis. He came from the barn complaining of his jaws hurting and thought he was having "lock jaw". We didn't either one know it was a heart attack and I took him to Sheridan to Dr. Waitt. He put him in the hospital and said it was his heart and he was in the hospital for four weeks. They had been cribbing corn to the haymow with a tall elevator and Perry was hit on the head with a big ear of corn, but we never knew if that had anything to do with it or not. He had had a "heart murmur" since he had rheumatic fever when he was a teen aged boy, but never had any more trouble with it. He came home from the hospital just before Thanksgiving and recovered nicely by the next summer. We even took a trip with Denzel in his new Air Stream Trailer to visit her son, Dick and his family in Wichita, Kansas, and John Bray's in October of 1961.

In May of this same year the U.S. put "man in space" getting ready for further adventures when man would go to the "moon" in the year of 1968. Also our "ditch" road was black topped for the first time and a year later the south road which eliminated all of that dust from the two roads, then 5 years later they put up signs naming all of the roads, calling them streets, ours is 161st and ditch Road.

A Dr. Salk discovered a vacine for Polio about this time which was a wonderful thing for so many were crippled with this disease and now it could all be eliminated by this Vacine. Our children and grandchildren were all immunized and now it is almost unheard of to have the disease. The dial telephone was

also introduced and is used everywhere now. On February 25th 1962 Carl called and said they had to rush Eloise to the hospital and she had to have an appendectomy. She was pregnant for Teresa and we were pretty worried about this sudden condition, so next morning we went over there to take care of the three boys and stayed until she came home and was able to take up again the duties of the family. It was Tuesday when we came home and the next day Perry went to the Dr. for a check-up which was an encouraging one, for he found his condition really better than ever before. The next day he needed to go to Noblesville on business and said that I didn't need to go, for he was feeling fine. Well, about two o'clock the fateful word came, that he had a heart attack in his car in Noblesville and although everything was done that possibly could be, he couldn't be revived. I felt like my world had tumbled down on me and didn't know how I could endure it and I surely couldn't if it hadn't been for "Spiritual Help". The days that followed were lonely ones, for without Perry after 45 wonderful years of marriage, was a catastrophe. But I decided to stay right here in my home and I don't believe I would have been satisfied anywhere else. We had a good renter, Nolan Stafford, and he was able to take care of both farms and I leaned on him for advice and help.

Jean was expecting a baby in July and Lisa Annette was born on the 11th, then Eloise was expecting Teresa and she was born August 24th. Of course, I stayed with each of them at this time, in fact I have helped with all 12 of our grandchildren when they were babies and so the summer of 1962 came and drifted into autumn. Jeanette had had Rex Allen on November 19th of 1961 and inside of one year each of the girls had babies born.

Our car was about ten years old and Perry had intended to trade it on a new one, so I decided to

trade for a while LaSabre Buick in December. I was thankful that I could drive the car and I kept busy too, as that is one of the secrets of battleing loneliness.

The next year 1963, Everett's mother had a stroke and died in March. This same year in June Fletch and Lola celebrated their 50th wedding anniversary at Sheridan and had all of their children and most of the grandchildren there. I took my spinet organ and Ruthanna and I furnished music for the occasion on organ and piano. Marcia Mendenhall also played a piece on the organ. She was taking lessons of me, of course I wasn't a teacher, just took some little girls "under my wing" and tried to help them as much as I could.

This same year we had to pay a tax on everything we bought for Indiana lawmakers added this in their session. In October a terrible explosion heppened at the Coliseum at Fair Grounds, killing 72 people and injuring 400, then in November another tragedy heppened in our country when our President Kennedy was assassinated in Texas during a Parade. Everything was cancelled until after his funeral, which we watched on TV.

In the course of ten years so many things happened and this next ten is not exempt, for many interesting and unexpected things came and went in this decade. I was asked to join the Hospital Auxiliary and since I wanted to keep busy and also help with Volunteer work in some way, I found myself working in the Gift Shop at the Hospital at Noblesville, that had recently been set up, proceeds being used for some new hospital equipment. It was summer and I worked one night a week until bad weather then in the afternoon. One night I came home about eight o'clock and found that my house had been broken into and robbed. They had broken the back door down, had lights on in basement,

Betty lives in Georgia and has two children. Drucilla also lives in Georgia and has five children. Sue lives in Tennessee and has three children. Roberta in the Sheridan area with 5 children and Judy in Hortonville area with three children. Bill Kirkman lives in Westfield area and has three children. Then, Perry has two nieces, who seem like my very own nieces, Mozelle who lives in Westfield and has one son and Avanelle on a farm not far from our's and has one daughter. We have seen all of them graduate from High School and part of them from College, seen all of their weddings and hold them and their families dear. We have seen our three girls and their husbands get good educations in High School and College and take up their vocations in life and now the grandchildren who are following in their parent's steps in education and four are married and have nice families. They are all loved very much and their grandmother holds them all very dear to her heart. In return they all demonstrate their respect and love for me, which I know is sincere.

We have in our family as of now school teachers, secretaries, FBI agent, policeman, musicians, accountant, song writer and poet. It will be interesting to see what the future holds for the others, yet in school, at home or maybe the unborn ones.

Well, here we are in the year of 1977 and we will well remember the record cold, snowy, winter of this year and the things that happened, some good, some not so good. This year has taken its toll of dear friends and neighbors, but as we get older we will see that more and more. Another presidential inauguration was witnessed on our TV's when Jimmy Carter was our newly elected leader. Several good programs were put on the televisions, such as the book "Roots" or "Sound of Music" and other outstanding ones. Then, there are also too many programs of violence which the public is protesting.

This year brought us another baby in our family when Shirley and Stan Delph's little girl was born. I am now the recipient of twelve grand children and six greatgrandchildren of whom I dearly love. They have all said such cute things, but impossible to remember all of them, but I'll never forget what Shirley's Paul said to his mother. Out of the blue sky, he said "I hope Mamom Harvey never dies" and Shirley said, "Why, Paul, I do too, but why do you say that" and he said "Oh, she makes the best cookies". I have to keep that cooky jar filled, for they all visit that jar as soon as they come. Another thing that they all expect when they are here for dinner is "Butter Horn rolls", for the children eat them until they are gone. In fact, one day Teresa wanted me to teach her how to make them and I gave her the recipe and showed her how. Well, when she went home she kept making them and entered some in the 4-H Fair, won a purple ribbon and went on to the State Fair, there she got a Red ribbon.

We have always taken our girls to Sunday School and Church, from the time they were real small they didn't know what it was to miss going, unless they were sick. In turn they have done their families the same way, which makes me very proud and to see that early training pays off, which was demonstrated here one time when Teresa, Mary Ellen and Wendy were here for a weekend and I was going to take them to church with me, but Sunday morning I was sick and couldn't go. When I asked them if they would be too disappointed if we didn't get to go sad they said "Oh, no Mamom, thats OK". I was lying down and they went upstairs, I supposed to play but after a while I heard them singing, "Holy, Holy, Holy" then Teresa was reading from the Bible and then I heard them praying. When they came down stairs they said "We've had our own Church and we prayed that you would get well". I couldn't keep back the tears of joy and appreciation and realized what "early training" does

upstairs and all over. Well, when I realized what had happened I went to the neighbors and called the Police and of course by the time they arrived the robbers had gone (for they were here in the house when I got home). They had dumped every drawer out, in the house and had taken several articles, even took one of the dresser drawers, I suppose to put part of the loot in. Of course we never found the articles or the thief, although we did have our suspicions. Incidentally I am still working in the Gift Shop and this is my ninth year and I have enjoyed it very much.

In the year of 1966 our youngest and last grandchild was born to the McDonalds and they named her Mary Ellen, for both of her grandmothers. Carl's parents had both died a few years previous. Bobbie and Don Mendenhall bought the Sparks farm which is near us and now they had sold this farm and bought one near Boxley and could move soon. I had found myself depending on them, for various things, during these years that they had lived here, and I felt like that would be the "end of my world" if they moved. But, after all, our neighborhood was changing so fast until the "old ones" are now very few. but dear to our memory.

In 1968, Nolan told me, one day, that he wanted to quit the dairy business, but wished to continue farming our ground. Again, I felt like the "end of the world" for as long as we had been married we had always had cows and now we were equipped to sell grade "A" milk and had a fine herd of Holstein cows, I couldn't see quitting, but trying to find a renter who would know the dairy business, was the next thing. We looked and inquired everywhere but dairy men plus a good farmer are pretty scarce and we didn't find one, so in February we had a sale and sold cows, equipment and feed. Nolan and Hazel had moved to their farm that they had bought but the

next year she died of Cancer. Nolan farmed our ground until 1974, when John Davis rented our farm. We had sold the 80 acres the year before, though. We never thought we would see the day when man would be adventurous enough to travel to the moon, but this thing happened in 1968 when three Astronauts landed on the moon and were gone for six days.

In our age we have seen so many remarkable things happen and many wonderful inventions, we feel that we have been greatly honored to have lived in this ear. Color TV was thought impossible too, but again in 1966 we were all owning and enjoying them. In the "Woman's World", we have seen many time savers invented such as from the wash board or rocker washing machine to the automatic and from old flat irons, for everything had to be ironed then, to "drip dry", "no iron" material, now. Also from the old wood or coal range to the electric stove and the microwave oven which cooks many things in a matter of minutes. It would be impossible to name them all, but it is real interesting to note the drastic change in things. Take for instance the change in style of clothing. To be comfortable, now, is the trend, which is really sensible. When I was a little girl, I remember the "waist cincher corsets" my mother and sister Lola wore, with steel stayes to hold them stiff and prim, the bustle to make the "behind" good and plump, long sleeves in the dresses, no matter how hot the summer and always a lovely new hat every Easter. I never will forget the little red chiffon hat my mother bought me when I was about 4 years old. I cherished that hat. Like I have never done before or after. I would go upstairs and get it out of the large "press" try it on and Oh, the good smell it had, I shall never forget. They said that I even wanted to wear that summer hat in the winter. I don't remember any of my dresses or clothes at that age, just that red hat.

Of course, long stockings and bloomers were a "must" and black patent leather slippers in the summer

to a child. Also to inspire them to take part, in some manner, to help with the program of the Church, is a challenge to the future.

I have made each one a quilt and enjoyed every stitch that went into them, in fact I have enjoyed sewing for them all, but I think my "master piece" of sewing is the white satin wedding gowns that the girls wore.

Our county boasts a new jail at Noblesville and a new Junior High School in our Washington Township at Westfield, which was added this year.

On April 6th of this year brought a bad accident to Cyndi Babb, my granddaughter-in-law, breaking several bones, caused by a "freakish" accident on icy roads on her way to work and hospitalizing her for a while, but hoping in time she will be alright. In August of this year our second cousin will be 104 years old, which is the oldest relative known and I think it should be mentioned. Ruthanna and I went to visit her at a nursing home, but she didn't recognize us.

I have had a lot of interesting hobbies in my life, but in September of this year, while nursing a virus and back trouble, sitting around, not feeling able to do anything, I discovered a new one, that of writing poetry. Of course its just "every day" stuff and I first tried it on writing a poem about our children, them grandchildren, etc., etc., and I find I can put my true feelings down in a poem that otherwise I wouldn't be able to express. Even though these poems aren't "first class", they have been most fascinating to write.

I must mention a very importa nt day of my life which happened October 2, 1977 when our children decided to celebrate my 80th birthday. They planned a surprise with an "Open House" from 3 to 5 o'clock.

I think they had surely been making plans for this event a long time for it all worked out so well, yes the whole works, with a large decorated birthday cake, punch, nuts, a Guest Book, napkins with "Happy 80th" and a host of friends and relatives, in fact there were 72 here, also 50 birthday cards, telephone calls and a table full of gifts. The night before, a grandson "Mike" was married to Kathy Morgan and we all attended his lovely wedding, so this sure was a busy weekend and a successful surprise on their mother.

This is the end of my story and I have never done anything as fascinating as writing this and relivingthose golden years, so long ago.

During my life I have learned that if we put God first in our lives, other things will be added two-fold and if I have had a small part influencing someone in a better living, my life has not been in vain. My favorite hymn is "God Will Take Care of You" is so true.

November, 1977

and high shoes in the winter. Everyone had long hair and sometimes mamma would do my hair up on "rags" for long curls and other times she would braid it in two braids with ribbons. Up until about two or three years ago, the styles for men's clothing was somewhat similar, until the "wash and wear" fabric came out and then the men began to wear "loud colors", soft neck lines and I'm sure a lot more comfortable. Our Dad wore a mustache, but never a beard or long hair. Some men did wear beards, though before they were old. Now young boys are apt to grow a beard, mustache and long hair, but I believe it is mostly a fad. Slack suits are now popular for women's wear. In the winter everyone wore "long underwear" and good, warm woolen, dresses, black full bloomers and when in school, we wore aprons over our dresses to keep them clean and of course we always carried a lunch pail and book satchel.

We have witnessed as many as four wars in our time, Korean War, World War I, World War II and Viet Nam. Numerous earth quakes and tornadoes, also the scandal of "watergate" has to be included in our era and now a so called energy crisis advising people that our world's resources may "run out" some day. Two more states have been annexed to our United States too, in our age, Hawaii in 1959 and Alaska is one of our states now.

We three girls have always had a close feeling for each other and we were all seddened when our sister, Lola, had a stroke in 1972, but she recovered, although couldn't talk or eat very well, as it affected her throat. After several other attacks she became helpless and she and her husband, Fletch, went to Sheridan nursing home to be cared for. He also had suffered a stroke in 1974 which affect his legs, so he couldn't walk. Lola died August 3, 1976 and Fletch died August 23 of that same year. Things never can seem the same without those two since we

had them in our midst for so long, but time rushes on and memories linger with us. The future will find other births, graduations, weddings, activities in cycles like the past and now we find ourselves the "Senior Citizens" of the present, just doing our "thing" the best we know how and enjoying our families and friends. I am looking forward to making more quilts, having more gardens, flowers, mowing my yard, doing duties in my church, clubs, sewing for myself and others, having family dinners enjoying my new color Zenith TV and my new organ I got in 1974, maybe even will wear my 1973 Buick out or take a trip to Hawaii.

I won't get to celebrate another BiCentennial but glad to have celebrated this one in 1976 and incidentally I made six centennial dresses and saw them modeled in programs, one of the dresses being my own. I have tried to do my part in the small world around me but sometimes I felt pretty incapable, like when a group of women decided to organize a "Home Economic Club" in 1939, named it "Friendly Eagles" and voted me in as President. It was pretty foreign to me, but they were all helpful and that Club is still active, having several young members which number around 28. Then the next year the Methodist Churches all organized groups of women called, WSCS (Woman's Society of Christian Service) in every church, and again they elected me as President of Eagletown Church. We attended district meetings etc., and today it is a large organization in all of the Methodist Churches, having thousands of members.

Our new "Christ United Methodist Church" of Westfield will be completed sometime this year of 1977. New housing and additions in every town, shopping centers being built and new houses and people all around us. Population growing and traffic more congested all of the time. My five nieces and one nephew all have homes of their own and nice families.

APPENDIX C

OPEN HOUSE

A. Open House Strategy:

The Conservancy Open House
New Suburban Southwest Sub-District Addendum
November 4, 2015 from 6:30 – 8:30 p.m. at the Wood Wind Pavilion

Objective of the Open House:

The open house is a component within the process to submit the sub-district addendum to the Advisory Plan Commission and ultimately the Westfield City Council for approval. To this point, the document has input from the neighborhood residents and the sub-district committee. The open house is open to the general public and is a communication vehicle to collect and process feedback regarding the addendum as this continues to be a citizen driven document.

Executive Summary of Sub-District Addendum:

The purpose of the Comprehensive Plan Addendum is to provide further definition to the previously approved criteria for the area, to ensure preservation of green space, provide for continued artisan farm and rural lifestyle opportunities, promote responsible high-quality development and redevelopment, and preserve and enhance property values of the New Suburban Southwest area. The topography and open nature of this area is enjoyed by many and because open space is a valued community amenity, every effort should be made to encourage uses that preserve this open character. Moving forward, this area will be referred to as the Conservancy.

A committee was formed in April 2015 to study and further define the requirements for preservation. The committee members are as follows:

Steve Hoover – City Council, Advisory Plan Commission
Chuck Lehman – City Council
Cindy Spoljaric – City Council
Danielle Tolan – Washington Township Trustee
Ken Kingshill – Advisory Plan Commission
Suzy DuBois – Westfield Citizen
Kristen Burkman – Westfield Citizen
Dr. Bruce VanNatta – Westfield Citizen
Dr. Ginny Kelleher – Westfield Citizen

Supporting Evidence to the Addendum:

- The New Suburban Southwest offers distinctive landscape worthy of preservation.
- Water conservation practices are a compelling issue for all communities and need to be incorporated into development for the betterment of the community as a whole.

- Strategically compliments the Westfield vision of denser urban dwellings at the city center and less dense, alternative lifestyle options further away from the city center. This is a unique marketing opportunity for the community.
- Traffic and public safety infrastructure does not support high density population increases in this area.

Areas of Emphasis with Sub-district Addendum:

The open house features stations for guests to visit and learn about the areas of focus within the Sub-District Addendum.

Stations Include:

Wood Wind Golf Course – The effort continues to save this public golf course for the use of all Westfield citizens, our high school golf teams, area youth, and participants from surrounding communities that generate income for our local businesses.

Examples of Conservation Subdivisions – While density within the platted area remains one home site per at least three acres, this type of development clusters homes and provides beautiful landscapes of green space, trails and preservation for use by all residents. A requirement of 60% green space is required. Part of the sub-district addendum focuses on the need for proper buffering with existing residents if new development adjoins a current resident's property. Examples of reforestation and other buffers will be shown.

Examples of Rural Subdivisions – This type of development features large acre (3 acres or more) home sites.

Conservation Best Practices – Currently, this area has many strong water conservation practices and the vision for the future is to not only to continue but to increase these practices. There will be experts from the Hamilton County Soil and Water Department and the Department of Natural Resources present to discuss preservation options for water, soil and wildlife in the area.

Raymond Worth Park – A beautiful example of preservation with our area, this park has many exciting plans for the future and the City of Westfield Parks Department will be on hand to share those.

Conservancy Lifestyle Examples – Many of the residents within this area enjoy hobby farms, a variety of art forms, and equestrian lifestyles. We will highlight these passions within this area.

Communication Strategy for Open House:

Personal Invitations:
All City Council
Sub-district Committee
Mayor Cook, Chief of Staff
Planning and Development
Advisory Plan Commission
Public Works
City Attorney
Hamilton County Soil and Water Conservation District
Westfield Parks Department
All neighbors in our email database which is about 40
We Can Attendees - HOA presidents within the community
Media from the Current and IBJ
Large parcel owners within the sub-district
Area developers and builders

Community Wide Communication Plan:
The Current is running an article for October 31st
Next Door for Little Eagle Creek and the west side neighborhoods including Countryside and Centennial- about 6,000
Wood Wind Petition List - over 1,000 people
Citizens against Development at Wood Wind Facebook Page which can reach about 7,000

B. Media Coverage

A portion of the area that Burkman wants to preserve. *(Submitted photo)*

Forum held to support addendum

By Anna Skinner • *anna@youarecurrent.com*

PUBLIC

In attempts to preserve a special part of Westfield, Kristen Burkman, with the help of Suzy DuBois, is holding an open house Nov. 4 at the pavilion behind the clubhouse of Wood Wind Golf Course.

Burkman

"We are going to continue to work to save the golf course, but this is broader than the golf course. It's really a project of preserving this area," Burkman said.

The addendum she is trying to pass involves a concept called conservation, or rural, subdivisions.

"It's a really cool concept that no one has done in Westfield," Burkman said. "There are increased developmental pressures throughout the city, and this area is unique from other parts of Westfield, such as its topography, the rolling hills and equestrians and the natural beauty out here, so we formed the committee."

Currently, the houses of what Burkman calls the Southwest New Suburban Addendum are on 3- to 30-acre parcels of land, which is the type of development Burkman said she wants to preserve. The addendum would mean open green spaces, trail systems and trees with homes that also have open green space.

The open house is designated for the public, so Burkman, DuBois and the city officials backing the two on their addendum can answer any questions the public has. The open house is 6:30 to 8:30 p.m. and will be organized in booths and stations regarding different portions of the addendum. Preserving the Wood Wind Golf Course will be one of those stations. Those wishing to attend the open house are able to come and go at their leisure.

"We really want to invite the public to come out and see what we're doing," Burkman said. "We've invited a lot of city officials, and we are reaching out to the developers, builders and neighbors that live in this southwest quadrant. The open house will be showing the addendum and getting feedback from the community. It's a different lifestyle people can have."

Among the booths at the open house, there will be conversations about the rural subdivisions and an area regarding the lifestyle of the area to portray the activities available, such as equestrian farms, tree nurseries, artisans and hobby farmers.

The idea for the conservation subdivisions is based off the Tryon Farm Institute, a conservation subdivision in Michigan City, Ind.

The president of the Tryon Farm Institute, Scott Kuchta, will also make an appearance at the open house to answer any questions about conservation subdivisions.

For a better idea on the prospected image of the southwest quadrant of Westfield, visit tryonfarm.com.

Saturday October 31, 2015
Current in Westfield
www.currentinwestfield.com

C. Open House Pamphlet

Special Thanks!!
We want to give special thanks to Wood Wind Golf Club for the use of the pavilion this evening, the coffee bar and for supporting the event!
Thank you to the neighborhood for all of the refreshment and door prize donations! This is a special neighborhood and we appreciate all of your help!

Thank you to the committee who has put in countless hours on this project with a vision for the best future for Westfield. Those serving on the committee include:

Steve Hoover – City Council, Advisory Plan Commission
Chuck Lehman – City Council
Cindy Spoljaric – City Council
Danielle Tolan – Washington Township Trustee
Ken Kingshill – Advisory Plan Commission
Suzy DuBois – Westfield Citizen
Kristen Burkman – Westfield Citizen
Dr. Bruce VanNatta – Westfield Citizen
Dr. Ginny Kelleher – Westfield Citizen

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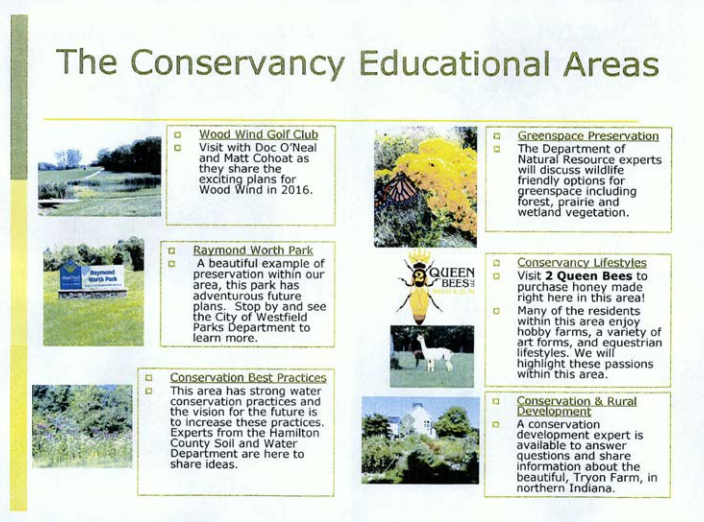
Welcome to the Conservancy
Open House
November 4, 2015 from 6:30 – 8:30 p.m.
at the Wood Wind Pavilion

We welcome and thank you for joining us this evening! Please enjoy refreshments, enter to win a door prize and wander at your leisure to the different stations within the open house. Here you will learn about the exciting initiatives happening in this area of Westfield. Please fill out the comment cards placed at the stations to share your comments and feedback. We appreciate you being here!

Kind Regards,
Suzy DuBois & Kristen Burkman



The Conservancy Educational Areas

Wood Wind Golf Club
Visit with Doc O'Neal and Matt Cohoat as they share the exciting plans for Wood Wind in 2016.

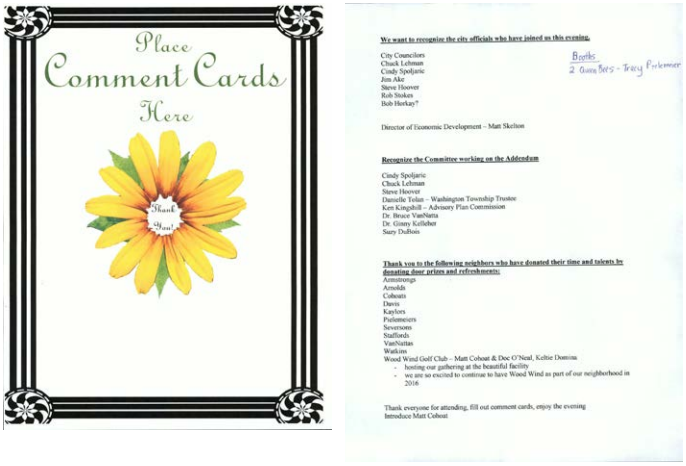
Raymond Worth Park
A beautiful example of preservation within our area, this park has adventurous future plans. Stop by and see the City of Westfield Parks Department to learn more.

Conservation Best Practices
This area has strong water conservation practices and the vision for the future is to increase these practices. Experts from the Hamilton County Soil and Water Department are here to share ideas.

Greenspace Preservation
The Department of Natural Resource experts will discuss wildlife friendly options for greenspace including forest, prairie and wetland vegetation.

Conservancy Lifestyles
Visit **2 Queen Bees** to purchase honey made right here in this area!
Many of the residents within this area enjoy hobby farms, a variety of art forms, and equestrian lifestyles. We will highlight these passions within this area.

Conservation & Rural Development
A conservation development expert is available to answer questions and share information about the beautiful, Tryon Farm, in northern Indiana.



Place
Comment Cards
Here

Thank You!

We want to recognize the city officials who have joined us this evening.

City Councilors
Chuck Lehman
Cindy Spoljaric
Jim Ake
Steve Hoover
Rob Stokes
Bob Horkay?

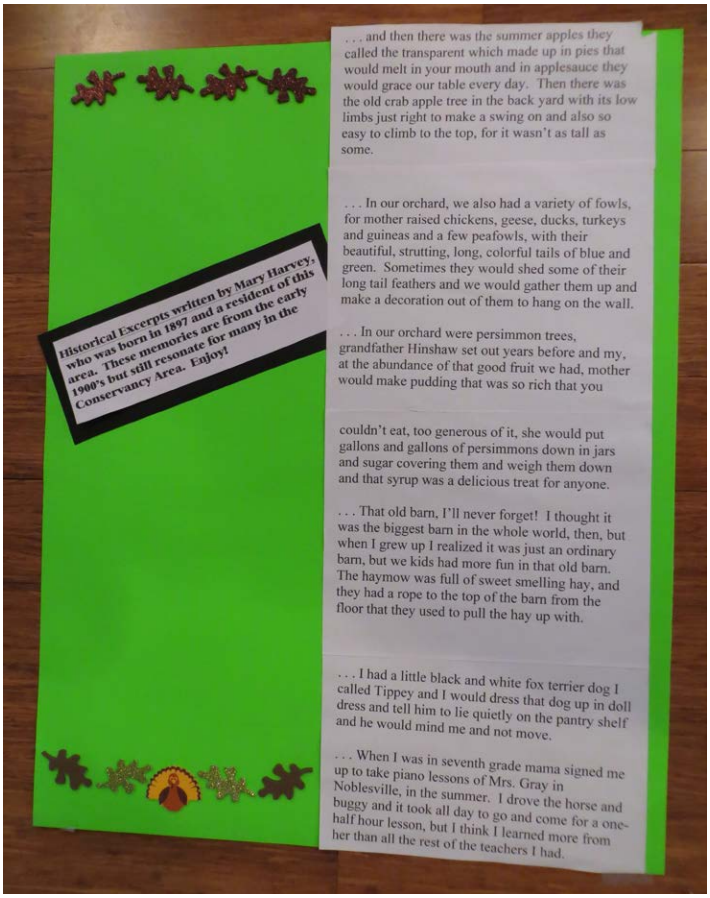
Director of Economic Development – Matt Skelton

Recognize the Committee working on the Addendum

Cindy Spoljaric
Chuck Lehman
Steve Hoover
Danielle Tolan – Washington Township Trustee
Ken Kingshill – Advisory Plan Commission
Dr. Bruce VanNatta
Dr. Ginny Kelleher
Suzy DuBois

Thank you to the following neighbors who have donated their time and talents by donating door prizes and refreshments:
Armstrongs
Arnolds
Cohoats
Davis
Kaylors
Pielemeiers
Seversons
Staffords
VanNattas
Watkins
Wood Wind Golf Club – Matt Cohoat & Doc O'Neal, Keltie Domina
- hosting our gathering at the beautiful facility
- we are so excited to continue to have Wood Wind as part of our neighborhood in 2016

Thank everyone for attending, fill out comment cards, enjoy the evening
Introduce Matt Cohoat



Historical Excerpts written by Mary Harvey, who was born in 1897 and a resident of this area. These memories are from the early 1900's but still resonate for many in the Conservancy Area. Enjoy!

. . . and then there was the summer apples they called the transparent which made up in pies that would melt in your mouth and in applesauce they would grace our table every day. Then there was the old crab apple tree in the back yard with its low limbs just right to make a swing on and also so easy to climb to the top, for it wasn't as tall as some.

. . . In our orchard, we also had a variety of fowls, for mother raised chickens, geese, ducks, turkeys and guineas and a few peafowls, with their beautiful, strutting, long, colorful tails of blue and green. Sometimes they would shed some of their long tail feathers and we would gather them up and make a decoration out of them to hang on the wall.

. . . In our orchard were persimmon trees, grandfather Hinshaw set out years before and my, at the abundance of that good fruit we had, mother would make pudding that was so rich that you

couldn't eat, too generous of it, she would put gallons and gallons of persimmons down in jars and sugar covering them and weigh them down and that syrup was a delicious treat for anyone.

. . . That old barn, I'll never forget! I thought it was the biggest barn in the whole world, then, but when I grew up I realized it was just an ordinary barn, but we kids had more fun in that old barn. The haymow was full of sweet smelling hay, and they had a rope to the top of the barn from the floor that they used to pull the hay up with.

. . . I had a little black and white fox terrier dog I called Tippey and I would dress that dog up in doll dress and tell him to lie quietly on the pantry shelf and he would mind me and not move.

. . . When I was in seventh grade mama signed me up to take piano lessons of Mrs. Gray in Noblesville, in the summer. I drove the horse and buggy and it took all day to go and come for a one-half hour lesson, but I think I learned more from her than all the rest of the teachers I had.

D. Open House Welcoming Table

Welcome!

1. Please sign in.
2. Get a name tag.
3. Sign up for door prizes.
4. Enjoy refreshments.
5. Visit the Educational Areas.
6. Provide feedback on the comment cards.

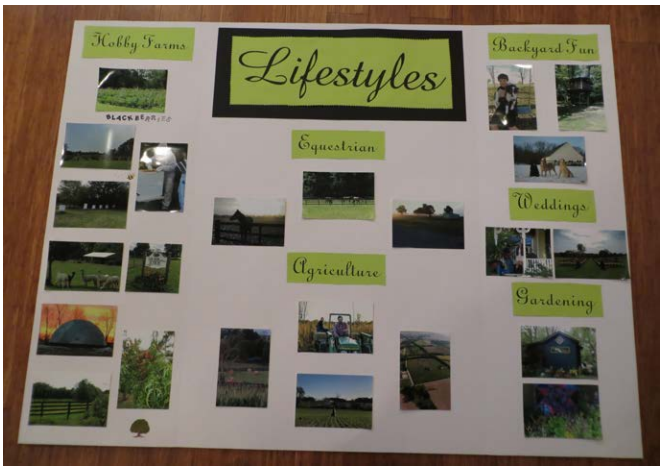
Thank You!

Special Thanks to the following neighbors for door prize & refreshment donations!

Armstrong Family
Arnold Family
Cohoat Family
Davis Family
Kaylor Family
Pielemeier Family
Severson Family
John South
Stafford Family
VanNatta Family
Wood Wind Golf Club

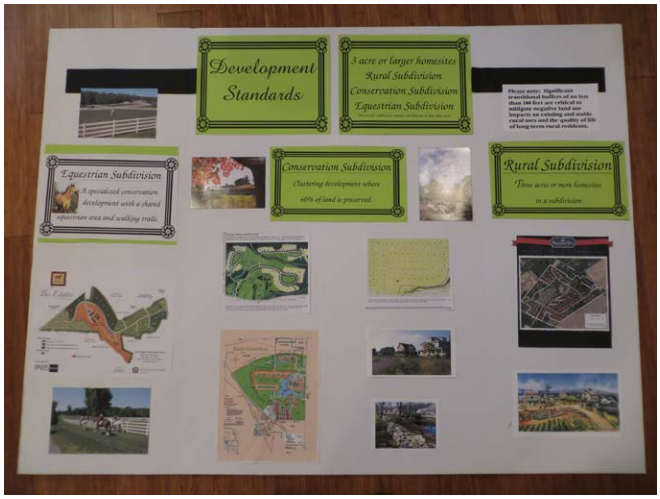
E. Open House Booths / Boards

1. Lifestyles Presentation Boards:



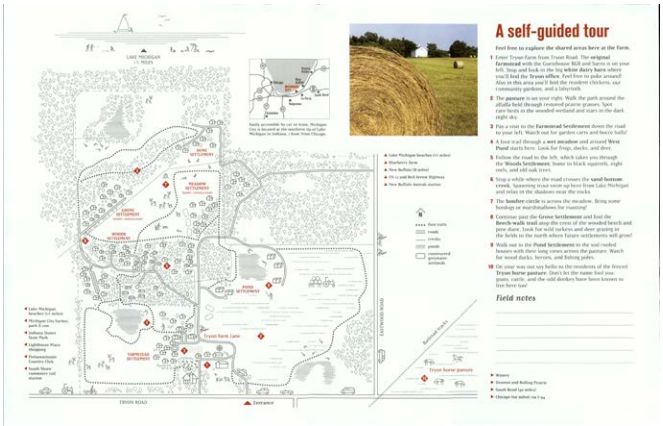
2. The Conservancy Presentation Board:

3. Subdivision Types:



4. Soil and Conservation

5. Tyron Farm



6. Midwest Bee Supply

7. Wood Wind Golf Club

8. Westfield Parks Department

F. General Pictures

G. Open House Comments

Comments from the Evening:

This was a wonderful way of expressing the beauty and uniqueness of this area. It's a spectacular part of Westfield as expressed by this well organized event.

Would love to see an equestrian subdivision here.

You're kind.

Needs more welcoming environment for kids – parks department

Love this and would like to be involved! Very important to conserve our greenspaces in Hamilton County.

Steve Hoover:

Thanks Kristen, Suzy and others for the incredible amount of work that you did for the open house and leading up to it. I heard nothing negative and was amazed at the turnout. Thanks again.

Steve

Cindy Spoljaric:

A giant thank you to Kristen and Suzy for all their hard work for the event! What a great turnout! I spoke with many folks, mostly very supportive. A few I spoke with were a bit reserved and info-seeking, primarily builder/developers. The size of the group there and their support sent a message to developers that the standard method that are accustomed to would be not be supported.
Several residents I spoke with wanted to be actively involved with the group and any work going forward.
Something a developer brought up by I didn't think too much about it before was how development 32 and north will create a much larger traffic burden in the area in the future, with traffic coming north from 146th. For the shorter term, I think Springmill be most burdened but obviously road improvements on Towne will likely encourage traffic that way too. While we address buffers on roads for projects, we had not really discussed roads in general. Maybe we want to further address specific road improvement as related to thoroughfare plans and/or complete streets policy?
I was so excited to see that kind of turn out and support. What a great evening!
As an aside, I asked Langston what was going on the Bent Creek-he had been asked to move the road and being amenity center to a more central locale in project. That redesign created some issues with floodplain and engineering but think that has been resolved now and so the project should be coming back shortly for approval.

From: Kristen Burkman <rkburkman@gmail.com>
To: T.M.T., Incorporated <dub184@aol.com>
Subject: Comments from Open House
Date: Fri, Nov 6, 2015 9:20 am

Good Morning! It's great I put out 100 comment cards because we obviously needed them.

This is it for the written comments. Also going to send an email to the Council to see if they want to give a summary of what they heard. We can do the same.

Comments:

This was a wonderful way of expressing the beauty and uniqueness of this area. It's a spectacular part of Westfield as expressed by this well organized event.

Would love to see an equestrian subdivision here.

You're kind.

Needs more welcoming environment for kids – parks department

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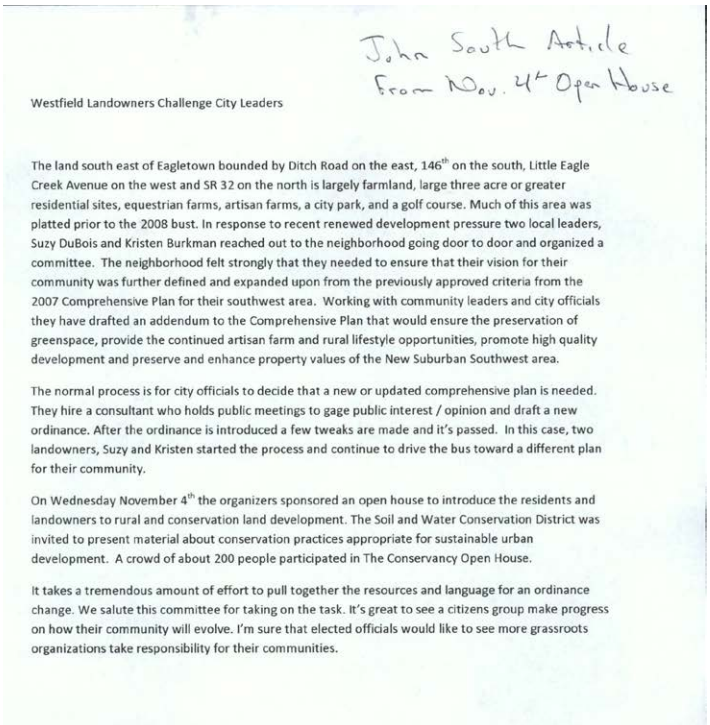


John South Article
From Nov. 4th Open House

Westfield Landowners Challenge City Leaders

The land south east of Eagletown bounded by Ditch Road on the east, 146th on the south, Little Eagle Creek Avenue on the west and SR 32 on the north is largely farmland, large three acre or greater residential sites, equestrian farms, artisan farms, a city park, and a golf course. Much of this area was platted prior to the 2008 bust. In response to recent renewed development pressure two local leaders, Suzy DuBois and Kristen Burkman reached out to the neighborhood going door to door and organized a committee. The neighborhood felt strongly that they needed to ensure that their vision for their community was further defined and expanded upon from the previously approved criteria from the 2007 Comprehensive Plan for their southwest area. Working with community leaders and city officials they have drafted an addendum to the Comprehensive Plan that would ensure the preservation of greenspace, provide the continued artisan farm and rural lifestyle opportunities, promote high quality development and preserve and enhance property values of the New Suburban Southwest area.

The normal process is for city officials to decide that a new or updated comprehensive plan is needed. They hire a consultant who holds public meetings to gage public interest / opinion and draft a new ordinance. After the ordinance is introduced a few tweaks are made and it's passed. In this case, two landowners, Suzy and Kristen started the process and continue to drive the bus toward a different plan for their community.

On Wednesday November 4th the organizers sponsored an open house to introduce the residents and landowners to rural and conservation land development. The Soil and Water Conservation District was invited to present material about conservation practices appropriate for sustainable urban development. A crowd of about 200 people participated in The Conservancy Open House.

It takes a tremendous amount of effort to pull together the resources and language for an ordinance change. We salute this committee for taking on the task. It's great to see a citizens group make progress on how their community will evolve. I'm sure that elected officials would like to see more grassroots organizations take responsibility for their communities.

H. Open House Summary

By: Kristen Burkman, The Conservancy Task Group

We've received tremendous feedback from the city regarding the event. They've told us that there has never been a community event like this one so well attended in addition to the overwhelming positive support for the initiative. That made this event special. It wasn't people taking time out of their schedule to come complain (much easier to attract); it was people actually supporting the initiative. It's quite incredible.

Here are the facts coming out of the open house:

- Over 200 people attended - largest ever for this type of event.
- Public announcement that Wood Wind will be open in 2016 - very exciting news!
- This initiative is official with the city and will be called the Conservancy Task Force Group just like Grand Junction and Springmill Station.
- The overall objective of the group is to keep Wood Wind a public golf course for community use and preserve the entire designated southwest area using conservation best practices.

Exciting news was announced that Wood Wind Golf Club will be open in 2016. We want to add that the owners of the course have performed a very gracious act to extend the contract to Cohoat/O'Neal management for another year in hopes of a permanent solution being found. Wood Wind sold memberships for 2016 at the event.

In summary, we had the following groups at the event:

- Scott Kuchta - Tryon Farm - A developer of conservation subdivisions and land preservation expert
- John South & Clare Lane- Hamilton County Soil and Water Conservation - water conservation best practices
- Falyn Owens -Department of Natural Resources - wildlife preservation
- Neighbors in the Conservancy - Tracy Pielemeirer from 2 Queen Bees, Dr. Bruce VanNatta from SurReal Blackberries' Farm, Rex Burkman - Astrology/Night Sky Presentation
- Chris McConnell - Raymond Worth Park
- Doc O'Neal & Matt Cohoat - Wood Wind Golf Club

We were overwhelmed by the incredible public support at this event. Obviously, Westfield citizens care about preserving our public golf course and the overall area for future generations to enjoy. We thank all those who attended the event and have shown support through our petition and Facebook page. This is truly a community driven initiative!

APPENDIX D

WOOD WIND GOLF COURSE

A. Background

On February 27, 2015, Landeco, LLC filed an application for a change of zoning with the City of Westfield to redevelop the 210.92 acres +/- currently consisting of the Wood Wind Golf Club (Plan Commission Docket No. 1504-PUD-05). The petition was introduced to the City Council on March 9, 2015, but then subsequently withdrawn by the applicant prior to a public hearing by the Plan Commission.

This appendix includes basic information pertaining to the existing golf course operation, redevelopment proposal, and "Keep Wood Wind" petition. The citizen-led effort to "Keep Wind Wood" evolved into The Conservancy Task Group's effort and process in preparing this addendum.

B. Golf Course Information

This information has been provided by Cohoat and O'Neal Management, Wood Wind Golf Course operator, and Kristen Burkman, Conservancy Task Force Group.

Wood Wind Golf Program

Junior Golf By the Numbers:

- 300 Youth have participated in golf camps this year at Wood Wind
- 30 youth players have participated in a 9 hole Junior League each week
- 30 youth players have participated in a PGA Junior League competing against teams from different courses
- 25 high school students are participating in a caddy program at Wood Wind
- 10 high school students are participating in the caddy program at Wood Wind in to earn an Evans Scholarship. Only 6 area golf courses are offering this program.
- If these local students earn the Evans Scholarship, the scholarship will be worth approximately $90,000 each for a total of **$900,000** in college aid money.
- Home course for the 2015 IHSAA State Champions, Westfield Shamrocks.

Charitable Impact:

- Since 2008, charitable outings held at Wood Wind Golf Club have raised **$5.6 million** to support and enhance our community.

Community and Economic Stimulation:

- 100 people employed at Wood Wind
- Largest Men's Club in central Indiana with 500 members
- Vibrant Senior League with over 100 members
- Uses local Westfield business Palamino Catering for all events
- Averaging 30,000 rounds per year which results in increased consumer traffic to local restaurants and businesses

Brand New Offering – FOOT GOLF:

- **FootGolf** - is a combination of the popular sports of soccer and golf. The game is played with a regulation #5 soccer ball at a golf course facility on shortened holes with 21-inch diameter cups. The rules largely correspond to the rules of golf.
- Availability to all the soccer players at tournaments at Grand Park.
- Expands use of golf course to include all people in the community

Health Benefits:

- **Reduces Stress** – It's been said that playing a round of golf releases endorphins. These are all-natural, powerful, mood-enhancing "drugs" within our brains. Basically, golfing helps you relax, reducing stress, which can effect health drastically.
- **Stimulates Blood Circulation** – Some suggest that playing golf may actually stimulate blood circulation with your brain. This helps to improve nerve cell
- **Improves Mortality Rate** – A Swedish Study in the Scandinavian Journal of Medicine & Science in Sports concluded that golf just may affect life expectancy. According to the publication, of those who play golf regularly, there was a 40% decrease in mortality rates. That's an increase of a 5-year life expectancy.
- **Blood Glucose Falls** - When walking 18-holes of golf, blood glucose levels fall by up to 20% for the young, 10% for the middle-aged, and 30% for the elderly players, and bodyweight is slightly reduced for all groups.
- **Increased Dexterity** - Repeated golf practice enhances balance control and confidence among all age ranges.

Environmental Benefits:

- **Community Greenspaces** - provide recreational opportunities and also offer and enhance wildlife habitats.
- **Air conditioners** - produce vast amounts of oxygen while cleansing the air of pollution and cooling the atmosphere.
- **Water treatment systems** - Healthy turfgrass is a filter that traps and holds pollutants in place; courses actually serve as catch basins for residential and industrial runoff; many courses are effective disposal sites for effluent wastewater.

Wood Wind Golf Club Information

Golf Course Facts:

- Wood Wind is owned by Bent Tree Partners and they are the sellers.
- Cohoat and O'Neal Golf Management has been the operator and lessee of Wood Wind. They've leased the course for the past five years and their lease has not been renewed for 2016)
- Wood Wind is a viable, ongoing operating entity that has allowed the management group to cover all the operating and capital cost and make continuous improvements.
- Wood Wind is Westfield's only public golf course and fits Westfield's Amateur Sports Capital of Indiana Strategy to offer recreational opportunities for all ages.
- The course is one of the busiest in central Indiana averaging around 30,000 rounds annually.
- Wood Wind employs about 100 people over the course of the year.
- Over 425 area youth participate in lessons, leagues, and camps each year, representing one of the largest youth golf programs in the state.
- Over 225 men's club members which appears to be the largest in the state.
- Vibrant senior support with over 100 senior players.
- Ladies league and clinics with over 100 participants.
- Wood Wind is a valuable community partner that donates around 500 rounds of golf to local charities, loans golf carts to the schools and parks department.
- Wood Wind is the home course for Westfield's boys and girls golf teams. The boys team won the State Championship in 2015.
- They host a number of outings and tournaments each season drawing in hundreds of people to the community. Charitable earnings from golf outings held at Wood Wind are estimated to exceed $5 million in the past 7 years. These are millions of dollars going back into our community.
- One of six golf courses offering the Evans Scholarship Program. Currently 10 students are caddying to apply for this scholarship. Each scholarship is valued at $80,000.
- Offers the increasingly popular game of FootGolf
- Is a valuable recreational asset in our community that attracts people to Westfield and supports area businesses.

Community Support:

- Started a petition in the spring which quickly reached 1,200 signatures to keep Wood Wind Golf Club a golf course. We have over 1,000 comments from people through the petition. Comments are available. Please request if needed

- Facebook page named Westfield Citizens Against Development at Wood Wind is currently reaching 7,000 interested people with posts about Wood Wind. It has almost 600 "likes"

Environmental Benefits of the Golf Course:

- Providing needed wildlife sanctuaries
- Preserving natural areas within urban environments
- Supporting plants and wildlife native to the area
- Protecting water resources
- Filtering stormwater runoff through golf course wetlands and turfgrass
- Provides cycling community with an area of beauty to ride
- Part of the Little Eagle Creek Loop on the Hamilton County Trails Map

Surrounding Golf Course Information:

This table illustrates the number of courses available as an amenity in surrounding cities. If Westfield loses their public course, it will be the only city of the surrounding cities without a public golf course available to their citizens. You'll also notice that many of the cities have a city owned course.

City	Population	Public Golf Course	City Owned/ Public	Private Golf Courses	Total Available to Public	Total Golf Courses
Carmel	87,000	2	1	3	3	6
Noblesville	86,000	3	2	2	5	7
Fishers	58,000	3	0	1	3	4
Westfield	35,000	1		1	1	2
Zionsville	26,000	1	1	1	2	3
Lebanon	16,000	3		1	3	4
Frankfort	16,000	1	1		2	2
Cicero	5,000	1			1	1

COMMUNITY

Footgolf comes to Westfield

By Michelle Williams
news@currentinwestfield.com

DIVERSION

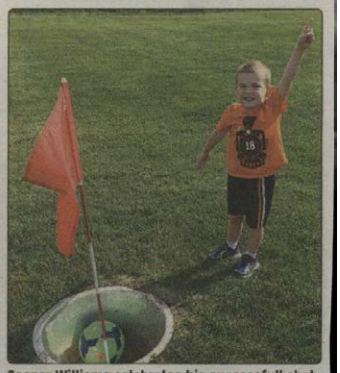
A new sport is taking hold at a handful of golf courses around the state. Footgolf, a combination of soccer and golf, has just arrived at Wood Wind Golf Club in Westfield. The club is now a member of the United States FootGolf Association, and introduced footgolf at its Grand Opening event on May 10.

The sport kicked off in the U.S. in 2011, supported by Ted Bishop of the PGA of America. Many golf clubs are adding the sport as a way to attract people to their facilities. In 2014, about 50 golf clubs in the U.S. were certified through the USFGA and has grown to over 200 already this year.

Wood Wind will invite footgolf players to schedule "kick times" Fridays, Saturdays and Sundays after 4 p.m. or anytime on Tuesdays.

Club management is preparing for a learning curve with the introduction of the new sport. "It's like when snowboarding was introduced to the ski slopes. Not everyone accepted it at first. Not all the ski resorts brought it on. Now it's part of the Olympics," Heger said. Director of Sales Jeff Cohoat expects the sport to appeal to families. "With daylight savings time, you get home from work at 7 p.m., grab your son and spend two hours here having a blast."

Cohoat said that footgolf is $20 for an adult, whereas a regular round of golf may be up to $59. More information is available at www.woodwindgolf.com.



Cooper Williams celebrates his successfull shot at the Wood Wind Footgolf course. *(Photo by Michelle Williams)*

B. Redevelopment Proposal

On February 27, 2015, Landeco, LLC filed an application for a change of zoning with the City of Westfield to redevelop the 210.92 acres +/- currently consisting of the Wood Wind Golf Club (Plan Commission Docket No. 1504-PUD-05). The petition was introduced to the City Council on March 9, 2015, but then subsequently withdrawn by the applicant prior to a public hearing by the Plan Commission.

WOODWIND PUD – NARRATIVE STATEMENT

The purpose of this change of zoning request (this "Request") is to allow for the development of the property commonly known as Woodwind Golf Course (the "Property"). The Applicant is requesting a change of zoning from AG-SF1 to a PUD containing the underlying districts more particularly described in the draft Woodwind PUD Ordinance.

It is the intent of the Applicant to develop a neighborhood containing approximately 315 residential lots. The concept plan included in this submission illustrates the intent of Applicant to utilize the natural tranquility of the Property, creating a variety of living options for residents. The concept plan exemplifies four different products to be offered at the Property to accommodate the differing needs of Westfield residents.

The Applicant believes that the Property will be more properly utilized if the Request is granted, fulfilling the needs of the City of Westfield and its residents.

March 17, 2015
Current in Westfield
www.currentinwestfield.com

DOUGH

Plan: Turn golf course into homes

By Robert Herrington · robert@youarecurrent.com

Plans to change one of Westfield's golf courses have caused concerned residents and the city council to look closer at the project and take an abnormal course with the project.

DEVELOPMENT

Developer George Sweet is looking to transform Wood Wind Golf Course, 2302 W. 161st St., from an 18-hole professional golf course to a major subdivision in Westfield. The course, which is privately owned, is facing an unclear future.

"They (Tom Rush and Bob Thompson) have leased the golf course and their lease is up at the end of 2015," Sweet said.

Westfield Associate Planner Andrew Murray said the 210-acre course would be rezoned to residential and 315 lots are planned within four sub districts. Sweet said the homes would be priced from $300,000 to $1 million.

"That's the price range our company has worked in for years," Sweet said.

But concerns caused the city council to not approve the project and rather allow it more time for discussion before it is passed to the advisory plan commission. Council president Chuck Lehman suggested the project have neighborhood and consensus building considering its impact to the community.

"Let's look at what you do with the neighborhood and drawing people in ... and allow this process to work its way through," he said, adding the project will be heard again at the next council meeting.

Sweet said the neighborhood meeting was scheduled for March 17 with an advisory plan commission meeting on April 6.

"I have a bit of a concern because right now the neighborhood meeting is right on St. Patrick's Day and the public hearing is during Westfield's spring break," said Cindy Spoljaric, city councilor. "The combination of those two factors make it hard for citizens to be a part of this discussion."

Spoljaric also shared the feelings expressed to her by residents.

"Just today there have been a number of people who are very upset – people who play golf there, adjacent land owners, all kinds of people who are upset," she said. "Our comprehensive plan, in general for that area, doesn't envision the kind of SF3-SF4 (single family residential zoning) being proposed. That's one of the problems. Not only losing the golf course but potentially having a subdivision that this was not envisioned for in our comprehensive plan."

The concept plan to transform Wood Wind Golf Course into a 315-lot subdivision. *(Submitted)*

Sweet said he knows other developments he's worked on want higher density but was not aware of Westfield's comprehensive plan. Spoljaric said the current ordinance was for one unit per three acres.

"I think it is going to take careful thought and right now it doesn't seem to lend itself to our comprehensive plan. I really don't support it right now," she said.

Fellow councilor Jim Ake shared Spoljaric's concerns about the density.

"The density out there is a little bit higher than what we would anticipate for a project in that area," he said. "That is a problem of mine and I'll just say upfront that I am not predisposed to supporting this as presented today."

October 8, 2015
Current in Westfield • 11
www.currentinwestfield.com

COMMUNITY

OUT OF STROKES

Wood Wind Golf Club's time appears to be winding down

By Mark Ambrogi · mark@youarecurrent.com

Time is ticking for Wood Wind Golf Club, Westfield's only public course.

COVER STORY

The management group, Cohoat & O'Neal, has been told the lease will not be renewed for 2016, and the course will close at the end of the year. Bent Tree LLC has made known plans to sell it.

That has raised a stir in the community.

"No one is saying the owner can't sell the golf course, but he can't sell it and do whatever he wants with it," said Suzy DuBois, who has tried to save the course with Kristen Burkman. "It's zoned for three-acre lots, so if he wants to sell it and put a rural subdivision in, that's something he can do with current zoning."

Instead, developer George Sweet proposed building higher density housing in the area that would wipe out the course, but after a presentation to the Westfield City Council was met with opposition, there was never a request to rezone.

Burkman, another neighborhood resident, started an online petition through change.org and within 24 hours there were 500 signatures.

"I reached out to a handful of friends ... and it took off like wildfire," Burkman said. "We quickly got the petition to 1,200 signatures."

DuBois said her primary concern is preserving green space in the area and keeping the only public course in Westfield.

"I think it's a really important amenity for our community to offer, especially as we are trying to attract different commercial businesses here," DuBois said. "It draws people from outside the community as well as inside the community."

Burkman said Carmel, Noblesville and Zionsville all have city-owned courses.

"It seems like it's something that, if it could work out financially, would be a great fit with our Grand Park strategy," she said.

Westfield Mayor Andy Cook said he would love to see the public course remain open.

"It's an unfortunate situation," Cook said. "The owners of the course see much more value (in) developing it as a residential site than a golf course. That's a private decision, not a public decision. What we can control is the zoning and the density of a development. What was originally proposed by a developer met a great deal of opposition. I would guess the council would not have accepted it as proposed, but it never got that far."

Cook has been asked if the city is interested in buying the course, but that seems unlikely.

"I know the residents and the golfers in the community would like to save it, and we would, too, but we're hoping private enterprises will prevail, and there may be a way to work around some of the difficulties and have the golf course remain," Westfield City Council Vice President Jim Ake said. "At this time, I don't see how we could purchase that golf course. From my understanding, the price they are asking is pretty high."

The owners of Bent Tree LLC could not be reached for comment, and have not made the asking price public.

"The owners are very proud of and love the course," Matt Cohoat said. "I think it's fair to say they would like to see the golf course continue over time. They are just trying to evaluate options both short and long-term to do what is in the best interest of both the community and the owners."

Kristen Burkman, left, and Suzy DuBois are spearheading the fight to keep Westfield's only public golf course, Wood Wind Golf Club, open. *(Photo by Sadie Hunter)*

Rex Burkman plays foot golf at Wood Wind on Sept. 23. A trend in the area, foot golf was recently added and draws teens visiting patrons to the course.

BUSY COURSE

225
Wood Wind Men's Club members

30,000
Rounds played annually

300
Youth participants

Additional offerings: FootGolf and the home course for Westfield and Guerin Catholic boys and girls golf teams.

C. Keep Golf Course Petition

Woodwind Golf Course Petition Comments:
People Love This Golf Course!!!

Over 600 petitions signed to date

Westfield is losing it's small town charm very fast. This is not the city I moved to 10 years ago. I am all for improving developments, but at this point, everywhere I look, we are tearing down green space and putting up houses left and right. It might be time to move.

I want to keep green spaces in Westfield.

Enough housing starts.

We need this course and certainly not more housing!

we need to keep this space.

we don't need more new homes.

we are quickly outgrowing our services as it is..

There are so many new housing developments, the area is being saturated with homes. When another recession hits, there will likely be a surplus of foreclosed homes, driving down the value of the Westfield community.

Enough with the new construction, preserve what little land is left around Carmel, Westfield, and the surrounding areas.
I believe it is important to have a public course in Westfield so that our residents have an opportunity to play golf close to home. I also believe it is important to keep the course for our high school students.

It is s vital part of the community. I also feel that since the mayor and city council seem so deeply about athletic facilities (i.e.) 500 acres of baseball, soccer etc. fields, surely they feel that one golf course is certainly needed.

This golf course is gorgeous. I can't believe that Westfield is even thinking about getting rid of this course. This doesn't seem to be the "thinking" of the Westfield I grew up in.

There are thousands upon thousands of areas of undeveloped land in Westfield. Why develop a golf course? Makes no sense....
I work in Westfield and live in Carmel. I play this course several times each year and it is a beautiful green space. There are several other buildable sites remaining in Westfield and amenities such as golf courses (public alongside private) attract people to our county.

Wood Wind serves as the home course to our High School Golf Teams who have seen great success due to their ability to work closely with the schools. Wood Wind is also the only public golf course in Westfield and it would be a travesty to lose this course.

Woodwind is a wonderful asset for our community and local environment, to lose it to urban

sprawl would negatively impact the unique dynamics of the area.

We love Woodwind Golf Club and would hate to see it turned into a neighborhood. This community needs a public course.

I have 4 children who are starting to play junior golf and as a resident of Westfield this is the only public course they can enjoy the game in our city. I am all for developing housing in our city and if they cannot incorporate the public golf course into planning....there is plenty of land adjacent this property to grow our community.

The golf course adds to the beauty of our community and is an attraction to people who live here and those who consider making Westfield their home.

This is our only public gold course, there are plenty of other spots to start more housing developments. It's a wonderful facility that should not be bulldozed.

I would like to see Wood Wind stay a golf course! We use the facility often and would rather have the golf course stay and have new housing developed elsewhere.

I'm signing this petition because I believe it's important keep Wood Wind Gold course as a green space within Westfield and not turn it into another housing development.

We need this course and certainly not more housing!

we need to keep this space.

keep the gold course as a spot for recreation and green space. please.

The Gold course provides enjoyment and revenue to members of the community and surrounding suburbs.

We need a public golf course more than another subdivision. Both my 2 boys and I have played this course the last 10 years.

KEEP WOOD WIND GOLF CLUB A GOLF COURSE

PETITION

Wood Wind Golf Club is the only public golf course in Westfield, Indiana and an established green space. A plan to bulldoze the golf course and replace it with a housing development has been submitted to the city of Westfield. Keeping the golf course is important to the citizens of Westfield as a recreational asset, established green space, junior golf developer, employer, and Westfield High School Golf Team home course. I've started this petition as a member of Wood Wind Golf Club and citizen of Westfield. My family has enjoyed this beautiful golf course over the years. If the Westfield government decides to bulldoze the only public golf course, the city will likely never have another public golf course. Please join me in signing this petition if you feel Wood Wind should remain a golf course for this community to enjoy. The support you give to this petition will be used to communicate to the Mayor, City Council and Advisory Plan Commission. While the city does not own the course, they do decide on the zoning which would make a high density development possible. Many thanks for your time and consideration! Sincerely, Kristen Burkman

PRINT NAME	SIGNATURE	DATE	EMAIL
Marilyn Sharp	Marilyn Sharp	4-1-15	
BOBBY SHARP	Bobby Sharp	4-2-15	
Julie Pettigrew	Julie Pettigrew	4-3-15	
TINA BURK	Tina Burk	4-4-15	
JEFF BURK	Jeff Burk	4-4-15	
NATASH BURK	Natash Burk	4-4-15	
Caleb Pettigrew	Caleb Pettigrew	4-5-15	
MIKE PETTIGREW	Mike Pettigrew	4-5-15	
Betsy Riley	Betsy Riley	4-5-15	
Taylor Riley	Taylor Riley	4-5-15	
PENNY REED	Penny Reed	4-6-15	

PRINT NAME	SIGNATURE	DATE	EMAIL
Michael Kaylor	[illegible]	3-31-15	mike52357@yahoo.com
Heather Planalp	Heather Planalp	4-1-15	
Kristin Weiler	Kristin Weiler	4-2-15	
Shannon Krier	Shannon Krier	4-2-15	
Meagan Bolin	Meagan Bolin	4-2-15	
Taylor Williams	[illegible]	4-2-15	
Charles Peterson	[illegible]	4/2/15	
Kristen Cadwallader	[illegible]	4/2/15	
AL McCLOTZ	[illegible]	4/3/15	
Whitney Thomas	Whitney Thomas	4-3-15	
Eric Thompson	[illegible]	4-4-15	thompsonc@gtown.net

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
CURTIS Neal	[illegible]	4-6-15	Neals plumbing@comcast.net
Judy Stafford	Judy Stafford	4-6-15	
Courtney Hockersmith	[illegible]	4-6-15	
Danny Hullinger	Danny Hullinger	4-6-15	
debbie snow	debbie snow	4-6-15	
James Kidd	[illegible]	4-6-15	
Janet Kidd	[illegible]	4-6-15	
Norma J Grossline	[illegible]	4-6-15	
ann snow	[illegible]	4-6-15	
Alyssa Hoyt	[illegible]	4-6-15	
Jordan Snow	[illegible]	4-6-15	
Jared Snow	Jared Snow	4-6-15	
Lynne McNeal	[illegible]	4/7/15	
Barbara Murphy	Barbara Murphy	4/12/15	
Kevin Murphy	[illegible]	4/12/15	
John Murphy	[illegible]	4/12/15	
Matt Qualy	Matt Qualy	4/14/15	
Mackenzie Qualy	[illegible]	4/14/15	
Kim Bernstein	Kim Bernstein	4/17/15	
DAVID Bernstein	David Bernstein	4/17/15	

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
Mike Shurley	Mike Shurley	4-11-15	
SCOTT WOLFE	Scott Wolfe	4-11-15	
Joseph Walker II	Joseph Walker II	4-11-15	
Tim O'Hara	[illegible]	4-19-15	
Mark Sophia	[illegible]	4/19/15	
[illegible]	[illegible]	4/19/15	
[illegible]	[illegible]	4/19/15	
[illegible]	Derek Michael	4-19-15	
Gary Biggs	Gary Biggs	4/19/15	
JASON LEMONS	Jason Lemons	4/19/15	
JEFF MIKESELL	Jeff A Mikesell	4/19/15	

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
Sharon Alexander	Sharon Alexander		
Tiffany Chance	Tiffany Chance		
Caitlin Pratt	[illegible]		
Verlina Schoolcraft	Verlina Schoolcraft		
Ruth Smith	Ruth Smith		
Amanda McFarland	Amanda McFarland		
APRIL A. KANE	April A. Kane		
Deborah Moody	Deborah Moody		
MVR. SULLIVAN	[illegible]		

PRINT NAME	SIGNATURE	DATE	EMAIL
DAVID KLINGENSMITH	[illegible]	04/09/2015	
JUDY KLINGENSMITH	Judy Klingensmith	4/9/15	jklingensmith@indy.rr.com
Gloria Del Greco	Gloria Del Greco	4/11/15	gdelgreco@purdue.edu
Wanda Moran	Wanda Moran	5-2-15	
[illegible]		5-2-15	
Lewis Macke	Lewis Macke	2 May '15	
[illegible]	[illegible]	" "	FRANKPOLE@SBC.NET
RHONDA SOUTHERLAND	Rhonda Southerland	5-2-15	
MARTHA CAREY	Martha Carey	5-2-15	
Charles Bailey	Charles Bailey	5-2-15	
JANICE BAILEY	Janice Bailey	5-2-15	

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
Rich CHYBA	Rich Chyba	5/2/15	Rchybe@AOL.com

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
Ayesha Aiken	Ayesha Aiken	5/19/15	
EDNA MONTGASTLE	Edna Montgastle	5/19/15	
William R Montgastle	William R Montgastle	5-19-15	
Clemmer Justice	[illegible]	5/19/15	
David Kaylor	David Kaylor	5/24/15	
Kathy Kaylor	Kathy Kaylor	5/24/15	
Stephanie Kaylor	Stephanie Kaylor	5/24/15	

PRINT NAME	SUBDIVISION	EMAIL
LARRY HUTSON	VILLAGE FARMS	LWHUTSON43@GMAIL.COM
Jac Montgomery	Grassy Knoll	montgomery.jane@gmail.com
BUTCH MEESE	Maple Knoll	butchmeese@rocketmail.com

KEEP WOOD WIND GOLF	CLUB A GOLF COURSE	PETITION	
PRINT NAME	SIGNATURE	DATE	EMAIL
KIRK NELSON		4/5/15	NCHEVROLETBUICK.com
Benny Hauser	Benny Hauser	4/6/15	chlatalguy@yahoo.com
Brett Gill	Brett Gill	4/7/15	
Wayne Carter	Wayne Carter	4/13/15	
Roger Allen	Roger Allen	4/16/15	
James Bartle		4/16/15	
DAVID COPPA		4-16-15	
Matt Dumas	Matthew Dumas	4-18-15	
Rob Coup		4-18-15	
Adam Sparrow		4-20-15	
John C		4/21/15	
Bob Gaine			
Rick Roberts		4/27/15	
Larry M Spadden		4/27/15	
Greg Reagan		4/27/15	
Scott Roth		5/1/15	
Dean Johnson		5/1/15	
Dena Kozole		5/1/15	
Christy Johnson		5/1/15	
[illegible]		5/2/15	
Brad Burns		5-2-15	
Mike Hansen		5/2/2015	mikehansen@aydrian
Garrett Brink		5/2/15	
Josh Schmitt		5/5/15	
Zach Hulet		5/20/15	
Jhason Newman		5/19/15	jhasonnewman@acell.com

PRINT NAME	SUBDIVISION	EMAIL
JOSEPH PLANKIS	PENTENNIAL	jPlankis@GOTOWN.NET
Ed Higgins	Villages of Oak Manor	higginsej@gmail.com
Carla + Joe Ryan	Waters Edge	joeryan756@hotmail.com
Mike Lee	OAK Manor	PMLee2ML@comcast.net

Petitioning Westfield City Council, Mayor and Advisory Plan Commission

Keep Wood Wind Golf Club a Golf Course

1099 online
114 written
Total 1,213
11-18-15

Kristen Burkman
Westfield, IN

1,099 Supporters

Wood Wind Golf Club is the only public golf course in Westfield, Indiana and an established green space. A plan to bulldoze the golf course and replace it with a housing development has been submitted to the city of Westfield. Keeping the golf course is important to the citizens of Westfield as a recreational asset, established green space, junior golf developer, employer, and Westfield High School Golf Team home course. I've started this petition as a member of Wood Wind Golf Club and citizen of Westfield. My family has enjoyed this beautiful golf course over the years. If the Westfield government decides to bulldoze the only public golf course, the city will likely never have another public golf course. Please join me in signing this petition if you feel Wood Wind should remain a golf course for this community to enjoy. The support you give to this petition will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Many thanks for your time and consideration!

Name	Location	Date	Comment
Chase Bullard	Westfield, IN	2015-09-14	Woodwind is the best thing that ever happened to me, I'd probably kill myself if it would close
Ian Kristiansen	Fishers, IN	2015-09-14	This is the only public golf course around in Westfield. I have many friends that work there and would lose jobs because of this action.
Annie Behring	Carmel, IN	2015-09-14	I live right after the street from woodwind and I don't want to look out into my backyard and see another neighborhood
Paul Kleeberger	Westfield, IN	2015-09-15	This is a gem in our town - build around it
Austin Kukura	Westfield, IN	2015-09-15	We're turning every square mile into housing. Enough is enough.
Sam Adill	Rocky Point, NY	2015-09-15	Don't ruin the beautiful view!
Nathan DiFiore	Westfield, IN	2015-09-15	Screw neighborhoods too much traffic already
Nick Smith	Westfield, IN	2015-09-15	This is our only Golf course in Westfield, its beautiful, and needs to stay.
bryce cancel	Sheridan, IN	2015-09-15	Love to play at this course and would be sad to see it leave
maria quintero	Noblesville, IN	2015-09-15	its a green spaced and there are already many neighborhods that have empty hosues and its just creating more empty homes and ruining the economy and I LOVE TREES
Dick Edmonds	Westfield, IN	2015-09-15	The last thing we need is another housing development at the expense of quality of life issues
Jay O'Neil	Carmel, IN	2015-09-16	I am signing because I oppose the housing development. Keep Woodwind a golf course.
Seth Tackett	Westfield, IN	2015-09-16	I love to play golf there. I would hate if it was torn down.
Jeff Whitesell	Zionsville, IN	2015-09-22	I like the place. We dont need more houses.
Don Woods	Carmel, IN	2015-10-02	I play golf and only live about 3 miles from this course. They have a decent practice range of which I have been a member of for several years.
Patty Smith	Westfield, IN	2015-10-10	No one in hamilton county want more houses the area now is already is over Kline aded with houses we need more green space not over populated i move here because of country feel it is no longer like that every where houses as partments taking soccer field no more will move further out if it continues you cant even find a parking spot at Kroger new 169th Spring Mill over crowded all farm land being up with greed we are acting like Carmel pretty soon no more green space
Carolyn McKay	Roann, IN	2015-10-21	We want to keep ab area of our community GREEN & having a local golf course in Westfield is awesome!
Tony Bryant	Westfield, IN	2015-10-21	Me and my family play golf there together all the time!
Linda Bauer	Westfield, IN	2015-10-28	We recently moved to area... We picked this area to live because of the golf course.
Joe Canada	Westfield, IN	2015-10-30	For a number of reasons I support keeping this golf course in Westfield.
Kaycee Hinshaw	Sheridan, IN	2015-10-30	Wood Wind is a beautiful course, the last thing Westfield needs is another neighborhood

Name	Location	Date	Comment
Tyler Clevenger	Westfield, IN	2015-05-29	I'm signing because Woodwind is a great golf course and there's plenty of development elsewhere in Westfield. We need to keep these types of establishments untouched.
abby klopfenstein	Westfield, IN	2015-05-29	I don't want more housing built. Green space!
Kelly Kyle	Westfield, IN	2015-05-29	I think the golf course should stay. There are so many other areas to build houses and this shouldn't be one of them. The golf course is one of the more appealing areas in our city. It is also the only public golf course we have. Build elsewhere please.
Judy Long	Plainfield, IN	2015-05-31	We do need more houses in the area and we certainly do need the golf course!
Melissa Read	Indianapolis, IN	2015-06-01	My husband plays here sometimes and not everything needs to be over developed in this area. That's the reason he plays there.
Susan Nielsen	Westfield, IN	2015-06-01	We need to keep a place close for golf, and no more cookie cutter houses
Michelle Klacza	Carmel, IN	2015-06-01	We love playing at Woodwind! We have enough home development in play. Leave this course alone!
Anne Marie Scher	Carmel, IN	2015-06-02	I love that course! It is a very unique asset to the Community!
Brian Rismiller	Westfield, IN	2015-06-03	I love golf and Woodwind is a great golf course and would like to see it remain a city amenity
Karen Hymbaugh	Westfield, IN	2015-06-05	I don't like this continued expansion into farm lands by foreign investors
Pamela McHugh	Westfield, IN	2015-06-13	I would like to see the City of Westfield purchase the course to maintain its public status before some developer has its way with this beautiful piece of property.
Ginger Krell	Westfield, IN	2015-06-27	I'm signing because Woodwind is absolutely beautiful! I can't even imagine this could be a consideration. Are we going to lose ALL of our remaining green space to houses in Westfield??
Jasmine Syljeback	Westfield, IN	2015-06-27	This needs to be maintained a green space!
Kate Fuelbarth	Westfield, IN	2015-06-27	My husband is a member and would hate for him to loose this golf club so close to our house.
Jessica Johnson	Carmel, IN	2015-06-28	We love golfing here and to lose this greens pace would be detrimental to our future.
Nichole Wright	Westfield, IN	2015-06-28	We moved to Westfield a year ago and love this area and the landscape of it all. It'd be a shame to see it go.
Caleb Richardson	Myrtle Beach, SC	2015-06-28	Golf is a sport that I grew up on and I remember playing that course with my Dad. I want others to enjoy the same memories that I have!
Steve McDonald	Cicero, IN	2015-06-18	Like the course. Great place for me to go play with my friends. Not every open piece of ground has to have a house on it
Jenny Black	Westfield, IN	2015-09-14	My family spends a lot of time at this golf course. We love it!!
Roger Fox	Noblesville, IN	2015-09-14	We need public course options
Jennifer Beck	Westfield, IN	2015-09-14	I would love to see the city attempt to purchase this course and run it publicly. Or at least provide incentives to the owners to keep it operational. We need more green space and variety on the west side of town to prevent overdevelopment and make this side of town more attractive.
Cynthia Stafford	Westfield, IN	2015-09-14	I believe Wood Wind, as a useable green space for everyone in the community, is a valuable & irreplaceable asset to Westfield. It would be shortsighted to let it go.
Mary Heredos	Westfield, IN	2015-09-14	My son loves to play there and goes to the golf camp in the summer. He loves it!

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Ian Kristensen	Fishers, IN	2015-09-14	This is the only public golf course around in Westfield. I have many friends that work there and would lose jobs because of this action.
Annie Behring	Carmel, IN	2015-09-14	I live right after the street from woodwind and I don't want to look out into my backyard and see another neighborhood
Paul Kleeberger	Westfield, IN	2015-09-15	This is a gem in our town - build around it
Austin Kukura	Westfield, IN	2015-09-15	We're turning every square mile into housing. Enough is enough.
Sam Adili	Rocky Point, NY	2015-09-15	Don't ruin the beautiful view!
Nathan DiFiore	Westfield, IN	2015-09-15	Screw neighborhoods too much traffic already
Nick Smith	Westfield, IN	2015-09-15	This is our only Golf course in Westfield, its beautiful, and needs to stay.
bryce cancel	Sheridan, IN	2015-09-15	Love to play at this course and would be sad to see it leave
maria quintero	Noblesville, IN	2015-09-15	its a green spaced and there are already many neighborhoods that have empty hosues and its jsut creating more mpty homes and ruining the economy and I LOVE TREES
Dick Edmonds	Westfield, IN	2015-09-15	The last thing we need is another housing development at the expense of quality of life issues
Jay O'Neil	Carmel, IN	2015-09-16	I am signing because I oppose the housing development. Keep Woodwind a golf course.
Seth Tackett	Westfield, IN	2015-09-16	I love to play golf there. I would hate if it was torn down.
Jeff Whitesell	Zionsville, IN	2015-09-22	I like the place. We don't need more houses.
Don Woods	Carmel, IN	2015-10-02	I play golf and only live about 3 miles from this course. They have a decent practice range of which I have been a member of for several years.
Patty Smith	Westfield, IN	2015-10-10	No one in hamilton county want more houses the area now is already is over! Kimi aded with houses we need more green space not over populated i more here because of country feel it is no longer like that every where houses as parimonts taking soccer field no more will move further out if it continues you cant even find a parking spot at Kroger now 169th Spring Mill over crowded all farm land eating up with greed we are acting like Carmel pretty soon no more green space
Carolyn McKay	Roann, IN	2015-10-21	We want to keep ab area of our community GREEN & having a local golf course in Westfield is awesome!
Tony Bryant	Westfield, IN	2015-10-21	Me and my family play golf there together all the time!
Linda Bauer	Westfield, IN	2015-10-28	We recently moved to area... We picked this area to live because of the golf course.
Joe Canada	Westfield, IN	2015-10-30	For a number of reasons I support keeping this golf course in Westfield.
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Mike baker	Westfield, IN	2015-03-22	I have played this course for over 20 years. This course is the best golf course in Hamilton county for Carmel residences. There is so many other options than destroying this pristine , well operated and fun course to play.
David Phoebus	Carmel, IN	2015-03-23	This is typical of Westfield. Drive out a commercial business and replace it with more track homes. Eventually your property taxes will make it impossible to live there. Support your tax payers for once. Grand Park can't be the answer to every question.
paul anderson	duluth, MN	2015-03-23	keep the public golf available!!
Steve Jones	Westfield, IN	2015-03-23	Need to keep a public course in Westfield. There's plenty of existing places to build more houses.
Ryan Tucker	Alpharetta, GA	2015-03-23	Recreation and green spaces are healthy for people - and golf courses provide both!
Robyn Wiekerman	Westfield, IN	2015-03-25	I spent my entire first 20 years less than a mile from WW Golf Course. For the last 10 years, I've traveled the world and lived a number of places across the United States. I believe change is good and inevitable, but I was very shocked and disgusted with the over expansion and growth Westfield has seen in the past 10 years. Nothing of beauty remains and it's all being replaced by lifeless subdivision after subdivision. Urban planning would do some good and parks and green spaces always beautify a community. Public health is also very important to a community's vibrancy and mental well being. I hope you reconsider an outlandish offer to cover up that beautiful stretch of land. In 10 more years when all of the rest of Westfield is committed to homes, this will be even more important than it seems right now. Give Westfield progress while maintaining it's natural beauty and character.
Jijun Chen	Westfield, IN	2015-03-30	we need to preserve more green fields.
Deborah Lawrence	Westfield, IN	2015-04-02	I believe in keeping the Wood Wind Golf Club and course instead of replacing it with a housing development. Westfield needs a public course and also needs the aesthetic appearance of a golf community over another housing community.
Lori Bricker	Carmel, IN	2015-04-02	This community needs a public golf course. Not everybody has the means to belong to Bridgewater, and I am uncertain if Westfield needs another housing development.
Ray Bridges	Indianapolis, IN	2015-04-02	It's a beautiful course, and there are too many new housing additions going up already. The course will serve people moving into those new areas. Do NOT lose this course!!
Robert Krenick	Westfield, IN	2015-04-02	We need open space, why not build a community around the golf course instead.
Linda Baxter	Zionsville, IN	2015-04-03	Our daughters high school team plays on this course as their home course. It would be a shame to see this beautiful course bulldozed.
RJ Wachs	Fishers, IN	2015-04-03	woodwind is a fantastic golf course and one of my favorites in the city. There's plenty of other corn fields to plow over in Westfield. Also, I love trying to bomb my driver over the hill on #6 and trying to hit a lob wedge into a par 5.
Scott Warner	Noblesville, IN	2015-04-03	I've played the course my whole life and I don't want it to go away.
Tim Maines	Carmel, IN	2015-04-03	I would love for Wood Wind Golf course to remain a golf course.
karl dickerson	nolensville, TN	2015-04-03	Because we don't need another damn mix use development. Keep our green space out of it!

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Jill McElheny	Carmel, IN	2015-03-17	I love this course! It's a beautiful green space and the only public course in Westfield. To bulldoze it for another cheap housing complex would be an incredible shame.
Johnston Johnston	Westfield, IN	2015-03-17	Why destroy a sport facility when the goal of Westfield is being centered on sports. Build homes as golf course lots and get premium prices. We can have our cake and eat it too.
Jeanne spaletto	Westfield, IN	2015-03-17	woodwind should stay. it's such a beautiful piece of land and is a positive aspect in the community. Our family loves having it so near and frequent it during the summer months.
Michelle BonJour	Carmel, IN	2015-03-17	My husband golfs at Wood Wind Golf Club in a league and on weekends! It IS NOT right to plow it over!!
April Hedgecraft	Westfield, IN	2015-03-18	Because my family and I enjoy spending our summers golfing there
Koby Vest	Westfield, IN	2015-03-18	My son loves Wind Wood. Has done several summer camps there and is looking forward to playing for many summers to come.
Twyla arnold	Westfield, IN	2015-03-18	I live next door to the golf course and I would like to see it remain free space and recreation space.
Greg Lohman	Westfield, IN	2015-03-15	There is too many homes in area already and important to have some area for recreation and kids to learn game of golf.
William Hill	Carmel, IN	2015-03-18	The Wood Wind Golf Club provides a quality golf course for young and old in Westfield and the surrounding area. This public course, the only one in Westfield, provides a great recreational opportunity for all residents as well as serving as a home course for the high school. It is a beautiful piece of property that needs to be kept as a golf course.
Keana Rector	Carmel, IN	2015-03-18	Love Woodwind and don't want to lose the land to high density housing.
Marc Abriani	Westfield, IN	2015-03-18	I love to play golf there
chad morris	Westfield, IN	2015-03-18	Woodwind is my go to course. I live right down the street. I would have to find a new place and I love playing at woodwind
David Wherry	Medinah, IL	2015-03-18	I realize I'm not a resident but, do have family in the area. When we have been there for family reunions we play the course at least twice. We enjoy the layout and do not have to find our way around for a course further away.
Katie Jones	Westfield, IN	2015-03-18	Beautiful golf course would hate to see out gone. There is plenty of land for housing in Westfield, not Wood Wind.
samantha wright	Frankfort, IN	2015-03-18	Leave the land alone!!
Jeanne Kreiger	Zionsville, IN	2015-03-18	My husband and daughters all golf at Woodwind. It is lovely and we would really miss playing there. It's the only good 18 hole public course close to us.
Shasly King	Zionsville, IN	2015-03-18	I love this golf course. Please don't tear it down.
Jason Isaac	Indianapolis, IN	2015-03-18	I am in support of the petition as an avid golfer and supporter of more natural landscapes in our communities.
Sharon Rice	Westfield, IN	2015-03-18	This should remain open to the public as a golf course a and not converted to yet another builders dream. Please let it remain an amenity for our residence. It should continue as yet another resource for Westfield Citizens to enjoy. Respectfully, Sharon Rice
David Wingate	Indianapolis, IN	2015-03-18	Woodwindgolf member
Adam Ogrzewalla	Westfield, IN	2015-03-18	This is a great resource for the community and an attraction for potential home buyers.

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Milton Hatfield	Carmel, IN	2015-03-17	Patron since 1992. Awesome Facility and staff
Brian Rocho	Fishers, IN	2015-03-17	I drive from Fishers, IN to play this course and have considered relocating to this area to live. IF THIS COURSE IS REMOVED I WILL NOT RELOCATE.
Logan Chitwood	Indianapolis, IN	2015-03-17	It was the first golf course that I ever played, and I play in Men's Club. It would be a shame to lose the only public course in Westfield.
Todd Johnston	Westfield, IN	2015-03-17	Please keep Wood Wind Golf Course. Only Golf Course in area.
Neil Morrell	Zionsville, IN	2015-03-17	Don't need anymore development on currently useful ground.
David Chambers	Carmel, IN	2015-03-17	I'm signing because I grew up in Carmel and played the course for years when it was Hanging Tree. Now, at the age of 28, I play at Woodwind in the Men's League on Wednesday nights and the course and facilities should be left alone. The land is beautiful and provides opportunities for young individuals to learn the game and life lessons that come with it. There is plenty of land in Westfield that can be developed, but this piece of land should remain a golf course that can be used by locals and their children as a peaceful retreat with natural surroundings. Please do not develop this land.
Paul Gloyeske	Indianapolis, IN	2015-03-17	We need to maintain green space. There are many mature trees that cannot be replaced. I enjoy golfing this course several times a year.
Richard Moore	Westfield, IN	2015-03-17	There must be a better place for a housing development rather than destroying that beautiful golf course.
David Royer	Fishers, IN	2015-03-17	The last thing we need is another housing development. Woodwind is a great experience and an area landmark. Do not approve the destruction of this public course!
Ken Benson	Westfield, IN	2015-03-17	We have enough housing developments.
Tim Courtney	Westfield, IN	2015-03-17	Woodwind golf course is a wonderful resource within our community. It was a big reason that I moved to the Westfield area.
Colin O'Neal	Carmel, IN	2015-03-17	WoodWind has provided myself, my friends, and family with great memories and experiences. It really provides a close knit membership, which in turn creates a healthy, enthusiastic environment for all Westfield golfers. The club has always sought out the best charitable outings in the area (along with it's sister course, Prairie View. They have also hosted a PGA Tour Clinic and keep close communication with the city's leaders. They also have a very large Mens League (300 golfers), which provide great networking opportunities for professionals in the area.
joan tyler	Westfield, IN	2015-03-17	We need a public golf course
Gregory Sos	Bedford, NY	2015-03-17	Because politicians/zoning committees will be accountable to their constituents who sign this petition....GET IT!?!?!
Jerry Johnston	Westfield, IN	2015-03-17	This is a great asset for Westfield. Be a shame to lose it !
Steve Rounds	Westfield, IN	2015-03-17	I agree that it is a valuable asset to Westfield. However, it is privately owned. Everyone who lives in Westfield and signs the petition, whether they play golf or not, needs to be willing to pay higher property taxes in order to give the current owner some sort of tax incentive to keep the course, or to raise funds for the city to buy it.
Richard McKeldin	Westfield, IN	2015-03-17	I love playing that course and it's a great place to take my kids. There's enough current development and plenty of farms to develop. Leave the course alone!
James Belcher	Fishers, IN	2015-03-17	I like playing golf at Wood Wind Golf Club -- would hate to see it close.

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Helen Brown	Carmel, IN	2015-03-14	I believe the public benefit of Wood Wind out weighs any new housing that could replace it. There used to be a "Master Plan" presented in the papers about this golf course being the epicenter and anchor to the west side of Westfield. What happened to that vision? I don't know if it is for sale, but there is abundant surrounding corn fields for any necessary housing. Although with the new subdivisions like nearby Harmony developers could be creating an oversupply of housing with no amenities to draw and keep new residents if Wood Wind is eliminated. I am perplexed by the lack of common sense in considering destruction of this asset. The folly most likely can be traced to one individual or group who's greed surpasses the benefit and service provided to others.
Roger Fechtman	Westfield, IN	2015-03-14	I like Wood Wing Golf Club and my children attend their summer camps.
Evan Fall	Carmel, IN	2015-03-15	I am a former member of the Westfield High School Golf Team who has called WWGC home for many years.
John Abell	Zionsville, IN	2015-03-15	Wood Wind is an established course, a public course and a cherished green space that provides recreation for the general public. There must be many options for a housing development but why destroy a good golf and recreation facility that cannot be replaced...especially one which serves the public of Hamilton County.
Shaun Beavan	Silver Spring, MD	2015-03-15	We need to save the gold course on this side of town and there are plenty of housing developments already.
Julie Robinson	Westfield, IN	2015-03-16	Enough with the development Westfield...finish what you've started and then re-access.
Christopher Woodard	Carmel, IN	2015-03-16	I appreciate the facility and use it regularly. Although I understand that nothing is forever, I would like to see this course remain part of our community.
Paula Shannon-Young	Westfield, IN	2015-03-16	I feel Westfield needs a golfing diversion. Aren't we supposed to be a city with sports in mind? Let's not become the next Fishers.
Kenneth White	Westfield, IN	2015-03-17	This is a great facility and the only Westfield golf course. Our kids have had lessons and we have played in charity fundraising events and leagues there. It is an important member of the greater northern Carmel-Westfield community!
Thomas Luken	Brownsburg, IN	2015-03-17	Really, another subdivision!
Thomas Redmond	Hammonton, NJ	2015-03-17	Why destroy the only golf course for the public in Westfield? There is plenty of land for development!
Joe Cohoot	Westfield, IN	2015-03-17	Woodwind has become a part of the community. Over the past three years the changes are dramatic! The golf course has a want to give back having one of the few Evans Scholar caddy programs in the area. Destroying the only public golf course in Westfield is a ridiculous notion. Building around the course would be way more beneficial to the community as a whole.
Douglas Werling	Swayzee, IN	2015-03-17	I use to live in Westfield and I participate in league play at the course!
Jeffrey Kennedy	Westfield, IN	2015-03-17	I believe green spaces and public-use recreation are important parts of any community. This should not be in conflict with interests to grow the community through new housing developments. There must be alternative sites that can be purchased and developed for this purpose that doesn't force an either/or decision.
Kyle Hummel	Westfield, IN	2015-03-17	We dont need more housing, there are way too many neighborhoods being built currently in Carmel/Westfield. Lets see that we can fill those up before tearing down one of the most beautiful pieces of land in Westfield.
Todd Dobbs	Westfield, IN	2015-03-17	We need better control of growth in Westfield.

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Andra Cameron	Westfield, IN	2015-03-11	Its not necessary to put housing additions on every price of land in Westfield. Let's keep some of it green and open to the public.
Tanya Miles	Carmel, IN	2015-03-11	I love it here and just don't want to see it become too busy and lose the charm we all love
Aaron James	Westfield, IN	2015-03-11	I feel the city needs to keep a balance of development and recreation areas. With all the development that is occurring I see no reason we should give up an established public recreational area.
Stephen Perkins	Monroe Township, NJ	2015-03-11	Despite the fact I live on Crooked Stick and play there as member, I play Woodwind frequently with friends and family. It's a great course and "in the neighborhood". Please leave it alone and adopt it as the course for Westfield!!
Brandee Thornburg	Westfield, IN	2015-03-11	I recently bought a home with several acres down the road from this course. It is a beautiful course and with all the high density housing developments popping up around us, it would sadden me to see this beautiful piece of land that so many people enjoying coming to play on, go for more housing. There is countryside enough that has been set aside. This is a diverse piece of land with rolling hills, trees, and brooks. My family plays whenever they come to visit. I would hope that the people of westfield would want to see it saved and not swallowed up by suburbia. I came to westfield for the excellent schools and the beautiful countryside. To remove this course would certainly help to devalue my home and my community.
Erin Housefield	Zionsville, IN	2015-03-11	I don't want Woodwind golf course torn down
Kelly Warner	Westfield, IN	2015-03-11	The last thing we need is another high density neighborhood. Keep the things the we love about the west side of town- open space is needed. Otherwise we are just another over density fishers!
Sara Myers	Westfield, IN	2015-03-11	KEEP THIS COURSE so we can continue to play golf with our children in a wonderful place for our family to enjoy for years to come.
Greg Robinson	Westfield, IN	2015-03-11	I would like to see the Golf Course stay in the community. I have played there for years.
Sharon Hunter	Westfield, IN	2015-03-11	I'm tired of not having a say in what is taking place practically in my backyard!
Larry Dennis	Westfield, IN	2015-03-11	I Golf at this course, as do my friends and family when they come to town. I also don't know how you can eliminate our High Schools home course. Where would our athletes host out of town schools for golf tournaments.
JoAnn Harmon	Westfield, IN	2015-03-12	My husband is a ranger/starter at this course and he loves working there and all the people that he comes in contact with there. I play there too!
Jared Bayha	Carme , IN	2015-03-12	I love this course and work as a cart boy at woodwind
Diane Gharst	Westfield, IN	2015-03-12	I'm signing this petition because golf is a great recreational activity for all of the postive reasons and our community needs this facility.
Cletus Graiz	Westfield, IN	2015-03-12	I'm a member of Wood Wind Golf Club and I'm opposed to turning it into another subdivision. Westfield has plenty of subdivisions and Wood Wind is the only public golf course.
Zach Jankowski	Westfield, IN	2015-03-12	I'm signing because I have caddied there for 3 years and I have grown up playing and enjoying everything at Woodwind.
Adrienne Montalone	Westfield, IN	2015-03-12	This is my high school team's home course and I would hate to see a beautiful public course with such a polite staff leave. This golf course also provides outstanding opportunities for young aspiring golfers to appreciate the game of golf.

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Dick Edmonds	Westfield, IN	2015-09-15	The last thing we need is another housing development at the expense of quality of life issues
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Tony Bryant	Westfield, IN	2015-10-21	Me and my family play golf there together all the time!
Linda Bauer	Westfield, IN	2015-10-28	We recently moved to area... We picked this area to live because of the golf course.
Joe Canada	Westfield, IN	2015-10-30	For a number of reasons I support keeping this golf course in Westfield.
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Annie Behring	Carmel, IN	2015-09-14	I live right after the street from woodwind and I don't want to look out into my backyard and see another neighborhood
Paul Kleeberger	Westfield, IN	2015-09-15	This is a gem in our town - build around it
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Steve Rupp	Indianapolis, IN	2015-03-10	We have plenty of land in Westfield to develop. Keeping a golf course here is very important and a valuable asset to our community.
Gary Hermon	Westfield, IN	2015-03-10	To me this is as important as Grand Park.
Julie Henson	Westfield, IN	2015-03-10	We want to keep the golf course.
Richard Larrison	Noblesville, IN	2015-03-10	I have played at Woodwind Golf Course for a number of years. It is a beautiful course and it should remain a golf course. There are a number of other plots of land in that area of Westfield that could be developed without affecting the golf course.
Traci Haudin	Zionsville, IN	2015-03-10	I golf there. It is a beautiful place when everything else is so built up there. Too many homes are starting to clog the area. It is a beautiful GREEN space and brings balance to the area.
Julie Bode	Westfield, IN	2015-03-10	I want Wood Wind to stay in our community. It's a very nice public course for people who do not have the luxury of joining a private course to use.
Micah Hatch	Knoxville, TN	2015-03-10	I grew up and attended Westfield Schools from K-12. Even though I do not live there I want Westfield to grow and be great community to live in. Keeping open the only public golf course is important because it allows the general public the opportunity to play and learn the game of golf, a valuable asset to the community.
Ryan Smith	Plainfield, IN	2015-03-10	My parents enjoy playing on this course.
Laura Lancaster	Carmel, IN	2015-03-10	I was married on this golf course. I also attend a yearly charity event on this golf course for a cause that is dear to me. There is plenty of room to develop Westfield without infringing on this lovely golf course.
Kenneth Hatch	Carmel, IN	2015-03-10	I'm signing this to support keeping this as a public golf course and not a housing development.
Jennifer Reinking	Westfield, IN	2015-03-10	I don't want westfield to turn into fishers. There doesn't have to be home everywhere. Keep the beauty of Westfield.
Marlo pilcher	Westfield, IN	2015-03-10	i do not want another housing development ruining our beautiful land. It's too much. I moved here 5 years ago because there was still land and farms.
Thomas Lewis	Carmel, IN	2015-03-10	My high school team plays here
Caleb Hatch	Plainview, TX	2015-03-10	I grew up here and it would be a shame to lose this
Jill McManus	Carmel, IN	2015-03-10	We need other things in our city other than Housing Developments.
Sarah Dutchess Hayden	Noblesville, IN	2015-03-10	i have grown up with this course. My dad built it, was superintendent for many years and I worked here as well.
John Kramer	Westfield, IN	2015-03-10	We need this
Rose Acklin	Westfield, IN	2015-03-10	We love using this course. Please Keep it.
Tim Stewart	Noblesville, IN	2015-03-10	One of the courses I enjoy to play.
stacey parker	Westfield, IN	2015-03-10	Stacey parker
Megan Reynolds	Indianapolis, IN	2015-03-10	I come up from downtown ind anapolis to play here.
Steve Shepard	Westfield, IN	2015-03-10	We need a city course. Traffic in that area at 7am is bad!!! What if we add 300 homes. This course should be bought by the city for high school use and a reason to visit Westfield

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Jane Pellibona	Westfield, IN	2015-03-09	I do not want to lose the golf course. The nature area is beautiful and want to keep it.
Andrea Essex	Westfield, IN	2015-03-09	The recreational usefulness and aesthetic value of this beautiful public course far outweigh any benefit another subdivision would bring to the community. Please save Wood Wind Golf Course!
David Schlieper	Westfield, IN	2015-03-09	This is a no-brainer...keep the golf course! Even if you can't stand watching it, open green land is much nicer to look at than more houses.
David Kaylor	Noblesville, IN	2015-03-09	This is a beautiful golf course, and the only course that is public. It provides great scenery for homes in the area and drives property values up. Taking away such a course would detriment the entire area. Plenty of land exists to develop for residential areas, and destroying a golf course for this purpose is not needed nor is it wanted by the citizens of Westfield.
Richard Cain	Carmel, IN	2015-03-09	We don't need more subdivisions
Katy Kaylor	Noblesville, IN	2015-03-09	This is the only public course in the area. Not everyone can afford a membership to a private club and you will be taking away a valuable asset to the community. There is plenty of open farmland already for sale that can be used for housing development. DO NOT take away this beautiful green space. Westfield is on their way to becoming a great city without another high density housing development.
Jeff Holm	Westfield, IN	2015-03-09	I enjoy golf and the convenience that Wood Wind provides. Great course. Let's not let some vinyl-village builder raze this beautiful course.
Ron Johns	Carmel, IN	2015-03-09	A historical golf course that brings beauty the community and joy toe many families.
Charme Smith	Noblesville, IN	2015-03-09	We don't need more housing developments to overburden our police, firefighters and schools. Let's not turn into Carmel. We moved here for the smaller city feel.
Jill Steinhauer	Westfield, IN	2015-03-09	What a shame to even think about tearing down such a beautiful place just to build more homes
Linda harford	Westfield, IN	2015-03-09	I want Woodwind to remain a golf course. It adds so much beauty and a sense of calmness to the surrounding areat Keep Westfield beautiful.
Julie Harmeyer	Noblesville, IN	2015-03-09	We golf this course often
Melanie Tamm	Westfield, IN	2015-03-09	I want a place I feel welcome to bring my children. This is the place! Please keep wood wind
Andrew Dalin	Westfield, IN	2015-03-09	With this being the only public golf course in Westfield, it would be a shame to see it go.
Lee Spillane	Westfield, IN	2015-03-09	Woodwind is a great asset to the community and losing it would be a tragedy. It is irreplaceable.
Tom Belland	Westfield, IN	2015-03-09	Woodwind golf course is an asset that once gone cant and probably wont be replaced. I would have to go to Carmel to golf and that will change shopping patterns to outside of Westfield.
Jennifer Williard	Osgood, IN	2015-03-09	My son is an avid golfer and public courses mean the world to young golfers.
John Thompson	Brandon, FL	2015-03-09	To destroy and put ANOTHER housing development there would not only flood the already saturated housing in this area but also deprive the golfers of all ages a nearby golfing facility.
Christina Barrett	Westfield, IN	2015-03-09	I am signing to save the golf course. No more houses!
Ian Wiesner	Anderson, IN	2015-03-09	This is a nice public course that needs to stay open.

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Emily Reed	Westfield, IN	2015-03-09	Wood Wind is Westfield's only golf course. It's beautiful and my husband looks forward to playing there as much as he can. We'd hate to see it go!
Chris Renner	Westfield, IN	2015-03-09	I enjoy playing the course and meeting other retired golf players. The rest is the lost in this area.
Kelly Chapman	Westfield, IN	2015-03-09	I LOVE having a public golf course in Westfield and would hate to see woodwind be turned into another development!
Nita Reynolds	Westfield, IN	2015-03-09	Losing Westfield's only public golf course would be terrible loss for this community and it's citizens - now and for the future. Having such a well established, picturesque course is a treasure to the community and should be protected. If we want to have a sought after community, we must make sure and preserve those very assets that are so attractive. Having a daughter who played competitive golf from age 7 thru college, I know the positives that the game of golf instills on those players. Not all kids are cut out to play soccer, hockey, baseball, etc. Wood Wind should be preserved and be in the forefront as much as Grand Park, and other developments happening in downtown Westfield.
Ashley Murray	Noblesville, IN	2015-03-09	I want to save the course.
Lisa Allen	Westfield, IN	2015-03-09	Both of my children play golf at woodwind!! Please do not take away this beautiful course. There are plenty of other places to build homes on.
Matt Whitlow	Westfield, IN	2015-03-09	its beautiful and I play there frequently.
Henry Boyter	Westfield, IN	2015-03-09	Want to keep a public golf course open.
richard gilbert	Westfield, IN	2015-03-09	we need it.
Stacy Green	Westfield, IN	2015-03-09	The course is an asset to the community. There are other plots of land available for development.
Bill Conlin	Indianapolis, IN	2015-03-09	I patronize Wood Wind Golf 2 or 3 x per week... eat etc at other Westfield shops. Wiho at this fine golf facility my business goes elsewhere. Com'on people...THINK!
Marissa Sindelar	Westfield, IN	2015-03-09	Keep this Wood Wind public course in Westfield
Rick Dossey	Carmel, IN	2015-03-09	it is one of the few public courses in the Carmel/Zionsville/Westfield area, and the only one in Westfield.
Leigh Anderson	Westfield, IN	2015-03-09	Let's get our priorities straight and KEEP THE COURSE!
Joe Cotter	Fishers, IN	2015-03-09	this is the highest and best use of the land. Plenty of other land available to develop for housing.
Marc Hillmer	Westfield, IN	2015-03-09	Over 30,000 people played golf there last year, seniors, 4 or 5 High school teams, grand kids , many out of town guests, perhaps a few homes throughout the course and the rest on all the vacant land near by. We are the new sports center of Indiana. We need the golf course.
Alice Kaodorf	Carmel, IN	2015-03-09	We need to keep a golf course in Westfield!
Amy Lowe	Westfield, IN	2015-03-09	what happened to the great family city to raise kids? Why do we have to develop everything. Gold is a great recreational thing and our resources are very limited here. We don't even have a rec center or places for people to come together as a community. More houses= more people= more kids= more school zoning issues= overcrowded schools and so on.
Andrea Oros	Westfield, IN	2015-03-09	Part of the beauty of Westfield is its rural areas. All of the new housing developments are taking away this feature, one of the main reasons we moved here.

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Kristen Cooney	Westfield, IN	2015-03-09	Please don't get rid of Woodwind Golf course, it is a great asset to our community!
Anthony Tokarz	Westfield, IN	2015-03-09	Enough housing starts.
Laurie Meder	Westfield, IN	2015-03-09	I moved to Westfield for openness and scenery. I hate to see more housing developments. Getting rid of the golf course will also take away from our growing community.
Mick Trompen	Westfield, IN	2015-03-09	There are thousands upon thousands of areas of undeveloped land in Westfield. Why develop a golf course? Makes no sense....
Scott Wolfe	Carmel, IN	2015-03-09	I work in Westfield and live in Carmel. I play this course several times each year and it is a beautiful green space. There are several other buildable sites remaining in Westfield and amenities such as golf courses (public alongside private) attract people to our county.
Trevor Neu	Westfield, IN	2015-03-09	Wood Wind serves as the home course to our High School Golf Teams who have seen great success due to their ability to work closely with the schools. Wood Wind is also the only public golf course in Westfield and it would be a travesty to lose this course.
Aaron Snyder	Westfield, IN	2015-03-09	Woodwind is a wonderful asset for our community and local environment, to lose it to urban sprawl would negatively impact the unique dynamics of the area.
Megan Harvath	Carmel, IN	2015-03-09	We love Woodwind Golf Club and would hate to see it turned into a neighborhood. This community needs a public course.
Toby Knott	Westfield, IN	2015-03-09	I have 4 children who are starting to play junior golf and as a resident of westfield this is the only public course they can enjoy the game in our city. I am all for developing housing in our city and if they cannot incorporate the public golf course into planning ...there is plenty of land adjacent this property to grow our community.
Christine Irwin	Carmel, IN	2015-03-09	The golf course adds to the beauty of our community and is an attraction to people who live here and those who consider making Westfield their home.
Joshua Sampla	Westfield, IN	2015-03-09	This is our only public golf course, there are plenty of other spots to start more housing developments. It's a wonderful facility that should not be bulldozed.
Kris Miller	Westfield, IN	2015-03-09	I would like to see Wood Wind stay a golf course! We use the facility often and would rather have the golf course stay and have new housing developed elsewhere.
Jason Harvath	Carmel, IN	2015-03-09	All 5 people in our family play here and it's without this course our options are very limited.
Andrew Tisch	Zionsville, IN	2015-03-09	It's a great recreational asset for youth, families and seniors. Many people from the immediate area and outside the area come to play this course. I volunteer at the course as a starter and I know many people will be negatively impacted if the course was eliminated.
Seth Pickering	Westfield, IN	2015-03-09	I play golf there and it is a great addition to the community.
Jeff Zartman	Westfield, IN	2015-03-09	We need Woodwind so Westfield families can have a close good course to play. There is plenty of housing out there and if more is wanted there is better land than tearing up this great golf course.
Sheri Cope	Westfield, IN	2015-03-09	I'm signing this because I feel it's important to have one public golf course for a city that is growing at the rate we are.
Kevin Hasman	Westfield, IN	2015-03-09	I live close, play golf there a lot and am a Men's Club member to the course.
Kathy Burns	Westfield, IN	2015-03-09	I'm signing because we need to save the only golf course in Westfield. My husband golfs there a lot.

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Dick Edmonds	Westfield, IN	2015-09-15	The last thing we need is another housing development at the expense of quality of life issues
Jay O'Neil	Carmel, IN	2015-09-16	I am signing because I oppose the housing development. Keep Woodwind a golf course.
Seth Tackett	Westfield, IN	2015-09-16	I love to play golf there. I would hate if it was torn down.
Jeff Whitesell	Zionsville, IN	2015-09-22	I like the place. We don't need more houses.
Don Woods	Carmel, IN	2015-10-02	I play golf and only live about 3 miles from this course. They have a decent practice range of which I have been a member of for several years.
Patty Smith	Westfield, IN	2015-10-10	No one in hamilton county want more houses the area now is already is over Kimi aded with houses we need more green space not over populated i more here because of country feel it is no longer like that every where houses as partments taking soccer field no more will move further out if it continues you cant even find a parking spot at Kroger now 169th Spring Mill over crowded all farm land eating up with greed we are acting like Carmel pretty soon no more green space
Carolyn McKay	Roann, IN	2015-10-21	We want to keep ab area of our community GREEN & having a local golf course in Westfield is awesome!
Tony Bryant	Westfield, IN	2015-10-21	Me and my family play golf there together all the time!
Linda Bauer	Westfield, IN	2015-10-28	We recently moved to area... We picked this area to live because of the golf course.
Joe Canada	Westfield, IN	2015-10-30	For a number of reasons I support keeping this golf course in Westfield.
Kaycee Hinshaw	Sheridan, IN	2015-10-30	Wood Wind is a beautiful course, the last thing Westfield needs is another neighborhood

Name	Location	Date	Comment
Teresa Cepican	Carmel, IN	2015-03-09	I'm signing this because Westfield needs to keep something like this for the community. That's all we need is another neighbor hood going up. Westfield has been named one of the top places to live for a reason....
Blake Collinsworth	Middletown, NJ	2015-03-09	This would be an absolute shame. I have supported much of our local government's actions but this would be an extremely poor, short-sighted decision.
Scott Leigh	Westfield, IN	2015-03-09	This public golf course is a wonderful part of the Westfield community. Housing in the area is plentiful, please preserve this recreational facility - a place where families can enjoy time together.
Jeff Nelson	Westfield, IN	2015-03-09	I play this course multiple times per year and my son will start lessons there this summer. This is a great recreational facility for our community and needs to remain as such.
Kevin Perry	Westfield, IN	2015-03-09	The last thing we need is another housing development...to continue to lose green space, not to mention a place where MANY people enjoy recreational and (some) competitive golf, makes no sense. We're nothing but a "bedroom community" as it is - Grand Park isn't enough.
Ben Carnes	Westfield, IN	2015-03-09	As the only public golf course that our city has, my family has enjoyed this course for many years. I believe this should remain a golf course for the community to use, there is plenty of other land that could be developed into a neighborhood. I think Westfield has done a fantastic job of developing into a place that people want to live, recreational space definitely plays a role in that.
Sommer Craig	Westfield, IN	2015-03-09	I want to save the only public golf course in the community!
Angie Knight	Galena, OH	2015-03-09	As a former resident every time I return to the area I am amazed at the growth and development that has taken place since I moved. The only part that seems untouched is the beautiful green space of Woodwind golf club. Please LEAVE IT BE!
Phillip Foster	Zionsville, IN	2015-03-09	My daughter and I enjoy spending time together at the course. The course and staff are outstanding.
Brett Hinshaw	Noblesville, IN	2015-03-09	My son plays there
Michelle Young	Westfield, IN	2015-03-09	Keep Westfield beautiful...save the golf course!!
Steven Miller	Zionsville, IN	2015-03-09	There are way to many housing developments already and even more on the way
Rick Radcliff	Westfield, IN	2015-03-09	I play there
Sherri Ellinger	Carmel, IN	2015-03-09	This is a ridiculous option!! The city is overbuilding!!
Roxanne Binford	Westfield, IN	2015-03-09	This is the only golf course in Westfield. It's beautiful and affordable. There's too much building at 161 and Springmill in addition to numerous housing decisions. Keep Westfield the best place to raise a family. Golf is a fantastic outing for all households.
Teresa Gill	Westfield, IN	2015-03-09	This would be a shame for the community!
nancy cuppy	Westfield, IN	2015-03-09	Save the golf course! I do not want the golf course replaced with a housing development!
Allen Hanavan	Westfield, IN	2015-03-09	This golf course is an asset to the city of Westfield. We have made a big investment in branding ourselves as a sports community.
Tyler Blevins	Westfield, IN	2015-03-09	Woodwind golf course needs to stay. If we a growing community that is implementing attractions and activities to draw people to Westfield, then why would we get rid of our only public golf course??? Radicelous!
Randy Inman	Westfield, IN	2015-03-09	Save the golf course!!!

Name	Location	Date	Comment
Stephanie Franco	Westfield, IN	2015-03-09	Woodwind Golf Club could only enhance the property values of the surrounding properties and the already schedule subdivisions coming to the area. Bringing families to the area giving more recreational outdoor activities! Would be a big loss to our community!
Melinda Engenbretch	Westfield, IN	2015-03-09	I feel that the golf course is beneficial to the westfield community and would disapprove of more housing taking up green space
Ashley Knott	Westfield, IN	2015-03-09	Save Woodwind. This ammenity is one of the things in our community that adds to its value. Woodwind adds beauty, fellowship, and pure fun! Please don't allow more homes to take this green space there are plenty of other build opportunities!
Dawn Head	Westfield, IN	2015-03-09	This well-kept public golf course is an asset to our community.
Mandy Hanavan	Westfield, IN	2015-03-09	I am signing because I think Woodwind is an asset to our community. It is a great golf course with fantastic employees. It is also nice to actually have some green space left alone. Our family would truly miss this course. Thanks.
charity resandich	westfield, IN	2015-03-09	Several members of my family enjoy this golf course. The housing construction is moving so fast - we are soon to turn Westfield into another Fishers! We need Woodwind to remain in place as a local place for families to hang and enjoy their leisure time together.
Michael Good	Westfield, IN	2015-03-09	There's no reason to wipe out that course! It's a destination for many and a great part of our community.
Lisa Bhatt	Zionsville, IN	2015-03-09	We love the kids' summer golf camps! Great teachers and mentors!
John Armitage	Westfield, IN	2015-03-09	Enjoy having a course just down the road. Don't think we need to cover every square inch of Westfield with a house.
Carol L Stevenson	Carmel, IN	2015-03-09	We don't need anymore housing additions!!!
Jennifer Armitage	Westfield, IN	2015-03-09	I don't want to see a great place for recreation be taken away!
Hillary Loring	Westfield, IN	2015-03-09	I'm signing because the construction of new homes needs to stop and not become more important than our other community assets.
Mark Hester	Westfield, IN	2015-03-09	It is great to have a golf course in the community. I have played there for years. My kids have attended many golf camps and have found a love for the game because of the local access to a community public course.
Deborah Evans	Westfield, IN	2015-03-09	I'm signing this petition because Westfield needs to be a well rounded community to be most appealing. Growth and change have been so rapid in the past few years, and while it has generally been positive, it feels as though the momentum of change is speeding up too fast. Let's not lose everything that gave Westfield it's charm and "town" feel. I don't want my community to be neighborhoods, schools and Grand Park alone.
Amy Minis	Westfield, IN	2015-03-09	My kids play sports in Westfield. And hope to one day play golf. Westfield is a wonderful place to live but we need to save some of the beauty!!
Sarah Watkins	Westfield, IN	2015-03-09	I would like us to keep this public course open. Having a public course is important to a community.
Michele Oakley	Westfield, IN	2015-03-09	I feel that in that area a golf course is a more valuable asset to our community than another housing development. This golf course offers an affordable form of recreation for family members of all ages and should be kept to enhance the aesthetics of the area and prevent the area from becoming too overdeveloped.

APPENDIX E

TASK GROUP MEETINGS

A. March 29, 2015 Meeting:

1. Meeting Agenda:

161st Street Neighborhood Meeting
March, 29, 2015
12:30 p.m. at the DuBois Residence

Meeting Objective: - Unified Neighborhood Point of View on Development

Agenda:

I. **Welcome and Introductions** – All neighbors introduced themselves and shared where they live.

2. **Summary of Comprehensive Plan for Westfield** – Suzy DuBois gave a summary of Westfield's Comprehensive Plan for New Suburban South West which includes this group's residences. A summary is attached to the minutes for review.

3. **Zoning Ordinance Considerations** – Ken Kingshill, a resident and member of the Advisory Plan Commission for Westfield, talked about the process involved when the Commission reviews requests for zoning changes. Currently, Wood Wind Golf Club would need to be rezoned for the developer to place high density housing on it. The five areas for consideration are listed below. Ken detailed each and answered questions for clarification on these.

IC 36-7-4-603
Zoning ordinance; preparation and consideration of proposals
Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:
(1) the comprehensive plan;
(2) current conditions and the character of current structures and uses in each district;
(3) the most desirable use for which the land in each district is adapted;
(4) the conservation of property values throughout the jurisdiction; and
(5) responsible development and growth.
As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.17; P.L.220-1986, SEC.17.

Karna Baker expressed concern about the current sewer system in our area being at max capacity and unable to support more housing. She will follow up for more clarification on this point.

4. **Petition Update** – Kristen Burkman reported that the petition to Keep Wood Wind Golf Club a Golf Course has reached almost 900 supporters. We will continue to communicate to these supporters via email. Mike Kaylor has volunteered to take a petition to the Mill for signatures. Kristen will get the papers organized for Mike to take to the Mill. Jan Cohoat said the current management team of Cohoat and O'Neal would like to continue managing the golf course. She also mentioned the great programs they have for the community including the Evan's Scholar program that helps qualified young people receive college scholarships. Everyone agreed the golf course is an invaluable asset in our community and we want to keep the golf course.

5. **Neighborhood Survey** – Suzy DuBois passed out a survey asking neighborhood members to share their thoughts regarding development in our area. The results are attached.

6. Kristen Burkman announced there would be a **Meet and Greet Neighborhood Meeting with City Council Members**, Jim Ake, Chuck Lehman and Cindy Spoljaric, on April 21st at 7:15 p.m. at the Wood Wind Golf Club Pavilion. All members of the neighborhood are invited to attend. It is not open to the general public.

7. The floor was opened for comments and questions. Nancy Davis expressed support for keeping the golf course. She also mentioned at some point in the future her family would be selling their farm land on Ditch Road. Cynthia Stafford shared a quote from an article in the March 2015 Indianapolis Monthly regarding realtors' perception of Westfield being a place for $180,000 housing. Bruce VanNatta thanked Suzy and Kristen for their efforts in gathering data and starting the neighborhood group. The meeting was adjourned.

People in Attendance:
Bruce VanNatta, Stephen & Cynthia Stafford, Dick Levins, Rick & Erin Gibson, Beth Armstrong, Jane Bingham, Juanita Smith, Jan Cohoat, Mike & Katy Kaylor, Ken Kingshill, Gary & Sarah Watkins, John and Suzy DuBois, Mike & Karna Baker, Charles Davis, Nancy Davis, Kipp Kunce, Kent & Gloria White, Kristen Burkman

2. Attendee Survey:

New Suburban Southwest
Survey Results From 3/29/15 Neighborhood Meet
"Why I Moved to this Area of Westfield"

- To live a rural artisan farm lifestyle
- Quality of life
- Our family moved here from South America so we followed
- Open space, green space, no subdivisions
- Moved as a nurse to care for elderly
- Grandfather bought farm and left to family members
- Great schools
- Employment opportunity
- Privacy with no light pollution
- Love of the land
- To live in the country
- Loved the city and the small town feel
- Wildlife
- Family farm
- Open space, healthy/athletic lifestyles with closeness to amenities
- Opportunity to build on beautiful property

Survey Results

There is adequate green space and recreational opportunities currently in Westfield.
23% Strongly Agree
8% Agree
23% Neutral
15% Disagree
31% Strongly Disagree

A public golf course is a positive asset for our community.
93% Strongly Agree
7% Agree
0% Neutral
0% Disagree
0% Strongly Disagree

I support the purchase of the Wood Wind Golf Course by the City of Westfield or by Hamilton County if property is available for sale.
80% Strongly Agree
13% Agree
0% Neutral
0% Disagree
7% Strongly Disagree

Our community should encourage variety and diversity in housing while maintaining a distinct style or character and avoid the appearance of "cookie cutter "subdivisions by encouraging a diverse range of home styles using innovative architecture of a character appropriate to Westfield.
87% Strongly Agree
13% Agree
0% Neutral
0% Disagree
0% Strongly Disagree

The application of innovative high quality architecture of a character appropriate to Westfield is prevalent in existing home design and subdivision layouts on the west side of Westfield(west of 31).
20% Strongly Agree
20% Agree
33% Neutral
7% Disagree
20% Strongly Disagree

No single socio-economic segment or housing price point should dominate the community nor be neglected.
67%_ Strongly Agree
33% Agree_
0% Neutral
0% Disagree
0% Strongly Disagree

The west side of Westfield(west of highway 31) offers a diverse offering of housing with no single socio-economic segment or housing price point dominating the market.
20%_ Strongly Agree
47% Agree_
7% Neutral
13% Disagree
13% Strongly Disagree

The effect of new subdivisions on the character of the existing neighborhoods and the mitigation of the adverse effects of new development should be minimized through proper design and buffering so as not to negatively affect the quality of life of long term residents.
87%_ Strongly Agree
13% Agree_
0% Neutral
0% Disagree
0% Strongly Disagree

Large three acre and greater lots with large buffers that minimize negative impact on existing and stable rural uses of the area are appropriate for the New Suburban Southwest.
100%_ Strongly Agree
0% Agree_
0% Neutral
0% Disagree
0% Strongly Disagree

Conservation Subdivisions that produce less sterile, more creative neighborhood designs with 60% connected open space, clustering of houses that border open space, 100' perimeter buffering(or greater), natural topography, varying lot sizes, proper drainage, reforestation, and overall respect to the land and surroundings are appropriate for the New Suburban Southwest.
73%_ Strongly Agree
20% Agree_
7% Neutral
0% Disagree
0% Strongly Disagree

Open space should be maintained in order to preserve the visual character of our scenic roads.
100%_ Strongly Agree
0% Agree_
0% Neutral
0% Disagree
0% Strongly Disagree

Other Comments: Traffic Congestion major issue

B. April 22, 2015 Meeting

1. Meeting Agenda:

From: Kristen Burkman <rkburkman@gmail.com>
To: Adam Essex <adamjessex@hotmail.com>; Brighamsmith1 <Brighamsmith1@aol.com>; Bruce Van Natta <bvannatta@indy.rr.com>; Cindy <crsochar@indy.rr.com>; Cynthia Stafford <staffo92@att.net>; Dave Sochar <acornw@frontier.com>; Dick Levins <rcl@airapplications.com>; Erin Gibson <elmgib@aol.com>; gloria White <gwhite2@aol.com>; Henry Armstrong <hsarmst@gmail.com>; James Engle <pwengle@gmail.com>; Jan Cohoat <jkjb@aol.com>; Katy Kaylor <katykaylor@gmail.com>; Kaylorinc <Kaylorinc@comcast.net>; Ken Kingshill <kenkingshill@gmail.com>; Kendra Essex <justjohnscleaning@gmail.com>; Leah Severson <leah.severson@gmail.com>; lisabeth armstrong <lisabetharmstrong84@gmail.com>; Penny Wallis <penwal@me.com>; robertbehring <robertbehring@yahoo.com>; Sarah Watkins <SarahWatkins99@gmail.com>; Scott Heger <scott.heger@woodwindgolf.com>; T. M.T. Incorporated <dub164@aol.com>; Tammy Kartes <tammysk@me.com>; Twyla Arnold <ktbarnold@aol.com>
Subject: Neighborhood Meeting Minutes & Next Meeting Details
Date: Thu, Apr 2, 2015 9:57 am
Attachments: ww-WestfieldCompPlan II.docx (18K), ww-NewSubSWSurvey Results.docx (17K), ww-westfield-minutes3-29.doc (41K)

Hi Everyone -

Our next meeting will be a Meet & Greet Event at Wood Wind Golf Club on Tuesday, April 21st at 7:15. Chuck Lehman, Jim Ake and Cindy Spoljaric will be joining us. This meeting will be an opportunity for you to meet three of our Town Council members and share information about our neighborhood. The meeting will be in the pavilion located behind the club house. Refreshments will be served.

Also, please find attached the meeting minutes from March 29th. If you see any additions or corrections, please let me know. I apologize if I missed adding anyone to the attendee list so please send me this information.

Suzy discussed the Comprehensive Plan for this area at the meeting. She's created a summary to share with you and it is attached. She also tabulated the survey results and these are attached as well.

If anyone has questions regarding any of the documents, please let me know. Have a wonderful Easter weekend! We look forward to seeing everyone again on April 21st!

Best Regards,
Kristen Burkman

2. Meeting Attendees:

South West Neighborhood Meeting
April 21, 2015 at Wood Wind Golf Club

Please sign in:

Dave Sochar Ditch & 161st
Harry Kasdorf
Jeff Boller
Cynthia Stafford
Stephen Stafford
Nancy Davis
Charles Davis
Erin & Rick Gibson
Mike Karna Baker
Adam Essex
Suzy DuBois
Dick Levins
Mike Kaylor
Katy Kaylor
Jeanette Smith
Jane Brigham
Robert Winiecki

Kristen Burkman
Cole Burkman
Rex Burkman
Sarah Watkins
Bruce VanNatta
Scott Heger
Rick Burkman

3. Meeting Materials:

Westfield Comprehensive Plan

Overview

-Process was designed to be open and citizen-driven

-Westfield – Washington Township is committed to managing growth to maximize its positive impacts and minimize its negative impacts.

-It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

-Encourage development to occur contiguously and not "hopscotch" across the township.

-Preserve the community's rural and small town atmosphere, even as it accommodates new growth.

-Promoting a diversity and balance of land uses.

-Creating adequate buffers and transitions between different types and intensities of land uses.

-Developing design standards for new residential development to encourage quality development.

-Providing adequate open space and recreation areas for all people of the township

-Establish appropriate locations for varying housing types.

-Development standards that establish appropriate setbacks, densities, lot sizes.

-Design standards to ensure quality development.

-Demographic studies that evaluate the market and the availability of housing stock in the various categories.

-Encourage neighborhoods that do not have the appearance of "production" housing.

-Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

-Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township.

-Locate open space so as to maintain the visual character of scenic roads

-Require open space in all new developments.

-Open spaces should consist of usable areas or valuable natural areas.

-Open space should not consist only of land that is left over in the site plan review process.

-Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows.

The Southwest New Suburban

The Southwest New Suburban area includes a diverse mix of uses:
-a town park,
- a golf course,
-open farmland,
-residential development
-a central core of large-lot residential and rural properties,
-equestrian uses
-artisan farms
.

This development should be context-sensitive.

As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.

Conservation Subdivisions

One of the best ways to achieve quality residential development in the rural areas while preserving rural character is to develop as conservation subdivisions.

These subdivision forms allow development of detached single-family homes clustered on smaller lots than generally permitted in the underlying zoning district, but at the same gross density, while **preserving large areas of open space or historic features.**

Conservation subdivisions allow the location of buildings on land best suited for construction, while permanently preserving valuable resources without changing the gross density permitted on the development site.

This creative and flexible subdivision approach encourages building sites with: --
-attractive views, both from off-site roads and on-site buildings
encouragesefficiency in the development of roads and utilities (shorter roads because there is less frontage per unit);
-contributes to the variety of housing choices in the town and township.

C. May 18, 2015 Meeting

1. Meeting Agenda:

From: Kristen Burkman <rkburkman@gmail.com>
To: T.M.T., Incorporated <dub164@aol.com>
Cc: Bruce Van Natta <bvannatta@indy.rr.com>; Leah Severson <leah.severson@gmail.com>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; lisabeth armstrong <lisabetharmstrong84@gmail.com>
Subject: Re: Sub District
Date: Sun, May 17, 2015 4:09 pm

Hi Everyone -

We wanted to send a quick reminder about the meeting tomorrow at 1:00 at the Westfield Library.

Agenda Items to discuss:

- Defining the sub-district boundaries
- Community Survey - regarding development & community amenities
- Update on Housing Development Inventory Project
- Begin process of brainstorming alternative land uses for rural areas

We look forward to getting this initiative started!

Thanks,
Kristen

On Thu, May 14, 2015 at 12:35 PM, <dub164@aol.com> wrote:

Group,

We are going to have our first committee meeting working towards establishing a sub-district for our neighborhood. I realize everyone will not be able to attend but we want to get started. Based upon schedule input I have reserved the Summer Room at the Westfield Library for a 1:00 start time on Monday, May 18th. Please set aside one hour for the initial meeting and confirm your availability to attend.

Thank you,

Suzy DuBois

2. Meeting Summary:

Kristen Burkman <rkburkman@gmail.com> Tue, May 19, 2015 at 2:12 PM
To: Bruce Van Natta <bvannatta@indy.rr.com>, Leah Severson <leah.severson@gmail.com>, Cindy Spoljaric <cspoljaric@westfield.in.gov>, Chuck Lehman <clehman@westfield.in.gov>, Jim Ake <jake@westfield.in.gov>, Steve Hoover <shoover@westfield.in.gov>, lisabeth armstrong <lisabetharmstrong84@gmail.com>, "T.M.T., Incorporated" <dub164@aol.com>, danielle@washingtontownship-hc.us

Hi Everyone -

I wanted to summarize the meeting from yesterday and review action items.

MEETING SUMMARY:

1. The team discussed the boundaries to investigate for this sub-district. While not finalized, our first approach will be to look at the areas East/West from Ditch Road to the County Line Road and North/South from 146th Street to SR 32.

2. The neighborhood group discussed the importance of keeping the golf course. It is not only a unanimous voice among the neighbors to the course but is also supported heavily within the Westfield community via 1,000 plus signatures on the petition. Information was presented that a developer is working on a plan to move golf holes and place homes on the course and around the driving range. The neighborhood group could not comment on this plan without seeing the concept but emphasized the importance of keeping the golf course.

3. A discussion on Conservation Subdivisions was held and team members felt this was an area worth additional exploration in regards to this sub-district. In conjunction with this discussion was the need to develop a strategy about preserving green space in Westfield. The group called out two predominant areas of unique topography that should be under heavy consideration for preservation. The two areas were Eagle Creek/Wood Wind that we are currently discussing and the MacGregor Park/Anthony Road area on the northeast corridor of Westfield. It was agreed upon by all attendees to focus on the Eagle Creek/Wood Wind corridor.

4. Within this area, we are going to research the land owners and how large their parcels are. The reason for this study is to determine how much land may be available for development vs. large acre home sites and hobby farms. There was also discussion on how large the parcel must be for realistic home development. The group will investigate this further.

5. A question was raised about the population goal for Westfield. The number stated was 60,000. We believe the current population to be about 37,000. A question was then asked where the city is in regards to this number with current new construction, approved new construction and outstanding PUDs that could be built due to zoning approval already given. The group agreed there was not an answer for this question.

6. An update was given regarding the Housing Inventory Study. That team has begun their research and will provide an answer to the question regarding projected population based on current and approved projects.

7. An idea of conducting a community survey to further investigate the comments from the petition survey was presented. The effort would be collaborative within this team.

ACTION ITEMS:

1. Danielle will provide a plat to the team showing all the parcels in the discussed area.

2. Suzy and the Housing Development Study Team will be working on the population question and reporting back to this group.
3. Kristen is generating a first draft survey for the group to review at the next meeting.
4. Need to define a realistic parcel size for development - Need a leader for this one
5. Need to research and define Conservation Subdivisions - Need a leader for this one

We will get back to the group on the next meeting but we will plan on meeting again within 2 - 3 weeks. Please email any additions or corrections to this summary.

Thanks so much for your time yesterday! We really appreciate the teamwork involved in this process.

Best Regards,
Kristen

D. June 8, 2015 Meeting

1. Meeting Agenda:

Southwest Suburban Sub-district Committee Meeting

June 8, 2015

Agenda:

Review Plat of Southwest Area - Danielle

Discuss and if applicable finalize the boundaries of the sub-district - Group

Conservation Subdivisions - Cindy

Sub-district Process - Ginny Kelleher

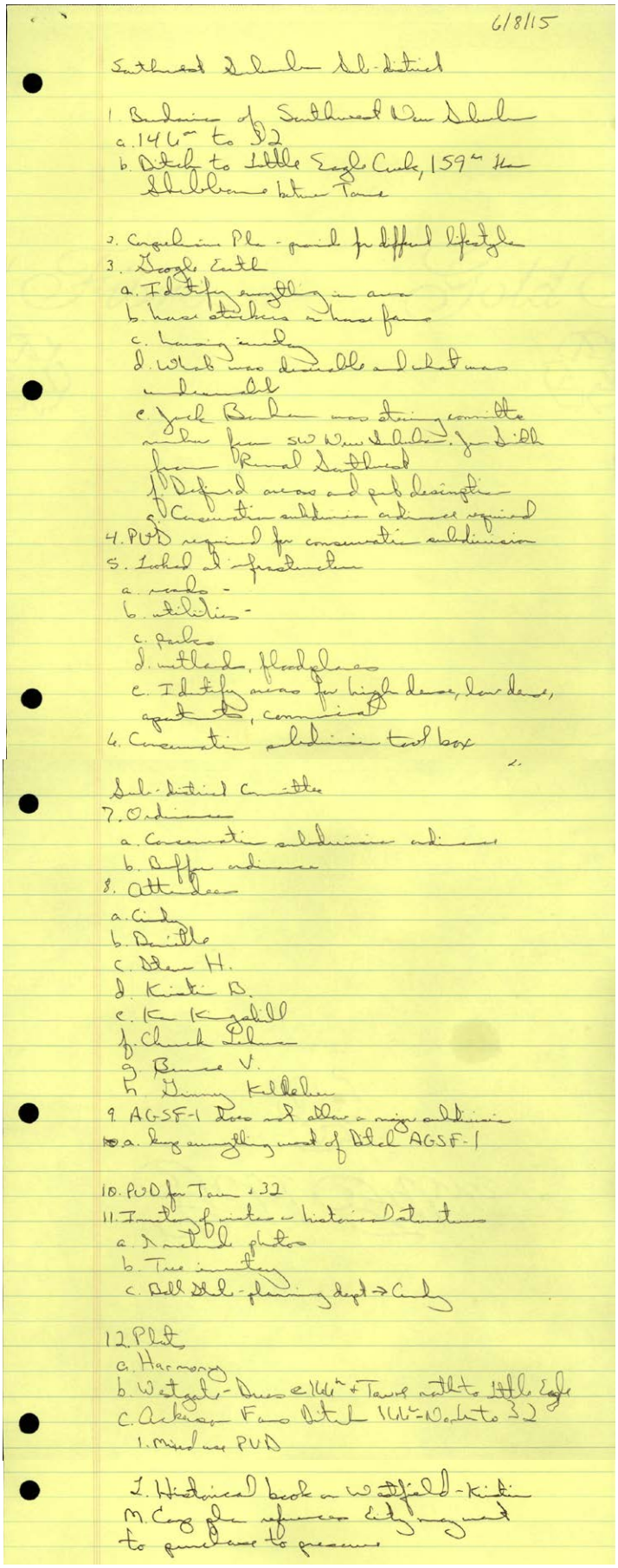
2. Meeting Materials:

The Conservancy
~~Worthington~~
Inventory Summary

I. Overview
   a. Total residences-90 (orange)
   b. Horse Farms-18(large purple)
   c. Other livestock-8(small purple)
   d. Artisans(dark blue)
      i. Woodworking Shops-(one is a primary business)
      ii. Landscapers
      iii. Photographers
      iv. Photo shoot sites
      v. Wedding sites
      vi. Artists
      vii. Authors
      viii. Large gardening or hobby farms
      ix. Hay fields
      x. Blackberry farm
      xi. Bee keepers
   e. Large acre farms(50+ acres)
      i. Scheiber
      ii. Koss
      iii. Tom Murphy
      iv. Chapman
      v. BCE Associates IV LLC
      vi. Sandee Enterprises
      vii. Davis
   f. School Property-24.5 acres
   g. Water Tower
   h. Wildlife classifications-3 parcels(14 acres+17 acres+22 acres=53 acres)
   i. Raymond Worth Park-17 acres
   j. Historical Sites
      i. Armstrong: house and barn are registered with Hamilton county as a class "C" landmark. That means that it "contributes to the landscape".
      ii. Golf course clubhouse: Larry and Angie Hopkins put a clause in the sale deed that the property must retain its rural integrity. According to Angie should be on file at county.
      iii. Sochar-history of home(see story)
      iv. Brick building at Little Eagle Creek and Highway 32, Old Fire Station

II. Subdivisions
   a. Harmony-in process
      i. Single Family 710
      ii. Multi-Family 270
      iii. Commercial component?
   b. Bent Creek-pending
      i. Single Family 82
   c. Ackerson Farms-PUD approved Oct. 2006
      i. 236 acres
      ii. Retail Office Space 1,495,000 square feet
      iii. Single Family 407
      iv. Multi-Family 729
   d. Westgate
      i. Sundowner clause
      ii. Single Family 748
      iii. Multi-Family 264
   e. Town West
      i. Conservation subdivision
      ii. Commercial component
      iii. Multi-Family 480
   f. Subdivision Summary
      i. Total Single Family 1,947 units
      ii. Total Multi-Family 1,734 units

3. Meeting Summary:


6/8/15

Southwest Sub-District

1. Boundaries of Southwest New Suburban
a. 146th to SR 32
b. Detail to Little Eagle Creek, 159th St
Shelbourne between Towne

2. Comprehensive Plan - provide for different lifestyles
3. Google Earth
a. Identify anything in area
b. have stickers where farms
c. housing inventory
d. What was available and what was undeveloped
e. Jack Barker was starting committee when from SW New Suburban. Joe Dill from Rural Southwest
f. Defined areas and put designations
g. Conservation subdivision ordinance required
4. PUD required for conservation subdivision
5. Look at infrastructure
a. roads -
b. utilities -
c. parks
d. wetlands, floodplains
e. Identify areas for high density, low density, apartments, commercial
4. Conservation subdivision tool box

Sub-District Committee
7. Ordinances
a. Conservation subdivision ordinance
b. Buffer ordinance
8. Attendees
a. Cindy
b. Danielle
c. Steve H.
d. Kristen B.
e. Ken Kingshill
f. Chuck Lehman
g. Bruce V.
h. Ginny Kelleher
9. AGSF-1 does not allow a major subdivision
a. key amending word of Bthel AGSF-1

10. PUD for Tower 32
11. Inventory of notes - historical structures
a. Scanned photos
b. Tree inventory
c. All stuff - planning dept → Cindy

12. Plat
a. Harmony
b. Westgate - Dues 146th + Towne north to Little Eagle
c. Arkansas Farms Bthel 146th - North to 32
1. Mixed use PUD

I. Historical book on Westfield - Kristen
M. Comprehensive plan - City mgmt to purchase to preserve

E. July 13, 2015 Meeting

1. Meeting Agenda:

Southwest Sub-District Meeting
July 13, 2015

Item Completed at Last Meeting:

Definition of sub district area

Item for Vote Today:

We would like to propose a name for the area previously defined as Southwest New Suburban.
The name being presented is "Worthington."

Items for Presentation on July 13th:

Map overlay of sub district area and definition of residents of this area
Wood Wind Golf Club Community Impact Report
Summary of Housing Inventory Report as it relates to sub district area

Items for Discussion and Input on July 13th:

Paragraph of map and resident definitions for the sub district document
Paragraph regarding benefits of a public golf course in the community for the sub district document

Next Steps:
Finalizing the map, resident and golf course paragraphs for the sub district document
Defining rural and conservation subdivisions and their use in this area

2. Meeting Summary:

---------- Forwarded message ----------
From: **Kristen Burkman** <rkburkman@gmail.com>
Date: Mon, Jul 13, 2015 at 10:48 PM
Subject: Summary of Meeting - July 13th
To: "T.M.T., Incorporated" <dub164@aol.com>, Bruce Van Natta <bvannatta@indy.rr.com>, Cindy Spoljaric <cspoljaric@westfield.in.gov>, Danielle Tolan <danielle@washingtontownship-hc.us>, Chuck Lehman <clehman@westfield.in.gov>, Jim Ake <jake@westfield.in.gov>, Steve Hoover <shoover@westfield.in.gov>, Ginny Kelleher <ginnykelleher@gmail.com>, Ken Kingshill <kenkingshill@gmail.com>

Hi Everyone -

Just a quick summary of the meeting today and next steps. Please find attached the summary that documents the housing inventory and citizen definitions of our specified sub district area. Also attached is the draft for the Community Impact Study for Wood Wind golf course. This document has been sent to the management group of the golf course for review as well.

Meeting Summary:

Research portion of the sub district area was completed. These items included mapping the area with parcels of current homeowners and land owners. The map included lifestyles that currently exist in this area of Westfield. Refer to the attachment for the inventory summary. An updated housing inventory is compiled and available for the sub district area. The Community Impact Study for Wood Wind Golf Club was distributed and is attached for everyone to review. If there are questions or comments pertaining to these documents, let us know. All of these documents will be included in the research portion of the sub district document.

A discussion was held regarding the type of development that would be acceptable in this area. The group tentatively agreed that within the central corridor of the sub district, rural and conservation subdivisions would be the accepted development. This is already stated in the comprehensive plan but further detail will be added to define.

The group also discussed the process for new housing developments being presented to the city of Westfield. This process is outside the scope of this sub district group but will be stewarded by the City Council members present at the meeting.

Next Steps:

Update and add further detail to the comprehensive plan for the sub district area. Begin writing ordinances for this area.

If anyone has additions or corrections, please let me know. Thank you again for your time and input! We really appreciate the collaborative teamwork going into this process.

Thanks,
Kristen

Petition Number: 1601-DDP-01

Subject Site Address: 4420 East 146th Street

Petitioner: StorAmerica 146th LLC

Request: The Petitioner requests review of a Detailed Development Plan Amendment for a self-storage facility on approximately 6.776 acres +/-, located in the 146th Street Commerce Centre PUD District.

Current Zoning: 146th Street Commerce Centre PUD District (Ord. 10-09)

Current Land Use: Self-Storage Facility

Approximate Acreage: 6.77 acres +/-

Property History: 1103-DP-02 (Development Plan)
1103-SIT-01 (Site Plan)

Exhibits:
1. Staff Report
2. Location Map
3. Previously Approved Site Plan (1103-SIT-01)
4. Previously Approved Elevation (1103-SIT-01)
5. Detailed Development Plan Amendment
6. Proposed Elevations
7. Ordinance 10-09

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

This petition received a public hearing at the January 4, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the January 4, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION & HISTORY

The 6.77 acre +/- site is located at 4420 East 146th Street. The request is for approval of a Detailed Development Plan Amendment to permit additional square footage than that approved by 1103-DP-02

and 1103-SIT-01. On March 21, 2011, the Advisory Plan Commission (the "APC") approved 1103-DP-02 and 1103-SIT-01. The approved plans contemplate the construction of ten (10) self-storage structures, including an administration/wine storage building oriented towards 146th Street. To date, Building H (as identified on 1103-DP-02 and 1103-SIT-01) has not been constructed. However, Building H was approved as a one (1) story structure. The Petitioner has filed this Detailed Development Plan Amendment to permit Building H to be constructed as two (2) stories.

The applicable zoning district is the 146th Street Commerce Centre PUD District, pursuant to Ordinance 10-09, adopted by the Council on June 15, 2010 (recorded as Instrument No. 2010028293, in the Office of the Recorder of Hamilton County, Indiana on June 24, 2010). The PUD Ordinance establishes the GO: General Office ("GO") District as the underlying zoning district.

ZONING DISTRICT STANDARDS
The plans are compliant unless otherwise stated below.

Underlying Zoning District – *GO: General Office District (Article 4.12)*

1. Minimum Lot Area: Three (3) acres
2. Minimum Lot Frontage: 250 feet
3. Minimum Building Setback Lines:
    a. Front Yard: 60 feet
    b. Side Yard:
        i. Abutting a Street: 60 feet
        ii. Abutting a Residential District: 60 feet
        iii. All other: 20 feet
    c. Rear Yard:
        i. Abutting a Residential District: 60 feet
        ii. All other: 20 feet
4. Maximum Building Height: 50 feet
5. Minimum Ground Area: No minimum
6. Maximum Lot Coverage: Eighty percent (80%)

146TH STREET COMMERCE CENTRE PUD DISTRICT ORDINANCE (ORD. 10-09):
The plans are compliant unless otherwise stated below.
*Section 4 standards, where applicable, supersede GO zoning district standards outlined above.

1. Minimum Lot Area: One (1) acre
2. Minimum Lot Frontage: Two hundred and thirty (230) feet
3. Minimum Building Setback Lines:
    a. South Property Line of Real Estate: 60 feet
    b. West Property Line of Real Estate: 45 feet
    c. East Property Line of Real Estate: 5 feet

d. North Property Line of Real Estate 60 feet

4. Ground Level Square Footage: No minimum and no maximum.

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*)
The plans are compliant unless otherwise stated below.

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
    a. Title, scale, north arrow and date
    b. Proposed name of the development
    c. 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
    d. Address and legal description of the property
    e. Boundary lines of the property including all dimensions
    f. 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
    g. 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
    h. 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
    i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
    j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
    k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
    l. Location and dimensions of all existing structures and paved areas
    m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
    n. Location of all Floodplain areas within the boundaries of the property
    o. Names of legal ditches and streams on or adjacent to the site

p. 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, telephones and cable
q. Identify buildings proposed for demolition
r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
s. 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)
t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent

roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

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DEVELOPMENT STANDARDS:
The plans are compliant unless otherwise stated below.

1.	Architectural Standards (Ord. 10-09)	
2.	Building Standards	(Article 6.4)
3.	Fence Standards	(Article 6.5)
4.	Height Standards	(Article 6.6)
5.	Landscaping Standards (Ord. 10-09)	(Article 6.8)
6.	Lighting Standards	(Article 6.9)
7.	Lot Standards	(Article 6.10)
8.	Parking and Loading Standards	(Article 6.14)
9.	Performance Standards	(Article 6.15)
10.	Setback Standards	(Article 6.16)
11.	Vision Clearance Standards	(Article 6.19)
12.	Yard Standards	(Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):
The plans are compliant unless otherwise stated below.

1.	Block Standards	(Article 8.1)
2.	Easement Standards	(Article 8.3)
3.	Monument and Marker Standards	(Article 8.5)
4.	Open Space and Amenity Standards	(Article 8.6)
5.	Pedestrian Network Standards	(Article 8.7)
6.	Storm Water Standards	(Article 8.8)
7.	Street and Right-of-Way Standards	(Article 8.9)
8.	Street Light Standards	(Article 8.10)
9.	Street Sign Standards	(Article 8.11)
10.	Surety Standards	(Article 8.12)
11.	Utility Standards	(Article 8.13)

DEPARTMENT COMMENTS

1. The petition is fully complaint with all applicable zoning ordinances.

2. **Action:**

   Approve the detailed development plan with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department prior to the issuance of an Improvement Location Permit.

3. If any APC member has questions or concerns prior to the meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

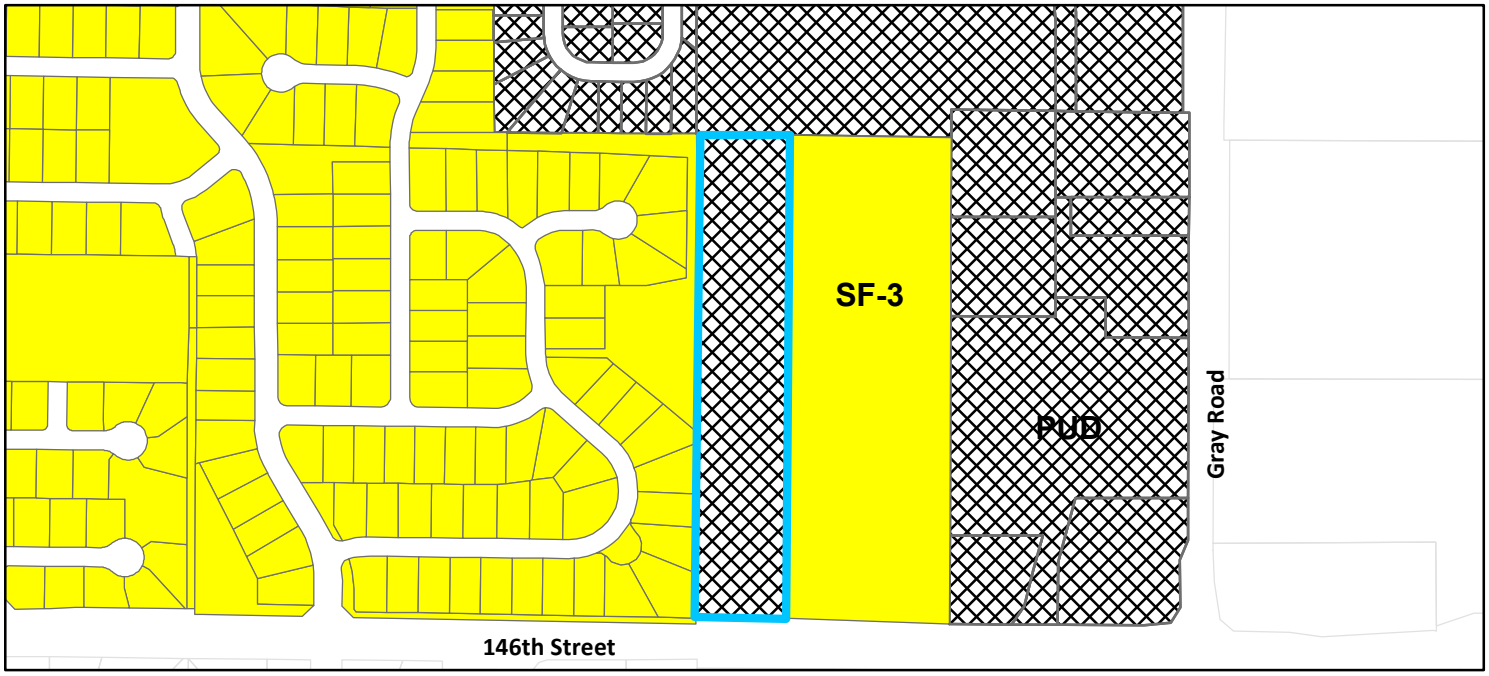
Property Location Map
StorAmerica, Building H
1601-DDP-01

N
W E
S
Not To Scale

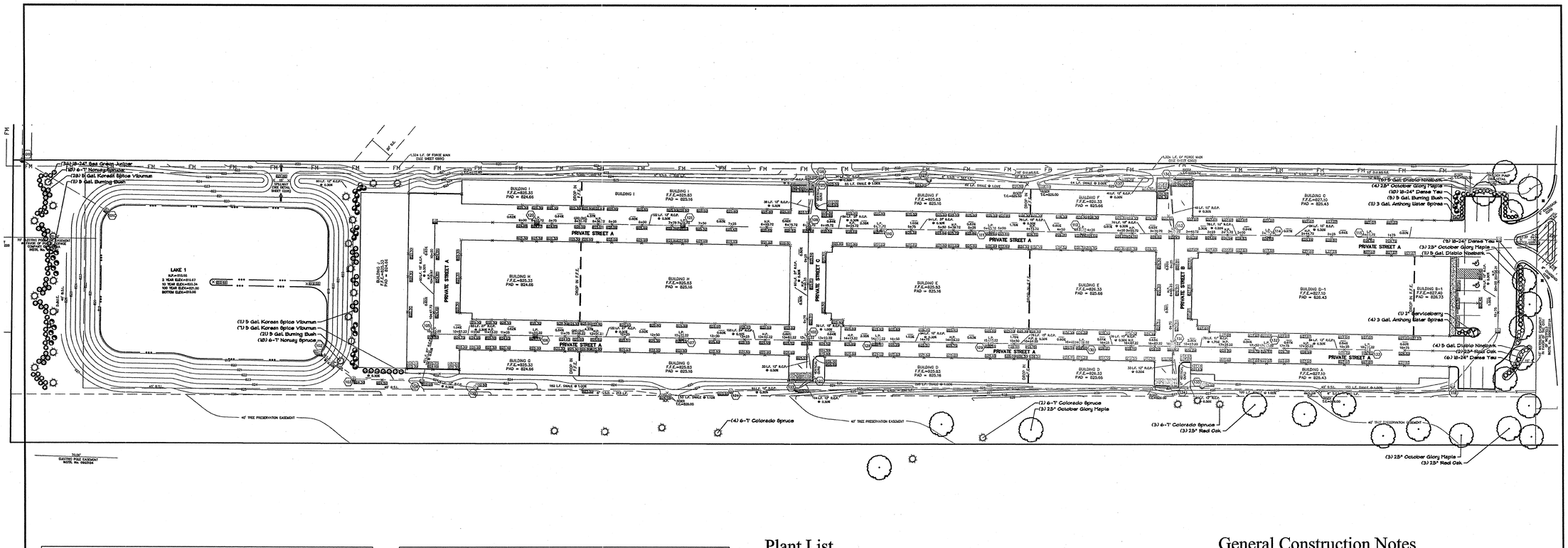
Aerial Location Map

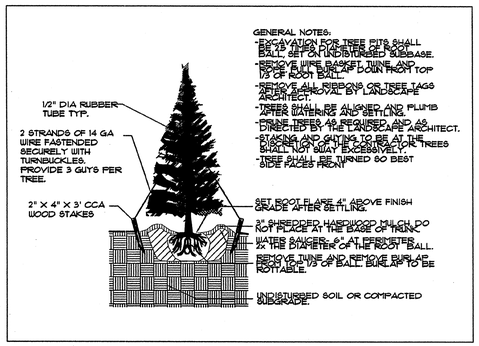
Site

Zoning Map

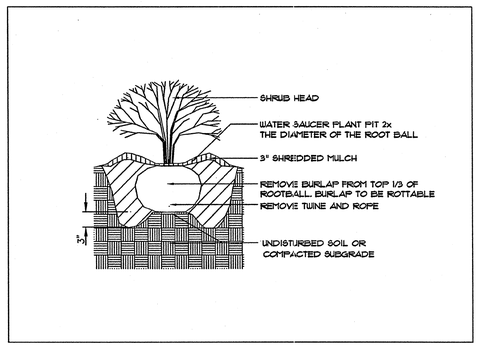


Zoning PUD (Planned Unit Development) SF-3 (Single Family - 3)





Evergreen Tree Planting N.T.S.



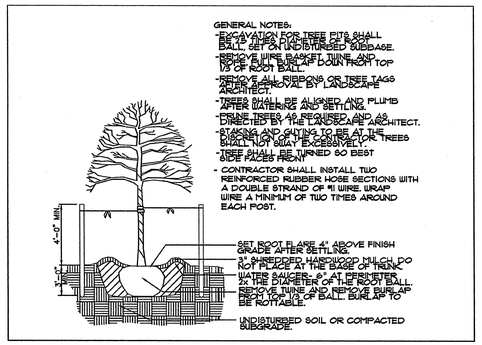
Shrub Planting N.T.S.

Plant List

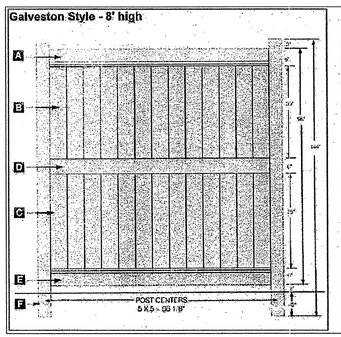
Common Name	Scientific Name	Quantity	Size
Canopy Trees			
October Glory Maple	Acer rubrum 'October Glory'	13	2.5"
Serviceberry	Amelanchier grandiflora	1	2"
Red Oak	Quercus rubra	8	2.5"
Evergreen Trees			
Norway Spruce	Picea abies	20	6-7'
Colorado Spruce	Picea pungens glauca	9	6-7'
Shrubs			
Burning Bush	Euonymus alatus 'Compactum'	37	5 Gal.
Sea Green Juniper	Juniperus chinensis 'Sea Green'	34	18-24"
Diablo Ninebark	Physocarpus opulifolius 'Monlo'	20	5 Gal.
Anthony Water Spirea	Spirea bumalda 'Anthony Waterer'	15	3 Gal.
Dense Yew	Taxus media 'Densiformis'	25	18-24"
Koreanspice Viburnum	Viburnum carlesii	46	5 Gal.

General Construction Notes

1. EXISTING SITE INFORMATION SUPPLIED BY STOEPPELWERTH AND ASSOC. FISHERS, IN 46038. ALL QUANTITIES AND DESIGN BASED UPON SAME.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
5. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
6. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
7. LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.



Deciduous Tree Planting N.T.S.



Component	Detail
Top Rail (A)	2" x 6" x 94-1/2" Classic Curve Deco Rail Ribbed, extruded with channel to accept pickets, includes reinforcing channel
Picket Spacing (B)	None
Pickets (C)	26 pieces of 7/8" x7" x 42-1/4" Tongue & Groove
Mid Rail (D)	2" x 6" x 94-1/2" Ribbed, channeled to accept pickets, includes reinforcing channel
Bottom Rail (E)	2" x 6" x 94-1/2" Classic Curve Deco Rail Ribbed, extruded with channel to accept pickets, includes reinforcing channel
Steel reinforcement	Yes, channel located in all rails.
Aluminum reinforcement	No
Post (in-ground) (F)	6" x 5" x 144"
Post Spacing (center to center)	06-1/8"
Color(s)	Tan (add 10% for Tan)
Standard Walk Gate Actual Width	50-1/2"
Standard Walk Gate Opening Size	Add 1-3/4" distance between gate posts (allows for hardware)
Standard Walk Gate Hardware	self-closing hinges, self-latching latches
Standard Double Gate Actual Width	100"
Standard Double Gate Hardware	add drop pin kit
Misc.	External caps include screws, washers, & snap caps

Fence Detail N.T.S.

Planting Notes

1. PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONCTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
6. ALL PLANT MATERIAL TO BE 24" HEIGHT AT PLANTING AND BE MAINTAINED AT A MINIMUM OF 36" HEIGHT.

NORTH | SCALE IN FEET

0 20 40 80 120 200

LANDSCAPING

REAL AMERICA DEVELOPMENT

CARMEL, IN

STORAMERICA

LANDSCAPE PLAN

DATE	REVISIONS

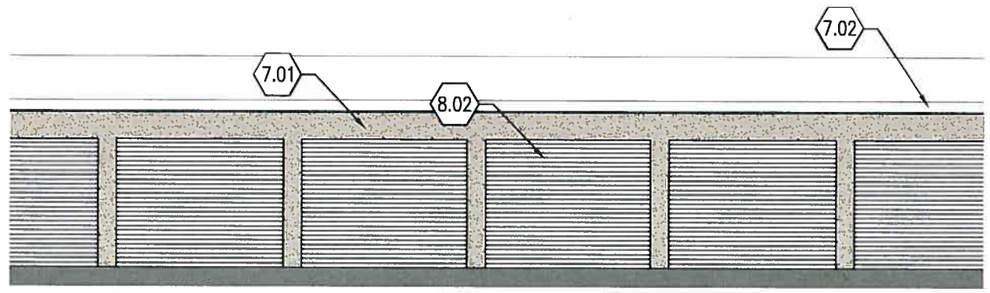
SCALE	1"= 40'-0"
DATE	2/27/11
PROJECT NO.	
DRAWN BY	MB
CHECKED BY	NH

SHEET NO.

C-900

SPECIFIC NOTES:

4.01	BRICK VENEER
4.02	STONE VENEER OR EIFS (T.B.D.)
4.03	CONCRETE BLOCK
7.01	TEX–COTE
7.02	STANDING SEAM METAL ROOF
8.01	FIXED GLASS WINDOW
8.02	METAL OVERHEAD DOOR
8.03	FULL GLASS PASSAGE DOOR
8.04	SOLID PASSAGE DOOR



TYPICAL STORAGE BUILDING
PARTIAL
ELEVATION
1/8"=1' 8' 12'

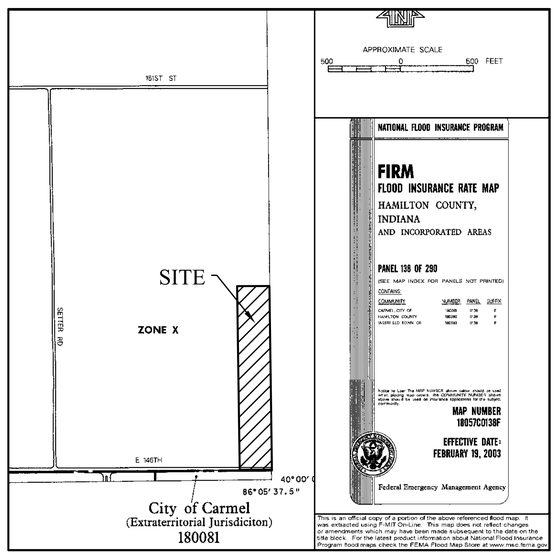
TYPICAL STORAGE BUILDING
FRONT
ELEVATION
1/16"=1' 16' 24'

Detailed Development Plan Amendment for StorAmerica

Developed by:

Real America Development, LLC
10711 America Way, Ste 200
Fishers, Indiana 46038
Phone: (317) 815-5929
Contact Person: Ronda Weybright

LOCATION MAP
SCALE: 1" =800'



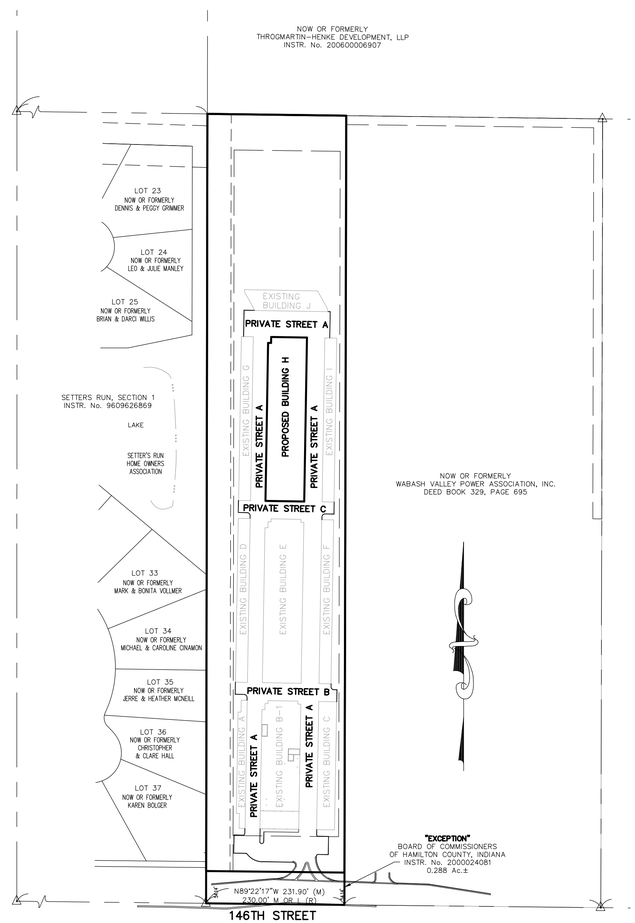
Flood Map
(NOT TO SCALE)

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C200–C206	SITE PLAN

REVISIONS

SHT.	DESCRIPTION



Site Map
SCALE: 1" = 120'

WARRANTY DEED - Instrument No. 200100004809

A part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East; thence northerly on the West line of said Quarter-Quarter a distance of 1320 feet, more or less to the Northwest corner of said Quarter-Quarter; thence easterly on the North line of said Quarter-Quarter a distance of 230 feet, more or less, to the Northwest corner of the real estate described in Deed Book 329, Page 695 (Carmel 146th Street Substation) in the Office of the Recorder of Hamilton County, Indiana; thence southerly on the West line of said real estate a distance of 1320 feet, more or less, to the Southwest corner of said real estate, said point also being on the South line of said Quarter-Quarter; thence westerly on said South line a distance of 230 feet, more or less, to the point of beginning, containing 7 acres, more or less.

EXCEPT:

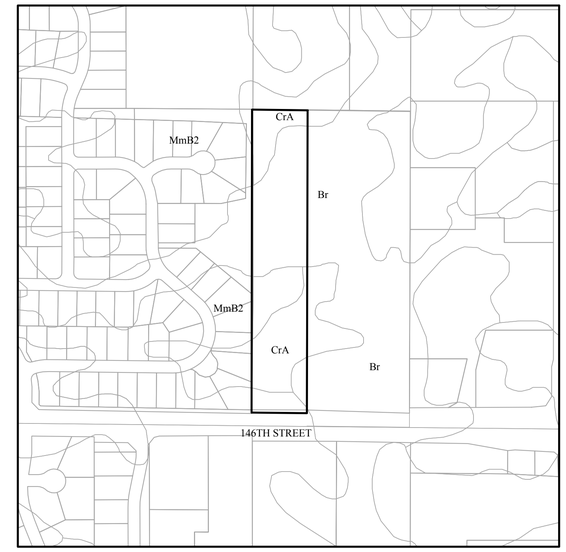
A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way line depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "A" in Instrument recorded as Instrument Number 2000-024018, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 08 minutes 41 seconds East 16.501 meters (54.14 feet) along the West line of said Quarter-Quarter Section to point "401" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana; thence parallel to the South line of said Quarter-Quarter Section South 89 degrees 22 minutes 12 seconds East 70.694 meters (231.94 feet) to point "402" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana and the East line of the grantor's land; thence South 00 degrees 09 minutes 37 seconds West 16.501 meters (54.14 feet) along said East line to the South line of said Quarter-Quarter Section; thence North 89 degrees 22 minutes 12 seconds West 70.690 meters (231.92 feet) to the point of beginning and containing 0.1166 hectares (0.288 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0355 hectares (0.088 acres), more or less.

BENCHMARK:

Hamilton County Benchmark #55 - Bronze plug in 18" tall 10" x 10" concrete post, 14 feet North of Northeast wingwall, 6 feet East of East edge of pavement on Oak Road, 40 feet ± North of centerline of Cool Creek.

ELEVATION = 810.10 (NAVD '88)



SOILS MAP
SCALE: 1" =300'

Br: Brookston silty clay loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a singlefamily development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat

CrA: poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 -40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a singlefamily development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed

MmB2: Miami silt loam, 2 to 6 percent slopes, eroded This moderately well drained soil has a seaonal high watertable at 2.0 to 3.5 ft. and is onsideslopes and rises on uplands. Slopes are 2 to 6 percent. the native vegetation is hardwoods. The surface layer is silt loam and has moderately loworganic matter content (1.0 to 2.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity islow (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

WESTFIELD CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

DESIGN DATA

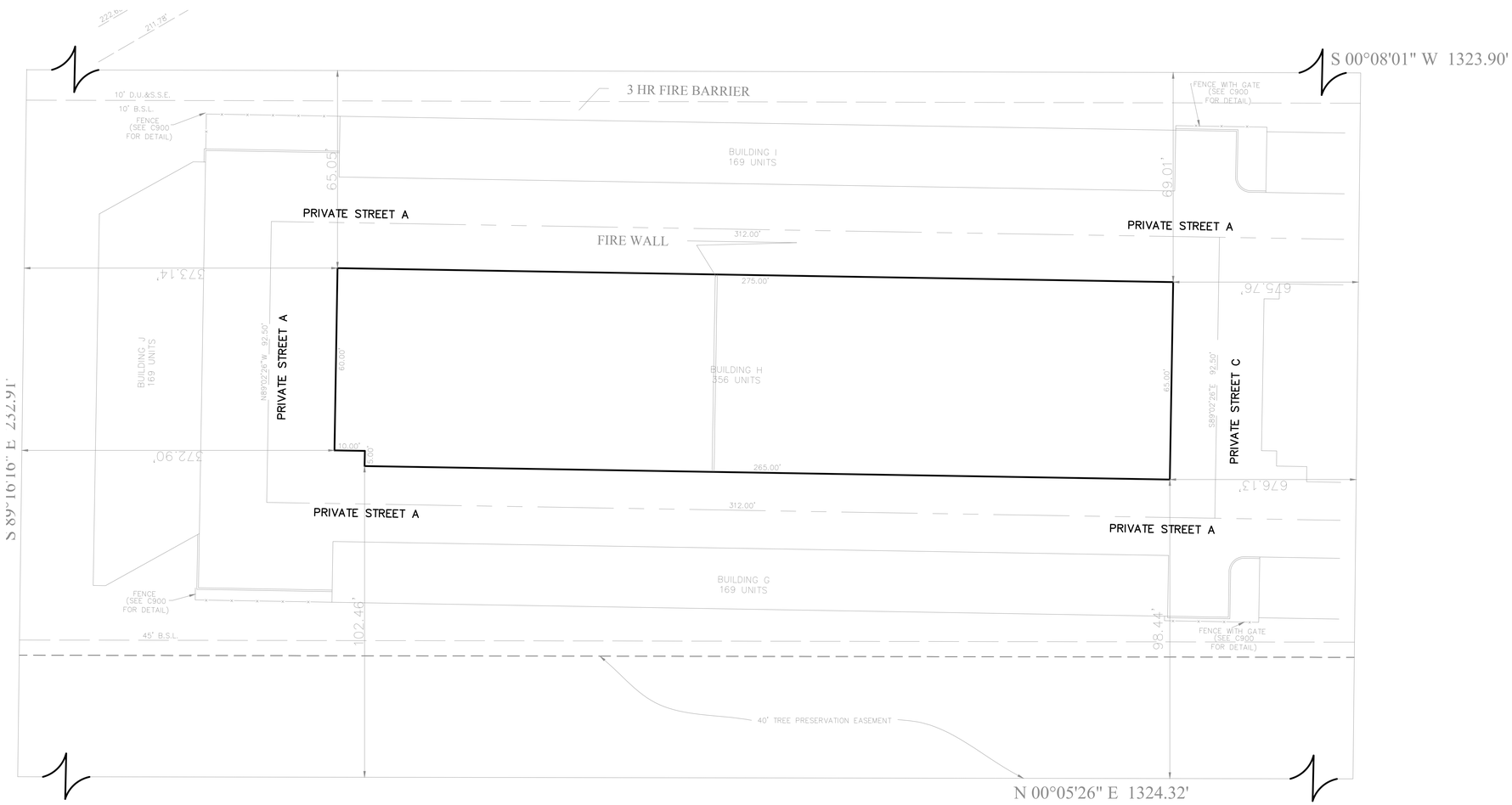
TOTAL ACREAGE = 7.07 Ac.±

BLDG. H (PHASE 2)	356 UNITS	17,825 Sq.Ft.
TOTAL	356 UNITS	17,825 Sq.Ft.
PRIVATE STREET A	2,035.21 L.F.	
PRIVATE STREET B	92.50 L.F.	
PRIVATE STREET C	92.50 L.F.	
TOTAL	2,220.21 L.F.	

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038 PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: BRIAN K ROBINSON

David J. Stoeppelwerth 01/12/16
David J. Stoeppelwerth
Professional Engineer
No. 19358
DATE

DAVID J. STOEPPELWERTH
REGISTERED
No. 19358
STATE OF INDIANA
PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND

B.S.L.	Building setback line
D&U.E.	Drainage & utility easement
RAD.	Radius
H.C.	Handicap

BENCHMARK:

Hamilton County Benchmark #55 - Bronze plug in 18" tall 10" x 10" concrete post, 14 feet North of Northeast wingwall, 6 feet East of East edge of pavement on Oak Road, 40 feet ± North of centerline of Cool Creek.

ELEVATION = 810.10 (NAVD '88)

RABCO UNIT MIX COUNT

JOB: LU-10-K-1345 DATE: 12/18/2010

BLDG B (2 STORY) CLIMATE CONTROLLED NON-CLIMATE CONTROLLED

WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25		-	0.00%	3	75	1.58%	3
5	10	50	15	750	7.89%	6	300	3.16%	21
5	15	75			0.00%	1	75	0.53%	1
10	10	100	93	9,300	48.95%	27	2,700	14.21%	120
10	15	150	14	2,100	7.37%		-	0.00%	14
10	20	200		-	0.00%	1	200	0.53%	1
10	25	250		-	0.00%		-	0.00%	0
10	30	300		-	0.00%		-	0.00%	0
15	15	225		-	0.00%		-	0.00%	0
7.5	10	75	20	1,500	10.53%		-	0.00%	20
7.5	16	112.5	4	450	2.11%		-	0.00%	4
12	40	480		-	0.00%		-	0.00%	0
5	12	60	1	60	0.53%		-	0.00%	1
10	12	120	5	600	2.63%		-	0.00%	5
		0		-	0.00%		-	0.00%	0
TOTALS:			152	14,760	80.00%	38	3,350	20.00%	190

TOTAL RENTABLE UNITS:	190
TOTAL OFFICE SQ. FT.:	1950
TOTAL HALLWAY/MECH. SQ. FT:	7,640
TOTAL UNIT SQUARE FOOTAGE:	18,110
TOTAL GROSS SQUARE FOOTAGE:	27,700
TOTAL PERCENT RENTABLE:	65.38%

RABCO UNIT MIX COUNT

JOB: LU-10-K-1345 DATE: 12/18/2010

BLDG E & H (PHASE 2) CLIMATE CONTROLLED NON-CLIMATE CONTROLLED

WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25	2	50	0.56%	8	200	2.25%	10
5	10	50	64	3,200	17.98%	16	800	4.49%	80
5	15	75	1	75	0.28%	1	75	0.28%	2
10	10	100	64	6,400	17.98%	88	8,800	24.72%	152
10	15	150		-	0.00%	12	1,800	3.37%	12
10	20	200		-	0.00%	4	800	1.12%	4
10	25	250		-	0.00%		-	0.00%	0
10	30	300		-	0.00%		-	0.00%	0
15	15	225		-	0.00%		-	0.00%	0
7.5	10	75	92	6,900	25.84%		-	0.00%	92
12.5	10	125	4	500	1.12%		-	0.00%	4
12	40	480		-	0.00%		-	0.00%	0
		0		-	0.00%		-	0.00%	0
		0		-	0.00%		-	0.00%	0
		0		-	0.00%		-	0.00%	0
TOTALS:			227	17,125	63.76%	129	12,475	36.24%	356

TOTAL RENTABLE UNITS:	356
TOTAL OFFICE SQ. FT:	
TOTAL HALLWAY/MECH. SQ. FT:	5,975
TOTAL UNIT SQUARE FOOTAGE:	29,600
TOTAL GROSS SQUARE FOOTAGE:	35,575
TOTAL PERCENT RENTABLE:	83.20%

RABCO UNIT MIX COUNT

JOB: LU-10-K-1345 DATE: 12/18/2010

BLDGS. A C F D I G & J CLIMATE CONTROLLED NON-CLIMATE CONTROLLED

WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25		-	0.00%		-	0.00%	0
5	10	50		-	0.00%	11	550	6.51%	11
5	15	75		-	0.00%		-	0.00%	0
10	10	100		-	0.00%	3	300	1.78%	3
10	15	150		-	0.00%	18	2,700	10.65%	18
10	20	200		-	0.00%	104	20,800	61.54%	104
10	25	250		-	0.00%		-	0.00%	0
10	30	300		-	0.00%	21	6,300	12.43%	21
15	15	225		-	0.00%		-	0.00%	0
7.5	10	75		-	0.00%		-	0.00%	0
12.5	10	125		-	0.00%		-	0.00%	0
12	40	480		-	0.00%	12	5,760	7.10%	12
		0		-	0.00%		-	0.00%	0
		0		-	0.00%		-	0.00%	0
		0		-	0.00%		-	0.00%	0
TOTALS:			0	-	0.00%	169	36,410	100.00%	169

TOTAL RENTABLE UNITS:	169
TOTAL OFFICE SQ. FT:	
TOTAL HALLWAY/MECH. SQ. FT:	
TOTAL UNIT SQUARE FOOTAGE:	36,410
TOTAL GROSS SQUARE FOOTAGE:	36,410
TOTAL PERCENT RENTABLE:	100.00%

HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CAUTION

LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others.) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISITING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

DATE	MARK	REVISIONS	BY

DAVID KIM STOEPPELWERTH
REGISTERED
No. 10805485
STATE OF INDIANA
PROFESSIONAL ENGINEER

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

CERTIFIED: 10/22/21/16

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942
Toll Free: (800) 728-6917

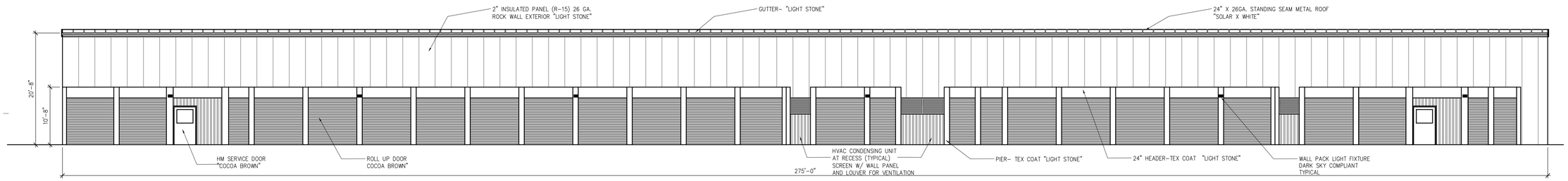
SITE PLAN
STORAMERICA

WESTFIELD HAMILTON COUNTY, INDIANA

DRAWN BY: KRG CHECKED BY: BKR

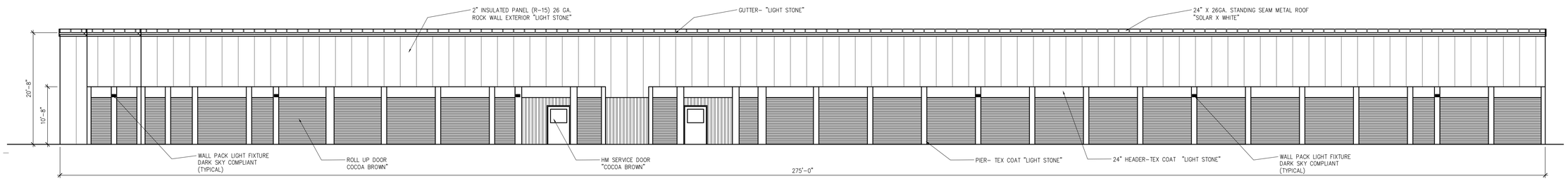
SHEET NO. C200

S & A JOB NO. 59815RAD



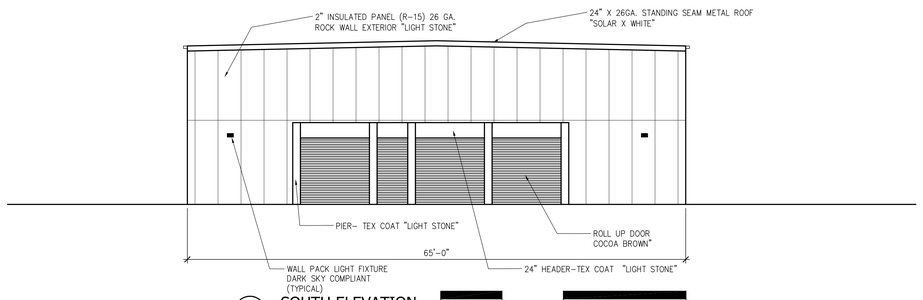
1 EAST ELEVATION
Scale: AS SHOWN

0 8' 16' 32'



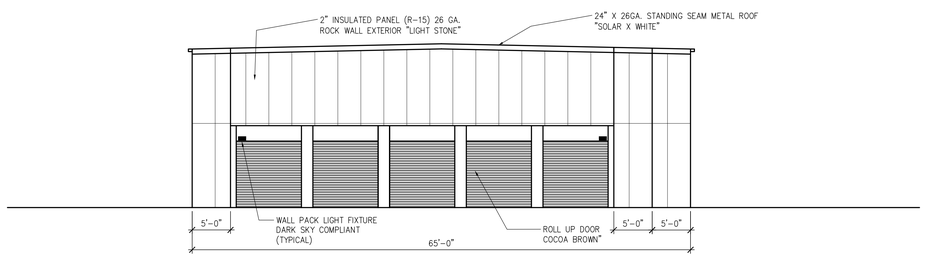
2 WEST ELEVATION
Scale: AS SHOWN

0 8' 16' 32'



3 SOUTH ELEVATION
Scale: AS SHOWN

0 8' 16' 32'



3 NORTH ELEVATION
Scale: AS SHOWN

0 8' 16' 32'

STOR-AMERICA
BUILDING H

4420 E. 146th Street
Westfield, IN

Owner
StorAmerica 146th, LLC
10711 America Way, Suite 200
Fishers, IN 46038
(317) 815-5929

Architect
RealAmerica Design, LLC
10711 America Way Suite 200
Fishers , Indiana 46038
(317) 815-5929

REALAMERICA
Development, Management & Design
10711 America Way, Suite 200 Fishers, Indiana 46038
Telephone 317 - 815 - 5929 Facsimile 317 - 815 - 5930
w w w . R E A L A M E R I C A D E V . c o m

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET ISSUE		12/03/15
REISSUE		
1	TAC COMMENT UPDATES	12/16/15
2	SCREEN HVAC AT EAST DELETE AT WEST	01/14/16

CHECKED BY
SAP

APPROVED BY
SAP

PROJECT NO.
14005.001

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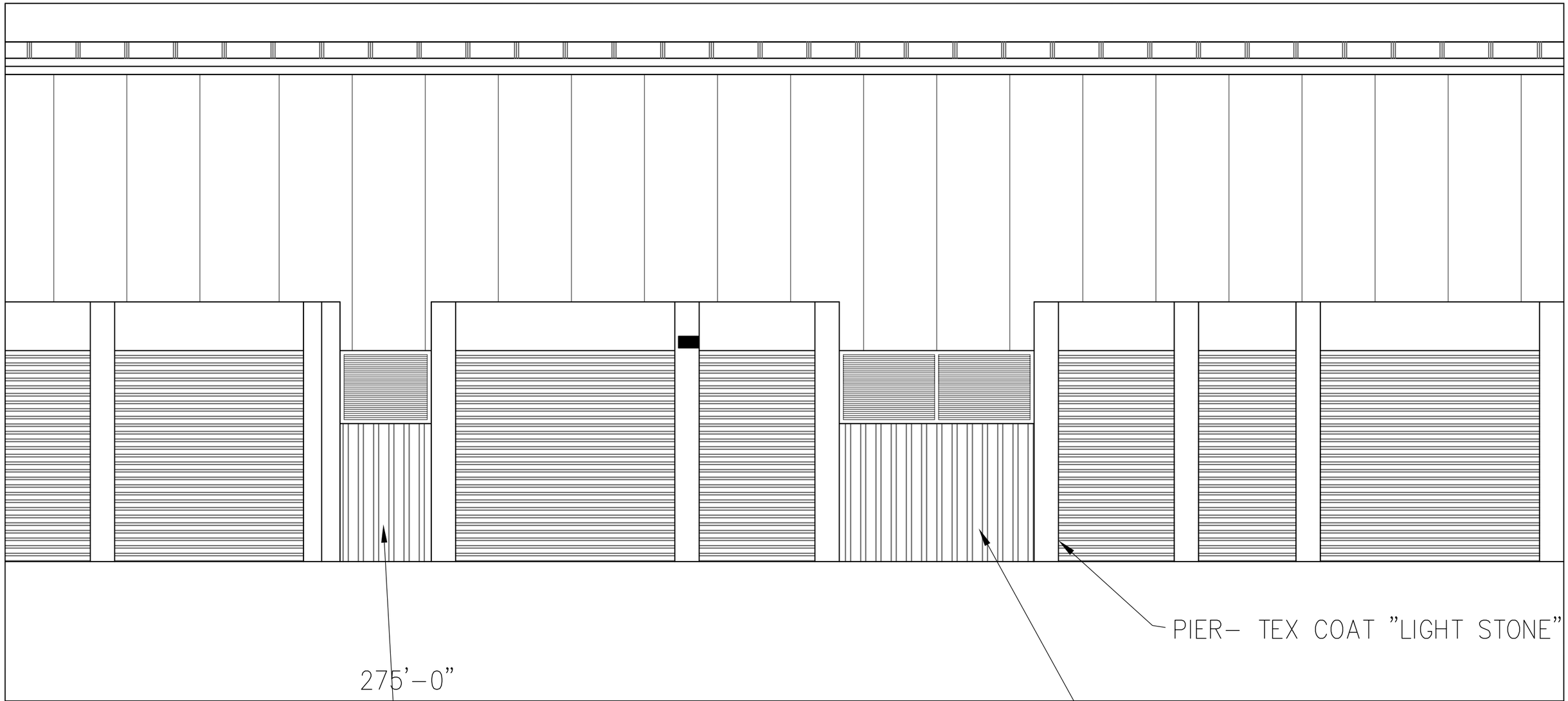
SHEET TITLE
PROPOSED BUILDING H ELEVATIONS

SHEET NUMBER
A100

File Name: R_TheBlock_CD_30x42.dwg
Plot Style: LineweightPlus.ctb
Layout: 01Base-Sheet
Last Save Date: April 7, 2011 06:14:28pm
User Name: pthg
AutoCAD Version: 17.1s (LMS Tech)
Dimension Scale: 1



X
XXX

PARTIAL ELEVATION - EAST

1/4" = 1'–0" 0 2' 4' 8'

REAL AMERICA
Development, Management & Design

10711 America Way, Suite 200 Fishers, Indiana 46038

Telephone 317 - 815 - 5929 Facsimile 317 - 815 - 5930

w w w . R E A L A M E R I C A D E V . c o m

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PROJECT STORAMERICA 146TH STREET – BUILDING H PROJECT NO. 14005.00

PARTIAL EAST ELEVATION

MECHANICAL ENCLOSURE

ADDENDUM _____ PROPOSAL REQUEST _____ A.S.I. _____ SCALE 1/4" = 1'–0"

DATE JAN. 20, 2016 DRAWN BY SP SHEET NO. 1 OF 1

Gutter "Light Stone"
2" Insulated Panel Rock Wall Exterior "Light Stone"
Service Door "Cocoa Brown"
Tex Coat "Light Stone"
Roll Up Door "Cocoa Brown"
290
289
288
287

146TH STREET COMMERCE CENTRE
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NO. 10-09

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This is an ordinance to amend the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") and the Westfield-Washington Township Zoning Map (the "Zoning Map") of the Town of Westfield, Washington Township, Hamilton County, Indiana, previously enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") has conducted a public hearing, as required by law, in regard to the application filed by Herman & Kittle Properties, Inc. (the "Developer") for a change of zone district;

WHEREAS, under Docket Number 1003-PUD-03, on the Seventeenth day of May, 2010, the Plan Commission sent a favorable recommendation to the City of Westfield Common Council (the "Council") by a vote of seven (7) in favor and one (1) opposed;

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

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

1.2 The underlying zoning district shall be the **GO - General Office District** (the "GO District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GO District shall apply.

1.3 Section (*"WC §"*) cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

1.4 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied 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 Zoning Ordinance in effect on the date of the enactment of this Ordinance.

2.1 Buffer Yard Illustration. An illustrative summary of the Real Estate's required minimum buffer yards, attached hereto as Exhibit I.

2.2 Concept Plan. A general plan for the development of the Real Estate attached hereto as Exhibit B.

2.3 Director. The person delegated the responsibility for the administration of the Zoning Ordinance's regulations, including the Director of Community Development's designees.

2.4 Façade, Primary. A perimeter facade that is located generally as shown on the exhibit attached hereto as Exhibit F.

2.5 Façade, Secondary. Any building facade not defined as a Primary Façade.

2.6 Illustrative Character Exhibit. A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.

2.7 Self-Storage Facility. A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. Facility shall include related accessory uses including, without limitation, any one or a combination of the following: (i) administrative offices; (ii) ancillary retail sales (e.g., moving and packing supplies); (iii) mail or delivery boxes; and (iv) any other facilities approved by the Director that compliment and are intended to serve such a facility.

2.8 Supplemental Planting Exhibit. A graphic representation, attached hereto as Exhibit H, of plantings intended to fill significant breaks within the Preservation Buffer , as defined below in Section 4.3(A)(i), in order to maintain a visual screen that is consistent with the existing vegetation in the Preservation Buffer and consistent with best management practices for new landscaping located within existing stands of trees.

2.9 Tree Inventory. An inventory of trees greater than four inches (4") in diameter at breast height located within the Preservation Buffer. A copy of the inventory, performed by Vine & Branch, Inc. on March 24, 2010, is attached hereto as Exhibit G.

Section 3. **Permitted Uses.** The following uses shall be permitted:

3.1 All uses permitted in the GO-General Office Zoning District; however, the following uses of the GO District shall be expressly prohibited:

A. Multi-family housing (3-units or more with MF1 standards)

B. Agriculture

C. Veterinarian Offices

3.2 Self-Storage Facility.

3.3 Accessory buildings and uses customarily incidental to any of the permitted uses.

Section 4. **Development Standards.**

4.1 General Regulations. The regulations of *WC § 16.04.050 Business Districts* applicable to the GO District shall apply except as modified herein:

A. Minimum Lot Area. One (1) acre.

B. Minimum Lot Frontage. Two hundred and thirty feet (230').

C. Minimum Setback Lines.

(i) South Property Line of Real Estate: 60'

(ii) West Property Line of Real Estate: 45'

(iii) East Property Line of Real Estate: 5'

(iv) North Property Line of Real Estate: 60'

D. Ground Level Square Footage. No minimum and no maximum.

4.2 Off-Street Loading and Parking. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).

4.3 Landscaping and Screening. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06.010*); however, the Real Estate's minimum buffer yards shall be as follows, which are illustratively summarized on the Buffer Yard Illustration:

A. West Property Line.

(i) The Real Estate's west property line shall consist of a forty-foot (40') wide buffer yard from 146th Street to the Real Estate's north property line, as generally shown on the Buffer Yard Illustration

(the "Preservation Buffer"), which shall be preserved in accordance with Section 4.4 of this Ordinance (the "Tree Preservation Standards").

(ii) In addition, the buffer shall incorporate supplemental plantings as generally shown on the Supplemental Planting Exhibit.

(iii) In order to maximize the preservation of the existing trees within the Preservation Buffer, no building foundation plantings shall be required along those buildings abutting the Preservation Buffer.

(iv) A minimum eight-foot (8') tall solid vinyl or composite fence (wood not permitted) (the "Fence") shall be installed in any gaps between buildings abutting the Preservation Buffer, as shown on the Buffer Yard Illustration. In addition, a Fence shall be installed from the southwestern corner of the southernmost building extending towards 146th Street, as shown on the Buffer Yard Illustration, to further screen parking areas. The Fence shall be a subtle color that compliments the color of the buildings. A white fence shall not be permitted. Gates in the Fence shall be installed as required by the Fire Department at the time of site development plan approval; however, gates shall be locked at all times and used for emergency access only.

B. North Property Line.

(i) The Real Estate's north property line shall consist of a sixty-foot (60') wide buffer yard with plantings in accordance with *WC § 16.06.060*. As permitted by *WC § 16.06.060,* evergreen trees shall be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub) for sixty percent (60%) of the required shrubbery. This buffer yard may include storm water detention areas.

(ii) In addition to the plantings required per Section 4.3(B)(i) above, one (1) evergreen tree per eighteen (18) lineal feet of building shall be planted along the north foundation of the northern most building (in satisfaction of *WC § 16.06.040(K)*).

(iii) The evergreen trees required in Section 4.3(B)(i) and Section 4.3(B)(ii) above shall be Norway spruces and shall be planted in two staggered rows along the north foundation of the northern most building.

C. East Property Line. One (1) evergreen tree per thirty (30) lineal feet of building shall only be required along the east foundation of the Real Estate's northern most building. No additional buffering shall be required.

D. South Property Line. The Real Estate's south property line buffer shall comply with the street frontage landscaping requirements of the Zoning Ordinance (*WC § 16.06.050*).

4.4 Tree Preservation Standards. Prior to the issuance of an Improvement Location Permit, a tree preservation plan (the "Tree Preservation Plan") shall be submitted for the Preservation Buffer. The Tree Preservation Plan shall include a site plan that details the locations, sizes, and common names of the Protected Trees as listed on the Tree Inventory; areas of dense tree or shrub concentrations, and other natural features which are to be preserved. This section shall replace and supersede *WC § 16.06.020.*

A. In order to maintain the natural appearance, no clear cutting of the understory within the Preservation Buffer shall be permitted; rather, the Preservation Buffer shall be maintained in a natural condition.

B. No disturbance shall be permitted within the Preservation Buffer. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

C. If any Protected Tree dies within five (5) years of project completion, then the property owner shall replace such tree with a tree (or trees) of equal tree preservation value (as provided by *WC 16.06.020(F)*) within one hundred and eighty (180) days.

D. Barriers shall be used to protect the Preservation Buffer during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the Preservation Buffer perimeter. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. Signs identifying the Preservation Buffer shall be posted during construction; however, no notices or other objects shall be nailed or stapled to trees within the Preservation Buffer.

4.5 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08.010*).

4.6 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*).

4.7 Architectural Standards. The regulations of *WC § 16.04.165 Development Plan Review* applicable to the GO District shall apply except for those sections modified and/or enhanced by this Ordinance.

A. All buildings shall be designed with respect to the general character of the Real Estate, and particularly, with consideration to the buildings located on lots that abut the Real Estate. The Illustrative Character Exhibit provides a general representation of the intended architecture and character for the Real Estate.

B. Any building materials not specifically listed herein shall be prohibited, unless otherwise approved by the Director upon determination that the building materials are appropriate and compatible in quality and character as those materials otherwise permitted.

C. Building Orientation.

(i) No loading spaces or loading docks shall be permitted to face a public street or adjoining Residential District.

(ii) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

(iii) Heating, ventilation, and air conditioning (HVAC) equipment shall not be permitted to be located on the western side of a building facing the Real Estate's western property line.

D. Primary Façade Building Materials.

(i) All Primary Facades on new buildings or building additions for the Real Estate shall use brick as the primary exterior building material as shown by the Illustrative Character Exhibit. The brick colors shall be substantially similar to the brick colors shown on the attached Exhibit E.

(ii) Storage buildings' Primary Facades shall be parapet walls with a brick pattern substantially similar to the pattern shown on Exhibit D.

(iii) The use of accent and trim elements (e.g., accent panels, banding, cornices, canopies, awnings) for building trim shall be incorporated to add visual interest and break down the scale of façades.

(iv) Permitted building trim and secondary exterior building materials may include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured) and EIFS (Dryvit) wall systems.

(v) Primary Facades shall incorporate multiple colors and multiple textures (e.g., rough, smooth, striated), as illustrated on Exhibits D and E.

(vi) Colors used on Primary Facades must be complementary. Natural, muted colors should serve as the primary color, with brighter colors used as limited accents.

E. Secondary Façade Building Materials.

(i) The following materials shall be permitted for Secondary Facades: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured) and EIFS (Dryvit) wall systems, steel and/or aluminum curtain wall systems.

(ii) Colors used on Secondary Facades must be complementary to those used on the Primary Façade. Natural, muted colors should serve as the primary color, with brighter colors used as limited accents.

F. Roof Design.

(i) Roofing materials for non-storage buildings with pitched roofs (e.g., office buildings) shall consist of a dimensional shingle and shall be a neutral color (e.g., gray, black).

(ii) Storage buildings with Primary Facades (e.g., storage buildings with parapet walls abutting residential) shall have flat roofs.

(iii) Roofing materials for storage buildings shall be either standing seam metal or shingle. The roof material color shall be a non-primary color (e.g., green not permitted).

(iv) All roofs must incorporate appropriately pitched roofs, tall parapets or screen walls to architecturally conceal any roof-mounted equipment.

(v) Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).

G. Dumpsters. Dumpsters shall not be located in the established front yard. Dumpsters shall be located within an enclosure that is constructed with materials that: (i) match the architecture and materials of the building which the dumpster is serving; and (ii) measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.

H. Overhead Doors.

(i) No overhead doors shall be oriented towards the public right-of-way or towards the perimeter of the Real Estate unless screened by another building.

(ii) All overhead doors on buildings located on the perimeter of the Real Estate shall be oriented towards the interior of the Real Estate.

(iii) Overhead doors shall be prohibited on Primary Facades.

4.8 Perimeter Path. An eight-foot (8') wide multi-use path shall be installed within the 146th Street right-of-way adjacent to the Real Estate, subject to approval by Hamilton County at the time of development plan approval. The path shall be constructed in accordance with the Hamilton County Alternative Transportation Plan.

Section 5. **Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____day of June, Two Thousand and Ten.

COMMON COUNCIL OF THE CITY OF WESTFIELD

AYE		NAY
_____	Tom Smith, President	_____
_____	John Dippel, Vice President	_____
_____	Steve Hoover	_____
_____	Robert Horkay	_____
_____	Ken Kingshill	_____
_____	Bob Smith	_____
_____	Rob Stokes	_____

Approved and signed by the Mayor of the City of Westfield, Hamilton County, Indiana, this _____day of_____, 2010.

_____
Andy Cook, Mayor
City of Westfield, IN

ATTEST

_____
Cindy Gossard, Clerk Treasurer

This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Concept Plan Exhibit
Exhibit C	Illustrative Character Exhibit
Exhibit D	Parapet Wall Brick Pattern Exhibit
Exhibit E	Brick Color Exhibit
Exhibit F	Primary Façade Exhibit
Exhibit G	Tree Inventory of Preservation Buffer
Exhibit H	Supplemental Planting Exhibit
Exhibit I	Buffer Yard Illustration Exhibit

EXHIBIT A

REAL ESTATE

Legal Description
4420 East 146th Street

A part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, being more particularly described as follows:

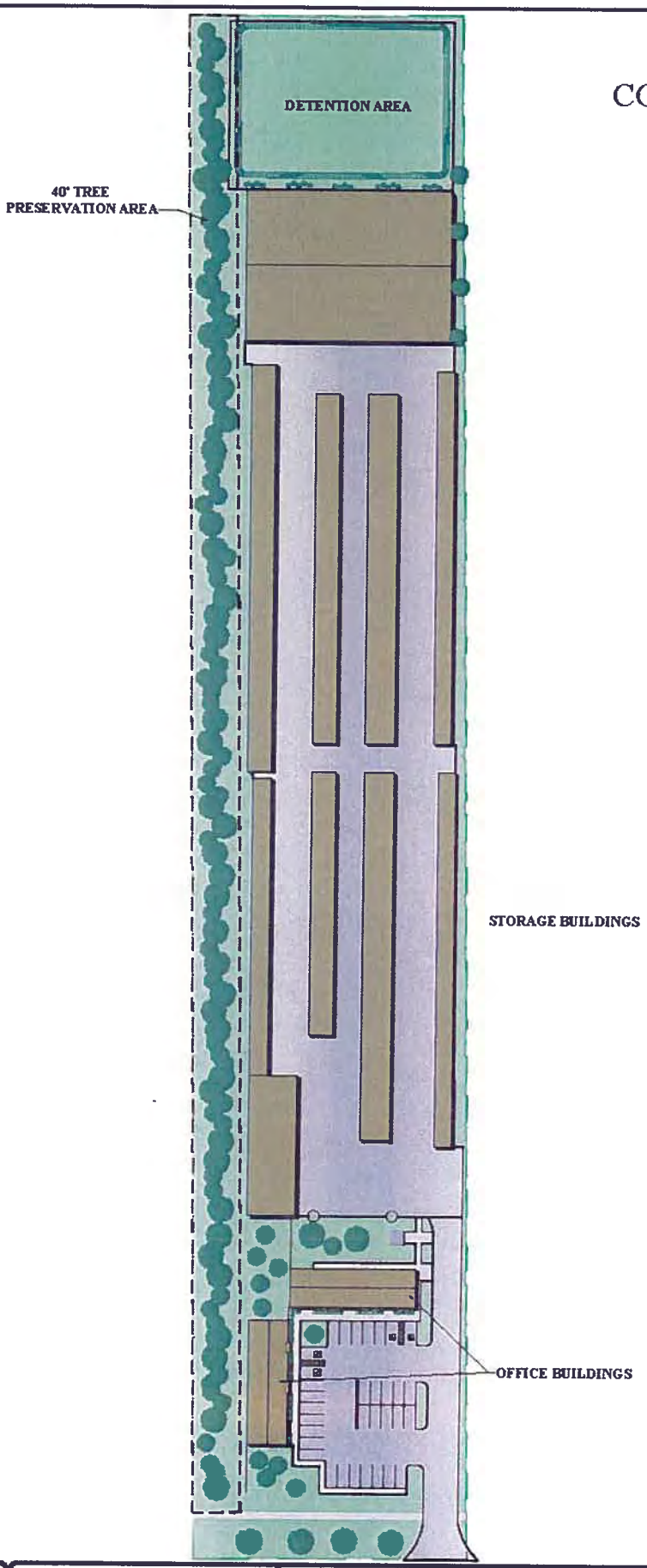
Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East; thence northerly on the West line of said Quarter-Quarter a distance of 1320 feet, more or less to the Northwest corner of said Quarter-Quarter; thence easterly on the North line of said Quarter-Quarter a distance of 230 feet, more or less, to the Northwest corner of the real estate described in the Deed Book 329, Page 695 (Carmel 146th Street Substation) in the Office of the Recorder of Hamilton County, Indiana; thence southerly on the West line of said real estate a distance of 1320 feet, more or less, to the Southwest corner of said real estate, said point also being on the South line of said Quarter-Quarter; thence westerly on said South line a distance of 230 feet, more or less, to the point of beginning, containing 7 acres, more or less.

EXCEPT:

A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way line depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "A" in Instrument recorded as Instrument Number 2000-024018, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 08 minutes 41 seconds East 16.501 meters (54.14 feet) along the West line of said Quarter-Quarter Section to point "401" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana; thence parallel to the South line of said Quarter-Quarter Section South 89 degrees 22 minutes 12 seconds East 70.964 meters (231.94 feet) to point "402" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana and the East line of the grantor's land; thence South 00 degrees 09 minutes 37 seconds West 16.501 meters (54.14 feet) along said East line to the South line of said Quarter-Quarter Section; thence North 89 degrees 22 minutes 12 seconds West 70.690 meters (231.92 feet) to the point of beginning and containing 0.1166 hectares (0.288 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0355 hectares (0.088 acres), more or less.

EXHIBIT B
CONCEPT PLAN



PRL-3	JOB #: LU-03-K-1345-R	THE RABCO CORPORATION	HKP INC. INFINITE SELF STORAGE WESTFIELD, IN	DRAWN BY: TM	DATE 5-17-10

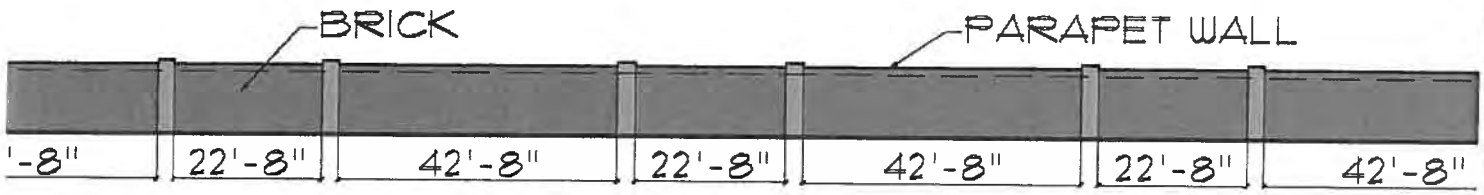
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT

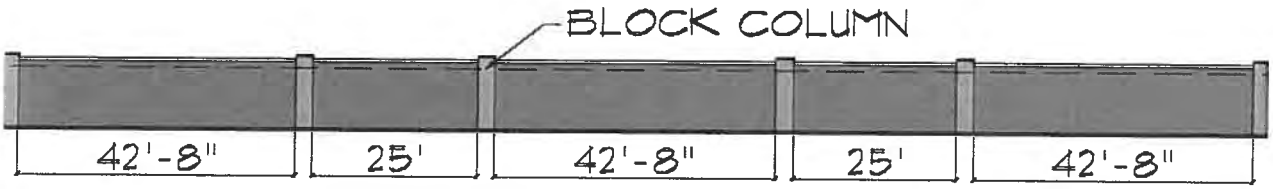
ILLUSTRATIVE OFFICE BUILDING

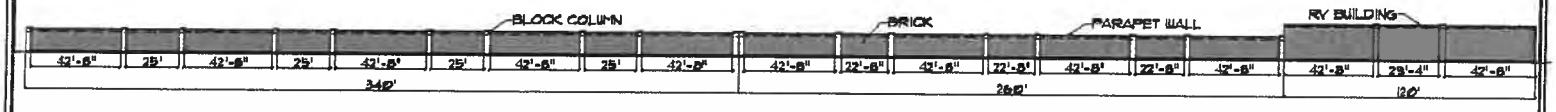
This exhibit illustrates the design and style of the proposed office buildings; however, please note that (1) the office building roofs shall be dimensional shingles with a neutral color (e.g., black, gray); and (2) the brick color shall be substantially similar to the brick color illustrated on Exhibit E.

EXHIBIT D

PARAPET WALL BRICK PATTERN EXHIBIT







1 BUILDING ELEVATION -95% BRICK

PRL-3 SCALE: NOT TO SCALE

EXHIBIT E
BRICK COLORS EXHIBIT

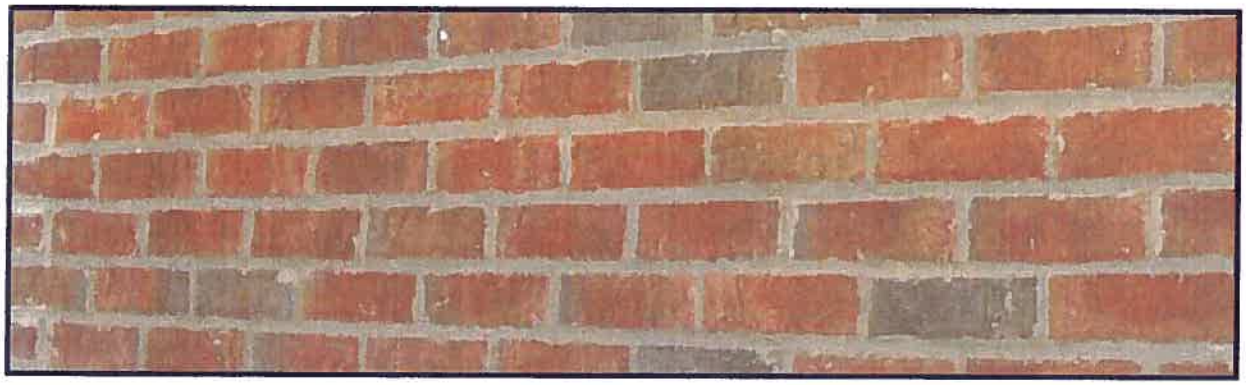
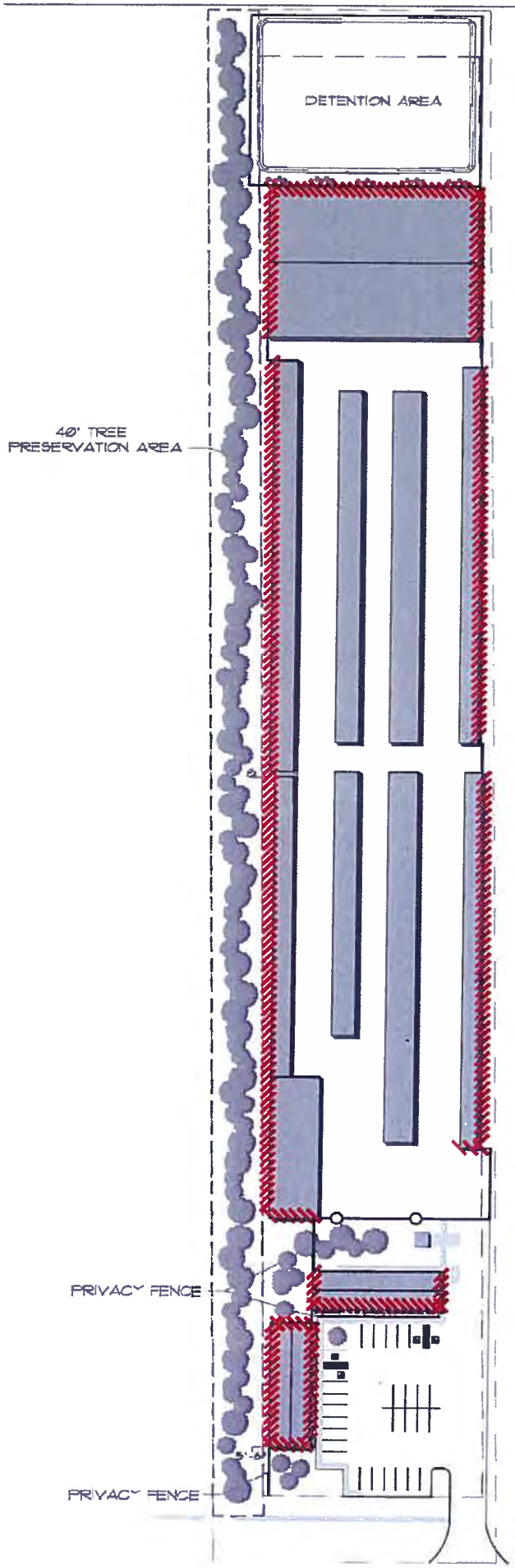


EXHIBIT F
PRIMARY FACADES EXHIBIT



PRIMARY FACADES

N

EXHIBIT G

Herman & Kittle Tree Inventory:

West Property Line Preservation Buffer

For:
Erika E. Scott
Development Director
Herman & Kittle Properties, Inc.
500 East 96th Street, Suite 300
Indianapolis, IN 46240

By: Judson R. Scott
Registered Consulting Arborist #392
American Society of Consulting Arborists
and
Amanda Thalhammer
ISA Certified Arborist, IN-3321A
Indiana Accredited Horticulturist
B.S. Wildlife Science, Purdue University

March 25, 2010

EXHIBIT G

Vine&Branch Inc.
Arboricultural
Horticultural
Consulting Services

4721 E. 146th Street • Carmel, IN 46033 • 317.846.1935
treeconsultant@vineandbranch.net

Consultants to the Professionals!

March 25, 2010

Erika E. Scott
Development Director
Herman & Kittle Properties, Inc.
500 East 96th Street, Suite 300
Indianapolis, IN 46240

Re: Tree Inventory of West Property Line Preservation Buffer

We have recently completed the requested tree inventory for the west property line preservation buffer that backs up to Setters Run neighborhood. Field work was conducted March 24, 2010. The procedures and limitations for this work has been provided in the following report.

The inventoried area contains a total of 200 trees greater than 4" in diameter. Mature white pine trees make the up the majority of this buffer area, comprising nearly 60% of all the identified trees. Other common species include black locust, mulberry, hackberry, and red oak.

A spread sheet of the inventoried trees has been provided, along with a list of general comments about the site. Photographs of the site have also been included to provide a visual overview of the area.

If you have any questions or concerns about the inventory, feel free to contact us via e-mail at treeconsultant@aol.com or call our office at 317-845-3778.

Judson R. Scott
President, Vine & Branch Inc.
Registered Consulting Arborist #392
American Society of Consulting Arborists

Amanda Thalhammer
Indiana Accredited Horticulturist
ISA Certified Arborist, IN-3321
B.S. Wildlife Science

EXHIBIT G

Location

A tree inventory was performed for the 40-foot west property line preservation buffer along the area of proposed development. This area is located north of 146th street, directly east of Setters Run subdivision. The total inventoried area was approximately 55,500 square feet.

EXHIBIT G

Procedures and Limitations

The buffer area was inspected and inventoried on foot. The exact location of the buffer was determined by measuring 40 feet out from the west property line. The west property line was assumed to be a wire fence that ran along the majority of the site (photo below left). At intervals where the fence was absent, judgment calls were used to determine the property line. Each tree in the buffer greater than 4 inches in diameter was identified and measured at standard height (4.5 feet). Each tree was numbered and marked with blue flagging and a yellow tag (photo below right). The numbers on these tags correspond to the numbered trees on the Tree Inventory Sheet provided at the end of this report. General observations about the site were also noted and the condition of each tree was recorded using the following scale:

1- Excellent tree
2- Good-healthy; only minor problems
3- Fair-moderate problems
4- Poor-serious problems
5- Dead or structurally unsound

Although the conditions of these trees were recorded, it should be noted that no trees were individually assessed to determine their hazard risk potential. This is something that should be considered before the commencement of any construction activities.

Wire fence used to determine property line

Blue flagging and yellow tags used to identify the inventoried trees

EXHIBIT G

We certify that all the statements of fact in this report are true, complete and correct to the best of our knowledge and belief, and that they are made in good faith.

Judson R. Scott
President, Vine & Branch Inc.
Registered Consulting Arborist #392
American Society of Consulting Arborists

Amanda Thalhammer
Indiana Accredited Horticulturist
ISA Certified Arborist, IN-3321
B.S. Wildlife Science, Purdue University

EXHIBIT G

Inventory Photographs

Brush pile at the southern portion of the buffer area

Dead pine trees in southern portion of buffer

EXHIBIT G

Open area in the middle portion of the buffer

Dense area behind pines on the northern portion of the buffer

EXHIBIT G

Large open-grown ash in the middle of the buffer

Row of red oaks

EXHIBIT G

Northern rows of white pine trees

Ax damage on trunk

Tree Inventory Sheet

EXHIBIT G

Vine&Branch Inc.
Arboricultural
Horticultural
Consulting Services

Client: Herman & Kittle Properties

Inspector: Amanda Thalhammer

Date: March 24, 2010

Tree Inventory Summary Sheet

Total Number of Trees: 200
Number of Species Identified: 16
Total diameter Inches: 2,178

Species:	# of Trees	% of Total
White pine *(Pinus strobus)*	116	58.0
Black locust *(Robinia pseudoacacia)*	21	10.5
Hackberry *(Celtis occidentalis)*	15	7.5
Mulberry *(Morus sp.)*	15	7.5
Red oak *(Quercus rubra)*	12	6.0
Black cherry *(Prunus serotina)*	8	4.0
Boxelder *(Acer negundo)*	2	1.0
Pear *(Pyrus sp.)*	2	1.0
Sweetgum *(Liquiambar styraciflua)*	2	1.0
Ash *(Fraxinus sp.)*	1	0.5
Northern white cedar *(Thuja occidentalis)*	1	0.5
Red maple *(Acer rubrum)*	1	0.5
Redbud *(Cercis canadensis)*	1	0.5
Silver maple *(Acer saccharinum)*	1	0.5
Tuliptree *(Liriodendron tulipifera)*	1	0.5
White oak *(Quercus alba)*	1	0.5
TOTAL:	200	

EXHIBIT G

Vine&Branch Inc.
Arboricultural Horticultural Consulting Services

Client: Herman & Kittle Properties

Inspector: Amanda Thalhammer

Date: March 24, 2010

Protected Trees

#	Species	Scientific Name	Size*	Cond.	Observations
2	Black cherry	*Prunus serotina*	4	3	
4	Hackberry	*Celtis occidentalis*	28	2	
5	White pine	*Pinus strobus*	6	2	
6	White pine	*Pinus strobus*	8	2	
7	Hackberry	*Celtis occidentalis*	19	3	
8	Hackberry	*Celtis occidentalis*	14	3	fence growing in trunk
9	Red oak	*Quercus rubra*	14	2	codominant
10	White pine	*Pinus strobus*	8	3	
11	White pine	*Pinus strobus*	10	3	
12	Hackberry	*Celtis occidentalis*	4	3	
13	Hackberry	*Celtis occidentalis*	4/6	3	codominant
14	White pine	*Pinus strobus*	7	3	
15	White pine	*Pinus strobus*	18	2	
16	White pine	*Pinus strobus*	16	2	
17	White pine	*Pinus strobus*	14	2	
18	White pine	*Pinus strobus*	13	3	
19	White pine	*Pinus strobus*	13	2	
20	White pine	*Pinus strobus*	13	2	
21	White pine	*Pinus strobus*	13	2	
22	White pine	*Pinus strobus*	12	2	
23	White pine	*Pinus strobus*	11	2	
24	White pine	*Pinus strobus*	16	2	
28	White pine	*Pinus strobus*	11	3	
29	Hackberry	*Celtis occidentalis*	7	3	
30	White pine	*Pinus strobus*	15	3	
31	White pine	*Pinus strobus*	17	2	
32	White pine	*Pinus strobus*	19	2	
33	White pine	*Pinus strobus*	5	2	
34	Red maple	*Acer rubrum*	10	2	
35	Sweetgum	*Liquidambar styraciflua*	8	2	
42	Hackberry	*Celtis occidentalis*	4	3	
43	Hackberry	*Celtis occidentalis*	4	3	
64	NO TAG	*n/a*	*n/a*	*n/a*	
72	NO TAG	*n/a*	*n/a*	*n/a*	
73	Black locust	*Robinia Pseudoacacia*	14	3	

EXHIBIT G

78	Mulberry	*Morus sp.*	5/3	3	codominant
80	Black locust	*Robinia Pseudoacacia*	8	3	
81	Black locust	*Robinia Pseudoacacia*	7	3	
82	Red oak	*Quercus rubra*	11	1	
83	Red oak	*Quercus rubra*	11	3	
84	Hackberry	*Celtis occidentalis*	16	2	
85	Sweetgum	*Liquidambar styraciflua*	5	2	
86	Black cherry	*Prunus serotina*	8/4	3	codominant
87	Red oak	*Quercus rubra*	8	2	
88	Hackberry	*Celtis occidentalis*	12	2	
89	White pine	*Pinus strobus*	10	3	
90	White pine	*Pinus strobus*	6	3	
91	White pine	*Pinus strobus*	7	3	
95	White pine	*Pinus strobus*	11	3	
96	White pine	*Pinus strobus*	10	3	
97	White pine	*Pinus strobus*	10	3	
98	White pine	*Pinus strobus*	10	3	
100	White pine	*Pinus strobus*	8	3	
101	White pine	*Pinus strobus*	12	3	
107	Black cherry	*Prunus serotina*	5	3	
108	Silver maple	*Acer saccharinum*	50	2	
110	Black locust	*Robinia Pseudoacacia*	5	1	nails in trunk
111	Black locust	*Robinia Pseudoacacia*	12	2	
112	Black locust	*Robinia Pseudoacacia*	10	3	
116	Black locust	*Robinia Pseudoacacia*	7	3	
120	Red oak	*Quercus rubra*	14	1	
121	Red oak	*Quercus rubra*	14	1	
122	Red oak	*Quercus rubra*	15	1	
123	Red oak	*Quercus rubra*	5/4	3	codominant
124	Red oak	*Quercus rubra*	12	1	
125	Red oak	*Quercus rubra*	14	1	
126	Red oak	*Quercus rubra*	14	2	leaning
128	Hackberry	*Celtis occidentalis*	6	3	
129	Mulberry	*Morus sp.*	6	2	
130	White pine	*Pinus strobus*	8	2	
131	White pine	*Pinus strobus*	10/10	3	codominant
132	White pine	*Pinus strobus*	14	2	
133	White pine	*Pinus strobus*	10	2	
134	White pine	*Pinus strobus*	15	1	
135	White pine	*Pinus strobus*	14	2	
136	White pine	*Pinus strobus*	14	2	
137	White pine	*Pinus strobus*	10	1	
140	White pine	*Pinus strobus*	18	2	

EXHIBIT G

141	White pine	*Pinus strobus*	11	1	
142	White pine	*Pinus strobus*	12	1	
143	White pine	*Pinus strobus*	11	1	
144	White pine	*Pinus strobus*	4	3	
145	White pine	*Pinus strobus*	12	1	
146	White pine	*Pinus strobus*	15	1	
147	White pine	*Pinus strobus*	4	1	
148	White pine	*Pinus strobus*	12	1	
149	White pine	*Pinus strobus*	8	3	
150	Black cherry	*Prunus serotina*	10	3	
151	White pine	*Pinus strobus*	10	1	
152	White pine	*Pinus strobus*	16	1	
153	White pine	*Pinus strobus*	10	2	
154	White pine	*Pinus strobus*	6	2	
155	White pine	*Pinus strobus*	5	2	
156	White pine	*Pinus strobus*	4	3	
157	White pine	*Pinus strobus*	16	1	
158	White pine	*Pinus strobus*	10	1	
159	White pine	*Pinus strobus*	13	3	
160	White pine	*Pinus strobus*	8	2	
161	White pine	*Pinus strobus*	14	2	
162	White pine	*Pinus strobus*	6	3	
163	White pine	*Pinus strobus*	8	2	
164	White pine	*Pinus strobus*	12	2	
165	White pine	*Pinus strobus*	12	1	
166	White pine	*Pinus strobus*	13	1	
167	White pine	*Pinus strobus*	10	2	
168	White pine	*Pinus strobus*	11	2	
169	White pine	*Pinus strobus*	17	2	
170	White pine	*Pinus strobus*	9	2	
171	White pine	*Pinus strobus*	13	3	
172	Black cherry	*Prunus serotina*	18	3	codominant
173	Black cherry	*Prunus serotina*	16	3	
174	Black cherry	*Prunus serotina*	22	2	codominant
175	Tuliptree	*Liriodendron tulipifera*	7	3	
176	White pine	*Pinus strobus*	6	2	
177	White pine	*Pinus strobus*	15	2	
178	White pine	*Pinus strobus*	10	2	
180	White pine	*Pinus strobus*	6	2	
181	White pine	*Pinus strobus*	12	3	
182	White pine	*Pinus strobus*	7	3	
183	White pine	*Pinus strobus*	14	2	
184	White pine	*Pinus strobus*	7	3	

EXHIBIT G

185	White pine	*Pinus strobus*	17	2	
193	Hackberry	*Celtis occidentalis*	5/4	3	codominant
197	Mulberry	*Morus sp.*	17	3	
199	Mulberry	*Morus sp.*	17	3	
202	White pine	*Pinus strobus*	6	3	

Total Number of Trees: 124
Number of Species Identified: 10
Total diameter Inches: 1401

Species:	**# of Trees**	**% of Total**
White pine *(Pinus strobus)*	78	39.0
Black locust *(Robinia pseudoacacia)*	7	3.5
Hackberry *(Celtis occidentalis)*	12	6.0
Mulberry *(Morus sp.)*	4	2.0
Red oak *(Quercus rubra)*	11	5.5
Black cherry *(Prunus serotina)*	7	3.5
Boxelder *(Acer negundo)*	0	0.0
Pear *(Pyrus sp.)*	0	0.0
Sweetgum *(Liquiambar styraciflua)*	2	1.0
Ash *(Fraxinus sp.)*	0	0.0
Northern white cedar *(Thuja occidentalis)*	0	0.0
Red maple *(Acer rubrum)*	1	0.5
Redbud *(Cercis canadensis)*	0	0.0
Silver maple *(Acer saccharinum)*	1	0.5
Tuliptree *(Liriodendron tulipifera)*	1	0.5
White oak *(Quercus alba)*	0	0.0

Potentially Impacted Trees

#	Species	Scientific Name	Size*	Cond.	Observations
26	Mulberry	*Morus sp.*	5	3	
36	Mulberry	*Morus sp.*	4	3	
38	Mulberry	*Morus sp.*	5	3	
39	Mulberry	*Morus sp.*	4	3	
41	Hackberry	*Celtis occidentalis*	13	3	codominant
44	White pine	*Pinus strobus*	12	3	
45	White pine	*Pinus strobus*	4	3	
46	Hackberry	*Celtis occidentalis*	8	3	
47	White pine	*Pinus strobus*	7	3	
48	White pine	*Pinus strobus*	5	3	
49	White pine	*Pinus strobus*	13	3	
50	White pine	*Pinus strobus*	5	2	
51	White pine	*Pinus strobus*	9	3	
52	White pine	*Pinus strobus*	9	3	

EXHIBIT G

53	White pine	*Pinus strobus*	10	3	
55	White pine	*Pinus strobus*	14	2	
56	White pine	*Pinus strobus*	12	2	
57	White pine	*Pinus strobus*	8	3	
58	White pine	*Pinus strobus*	6	3	
59	White pine	*Pinus strobus*	9	3	
60	White pine	*Pinus strobus*	11	2	
61	Black locust	*Robinia Pseudoacacia*	5	3	
62	White pine	*Pinus strobus*	12	2	
63	White pine	*Pinus strobus*	9	3	
65	White pine	*Pinus strobus*	8	3	
66	White pine	*Pinus strobus*	6	3	
67	Black locust	*Robinia Pseudoacacia*	10	3	
68	Black locust	*Robinia Pseudoacacia*	11	3	
69	Black locust	*Robinia Pseudoacacia*	10	3	
70	Black locust	*Robinia Pseudoacacia*	14	3	
106	Black locust	*Robinia Pseudoacacia*	11	3	
109	White oak	*Quercus alba*	6	2	
115	Black locust	*Robinia Pseudoacacia*	7/9	3	codominant, fence growing in trunk
119	Ash	*Fraxinus sp.*	40	3	open grown
127	White pine	*Pinus strobus*	10	2	
138	Pear	*Pyrus sp.*	5	2	
139	Boxelder	*Acer negundo*	6	2	
186	White pine	*Pinus strobus*	15	2	
187	White pine	*Pinus strobus*	12	2	
188	White pine	*Pinus strobus*	7	2	
189	White pine	*Pinus strobus*	17	2	
190	White pine	*Pinus strobus*	11	3	
191	Redbud	*Cercis canadensis*	5/5/4/3	3	multi-stemmed
192	Mulberry	*Morus sp.*	4	3	

Total Number of Trees: 44
Number of Species Identified: 9
Total diameter Inches: 435

Species:	**# of Trees**	**% of Total**
White pine *(Pinus strobus)*	25	12.5
Black locust *(Robinia pseudoacacia)*	7	3.5
Hackberry *(Celtis occidentalis)*	2	1.0
Mulberry *(Morus sp.)*	5	2.5
Red oak *(Quercus rubra)*	0	0.0
Black cherry *(Prunus serotina)*	0	0.0
Boxelder *(Acer negundo)*	1	0.5
Pear *(Pyrus sp.)*	1	0.5

EXHIBIT G

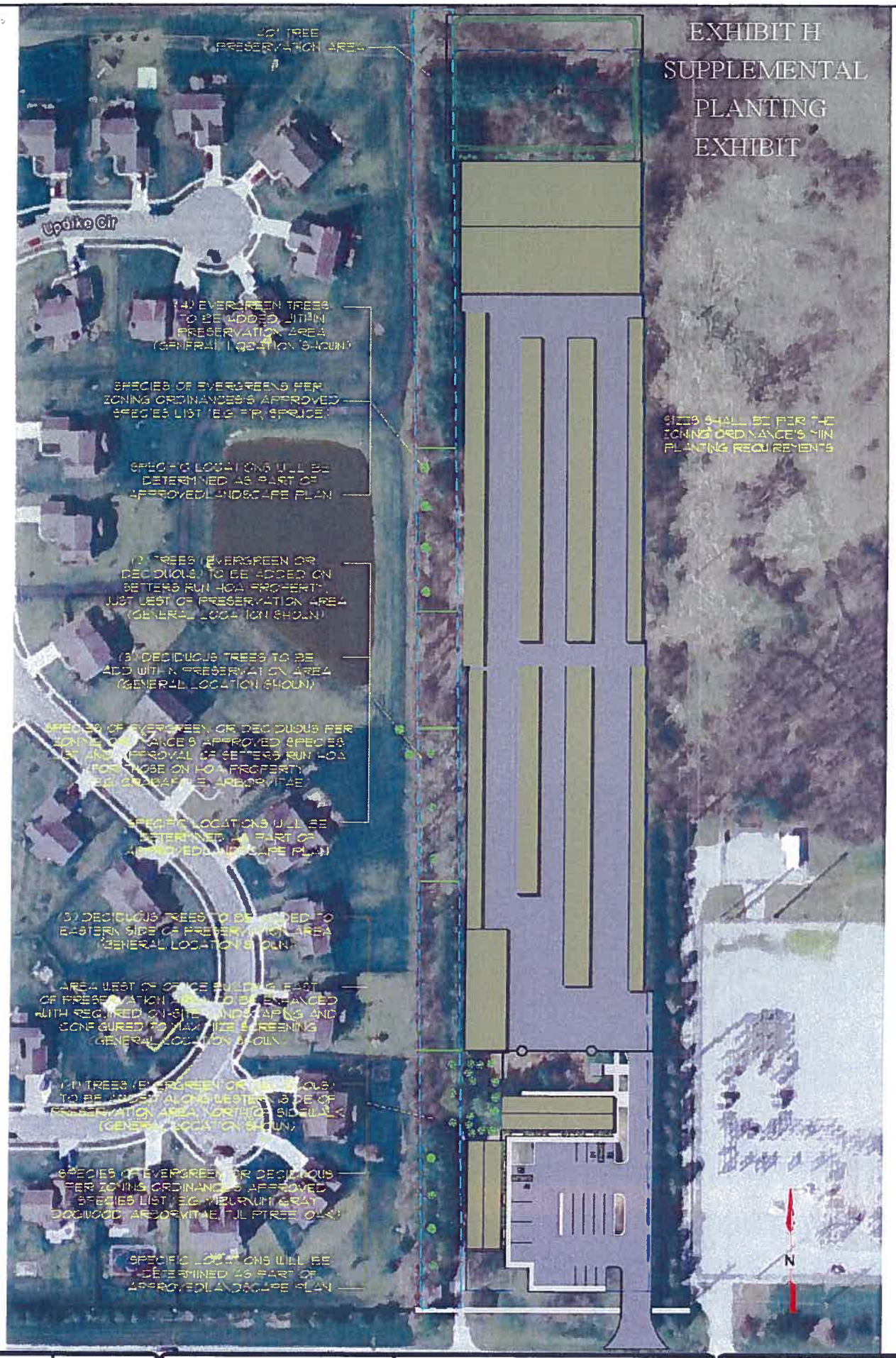
Sweetgum *(Liquiambar styraciflua)*	0	0.0
Ash *(Fraxinus sp.)*	1	0.5
Northern white cedar *(Thuja occidentalis)*	0	0.0
Red maple *(Acer rubrum)*	0	0.0
Redbud *(Cercis canadensis)*	1	0.5
Silver maple *(Acer saccharinum)*	0	0.0
Tuliptree *(Liriodendron tulipifera)*	0	0.0
White oak *(Quercus alba)*	1	0.5

Trees in poor condition

#	Species	Scientific Name	Size*	Cond.	Observations
1	White pine	*Pinus strobus*	7	4	tree topped; utility lines above
3	Hackberry	*Celtis occidentalis*	7	4	pushing against barn, fence growing in trunk
25	Mulberry	*Morus sp.*	5	4	
27	Northern white ce	*Thuja occidentalis*	17	4	cracked trunk
37	White pine	*Pinus strobus*	10	5	dead
40	White pine	*Pinus strobus*	14	5	dead
54	White pine	*Pinus strobus*	8	5	dead
71	Black locust	*Robinia Pseudoacacia*	7	4	
74	Black locust	*Robinia Pseudoacacia*	6	5	dead
75	Black locust	*Robinia Pseudoacacia*	12/7	4	codominant
76	Black locust	*Robinia Pseudoacacia*	24	4	
77	Black locust	*Robinia Pseudoacacia*	9	5	dead
79	Black locust	*Robinia Pseudoacacia*	8/8	4	codominant
92	White pine	*Pinus strobus*	5	5	dead
93	White pine	*Pinus strobus*	8	4	
94	White pine	*Pinus strobus*	8	5	dead
99	White pine	*Pinus strobus*	10	5	dead
102	White pine	*Pinus strobus*	9	5	dead
103	White pine	*Pinus strobus*	12	5	dead
104	White pine	*Pinus strobus*	12	5	dead
105	White pine	*Pinus strobus*	11	5	dead
113	Black locust	*Robinia Pseudoacacia*	5/10/6	4	multi-stemmed
114	Boxelder	*Acer negundo*	8	4	epicormic sprouts; dead leader
117	Black cherry	*Prunus serotina*	8	5	dead
118	Mulberry	*Morus sp.*	28	4	
179	White pine	*Pinus strobus*	4	5	dead
194	Mulberry	*Morus sp.*	9	5	trunk has been girdled with ax
195	Red oak	*Quercus rubra*	6	5	trunk has been girdled with ax
196	Mulberry	*Morus sp.*	3/3/3	5	multi-stemmed, dead
198	Mulberry	*Morus sp.*	6	4	
200	Pear	*Pyrus sp.*	5	5	trunk has been girdled with ax
201	Mulberry	*Morus sp.*	4	5	trunk has been girdled with ax

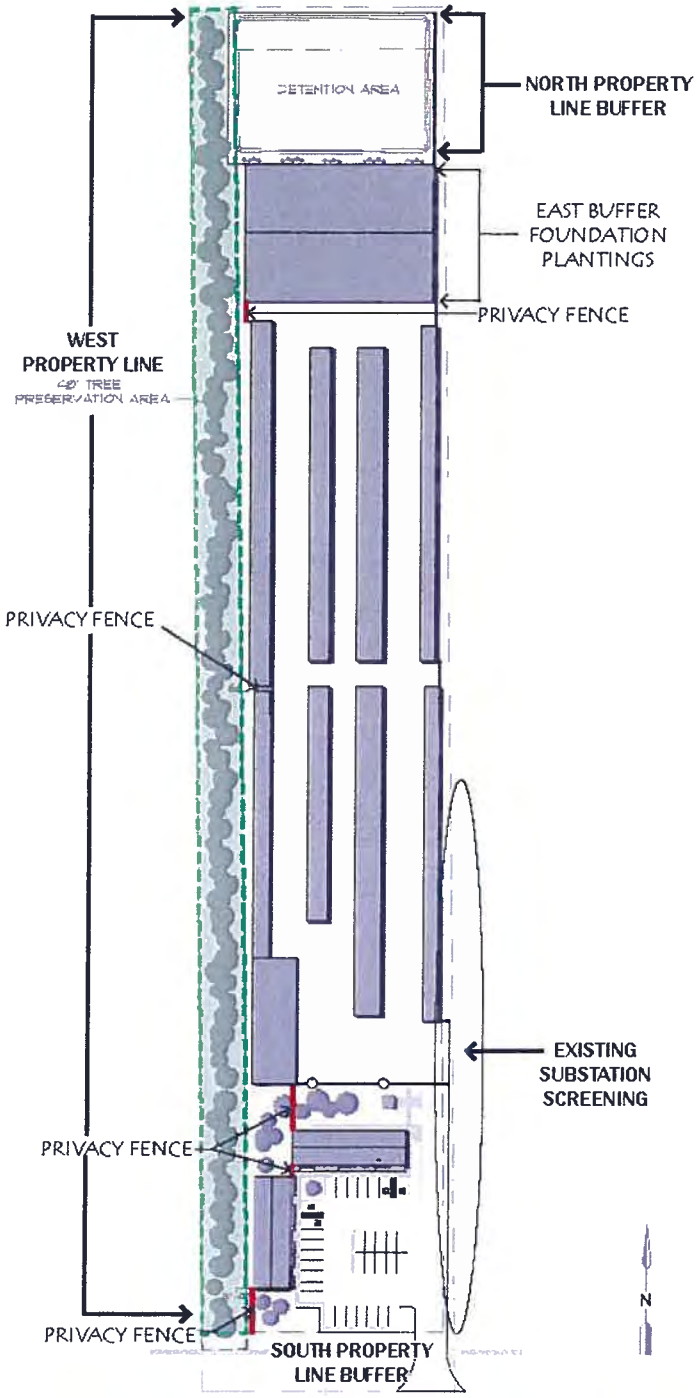
EXHIBIT G

Total Number of Trees:	32	
Number of Species Identified:	9	
Total diameter Inches:	332	
Species:	**# of Trees**	**% of Total**
White pine *(Pinus strobus)*	13	6.5
Black locust *(Robinia pseudoacacia)*	7	3.5
Hackberry *(Celtis occidentalis)*	1	0.5
Mulberry *(Morus sp.)*	6	3.0
Red oak *(Quercus rubra)*	1	0.5
Black cherry *(Prunus serotina)*	1	0.5
Boxelder *(Acer negundo)*	1	0.5
Pear *(Pyrus sp.)*	1	0.5
Sweetgum *(Liquiambar styraciflua)*	0	0.0
Ash *(Fraxinus sp.)*	0	0.0
Northern white cedar *(Thuja occidentalis)*	1	0.5
Red maple *(Acer rubrum)*	0	0.0
Redbud *(Cercis canadensis)*	0	0.0
Silver maple *(Acer saccharinum)*	0	0.0
Tuliptree *(Liriodendron tulipifera)*	0	0.0
White oak *(Quercus alba)*	0	0.0



PRL 3	JOB #: 11-CR-K-1315-R	DAVID SADOW CORPORATION	HKP INC. INFINITE SELF STORAGE WESTFIELD, IN	DRAWN BY: TM	DATE 5-7-10

EXHIBIT I
BUFFER YARD ILLUSTRATION



NORTH PROPERTY LINE
(abutting Bridgewater multi-family area)
- Minimum 60'-wide buffer
- Detention area
- 1 Norway spruce and 1 evergreen shrub per 15'
- Plus foundation plantings along north facade of building of 1 Norway Spruce per 18'
- Plantings will be located in two staggered rows along the north foundation of the northern most building's brick wall

SOUTH PROPERTY LINE
(abutting 146th Street)
- Tree plantings along street frontage per City's Zoning Ordinance (1 shade tree per 40')
- Installation of multi-use path

EAST PROPERTY LINE
(abutting Duke Energy substation)
- 1 evergreen tree per 30' of building is required along the east foundation of the northern most building
- No additional buffer required abutting the Duke Energy substation property. A substantial buffer (as shown below) currently exists on the substation property.

WEST PROPERTY LINE
(abutting Setters Run subdivision)
- 40'-wide preservation buffer extending from 146th Street to north property line
- Consisting of existing trees
- Supplemental plantings provided to fill any significant breaks within the preservation buffer (see Exhibit H)
- 8' tall vinyl or composite fence (no wood) required in gaps between the buildings and extending from the office building towards 146th Street

existing substation screening

example fence (white prohibited)

Petition Number:	1602-SPP-03 & 1602-ODP-02
Subject Site Address:	Southeast corner of 151st Street and Carey Road
Petitioner:	Throgmartin Henke Development LLP by Stoeppelwerth & Associates, Inc.
Request:	The Petitioner requests primary plat and overall development plan review of a proposed twenty (20) lot addition to the Waterford subdivision located to the southeast.
Current Zoning:	Bridgewater Club PUD District Ordinance (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35
Current Land Use:	Vacant
Approximate Acreage:	10.23-acres +/-
Property History:	The Bridgewater Club PUD District Ordinance (Ord. 06-49) (10/09/2006) Bridgewater PUD District Amendment (Ord. 11-01) (01/10/2011) Bridgewater PUD District Amendment (Ord. 15-35) (11/23/2015)
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Ordinance 06-49 6. Ordinance 11-01 7. Ordinance 15-35
Staff Reviewer:	Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

This petition was reviewed by the Technical Advisory Committee ("TAC") at their January 19, 2016 meeting. This petition is scheduled to receive a public hearing at the February 01, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 01, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION

The 10.23-acre +/- site is located at the southeast corner of 151st Street and Carey Road (the "Property"). The request is for review of a Primary Plat and Overall Development Plan to accommodate twenty (20) single-family lots. The Property is zoned in the Bridgewater Club Restated and Consolidated PUD District Ordinance (the "Bridgewater PUD") (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35.

Zoning District Standards (*Article 4.16*)[1]
The plans comply except for those items identified below:

1. Minimum Lot Area: 7,500 SF
2. Minimum Lot Frontage: 20 feet
3. Minimum Building Setback Lines:
    a. Front Yard: 20 feet
    b. Side Yard: 4 feet
    c. Rear Yard: 10 feet
4. Minimum Lot Width: 60 feet
5. Minimum Building Separation: 10 feet
6. Maximum Building Height: 35 feet
7. Minimum Living Area (Ground Floor):
    a. Single Story: 1,500 SF
    b. Two Story: 1,000 SF
    c. Tri-Level[2]: 1,000 SF
    d. Story and one-half: 1,000 SF

Comment: Pursuant to Section 10(B), Lots 2-4, 7-9, 12-14, and 17-19 were reduced to the minimum fifty-five (55) foot lot width.

PRIMARY PLAT DOCUMENTATION AND SUPPORTING INFORMATION (*Article 10.12(J)*)
The plans comply except for those items identified below:

1. Location Map
2. Scale
3. Primary Plat
    a. Proposed name of the subdivision.
    b. Names and addresses of the owner, owners, land surveyor, or land planner.
    c. Title, scale, north point and date.

[1] Pursuant to Section 1(D) of Ord. 15-35, the Property shall comply with the "Parcel H" standards as set forth in Exhibit 12 of Ord. 06-49.
[2] "…(basement & 1st level)…" Exhibit 12 from Ord. 06-49.

d. Street 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.
e. Easements (locations, widths and purposes).
f. Statement concerning the location and approximate size or capacity of utilities.
g. Layout of Lots (showing dimensions, numbers, and square footage).

Comment: The Department will continue working with the Petitioner to ensure compliance.

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

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

i. Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical internals of five (5) feet if the general slope is greater than ten percent (10%).
j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
k. Building setback lines.
l. Legend and notes.
m. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
n. Other features or conditions which would affect the subdivision favorable or adversely.
o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
p. 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.
q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
r. 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.
s. 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.

4. Covenants and Restrictions

<u>Development Plan Approval – Application Documentation and Supporting Information</u> (*<u>Article 10.7(G)</u>*
The plans comply except for those items identified below:

1. <u>Development Plan Scope</u>: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. <u>General Plan Requirements</u>: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
    a. Title, scale, north arrow and date.
    b. Proposed name of the development.
    c. 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.
    d. Address and legal description of the property.
    e. Boundary lines of the property including all dimensions.

    Comment: The Department will continue working with the Petitioner to ensure compliance.

    f. 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 will continue working with the Petitioner to ensure compliance.

    g. 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.
    h. 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 will continue working with the Petitioner and the Public Works Department to ensure compliance.

    i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
    j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements.
    k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: The Department will continue working with the Petitioner to ensure compliance.

l. Location and dimensions of all existing structures and paved areas.
m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
n. Location of all Floodplain areas within the boundaries of the property.
o. Names of legal ditches and streams on or adjacent to the site.
p. 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, telephones and cable.

Comment: The Department will continue working with the Petitioner and applicable TAC agencies to ensure compliance.

q. Identify buildings proposed for demolition.
r. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
s. 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).
t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*).
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements.

Comment: The Department will continue working with the Petitioner to ensure an updated landscape plan is consistent with the primary plat and overall development plan documents (i.e. road network, rights-of-way widths/dedications, etc.)

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*).
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan.

Comment: The Department will continue working with the Petitioner to ensure that a lighting plan is submitted, reviewed and compliant.

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection.

Comment: To be reviewed and approved through a separate sign permit process.

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*).
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
    Comment: Please provide a statement of the proposed phasing of the development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):
The plans comply except for those items identified below:

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Non-Residential Uses) (Article 6.3)[3]
3. Building Standards (Article 6.4)
4. Height Standards (Article 6.6)

[3] *Architectural standards superseded by Exhibit 13 from Ord. 06-49.*

5. Landscaping Standards (Article 6.8)[4]
   a. Minimum Lot Landscaping:

Plant Type	Required	Provided	Difference
Shade Trees	Four (4) per dwelling unit	See comment below	See comment below
Ornamental or Evergreen Trees	Two (2) per dwelling unit	See comment below	See comment below
Shrubs	Four (4) per dwelling unit	See comment below	See comment below

Comment: The Department will continue working with the Petitioner to ensure compliance.

b. Road Frontage Standards (Exhibit 18 from Ord. 06-49)
Comment: The Department will continue working with the Petitioner to ensure compliance.

c. Buffer Yard Standards
Comment: The Department will continue working with the Petitioner to ensure compliance.

6. Lighting Standards (Article 6.9)

Comment: The Department will continue working with the Petitioner to ensure compliance.

7. Lot Standards (Article 6.10)
8. Parking and Loading Standards (Article 6.14)
9. Performance Standards (Article 6.15)
10. Setback Standards (Article 6.16)
11. Vision Clearance Standards (Article 6.19)

Comment: The Department will confirm with Public Works Department regarding required vision clearance standards.

12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):
The plans comply except for those items identified below:

1. Block Standards (Article 8.1)
2. Easement Standards (Article 8.3)

Comment: The Department will continue working with the Petitioner and applicable TAC agencies to ensure compliance.

3. Monument and Marker Standards (Article 8.5)
4. Open Space and Amenity Standards (Article 8.6)

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[4] *Landscape Standards superseded by Exhibit 18 from Ord. 06-49.*

5. Pedestrian Network Standards (Article 8.7)[5]
6. Storm Water Standards (Article 8.8)
7. Street and Right-of-Way Standards (Article 8.9)

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

8. Street Light Standards (Article 8.10)[6]

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

9. Street Sign Standards (Article 8.11)

Comment: Please confirm with Public Works if custom signage is used, pursuant to Exhibit 15 from Ord. 06-49; however, if not, street signage would default to the Public Works Construction Standards.

10. Surety Standards (Article 8.12)

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

11. Utility Standards (Article 8.13)

Comment: Please confirm with applicable utility agencies regarding any easements or utility location/installation standards.

DEPARTMENT COMMENTS

1) Hold a public hearing at the February 1, 2016, APC meeting.
2) Prior to final deposition, the Petitioner will make any necessary revisions to the proposal based on APC comments, public comments, and any additional staff comments.
3) If there are any questions prior to APC meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

[5] *Pedestrian Network Standards superseded by Exhibit 16 from Ord. 06-49.*
[6] *Street Light Standards superseded by Exhibit 13 from Ord. 06-49.*

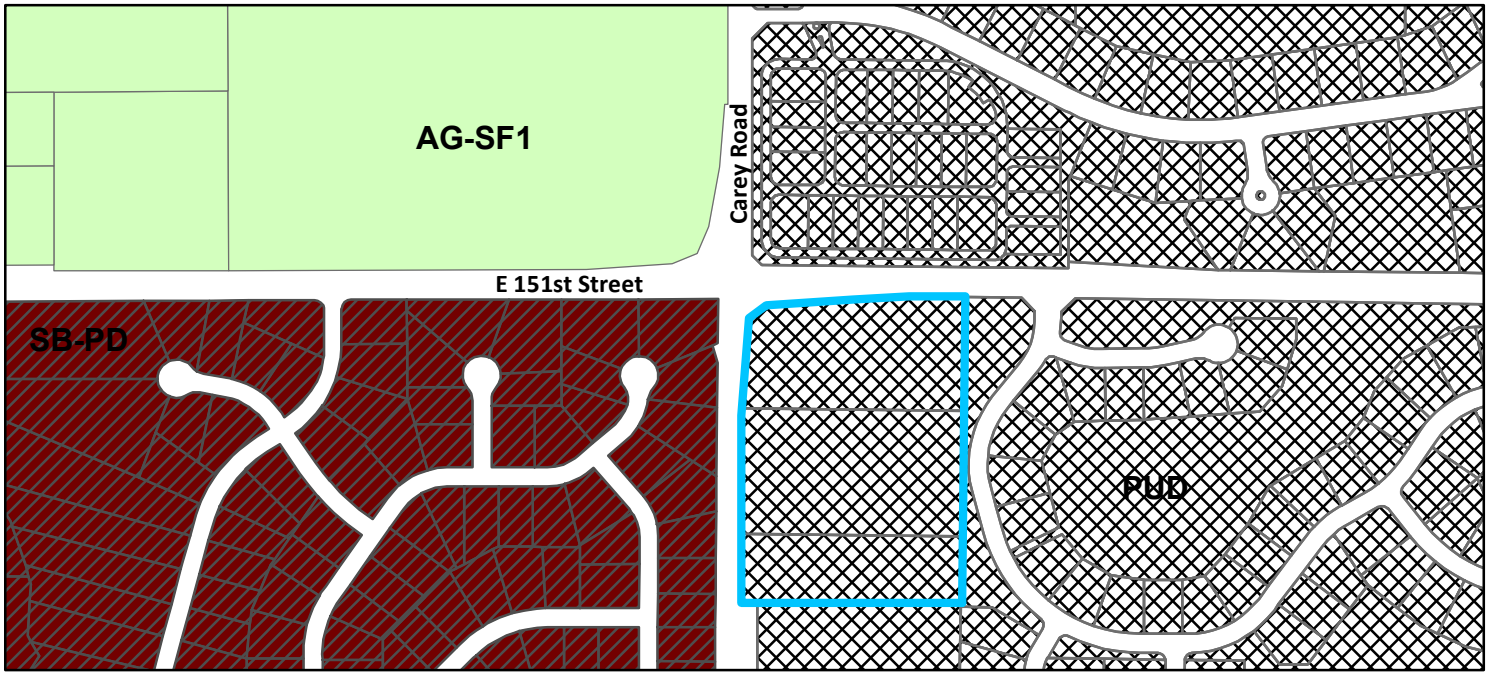
Property Location Map
Waterford at the Bridgewater, Parcel L3
1602-SPP-03 & 1602-ODP-02

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)

WATERFORD AT THE BRIDGEWATER CLUB

PARCEL L3

PRIMARY PLAT

ZONING PUD

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

THIS INSTRUMENT PREPARED FOR:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 161st STREET
CARMEL, INDIANA 46033
CONTACT: DAVID MENNEL
PHONE: (317) 399-2490

TOTAL LOTS=20

SITE = 31.38Ac.±
TOTAL COMMON AREA= 2.36Ac.±

OPEN SPACE PROVIDED:
2.36Ac.± (23.1%)

ZONING PUD
FRONT YARD SETBACK - 20'
SIDE YARD SETBACK - 4' min.,
(10' separation between buildings)
REAR YARD SETBACK - 10' 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
- PERIMETER TREES SHALL BE PRESERVED UNLESS UTILITY CONFLICTS EXIST

D4 - PREVIOUSLY APPROVED

D4 - 45.83 Ac.±, 53 UNITS
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 8' min.,
(20' separation between buildings)
REAR YARD SETBACK - 30' min.

K3 - PREVIOUSLY APPROVED

D4 - 7.18 Ac.±, 17 UNITS
FRONT YARD SETBACK - 20'
SIDE YARD SETBACK - 4' min.,
(10' separation between buildings)
REAR YARD SETBACK - 10' min.

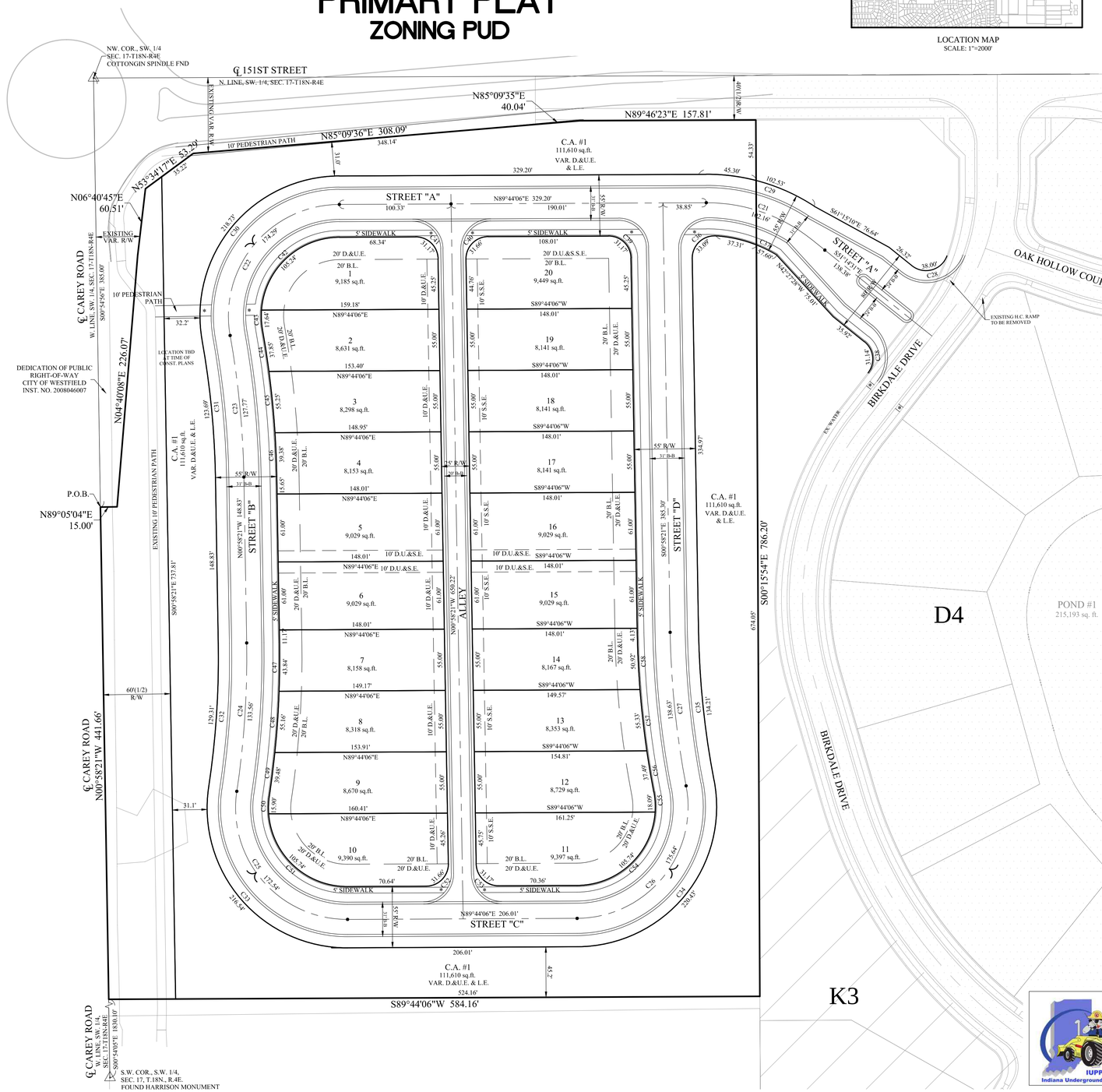
DESCRIPTION

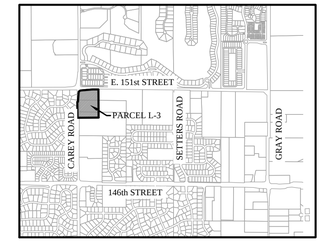
Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 00 degrees 54 minutes 56 seconds East 385.00 feet along the West line of said Quarter to the POINT OF BEGINNING of this description; thence along the bounds of the Dedication of Public Right-of-Way of Casey Road in the City of Westfield, recorded as Instrument #2008046007 in the Office of the Recorder of Hamilton County, Indiana by the next four (4) courses: 1) North 89 degrees 05 minutes 04 seconds East 15.00 feet; 2) North 04 degrees 40 minutes 08 seconds East 226.07 feet; 3) North 06 degrees 40 minutes 45 seconds East 60.51 feet; 4) North 53 degrees 34 minutes 17 seconds East 53.29 feet to the South Right-of-Way line of 151st Street; thence North 85 degrees 09 minutes 36 seconds East 308.09 feet along said South line to the West line of Waterford at the Bridgewater Club, the plat of which is recorded as Instrument #2013-66637, Plat Cabinet 5, Slide 150 in said recorder's office; thence along the bounds of said Waterford at the Bridgewater Club by the next three (3) courses: 1) continuing North 85 degrees 09 minutes 36 seconds East 40.04 feet along said line; 2) North 89 degrees 46 minutes 23 seconds East 157.81 feet; 3) South 00 degrees 15 minutes 54 seconds East 786.20 feet; thence South 89 degrees 44 minutes 06 seconds West 584.16 feet to the West line of aforesaid Southwest Quarter; thence North 00 degrees 58 minutes 21 seconds West 441.66 feet along said West line to the place of beginning, containing 10.23 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

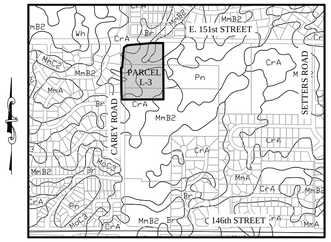
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C21	102.16'	150.00'	53.15'	N70°45'12"W	100.20'	39°01'23"
C22	174.29'	100.00'	118.88'	S39°48'21"W	153.05'	99°51'30"
C23	127.77'	800.00'	64.02'	N5°32'52"W	127.63'	9°09'02"
C24	133.56'	800.00'	66.94'	N3°48'37"E	133.41'	9°33'57"
C25	172.54'	100.00'	116.79'	S40°50'09"E	151.92'	98°51'30"
C26	175.64'	100.00'	120.53'	N39°25'01"E	153.92'	100°38'10"
C27	138.63'	800.00'	69.49'	S5°56'12"E	138.45'	9°55'42"
C28	38.00'	20.00'	27.97'	N74°19'15"E	32.54'	108°52'28"
C29	102.53'	175.50'	52.77'	N73°31'42"W	101.08'	33°28'24"
C30	218.73'	125.50'	149.19'	N39°48'21"E	192.08'	99°51'30"
C31	123.69'	774.50'	61.98'	N5°32'52"W	123.56'	9°09'02"
C32	129.31'	774.50'	64.80'	N3°48'37"E	129.16'	9°33'57"
C33	216.54'	125.50'	146.57'	N40°50'09"W	190.66'	98°51'30"
C34	220.43'	125.50'	151.26'	S39°25'01"W	193.17'	100°38'10"
C35	134.21'	774.50'	67.27'	S5°56'12"E	134.04'	9°55'42"
C36	33.09'	20.00'	21.75'	S46°25'27"W	29.44'	94°47'37"
C37	57.60'	120.50'	29.36'	N72°29'06"W	57.05'	27°23'15"
C38	31.14'	20.00'	19.73'	N6°38'10"W	28.09'	89°12'42"
C39	31.17'	20.00'	19.75'	N45°37'07"W	28.11'	89°17'33"
C40	31.66'	20.00'	20.25'	S44°22'53"W	28.46'	90°42'27"
C41	31.17'	20.00'	19.75'	N45°37'07"W	28.11'	89°17'33"
C42	105.24'	70.50'	65.20'	S46°58'20"W	95.73'	85°31'32"
C43	17.64'	70.50'	8.86'	S2°57'25"E	17.59'	14°19'58"
C44	37.85'	829.50'	18.93'	S8°48'57"E	37.85'	2°36'53"
C45	55.25'	829.50'	27.63'	S5°36'01"E	55.24'	3°48'58"
C46	39.38'	829.50'	19.69'	S2°19'57"E	39.37'	2°43'11"
C47	43.84'	829.50'	21.93'	S0°32'30"W	43.84'	3°01'42"
C48	55.16'	829.50'	27.59'	S3°57'39"W	55.15'	3°48'36"
C49	39.48'	829.50'	19.75'	S7°13'46"W	39.48'	2°43'38"
C50	15.90'	70.50'	7.99'	S2°07'50"W	15.87'	12°55'31"
C51	105.74'	70.50'	65.67'	S47°17'54"E	96.10'	85°55'59"
C52	31.66'	20.00'	20.25'	N44°22'53"E	28.46'	90°42'27"
C53	31.17'	20.00'	19.75'	S45°37'07"E	28.11'	89°17'33"
C54	105.74'	70.50'	65.67'	N46°46'07"E	96.10'	85°55'59"
C55	18.09'	70.50'	9.10'	N3°32'58"W	18.04'	14°42'11"
C56	37.49'	829.50'	18.75'	N9°36'23"W	37.48'	2°35'22"
C57	55.33'	829.50'	27.67'	N6°24'03"W	55.32'	3°49'18"
C58	50.92'	829.50'	25.47'	N2°43'52"W	50.92'	3°31'03"





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

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

IUPPS Dig Safely. Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES BEYOND THE SCOPE OF THE SURVEY OR A SURVEY OR LOCATION REPORT.

CERTIFIED: 12/30/15

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

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

PRIMARY PLAT
PREPARED FOR:
WATERFORD AT THE BRIDGEWATER CLUB
PARCEL L-3
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
17	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 1 OF 2 SHEETS

S & A JOB NO. 56030THR-L3

313.00
152
2.00 pages

BEST POSSIBLE IMAGE
ALL PAGES

200600065837
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-01-2006 At 01:59 pm.
ORDINANCE 313.00

ORDINANCE NO. 06-49

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town 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 Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Advisory Plan Commission did take action to forward the request to the Westfield Town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146th street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater PUD" since that time.

SECTION 3. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Oct, 2006.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"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"

Signed

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

September 26, 2006
Date

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 151st Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the must current thoroughfare plan.

General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at www.westfield.in.gov under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.

2. The Developer should dedicate, free of charge, all required utility easements.

3. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.

4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151st Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151st and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151st with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161st Street and Carey Road showing intersection alignment with roundabouts.

6. Total right of way along Carey Road (2nd arterial road) is 120' and 150' at intersections. Total right of way along 151st and Setters Road (both collector roads) is 100' and 130' at intersections.

7. Multiuse paths are to be installed at the back of the proposed or new right of ways.

8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.

9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. As built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As Built submittal requirements can be found on the Town's website.

10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.

11. Clear zone and site distance issues relating to new developments need to be resolved.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Bruce A. Hauk, Director
Department of Public Works
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development

THROGMARTIN-HENKE DEVELOPMENT, LLP

October 2, 2006

Mr. Bruce Hauk
Director of Public Works
Westfield Public Works
2706 E. 171st Street
Westfield, IN 46074

Re: **Bridgewater PUD Amendment Review**

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151st Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146th Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151st Street. Theses paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151st and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161st Street to 151st Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.

3535 East 161st Street ▮ Carmel, IN 46033 ▮ Phone: 317-867-5553 ▮ Fax: 317-867-5295

We have submitted construction drawings, which have been approved for the improvement of 151st Street. These improvements including a boulevard with landscape median and trails on both sides were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151st to Carey Road. We will continue to dedicate 40' half R/W along 151st Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,

Don Currise
Director of Development
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager
Renee Goff, P.E., Engineer, Westfield Public Works Department
Kevin Buchheit, Director of Community Development
Al Salzman- Westfield Community Development

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

October 4, 2006

Mr. Don Currise
Director of Development
Throgmartin-Henke Development, LLP
3535 East 161st Street
Carmel, IN 46033

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151st Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151st Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151st Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

Westfield Public Works ♦ 2706 E 171st Street ♦ Westfield, IN 46074
Phone: 317-896-5452 ♦Fax: 317-867-0202

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

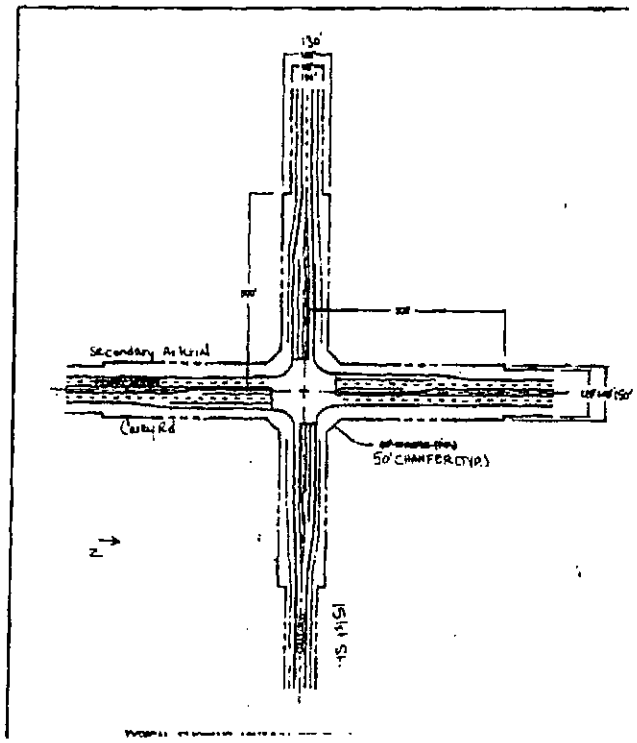
Sincerely,

Renée Lynn Goff

Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

mc/RLG

CC: Town Council Members
Mr. Jerry Rosenberger, Town Manager
Mr. Bruce A. Hauk, Director, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development


130'
Secondary Arterial
50' CHAMFER (TYP.)
N

RECEIVED
OCT - 6
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. **Cross Reference**. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. **Exhibits**. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. **Other Definitions.** Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.

B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.

C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. **Commitments**. The following are applicable to the Real Estate as follows:

A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.

B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.

C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.

D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.

E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:

1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.

F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.

G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contributc the sum of ten thousand dollars ($10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. **Binding on Successors.** These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. **Effective Date.** The Commitments contained herein shall be effective upon the occurrence of all of the following events:

A. The adoption of an the PUD by the Town Council; and

B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. **Recording.** The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. **Enforcement.** These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

_____

Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

_____

_____
Notary Public

Residing in _____ County

_____
Printed Name

Prepared By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

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EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08

seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 2

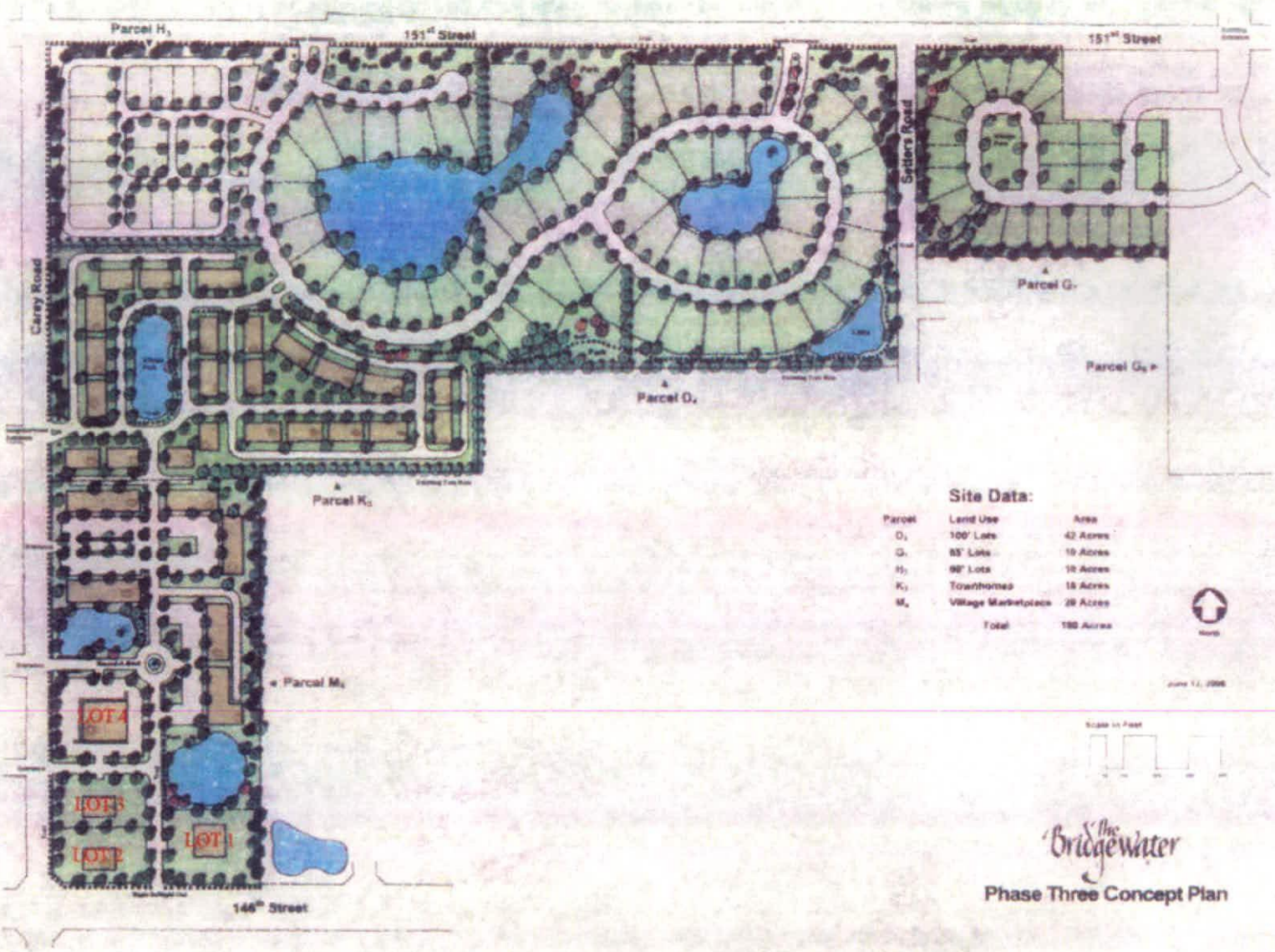
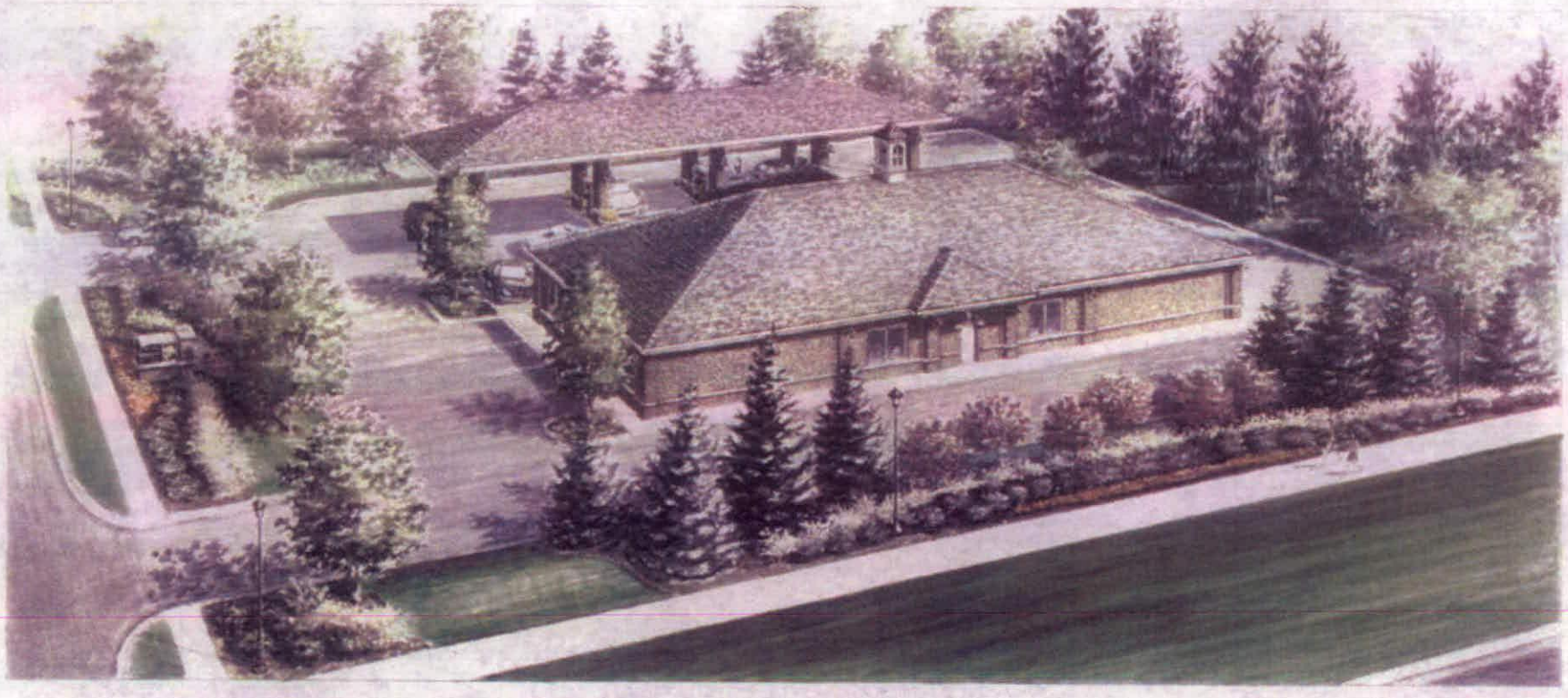

Parcel H
151st Street
151st Street
Carey Road
Selders Road
Parcel G
Parcel G
Parcel D
Parcel K
Parcel M
LOT 4
LOT 3
LOT 2
LOT 1
146th Street
Site Data:
Parcel | Land Use | Area
D | 100' Lots | 42 Acres
G | 85' Lots | 19 Acres
H | 90' Lots | 19 Acres
K | Townhomes | 18 Acres
M | Village Marketplace | 20 Acres
Total | 118 Acres
The Bridgewater
Phase Three Concept Plan

Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

THE BRIDGEWATER CLUB
RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT
DISTRICT

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AND SCHEDULE OF EXHIBITS

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5. Area Y legal

6. Underlying Business Standards

7. Area Z legal

8. Underlying Industrial Standards

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13. Streetscape Standards and Guidelines - Detached Single Family Residences

14. Development Standards - Attached Single Family Residences

15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences

16. Development Standards for Streets, Gates, Road Cuts, Etc.

17. General Architectural Guidelines - Area Y

18. Landscape Standards

19. Phasing Sequence

ORDINANCE NO. _____

AN ORDINANCE (i) AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND (ii)
AMENDING AND RESTATING
THE BRIDGEWATER PUD ORDINANCE AS AMENDED

This Amended and Restated PUD Ordinance (the "Restated Bridgewater PUD") (i) amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Additional Real Estate (defined below), and (ii) amends and restates the Bridgewater Club PUD Ordinance, as amended.

WITNESSETH:

WHEREAS, the Town Council of the Town of Westfield, Indiana (the "Town Council") (i) enacted the Bridgewater Club Planned Unit Development District Ordinance Number 02-17 (the "Original Bridgewater PUD"), and (ii) subsequently enacted Ordinance Number 04-10, Ordinance Number 04-33, Ordinance Number 06-08, and Ordinance Number 06-20 (collectively, the "Prior Amendments"), by which the text of the Original Bridgewater PUD was amended and additional land, not part of the Original Bridgewater PUD, was rezoned;

WHEREAS, this Restated Bridgewater PUD (i) restates the text of the Original Bridgewater PUD to incorporate prior text amendments, (ii) further amends the Original Bridgewater PUD, as already amended by the Prior Amendments, and (iii) changes the zoning of the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1A (the "Additional Real Estate") to the applicable terms and conditions of this

Restated Bridgewater Club PUD;

WHEREAS, with respect hereto, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to (i) the application for a change of zoning filed by Throgmartin-Henke Development, LLP for the Added Real Estate and (ii) the application to amend the Original Bridgewater PUD to incorporate the Prior Amendments and to further amend the Original Bridgewater PUD per the terms of this Restated Bridgewater PUD;

WHEREAS, the Real Estate subject to and governed by this Restated Bridgewater PUD is legally described in what is attached hereto and incorporated herein by reference as Exhibit 1B (the "Real Estate"), which Real Estate includes the Additional Real Estate; and

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 25th day of September, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

1. Encourage flexibility in the development of land in order to promote its most appropriate use;

2. Improve the design, character and quality of new development;

3. Encourage a harmonious and appropriate mixture of uses;

4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

5. Preserve the natural environmental and scenic features of the Real Estate;

6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

7. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Restated Bridgewater PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Restated Bridgewater PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Bridgewater PUD.

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit 3 ("Area X"), is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of the Original Bridgewater PUD and

which apply to Area X, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 4. What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit 5 ("Area Y"), and is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD, and attached hereto and made a part hereof as Exhibit 6. Area Y is an integrated development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. PERMITTED ADJUSTMENTS. The Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.

SECTION 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the

Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

SECTION 8. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the Concept Plan. In addition to the adjustments permitted in Section 6 above, the size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed one thousand two hundred seventy-five (1,275) single family residences. Permitted uses are as follows:

A. Permitted Uses for Area X shall include the following:

(1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;

(2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

playgrounds and other recreational spaces, and recreational buildings;

(3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general pubic, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and

(4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.

(5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.

(6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.

(7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2 and/or K-3; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, Area, or the entirety of the Real Estate.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restated Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use:

(1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;

(2) Amphitheaters without permanent public address systems;

(3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;

(4) Assisted living facilities;

(5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;

(6) Coffee shops and coffee roasting as an accessory use;

(7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;

(8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.

(9) Data processing;

(10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

(11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;

(12) General stores;

(13) Golf cart sales, rentals, and repair;

(14) Insurance companies;

(15) Liquor stores and sales;

(16) Medical, dental and emergency clinics and labs;

(17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

(18) Pet cemeteries;

(19) Picture framing;

(20) Private and public schools without dorms;

(21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;

(22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(23) Retail packaging and mailing service;

(24) Spas, masseurs, tanning salons, and exercise centers;

(25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(26) Temporary fruit stands; and

(27) Veterinary clinics and hospitals without overnight animal boarding. The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

(28) No dry cleaners within Parcel M-4 shall have a dry cleaning plant on the premises but, instead, shall be drop-off only.

(29) As stated in Section 8(B) above, drug stores are permitted anywhere in Area Y; provided, however, that any drug store in Parcel M-4 (i) shall be located only in the areas identified on the Concept Plan as Lots 1, Lot 2, Lot 3, and Lot 4 within Parcel M-4, (ii) and shall have no more than two (2) drive-through lanes.

C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Original Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit 11, other than those uses identified on Exhibit 11 through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z

including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

SECTION 9. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of one thousand two hundred seventy-five (1275) attached and detached single family residences; provided, however, that:

A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and

B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

SECTION 10. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

A. The development standards for detached single family dwellings shall be as set

forth in what is attached hereto and incorporated herein by reference as Exhibit 12 and, to the extent they conflict with those set forth in Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*

B. Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

C. Streetscape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in

Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance.

D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.

E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.

F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.

G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

also apply to Area Y and, to the extent they conflict with those set forth in Exhibit 6 or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 6 and other provisions of the Zoning Ordinance:

(1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.

(2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.

(3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.

(4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

(a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.

(b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.

(c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.

(d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.

(e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.

(f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

(5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:

(a) Sidewalk displays are permitted directly in front of an

establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront.

(b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.

(c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

(a) Minimum lot area: two thousand (2,000) square feet

(b) Minimum lot width at building line: twenty-five (25) feet

(c) Minimum lot depth: seventy (70) feet

(d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

- This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.

(e) Maximum building height: fifty (50) feet

(f) Maximum building footprint coverage: one hundred percent (100%)

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

(7) The following restrictions shall apply to all owner or tenant occupied space in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

(b) One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.

(c) One single tenant office space may be up to forty thousand

(40,000) square feet;

(d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;

(e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and

(f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(8) Area Y Parking Requirements. Parking shall be provided in Area Y both off- street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

(a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.

(b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than

five (5) parking spaces.

(c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.

(d) Apartment. One (1) parking space for each Apartment.

(e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 11(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.

(f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

(g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.

(h) The standards of development for Area Z shall be those set forth in

what is attached hereto and incorporated herein as Exhibit 8; provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 11, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Restated Bridgewater PUD. In no case shall the set back be less than thirty (30) feet.

SECTION 11. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 18 are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they existed and were in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions:

A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan.

B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.

C. Perimeter yards along External Streets shall be landscaped as follows:

(1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.

(2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where

parking or loading areas occur adjacent to External Streets, the following standards shall apply:

(a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

(b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or

two (2) ornamental trees per forty (40) linear feet shall also be planted.

(3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

D. The following buffer yards shall be required with respect to the Parcel H1:

(1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.

(2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

E. The following buffer yards shall be required with respect to Parcel H2:

(1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.

(2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

F. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

(1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.

(2) If a self-storage facility is constructed in Area Z, then a masonry wall shall

be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer..

G. There shall be a landscape buffer along the southern edge of Parcel K-3, which shall be twenty (20) feet in width, and which shall include (i) a berm which is a minimum of three (3) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern. The multi-path trail to be installed along the southern boundary line in Parcel K-3 shall not be located within this twenty (20) foot wide buffer.

H There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and which shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern.

SECTION 12. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least sixteen (16) years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 13. MEMBERSHIPS AND AMENITIES.

A. Amenities. Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

(1) Clubhouse;

(2) Swimming pool;

(3) Playground;

(4) Croquet field;

(5) Shuffle board or Bocce court;

(6) Park (minimum five thousand (5,000) square feet);

(7) Trail;

(8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

(1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;

(2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 14. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.

B. Prohibited signs:

(1) Signs on roofs, dormers, and balconies.

(2) Billboards.

(3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.

(4) Pole signs.

(5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.

(6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

(1) Wall-mounted or painted signs, provided the following standards are met:

(a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.

(b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

permitted up to twenty-five (25) square feet of signboard area.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.

(d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.

(e) Such wall signs may only be lighted during the operating hours of the business.

(f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.

(g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.

(2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

(a) The sign shall be mounted on the wall next to the entrance.

(b) The sign shall project outward from the wall to which it is attached no more than six inches.

(c) The sign shall not extend above the parapet, eave, or building facade.

(d) The area of the signboard shall not exceed 12 square feet.

(e) The height of the lettering, numbers, or graphics shall not exceed four inches.

(3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:

(a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.

(b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.

(c) `The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.

(d) The distance from the building wall to the signboard shall not exceed six (6) inches.

(e) The width of the signboard shall not exceed four (4) feet.

(f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with freestanding signs.

(4) Window or door signs applied directly to the glass, provided that the following standards are met:

(a) The sign shall not exceed thirty percent (30%) of the window or door area.

(b) The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

(c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.

(d) Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.

(5) Awning signs, for ground floor uses only, provided that the following standards are met:

(a) If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

(b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four

(4) inches.

(c) Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

(6) Free-standing sign, provided that the following standards are met:

(a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.

(b) The area of the signboard shall not exceed thirty (30) square feet.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.

(e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

(f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.

(g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.

(h) Limited to two (2) signs per building, and no more than one (1) sign per facade.

(i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

(7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.

(8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.

(9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:

(a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

(b) A sandwich board sign, as follows:

(i) The area of the signboard, single-sided, shall not exceed five (5) square feet.

(ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.

(iii) Letters can be painted or handwritten.

(iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

(v) The information displayed shall be limited to daily specials and hours of operation.

(vi) The sign shall be removed at the end of the business day.

(10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

(1) Signs permitted under Section 16.08.080 of the Sign Ordinance.

(2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) identification sign on the southwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The design of the sign shall be consistent with the Design Vocabulary.

(b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.

(c) The area surrounding the sign shall be appropriately landscaped.

(d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.

(e) The sign shall not exceed fifteen (15) feet in height.

(f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

(3) Traffic directional signs.

(4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) development sign on the southwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and

Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The maximum sign area shall be sixty-four (64) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

(5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:

(a) The maximum sign area shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

(6) Signs depicting the site plan of an Area or Parcel assuming completion of

development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

(a) The maximum sign area per Parcel shall be thirty-two (32) square feet.

(b) The maximum height shall be eight (8) feet.

(c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.

(d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.

(7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

(a) The maximum sign area per lot shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign may be illuminated.

(d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.

(e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(8) Real estate sales and leasing signs, provided the following standards are met:

(a) The maximum sign area shall be twenty (20) square feet.

(b) The maximum height of the sign shall be eight (8) feet.

(c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.

(d) The sign shall not be illuminated.

(f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

(9) With respect to attached dwellings, when eighty percent (80%) of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six (6) square feet or less.

(10) Time and/or temperature signs, permitted at banks and financial institutions only.

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

(2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

(1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.

(2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

(3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a residential district unless separated from the lot by an External Street or an Internal Street.

SECTION 15. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit 19 (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this ____ day of _____, 2006.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Robert Smith	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Teresa Otis Skelton	_____
_____	Ronald Thomas	_____

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3105 East 98th Street, Suite 170
Indianapolis, IN 46280

H:\BRAD\ZONING & REAL ESTATE MATTERS\BRIDGEWTER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office;

thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426; recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its nineteen (19) Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.

2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.

3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.

4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.

5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.

6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.

9. Cornice. The top part of an entablature, usually molded and projecting.

10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.

12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

13. Department. The Department of Community Development of the Town of Westfield, Indiana.

14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.

15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.

16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.

17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

18. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.

19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.

20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.

21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.

22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.

25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.

26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.

27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.

28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.

29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.

30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146th Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146th Street, to the point of beginning.

31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.

32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub

parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.

34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.

36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.

37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.

38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.

39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.

40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.

41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.
EXCEPT:

Part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47

seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO EXCEPT:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~Repairing, servicing or refurbishing equipment or parts, excluding motor~~ vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

   - Subdivisions - not less than 15,000 square feet
   - Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA Y

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. 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.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

D. LB - Local and Neighborhood Business District - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. Special Requirements

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. Permitted Uses - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements:

a. Front Yard Adjacent to All Districts – Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts – Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

   a. Minimum Business Size – 800 square feet.

   b. Maximum Business Size – 30,000 square feet.

   c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

   a. See WC 16.04.120, Off-Street Loading and Parking; and,

   b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

   a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

   b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.

   c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

(a) Number of Signs – One (1) freestanding sign shall be permitted.

(b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.

(c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.

(d) Maximum height of sign – twenty (20) feet above grade.

(e) Setback – Minimum: twenty (20) feet from right-of-way.

(f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

(a) Maximum Facades with Wall Signs – two (2) facades of a building.

(b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.

(c) Maximum Sign Surface Area - one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building one hundred (100) square feet.

f. Outside Storage or Display:

(1) No outside storage or display of materials or merchandise shall be permitted.

(2) No outside vending machines shall be permitted.

(3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.

(4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

E. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

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'C 16.04.060 - Industrial Districts

A. Performance Standards - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PBT, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. EI - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.

2. OI - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

   a) Smoke -

   - For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.

b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more that 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.

c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.

d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following:
The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.

e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.

f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

1) Enclosed Industrial Use - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

Octave Band Frequency Cycles Per Second	Maximum Permitted Sound Level (in decibels) 125 Feet from District Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from District Adjoining Business District Boundaries
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

2) Open Industrial Use - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

Open Industrial Use

[illegible]	[illegible]	[illegible]
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal

- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.

- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.

- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.

- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. EI - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.

- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

   - Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.

   - Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width

   - Rear Yard - Not less than 20 feet in depth

   - Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. OI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.

Legend:

- Existing Easement
- Proposed Vehicular Access
- Proposed Greenway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Acres	Density	Units
A	Estate Lots	40 Ac		
B	150' Lots	15 Ac		
C	120' Lots	15 Ac		
$D_{1,2}$	100' Lots	87 Ac		
E	90' Lots	25 Ac		
F	85' Lots	30 Ac		
$G_{1,2,3,4}$	65' Lots	65 Ac		
H	80' Lots	15 Ac		
$I_{1,2}$	Club Villas	30 Ac		
J	Club Condominiums	20 Ac		
$K_{1,2}$	Village Townhomes	61 Ac		
L	Office/Flex Space	10 Ac		
$M_{1,2}$	Village Marketplace	65 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	240 Ac		
	Open Space R.O.W.	38 Ac		
	Total Area	700 Ac		
	Non-Commercial Area	505 Ac	1.79 Units/Ac	875 Un

Revised Site Data:

Parcel	Land Use	Area:
A	Estate Lots	40 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
$D_{1,2}$	100' Lots	87 Ac
E	90' Lots	25 Ac
F	85' Lots	30 Ac
$G_{1,2,3,4}$	65' Lots	65 Ac
H	80' Lots	15 Ac
$I_{1,2}$	Club Villas	30 Ac
J	Club Condominiums	20 Ac
$K_{1,2}$	Village Townhomes	61 Ac
L	Office/Flex Space	10 Ac
$M_{1,2}$	Village Marketplace	65 Ac
N	Clubhouse Area	10 Ac
	Golf Course	240 Ac
	Open Space R.O.W.	38 Ac
	Total Area	700 Ac

Revised July 10, 2001
Revised April 5, 2001
Revised March 30, 2001
Revised March 14, 2001
February 12, 2001

Prepared For:
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Scale in Feet

North

The Bridgewater CLUB

Concept Plan- Phase Three

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
~~Amphitheaters~~	~~X~~	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
~~Assembly Halls~~	~~X~~	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
~~Auto Rustproofing~~	~~SP.EX.~~	SP.EX.	X	X
Auto Storage		X	X	
~~Auto Sales, New or Used, Service and Repair~~	~~SP.EX.~~	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
~~Carry-Out Food and Beverages~~	~~SP.EX.~~	X	XP	
~~Caskets and Casket Supplies (Mortuary)~~	~~X~~	X	X	
Cemetery Monument Sales		X	X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
~~Charitable Donation Pick-Up Station~~	~~X~~	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
~~Civic Centers~~	~~X~~	X		
Civic Clubs	X	X	XP	
Coal Yards		SP.EX.	SP.EX.	OI-X PD-SP.EX.
Coin Shops	X	X	XP	
~~Commercial Parking Lots and Structures, Public~~	~~X~~	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP.EX.	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
~~Custard Stands~~	~~SP.EX.~~	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	~~SP.EX.~~	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
~~Frozen Food Stores & Lockers~~	~~X~~	X	X	
Fruit Stands, Permanent	X	X	X	
~~Fruit Stands, Temporary~~	~~SP.EX.~~	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
~~Gasoline Service Station~~	~~SP.EX.~~	SP.EX.	X	
General Construction Company		SP.EX.	SP.EX.	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
~~Greenhouses, Retail~~	~~X~~	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP.EX.	OI - X PD - SP.EX.
Industrial Laundry and Dry Cleaning Plants		X	X	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	~~X~~	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
~~Liquor Stores~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP.EX.	SP.EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	~~X~~	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP.EX.	X	
Model Display Homes & Garages		X	X	
~~Mortuaries~~	~~X~~	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music, Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP.EX.	SP.EX.	
~~Nursery - Plants, Retail~~	~~X~~	X	XP	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	~~SP.EX.~~	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors-Heavy Commercial			SP.EX.	X
Pet Grooming	X	X	XP	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP.EX.	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
~~Recycling Collection Systems~~	~~SP.EX.~~	X	X	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins~~	~~X~~	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP.EX.	X
~~Root Beer Stands~~	~~SP.EX.~~	X	XP	
Salt Storage - Outside		SP.EX.	SP.EX.	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
Self-Service Car Wash		X	X	
~~Self-Service Food and Beverage Places~~	~~SP.EX.~~	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP.EX.	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
~~Tennis Facilities~~	~~X~~	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OI-X PD-SP.EX.
Typewriter Sales, Rental and Service	X	X	XP	
~~Upholsters~~	X	X	XP	
Variety Stores	X	X	XP	
~~Veterinarians - Small Animals~~	~~X~~	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	~~X~~	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD - SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP.EX.	X	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Line, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI - X PD- SP.EX.
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OI - X PD- SP.EX.
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (MFRs)		SP.EX.	SP.EX.	SP.EX.
Mattress Mfg. & Upholstering			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products -- Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX. SF 1 SP.EX.
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Airports & Landing Fields					SP.EX. SF 1	
Amusement Parks		SP.EX.	SP.EX.	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
Ballrooms		X	X		SP.EX. SF 1	
~~Boarding & Lodging Houses~~	~~X~~	X				MF 1-2
Book Stores, Adult		SP.EX.				
~~Cemeteries~~	~~X~~	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	~~X~~	X	X		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	~~SP.EX.~~	SP.EX.	SP.EX.		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
~~Fraternities, Lodges~~	~~X~~	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
~~Hospitals~~	~~X~~	X	X		SF 1	MF 1-2
Kennels - Including Outdoor Runs			SP.EX.	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	~~SP.EX.~~	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
~~Nursing Homes~~	~~X~~	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
~~Private and Public Schools with Dorms~~	~~X~~	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
~~Riding Academies~~	~~X~~	~~X~~			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
~~Sanitariums~~	~~X~~	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG	SF	Multi-Family
~~Utilities - Not Regulated by Indiana Utility Regulatory Commission~~	~~SP.EX. - All Areas~~						
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.		

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
~~Antiques~~	X	X	~~XP~~	
~~Apartment-Hotels, Motels, Hotels~~		X	~~X~~	
~~Art School~~	X	X	~~XP~~	
~~Artisan School~~	X	X	~~XP~~	
~~Assembly Halls~~	X	X	~~X~~	
~~Auction Rooms~~		X	~~X~~	
~~Auditoriums~~	X	X		
~~Auto Parts Sales~~		X	~~X~~	
~~Auto Rental~~		X	~~X~~	
~~Auto Repair Garages~~		X	~~X~~	
~~Auto Rustproofing~~	SP.EX.	SP.EX.	~~X~~	X
~~Auto Storage~~		X	~~X~~	
~~Auto Sales, New or Used, Service and Repair~~	SP.EX.	X	~~X~~	
~~Bakeries~~	X	X	~~XP~~	
~~Banks and Savings & Loan Assn.~~	X	X	~~XP~~	
~~Barber and Beauty Schools~~	X	X	~~XP~~	
~~Barber and Beauty Shops~~	X	X		
~~Bicycle Sales, Rental & Service~~	X	X	~~XP~~	
~~Billiard Parlor~~		X	~~X~~	
~~Blueprinting, Photocopying Job Printing~~	X	X	~~X~~	
~~Boat and Trailer Sales & Service~~		X	~~X~~	
~~Book Stores~~	X	X	~~XP~~	
~~Bowling Alley~~		X	~~X~~	
~~Business and Clerical Schools~~		~~X~~		
~~Bus Stations~~		X	~~X~~	
~~Camera Stores~~	X	X	~~XP~~	
~~Car Wash (Indoor)~~		X	~~X~~	
~~Carry-Out Food and Beverages~~	SP.EX.	X	~~XP~~	
~~Caskets and Casket Supplies (Mortuary)~~	X	X	~~X~~	
~~Cemetery Monument Sales~~		X	~~X~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
~~Cemetery Monuments & Tombstones Manufacture (Including Engraving)~~			~~X~~	X
~~Charitable Donation Pick-Up Station~~	X	X	~~X~~	
~~Charitable Institutions~~		X	~~X~~	X
~~China and Glassware Shops~~	X	X	~~XP~~	
Churches	X	X		
Civic Centers	X	X		
~~Civic Clubs~~	X	X	~~XP~~	
~~Coal Yards~~		SP.EX.	~~SP.EX.~~	OI-X PD-SP.EX.
~~Coin Shops~~	X	X	~~XP~~	
~~Commercial Parking Lots and Structures, Public~~	X	X	~~X~~	
~~Commissary, Food Catering Serv.~~		X	~~XP~~	X
~~Concrete Contractors - Heavy Commercial~~			~~SP.EX.~~	
Consumer Service Offices	X	X	XP	
~~Crating and Packaging Service~~			~~X~~	
~~Credit Union Offices~~	X	X	~~XP~~	
~~Custard Stands~~	SP.EX.	X	~~XP~~	
Dancing Schools	X	X	XP	
~~Delicatessen~~	X	X	~~XP~~	
Dentists	X	X	~~XP~~	
~~Department Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Over 10,000 Sq. Ft.~~		X	~~XP~~	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	SP.EX.	X	~~XP~~	
~~Drug Stores~~	X	X	~~XP~~	
~~Dry Cleaning & Laundry Pickup~~	X	X	~~XP~~	
~~Dry Goods~~	X	X	~~XP~~	
~~Educational Institutions Public and Private~~	X	X	~~X~~	
~~Electrical Contractors, Heavy Commercial~~			~~SP.EX.~~	X

Types of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Food Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
Frozen Food Stores & Lockers	X	X	X	
Fruit Stands, Permanent	X	X	X	
Fruit Stands, Temporary	SP.EX.	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP.EX.	SP.EX.	X	
General Construction Company		SP.EX.	SP.EX.	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail	X	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP.EX.	OI - X PD - SP.EX.
Industrial Laundry and Dry Cleaning Plants		X	X	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
~~Jewelry Stores~~	X	X	~~XP~~	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	X	X	~~XP~~	
~~Lawyers~~	X	X	~~XP~~	
Libraries	X	X		
~~Liquor Stores~~	SP.EX.	SP.EX.	~~SP.EX.~~	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
~~Luggage Stores~~	X	X	~~XP~~	
~~Lumber Yards - Including Millwork~~		SP.EX.	~~SP.EX.~~	X
~~Lunch Counters~~	X	X	~~XP~~	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	X	X	~~XP~~	
~~Millinery~~	X	X	~~XP~~	
~~Miniature Golf, Archery, Driving Range, Trampoline Centers~~		X	~~X~~	
~~Mobile Home Sales~~		SP.EX.	~~X~~	
~~Model Display Homes & Garages~~		X	~~X~~	
~~Mortuaries~~	X	X	~~XP~~	
~~Motorcycle Sales, Service, Repair and Outdoor Display~~		X	~~X~~	
Museums	X	X		
~~Music, Records, Instruments~~	X	X	~~XP~~	
~~Music Schools~~	X	X	~~XP~~	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
~~Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales~~		SP.EX.	~~SP.EX.~~	
~~Nursery - Plants, Retail~~	X	X	~~XP~~	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	SP.EX.	X	~~XP~~	
Paint and Wallpaper Stores	X	X	XP	
~~Painting and Decorating Contractors-Heavy Commercial~~			~~SP.EX.~~	X
Pet Grooming	X	X	~~XP~~	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
~~Pet Shops~~	X	X	~~XP~~	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
~~Photography Supplies~~	X	X	~~XP~~	
~~Physicians~~	X	X	~~XP~~	
Picture Framing		X	~~XP~~	
~~Plumbing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
~~Printing and Photocopying~~	X	X	~~XP~~	
~~Professional & Technical Schools~~	X	X	~~X~~	
Radio and TV Service	X	X	XP	
~~Real Estate Offices~~	X	X	~~XP~~	
~~Recycling Collection Systems~~	SP.EX.	X	~~X~~	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales - Excluding Drive-Ins~~	X	X	~~XP~~	
~~Restaurants With Live Entertainment~~		X	~~XP~~	
~~Roller & Ice Skating Rinks~~		X	~~X~~	
~~Roofing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
~~Root Beer Stands~~	SP.EX.	X	~~XP~~	
~~Salt Storage - Outside~~		SP.EX.	~~SP.EX.~~	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
~~Self-Service Car Wash~~		X	~~X~~	
~~Self-Service Food and Beverage Places~~	SP.EX.	X	~~XP~~	
~~Semi-Automatic Car Wash~~		X	~~X~~	
~~Septic System Contractors~~			~~SP.EX.~~	X
Sewing Machine Sales & Service	X	X	XP	
~~Sheet Metal Contractors - Heavy Commercial~~			~~SP.EX.~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
~~Shoe Repair~~	X	X	~~XP~~	
~~Shoe Stores~~	X	X	~~XP~~	
~~Sporting Goods~~	X	X	~~XP~~	
~~Stationery Stores~~	X	X	~~XP~~	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	SP.EX.	SP.EX.	~~SP.EX.~~	
~~Taxidermist~~		X	~~X~~	
~~Telegraph offices~~	X	X	~~XP~~	
~~Tennis Facilities~~	X	X	~~X~~	
Testing Laboratories		X	X	
~~Theaters - Indoor~~		X	~~X~~	
~~Tire and Auto Service Center~~		X	~~X~~	
~~Tire Recapping~~		X	~~X~~	
~~Tobacco Shops~~	X	X	~~XP~~	
~~Tool and Light Equipment Rental~~		X	~~X~~	
~~Toy Stores~~	X	X	~~XP~~	
~~Trailer Rentals~~		X	~~X~~	
~~Travel Bureaus~~	X	X	~~XP~~	
~~Travel Trailer Sales & Rentals~~		X	~~X~~	
~~Truck Cleaning, Service, Rental and Repair~~			~~X~~	X
~~Trucking Companies~~			~~X~~	OI-X PD-SP.EX.
~~Typewriter Sales, Rental and Service~~	X	X	~~XP~~	
~~Upholsters~~	X	X	XP	
~~Variety Stores~~	X	X	~~XP~~	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
~~Wearing Apparel & Accessory Shops~~	X	X	~~XP~~	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	X	X	~~X~~	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
~~Bottling of Alcoholic and Non-Alcoholic Beverages~~			~~X~~	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
~~Coffee Roasting~~			~~X~~	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD - SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
~~Electroplating~~			~~X~~	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
~~Industrial Schools & Training Facilities~~		SP.EX.	~~X~~	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
~~Mfg. & Assembly of Major Household Appliances~~			~~X~~	~~X~~

Type of Business	Local Business	General Business	Packed Industrial	Open Industrial
~~Mfg. & Assembly of Marine Equipment~~			~~X~~	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
~~Mfg. of Cabinets~~			~~X~~	X
~~Mfg. of Cans and Containers~~			~~X~~	X
Mfg. of Cement, Lime, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
~~Mfg. of Colors, Dye, Paint~~			~~X~~	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
~~Mfg. of Glass & Glass Products~~			~~X~~	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
~~Mfg. of Non-Alcoholic Beverages~~			~~X~~	X
~~Mfg. of Office Machinery~~			~~X~~	X
~~Mfg. of Oleomargarine~~			~~X~~	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI-X PD-SP.EX.
~~Mfg. of Paper Boxes and Paper Products From Finished Paper~~			~~X~~	X
~~Mfg. of Portable Household Appliances, Electric Hand Tools, etc.~~			~~X~~	X
Mfg. of Railroad Equipment, Repair and Service				OI-X PD-SP.EX.
~~Mfg. of Recording Instruments, Phonograph Records, etc.~~			~~X~~	X
~~Mfg. Tools, Implements, Machinery~~			~~X~~	X
~~Material Recycling Facilities (MFRs)~~		SP.EX.	~~SP.EX.~~	SP.EX.
~~Mattress Mfg. & Upholstering~~			~~X~~	X

Type of Business	Local Business	General Business	Restricted Industrial	Open Industrial
~~Milk Processing, Bottling & Mfg. of Milk Products~~			~~X~~	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
~~Pharmaceutical, Biological, Medicine & Cosmetic Mfg.~~			~~X~~	X
Pipe Yards				X
Processing Forest Products -- Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX., SF 1 SP.EX.
~~Secondary Food Processing and Packaging & (Initially Processed off the Premises)~~			~~X~~	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
~~Stamping & Fabricating Metal Shops~~			~~X~~	X

Type of Business	Local Business	General Business	Limited Industrial	Open and Special
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi Family
Airports & Landing Fields					SP.EX. SF 1	
~~Amusement Parks~~		SP.EX.	~~SP.EX.~~	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
~~Ballrooms~~		X	~~X~~		~~SP.EX. SF 1~~	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP.EX.				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	X	X	~~X~~		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	SP.EX.	SP.EX.	~~SP.EX.~~		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
Fraternities, Lodges	X	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				~~MF 1-2~~
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
~~Heliports~~		X	~~X~~	X	SP.EX. SF 1	
~~Hospitals~~	X	X	~~X~~		SF 1	MF 1-2
~~Kennels, Including Outdoor Runs~~			~~SP.EX.~~	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
~~Large Animal Hospital~~		SP.EX.	~~X~~		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	SP.EX.	SP.EX.	~~SP.EX.~~			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
~~Private Clubs, Lodges~~	X	X	~~X~~		SP.EX. SF 1	
Public & Private Camps					SF 1	
~~Raising Small Animals for Biological Purposes~~		X	~~X~~		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	[illegible]	[illegible] Multi-Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission	SP.EX. - All Areas					
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

EXHIBIT 12
Development Standards for Detached Single Family Residential

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street[1]	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback[2]	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback[3]	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback[4]	35'	35'	30'	30'	25'	25'	10'	10'

Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'
	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 Sf (basement & 1st level) Story and one-half: 1000 Sf
Gross Area Size	40 Acres	15 Acres	15 Acres	___ Acres	25 Acres	30 Acres	____ Acres	___ Acres
Maximum Number of Units	15 Units	25 Units	25 Units	60 Units	55 Units	65 Units	240 Units	180 Units

"SF" = square feet

[1]Except lots on cul-de-sacs or roundabouts, which may be less.
[2]The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.
[3]The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.
[4]The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

EXHIBIT 13

Street Scape Standards and Architectural
Guidelines for Detached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.

6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

Development Standards and Architectural Guidelines - Attached Single Family Residential
(Not Applicable to Apartments)

	50 AC Parcel I	15 AC Parcel J	15 AC Parcel K
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	20'	20'	20'
Permitted density	6 units per acre	10 units per acre	12 units per acre
Parcel size range*	40-60 acres	10-20 acres	10-20 acres
Maximum dwelling units	360**	260**	330**

1. Maximum building height:

   (a) Primary: fifty (50) feet

   (b) Accessory, including clubhouse: fifty-five (55) feet

2. While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.

3. Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".

4. Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

* Parcels I, J, and K may vary in size, as indicated.

** Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

EXHIBIT 15

Street Scape Standards and Architectural
Guidelines - Attached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.

6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.

8. The following to Parcel K-3:
   A Town homes within Parcel K-3 shall not exceed two (2) stories in height;
   B. Each town home in Parcel K-3 shall have an attached garage;
   C. Vinyl fencing is prohibited in Parcel K-3;
   D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
   E. Town homes within Parcel K-3 shall contain a community pool.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.

2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.

3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.

4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.

6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.

7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and it's successors or assigns.

8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.

9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and it's successors or assigns.

10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:

(a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
(b) The minimum width of a Lane shall be 24 feet;
(c) The minimum set back of garages on Lanes shall be 20 feet;
(d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
(e) Curbing is not required; and
(f) Water and sewer utilities shall not be located in Lanes.

12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.

13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sold discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.

14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.

15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as delivered by the Developer in the Developer's discretion.

16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

Village Marketplace
General Architectural Guideline
(The "Guideline")

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

Parcel M4 -

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

A. The maximum building height of such building shall be one (1) story;
B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
C. All roof-mounted HVAC equipment must be screened from view;
D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.

B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.

C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.

E. Lines of Sight -- Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).

F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.

G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.

I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.

2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
   - Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
   - Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.

6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.

7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.

8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-I*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-I*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing
The Bridgewater Club

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

Second:

Interval during which Development Plan may be submitted*	Parcel for which Development Plan may be submitted
During the calendar year 2002-2009	A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above.
During the calendar years 2003-2010	F, J, K Any one or more of these may be submitted only after A and E and any two (2) of the group B, C, D, G
During the calendar years 2004-2011	H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.

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Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

35.00 (13)

ORDINANCE 11-01

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF PLANNED UNIT DEVELOPMENT, BRIDGEWATER CLUB BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19 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 1007-PUD-09), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008; (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; and (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010;

WHEREAS, on December 20, 2010, the Commission took action to forward Docket 1007-PUD-09 to the Westfield City Council with a unanimous favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 21, the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The document as referenced by Ordinance 06-49 described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District", as amended by Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05,

Ordinance 10-08 and Ordinance 10-19 (collectively, the "Bridgewater PUD Ordinance") is hereby amended as follows:

(i) The uses and standards established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B".

(ii) The amendment to allow six (6) road cuts on Carey Road, as established by what is attached hereto and incorporated herein by reference as Exhibit "C", applies to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "D".

In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

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 ordered. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this ordinance shall prevail.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF Jan, 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: Kevin M. Todd

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

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

Signed

I hereby certify ORDINANCE 11-01 was delivered to the Mayor of Westfield on the

11 day of Jan, 2011, at 9:00 am.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-01

this 11th day of Jan., 2011.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-01

this_____ day of _____, 2011.

J. Andrew Cook, Mayor

EXHIBIT A

Section 1. **Description of Real Estate:** See Exhibit "B" of Ordinance 11-01

Section 2. **Office /Flex Area – Area Z:**

The Real Estate shall be classified as Area Z as defined in Section 7 of The Bridgewater Club Restated and Consolidated Planned Unit Development District, as amended (the "Bridgewater PUD").

The Real Estate shall be known as Parcel L2, as identified on the revised Concept Plan, attached hereto and incorporated herein as Exhibit "1".

The original Area Z, Parcel L shall be known as Parcel L1, as identified on the revised Concept Plan.

Section 3. **Permitted Uses:**

The following uses shall be permitted on Parcel L2:

1. Assisted Living Facilities
2. Independent Living Facilities
3. Medical Offices
4. Office Buildings – General Purpose
5. Limited Retail Uses, ancillary to Medical Offices or Office Buildings – General Purpose

All other uses permitted in Area Z are prohibited on Parcel L2.

Section 4. **Definitions:**

Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living.

Section 5. **Development Standards:**

1. All development standards in the Bridgewater PUD which apply to Area Z (Section 10) shall apply to Parcel L2, unless otherwise stated herein.

2. The maximum building height shall not exceed two-stories.

3. The maximum square footage for an Assisted Living Facility, an Independent Living Facility, or combination thereof shall not exceed 95,000 square feet.

4. The maximum first floor square footage for a Medical Office building or Office Buildings – General Purpose shall not exceed 20,000 square feet per building.

5. The total aggregate square footage of all buildings for Medical Office and Office Building – General Purpose shall not exceed 150,000 square feet.

Section 6. **Parking Standards:**

All parking standards in the Bridgewater PUD which apply to Area Y (Section 10, G8) shall apply to Parcel L2.

Section 7. **Architectural Standards:**

1. All architectural standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2, unless otherwise stated herein.

2. All buildings shall have masonry on at least fifty (50) percent of the exterior, excluding doors, windows and other openings.

3. The use of vinyl shall be prohibited, excluding trim, soffits, windows and other architectural ornamentation.

4. The use of sheet metal shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation and roofs.

Section 8. **Landscaping Standards:**

1. All Perimeter Yard landscaping requirements in the Bridgewater PUD which apply to Area Y (Section 11, C2) shall apply to Parcel L2.
2. All Perimeter Yard landscaping requirements in the Bridgewater PUD which apply to Area Z (Section 11, C3) shall not apply to Parcel L2.
3. All Buffer Yard landscaping requirements in the Bridgewater PUD which apply to Area Z (Section 11, F) shall only apply to eastern perimeter of Parcel L2.
4. All other landscaping requirements in the Bridgewater PUD (Exhibit 18) which apply to Area Z shall apply to Parcel L2.

Section 9. **Sign Standards:**

All sign standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2.

Exhibit 1
Concept Plan

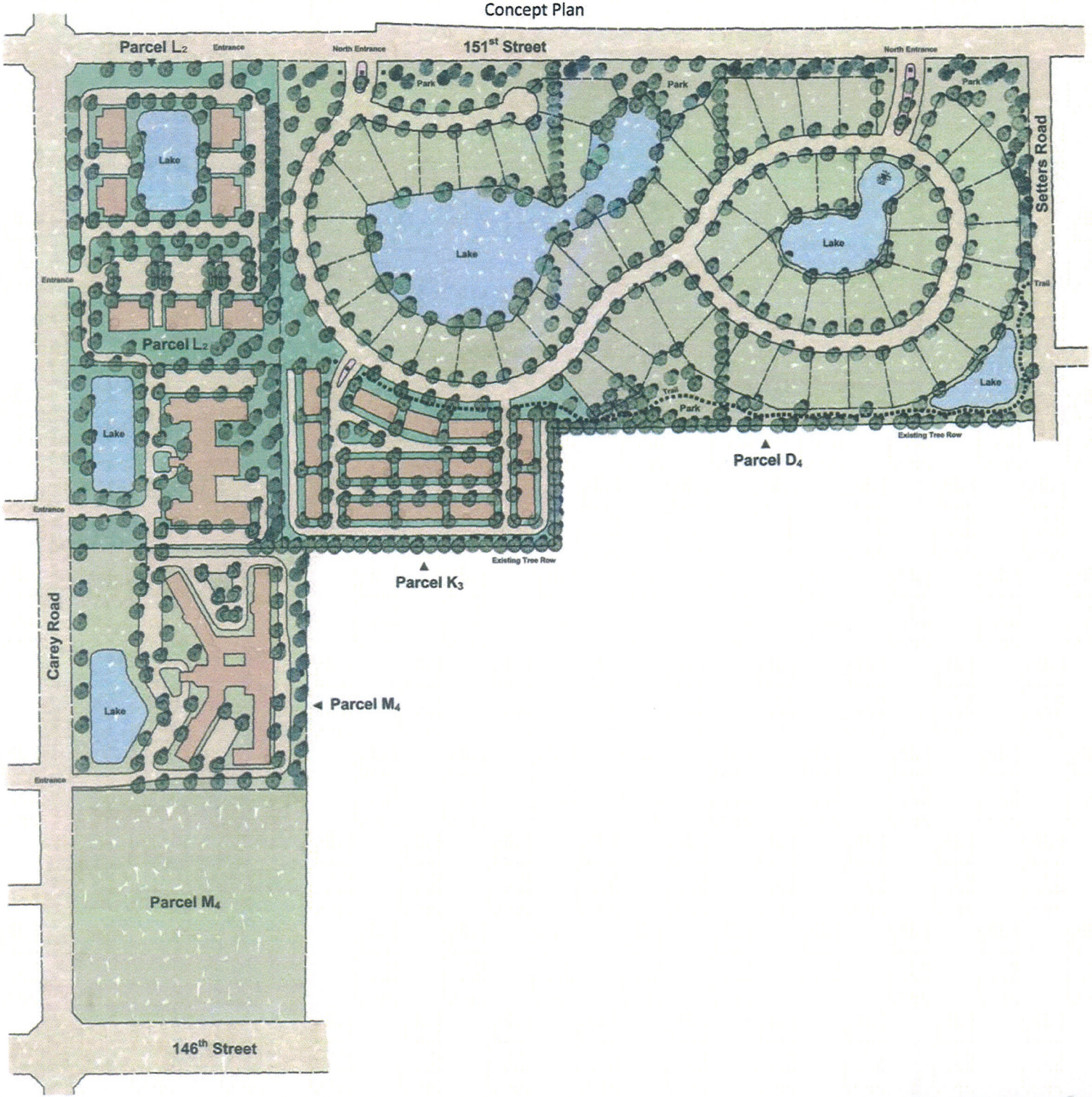

EXHIBIT B

Legal Description

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter Quarter; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet to the point of beginning; thence continue along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 841.68 feet to the Northwest Corner of the Southwest Quarter of said Section; thence along the north line of said Quarter Section, North 89 degrees 46 minutes 22 seconds East 602.30 feet; thence South 00 degrees 39 minutes 48 seconds East 837.09 feet; thence South 89 degrees 20 minutes 12 seconds West 598.63 feet to the point of beginning and containing a gross area of 11.570 acres.

Subject to all easements, rights-of-ways, restrictions and covenants of record.

AND

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Beginning at the Southwest Corner of said Quarter Quarter; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet; thence North 89 degrees 20 minutes 12 seconds East 598.63 feet; thence South 00 degrees 39 minutes 48 seconds East 490.83 feet to a point on the south line of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section, South 89 degrees 44 minutes 05 seconds West 596.53 feet to the point of beginning and containing a gross area of 6.705 acres.

Subject to all easements, rights-of-ways, restrictions and covenants of record.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.

2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.

3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.

4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.

6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and six (6) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.

7. FauxGates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.

8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.

9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.

10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:

    a. Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
    b. The minimum width of a Lane shall be 24 feet;
    c. The minimum setback of garages on Lanes shall be 20 feet;
    d. No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
    e. Curbing is not required; and
    f. Water and sewer utilities shall not be located in Lanes.

12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the eastside of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.

13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.

14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.

15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as delivered by the Developer in the Developer's discretion.

16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT D
LEGAL DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

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ORDINANCE 15-35

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29, ORDINANCE 15-34 AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-21**), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014; (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014; (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015; and (xvi) Ordinance 15-34, enacted by the City Council on _____ _____, 2015 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a favorable recommendation (5-0) in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on November 16, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on November 17, 2015; and,

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards set forth below are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

A. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Bridgewater PUD Ordinance.

B. The Real Estate shall be classified as Area X.

C. The Real Estate shall be known as Parcel L3 as identified on the revised Concept Plan attached hereto and incorporated herein by reference as Exhibit "B" (the "Revised Concept Plan"). Exhibit "B" Page 2 of 2 illustrates a more detailed Revised Concept Plan for the Real Estate.

D. Development standards applicable to detached single family residences in Parcel L3 shall be the development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD Ordinance, as amended.

E. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed on the Real Estate. Although the images 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 required to be constructed on the Real Estate. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in the architecture of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

SECTION 2. Upon motion duly made and seconded, this Ordinance 15-35 was fully passed by members of the Council. Further, this Ordinance 15-35 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 with this Ordinance 15-35 are hereby amended. To the extent that this Ordinance 15-35 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-35 shall prevail.

[Remainder of page intentionally left blank, signature page follows.]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 24 DAY OF Nov, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy Grossard, Clerk-Treasurer

WESTFIELD CORPORATE SEAL WESTFIELD INDIANA

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

I hereby certify that ORDINANCE No. 15-35 was delivered to the Mayor of Westfield

on the 24 day of Nov, 2015, at 9:00 A m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-35

This 25 day of November, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-35

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46280, (317) 844-0106

EXHIBIT "A"

(Legal Description)

A part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 54 minutes 56 seconds East along the West line of said Quarter Section 385.00 feet to a point on the Right-of-Way Dedication to City of Westfield, recorded as Instrument Number 2008046007 in the Office of the Recorder of Hamilton County, Indiana, said point also being the POINT OF BEGINNING of this description; the following five (5) courses are along the Southern boundary of said Right-of-Way; (1) North 89 degrees 05 minutes 04 seconds East 15.00 feet; (2) North 04 degrees 40 minutes 08 seconds East 226.07 feet; (3) North 06 degrees 40 minutes 45 seconds East 60.51 feet; (4) North 53 degrees 34 minutes 17 seconds East 53.29 feet; (5) North 85 degrees 09 minutes 36 seconds East 308.10 feet to a point on the West boundary of Waterford at the Bridgewater Club, recorded as Instrument Number 2013066637, Plat Cabinet #5, Slide #150 in the Office of the Recorder of Hamilton County, Indiana; the following three (3) courses are along said West boundary; (1) continuing North 85 degrees 09 minutes 36 seconds East 40.04 feet; (2) North 89 degrees 46 minutes 23 seconds East 157.81 feet; (3) South 00 degrees 15 minutes 54 seconds East 786.20 feet; thence South 89 degrees 44 minutes 06 seconds West 584.60 feet to a point the aforesaid West line; thence North 00 degrees 54 minutes 56 seconds West 441.65 feet along said West line to the place of beginning, containing 10.227 acres, more or less.

EXHIBIT "A"
Page 2 of 2

(Legal Description)

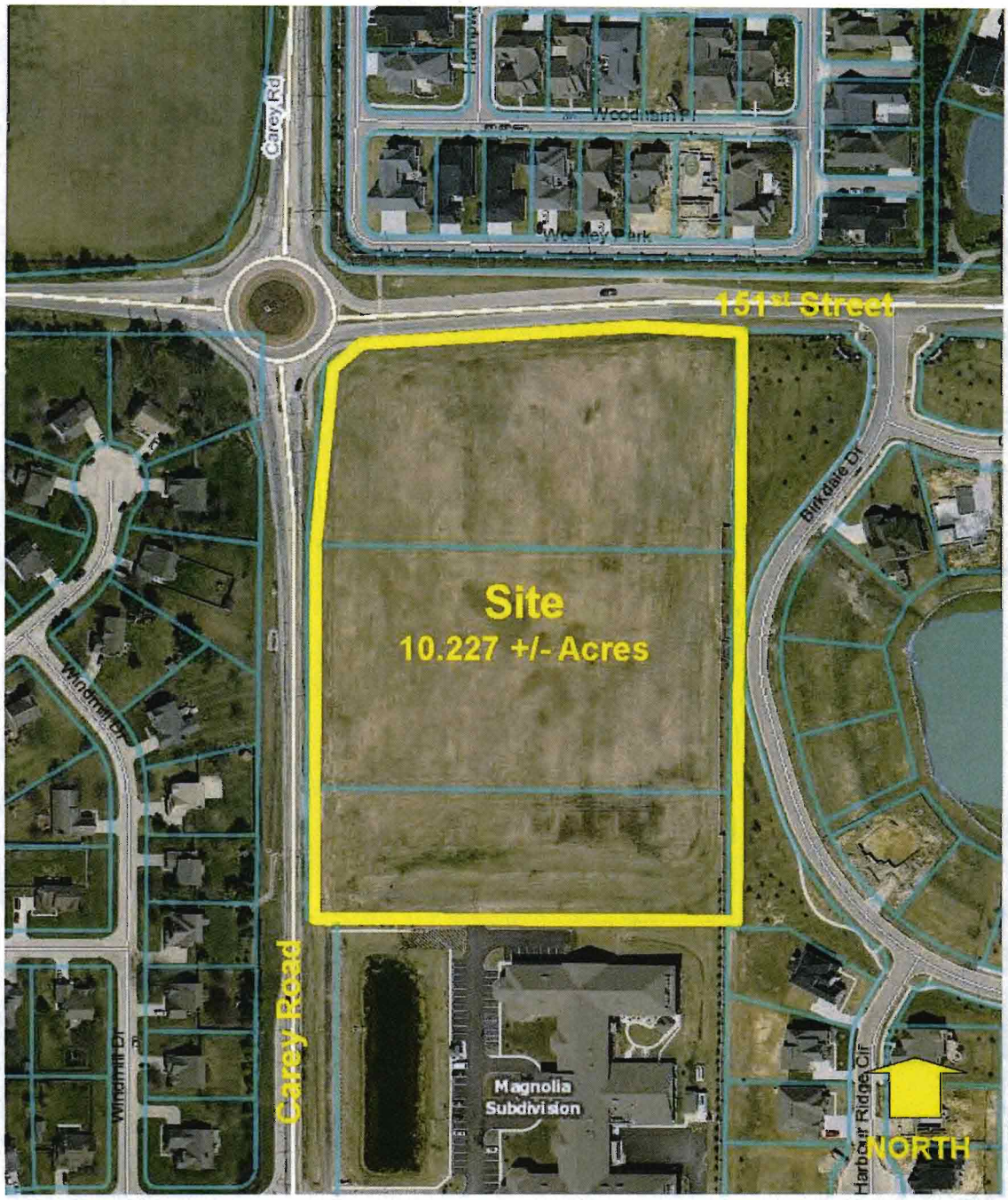


EXHIBIT "B"
Page 1 of 2

(Revised Concept Plan)

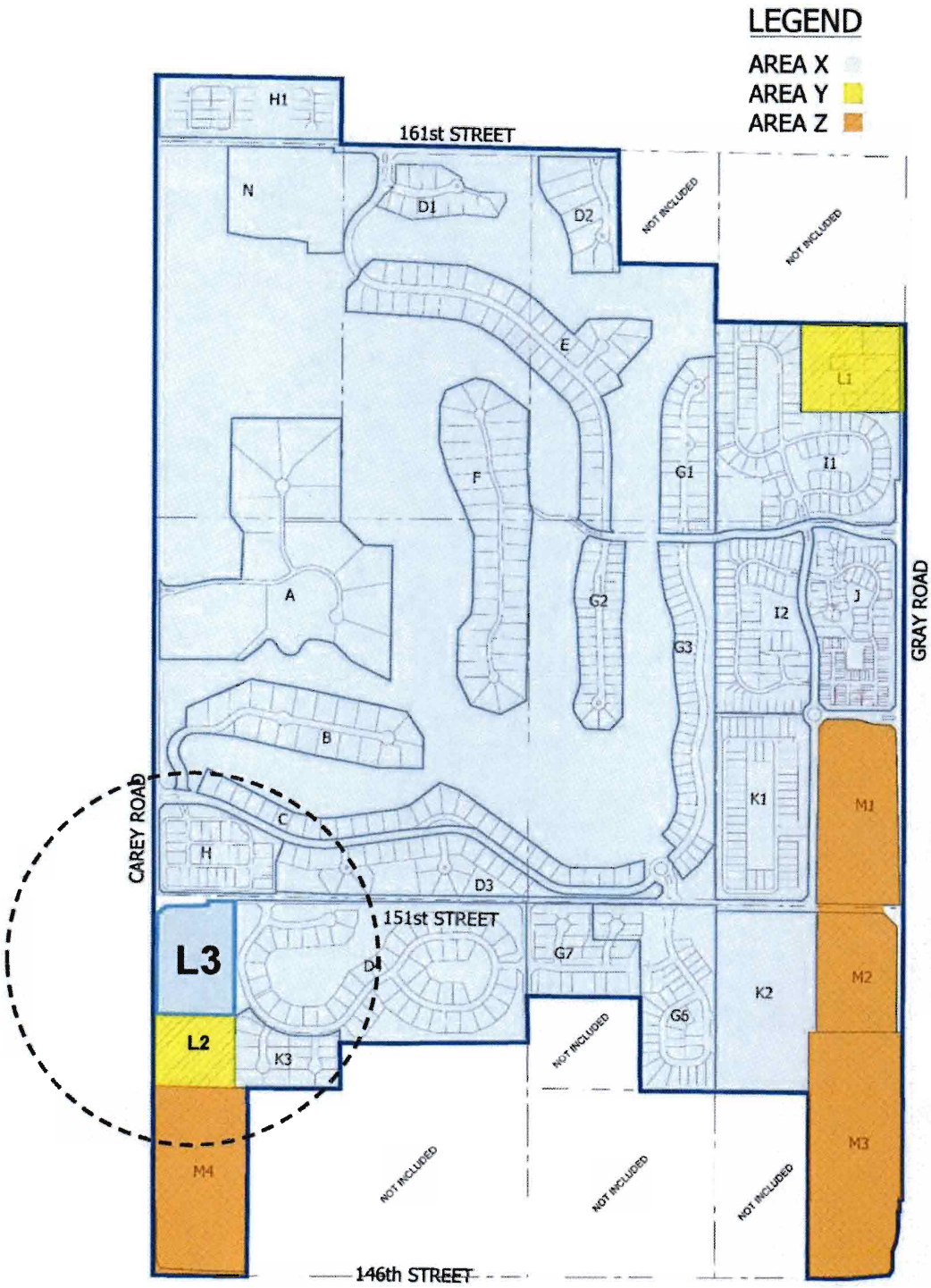


EXHIBIT "B"
Page 1 of 2

(Revised Concept Plan)

October 26, 2015
October 22, 2015
August 10, 2015

The Bridgewater CLUB

Parcel L-2
Sketch Plan E

Scale in Feet: 0 25 50 75 100 150

North

EXHIBIT "C"

(Character Exhibit)

EXHIBIT "C"

(Character Exhibit)

Petition Number:	1602-ODP-04 & 1602-SPP-04
Subject Site Address:	Northeast corner of 156th Street and Ditch Road
Petitioner:	Beazer Homes of Indiana, LLP by Nelson & Frankenberger, P.C. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review of 183 single-family lots on approximately 108.2 acres +/- located in the West Rail PUD District.
Current Zoning:	West Rail PUD District
Current Land Use:	Agricultural/Single-family
Approximate Acreage:	108.2 acres +/-
Property History:	1511-PUD-22 PUD District (Ordinance 15-37)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan 4. Landscape Plan 5. Primary Plat 6. PUD Ordinance
Staff Reviewer:	Amanda Rubadue, 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 applicable zoning district is the West Rail PUD District, pursuant to Ordinance 15-37 adopted by the Council on December 14, 2015 (recorded as Instrument No. 2016000822, in the Hamilton County Recorder's Office on January 8, 2016). The PUD ordinance establishes the SF4 for Area A and SF3 for Area B as the underlying zoning district.

The 108.2 acre +/- site is generally located just north of 156th Street and east of Ditch Road. The request is for Overall Development Plan and Primary Plat approval for 183 single-family lots located in the West Rail PUD District.

The petition was reviewed by the Technical Advisory Committee as its January 19, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's February 1, 2016, meeting.

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

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

6) Proposed name of subdivision.

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

   Comment: Plans will comply once all of the above information is included.

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.

   Comment: Plans will comply once names of streets are included.

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

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

    Comment: Plans will comply once confirmation from all applicable utilities including Citizens Westfield is provided.

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

    Comment: Plans will comply once lots 113, 168, 169 and 170 are shown in whole and all dimensions between lots 61 and 62.

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.

<u>Comment</u>: Plans will comply once curve data table is shown.

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.

<u>Comment</u>: Petitioner is working with the Hamilton County Surveyor's Office and Department of Public Works.

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.

<u>Comment</u>: A review letter was provided by the HCSO.

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.

<u>DEVELOPMENT PLAN (Article 10.7(G) of the UDO)</u>

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

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.

<u>Comment</u>: Plans will comply once names of private streets and centerline of 156th, 161st and Ditch Road are shown.

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.

<u>Comment</u>: Plans will comply once width of proposed trail is shown.

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).

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.

<u>Comment</u>: Plans will comply once this information is shown on the Overall Development Plan.

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)

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

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.

    Comment: Petition is coordinating with the Public Works Department.

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.

    Comment: Petitioner is coordinating with the Public Works Department and applicable utility agencies.

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) (Area A)**,** Article 4.6 (SF3 District) (Area B) **and the** West Rail PUD Ordinance No.15-37 **except those items identified as outstanding below:**

46) General Regulations (Section 6)

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	6’	7’
Rear Yard	20’	20’
Minimum Lot Width	65’	75’

47) Open Space and Amenity Standards (Section 9.1)

A. Minimum Open Space: Shall be enhanced to require a minimum a thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separations of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.

Comment: Plans will comply once minimum separation requirement of 25 feet has been met between Lots and wildflower and prairie plantings.

ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool, bath house, playground, court games, and an open play field. These amenities are generally illustrated on the Amenity Center Concept Plan.

iii. Trails: Trails, including an eight-foot (8’) wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineer. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District’s Open Space.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

48) Landscaping Standards (Article 6.8)

Comment: Petitioner is updating landscape plan to reflect the UDO's tree classification. Further review and confirmation of the Landscape Plan's compliance will be completed once classification information is available.

a) Street Trees

b) Minimum Lot Landscaping Requirements

Comment: Lot landscaping standards for individual lots will be further reviewed at the time of the building permit.

c) External Street Frontage Landscaping

d) Buffer Yard Requirements

49) Lot Standards (Article 6.10)

50) Setback Standards (Article 6.16)

51) Vision Clearance Standards (Article 6.19)

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6, as modified by Ord. 15-37)

57) Pedestrian Network Standards (Article 8.7, as modified by Ord. 15-37)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

58) Storm Water Standards (Article 8.8)

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

60) Street Light Standards (Article 8.10)

<u>Comment</u>: Plans will comply once street lights are shown at all three Development Entrances.

61) Street Sign Standards (Article 8.11)

62) Surety Standards (Article 8.12)

63) Utility Standards (Article 8.13)

<u>STAFF COMMENTS</u>

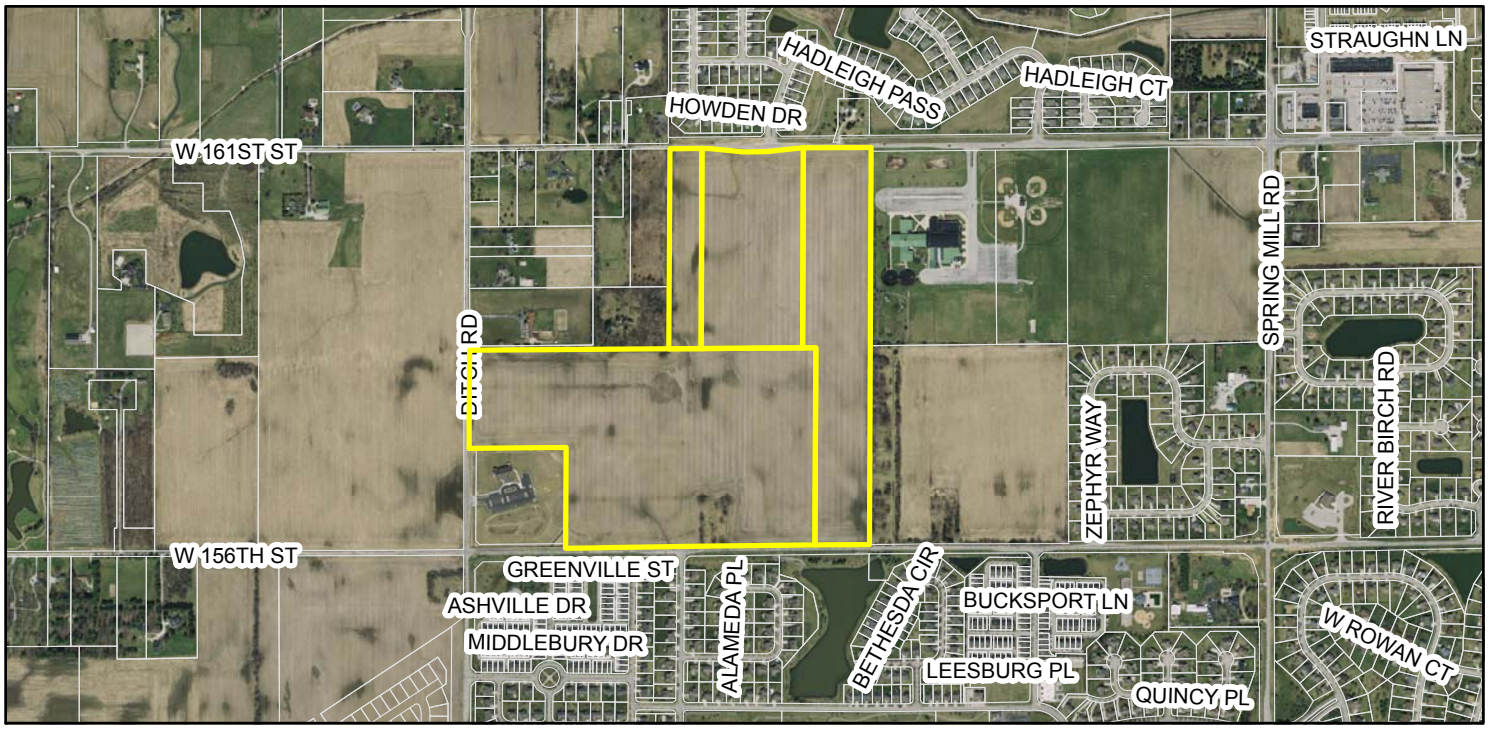
1. No action is required at this time except to hold the public hearing.
2. Prior to final depositions, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432.6663.

Property Location Map
1602-ODP-04 & 1602-SPP-04
West Rail
Overall Development Plan & Primary Plat

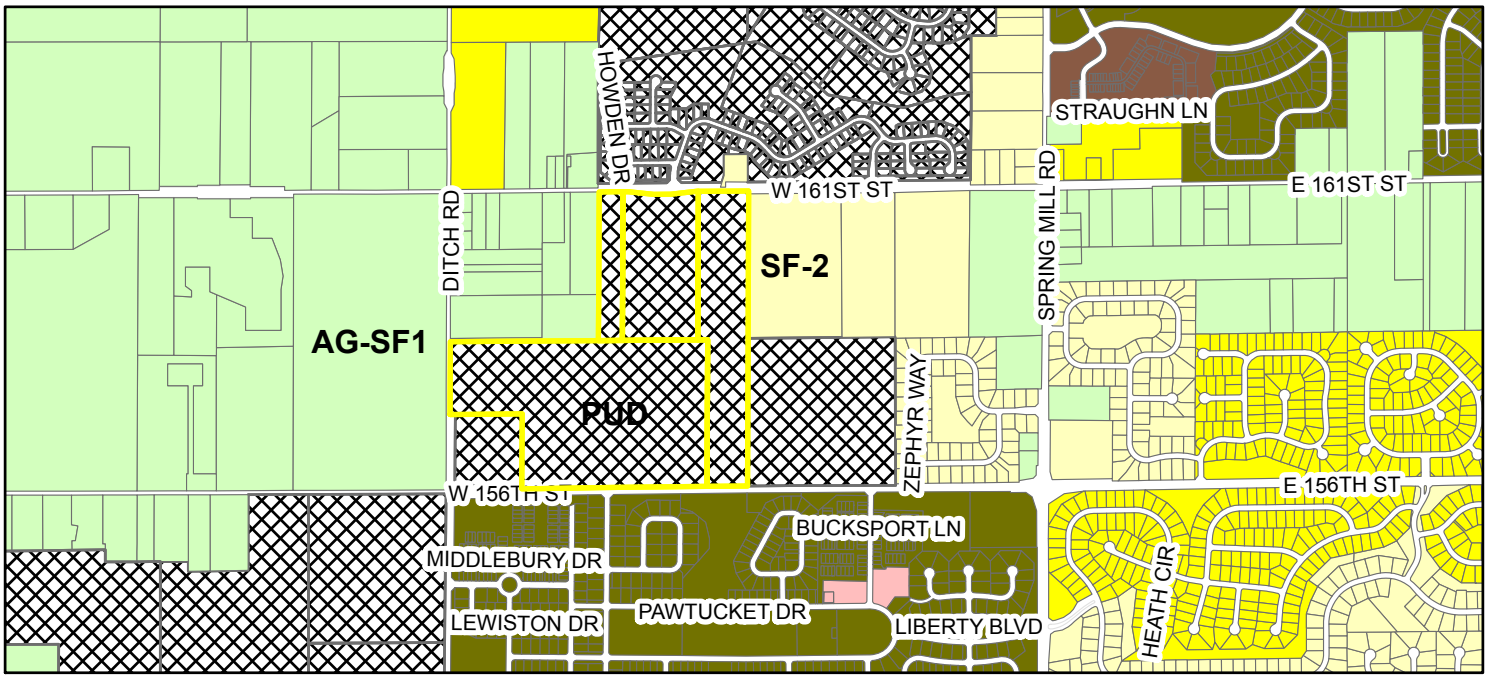
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- LB (Local Business)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- Parcel

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = STORM SEWER LINE
- = SWALE
- = SANITARY SEWER LINE
- = WATER MAIN
- = MANHOLE
- = FLOW DIRECTION
- = STORM BEEHIVE INLET
- = STORM CURB INLET
- M.H. = MANHOLE
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- S.E. = SANITARY SEWER EASEMENT
- D = SUBSURFACE DRAIN
- = CONCRETE END SECTION
- S.S.D. = SUBSURFACE DRAIN
- = TYPICAL 50' WIDE X 75' DEEP BUILDING PAD IN AREA "A"
- = TYPICAL 50' WIDE x 65' DEEP BUILDING PAD IN AREA "B"

BENCHMARKS

B.M. - A DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST, LEVEL WITH THE GROUND, STAMPED "HAM 41" LOCATED APPROXIMATELY 1,334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156TH STREET. STATE PLANE COORDINATES: N1736106.52 E1818985.25

ELEV. = 917.54 NAVD 88

T.B.M. 1 - "MAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT. UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.94 NAVD 88

T.B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT. UP, 96 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.05 NAVD 88

T.B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT. UP, 670 FEET WEST OF CENTERLINE OF HADLEIGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 161ST STREET.

ELEV. = 914.63 NAVD 88

T.B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT. UP, 233 FEET EAST OF CENTERLINE OF HADLEIGH PASS DRIVE AND 18 FEET SOUTH OF CENTERLINE OF 161ST STREET.

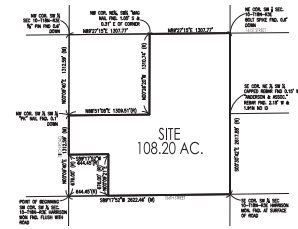
ELEV. = 914.32 NAVD 88

T.B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 678 FEET NORTH OF CENTERLINE OF 156TH STREET.

ELEV. = 918.12 NAVD 88

LANDSCAPING NOTES

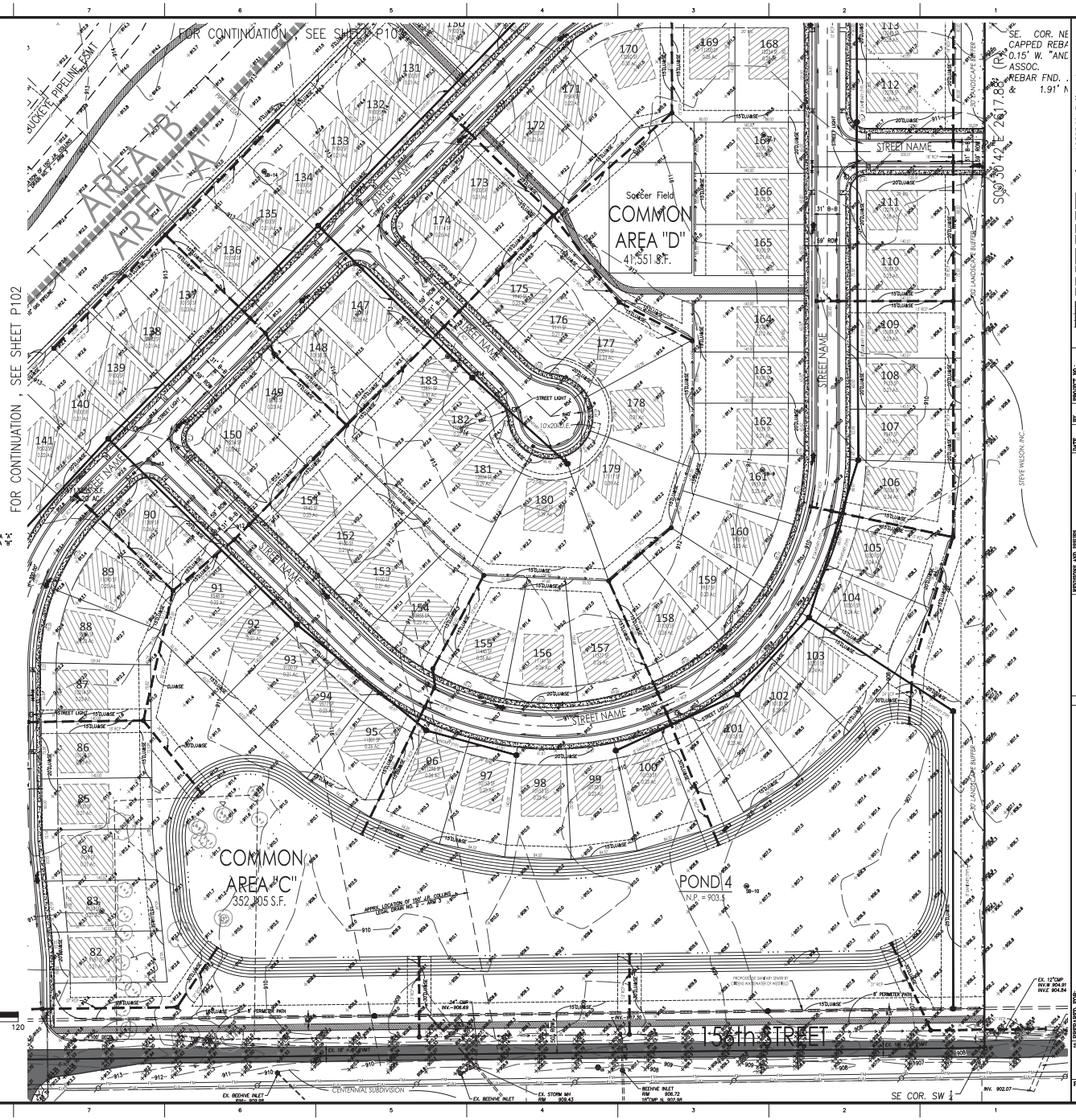
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.



QUARTER SECTION DETAIL
NOT TO SCALE

811 Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR INDIANA STATE LAW 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 60'
0 30 60 120



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN E. WEIHE, PE, LS - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W150389
DWG NAME:	P101
DRAWN BY:	DKS
DESIGNED BY:	DKS
CHECKED BY:	DKS
DATE:	12-30-2015

REVISIONS AND DATES	DATE	BY

PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

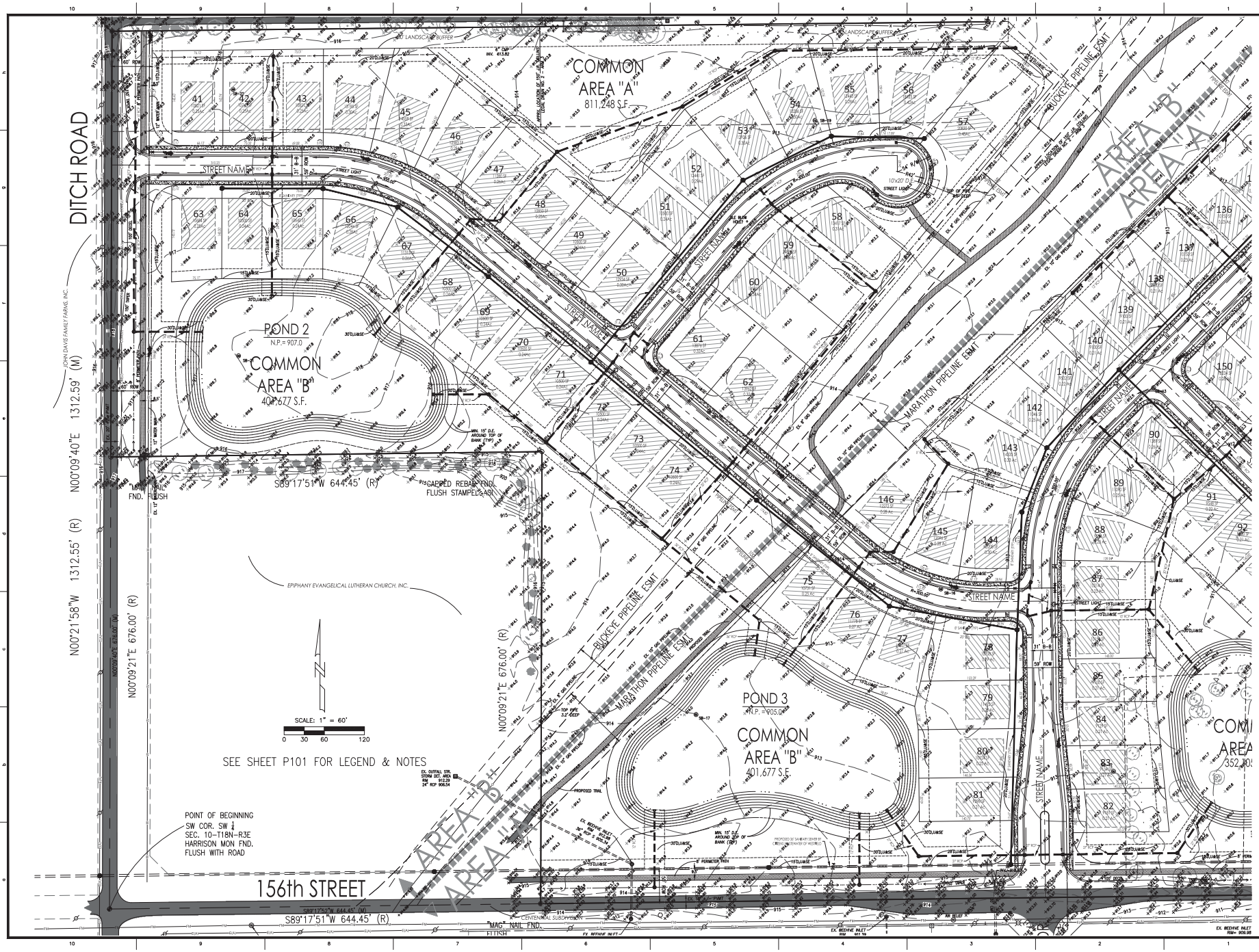
OVERALL DEVELOPMENT PLAN

Part of Section 14, Township 18 North, Range 4 East, Hamilton Township, Hamilton County, Indiana

SHEET NO.
P101

PROJECT NO.
W150389

LOCATION: G:\Users\weihe\Documents\1_2015\Beazer\West Rail at the Station\W150389\Engineering\plans\Victory Park\P101-P104.dwg
LAYOUT: P101
DATE/TIME: November 30, 2015 - 11:35am
PLOTTED BY: DKS



10505 N. College Avenue
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weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALAN M. WEIHE, P.E., L.S., FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND DATES	DATE	BY

PROJECT NO. W150389
DWG NAME: W150389.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 12-30-2015

PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

OVERALL DEVELOPMENT PLAN
Part of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P102

PROJECT NO.
W150389

LOCATION: G:\Users\weihnet\Documents\1_2015\Beaze\West Rail at the Station\W150389\Engineering\plans\Primary Plat\P101-P104.dwg
LAYOUT: P102
DATE/TIME: December 30, 2015 - 11:23am
PLOTTED BY: dsmith

161st STREET

NW COR. NE ¼ SW ¼
"MAG" NAIL FND. 1.00' S.
& 0.31' E OF CORNER.

NE COR. SW ¼ SEC.
10-T18N-R3E
BOLT SPIKE FND. 0.6'
DOWN

R/W DEDICATION TO
TOWN OF WESTFIELD
INST. #200600064010

POND
N.P. = 905.5

COMMON
AREA "A"
811,248 S.F.

COMMON
AREA "B"
242,697 S.F.

COMMON
AREA "A"
811,248 S.F.

AREA "B"
AREA "A"

STREET NAME

BUCKEYE PIPELINE ESMT

MARATHON PIPELINE ESMT

PLAY GROUND

POOL

SPORT COURT

STOP

PARTY HOUSE

N00°26'20"W 1310.74'(R)

WESTFIELD HIGH SCHOOL 1993 BUILDING CORPORATION

SCALE: 1" = 60'
0 30 60 120

SEE SHEET P101 FOR LEGEND & NOTES

FOR CONTINUATION, SEE SHEET P102

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317| 843 - 0546 fax
ALAN M. WEIHE, P.E., L.S., FOUNDER

REVISIONS AND DATES	DATE	BY

PROJECT NO. W150389
DWG NAME: W150389-PP-P103
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 12-30-2015

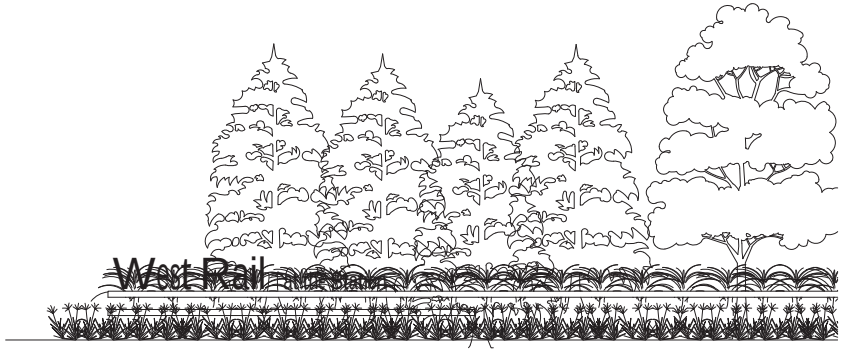
PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

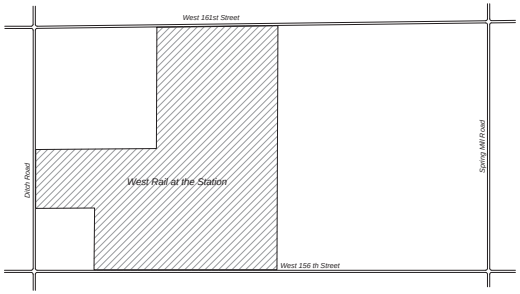
OVERALL DEVELOPMENT PLAN
Part of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

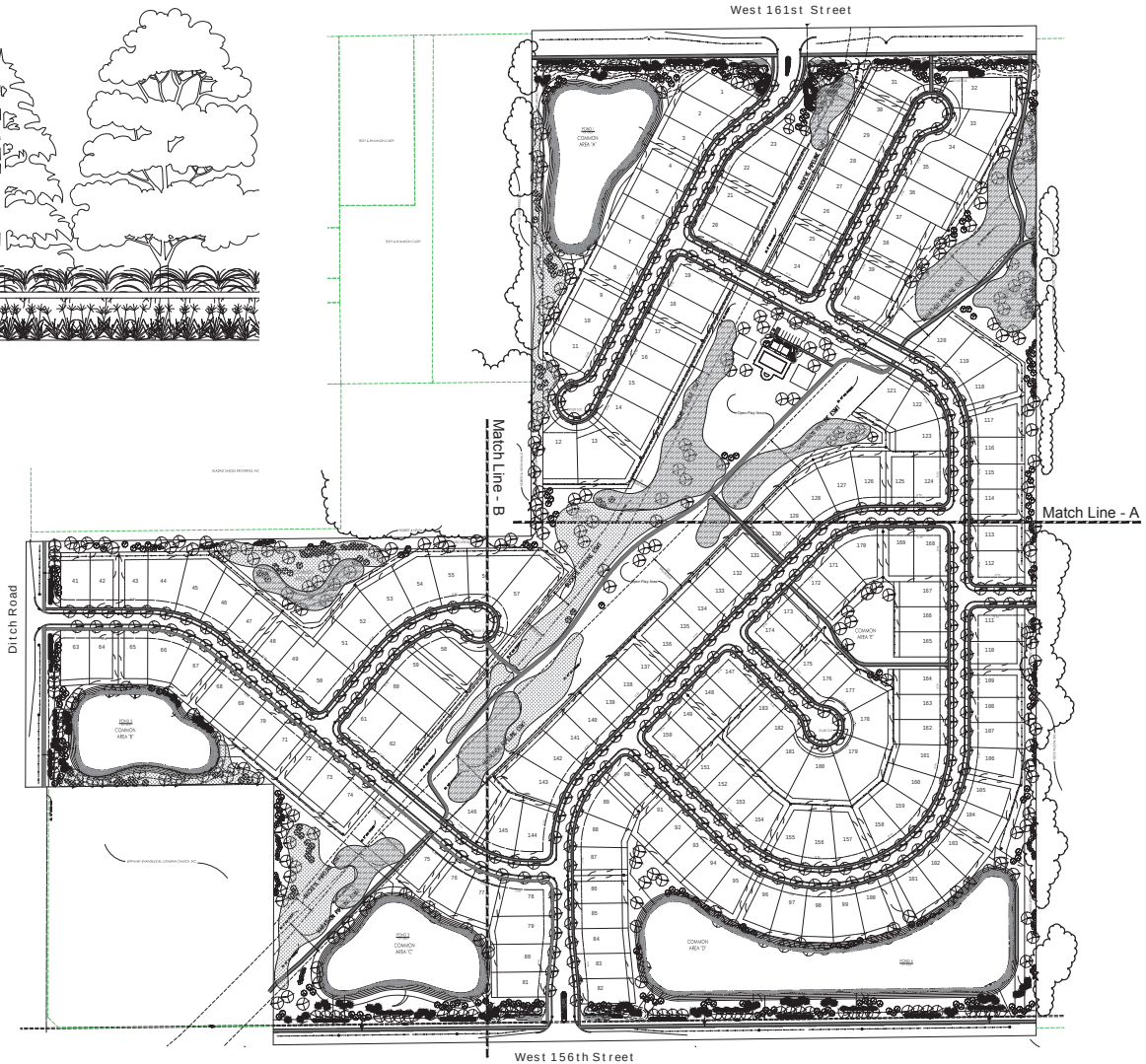
PROJECT NO.
W150389

LOCATION: G:\Users\weihnet\Documents_2015\Beazer\West Rail at the Station\W150389\Engineering\plans\Primary Plat\P103-P104.dwg
LAYOUT: P103
DATE/TIME: December 30, 2015 - 11:45am
PLOTTED BY: Dennis





Location Map
scale: n.t.s.



L1 Landscape Master Plan
scale 1"=150'-0"

Site Address:
161st St. & Spring Mill Rd.
Westfield, Indiana

Sheet: Cover Sheet
Date: 12.30.2015
Revised: -
Design by: OEG
Drawn by: SGS

N

Scale: N.T.S.
0 30 60 120

TMT, Inc.
17719 West 161 st Street
Westfield, IN 46074
317-867-3691

Prepared for:
Beazer Homes
West Rail at the Station

OEG | outdoor environments group
www.OEGGROUP.com
5102 Freyn Drive
Indianapolis, IN 46254
317.292.9776

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Note: This drawing is a conceptual design for planning purposes only, it is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = STORM SEWER LINE
- = SWALE
- = SANITARY SEWER LINE
- = WATER MAIN
- = MANHOLE
- = FLOW DIRECTION
- = STORM BECHIVE INLET
- = STORM CURB INLET
- M.H. = MANHOLE
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- S.E. = SANITARY SEWER EASEMENT
- = SUBSURFACE DRAIN
- D = CONCRETE END SECTION
- S.S.D. = SUBSURFACE DRAIN
- = TYPICAL 50' WIDE X 75' DEEP BUILDING PAD IN AREA "A"
- = TYPICAL 50' WIDE x 65' DEEP BUILDING PAD IN AREA "B"

BENCHMARKS

B.M. - A DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST, LEVEL WITH THE GROUND, STAMPED "HAM 41" LOCATED APPROXIMATELY 1,334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156TH STREET. STATE PLANE COORDINATES: N1736106.52 E1818985.25

ELEV. = 917.54 NAVD 88

T.B.M. 1 - "MAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT. UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.94 NAVD 88

T.B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT. UP, 96 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.05 NAVD 88

T.B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT. UP, 670 FEET WEST OF CENTERLINE OF HADLEIGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 161ST STREET.

ELEV. = 914.63 NAVD 88

T.B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT. UP, 233 FEET EAST OF CENTERLINE OF HADLEIGH PASS DRIVE AND 18 FEET SOUTH OF CENTERLINE OF 161ST STREET.

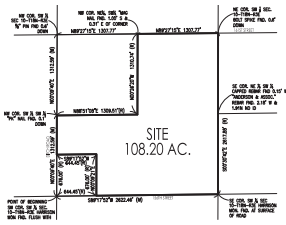
ELEV. = 914.32 NAVD 88

T.B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 678 FEET NORTH OF CENTERLINE OF 156TH STREET.

ELEV. = 918.12 NAVD 88

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.



QUARTER SECTION DETAIL
NOT TO SCALE

811
Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 60'
0 30 60 120

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALAN M. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND DESIGNER	DATE	BY

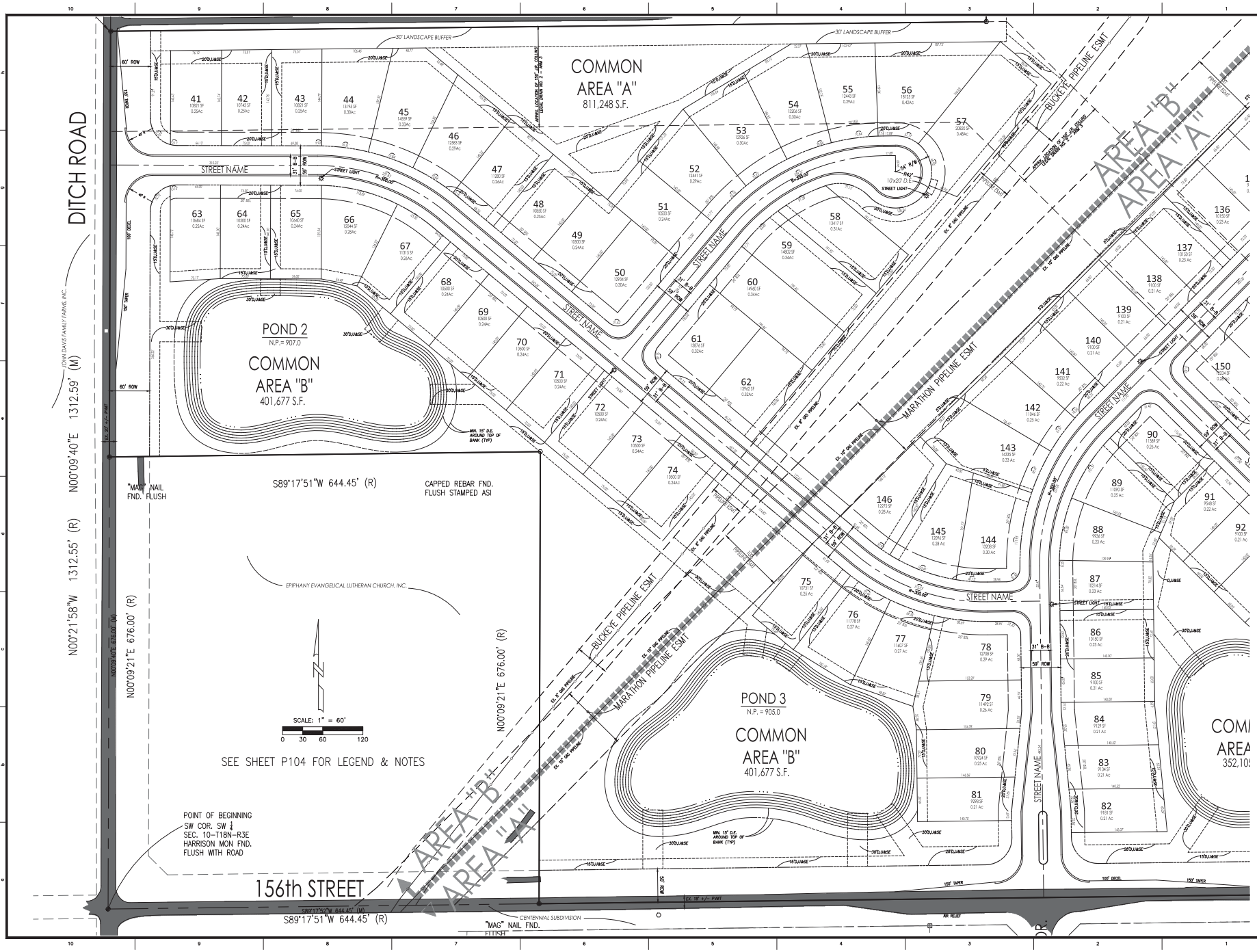
PROJECT NO. W150389
DWG NAME: W150389-PP
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 12-30-2015

PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

PRIMARY PLAT
Part of Section 16, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. P104
PROJECT NO. W150389

LOCATION: G:\Users\weihnet\Documents\1_2015\Beazer\West Rail at the Station\W150389\Engineering\design\Primary Plat\P100-P104.dwg
LAYOUT: P104
DATE/TIME: December 30, 2015 - 11:41am
PLOTTED BY: Dennis



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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W150389
DWG NAME:	P105 PRIMARY PLAT
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	DKS
DATE:	12-30-2015

DESCRIPTION AND REVISION	DATE	BY

PREPARED FOR:
WEST RAIL AT THE STATION
BEALZER HOMES INDIANA, LLP

PRIMARY PLAT
Part of Section 10, Township 18 North, Range 3 East, Harrison Township, Hamilton County, Indiana

SHEET NO.
P105

PROJECT NO.
W150389

LOCATION: G:\Users\weihecd\Documents\1_2015\Bealzer\West Rail at the Station\W150389\Engineering\plans\Primary Plat\P105-P104.dwg
LAYOUT TAB: P105
DATE/TIME: December 30, 2015 - 11:42am
PLOTTED BY: Donald

161st STREET

NW COR. NE ¼ SW ¼
"MAG" NAIL FND. 1.00' S.
& 0.31' E OF CORNER.

NE COR. SW ¼ SEC.
10-T18N-R3E
BOLT SPIKE FND. 0.6'
DOWN

N00°26'20"W 1310.74' (R)

POND 1
N.P. = 905.5

COMMON AREA "A"
811,248 S.F.

COMMON AREA "E"
242,697 S.F.

AREA "B"
AREA "A"

STREET NAME

BUCKEYE PIPELINE ESMT

MARATHON PIPELINE ESMT

PLAY GROUND

POOL

SPORT COURT

PAT ENTERPRISES LLC

ROBERT & HELEN WALLIS

WESTFIELD HIGH SCHOOL 1993 BUILDING CORPORATION

20' LANDSCAPE BUFFER

SCALE: 1" = 60'
0 30 60 120

SEE SHEET P104 FOR LEGEND & NOTES

FOR CONTINUATION, SEE SHEET P101

10505 N. College Avenue
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ALLAN E. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND REMARKS	DATE	BY

PROJECT NO. W150389
DWG NAME: W150389-PP.dwg
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 12-30-2015

PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

PRIMARY PLAT
Part of Sections 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P106

PROJECT NO.
W150389

LOCATION: G:\Users\weihedd\Documents\1_2015\Beazer\West Rail at the Station\W150389\Engineering\Design\Primary Plat\P105-P106.dwg
LAYOUT: P106
DATE/TIME: December 30, 2015 - 11:45am
PLOTTED BY: Dennis

2016000822 ORDINANCE $73.00
01/08/2016 10:30:47A 31 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 15-37

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 "**WEST RAIL 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, on December 12, 2011, the Common Council of the City of Westfield, Hamilton County, Indiana, adopted Ordinance 11-33 (the "Amended Centennial North PUD District Ordinance"), recorded as Instrument No. 2011065112 in the Office of the Recorder of Hamilton County, Indiana, to repeal Ordinance No. 05-10, as amended under Ordinance 06-09 and Ordinance 09-03.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-22**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (5-0) 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 November 17, 2015;

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:

COPY

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 "**West Rail PUD District**" (the "District").

1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.

1.3 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.

1.4 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.

1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.

2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."

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

2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding,

vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

2.6 Gas Line Easements: The easements recorded as (i) Instrument No. 7056 in Deed Record 175, page 311 and (ii) Instrument No. 7058, in Deed Record 175, page 315 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.

2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.

2.8 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, English Revival, Farmhouse, Four Square, French Country, Shingle Style, Traditional and Victorian.

2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this 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 shall be as set forth below.

4.1 Area A: SF4: Single Family High Density District.

4.2 Area B: SF3: Single Family Medium Density District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183) Single-family Dwellings; however, a maximum of one hundred and nine (109) Lots may be developed pursuant to the standards applicable to Area A.

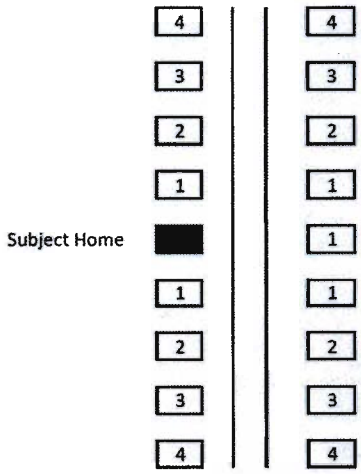
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance and subject to Section 5.2 of this Ordinance.

Standard	**Area A**	**Area B**
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	7'
Rear Yard	20'	20'
Minimum Lot Width	65'	75'
Maximum Building Height	2 ½ stories	
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

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

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

A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed in the District. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage a diversity in architectural styles of Dwellings within the District. As such, the following shall apply:



1 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

2 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.

3 Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.

4 Homes may be identical to the Subject Home.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

a) Side load or angled garage.
b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
c) Roofline direction change or roofline height change greater than sixteen (16) inches.
d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Facade, exclusive of windows and doors.
i) Separate overhead garage door per garage bay.

j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
l) Bay window (a minimum of six (6) feet wide).
m) Transom or palladium window.
n) Garage doors containing decorative windows.
o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

a) Side load or angled garage.
b) Hip roof.
c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
g) Bay window (a minimum of six (6) feet wide).
h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

i. Lots in Area A shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.

ii. Lots in Area B shall be subject to the Single-family Residential (per Lot over 8,000 sq. ft.) Plant Materials provisions.

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

B. Gas Line Easements: Landscaping within the Gas Line Easements is restricted by the Grantee of the Gas Line Easements. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Gas Line Easement within the Gas Line Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.17 Sign Standards: Shall apply; however, the words "at the Station" may be substituted for the words "of Westfield" following the subdivision name, as otherwise required by Article 6.17(F)(7).

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), unless 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 below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separation of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.

ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; playground; court games; and an open play field. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as **Exhibit E**.

iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14 DAY OF Dec, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Charles Lehman	Charles Lehman	Charles Lehman
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy 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

I hereby certify that **ORDINANCE 15-37** was delivered to the Mayor of Westfield

on the 15 day of Dec, 2015, at 9:30A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-37**

this 16 day of December, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

West Rail - PUD District Ordinance 7 111615

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Amenity Area Concept Plan

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

EXHIBIT B
CONCEPT PLAN

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-22.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 16)

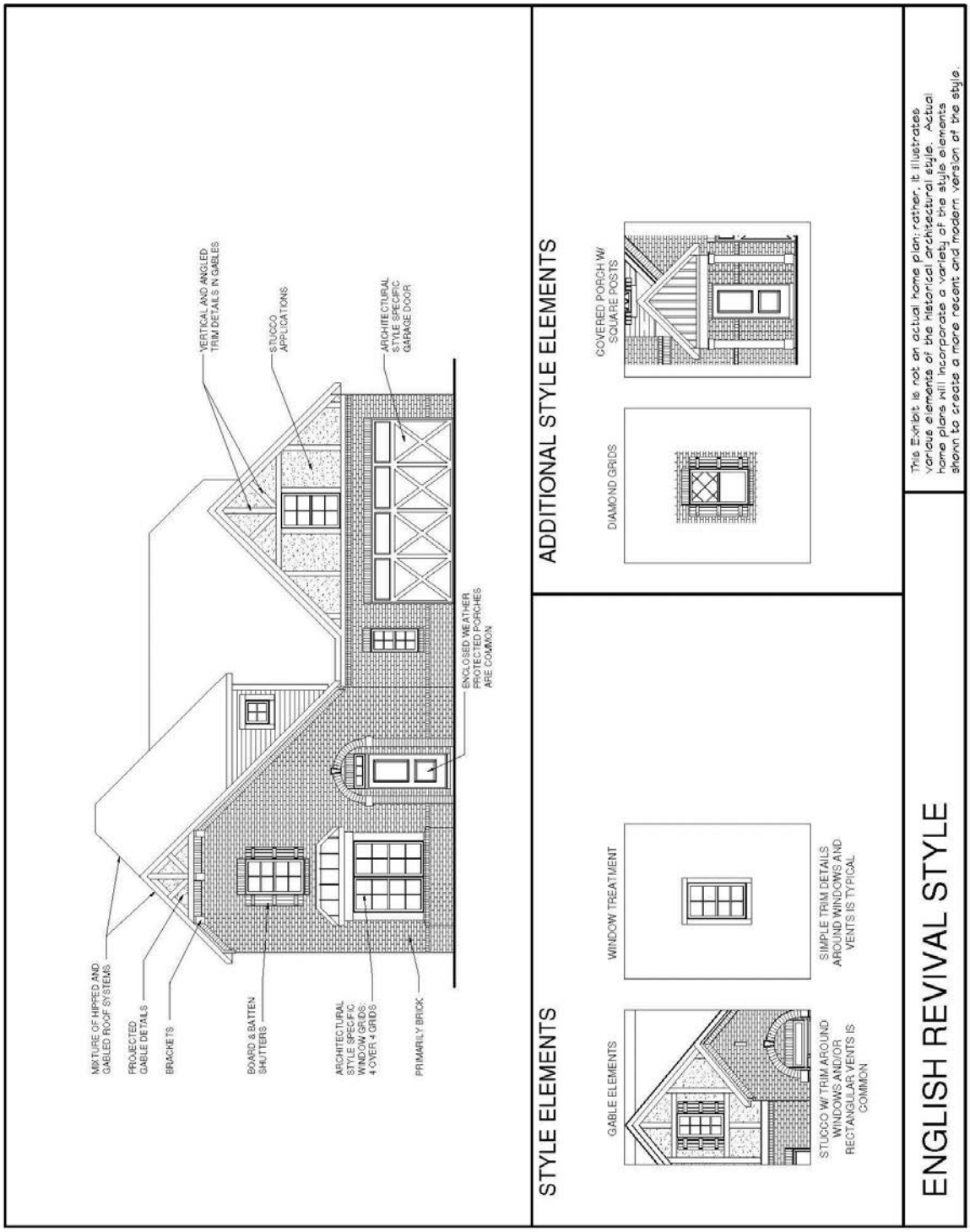
ARTS AND CRAFTS (AC)

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 16)

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 16)

ENGLISH REVIVAL (ER)

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 16)



<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 5 of 16)

FARMHOUSE (FH)

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 16)

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 16)

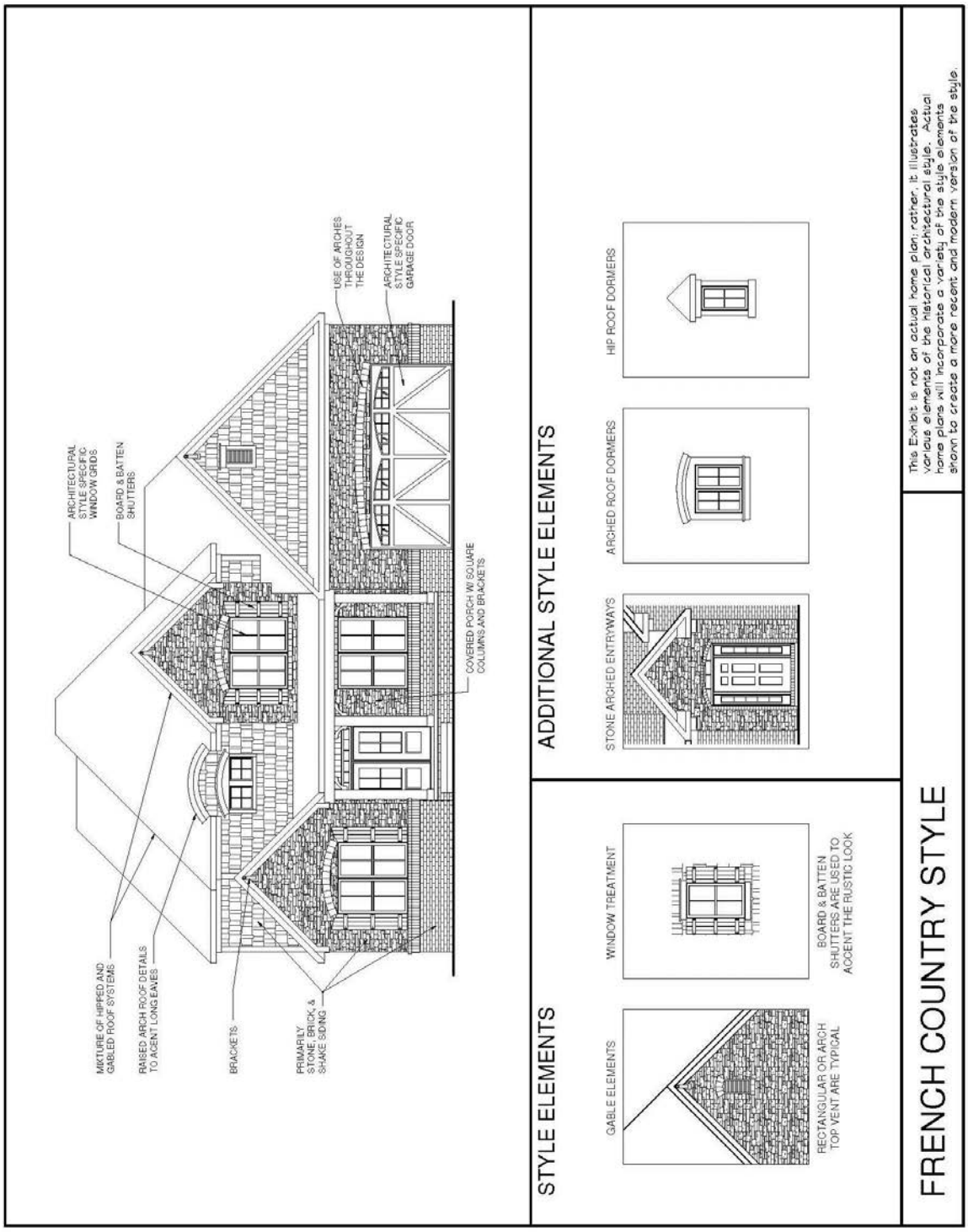
FOUR SQUARE (FS)

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 16)

EXHIBIT C
CHARACTER EXHIBITS
(Page 9 of 16)

FRENCH COUNTRY (FC)

EXHIBIT C
CHARACTER EXHIBITS
(Page 10 of 16)



<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 11 of 16)

<u>SHINGLE STYLE (SH)</u>

EXHIBIT C
CHARACTER EXHIBITS
(Page 12 of 16)

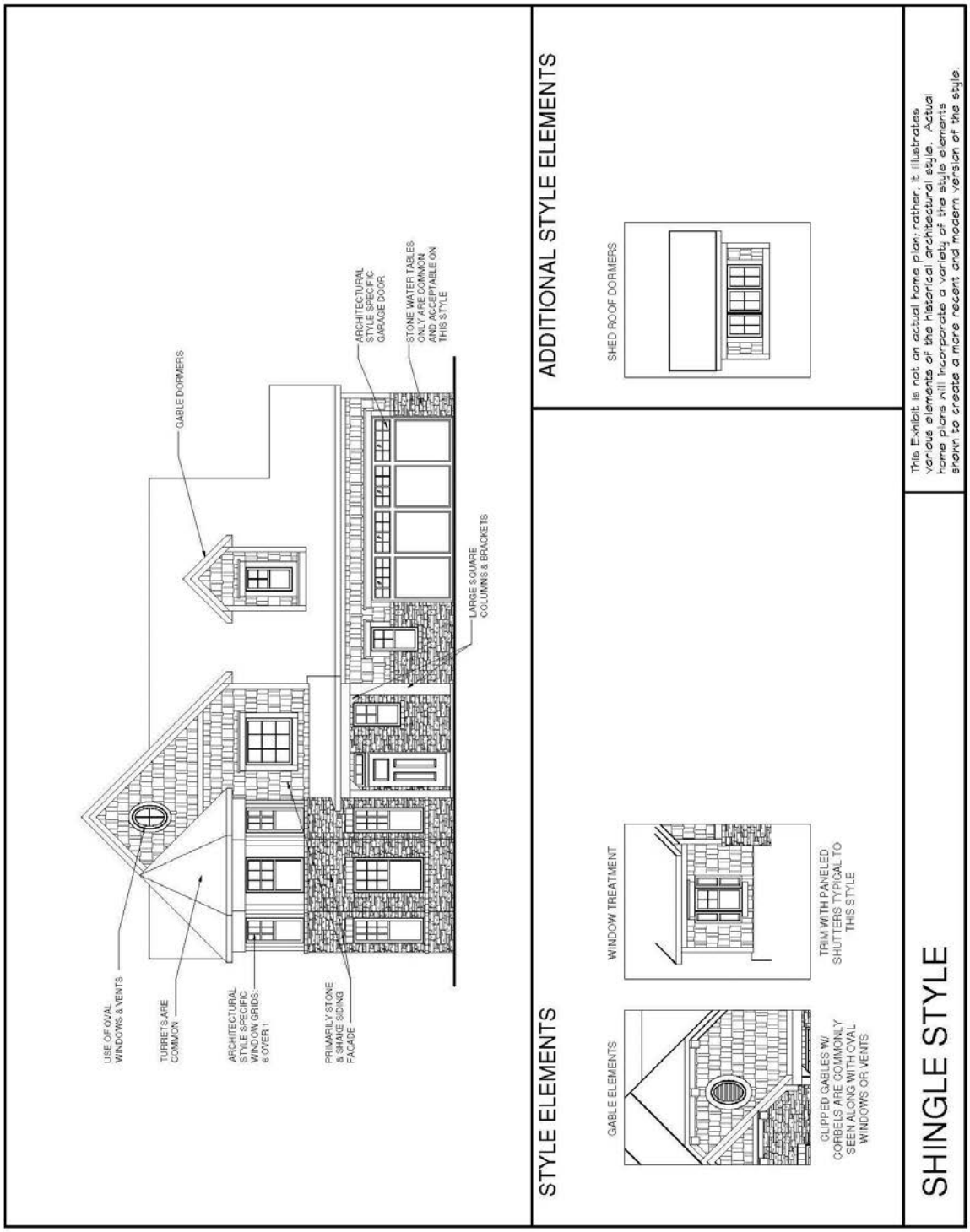


EXHIBIT C
CHARACTER EXHIBITS
(Page 13 of 16)

TRADITIONAL (TR)

EXHIBIT C
CHARACTER EXHIBITS
(Page 14 of 16)

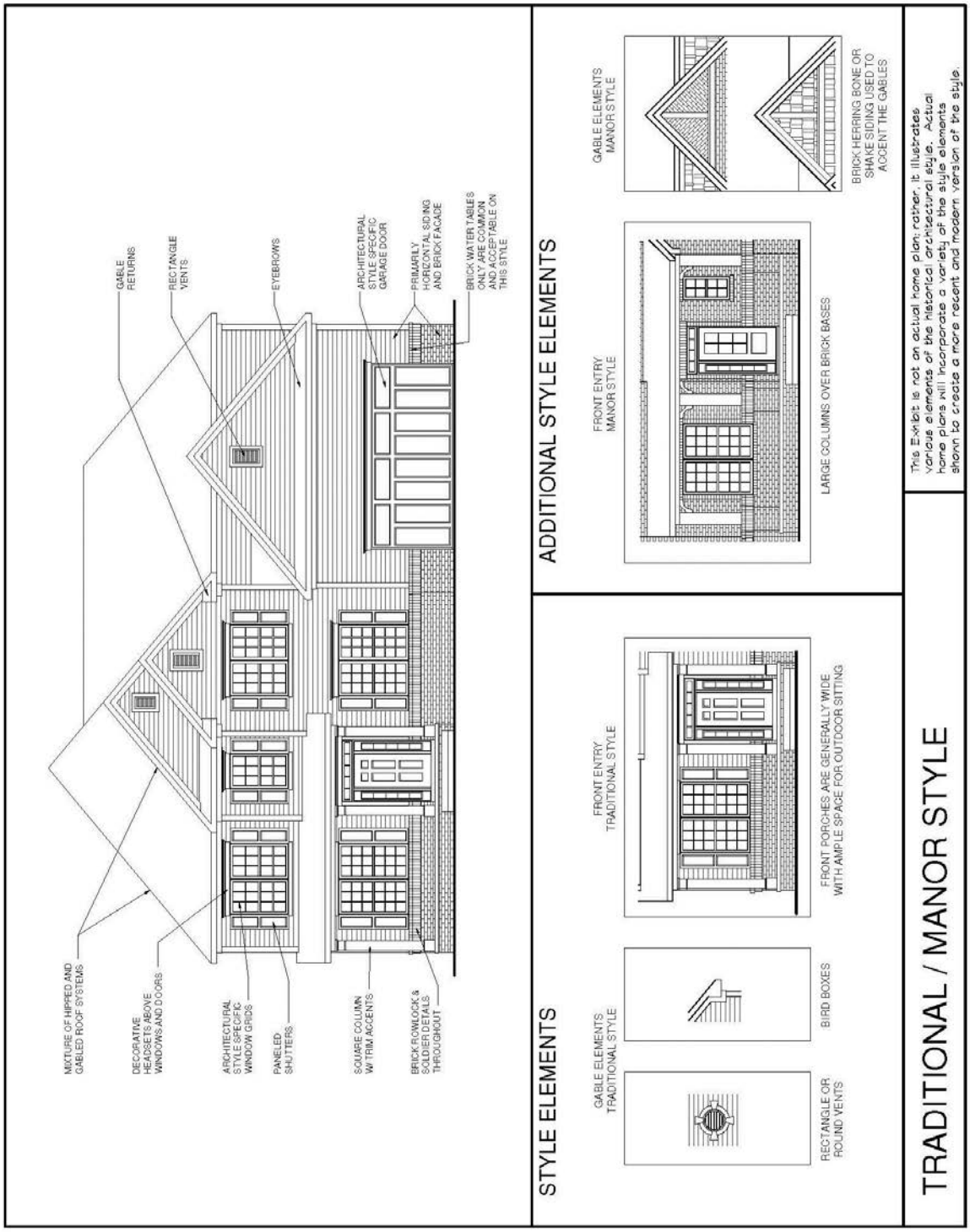
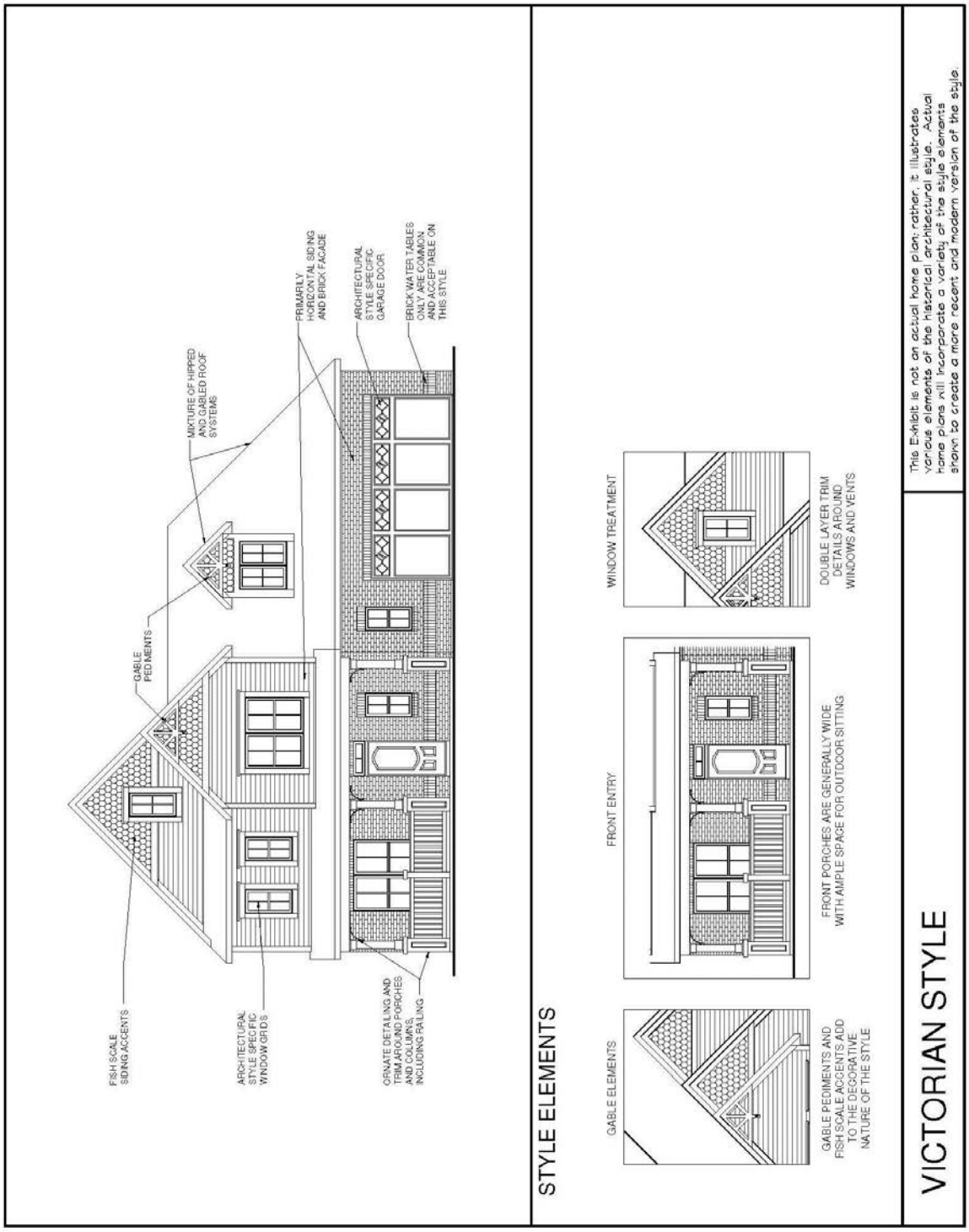


EXHIBIT C
CHARACTER EXHIBITS
(Page 15 of 16)

VICTORIAN (VI)

EXHIBIT C
CHARACTER EXHIBITS
(Page 16 of 16)



<u>EXHIBIT D</u>
AMENITY AREA CONCEPT PLAN
(Page 1 of 2)

<u>EXHIBIT D</u>
AMENITY AREA CONCEPT PLAN
(Page 2 of 2)

Petition Number:	1602-DDP-03
Subject Site Address:	SEC of 151st Street and Towne Road (the "Property")
Petitioner:	Central Christian Church
Request:	Detailed Development Plan review for a new church building
Current Zoning:	AG-SF1: Agriculture / Single-Family-1
Current Land Use:	Unoccupied/Agricultural
Approximate Acreage:	19.99 acres+/-
Property History:	1601-SFP-02; Minor Secondary Plat (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Project Narrative 4. Detailed Development Plan 5. Site Plan 6. Landscaping Plan 7. Building Elevations
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

This petition is scheduled to receive a public hearing at the February 1, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 1, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION

The applicable zoning district is the AG-SF1: Agriculture / Single-Family-1 District. The project is for the construction of a new 25,000 square-foot church building and associated parking. The proposal anticipates future additions on the plans.

ZONING DISTRICT STANDARDS (*Article 4.2*)
AG-SF1: Agriculture / Single-Family-1

1. Minimum Lot Area: Three (3) acres

2. Minimum Lot Frontage: 250 feet
3. Minimum Building Setback Lines:
    a. Front Yard: 100 feet
    b. Side Yard: 30 feet
    c. Rear Yard: 30 feet
4. Minimum Lot Width: 100 feet
5. Maximum Building Height: 2.5 stories
6. Minimum Living Area (Ground Floor):
    a. Single Story: 1,350 square feet
    b. All Others: 800 square feet

Comment(s): Compliant with all AG-SF1 standards above.

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
   Comment(s): Acknowledged.

2. General Plan Requirements: An Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
    a. Title, scale, north arrow and date
    Comment(s): Compliant.

    b. Proposed name of the development
    Comment(s): Compliant.

    c. 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
    Comment(s): Compliant.

    d. Address and legal description of the property
    Comment(s): Compliant.

    e. Boundary lines of the property including all dimensions
    Comment: Staff is working with the Petitioner to ensure compliance.

f. 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: Staff is working with the Petitioner to ensure compliance.

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

Comment(s): Compliant.

h. 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(s): Compliant.

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): Compliant.

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

Comment: Staff is working with the Petitioner to ensure compliance.

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

Comment(s): Compliant.

l. Location and dimensions of all existing structures and paved areas

Comment(s): Compliant.

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

Comment(s): Compliant.

n. Location of all Floodplain areas within the boundaries of the property

Comment(s): No floodplains located on the Property.

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

Comment(s): Compliant.

p. 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, telephones and cable

<u>Comment:</u> Staff is working with the Petitioner to ensure compliance.

q. Identify buildings proposed for demolition
<u>Comment(s):</u> N/A.

r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
<u>Comment(s):</u> N/A.

s. 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)
<u>Comment(s):</u> Compliant.

t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
<u>Comment(s):</u> Compliant.

3. <u>Primary or Secondary Plat</u>: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
<u>Comment:</u> Secondary plat approval is pending. Staff is working with the Petitioner to ensure compliance.

4. <u>Landscape Plan</u>: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
<u>Comment(s):</u> See Development Standards section below for comments.

5. <u>Open Space and Development Amenity Plan</u>: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
<u>Comment(s):</u> N/A.

6. <u>Lighting Plan</u>: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
<u>Comment(s):</u> See Development Standards section below for comments.

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
   ***Comment(s):* Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.**

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
   Comment(s): See Development Standards section below for comments.

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
   Comment(s): N/A.

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study
    Comment: Staff is working with the Petitioner to ensure compliance.

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
    Comment(s): Compliant.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Buildings/Dumpster Enclosures (Article 6.1, H)

a) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
Comment: Staff is working with the Petitioner to ensure compliance.

b) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
Comment: Staff is working with the Petitioner to ensure compliance.

c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
Comment: Staff is working with the Petitioner to ensure compliance.

d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
Comment: Staff is working with the Petitioner to ensure compliance.

e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
Comment: Staff is working with the Petitioner to ensure compliance.

f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
Comment: Staff is working with the Petitioner to ensure compliance.

g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
Comment(s): Acknowledged

h) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.
Comment(s): Compliant

2. Architectural Standards (SF Districts, Non-Residential Uses) (Article 6.3, D)
   a) No loading spaces or loading docks shall be permitted to face a Street.
   Comment(s): Compliant

   b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i)

evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
Comment(s): *N/A*

c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.
Comment(s): *Compliant*

3. Building Standards (Article 6.4)
Comment(s): *Compliant.*

4. Height Standards (Article 6.6)
Comment(s): *Compliant.*

5. Landscaping Standards (Article 6.8)
a) Heating/Cooling Facilities Screening.
Comment: Staff is working with the Petitioner to ensure compliance.

b) Detention and Retention Areas.
Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
Comment: Staff is working with the Petitioner to ensure compliance.

c) Minimum Lot Landscaping:

Inst. Use/20 acres	Required	Provided	Difference
Shade Trees	40	89	+49
Ornamental or Evergreen Trees	60	72	+12
Shrubs	200	779	+579

d) Foundation Plantings

West Façade (270')	Required	Provided	Difference
Shrubs or Ornamental Trees	23	36	+13

North Façade (130')	Required	Provided	Difference
Shrubs or Ornamental Trees	11	14	+3

e) External Street Frontage Requirements

Towne Road (1200')	Required	Provided	Difference

Shade or Evergreen Trees	36	38	+2
Ornamental Trees	24	26	+2
Shrubs	300	353	+53

151st Street (540')	**Required**	**Provided**	**Difference**
Shade or Evergreen Trees	17	17	0
Ornamental Trees	11	11	0
Shrubs	135	135	0

f) Buffer Yard Requirements

East (1200') Buffer Type A	**Required**	**Provided**	**Difference**
Shade Trees	36	3	**-33**
Evergreen Trees	36	0	**-36**
Shrubs	120	7	**-113**
Buffer Yard Width	30'	0	**Show 30' buffer yard**

g) Interior Parking Area Landscaping

89,000 SF Parking Area	**Required**	**Provided**	**Difference**
Island Area	8,900 SF	10,300 SF	+1,400 SF
Trees + Shrubs	1 tree + 4 shrubs/island	1 tree + 4 shrubs/island	Compliant

h) Perimeter Parking Area Landscaping

West (430')	**Required**	**Provided**	**Difference**
Trees	15	32	+17
Shrubs	144	175	+21

North (200')	**Required**	**Provided**	**Difference**
Trees	7	1	**-6**
Shrubs	67	4	**-63**

6. Lighting Standards (Article 6.9)
<u>Comment:</u> Staff is working with the Petitioner to ensure compliance.

7. Lot Standards (Article 6.10)
<u>Comment(s):</u> Compliant.

8. Parking and Loading Standards (Article 6.14)

a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

Comment: Staff is working with the Petitioner to ensure compliance.

b) Bicycle Parking (Article 6.14, H)

Comment: Staff is working with the Petitioner to ensure compliance.

9. Performance Standards (Article 6.15)

Comment(s): To be monitored for compliance.

10. Setback Standards (Article 6.16)

Comment(s): Compliant.

11. Vision Clearance Standards (Article 6.19)

Comment: Staff is working with the Petitioner to ensure compliance.

12. Yard Standards (Article 6.21)

Comment(s): Compliant.

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): N/A

2. Easement Standards (Article 8.3)

Comment: Staff is working with the Petitioner to ensure compliance.

3. Monument and Marker Standards (Article 8.5)

Comment: Staff is working with the Petitioner to ensure compliance.

4. Open Space and Amenity Standards (Article 8.6)

Comment(s): N/A.

5. Pedestrian Network Standards (Article 8.7)

Comment(s): Compliant

6. Storm Water Standards (Article 8.8)

Comment: Staff is working with the Petitioner to ensure compliance.

7. Street and Right-of-Way Standards (Article 8.9)

Comment: Staff is working with the Petitioner to ensure compliance.

8. Street Light Standards (Article 8.10)

Comment: Staff is working with the Petitioner to ensure compliance.

9. Street Sign Standards (Article 8.11)

Comment: Staff is working with the Petitioner to ensure compliance.

10. Surety Standards (Article 8.12)

Comment: Staff is working with the Petitioner to ensure compliance.

11. Utility Standards (Article 8.13)

Comment: Staff is working with the Petitioner to ensure compliance.

DEPARTMENT COMMENTS

1. Hold a public hearing at the February 1, 2016, APC meeting.

2. Prior to final disposition, the Petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.

3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
Central Christian Church
1602-DDP-03

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map

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

Central Christian Church Development Plan
NARRATIVE STATEMENT

Central Christian Church of Carmel Indiana owns approximately 81.89 acres (per deed) at the southeast corner of 151st Street and Towne Road. The church is looking to relocate from their current location in Carmel. They are submitting to the City of Westfield for consideration of a Development Plan for Central Christian Church. The church will be on the western approximately 19.99 acres. The church site will drain to a detention pond to be located near the south property line and will discharge into the legal drain which is located along the south property line and drains south. An easement will be in place over the ground to the east of the church for this drainage outlet. The proposed right-of-way for Towne Road is 75' and 50' for 151st Street. There is a 150' right-of-way at the intersection for a future round-a-bout.

The utilities to serve this site are as follows:

- The sanitary sewer service is provided by Citizen's Westfield. There is an existing 24" main along the north side of 151st Street.
- The water service is provided by Citizen's Westfield. There is an existing 12" main approximately 1000' east of the subject site at the end of the Harmony residential project. This main will need to be extended to Towne Road. The Overall Development Plan shows the main being extended along the north side of 151st Street.
- The electric service is provided by Duke Energy. There are power poles along the south side of 151st Street and the west side of Towne Road.
- The gas service is provided by Vectren Gas. The closest main is approximately 3,500' south along Towne Road.

The church is seeking two (2) waivers. The first is to remove curbs along the areas of the parking lot that are planned to be expanded in the future. This will assist the church by not having to remove curbs for future expansion. Currently the plans show no curbs along the northern and southern edges of the parking lot. The second waiver request is to relocate the buffer shrubs along the south property line. These will be relocated to the foundation of the proposed building.

□ONSTRU□TION PLANS □OR

CENTRAL CHRISTIAN CHURCH

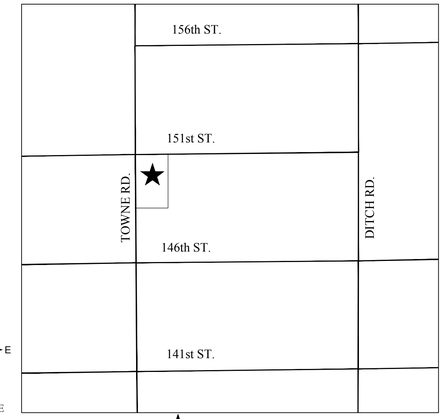
151st STREET & TOWNE ROAD
WESTFIELD, IN 46074

PLANS PREPARED FOR:
ASPEN GROUP
90 EXECUTIVE DRIVE, SUITE A
CARMEL, IN 46032
TELEPHONE: 317.852.5100
CONTACT PERSON: ADAM CHESTER, AIA
EMAIL: ACHESTER□ ASPENGROUP.COM

PLANS PREPARED BY:
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: 317.846.6611
FAX: 317.843.0546
CONTACT PERSON: MARK THORPE, RLA
EMAIL: THORPEM□ WEIHE.NET

★ PROJECT LOCATION
LOCATION MAP

NO SCALE



★ PROJECT LOCATION
VICINITY MAP

Sheet List Ta□le	
Sheet Nu□□er	Sheet Title
C001	TITLE SHEET
ALTA	ALTA SURVEY
C100	SWPPP PHASE 1
C101	SWPPP PHASE 1
C102	SWPPP PHASE 2
C103	SWPPP SPECIFICATIONS
C104	SWPPP DETAILS
C105	SWPPP DETAILS
C106	SWPPP DETAILS
C200	SITE PLAN
C201	SITE PLAN
C202	SITE DETAILS
C203	SITE DETAILS
C300	GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C500	SANITARY SEWER PLAN □ PROFILE
C600	STORM SEWER PLAN □ PROFILE
C601	STORM SEWER PLAN □ PROFILE
C602	STORM SEWER PLAN □ PROFILE
C603	DRAINAGE DETAILS
C604	DRAINAGE DETAILS
C700	WATER PLAN
C701	WATER PLAN
C800	UTILITY PLAN
C801	UTILITY DETAILS
C802	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN DETAILS
L200	LANDSCAPE DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS□FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115 F, DATED FEBRUARY 19, 2003.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN A WETLAND AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE□WESTFIELD, INDIANA, NATIONAL WETLANDS INVENTORY ONLINE VIEWER, VIEWED NOVEMBER 2015.

LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION□THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET□THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER□THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 33 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER□ THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560

AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275

DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336

CITIZENS WESTFIELD
(WATER AND WASTEWATER)
MITCH HOUSE
MHOUSE□ HNTB.COM
317-917-5294

CITIZENS WESTFIELD
(GAS)
RYAN BASCORE
RBASORE□ CITIZENSENERGYGROUP.COM
317-927-6415

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100

CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317.896.2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
GREENFIELD, IN 46140
317.467.3492

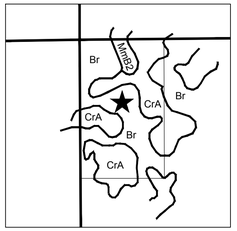
HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

SOILS TYPE LEGEND

Br — BROOKSTON SILTY CLAY LOAM
THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED AND PROTECTED FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.

CrA — CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVER LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.

MmB2 — MIAMI SILT LOAM
2 TO 6 PERCENT SLOPES, ERODED. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.



★ PROJECT LOCATION
SOILS MAP

811
Know what's **below.**
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Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES:	DATE	BY	PROJECT NO. W15.0043
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT	DWG NAME: w150043-C001 title.dwg
			DESIGNED BY: RLW
			DRAWN BY: RLW
			CHECKED BY: JKS
			DATE: 10.30.2015

STEVEN SCOTT RUCKER
REGISTERED
P.E. 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

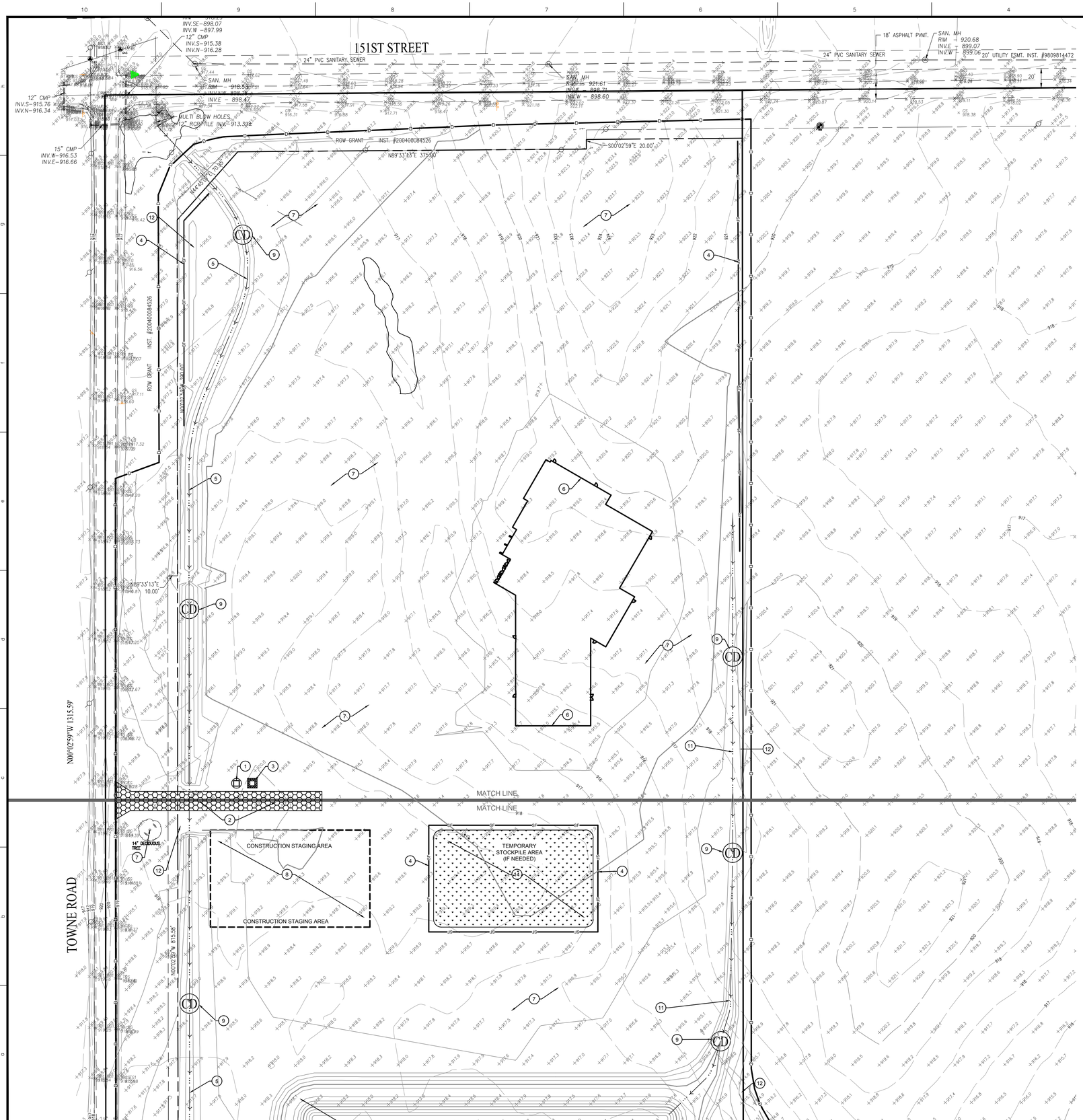
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

TITLE SHEET
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C001

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\construct\w150043-C001 title.dwg
LAYOUT: C001 TITLE
DATE/TIME: December 29, 2015 - 3:55pm
PLOTTED BY: webUser



SITE PREPARATION □SWPPP PHASE 1 NOTES

1. INSTALL PERMIT POSTING AREA. 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
2. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C104
3. INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C105
4. INSTALL SILT FENCE. REFER TO DETAIL ON SHEET C105
5. CUT PROPOSED SWALE TO DIVERT OFFSET WATER
6. LIMITS OF PROPOSED BUILDING
7. REMOVE EXISTING TREE(S) AND VEGETATION
8. STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.
9. ROCK CHECK DAM
10. CUT PROPOSED POND TO SERVE AS A SEDIMENT BASIN
11. DIVERSION SWALE
12. DIVERSION BERM
13. INSTALL PROPOSED OUTLET TO SERVE AS OUTLET FOR SEDIMENT BASIN. USE RIPRAP PAD AT OUTLET POINT FOR ADDITIONAL SEDIMENT FILTRATION.
14. STOCKPILE AREA (IF NEEDED)

LINE TYPES

G	UNDERGROUND GAS
W	UNDERGROUND WATER
E(A)	AERIAL ELECTRIC
E	UNDERGROUND ELECTRIC
C	UNDERGROUND COMMUNICATIONS
C(A)	AERIAL COMMUNICATIONS
FO	UNDERGROUND FIBER OPTIC
FO(A)	AERIAL FIBER OPTIC CABLE
OHU	OVERHEAD UTILITY
FM	FORCE MAIN
	SANITARY SEWER
	STORM SEWER
	RIGHT OF WAY LINE
	CHAIN LINK FENCE
	BOARD FENCE
	WROUGHT IRON FENCE
X	FARM FENCE
T	GUARD RAIL
	HAND RAIL
SF	SILT FENCE
	BUILDING SETBACK LINE
	BOUNDARY LINE
	FLOW LINE
	SECTION LINE
500	INDEX CONTOUR
501	INTERMEDIATE CONTOUR

SWPPP PHASE 1 LEGEND

- IP - INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY (DANDY SAC)
- CONSTRUCTION ENTRANCE
- STAGING AREA
- POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- SD - INSTALL STRAW WATTLES (GRASS AREA) OR SILT DIKES (PAVEMENT AREA) AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- CONCRETE WASHOUT
- STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- SF - SILT FENCE
- TREE PROTECTION
- CD - ROCK CHECK DAM
- LIMITS OF DISTURBANCE

E□ISTING AREAS

TOTAL SITE	=	19.99	AC.
DISTURBED	=	21.0	AC.
PERVIOUS	=	21.0	AC.
IMPERVIOUS	=	00.0	AC.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY, ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.

EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 15 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 5" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS MUST BE ANCHORED.

CONTACT PERSON FOR EROSION CONTROL □ SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF□ WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

SCALE: 1" = 50'

0 25 50 50

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

		BY
REVISION AND ISSUES: SUBMITTED FOR INITIAL REVIEW	DATE: 10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w150043-C101 swppp1
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER
REGISTERED
PE.11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP PHASE 1

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

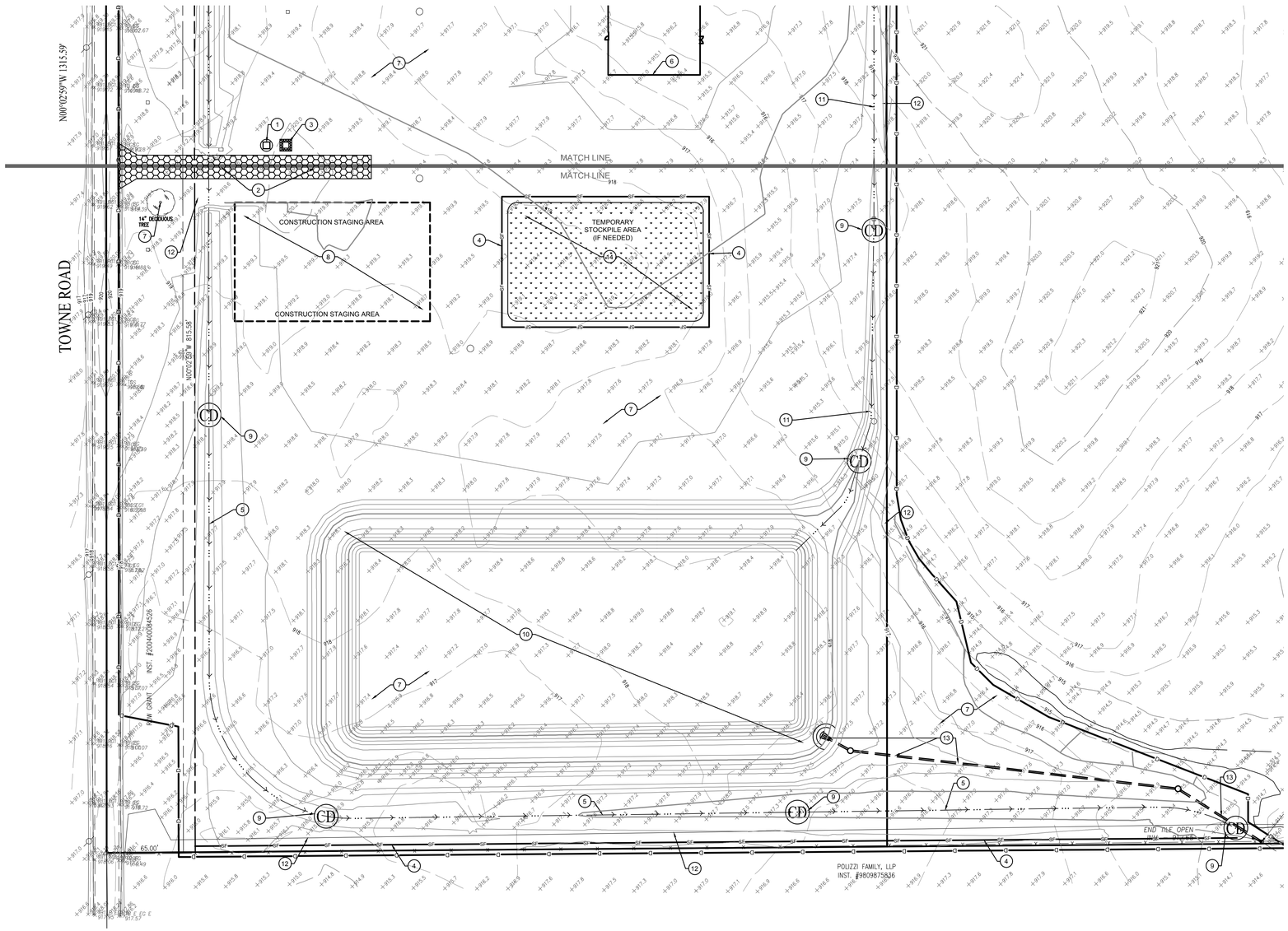
SHEET NO.

C100

PROJECT NO.

W15.0043

LOCATION: H:\2015\w150043\Engineering\design\concept\w150043-C101 swppp1.dwg
LAYOUT: C100
DATE/TIME: December 29, 2015 - 3:56pm
PLOTTED BY: weihemt



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PERVIOUS	=	21.0	AC.
IMPERVIOUS	=	00.0	AC.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY, ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.

EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 15 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 5" (327 IAC 15-5, CONTRACTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS MUST BE ANCHORED.

CONTACT PERSON FOR EROSION CONTROL □ SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF□ WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

SCALE: 1" = 50'
0 25 50 50

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	M.E.

PROJECT NO. W15.0043
DWG NAME: w150043-C101 swppp1
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

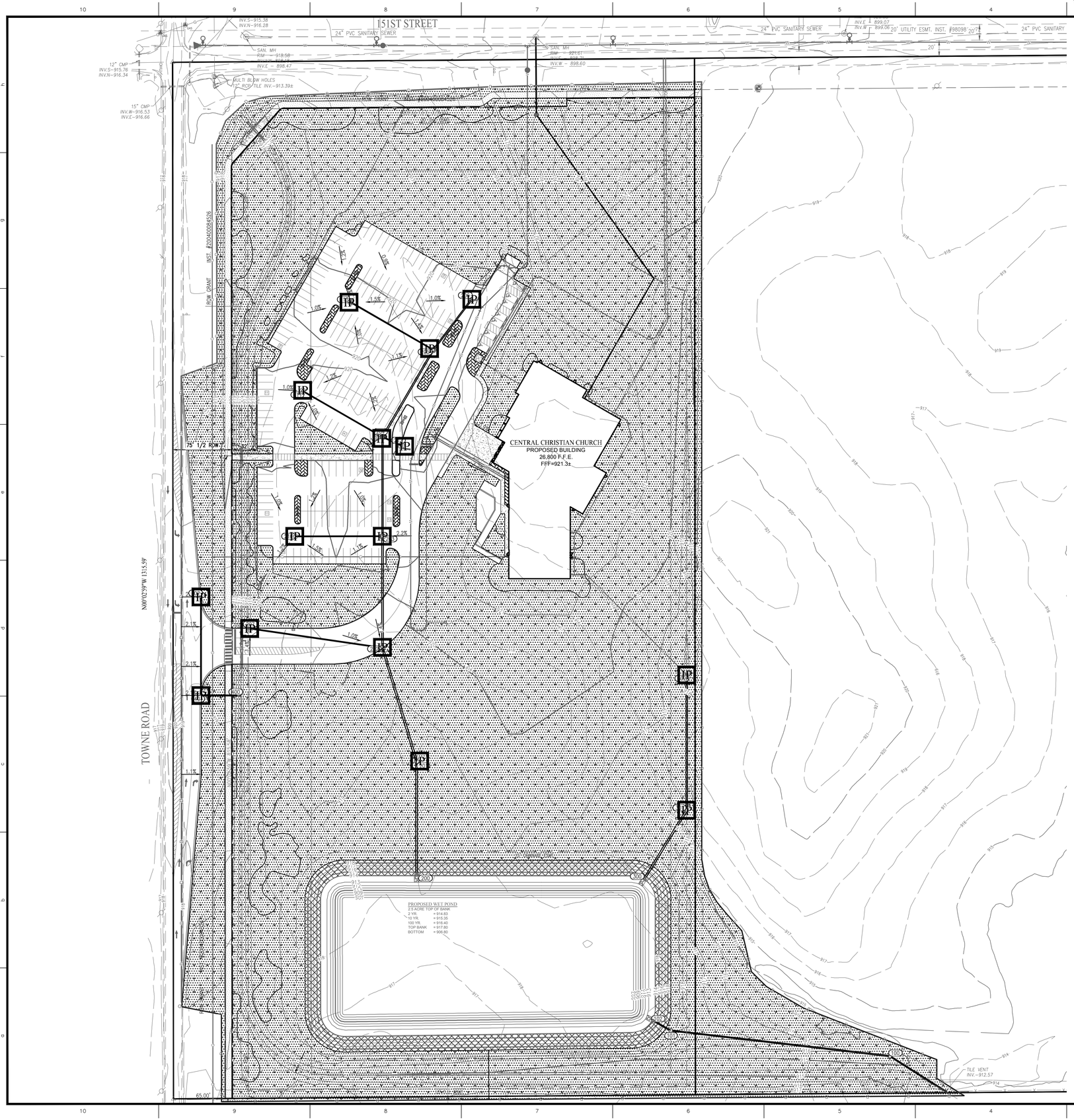
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP PHASE 1
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C101

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\conset\w150043-C101 swppp1.dwg
LAYOUT: C101
DATE/TIME: December 29, 2015 - 3:57pm
PLOTTED BY: webster



LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION:THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET :THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER:THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 33 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER:THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

LINE TYPES

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

SWPPP PHASE 2 LEGEND

- IP - INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY (DANDY SAC)
- PERMANENT/TEMPORARY SEEDING USE PLANTING CHART
- EROSION CONTROL BLANKET - USE S150BN BIO-NET AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- LIMITS OF DISTURBANCE (CONSTRUCTION LIMITS)
- RIPRAP, REFER TO GRADING PLAN SHEET C300 FOR SIZING
- MULCH AREA. SEE LANDSCAPE PLAN FOR ACTUAL LOCATION
- SITE DISCHARGE POINT

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
4. THIS PLAN TO BE USED FOR EROSION CONTROL PURPOSES ONLY. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
5. THIS PLAN INDICATES EROSION CONTROL MEASURES REQUIRED AFTER SOIL STRIPPING AND PAD BUILDING HAS TAKEN PLACE. COORDINATE WITH DEVELOPER FOR MEASURES REQUIRED UNTIL PROPERTY TURNED OVER FOR DEVELOPMENT. COORDINATE WITH SOIL CONSERVATION DISTRICT REPRESENTATIVE FOR ANY OTHER MEASURES REQUIRED DUE TO SITE CONDITIONS.

EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 15 DAYS.
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6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
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8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 5" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS MUST BE ANCHORED.

CONTACT PERSON FOR EROSION CONTROL □ SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
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FAX: (317) 843-0546
EMAIL: PARKERF□ WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

DISTURBED ACREAGE = 21.0± AC.

N
W E
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SCALE: 1" = 60'
0 30 60 120

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15-0043
DWG NAME:	w150043-C102 swppp2
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE	10.30.2015

DATE	BY	
10.30.2015	MLT	

RESUBMITTAL
SUBMITTED FOR INITIAL REVIEW

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER P.E. 11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP PHASE 2

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C102

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\construct\w150043-C102 swppp2.dwg
LAYOUT: C102 SWPPP
DATE/TIME: December 29, 2015 - 3:57pm
PLOTTED BY: weiheirl

SECTION A - CONSTRUCTION PLAN ELEMENTS

A1 PLAN INDEX - SEE BELOW
A2 11"x17" PLAT - (REDUCTION OF STORMWATER POLLUTION PREVENTION PLAN TO BE SUBMITTED WITH FULL SIZE PLAN)
A3 PROJECT NARRATIVE - THIS IS A PROPOSED INSTITUTIONAL DEVELOPMENT ON APPROXIMATELY 17 ACRES. THE CONSTRUCTION SHALL CONSIST OF 1 BUILDING, ASPHALT PARKING, AND 1 ENTRY DRIVE.
A4 VICINITY MAP - SEE TITLE SHEET WITH SOIL MAP
A5 LEGAL DESCRIPTION - SEE SHEET C102, LAT: 40°00'20"N LONG: 86°12'07"W
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS - SEE STORMWATER POLLUTION PREVENTION PLAN
A7 HYDROLOGIC UNIT CODE (14 DIGIT) - 05120201120060
A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS - NOT APPLICABLE
A9 SPECIFIC POINTS WHERE STORMWATER DISCHARGE LEAVES SITE - LEGAL DRAIN OFFSITE TO THE SOUTHEAST.
A10 LOCATION AND NAME OF WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE - NOT APPLICABLE
A11 IDENTIFICATION OF ALL RECEIVING WATERS - WILLIAMS CREEK.
A12 IDENTIFICATION OF POTENTIAL DISCHARGE TO GROUND WATER - NOT APPLICABLE
A13 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES - NOT APPLICABLE
A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR) -
Q10pre = 28.79 cfs Q10post = 1.25 cfs
A15 ADJACENT LANDUSE INCLUDING UPSTREAM WATERSHED - SEE STORMWATER POLLUTION PREVENTION PLAN
A16 CONSTRUCTION LIMITS - SEE STORMWATER POLLUTION PREVENTION PLAN
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER - OLD ROW CROPS
A18 SOILS MAP W/ SOIL DESCRIPTIONS AND LIMITATIONS - SEE BOTTOM LEFT OF THIS SHEET
A19 LOCATIONS, SIZE & DIMENSIONS OF PROPOSED STORMWATER SYSTEMS - SEE STORMWATER POLLUTION PREVENTION PLAN
A20 PLANS FOR OFF-SITE CONSTRUCTION ACTIVITIES - NOT APPLICABLE
A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL AREAS - SEE SHEET C100
A22 EXISTING SITE TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN
A23 PROPOSED FINAL TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN

SECTION B - SWPPP - CONSTRUCTION PHASE

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES - POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING□CONCRETE FROM CURBING, SIDEWALKS, OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT□SOIL EROSION□FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE OPERABLE TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES
-
1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WESTFIELD IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. ADDITIONALLY, IDEM IS REQUIRED TO BE CONTACTED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. CONSTRUCTION ENTRANCE - REMOVE EXISTING ASPHALT AND STRIP TOPSOIL AND PLACE STONE AT ACCESS POINT ALONG TOWNE ROAD.
3. INSTALL SILT FENCING AND ALL OTHER EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING.
4. EARTHWORK - STRIP TOPSOIL BEGIN ROUGH GRADING AND PREPARE BUILDING PAD AND ROUGH GRADE.
5. SANITARY SEWER - INSTALL SANITARY SEWER SYSTEM
6. STORM SEWER - INSTALL STORM SEWER SYSTEM AND CORRESPONDING INLET PROTECTION
7. UTILITIES - COORDINATE INSTALLATION OF ALL UTILITIES.
8. FINISH GRADING AND PERMANENT EROSION CONTROL - FINISH GRADE AND PERMANENTLY SEED ALL PROPERTY PERIMETER AREAS.
9. PAVEMENT - INSTALL STONE, BASE COURSES AND FINISHED GRADES FOR ENTRY DRIVE.
10. CLEANUP - CONTRACTOR SHALL SPOIL ALL EXCESS MATERIALS, REGRADE AND STABILIZE ALL AREAS DISTURBED BY UTILITY INSTALLATIONS AND REMOVE.
11. FINAL LANDSCAPING - INSTALL FINAL LANDSCAPING.
B3 CONSTRUCTION ENTRANCE - SEE STORMWATER POLLUTION PREVENTION PLAN AND SEE DETAIL IN LOWER LEFT CORNER OF PLAN.
B4 SEDIMENT CONTROL PLAN FOR SHEET FLOW AREAS - SEE STORMWATER POLLUTION PREVENTION PLAN
B5 SEDIMENT CONTROL PLAN FOR CONCENTRATED FLOW AREAS - N/A
B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B7 RUNOFF CONTROL MEASURES - NOT APPLICABLE
B8 STORM WATER OUTLET PROTECTION SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B10 STORMWATER QUALITY CONSTRUCTION DETAILS - SEE STORMWATER POLLUTION PREVENTION PLAN.
B11 TEMPORARY SURFACE STABILIZATION METHOD FOR EACH SEASON - SEE SEASONAL SOIL PROTECTION CHART
B12 PERMANENT SURFACE STABILIZATIONS - SEE SEASONAL SOIL PROTECTION CHART
B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN - POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING□CONCRETE FROM CURBING, SIDEWALKS. A CONCRETE WASHOUT AREA HAS BEEN DESIGNATED OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT. IF THERE IS A SPILL FROM ONE OF THESE, IMMEDIATE CLEANUP SHOULD OCCUR. SOIL EROSION□FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE OPERABLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
SHALL MEET THE REQUIREMENTS OF IAC 2-6.1. FOLLOW MATERIAL SAFETY DATA SHEET (MSDS) GUIDELINES FOR CONTAMINANTS PRESENT ON SITE.
B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH STORMWATER QUALITY MEASURE - INSPECT ALL EROSION CONTROL AND STORMWATER QUALITY MEASURES WEEKLY AND AFTER EACH STORM EVENT OR HEAVY USE. REPAIR/REPLACE ANY COMPROMISED OR FAILED MEASURE AS REQUIRED. MORE SPECIFIC GUIDELINES ARE INCLUDED ON INDIVIDUAL DETAILS.
B15 EROSION & SEDIMENT CONTROL SPECS - N/A
B17 SEDIMENT CONTROL ASSOCIATED WITH DEWATERING AND DIRECTIONAL BORING OPERATIONS - IN THE EVENT THAT DEWATERING IS REQUIRED ON SITE, PROVIDE SEDIMENT AND OIL CONTAINMENT WITH THE USE OF THE ULTRA DEWATERING BAG, PART #9724-OIS AS PROVIDED BY ULTRATECH INTERNATIONAL, INC. AND SUPPLIED BY D2 LAND & WATER RESOURCES. REFER TO MANUFACTURER SPECIFICATIONS FOR ALTERNATE SIZES OF BAGS IF NEEDED. ALTERNATE EQUAL MEASURES OF CONTAINMENT MAY BE APPROVED BY THE ENGINEER OR EROSION CONTACT PERSON IF ANOTHER PRODUCT OR METHOD OF CONTAINMENT IS DESIRED.

SECTION C - SWPPP - POST-CONSTRUCTION PHASE

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE - POTENTIAL POLLUTANTS FROM POST-CONSTRUCTION ACTIVITY SUCH AS SANDS AND SALTS FROM SNOW REMOVAL□OIL, GREASE, ANTIFREEZE, ETC. FROM VEHICLES INCLUDING HEAVY METAL FROM BRAKE PAD WEAR SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM. EXCESS FERTILIZERS AND HERBICIDES SHOULD BE AVOIDED. CLEAN UP IMMEDIATELY IF ANY IS SPILLED.
C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #WQ1. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #WQ1 DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #WQ1DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES - MAINTENANCE GUIDELINES FOR THE AQUA SWIRL AS-6, STRUCTURE #WQ1, UNIT ARE INDICATED IN THE O&M MANUAL PROVIDED.

SECTION 1 EMERGENCY RESPONSE NUMBERS

EMERGENCY FOR ANY LIFE THREATENING PROBLEM	911
WESTFIELD FIRE DEPARTMENT	317.896.2704
WESTFIELD POLICE DEPARTMENT	317.776.6336
INDIANA DEPT. OF NATURAL RESOURCES	317.232.4200
INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT	317.233.7745
HAMILTON COUNTY COUNTY SOIL AND WATER	317.773.2181
CITY OF WESTFIELD PUBLIC WORKS	317.804.3100

SECTION 2 MATERIAL HANDLING AND SPILL PREVENTION PLAN

IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION THE CONTRACTORS SHALL IMPLEMENT THIS MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL.

1. CONSTRUCTION EQUIPMENT
A. FUELING, LUBRICATION AND FLUIDS: ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHALL BE PERFORMED IN ONE LOCATION, AS DESIGNATED BY THE CONSTRUCTION MANAGER, SO THAT SPILLS ARE LIMITED TO ONE LOCATION ON THE SITE, WHICH WILL FACILITATE THE CLEANUP OF SPILLS. IF AN ONSITE-FUELING TANK IS PLANNED ON SITE, IT SHALL BE DOUBLE WALLED AND STORED IN THIS DESIGNED AREA. THIS LOCATION IS AN AREA THAT WILL NOT ALLOW SPILLED FLUIDS TO MIGRATE INTO SUBSURFACE SOILS. IN THE EVENT OF A SPILL, THE FLUID SHALL IMMEDIATELY BE CLEANED UP BY REMOVING THE CONTAMINATED SOIL OR STONE, WHICH SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER. SPILLS ON HARD SURFACES SHALL BE SOAKED UP BY AN ACCEPTABLE MATERIAL SUCH AS OIL DRY AND THE ABSORBENT MATERIAL DISPOSED OF IN A PROPER MANNER. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER'S SUPERINTENDENT.
B. EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFFSITE AT A FACILITY THAT IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED OR FUELED ON SITE, IT SHOULD BE MOVED TO THE MAINTENANCE AND FUELING AREA IF POSSIBLE. OTHERWISE, SUITABLE ON SITE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF IN A PROPER MANNER.
C. ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE FLUID SHALL BE REMOVED FROM THE CONTAINER IN A PROPER MANNER AND THE CONTAINER DISPOSED OF IN AN ACCEPTABLE MANNER. EMPTY DISPOSABLE CONTAINER, SUCH AS GREASE TUBES AND LUBRICATING OIL AND BRAKE FLUID CONTAINERS, AND THEIR PACKAGING, SHALL BE DISPOSED OF IN A PROPER MANNER AND SHALL NOT BE LEFT ON THE GROUND OR IN THE OPEN ON THE CONSTRUCTION SITE.
2. CONSTRUCTION MATERIALS AND THEIR PACKAGING
A. EROSION CONTROL MEASURE SHOWN ON THE SUBJECT PROJECT SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE ON THE PLANS. EXCESSIVE DUSTING OF SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING CONSTRUCTION TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER, AND BY APPLYING WATER OR OTHER ACCEPTABLE DUST CONTROL MEASURES TO THE SOIL. UPON COMPLETION OF CONSTRUCTION USE SUITABLE ESTABLISHMENT OF PERMANENT VEGETATION, TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS AND INLET PROTECTION DEVICES SHALL BE REMOVED IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGATATED.
B. LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN SUITABLE WASTE CONTAINERS. THE SITE SHALL BE CHECKED AT THE END OF THE DAY, AS A MINIMUM, AND ALL WASTE MATERIALS, INCLUDING THOSE BLOWN ACROSS OR OFF THE SITE BY WIND SHALL BE PICKED UP AND DISPOSED OF IN SUITABLE CONTAINERS. WHERE POSSIBLE, OPERATIONS SUCH AS SAWING THAT CREATE SMALL PARTICLES SHOULD BE PERFORMED IN ONE SPOT IN AN AREA PROTECTED FROM WIND, AND WASTE PARTICLES COLLECTED AND DISPOSED OF FREQUENTLY TO MINIMIZE WIND DISPERSAL. PACKAGING USED TO TRANSPORT MATERIALS TO THE SITE FOR CONSTRUCTION OF THE FACILITY SHALL BE DISPOSED OF PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF ITS PACKAGE AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ONSITE FOR FUTURE USE. PACKAGED MATERIALS STORED ONSITE SHALL BE INSPECTED REGULARLY AND ANY LOOSE PACKAGING SHALL BE REPAIRED OR DISPOSED OF PROPERLY.
C. ALL DEWATERING OF ACTIVITIES SHALL BE DONE IN ACCORDANCE TO GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS SUCH AS SILT FENCE INLET PROTECTION. THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT, AND DIRT AND PREVENT THESE MATERIALS TO ENTER THE STORM SEWER SYSTEM.
D. IF THE USE OF LIME IS USED TO STABILIZE THE SOIL OF THE SITE THEN ALL CONSTRUCTION EQUIPMENT USED SHALL BE CLEANED OF ALL EXCESS MATERIAL WITH WATER IN THE MAINTENANCE AND REFUELING AREA AS SHOWN WITHIN THESE PLANS.
E. NUTRIENTS AND FERTILIZERS SHALL ONLY BE USED TO ESTABLISH RAPID VEGETATION. WHEN THESE PRODUCTS ARE UTILIZED, THE USER SHOULD PAY STRICT ATTENTION TO THE PRODUCTS RECOMMENDED USAGE.
3. CONCRETE WASTE WATER
A. ALL CONCRETE WASTEWATER SHALL BE DISPOSED OF IN THE DESIGNED AREA AS DIRECTED BY THE CONSTRUCTION MANAGER. THIS AREA IS TO BE A 3' DEEP, 10' SQUARE PIT AS DETAILED ON THE EROSION CONTROL PLAN. THIS AREA SHALL BE INSPECTED ON A DAILY BASIS AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED IN AN ACCEPTABLE CONTAINER AND DISPOSED OF IN PROPER MANNER, BY THE EXCAVATION CONTRACTOR.
4. PAINT PRODUCTS
A. ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER AT WHICH THE MANUFACTURER SUGGESTS. UNDER NO CIRCUMSTANCES WILL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS OR DETENTION BASINS. ANY VIOLATION OF THIS SHALL BE REPORTED TO THE JOB SUPERINTENDENT.
IN THE EVENT OF ACCIDENTALLY CONTAMINATION ALL EFFORTS SHOULD BE WESTFIELD FIRE DEPARTMENT SHOULD BE CONTACTED IMMEDIATELY TO DETERMINE IF FURTHER MEASURES ARE NEEDED.

RULE 6. SPILLS OF OIL AND OTHER OBJECTIONABLE SUBSTANCES□ REPORTING, CONTAINMENT AND CLEANUP

(REPEALED BY WATER POLLUTION CONTROL BOARD□FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1734)

RULE 6.1. SPILLS□REPORTING, CONTAINMENT, AND RESPONSE

327 IAC 2-6.1-1 APPLICABILITY

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2□IC 13-18-1□IC 13-18-3□IC 13-18-8□IC 13-18-17
SEC. 1. THIS RULE APPLIES TO THE REPORTING AND CONTAINMENT OF, AND THE RESPONSE TO THOSE SPILLS OF HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND OBJECTIONABLE SUBSTANCES THAT ARE OF A QUANTITY, TYPE, DURATION AND IN A LOCATION AS TO DAMAGE THE WATERS OF THE STATE. NOTHING IN THIS RULE IS INTENDED TO AFFECT REPORTING OR CLEAN-UP REQUIREMENTS SET FORTH BY OTHER FEDERAL, STATE, OR LOCAL LAWS. (WATER POLLUTION CONTROL BOARD□327 IAC 2-6.1-1□FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731□READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518□READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-2 SPECIAL AREAS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2□IC 13-18-1□IC 13-18-3□IC 13-18-8□IC 13-18-17
SEC. 2. CERTAIN AREAS OF THE STATE ARE RECOGNIZED AS HAVING UNIQUE GEOLOGY. A LARGE SECTION OF THE MID-SOUTHERN PART OF THE STATE IS A KARST REGION. PORTIONS OF SAINT JOSEPH, ELKHART, KOSCIUSKO, AND LAGRANGE COUNTIES CONTAIN A SOLE SOURCE AQUIFER AS REFERENCED IN 42 U.S.C. 300H-3(E). THE WATERS OF THE STATE ARE PARTICULARLY VULNERABLE TO DAMAGE FROM SPILLS IN THESE AREAS, AND CARE SHOULD BE EXERCISED WHEN EVALUATING DAMAGE FROM SPILLS. INFORMATION ABOUT THESE AREAS CAN BE OBTAINED BY CALLING THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION: AREA CODE 1-888-233-7745 FOR IN-STATE CALLS (TOLL FREE), (317) 233-7745 FOR OUT-OF-STATE CALLS. (WATER POLLUTION CONTROL BOARD□327 IAC 2-6.1-2□FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731□READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518□READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA□ERRATA FILED MAY 27, 2008, 2:06 P.M.: 20080625-IR-327080419ACA)

327 IAC 2-6.1-3 E□CLUSIONS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2□IC 13-18-1□IC 13-18-3□IC 13-18-8□IC 13-18-17
SEC. 3. NOTWITHSTANDING ANY OTHER SECTION OF THIS RULE, THE REPORTING REQUIREMENT OF THIS RULE DOES NOT APPLY TO THE FOLLOWING OCCURRENCES:
(1) DISCHARGES OR EXCEEDANCES THAT ARE UNDER THE JURISDICTION OF AN APPLICABLE PERMIT WHEN THE SUBSTANCE IN QUESTION IS COVERED BY THE PERMIT AND DEATH OR ACUTE INJURY OR ILLNESS TO ANIMALS OR HUMANS DOES NOT OCCUR.
(2) LAWFUL APPLICATION OF MATERIALS, INCLUDING, BUT NOT LIMITED TO:
(A) COMMERCIAL OR NATURAL FERTILIZERS AND PESTICIDES ON OR TO LAND OR WATER□OR
(B) DUST SUPPRESSION MATERIALS.
(3) THE APPLICATION OF PETROLEUM NECESSARY FOR CONSTRUCTION THAT DOES NOT DAMAGE WATERS OF THE STATE.
(4) SPILLS OF LESS THAN ONE (1) POUND OR ONE (1) PINT.
(5) SPILLS OF INTEGRAL OPERATING FLUIDS, IN THE USE OF MOTOR VEHICLES OR OTHER EQUIPMENT. THE TOTAL VOLUME OF WHICH IS LESS THAN OR EQUAL TO FIFTY-FIVE (55) GALLONS AND WHICH DO NOT DAMAGE WATERS OF THE STATE.
(6) OIL SHEENS PRODUCED AS A RESULT OF THE NORMAL OPERATION OF PROPERLY FUNCTIONING WATERCRAFT.
(7) A RELEASE OF A SUBSTANCE INTEGRAL TO A SPILL RESPONSE ACTIVITY THAT HAS BEEN APPROVED AND AUTHORIZED BY A STATE OR FEDERAL ONSCENE COORDINATOR. (WATER POLLUTION CONTROL BOARD□327 IAC 2-6.1-3□FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731□ERRATA FILED MAR 7, 1997, 2:25 P.M.: 20 IR 1738□READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518□READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-4 DEFINITIONS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2□IC 13-18-1□IC 13-18-3□IC 13-18-8□IC 13-18-17□IC 14-8-2-7□IC 14-25-7-13□IC 14-25-7-15
SEC. 4. IN ADDITION TO THE DEFINITIONS CONTAINED IN IC 13-11-2-17(D), IC 13-11-2-35(A), IC 13-11-2-51, IC 13-11-2-158(A), IC 13-11-2-160, IC 13-11-2-260, IC 13-11-2-265, AND IN 327 IAC 1, THE FOLLOWING DEFINITIONS APPLY THROUGHOUT THIS RULE:
(1) "ANIMAL" MEANS ALL MAMMALS, BIRDS, REPTILES, AMPHIBIANS, FISH, CRUSTACEANS, AND MOLLUSKS.
(2) "AQUATIC LIFE" MEANS THOSE PLANTS AND MACROINVERTEBRATES THAT ARE DEPENDENT UPON AN AQUATIC ENVIRONMENT.
(3) "CONTAIN" MEANS TO TAKE SUCH IMMEDIATE ACTION AS NECESSARY TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO MOST EFFECTIVELY PREVENT A SPILL FROM ENTERING WATERS OF THE STATE OR MINIMIZE DAMAGE TO THE WATERS OF THE STATE FROM A SPILL.
(4) "DAMAGE" MEANS THE ACTUAL OR IMMINENT ALTERATION OF THE WATERS OF THE STATE SO AS TO RENDER THE WATERS HARMFUL, DETRIMENTAL, OR INJURIOUS TO:
(A) PUBLIC HEALTH, SAFETY, OR WELFARE□
(B) DOMESTIC, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR RECREATIONAL USES□OR
(C) ANIMALS OR AQUATIC LIFE.
(5) "DOWNSTREAM WATER USER" MEANS:
(A) A COMMUNITY PUBLIC WATER SUPPLY, AS IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-13(D)□
(B) A SIGNIFICANT WATER WITHDRAWAL FACILITY AS REGISTERED WITH THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-15□
(C) USERS OF RECREATIONAL WATERS□OR
(D) ANY OTHER USER MADE KNOWN TO THE PERSON WHO HAS A SPILL.
(6) "EXTREMELY HAZARDOUS SUBSTANCE" MEANS A SUBSTANCE IDENTIFIED PURSUANT TO 42 U.S.C. 11002 AND 11004. (40 CFR 355 APPENDIX A.)
(7) "FACILITY" MEANS ALL LAND, BUILDINGS, EQUIPMENT, STRUCTURES, AND OTHER STATIONARY ITEMS THAT ARE LOCATED ON A SINGLE SITE OR ON CONTIGUOUS SITES AND THAT ARE OWNED OR OPERATED BY THE SAME PERSON OR BY ANY PERSON WHO CONTROLS, IS CONTROLLED BY, OR IS UNDER COMMON CONTROL WITH, SUCH PERSON.
(8) "FACILITY BOUNDARY" MEANS THE BOUNDARY OF A FACILITY OR AN EASEMENT OR RIGHT-OF-WAY.
(9) "HAZARDOUS SUBSTANCE" HAS THE MEANING SET FORTH IN 42 U.S.C. 9601(14).
(10) "MODE OF TRANSPORTATION" INCLUDES, BUT IS NOT LIMITED TO, CARRIAGE BY:
(A) RAIL AND MOTOR VEHICLES□
(B) AIRCRAFT□
(C) WATERCRAFT□
(D) PIPELINES□OR
(E) OTHER MEANS OF TRANSPORTATION□
IN COMMERCE. THIS DEFINITION EXCLUDES CARRIAGE WITHIN A FACILITY BY TRANSPORTATION EQUIPMENT OWNED, OPERATED, OR CONTROLLED BY THAT FACILITY.
(11) "OBJECTIONABLE SUBSTANCES" MEANS SUBSTANCES THAT ARE:
(A) OF A QUANTITY AND A TYPE□AND
(B) PRESENT FOR A DURATION AND IN A LOCATION□
AS TO DAMAGE WATERS OF THE STATE. THIS DEFINITION EXCLUDES HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND MIXTURES THEREOF.
(12) "ON-SCENE COORDINATOR" MEANS A STATE OR FEDERAL OFFICIAL DESIGNATED BY THE DEPARTMENT, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, OR THE UNITED STATES COAST GUARD TO DIRECT AND COORDINATE SPECIAL SPILL RESPONSE ACTIVITIES.
(13) "RECREATIONAL WATERS" MEANS ANY WATER USED FOR:
(A) BOATING, SWIMMING, FISHING, HUNTING, TRAPPING, OR WILDLIFE VIEWING□OR
(B) PUBLIC ACCESS AREAS THAT ARE OWNED BY THE DEPARTMENT OF NATURAL RESOURCES OR THE FEDERAL GOVERNMENT□AS LISTED BY THE DEPARTMENT.
(14) "REPORTABLE QUANTITY" MEANS THE AMOUNT OF A HAZARDOUS SUBSTANCE OR EXTREMELY HAZARDOUS SUBSTANCE THAT IS REQUIRED TO BE REPORTED UNDER FEDERAL LAW UNDER 42 U.S.C. 9602(A) AND (B) AND 42 U.S.C. 9603(A). (40 CFR 302.4 OR 40 CFR 355 APPENDIX A.) (15) "SPILL" MEANS ANY UNEXPECTED, UNINTENDED, ABNORMAL, OR UNAPPROVED DUMPING, LEAKAGE, DRAINAGE, SEEPAGE, DISCHARGE OR OTHER LOSS OF PETROLEUM, HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, OR OBJECTIONABLE SUBSTANCES. THE TERM DOES NOT INCLUDE RELEASES TO IMPERMEABLE SURFACES WHEN THE SUBSTANCE DOES NOT MIGRATE OFF THE SURFACE OR PENETRATE THE SURFACE AND ENTER THE SOIL.
(16) "SPILL RESPONSE", FOR PURPOSES OF THIS RULE, MEANS THE FOLLOWING:
(A) THE SPILL IS CONTAINED□AND
(B) THE MATERIAL IS REMOVED□OR NEUTRALIZED.
(17) "SPILL REPORT" MEANS AN ORAL REPORT THAT INCLUDES THE FOLLOWING INFORMATION ABOUT A SPILL, TO THE EXTENT THAT THE INFORMATION IS KNOWN AT THE TIME OF THE REPORT:
(A) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON MAKING THE SPILL REPORT.
(B) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A CONTACT PERSON IF DIFFERENT FROM CLAUSE (A).
(C) THE LOCATION OF THE SPILL.
(D) THE TIME OF THE SPILL.
(E) THE IDENTIFICATION OF THE SUBSTANCE SPILLED.
(F) THE APPROXIMATE QUANTITY OF THE SUBSTANCE THAT HAS BEEN OR MAY FURTHER BE SPILLED.
(G) THE DURATION OF THE SPILL.
(H) THE SOURCE OF THE SPILL.
(I) NAME AND LOCATION OF THE WATERS DAMAGED.
(J) THE IDENTITY OF ANY RESPONSE ORGANIZATION RESPONDING TO THE SPILL.
(K) WHAT MEASURES HAVE BEEN OR WILL BE UNDERTAKEN TO PERFORM A SPILL RESPONSE.
(L) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.
(18) "WATERS", AS DEFINED IN IC 13-11-2-265, MEANS THE ACCUMULATIONS OF WATER, SURFACE AND UNDERGROUND, NATURAL AND ARTIFICIAL, PUBLIC AND PRIVATE, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM POND, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD□327 IAC 2-6.1-4□FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731□ERRATA FILED MAR 7, 1997, 2:25 P.M.: 20 IR 1738□READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518□ERRATA FILED FEB 6, 2006, 11:15 A.M.: 29 IR 1936□ERRATA FILED OCT 20, 2006, 10:08 A.M.: 20060101-IR-327060497ACA□READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA□ERRATA FILED MAY 27, 2008, 2:06 P.M.: 20080625-IR-327080419ACA)

327 IAC 2-6.1-5 REPORTABLE SPILLS□FACILITY

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2□IC 13-18-1□IC 13-18-3□IC 13-18

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 – OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 – APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 – MAY 1 AUG. 1 – SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 – JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 – JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 – AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 15

1. PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2. SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES:
1. MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

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

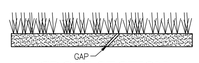
SEEDING
1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES:
1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
4. APPLY MULCH AND ANCHOR IT IN PLACE.

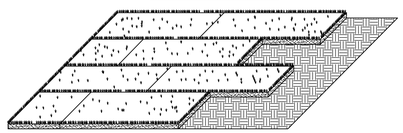
MAINTENANCE
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2. CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
3. MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY).:RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
4. IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED □onl□as needed□



CROSS SECTION



PERSPECTIVE VIEW

SPE□I□ATIONS
SITE PREPARATION
□GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
□PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.
MATERIALS
□SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES.) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
□SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.
INSTALLATION
SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.
SITE PREPARATION
1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.
SO□BE□PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.
LAYIN□T□E SO□
1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.
SLOPE APPLI□ATION
1. □INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.
□□ANNEL APPLI□ATION
(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.
MAINTENAN□E
□INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
□KEEP SOD MOIST UNTIL FULLY ROOTED.
□AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
□TIME MOWING TO AVOID RUTS IN TURF.
□FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

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

SOD APPLICATION DETAIL
(NO SCALE)

OPEN LOW-MAINTENANCE AREAS □REMAINING IDLE MORE THAN SI□ MONTHS□

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS – WHITE CLOVER	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS – TALL FESCUE	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE – WHITE CLOVER	70 LBS. 2 LBS.	5.5 TO 7.5

STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS □NOT MOWED□

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. SMOOTH BROME GRASS – RED CLOVER	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE – WHITE CLOVER	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE – RED CLOVER	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS – RED CLOVER – WHITE CLOVER	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWNVETCH – TALL FESCUE	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) – BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS – WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS – SMOOTH BROMEGRASS – SWITCHGRASS – TIMOTHY – PERENNIAL RYEGRASS – WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE – WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE – PERENNIAL RYEGRASS – KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

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

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

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

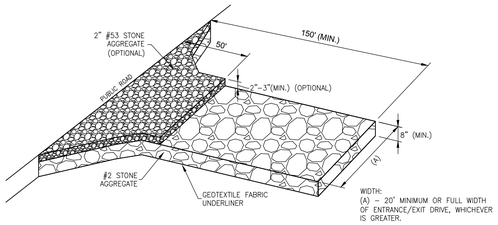
SEEDING
1. OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30.
2. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED.
3. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE
4. UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED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

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

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

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

PERMANENT SEED



INSTALLATION:
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (INDOT CA NO. 53) :OPTIONAL, USED PRIMARILY WHERE THE PURPOSE OF THE PAD IS TO KEEP SOIL FROM ADHERING TO VEHICLE TIRES.:
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

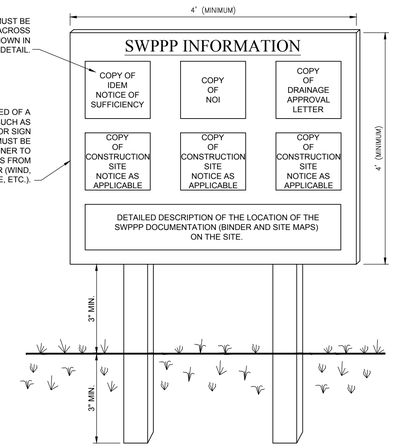
MAINTENANCE:
- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

REFRENCED IN CHAPTER 7 PAGE 17-20 IN INIANA STORM WATER QUALITY MANUAL.

TEMPORARY CONSTRUCTION INGRESS□EGRESS PAD
LARGE SITES - TWO ACRES OR LARGER (NO SCALE)

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).



NOTES:
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
(NO SCALE)

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
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weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

		BY
REVISIONS: NOT INSUE SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME: w150043-C104 swppp det.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER REGISTERED P.E. 11300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP DETAILS
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

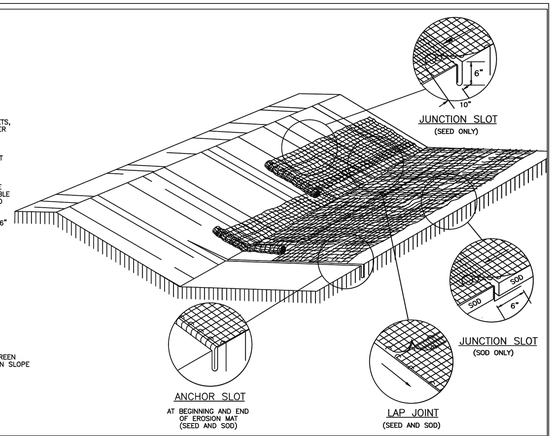
SHEET NO.
C104

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\construct\w150043-C104 swppp det.dwg
LAYOUT: C104
DATE/TIME: December 29, 2015 – 3:58pm
PLOTTED BY: webuser

GENERAL NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. BLANKET TYPE TO BE NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE

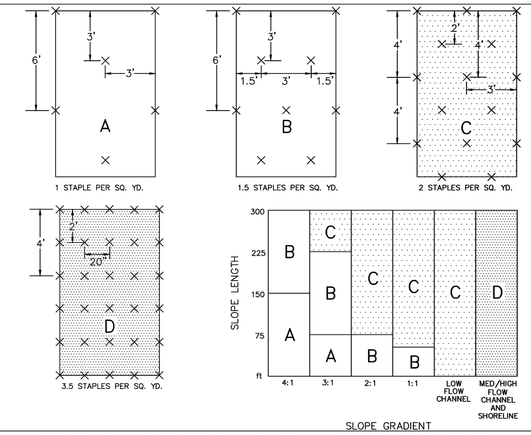


EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC–2

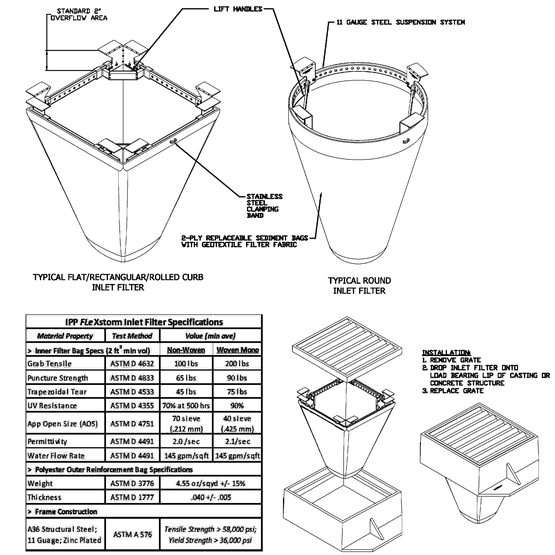


EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC–3



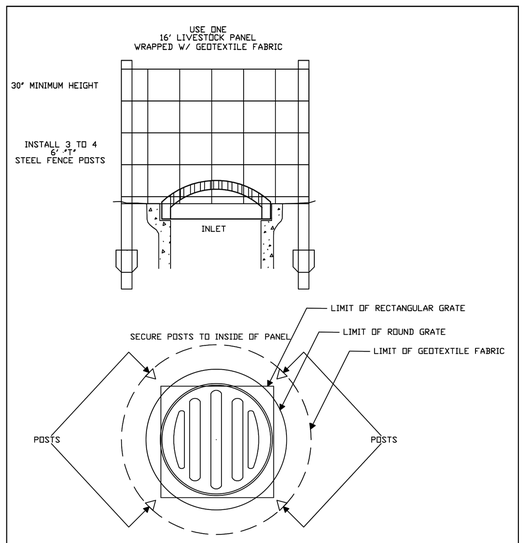
IPP *FleXstorm* Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft² min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	

INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC–6

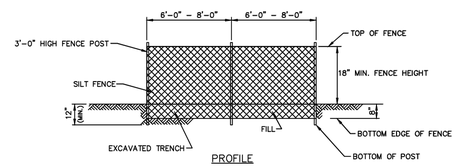


TEMPORARY DITCH INLET PROTECTION

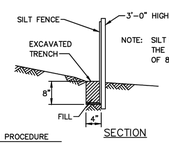
CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC–1



PROFILE



NOTE: SILT FENCE WILL BE TOED-IN ON THE UPHILL SIDE AT A MINIMUM OF 8 INCHES.

SECTION

INSTALLATION PROCEDURE

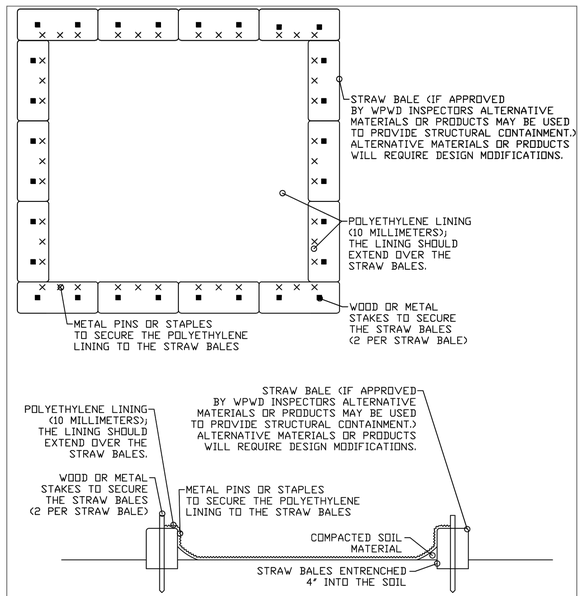
1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC–4



CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC–5

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISION NOTES:
SUBMITTED FOR INITIAL REVIEW

DATE	BY	
10.30.2015	MLE	

PROJECT NO. W15.0043
DWG NAME: w150043-C104 swppp det.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER
REGISTERED
PE.11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP DETAILS
Part of SW14, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C105

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consat\w150043-C104 swppp det.dwg
LAYOUT: C105
DATE/TIME: December 29, 2015 – 3:58pm
PLOTTED BY: westaterr

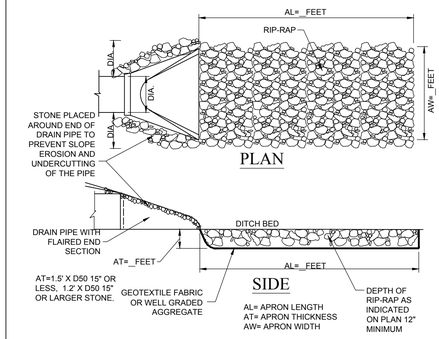


TABLE 1. SI ING FOR FLOW DISSIPATERS AT CULVERT PIPE OUTLETS

PIPE SI E (D50)	AVERAGE RIPRAP DIAMETER	APRON WIDTH	APRON LENGTH
8 IN.	3 IN.	2 TO 3 FEET	5 TO 7 FEET
12 IN.	5 IN.	3 TO 4 FEET	6 TO 12 FEET
18 IN.	8 IN.	4 TO 6 FEET	8 TO 18 FEET
24 IN.	10 IN.	6 TO 8 FEET	12 TO 22 FEET
30 IN.	12 IN.	8 TO 10 FEET	14 TO 28 FEET
36 IN.	14 IN.	10 TO 12 FEET	16 TO 32 FEET

ENERGY DISSIPATER (OUTLET PROTECTION)

1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DEWATERED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL MATERIAL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON. (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE.)

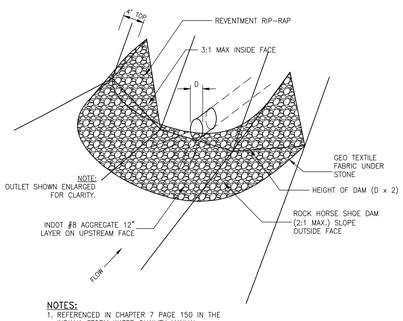
MAINTENANCE

□INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
□INSPECT FOR STONE DISPLACEMENT□REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
□CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON□REPAIR IMMEDIATELY.
□CHECK FOR PIPING OR UNDERCUTTING□REPAIR IMMEDIATELY.

REFERENCE IN CHAPTER 7 PAGE 121 IN THE INDIANA STORM WATER QUALITY MANUAL

OUTLET EROSION CONTROL PROTECTION

(NO SCALE)



NOTES:
1. REFERENCED IN CHAPTER 7 PAGE 150 IN THE INDIANA STORM WATER QUAILITY MANUAL.

ROCK HORSE SHOE CHECK DAM

SCHEMATIC (NO SCALE)

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317 | 843 - 0546 *fax*

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME:	w15043-C104 swppp det.dwg
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	10.30.2015

REVISIONS AND NOTES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	M.E.

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

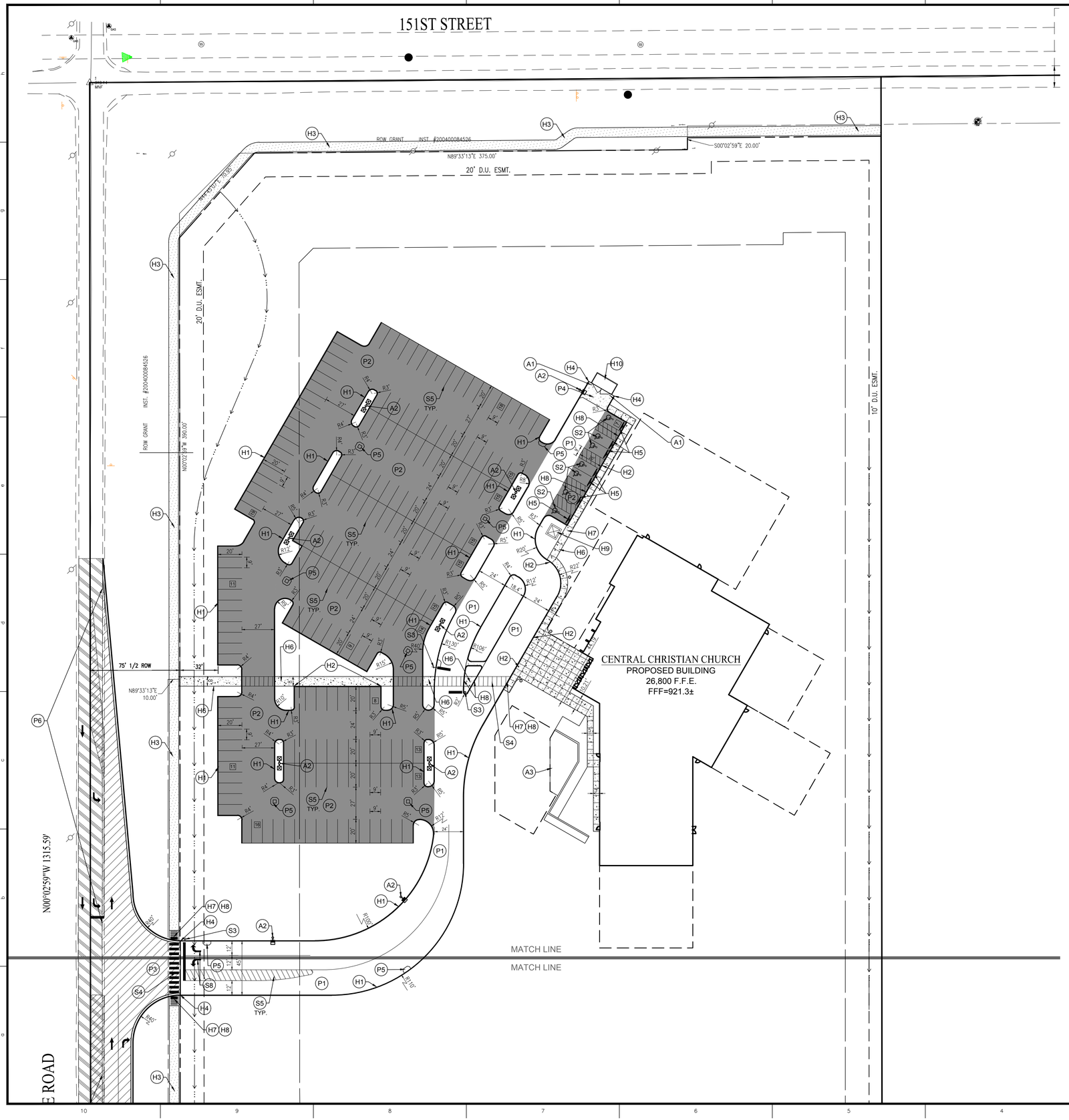
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP DETAILS
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C106

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\Construct\w150043-C104 swppp det.dwg
LAYOUT: C106
DATE/TIME: December 29, 2015 - 3:58pm
PLOTTED BY: weihert



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C302
- (P6) MATCH EXISTING PAVEMENT

□AR□S□APE

- (H1) 6" CURB AND GUTTER
- (H2) INTEGRAL WALK AND CURB
- (H3) 8' ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE

A□□ESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS

SI□NA□E □ MAR□IN□S

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
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- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

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3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS□FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
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9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
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17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1

FRONT YARD BSL REQUIRED	= 100 FT
FRONT YARD BSL REQUIRED	= 80 FT
REAR YARD BSL REQUIRED	= 30 FT
SIDE YARD BSL REQUIRED	= 30 FT

OPEN SPACE REQUIRED: 10□ of par□ing area
OPEN SPACE PROVIDED: 11□
PARKING REQUIRED:

PARKING REQUIREMENT	= 1 per 3 seats
PARKING REQUIRED	= 435/3 = 145
PARKING DIMENSIONS	= 9' x 20'
BIKE PARKING REQ'D	= 8

PARKING PROVIDED:

207	- STANDARD SPACES
7	- ADA SPACES
214	- TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
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- GAS VALVE
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- STANDARD DUTY ASPHALT
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- RIGHT OF WAY PAVEMENT

LINE TYPES

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

OT□ER

- SIGN
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
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ABBREVIATIONS

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Landscape Architecture

REVISIONS AND ISSUES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15-0043
DWG NAME: w150043-C200 site
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

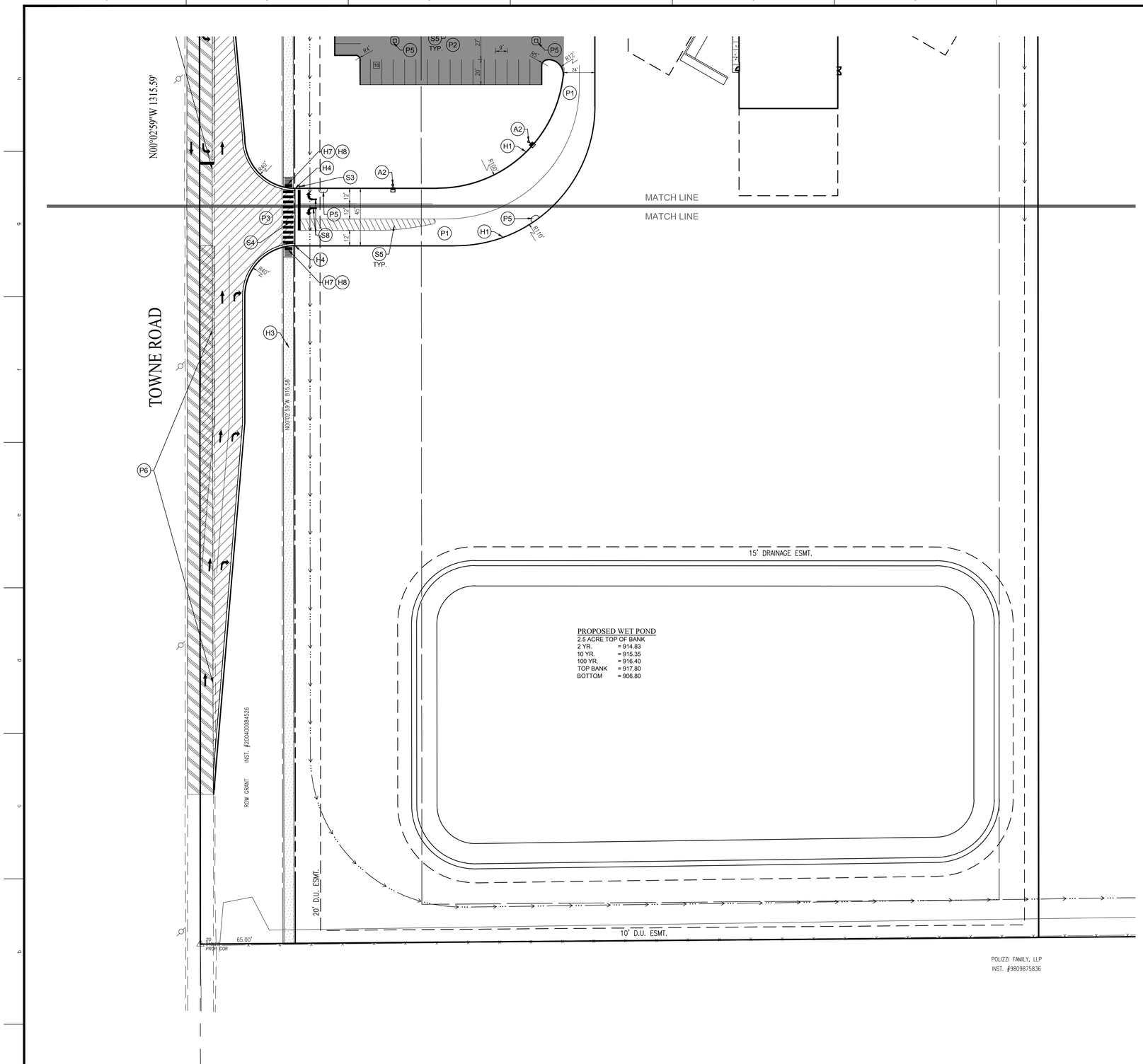
SITE PLAN

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\concept\w150043-C200 site.dwg
LAYOUT: C200
DATE/TIME: December 29, 2015 - 3:58pm
PLOTTED BY: webster



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REVISIONS/ MOTIONS	DATE	BY	PROJECT NO. W15.0043
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT	DWG NAME: w15043-C200 site
			DESIGNED BY: RLW
			DRAWN BY: RLW
			CHECKED BY: SKS
			DATE: 10.30.2015

STEVEN SCOTT RUCKER
REGISTERED
P.E. 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

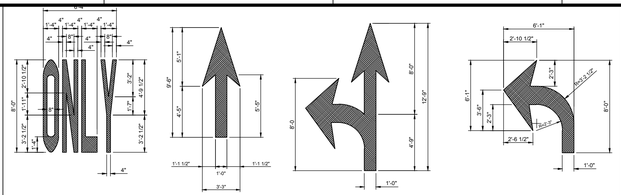
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201

PROJECT NO.
W15.0043

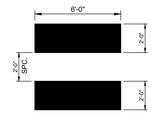
LOCATION: H:\2015\w15043\Engineering\design\connect\w15043-C200 site.dwg
LAYOUT: C201
DATE/TIME: December 29, 2015 - 3:58pm
PLOTTED BY: webster



NOTE:
LANE CONTROL ARROWS SHALL BE WHITE AND SHALL BE PLACED IN ACCORDANCE WITH IMUTCD. THE ARROW SHOULD BE 20 FEET IN ADVANCE OF THE STOPLINE. THE WORD "ONLY" SHOULD BE LOCATED IN ADVANCE OF THE PAVEMENT ARROW.

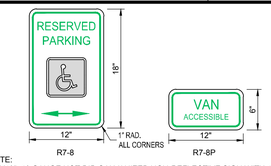
TRAFFIC MARKING DETAILS
(NO SCALE)

NOTE:
TYPICAL SIZES FOR NORMAL INSTALLATION. SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW-SPEED URBAN CONDITIONS.



NOTES:
- CONTRACTOR SHALL PROPERLY RE-ALIGN STOP BARS AND OTHER PAVEMENT MARKERS AS NECESSARY TO INSTALL CROSSWALK.
- CROSSWALK STRIPES SHALL BE APPLIED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- STRIPES ARE PAINTED WHITE.
- CONTRACTOR SHALL APPLY LONG LIFE MARKING MATERIALS ONLY.

PEDESTRIAN CROSSWALK
(NO SCALE)

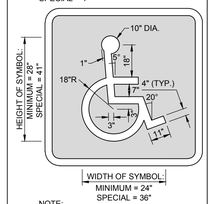


NOTE:
12"X18" 18 GAUGE HOT DIP GALVANIZED NON-REFLECTIVE SIGN WITH 12' POST DRIVEN 4 FEET INTO GROUND. POST SHALL BE 12' LONG GALVANIZED 2 1/2" OD STEEL POSTS. SET BOTTOM OF SIGN 7' ABOVE GRADE.

NOTE:
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.

ADA SIGNS
(NO SCALE)

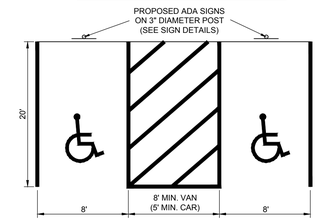
NOTE:
ALL STRIPES TO BE PAINTED WHITE.
MINIMUM = 3"
SPECIAL = 4"



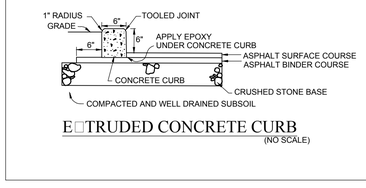
NOTE:
BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL

ADA PARKING SYMBOL DETAIL
(NO SCALE)

NOTE:
ALL PAINT TO BE BLUE NON-SKID SURFACE APPLICATION OF CILICA SAND OR GLASS BEAD BY METHOD OF MIXTURE AND OR BROADCASTING.



"ADA" PARKING SPACES
(NO SCALE)



EXTRUDED CONCRETE CURB
(NO SCALE)

Diagram 1: Bicycle Rack Type

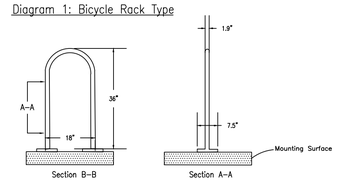
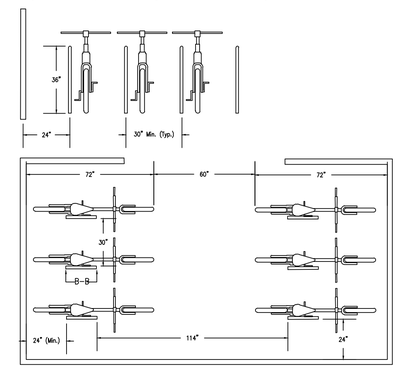


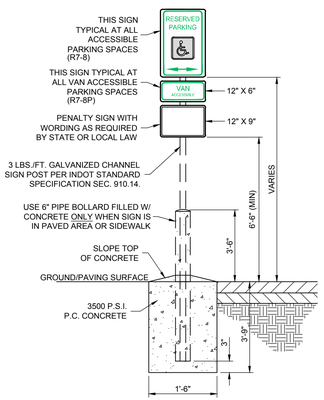
Diagram 2: Bicycle Parking Location and Design



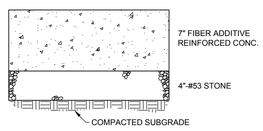
BICYCLE PARKING DETAIL
(NO SCALE)

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

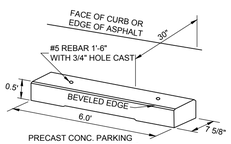
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



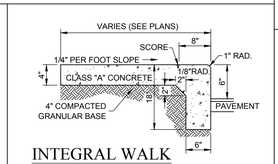
ADA SIGN BOLLARD MOUNT DETAIL
(NO SCALE)



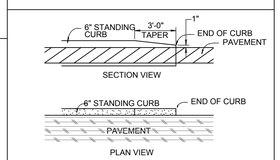
CONCRETE PAVING SECTION
(NO SCALE)



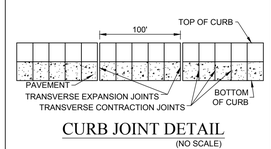
PARKING BARRIER
(NO SCALE)



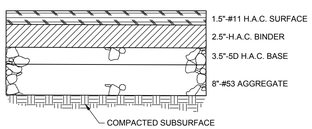
INTEGRAL WALK AND CURB DETAIL
(NO SCALE)



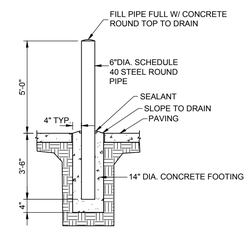
CURB TAPER DETAIL
(NO SCALE)



CURB JOINT DETAIL
(NO SCALE)



HEAVY DUTY ASPHALT PAVING SECTION (ALT.)
(NO SCALE)



PIPE BOLLARD DETAIL
(NO SCALE)

811
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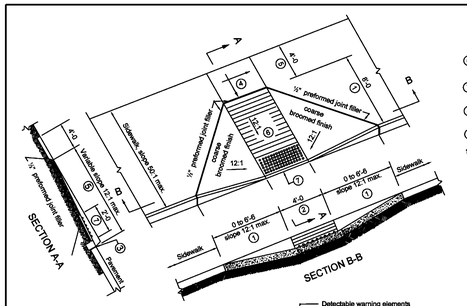
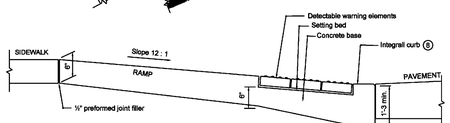
NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of the detectable warning.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. Indicated area denotes pay limits.
10. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.



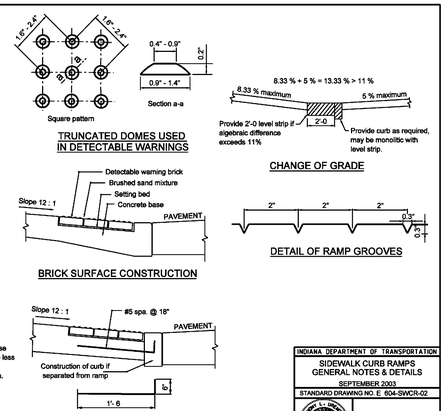


RAMP CONSTRUCTION DETAIL

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMP TYPE A
SEPTEMBER 2003
STANDARD DRAWING NO. E 604-SWCR-03

GENERAL NOTES :

1. These dimensions are based on a 6 in. curb height. They shall be proportionally adjusted for other curb heights.
2. Where site infeasibility precludes construction to the width shown, such width may be decreased to a minimum of 3'-0.
3. The bottom edge of the curb ramp shall be flush with the edge of adjacent pavement and gutter line.
4. Landing areas at the top of curb ramps shall have maximum cross slope of 50 : 1 in any direction. When site infeasibility precludes a landing slope of 50 : 1 in any direction, the slope perpendicular to the curb face shall not exceed 50 : 1.
5. If site infeasibility precludes construction to the width shown, the landing width may be decreased to 3'-0 minimum. The running slope of the curb ramp may be steepened to a maximum of 10 : 1 for a maximum 6 in. rise.
6. Drainage inlets should be located uphill from curb ramps to prevent puddles at the path of travel.
7. See Standard Drawing E 604-SWCR-12 for improved access on narrow sidewalks.
8. Algebraic difference in grade between the base of curb ramp and the gutter shall be limited to less than 11%. If it is not practical, a 2'-0 wide level strip shall be provided. See detail sketch.



TRUNCATED DOMES USED IN DETECTABLE WARNINGS

CHANGE OF GRADE

BRICK SURFACE CONSTRUCTION

DETAIL OF RAMP GROOVES

ALTERNATE CURB CONSTRUCTION

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMPS GENERAL NOTES & DETAILS
SEPTEMBER 2003
STANDARD DRAWING NO. E 604-SWCR-02

WEIHE ENGINEERS
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
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME:	w150043-C201 site det.dwg
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	10.30.2015

DATE	BY	REVISIONS AND NOTES
10.30.2015	MLT	SUBMITTED FOR INITIAL REVIEW

STEVEN SCOTT RUCKER REGISTERED PE 11300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

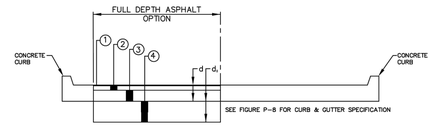
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE DETAILS
Part of SW14, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C202

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consult\w150043-c201 site det.dwg
LAYOUT: C202
DATE/TIME: December 29, 2015 - 3:59pm
PLOTTED BY: weisteam



INDUSTRIAL AND ARTERIAL

	ASPHALT 1 d=10" d1=14" d+d1=24"	ASPHALT 2 d=15" d1=14" d+d1=29"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	2.5" BINDER 19 mm	2.5" BINDER 19 mm
3	2.5" BASE 19 mm	5.0" BASE 25 mm
4	3.5" BASE 19 mm	6" COMP. AGGR. (SIZE No. 53)
5	SUBGRADE TRMT. * TYPE IB OR IC	SUBGRADE TRMT. * TYPE IB OR IC

NOTE:

* CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.

TYPICAL PAVEMENT SECTIONS

CITY OF WESTFIELD, INDIANA

1/22/15 DATE FIGURE P-3

STOP SIGN (R1-1) 30" x 30"

VIELD SIGN (R1-2) 30" x 30" x 30"

ALL WAY

R1-4 18" X 6"

THIS SIDE

NO PARKING SIGN (R7-31) 12" x 18"

SPEED LIMIT ?

SPEED LIMIT SIGN (R2-1) 24" x 30"

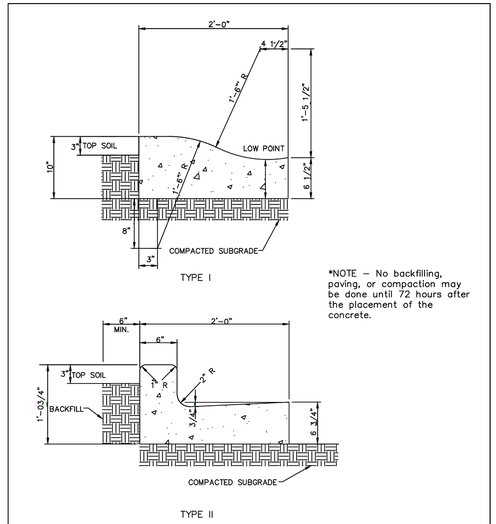
NOTES:

1. SIGNS SHALL BE SINGLE FACED WITH HIGH INTENSITY REFLECTORIZED SHEETING ON 0.080" THICK ALUMINUM SHEET MATERIAL PER INDOT STANDARD SPECIFICATION 919.
2. POSTS SHALL BE 12'-0" LONG, 2lb/ft GALVANIZED U-CHANNEL SIGN POST INDOT STANDARD SPECIFICATION 910.14.
3. ALL SIGNS, 36" AND GREATER, SHALL BE; DOUBLE POSTED, 14'-0" LONG, 3lb/ft GALVENIZED U-CHANNEL POST, PER INDOT STANDARD SPECIFICATION 910.14.
4. ALL SIGN SIZES, SHAPES, COLORS AND MATERIAL SHALL MEET THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

REGULATORY SIGN DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-15d

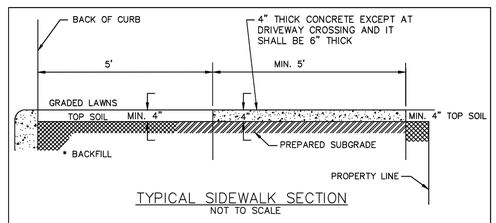


*NOTE – No backfilling, paving, or compaction may be done until 72 hours after the placement of the concrete.

CONCRETE CURB AND GUTTER TYPE I & II

CITY OF WESTFIELD, INDIANA

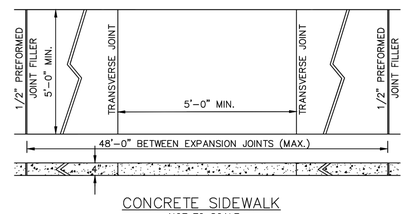
4/1/14 DATE FIGURE P-8



TYPICAL SIDEWALK SECTION
NOT TO SCALE

* THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6" IN DEPTH.

SUBGRADE UNDER ALL CURBS, SIDEWALKS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.



CONCRETE SIDEWALK
NOT TO SCALE

SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-10

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

REVISIONS AND NOTES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w150043-C201 site det.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

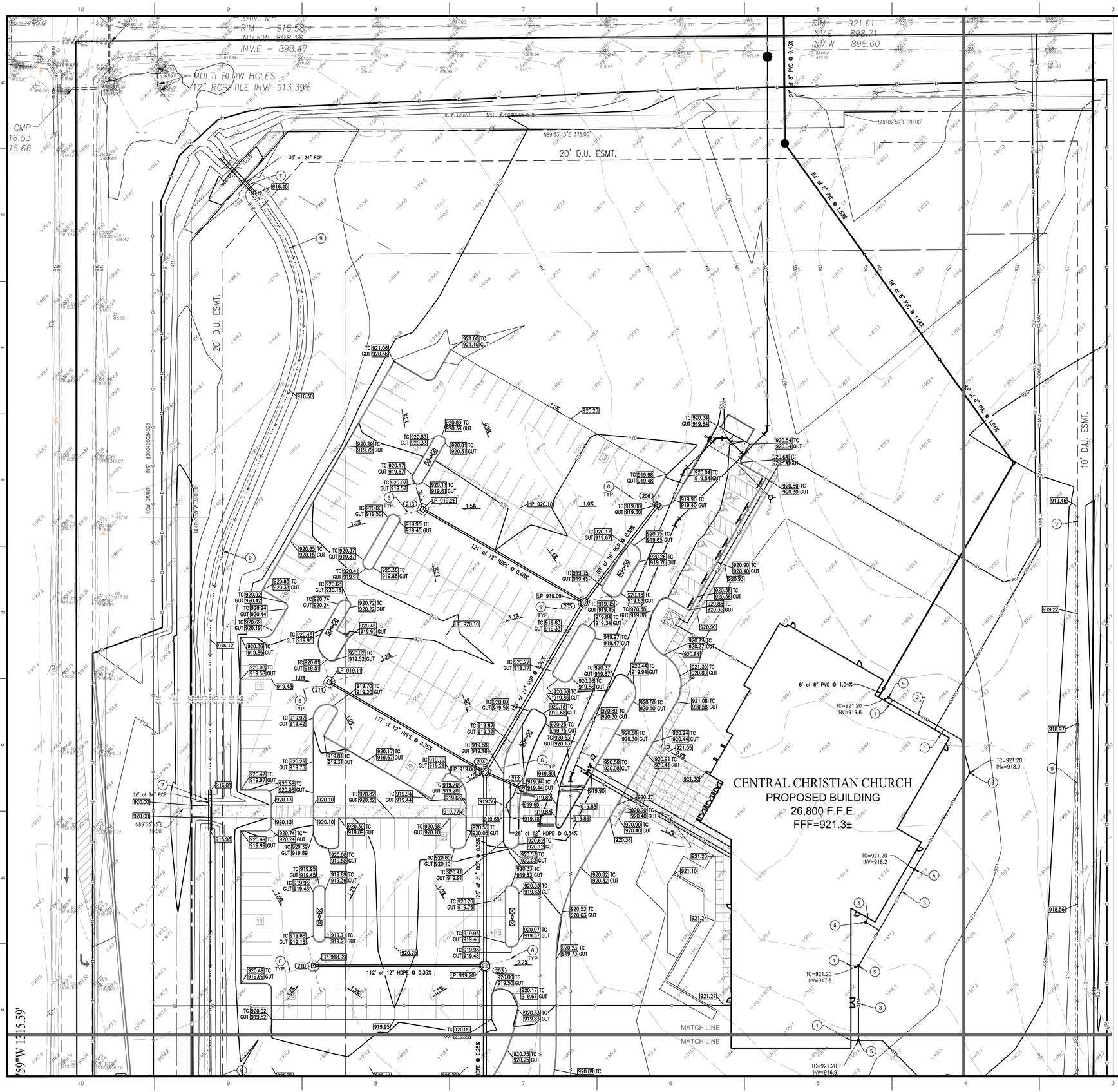
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE DETAILS
Part of SW/4, Section 18, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C203

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\construct\w150043-C201 site det.dwg
LAYOUT: C203
DATE/TIME: December 29, 2015 – 3:59pm
PLOTTED BY: webuser



GRADING PLAN NOTES

1. CONNECT DOWNSPOUTS TO 6" HDPE ROOF DRAINS
2. 6" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN □ 1.0□ MINIMUM
3. 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN □ 1.0□ MINIMUM
4. 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN □ 1.0□ MINIMUM
5. TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C603
6. 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
7. INSTALL 24" RCP CULVERT □ 0.11□. REFER TO THIS PLAN FOR LENGTH AND INVERTS
8. INSTALL 5' x 10' x 1.5' REVETMENT RIP-RAP ON FILTER FABRIC
9. SWALE WITH SUBSURFACE DRAINAGE TILE. REFER TO DETAIL ON SHEET C604
10. OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C604

GRADING PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OT ER

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMM.
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

GENERAL GRADING NOTES

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION, PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95□ OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 1/8" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER/ OR ENGINEER.
12. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
13. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.

GENERAL NOTES

1. ALL HDPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL
2. ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HDPE MATERIAL COMPARABLE WITH STORAGE PIPES
3. PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 8" LIFTS TO 95□ MAXIMUM DRY DENSITY
4. VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION
5. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115 F, DATED FEBRUARY 19, 2003.

ABBREVIATIONS

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

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

N W E S

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weihe.net

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND NOTES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.	W15.0043
DWG NAME:	w15043-C300 grad
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	10.30.2015

STEVEN SCOTT RUCKER REGISTERED LANDSCAPE ARCHITECT STATE OF INDIANA
STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA
PE.11300279

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

GRADING PLAN

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

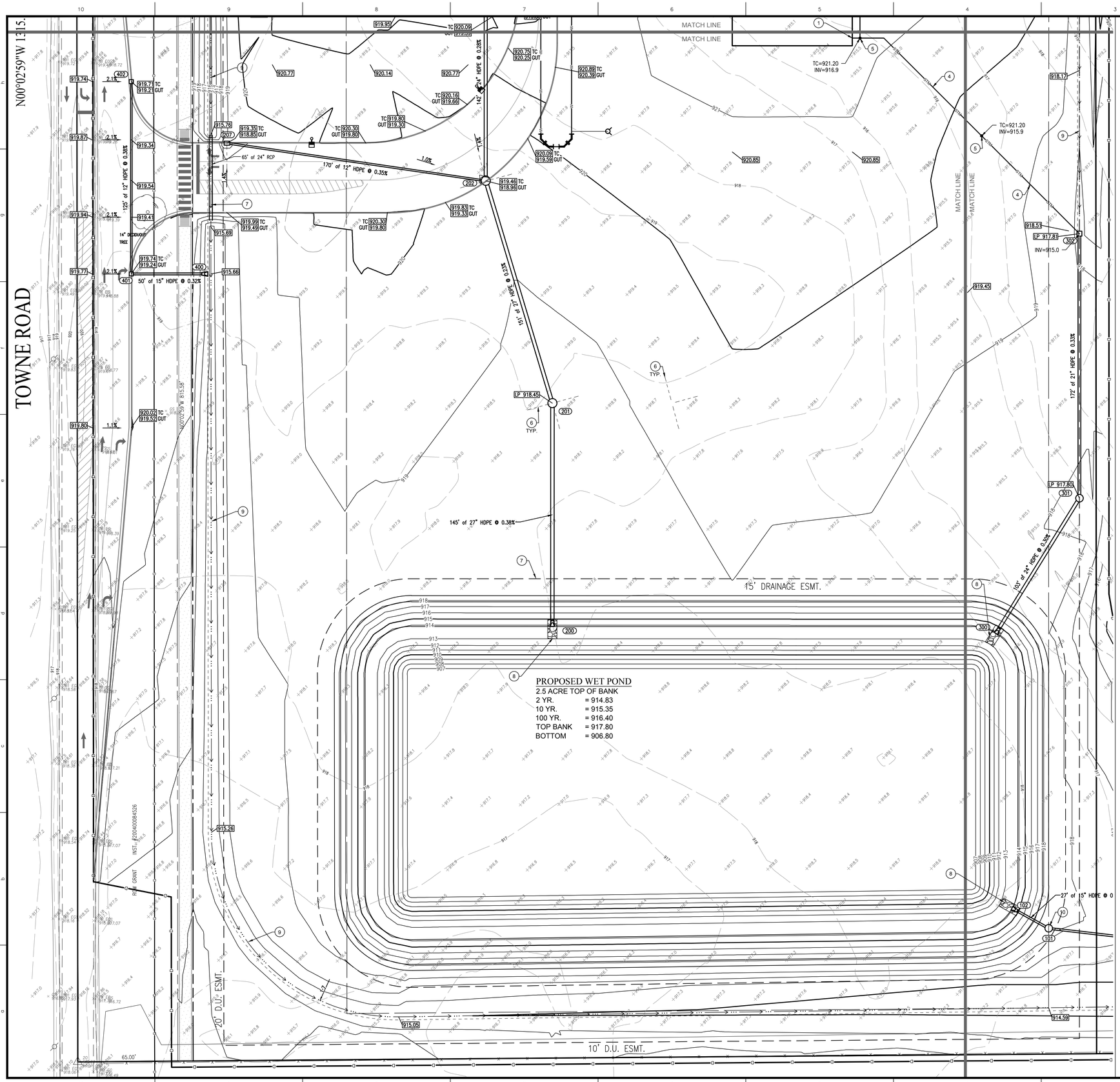
SHEET NO.

C300

PROJECT NO.

W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consult\w150043-C300 grad.dwg
LAYOUT: C300
DATE/TIME: December 29, 2015 - 4:00pm
PLOTTED BY: weisterr



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4. 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN □ 1.0□ MINIMUM
5. TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C603
6. 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
7. INSTALL 24" RCP CULVERT □ 0.11□. REFER TO THIS PLAN FOR LENGTH AND INVERTS
8. INSTALL 5' x 10' x 1.5' REVETMENT RIP-RAP ON FILTER FABRIC
9. SWALE WITH SUBSURFACE DRAINAGE TILE. REFER TO DETAIL ON SHEET C604
10. OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C604

GRADING PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OT ER

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMM.
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

GENERAL GRADING NOTES

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95□ OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
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11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 1/8" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER/ OR ENGINEER.
12. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
13. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.

GENERAL NOTES

1. ALL HDPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL
2. ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HDPE MATERIAL COMPARABLE WITH STORAGE PIPES
3. PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 8" LIFTS TO 95□ MAXIMUM DRY DENSITY
4. VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION
5. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115 F, DATED FEBRUARY 19, 2003.

ABBREVIATIONS

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

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

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STEVEN SCOTT RUCKER REGISTERED P.E. 11300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PROJECT NO. W15.0043
DWG NAME: w15043-C300 grad
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

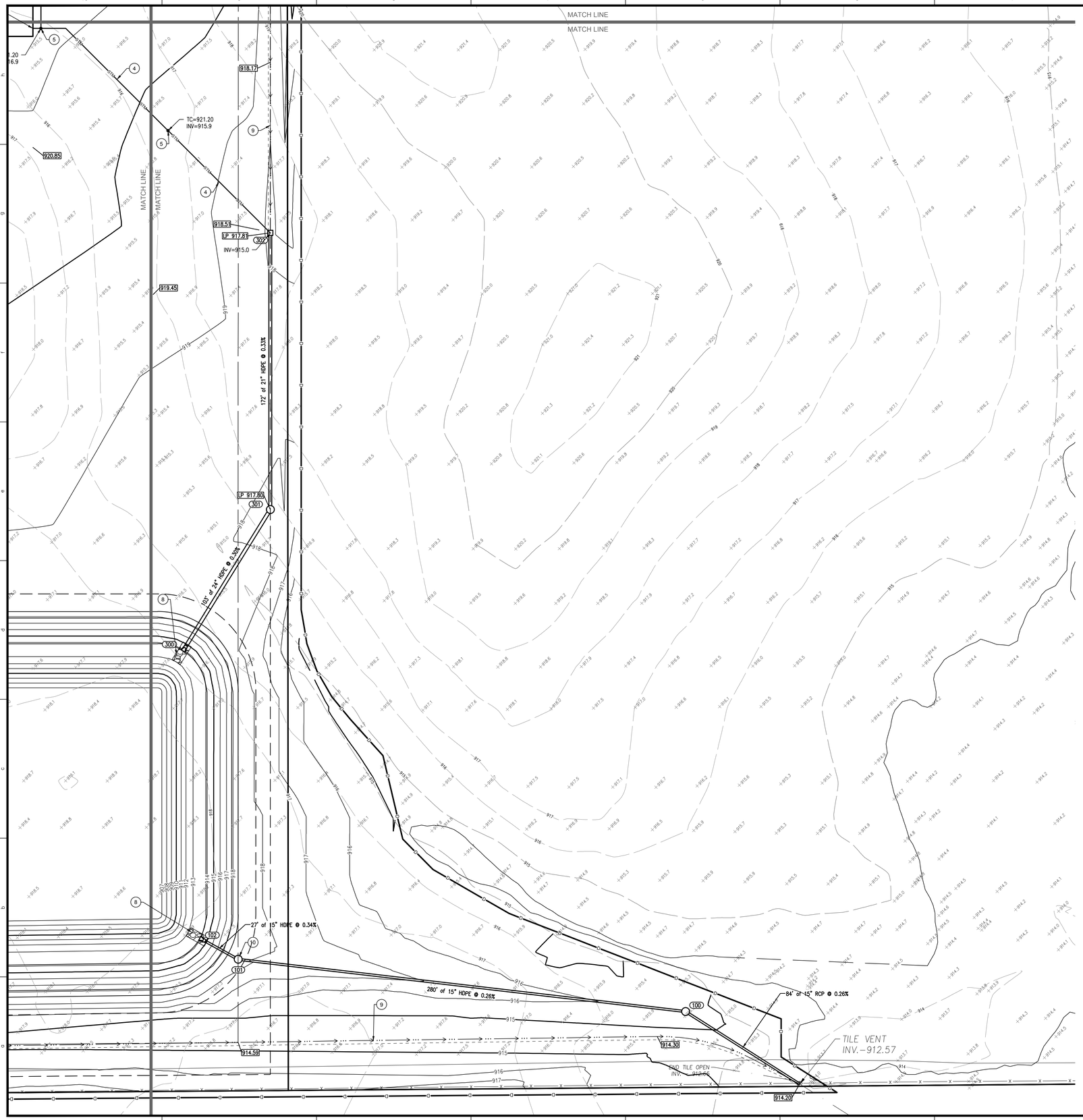
GRADING PLAN

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C301

PROJECT NO.
W15.0043

LOCATION: H:\2015\w15043\Engineering\design\conset\w15043-C300 grad.dwg
LAYOUT: C301
DATE/TIME: December 29, 2015 - 4:00pm
PLOTTED BY: webster



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ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

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NO.	DATE	BY	REVISION NOTES
1	10.30.2015	MLT	SUBMITTED FOR INITIAL REVIEW

PROJECT NO.: W15.0043
DWG NAME: w15043-C300 grad
DESIGNED BY: RLW
DRAWN BY: RLW
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DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

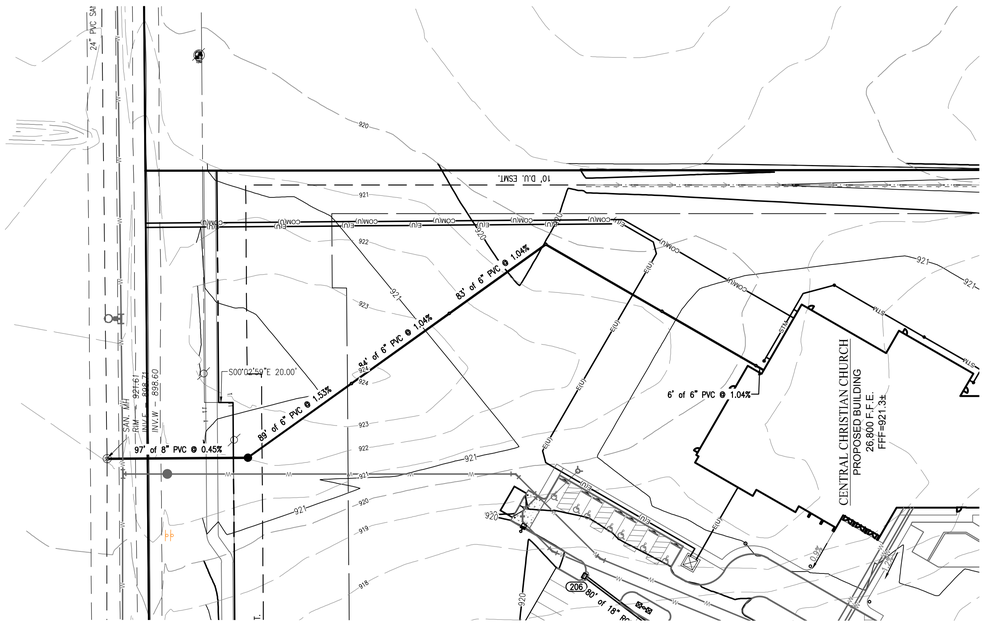
GRADING PLAN

Part of SW¼ Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C302

PROJECT NO.
W15.0043

LOCATION: H:\2015\w15043\Engineering\design\consult\w15043-C300 grad.dwg
LAYOUT: C302
DATE/TIME: December 29, 2015 - 4:00pm
PLOTTED BY: webserr



LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GAS PIPELINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- FIBER OPTIC MARKER
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CLEANOUT (OTHER OR UNIDENTIFIED)
- MANHOLE (OTHER OR UNIDENTIFIED)

LINE TYPES

- UNDERGROUND GAS
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- INDEX CONTOUR
- INTERMEDIATE CONTOUR

E N S W

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HORIZONTAL SCALE: 1" = 50'
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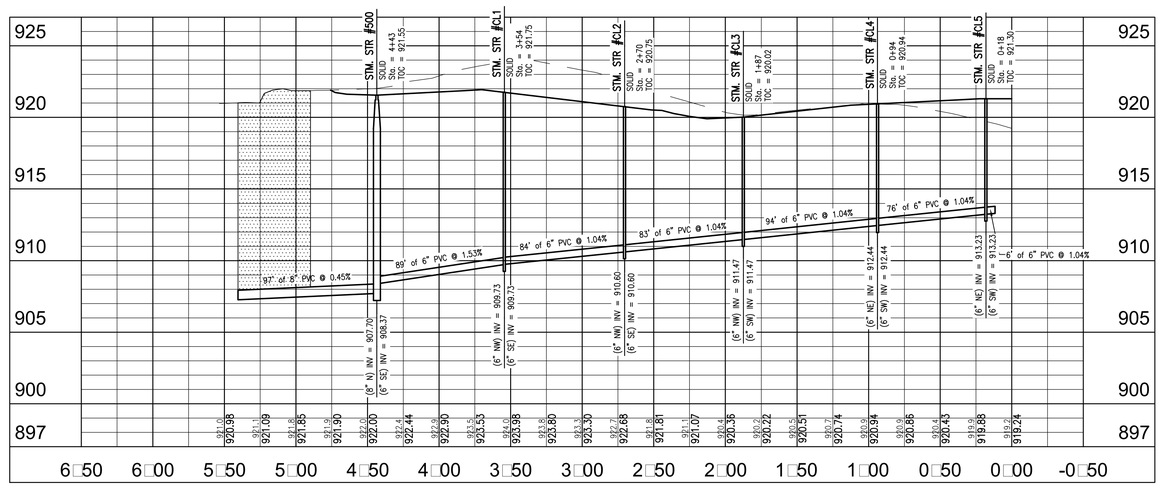
SAINTARY ALIGNMENT



PROFILE LEGEND

- EXISTING GRADE
- FINISHED GRADE
- GRANULAR BACKFILL

-NOTE-

RUN WATER LINE A MINIMUM OF 54" DEEP.
PROVIDE MINIMUM OF 10' HORIZONTAL & 2' VERTICAL CLEARANCE BETWEEN WATER & SANITARY LINE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w15043-C500.pro
DESIGNED BY: RWG
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

REGISTERED PROFESSIONAL ENGINEER
STEVEN SCOTT RUCKER
PE.11300279
STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

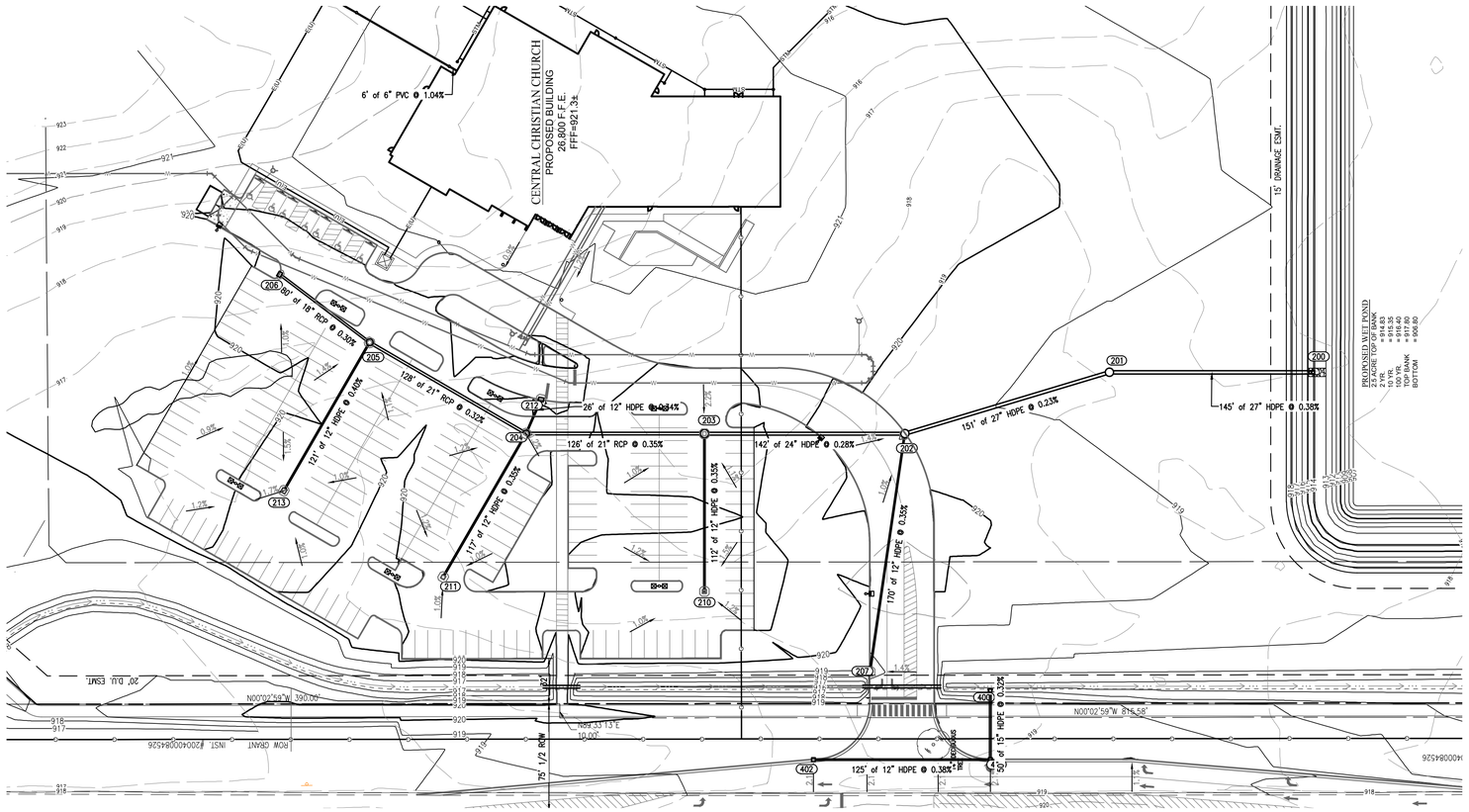
SANITARY SEWER PLAN & PROFILE

Part of SW4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C500

PROJECT NO.
W15.0043

LOCATION: J:\J2015\w1500043\Engineering\design\conset\w1500043-C600 prop.dwg
LAYOUT: C500
DATE/TIME: December 29, 2015 - 4:01pm
PLOTTED BY: weihe



LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GAS PIPELINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- FIBER OPTIC MARKER
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CLEANOUT (OTHER OR UNIDENTIFIED)
- MANHOLE (OTHER OR UNIDENTIFIED)
- STEAM MANHOLE
- AIR COMPRESSOR

LINE TYPES

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- 500 INDEX CONTOUR
- 501 INTERMEDIATE CONTOUR

PROFILE LEGEND

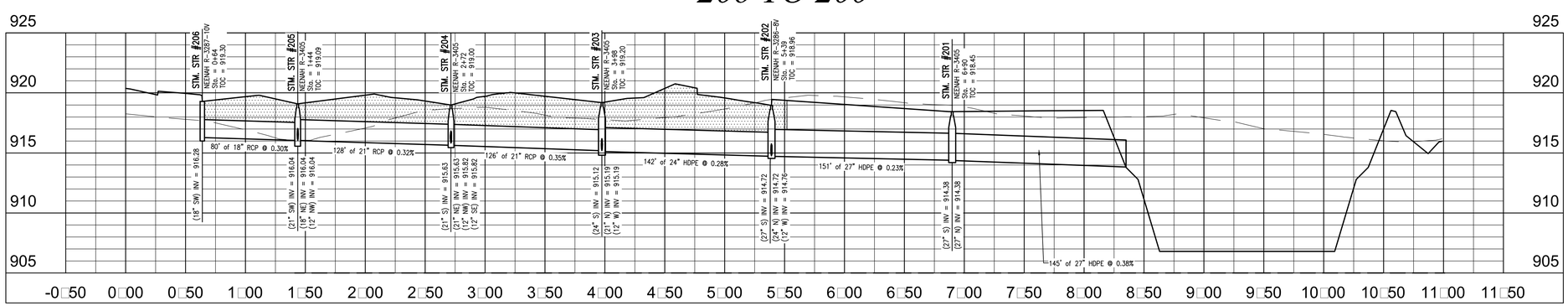
- EXISTING GRADE
- FINISHED GRADE
- GRANULAR BACKFILL

SCALE: 1" = 50'

0 25 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

206 TO 200



-NOTE-
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REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME: w15043-C600.pp
DESIGNED BY: RWG
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

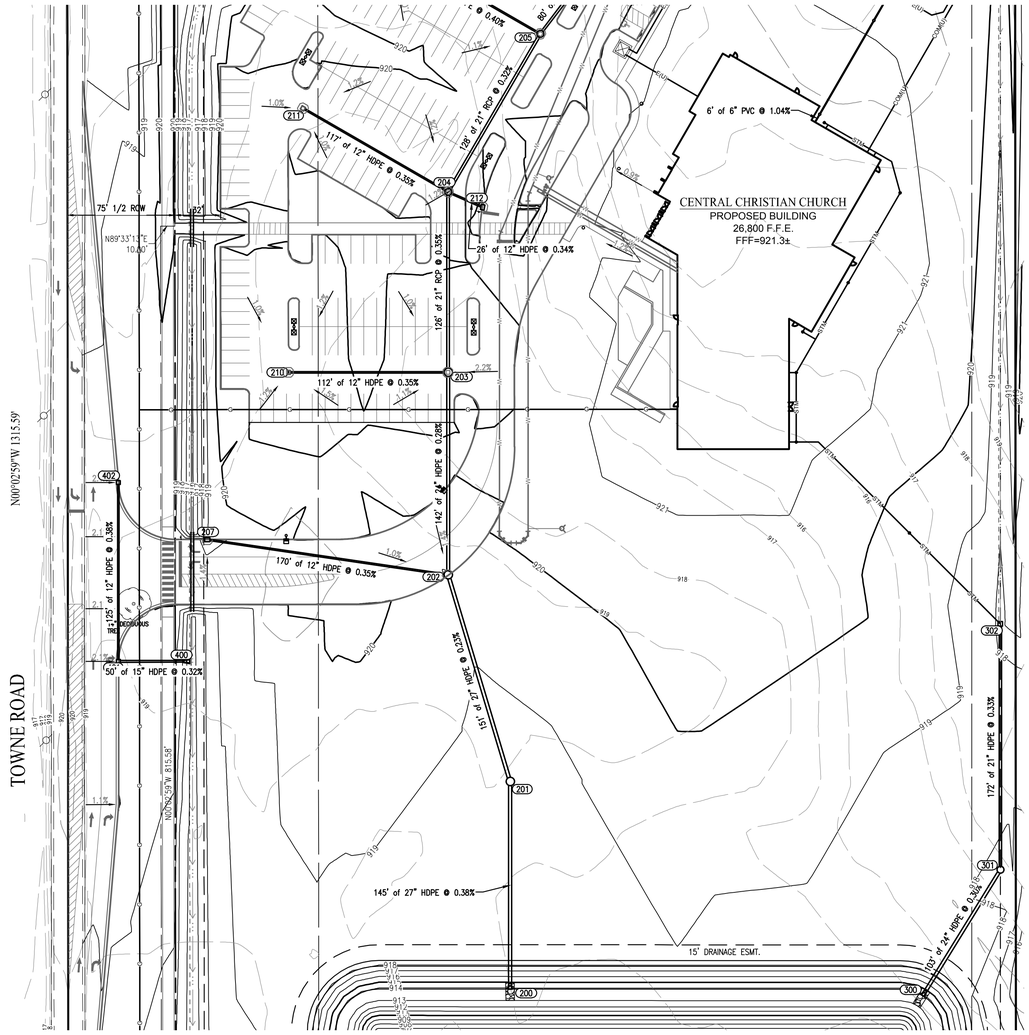
STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PE.11300279
STATE OF INDIANA
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

STORM SEWER PLAN & PROFILE
Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C600
PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\context\w150043-C600.pp.dwg
LAYOUT: C600
DATE/TIME: December 29, 2015 - 4:01pm
PLOTTED BY: wsteiner



LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GAS PIPELINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- FIBER OPTIC MARKER
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CLEANOUT (OTHER OR UNIDENTIFIED)
- MANHOLE (OTHER OR UNIDENTIFIED)

LINE TYPES

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
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- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

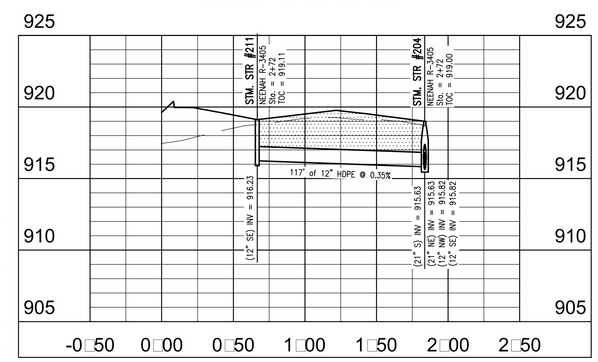
N W E S

SCALE: 1" = 50'

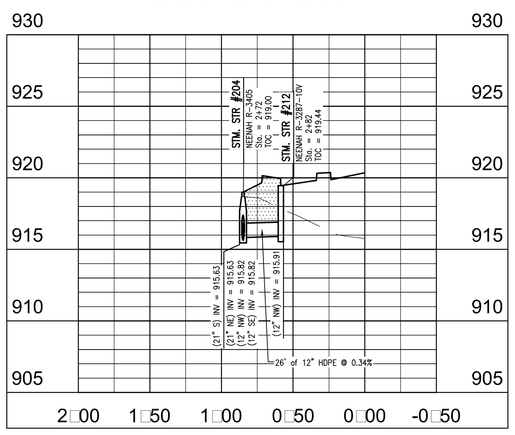
0 25 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

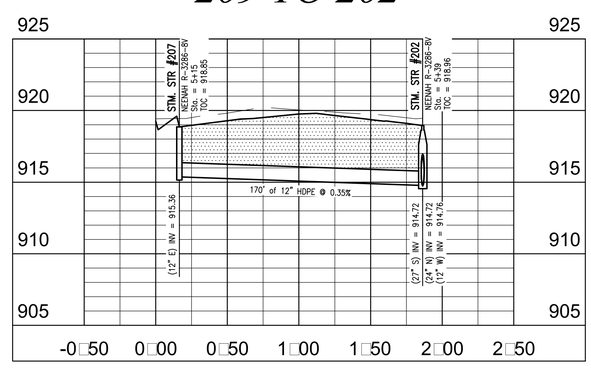
211 TO 205



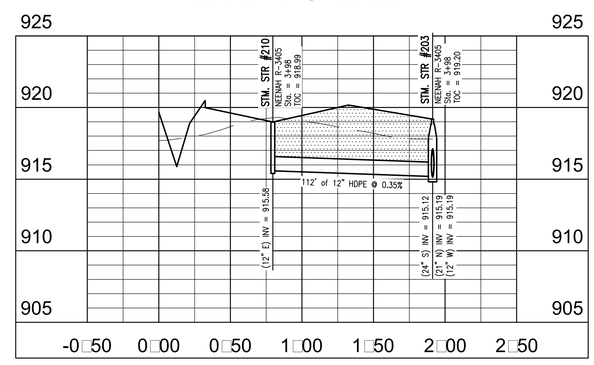
213 TO 205



209 TO 202



211 TO 202



PROFILE LEGEND
EXISTING GRADE
FINISHED GRADE
GRANULAR BACKFILL

-NOTE-
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Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w15043-C600.prp
DESIGNED BY: RWM
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

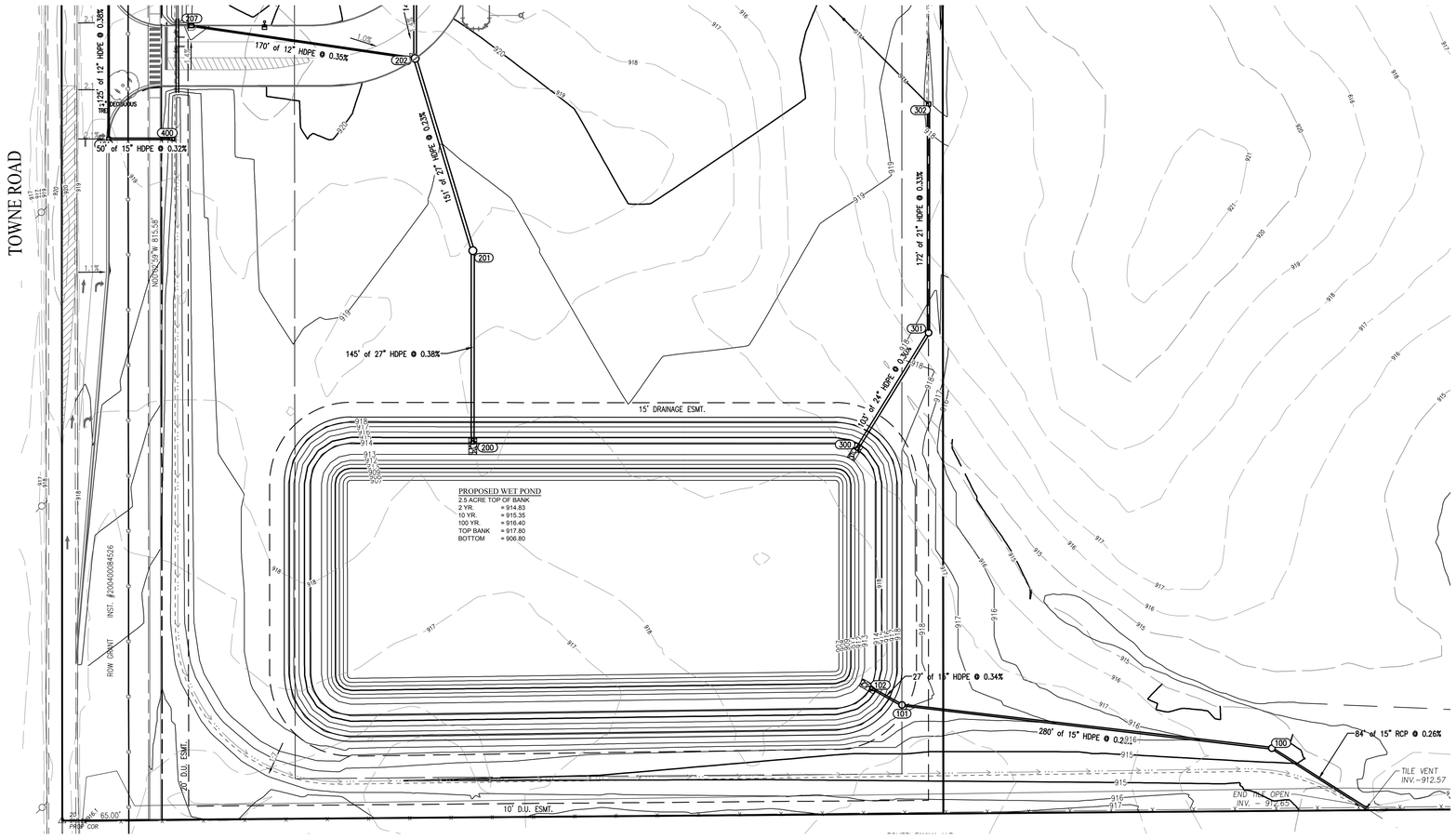
STORM SEWER PLAN & PROFILE

Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C601

PROJECT NO.
W15.0043

LOCATION: N:\2015\w150043\Engineering\design\construct\w150043-C600 prp.dwg
LAYOUT: C601
DATE/TIME: December 29, 2015 - 4:01pm
PLOTTED BY: weiheir



LEGEND

UTILITIES

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- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
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- ELECTRIC MANHOLE
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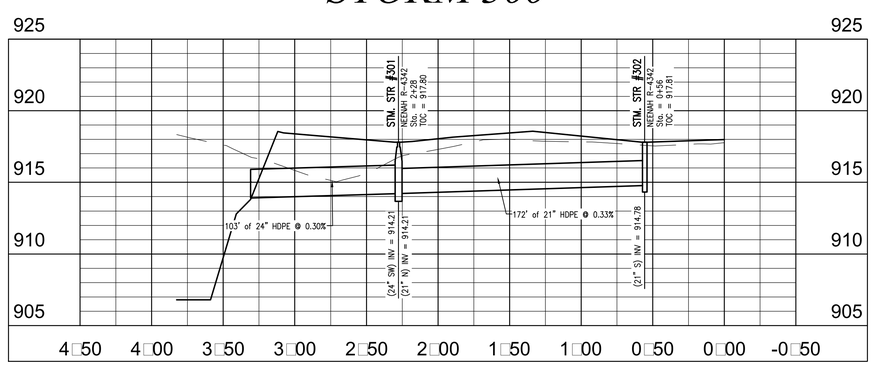
- INTERMEDIATE CONTOUR

SCALE: 1" = 50'

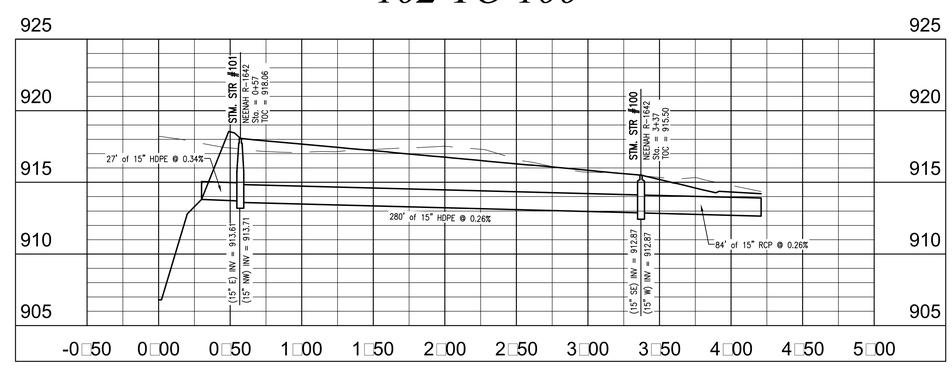
0 25 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

STORM 300



102 TO 100



PROFILE LEGEND

- EXISTING GRADE
- FINISHED GRADE
- GRANULAR BACKFILL

-NOTE-

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME: w15043-C600.pro
DESIGNED BY: RWW
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

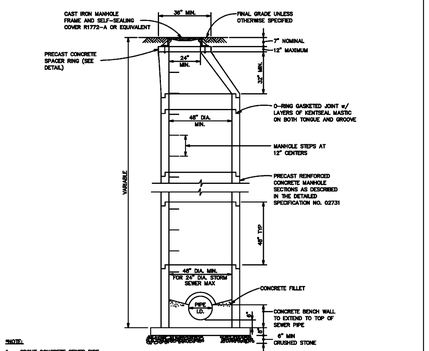
STORM SEWER PLAN & PROFILE

Part of SW4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO. C602

PROJECT NO. W15.0043

LOCATION: J:\2015\w150043\Engineering\design\consat\w150043-C600 prop.dwg
USER NAME: Rick Weaver
DATE/TIME: December 29, 2015 - 4:01pm
PLOTTED BY: weaver



NOTE:
1. GROUT CONCRETE SEWER PIPE WATERTIGHT TO MANHOLE WALL
2. INSTALL BUTYL RUBBER WATERSTOP FOR PIPE OTHER THAN CONCRETE SEWER PIPE
3. SEE TYPE 1 STORM SEWER MANHOLE DETAIL FOR SEWERS LARGER THAN 24"

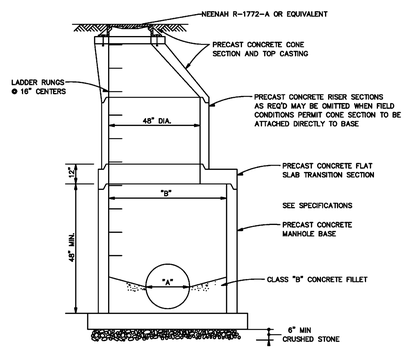
STANDARD STORM MANHOLE DETAIL

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

11/7/13 DATE

FIGURE ST–1



TYPE I MANHOLE STRUCTURE DATA		
PIPE DIA. "A"	INTERSECTING ANGLE	PIPE DIA. "B"
30"	0° TO 44°	30"
30"	44° TO 90°	30"
36"	0° TO 44°	36"
36"	44° TO 90°	36"

NOTES:
1. SEE STANDARD STORM SEWER MANHOLE DETAIL FOR OTHER DETAIL & DIMENSIONS
2. RISER & CONE SECTIONS SHALL BE AS SHOWN ON STANDARD STORM SEWER MANHOLE DETAIL

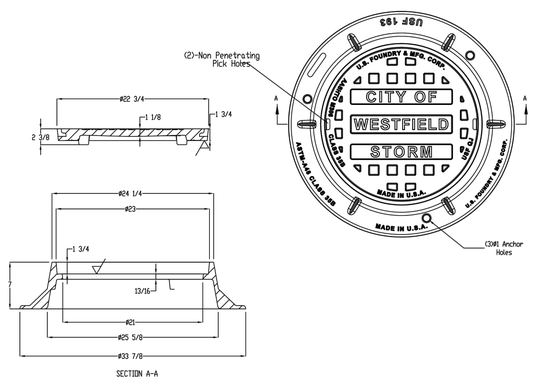
TYPE 1 STORM SEWER MANHOLE DETAIL

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST–2



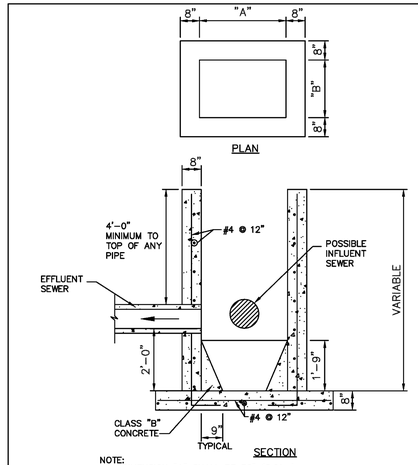
MANHOLE SOLID LID CASTING

CITY OF Westfield INDIANA — PHILLIP A. SUNDING REGISTERED No. PE11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

1/22/15 DATE

FIGURE ST–7



NOTE:
1. DIMENSION "A" SHALL BE 36" (0.91m) AND DIMENSION "B" SHALL BE 24" (0.61m) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. PRECAST CATCH BASINS SHALL BE CONSIDERED AN ACCEPTABLE ALTERNATE IF APPROVED BY THE WESTFIELD PUBLC WORKS DEPARTMENT

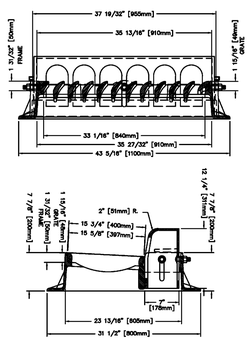
TYPE "CA" CATCH BASIN DETAIL

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST–13



NEENAH	R–3287–10V
EAST JORDAN	7505 M1 & T2

* OR APROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT

** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:
A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

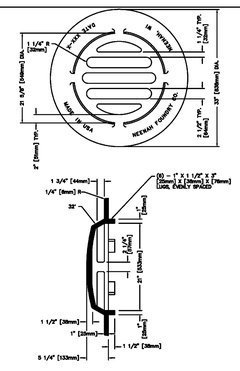
CHAIR BACK CURB INLET CASTING

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST–8



NEENAH	R–4342
EAST JORDAN	6489

* OR APROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT

** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:
A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

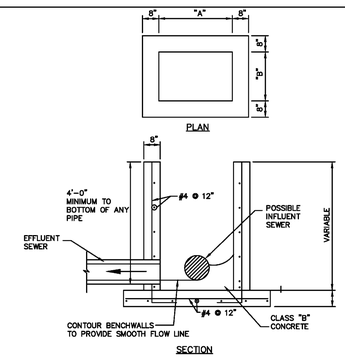
BEEHIVE CURB INLET CASTING

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST–10



CAST	"A"	"B"
TYPE 1	36"(0.91m)	24"(0.61m)
TYPE 2	24"(0.61m)	22"(0.56m)
TYPE 3	22"(0.56m)	20"(0.51m)

NOTE:
1. THESE DIMENSIONS ARE ALSO APPLICABLE TO TYPE "CA" CATCH BASINS. (See figure ST–13)
2. PRECAST INLETS AND CATCH BASINS SHALL BE CONSIDERED AN ACCEPTABLE ALTERNATE IF APPROVED BY THE WESTFIELD PUBLIC WORKS DEPARTMENT

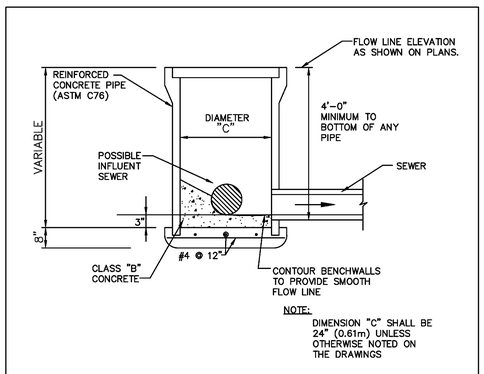
INLET STRUCTURE TYPE 1A

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE ST–11



CAST	"A"	"B"
TYPE 1	36" (0.91m)	24" (0.61m)
TYPE 2	24" (0.61m)	22" (0.56m)
TYPE 3	22" (0.56m)	20" (0.51m)

NOTES:
1. THESE DIMENSIONS ARE ALSO APPLICABLE TO TYPE CA CATCH BASINS.
2. PRECAST INLETS AND CATCH BASINS SHALL BE CONSIDERED AN ACCEPTABLE ALTERNATE IF APPROVED BY THE WESTFIELD PUBLIC WORKS DEPARTMENT.

INLET STRUCTURE TYPE 1

CITY OF Westfield INDIANA — NEIL B. VANTHOURNOUT REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST–12

811 Know what's below. Call before you dig.
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Landscape Architecture
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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

		BY	PROJECT NO. W15.0043
DATE	10.30.2015	MLT	DWG NAME: wr15043-C602 drainage det.dwg
			DESIGNED BY: RLW
			DRAWN BY: RLW
			CHECKED BY: JKS
			DATE 10.30.2015

REVISIONS NO DATE
INITIAL REVIEW
SUBMITTED FOR INITIAL REVIEW

STEVEN SCOTT RUCKER REGISTERED No. PE11300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

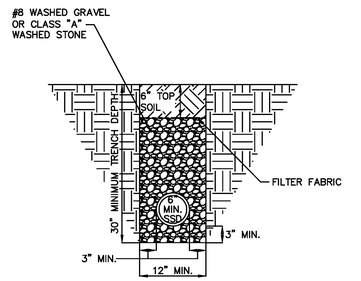
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

DRAINAGE DETAILS
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C603

PROJECT NO.
W15.0043

LOCATION: H:\2015\w15043\Engineering\design\consult\w150043-C602 drainage det.dwg
LAYOUT: C603 - 10.30.2015
DATE/TIME: December 29, 2015 - 4:22pm
PLOTTED BY: weiheadm



NOTE:
TILE SHALL BE DOUBLE WALL, SMOOTH WALL PERFORATED HDPE PIPE.

SUBSURFACE DRAIN (SSD) DETAIL NO SWALE

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-40

PIPE SIZE (INCHES)	STRUCTURES LESS THAN 48" FROM T/C TO INVERT (INCHES)	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING #R-3501N OR 7490	CASTING #3501 TL & TR OR 7495
12 TO 18	24 X 24	***	DESIGN APPROVAL	NO	YES	YES
12 TO 21	30 X 30	***	DESIGN APPROVAL	NO	YES	YES
18 TO 21		MH	DESIGN APPROVAL	YES	YES	YES
21 TO 27	24 X 36* OR 36 X 36	***	DESIGN APPROVAL	NO	NO	YES
12 TO 24	36 X 36	***	DESIGN APPROVAL	NO	YES	YES
24 OR LARGER	DESIGN APPROVAL	***	DESIGN APPROVAL	NO	NO	YES
24 OR LARGER		MH	DESIGN APPROVAL	YES**	YES	YES

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX.

**INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE.

***SPECIAL NOTE: STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A M.H. WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED

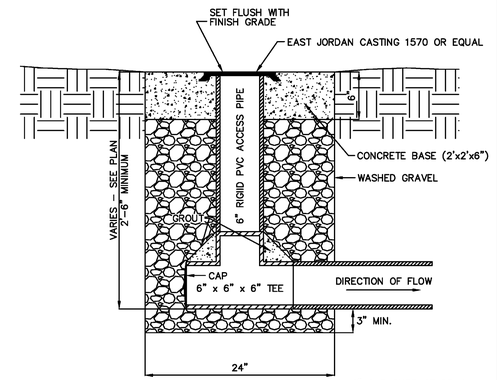
SPECIAL NOTE: STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES.

SPECIAL NOTE: THE CITY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.

STORM STRUCTURE SIZING TABLE

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-15



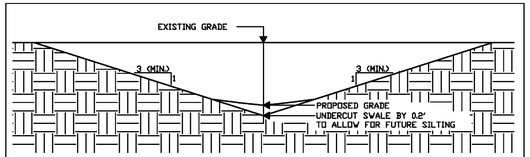
NOTE: MINIMUM 6" SUB SURFACE DRAIN
D= PIPE DIAMETER

NOTE: TILE SHALL BE DOUBLE WALL SMOOTH WALL PERFORATED HDPE PIPE.

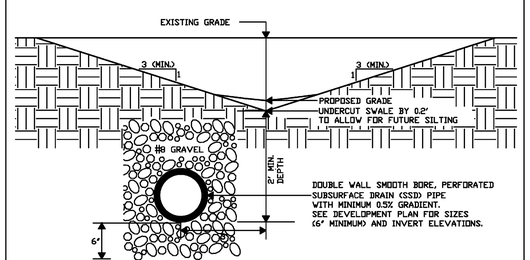
SUBSURFACE DRAIN (SSD) RISER DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-37



UNDERDRAINS REQUIRED IN SWALES WITH SLOPE BETWEEN 1% & 2% GRADIENT

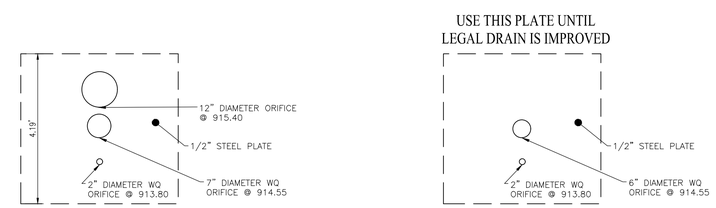


MINIMUM CHANNEL SLOPE 1% GRADIENT

TYPICAL SWALE DETAIL

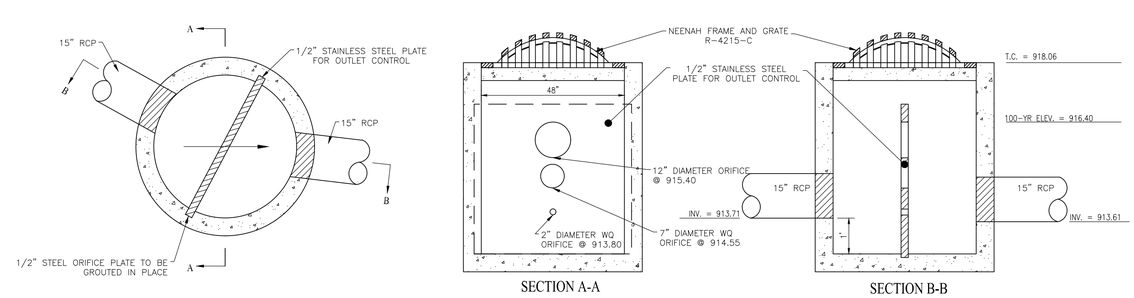
CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-43



FINAL DESIGN PLATE DETAIL

TEMPORARY PLATE DETAIL



SECTION A-A

SECTION B-B

RESTRICTOR PLATE INSTALLATION DETAIL
OUTLET SPECIAL STRUCTURE #102

(NO SCALE)

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	BY	DATE
SUBMITTED FOR INITIAL REVIEW	MLT	10.30.2015

PROJECT NO. W15.0043
DWG NAME: w150043-C602-drainage-det.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

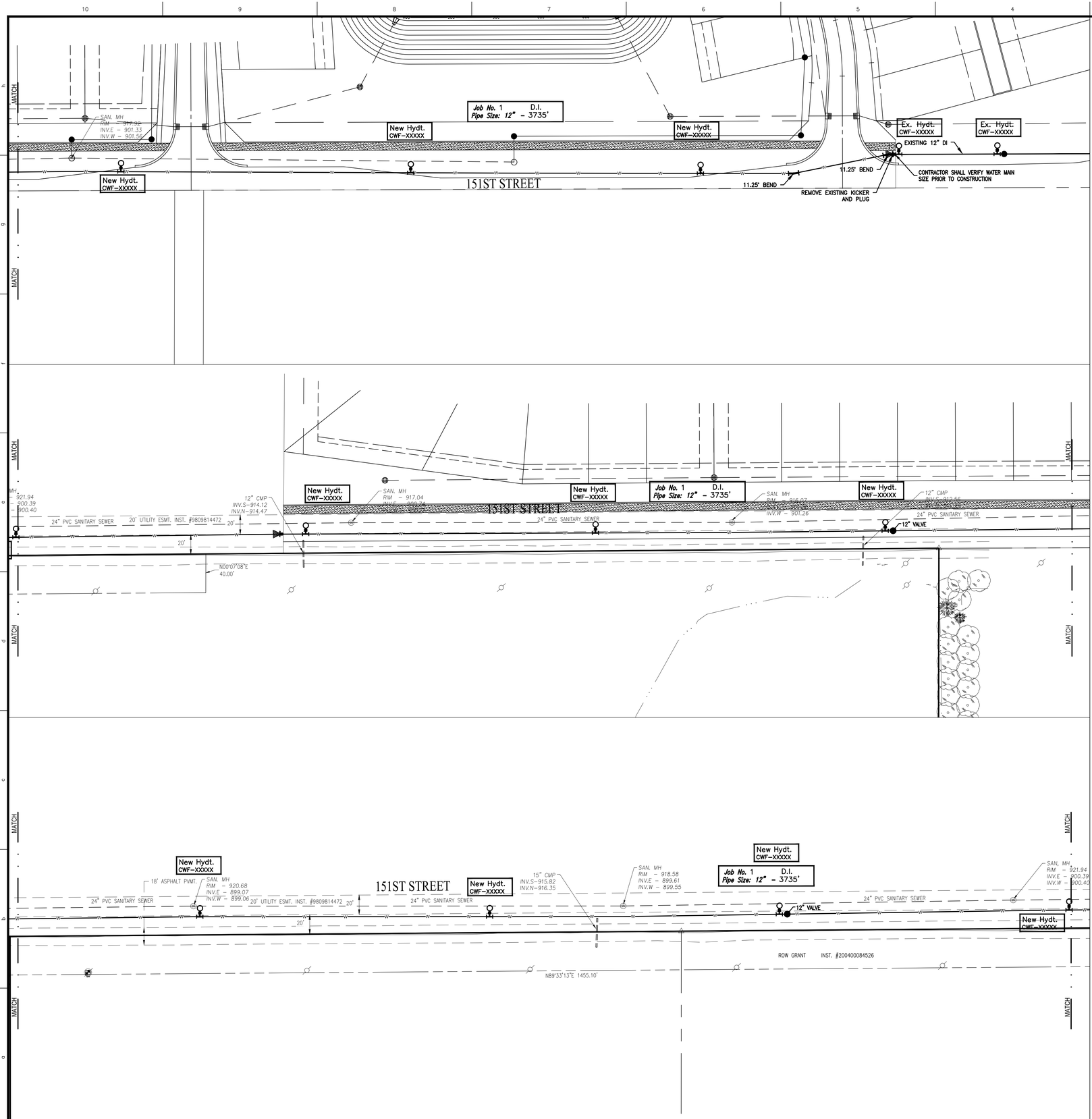
DRAINAGE DETAILS

Part of SW14, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C604

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\construct\w150043-C602 drainage det.dwg
LAYOUT: C604
DATE/TIME: December 29, 2015 - 4:02pm
PLOTTED BY: westaver



WATER MAIN NOTES

1. ALL FIRE HYDRANTS SHALL BE PAINTED WITH 2-COATS OF "FIRE PROTECTION RED (F63RL15)" FOR MUELLER.
2. FIRE HYDRANTS SHALL HAVE 5 INCH STORZ'S CONNECTION (MUELLER MODEL 290220 FOR CASTING AND 290221 CAP OR COMPARABLE TO AND APPROVED BY WPWD). HYDRANTS SHALL BE PLACED PER DIRECTION OF THE WESTFIELD FIRE DEPARTMENT.
3. IF WATERMAIN IS 8 INCHES OR SMALLER, THEN C900 PIPE CAN BE USED, UNLESS A LOWERING IS NOTED.
4. MAIN SHALL BE SADDLE TAPPED AND BEDDED WITH SAND 6 INCHES UNDER AND 12 INCHES OVER THE PIPE WITH MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
5. NUMBER TWELVE (#12) GAUGE LOCATING WIRE SHALL BE TAPED TO THE TOP OF THE MAIN AND PULLED THROUGH ALL VALVE BOXES (TO THE SURFACE) FOR LOCATING PURPOSES.
6. IF DUCTILE PIPE IS USED, THE MAIN MUST BE POLY WRAPPED AND MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
7. CONTRACTOR MUST PROVIDE REDLINE "AS-BUILT" MARK-UPS TO ENGINEER OR ALL BENDS AND TEES MUST BE LOCATED WITH 3" PVC PAINTED BLUE.
8. ALL PROPOSED ROAD CROSSINGS MUST BE FULLY BACKFILLED WITH A GRANULAR BACKFILL MATERIAL.
9. ALL VALVES MUST HAVE POSI-CAP INSTALLED.
10. WATER MAIN MUST MEET CURRENT WESTFIELD AND CEG DETAILS AND SPECIFICATIONS.
11. ALL WATER TO BE RESTRAINED PER STANDARD PRACTICE DRAWING 0.
12. NO VALVES SHALL BE LOCATED WITHIN SIDEWALK OR CURBS.
13. FIRE HYDRANTS ARE DIAGRAMMATIC AS TO LOCATION RELATIVE TO WALK AND PROPERTY LINES. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN THE SIDEWALK AND CURB AS TO NOT INTERFERE WITH WALK AND TO PROVIDE A MINIMUM OF 18" CLEARANCE FROM THE BACK OF CURB.

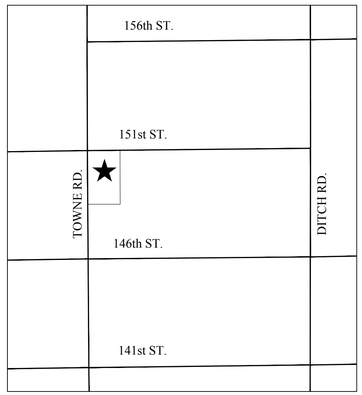
CITIZENS WESTFIELD WATER PROJECT LEGEND

Project Name: CENTRAL CHRISTIAN CHURCH OF CARMEL IND.

Project Number: WFJ15-XXX

Job #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	151ST STREET	12"	DI	3735'
2	PRIVATE SITE	8"	DI	1285'
			TOTAL	5020'

Project Name	CENTRAL CHRISTIAN CHURCH OF CARMEL IND.
Project Number	WFJ-15-XXX
Dist. Map No.	2236
Meter Map No.	
Lots	0
Tax Code	29014
Pressure Dist	Westfield
Drafter	Weihe / JLT
Date	12/10/2015
County	Hamilton
Township	Washington



LOCATION MAP

WATER PLAN LEGEND

EXISTING WATER MAIN
PROPOSED WATER MAIN

TELEPHONE POLE
GAS POLE
INLET
TREE
GAS VALVE
PARCEL ID
ADAPTER
BEND
KICKER BLOCK
HYDRANT
HYDRANT WITH HYDRANT VALVE
BUTTERFLY VALVE
VALVE
BLOWOFF ASSEMBLY
AIR RELIEF VALVE
PLUG
REDUCER
T.J. TEE
M.J. SLEEVE
CROSS
CASING PIPE

GRADING PLAN LEGEND

UTILITIES

FIRE DEPT HOOKUP
FIRE HYDRANT
POST INDICATOR VALVE
WATER MANHOLE
WATER METER
WATER VALVE
GAS METER
GAS VALVE
ELECTRIC MANHOLE
ELECTRIC OUTLET
ELECTRIC METER
ELECTRICAL RISER
TRANSFORMER
GUY ANCHOR
ELECTRIC JUNCTION BOX
UTILITY POLE
STREET LIGHT
PARKING LOT LIGHT (1 HEAD)
PARKING LOT LIGHT (2 HEAD)
COMMUNICATIONS JUNCTION BOX
COMMUNICATIONS MANHOLE
COMMUNICATIONS PEDESTAL
COMMUNICATIONS RISER
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL
STORM CLEANOUT
BEEHIVE INLET
CURB INLET
FLOOR DRAIN
ROUND INLET
SQUARE INLET
STORM MANHOLE
DOWN SPOUT
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE

LINE TYPES

RIGHT OF WAY LINE
FENCE
GUARD RAIL
BOUNDARY LINE
FLOW LINE
UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
AERIAL COMMUNICATIONS
UNDERGROUND FIBER OPTIC
AERIAL FIBER OPTIC CABLE
OVERHEAD UTILITY
FORCE MAIN
SANITARY SEWER LATERAL
SANITARY SEWER MAIN
ROOF DRAIN
SUB SURFACE DRAIN
STORM SEWER MAIN

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 50'

0 25 50 50

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317 | 843 - 0546 fax
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Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: #150043-C700 water
DESIGNED BY: JWM
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.17300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

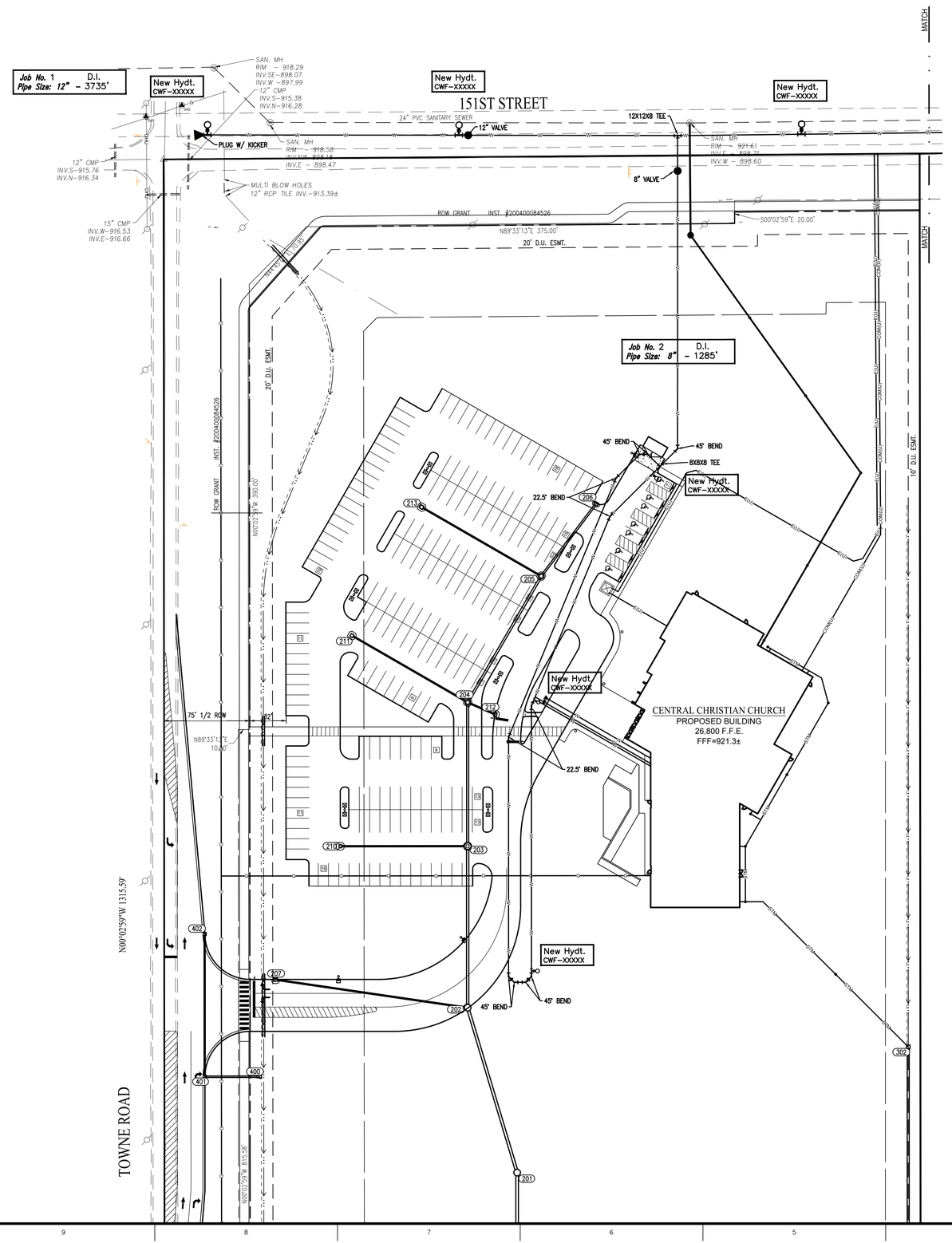
WATER PLAN

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C700

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consat\w150043-C700 water.dwg
LAYOUT: C700
DATE/TIME: December 29, 2015 - 4:14pm
PLOTTED BY: wesmar



WATER MAIN NOTES

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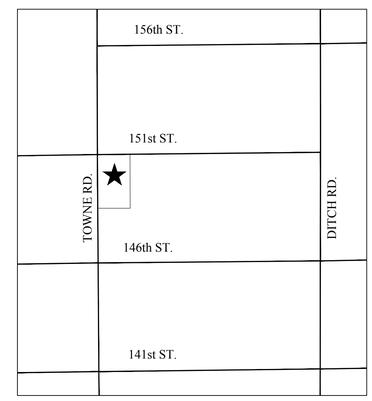
Project Name	CENTRAL CHRISTIAN CHURCH OF CARMEL IND.
Project Number	WFJ-15-XXX
Dist. Map No.	2236
Meter Map No.	
Lots	0
Tax Code	29014
Pressure Dist	Westfield
Drafter	Weihe / JLT
Date	12/10/2015
County	Hamilton
Township	Washington



LOCATION MAP

WATER PLAN LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- TELEPHONE POLE
- GAS POLE
- INLET
- TREE
- GAS VALVE
- PARCEL ID
- ADAPTER
- BEND
- KICKER BLOCK
- HYDRANT
- HYDRANT WITH HYDRANT VALVE
- BUTTERFLY VALVE
- VALVE
- BLOWOFF ASSEMBLY
- AIR RELIEF VALVE
- PLUG
- REDUCER
- T.J. TEE
- M.J. SLEEVE
- CROSS
- CASING PIPE

GRADING PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
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D.&U.E.	DRAINAGE AND UTILITY EASEMENT
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STR	STRUCTURE
CO	CLEANOUT

N W E S

SCALE: 1" = 50'

0 25 50 100

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weihe.net

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

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

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO. W15.0043
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT	DWG NAME: #150043-C700 water
			DESIGNED BY: JWM
			DRAWN BY: RLW
			CHECKED BY: JKS
			DATE: 10.30.2015

STEVEN SCOTT RUCKER
REGISTERED
PE.11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

WATER PLAN

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

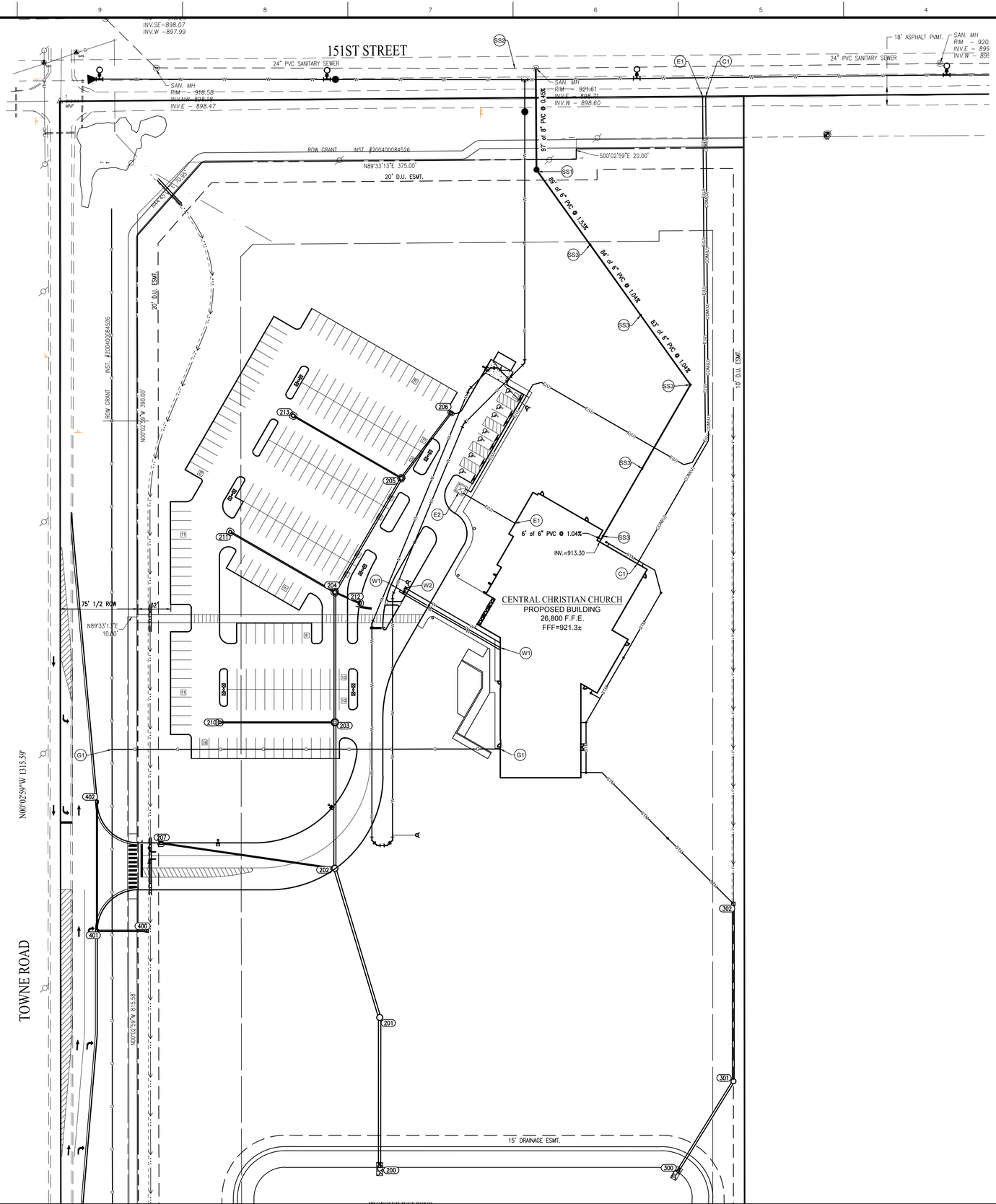
SHEET NO.

C701

PROJECT NO.

W15.0043

LOCATION: H:\2015\w15043\Engineering\design\construct\w150043-C700 water.dwg
LAYOUT TAB: Layout1
DATE/TIME: December 29, 2015 - 4:14pm
PLOTTED BY: weihe



UTILITY PLAN NOTES

SANITARY SEWER NOTES

SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED SANITARY SEWER MANOLE. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED/SHOWN. VERIFY INVERTS ON EXISTING LINE AND COORDINATE CONDITIONS WITH MEP. ADJUST AS REQUIRED

SS2 EXISTING 8" SANITARY SEWER

SS3 PROPOSED SANITARY LATERAL CLEANOUT TYPE 1. REFER TO DETAIL ON SHEET C801.

WATER SERVICE NOTES:

W1 CONNECT PROPOSED WATER LINE TO BUILDING

W2 FIRE DEPARTMENT CONNECTION

ELECTRIC NOTES:

E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE TO ELECTRICAL TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED. 2-4" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.

E2 EXISTING TRANSFORMER PAD LOCATION. COORDINATE WITH DUKE ENERGY IF A NEW TRANSFORMER IS REQUIRED.

COMMUNICATION NOTES:

C1 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS PROVIDED. COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL. ADJUST AS REQUIRED. 4" PVC CONDUIT TO BE INSTALLED WITH PULL STRINGS. CONTRACTOR TO PROVIDE #6 GROUND WIRE AT THE D-MARC LOCATION. 7 LINES ANTICIPATED FOR SERVICE. (4 PHONE, 1 FO, 1 SECURITY AND 1 FAX/MODEM)

GAS SERVICE NOTES:

G1 CONNECT PROPOSED GAS SERVICE TO FUTURE GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER FOR TIMING OF FUTURE INSTALLATION.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
5. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
6. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
9. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
12. COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
13. ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
14. PROVIDE THRUST BLOCKS FOR ALL WATER LINE BENDS AND TEES, INCLUDING TAP CONNECTION.
15. CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR DOMESTIC AND FIRE SERVICE. CONNECT TO BUILDING DOMESTIC AND FIRE LINE. COORDINATE WITH PLUMBING DRAWINGS.
16. COORDINATE LOCATION OF ELECTRICAL AND COMMUNICATION LINES WITH LOCAL UTILITIES.
17. COORDINATE LOCATION OF REQUIRED CONDUITS FOR ELECTRIC SERVICE, LIGHT POLES, COMMUNICATION SERVICE AND IRRIGATION SYSTEM.
18. COORDINATE LOCATION AND SIZE OF GAS SERVICE CONNECTION AND INSTALLATION OF SERVICE LINE AND METER WITH GAS COMPANY.
19. COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
20. FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO DOMESTIC/FIRE LINE INSTALLATION AND STORM SEWER / SANITARY SEWER INSTALLATION.
21. SANITARY SEWER LATERAL, WATER SERVICE, & ELECTRICAL/COMMUNICATION CONDUITS SHALL BE GRANULAR BACKFILL FOR ENTIRE RUN.
22. ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
23. PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18".

GRADING PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

ABBREVIATIONS

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

N W E S

SCALE: 1" = 50'

0 25 50 50

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800 | 452 - 6408
317 | 843 - 0546 fax

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Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME: w15043-C800.dwg
DESIGNED BY: RWM
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

UTILITY PLAN

Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

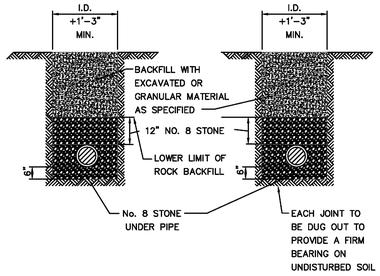
SHEET NO.

C800

PROJECT NO.

W15.0043

LOCATION: N:\2015\w150043\Engineering\design\conset\w150043-C800 util.dwg
LAYOUT: C800
DATE/TIME: December 29, 2015 - 4:03pm
PLOTTED BY: weiheh



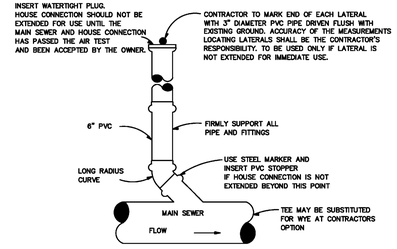
NOTES:
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

SEWER PIPE BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE S-5



PLAN VIEW

NOTES:

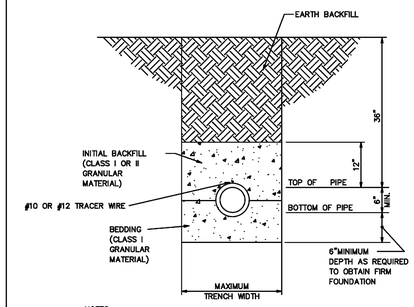
1. WYE BRANCHES OR TEES SHALL BE INSTALLED WHERE INDICATED ON THE DRAWINGS. THEY SHALL BE EXTENDED TO PROPERTY LINE OF STREETS OR ALLEYS OR TO DISTANCES AS SHOWN ON THE DESIGN DRAWINGS AND SHALL BE OF 6" PVC SDR 35 UNLESS OTHERWISE SHOWN.
2. DEPTH AT PROPERTY LINE SHALL BE APPROXIMATELY 8'-0" UNLESS SEWER DEPTH IS LESS, IN WHICH EVENT A MINIMUM SLOPE OF 1/8" PER 1'-0" SHALL BE USED.
3. HOUSE SERVICE PIPE SHALL BE PVC SDR 35 CONFORMING TO ASTM D3034 WITH GASKETED JOINTS CONFORMING TO ASTM D3212 UNLESS OTHERWISE INDICATED.
4. HOUSE SERVICE PIPE SHALL BE INSTALLED PER SAME SPECIFICATIONS & DETAIL AS FOR MAIN LINE SEWER.

HOUSE/BUILDING SERVICE CONNECTION DETAIL 1

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE S-10



NOTES:

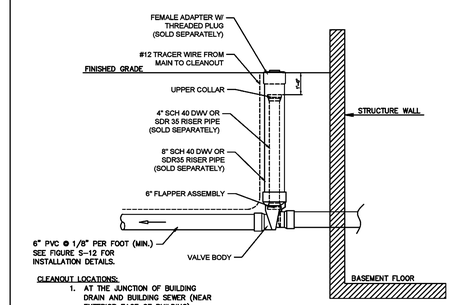
1. NOMINAL PIPE SIZE. (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS MAX. PARTIAL SIZE OF 3/4"
5. SEE FIGURE S-5 FOR MAIN LINE SEWERS PIPE BEDDING DETAILS.
6. #10 OR #12 TRACER WIRE TO BE EXTENDED FROM SEWER MAIN TO 8" CLEAN OUT/CHECK VALVE RISER

HOUSE/BUILDING SERVICE BEDDING DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE S-12



CLEANOUT LOCATIONS:

1. AT THE JUNCTION OF BUILDING DRAIN AND BUILDING SEWER (NEAR EXTERIOR FACE OF BUILDING)
2. IF BUILDING SEWER IS MORE THAN 100 FEET FROM MAIN LINE SEWER, CLEAN-OUTS SPACING SHALL NOT EXCEED 100 FEET.
3. A CLEANOUT IS REQUIRED AT EACH BEND THAT IS GREATER THAN 45 DEGREES.
4. THERE SHALL BE NO BASEMENT DRAINS CONNECTED TO SERVICE CONNECTION

GENERAL REQUIREMENTS

THE LOWEST FLOOR ELEVATION RECEIVING GRAVITY SERVICE MUST BE A MIN.THREE (3.0) FEET ABOVE TOP NEAREST MANHOLE RIM.

CHECK VALVE REQUIREMENTS

1. ALL HOUSES ARE REQUIRED TO HAVE A CHECK VALVE
2. NO CHECK VALVES ARE TO BE LOCATED IN THE BASEMENT
3. USE RECTORSEAL, CANPLAS OR APPROVED EQUAL

HOUSE/BUILDING SERVICE CLEAN-OUT/CHECK VALVE DETAIL

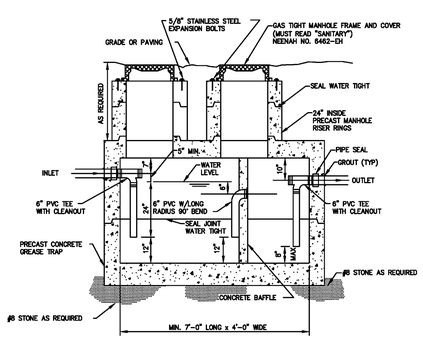
CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE S-13

GENERAL NOTES

1. ALL TANK JOINTS SHALL BE SEALED WATERTIGHT WITH BUTYL RUBBER EXTRUDIBLE PREFORMED GASKET MATERIAL. HAMILTON KENT-SEAL OR EQUAL.
2. ALL OUTSIDE RISER RINGS SURFACES SHALL BE WATERPROFFED ¼" WITH TROWLEABLE GRADE BUTYL RUBBER BACK PLASTER.
3. PIPE SEALS SHALL BE TUF-TITE, POLYLOK, OR EQUAL.

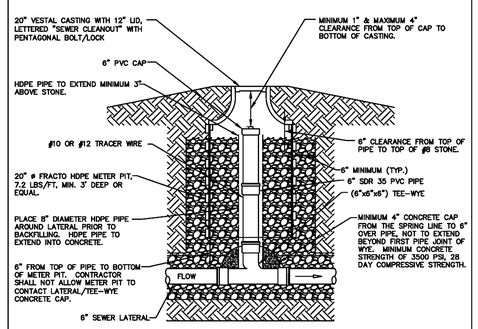


GREASE TRAP DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE S-14



*WHEN REQUIRED BY WESTFIELD PUBLIC WORKS

DRAWING NOT TO SCALE

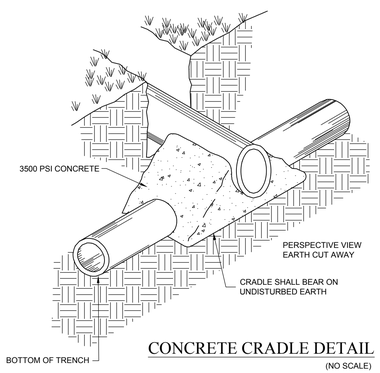
TYPE 2 CLEAN-OUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE S-15

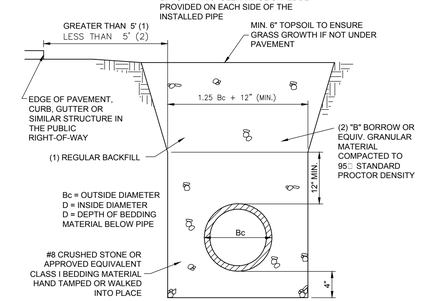
NOTE: TO BE USED WHEN CLEAR DISTANCE (FROM EXTERIOR PIPE DIAMETER TO EXTERIOR PIPE DIAMETER) BETWEEN SANITARY SEWER PIPING (MAINS, LATERALS, FORCE MAINS, ETC.) AND ALL OTHER PIPES IS 18" OR LESS, PER INSPECTOR'S DIRECTION, OR WHERE NOTED ON THE DRAWINGS. A MINIMUM CLEAR DISTANCE OF 3" MUST BE PROVIDED TO MAINTAIN STRUCTURAL INTEGRITY OF THE CONCRETE.



CONCRETE CRADLE DETAIL

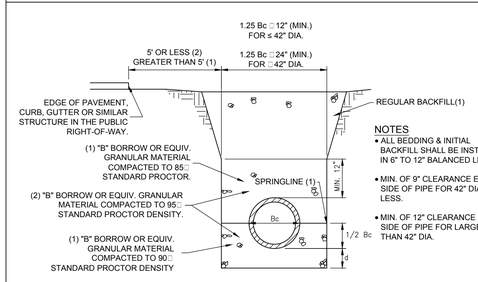
(NO SCALE)

NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS A MIN. 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE



TYPICAL BEDDING SECTION - PVC □ HDPE

(NO SCALE)



NOTES

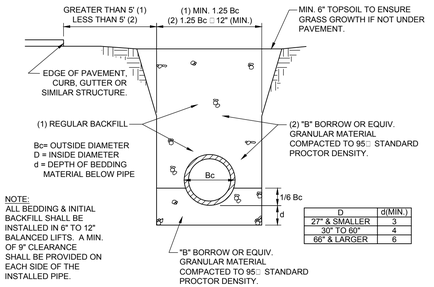
- ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
- MIN. OF 9" CLEARANCE EACH SIDE OF PIPE FOR 42" DIA. AND LESS.
- MIN. OF 12" CLEARANCE EACH SIDE OF PIPE FOR LARGER THAN 42" DIA.

D	d(MIN.)
27" & SMALLER	3
30" TO 60"	4
66" & LARGER	6

Bc= OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

TYP. BEDDING SECTION - CMP

(NO SCALE)



NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS. A MIN. OF 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d(MIN.)
27" & SMALLER	3
30" TO 60"	4
66" & LARGER	6

TYPICAL BEDDING SECTION - RCP PIPE

(NO SCALE)

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		BY
PRODUCT NO.: W15.0043		
DWG NAME: w150043-C801 utl det.dwg		
DESIGNED BY: RLW		
DRAWN BY: RLW		
CHECKED BY: JKS		
DATE: 10.30.2015	DATE: 10.30.2015	MLT
REVISIONS AND NOTES: SUBMITTED FOR INITIAL REVIEW		

STEVEN SCOTT RUCKER REGISTERED PE17300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

UTILITY DETAILS

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

C801

PROJECT NO.

W15.0043

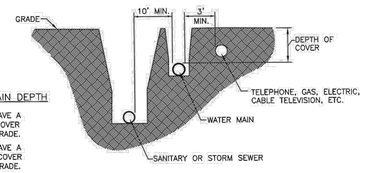
LOCATION: s:\2015\w150043\Engineering\design\const\w150043-C801 utl det.dwg
LAYOUT: C801 - UTILITY DETAILS
DATE/TIME: December 29, 2015 - 4:03pm
PLOTTED BY: wesbert

CITIZENS WATER
STANDARD PRACTICE A

REVISION DATE: 6/8/2009 ISSUE DATE: 6/8/2009

WATER AND SEWER MAIN SEPARATION DETAIL

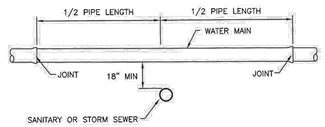
NOTE:
WATER MAIN AND SANITARY SEWERS SHALL BE PLACED IN SEPARATE TRENCHES.



TYPICAL WATER MAIN DEPTH

1. ALL PIPE SHALL HAVE A MINIMUM OF 54" COVER BELOW FINISHED GRADE.
2. ALL PIPE SHALL HAVE A MAXIMUM OF 72" COVER BELOW FINISHED GRADE.

WATER MAIN LAYING PARALLEL TO SEWER
SECTION VIEW



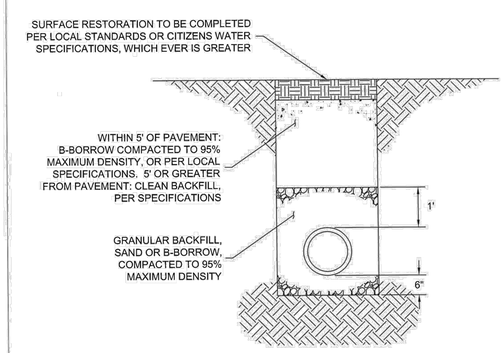
WATER MAIN CROSSING SEWER
SECTION VIEW

APPENDIX G-1

CITIZENS WATER
STANDARD PRACTICE A.1

REVISION DATE: ISSUE DATE: 7/17/2013

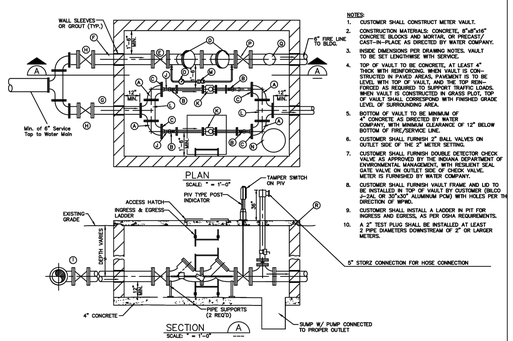
WATER MAIN AND SERVICE BACKFILL REQUIREMENTS



SCALE: NTS

NOTE:
COMPACTED BACKFILL IN LIFTS OF 12" MAXIMUM. TRENCH EXCAVATION SHALL CONFORM TO LOCAL STANDARDS.

APPENDIX G-2



NOTES:
1. CUSTOMER SHALL CONSTRUCT METER VAULT.
2. CONSTRUCTION MATERIALS: CONCRETE, 8"x8"x16" CONCRETE BLOCKS AND MORTAR, OR PRECAST/CAST-IN-PLACE AS DIRECTED BY WATER COMPANY.
3. INSIDE DIMENSIONS PER DRAWING NOTES. VAULT TO BE SET LENGTHWISE WITH SERVICE.
4. TOP OF VAULT TO BE CONCRETE, AT LEAST 4" THICK WITH REINFORCING. WHEN VAULT IS CONSTRUCTED IN GRASS PLOT, TOP OF VAULT TO BE LEVEL WITH TOP OF VAULT, AND THE TOP REINFORCED AS REQUIRED TO SUPPORT TRAFFIC LOADS. WHEN VAULT IS CONSTRUCTED IN GRASS PLOT, TOP OF VAULT SHALL CORRESPOND WITH FINISHED GRADE LEVEL OF SURROUNDING AREA.
5. BOTTOM OF VAULT TO BE MINIMUM OF 12" BELOW BOTTOM OF FIRE/SERVICE LINE. WATER COMPANY, WITH MINIMUM CLEARANCE OF 12" BELOW BOTTOM OF FIRE/SERVICE LINE.
6. CUSTOMER SHALL FURNISH 2" BALL VALVES ON OUTLET SIDE OF THE 2" METER SETTING.
7. CUSTOMER SHALL FURNISH DOUBLE DETECTOR CHECK VALVE AS APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, WITH RESILIENT SEAL GATE VALVE ON OUTLET SIDE OF CHECK VALVE. METER IS FURNISHED BY WATER COMPANY.
8. CUSTOMER SHALL FURNISH VAULT FRAME AND LID TO BE INSTALLED IN TOP OF VAULT BY CUSTOMER (BILCO 2-24, OR 30"x30" ALUMINUM PCM) WITH HOLES PER DN (DIRECTION OF MOVE).
9. CUSTOMER SHALL INSTALL A LADDER IN PIT FOR INGRESS AND EGRESS, AS PER OSHA REQUIREMENTS.
10. A 2" TEST PLUG SHALL BE INSTALLED AT LEAST 3 PIPE DIAMETERS DOWNSTREAM OF 2" OR LARGER METERS.

LEGEND

A	90° FLANGED BEND	P	MECHANICAL JOINT GATE VALVE & BOX
B	BALL VALVE W/ FLANGED END	Q	TAPPING SLEEVE W/ TAPPING VALVE & BOX
C	REDUCING FLANGE	R	LOK-PAK
D	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	S	TURBINE METER – FLANGED BOTH ENDS (BY UTILITY)
E	FLANGED CS & Y VALVE	T	FLANGED TEE
F	FIRE LINE	U	DOUBLE CHECK VALVE
G	DOMESTIC SERVICE	V	SUMP WITH PUMP
		W	3/4" X 5/8" METER
		X	POST INDICATOR VALVE
		Y	FIRE DEPARTMENT CONNECTION
		Z	O-RING GASKETED JOINT W/ LAYERS OF KENTSEAL MASTIC

STANDARD FIRE SERVICE
& METER VAULT

CITY OF Westfield INDIANA

NEIL B. VAN FOSSEN REGISTERED No. 10509092 STATE OF INDIANA PROFESSIONAL ENGINEER

TOWN OF WESTFIELD, INDIANA

7/15/08
DATE

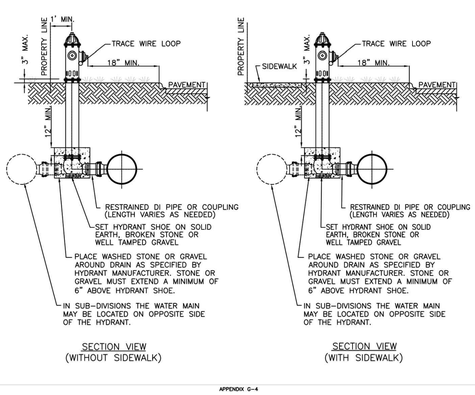
FIGURE W-13

CITIZENS WATER
STANDARD PRACTICE C

REVISION DATE: 1/26/2015 ISSUE DATE: 6/8/2009

STANDARD HYDRANT SETTING FOR 6" & 8" WATER MAIN SIZES

NOTES:
1. FOR INSTALLATION ON 6" AND 8" DISTRIBUTION MAINS IN CITIZENS WATER TERRITORY.
2. HYDRANTS IN CITIZENS WESTFIELD TERRITORY SHALL HAVE A VALVE. SEE "STANDARD PRACTICE B"
3. ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
4. SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT IN GRASS STRIP BETWEEN CURB & SIDEWALK
5. HYDRANTS WILL BE MARKED OUT OF SERVICE UNTIL THE INSPECTOR HAS PLACED THE MAIN IN SERVICE. HYDRANTS CAN BE MARKED OUT OF SERVICE USING A MANUFACTURED "OUT OF SERVICE" SIGN OR BY RENDERING THE HYDRANT INACCESSIBLE.



SECTION VIEW
(WITHOUT SIDEWALK)

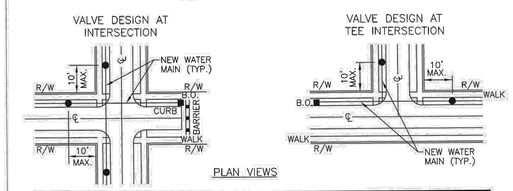
SECTION VIEW
(WITH SIDEWALK)

APPENDIX G-4

CITIZENS WATER
STANDARD PRACTICE F

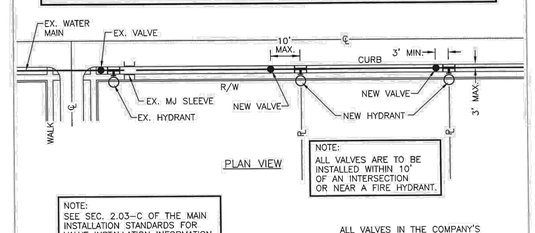
REVISION DATE: 4/17/2008 ISSUE DATE: 6/8/2009

TYPICAL VALVE PLACEMENT



PLAN VIEWS

CONTINUOUS RUNS
VALVE SEPARATION: 6" THROUGH 12" VALVES, INSTALLATION EVERY 1000' TO 1200'
16" THROUGH 24" VALVES, INSTALLATION EVERY 1200' TO 1800'
30" OR LARGER VALVES, MAXIMUM 1800'
FOR LARGER MAINS THE VALVE SEPARATION MAY BE REDUCED WITHIN A DEVELOPMENT, AS APPROVED BY THE UTILITY.



PLAN VIEW

NOTE:
ALL VALVES ARE TO BE INSTALLED WITHIN 10' OF AN INTERSECTION OR NEAR A FIRE HYDRANT.

NOTE:
SEE SEC. 2.03-C OF THE MAIN INSTALLATION STANDARDS FOR VALVE INSTALLATION INFORMATION.

ALL VALVES IN THE COMPANY'S DISTRIBUTION SYSTEM SHALL OPEN IN A CLOCKWISE ROTATION.

APPENDIX G-7

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w150043-C801 utl det.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

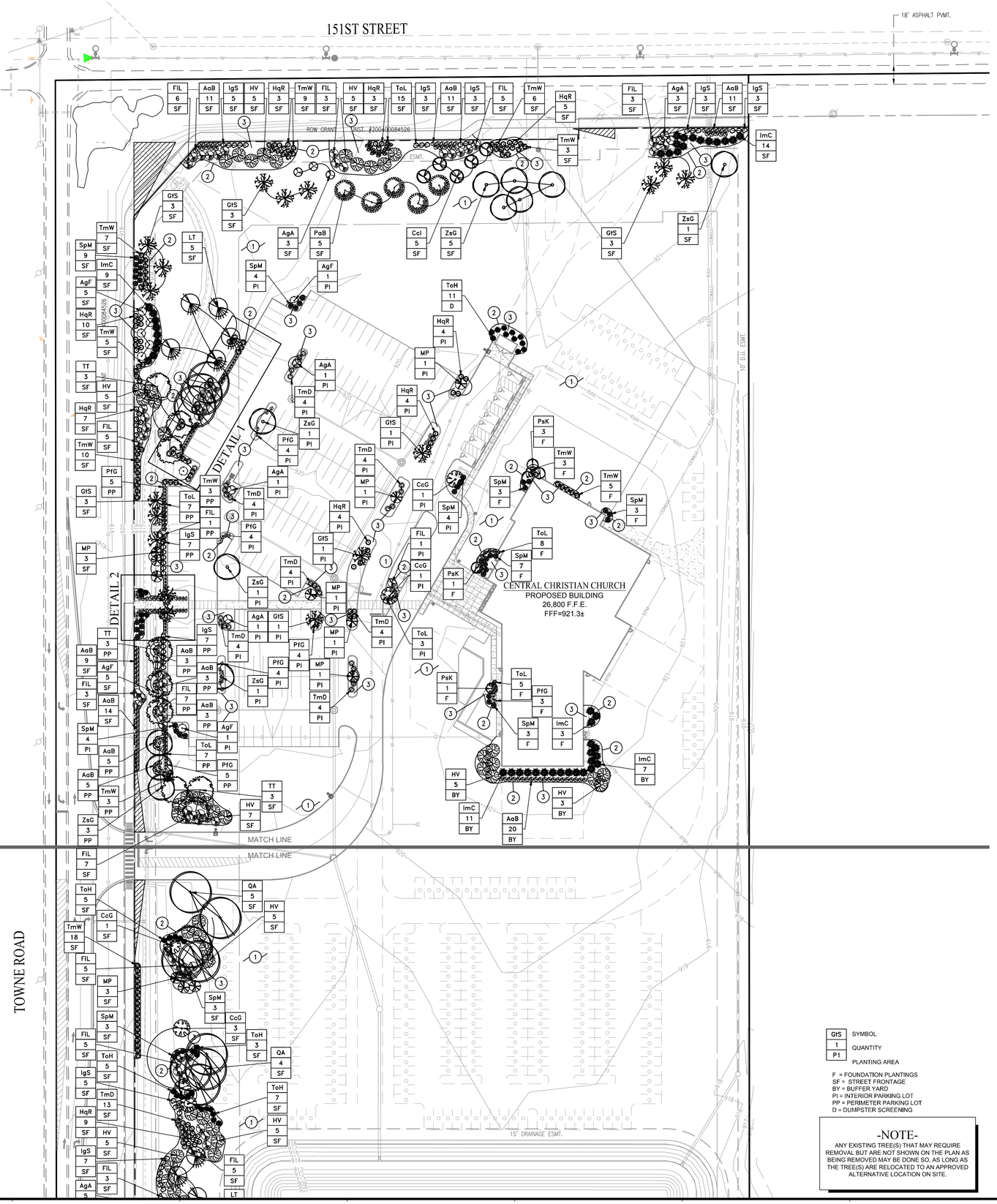
UTILITY DETAILS
Part of SW/4, Section 18, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C802

PROJECT NO.
W15.0043

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LOCATION: H:\2015\w150043\Engineering\design\connect\w150043-C801 utl det.dwg
LAYOUT: C802
DATE/TIME: December 29, 2015 - 4:04pm
PLOTTED BY: webster



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH . ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
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6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR SHRUB PLANTING SHALL BE 75□ APPROVED TOPSOIL AND 25□ APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100□ EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
15. ALL PLANT SPECIES SHALL BE SELECTED FROM THE WESTFIELD PLANT CHARACTERISTICS TABLE.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE RE□UIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 6.H: GENERAL SCREENING STANDARDS - GROUND-MOUNTED HEATING AND COOLING UNITS MUST BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS - DUMPSTER ENCLOSURES - 6' HIGH SCREEN OF EVERGREEN TREES PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE
SECTION 6.K: LOT LANDSCAPING REQUIREMENTS - 2 SHADE TREES, 3 ORNAMENTAL OR EVERGREEN TREES, AND 10 SHRUBS PER ACRE	□□A□RES - 40 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 200 SHRUBS	□□A□RES - 89 SHADE TREES - 54 ORNAMENTAL TREES - 18 EVERGREEN TREES - 768 SHRUBS
SECTION 6.L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTING BEDS MUST BE 8' WIDE AND PLACED WITHIN 15' OF THE BUILDING - UNBROKEN EXPANSES OF FACADES OR FENCES 80' OR LONGER - PLANT MATERIALS SPACED APPROXIMATELY EVERY 40' - MONUMENT SIGNS SHALL HAVE A LANDSCAPED AREA WITH A SIZE EQUIVALENT TO ONE SIDE OF THE MONUMENT SIGN'S FACE.	□RONT □A□A□E □ □□□□ - 45 SHRUBS OR ORNAMENTAL TREES ONE □□□□I□E BUIL□IN□ E□PANSE - 3 PLANTINGS	□RONT □A□A□E □ □□□□ - 5 ORNAMENTAL TREES - 40 SHRUBS ONE □□□□I□E BUIL□IN□ E□PANSE - 3 SHRUBS
SECTION 6.M: EXTERNAL STREET FRONTAGE - MINIMUM LANDSCAPING AREA DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF WITHIN 20'.	□□□ST □□□□L□ - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TO□NE R□□□□□□L□ - 37 SHADE TREES - 25 ORNAMENTAL TREES - 302 SHRUBS	□□□ST □□□□L□ - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TO□NE R□□□□□□L□ - 37 SHADE TREES - 25 ORNAMENTAL TREES - 302 SHRUBS
SECTION 6.N: BUFFER YARD REQUIREMENTS - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAR FEET	SOUT□□□□□L□ - 18 SHADE TREES - 18 EVERGREEN TREES - 59 SHRUBS	SOUT□□□□□L□ - 18 SHADE TREES - 18 EVERGREEN TREES - 59 SHRUBS
SECTION 6.O.1: INTERIOR PARKING AREA LANDSCAPING - 10□ OF PARKING AREA TO BE ISLANDS - 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND	PAR□IN□ AREA □ □□□□□S□ - 8,899 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	PAR□IN□ AREA □ □□□□□S□ - 10,366 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
SECTION 6.O.2: PERIMETER PARKING AREA LANDSCAPING - 5' WIDE MINIMUM - 1 TREE PER 30 LINEAR FEET - 1 SHRUB PER 5 LINEAR FEET - ONLY REQUIRED WHERE PARKING LOT IS WITHIN AN ESTABLISHED YARD OR WITHIN 20' OF A LOT LINE	PAR□IN□ □ □□□L□ALON□ TO□NE R□□ - 15 TREES - 144 SHRUBS	PAR□IN□ - 6 TREES FROM EXTERNAL STREET FRONTAGE - 9 TREES - 145 SHRUBS

PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE ROOT	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	6	X			SEE PLAN	MIN 8'	50'/40'
GtS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X			SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	10	X			SEE PLAN	MIN 8'	70'/35'
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12	X			SEE PLAN	MIN 8'	50'/40'
QA	QUERCUS ALBA	WHITE OAK	2"	20	X			SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	12	X			SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	6	X			SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'	5	X			SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	7	X			SEE PLAN	X	30'/15'
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X			SEE PLAN	MULTI BRANCH	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X			SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	6	X			SEE PLAN	X	25'/30'
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
PsK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2"	5			X	SEE PLAN	X	30'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	101			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	55			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	56			X	SEE PLAN	MIN 18"	4'/5'
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	77			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	57			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	60	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	50	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	65			X	SEE PLAN	MIN 18"	4'/4'

GtS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

LEGEND

SITE TRIANGLE

LANDSCAPE PLAN NOTES

1. SEED OR SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR). REFER TO CHART OF L200 FOR SEED MIX & COORDINATE WITH OWNER
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

N W E S

SCALE: 1" = 50'

0 25 50 50

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Landscape Architecture

REVISIONS AND ISSUES:	DATE:	BY:
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME: w150043-L100
DESIGNED BY: RWM
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

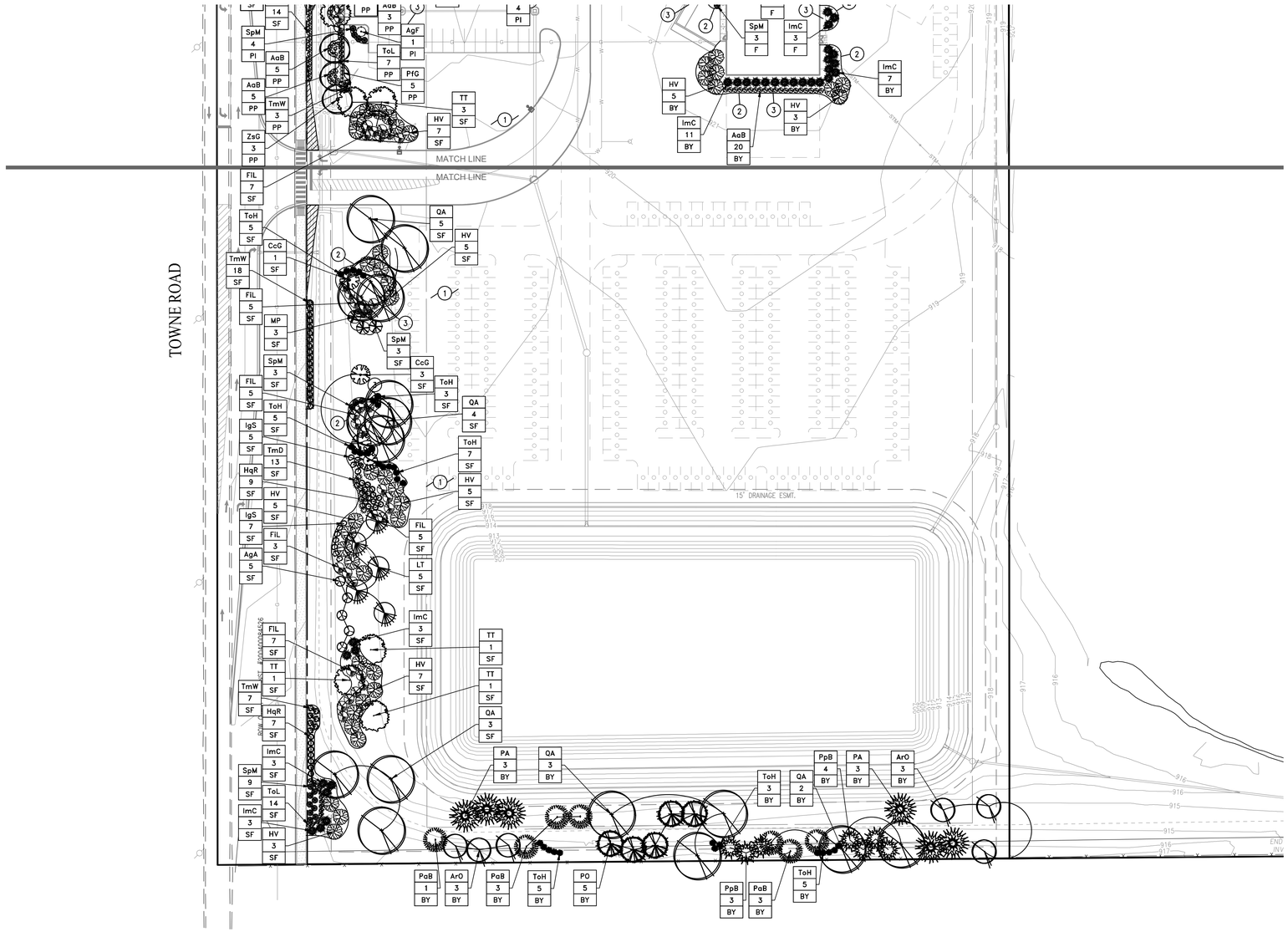
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100

PROJECT NO.
W15.0043

LOCATION: W:\2015\w150043\Engineering\design\conset\w150043-L100.dwg
LAYOUT: L100 - LANDSCAPE PLAN
DATE/TIME: December 29, 2015 - 4:18pm
PLOTTED BY: rwebster



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PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BAREROOT	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
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LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	10	X			SEE PLAN	MIN 8'	70'/35'
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ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
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CcG	CERCIS CANADENSIS	REDBUD	2"	6	X			SEE PLAN	X	25'/30'
CcI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
PsK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2"	5			X	SEE PLAN	X	30'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	101			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	55			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	56			X	SEE PLAN	MIN 18"	4'/5'
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	77			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	57			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	60	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	50	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	65			X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

1. SOD (ALTERNATE)- ALL 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

LEGEND

SITE TRIANGLE

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

GIS
1
P1

SYMBOL
QUANTITY
PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

N
W E
S

SCALE: 1" = 50'

0 25 50 50

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

REVISIONS AND ISSUES:	DATE:	BY:
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO. W15.0043
DWG NAME:
DESIGNED BY: RW/MLT
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L101

PROJECT NO.
W15.0043

LOCATION: H:\2015\w15043\Engineering\design\Lconsat\w15043-L100.dwg
LAYOUT: L101 - Landscape Plan
DATE/TIME: December 29, 2015 - 4:19pm
PLOTTED BY: webmaster

DETAIL 1

SCALE: 1" = 10'

DETAIL 2

SCALE: 1" = 10'

GIS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

N
W E
S

811
Know what's **below.**
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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

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

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

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

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME:
DESIGNED BY: RWW
DRAWN BY: RLW
CHECKED BY: JRS
DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN DETAILS

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L102

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\conset\w150043-L100.dwg
LAYOUT: L102 - Details
DATE/TIME: December 29, 2015 – 4:19pm
PLOTTED BY: wadmin

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES: DATES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY):RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MI□TURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITCHGRASS - TIMOTHY - PERENNIAL RYEGRASS - WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES

1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
   (A) SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
   (B) WHEAT - NOT MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

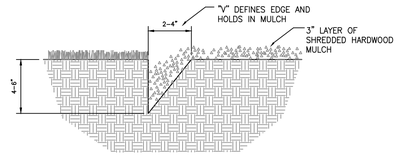
MAINTENANCE

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

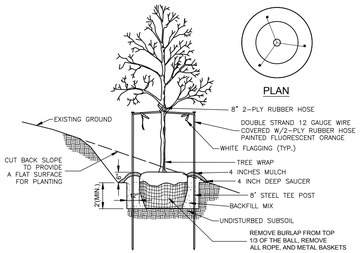
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE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

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

PERMANENT SEED

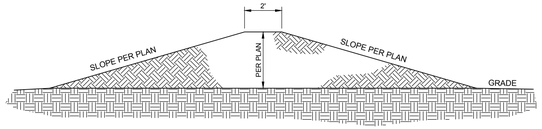


V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)

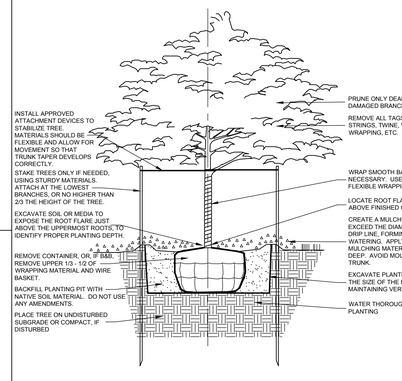


NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

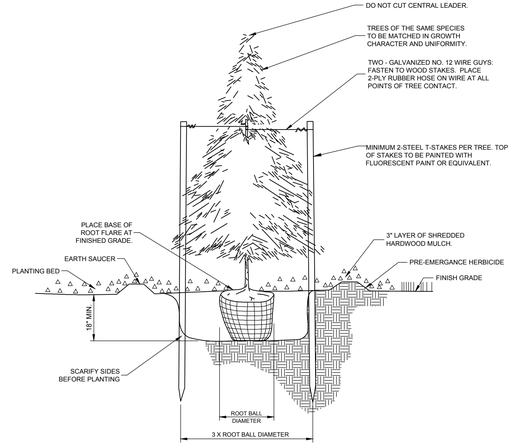
TREE PLANTING ON SLOPE
(NO SCALE)



LANDSCAPE MOUNDING DETAIL
(NO SCALE)

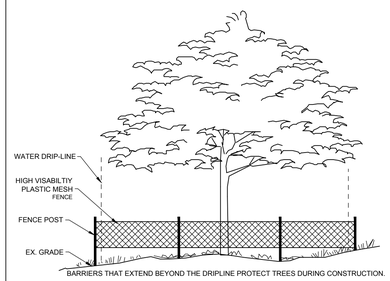


SHADE TREE PLANTING DETAIL
(NO SCALE)

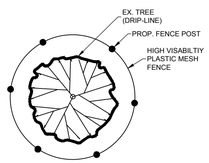


EVERGREEN PLANTING & STAKING
(NO SCALE)

SHRUB & SMALL TREE PLANTING DETAIL
(NO SCALE)

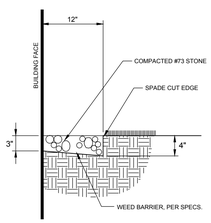


TREE PRESERVATION DETAIL
(NO SCALE)



NOTE: AVOIDING DAMAGE DURING CONSTRUCTION

THE SUREST WAY TO PROTECT TREES THAT ARE TO BE SAVED IS TO:
1. WORK WITH THE BUILDER TO LOCATE AND MARK WITH FLAGGING AND/OR SIGNS ALL CONSTRUCTION ROADS, PARKING PLACES FOR WORKERS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, GRAVEL AND SOIL.
2. WORK WITH THE UTILITY CONTRACTORS TO STAKE OUT THE EXACT LOCATION OF TRENCHES.
3. ERECT PHYSICAL BARRIERS AROUND ALL "SAVED" TREES OR, BETTER YET, AROUND GROUPS OF TREES, NEAR THE CONSTRUCTION ACTIVITY.
4. EXTEND BARRIERS AS FAR AS POSSIBLE BEYOND DRIPLINE.



NOTE:
GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP
(NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
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800 452 - 6408
317 843 - 0546 *fax*

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME:	w15043-L100
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	10.30.2015

REVISIONS AND ISSUES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

APPROVAL PENDING
NOT FOR CONSTRUCTION

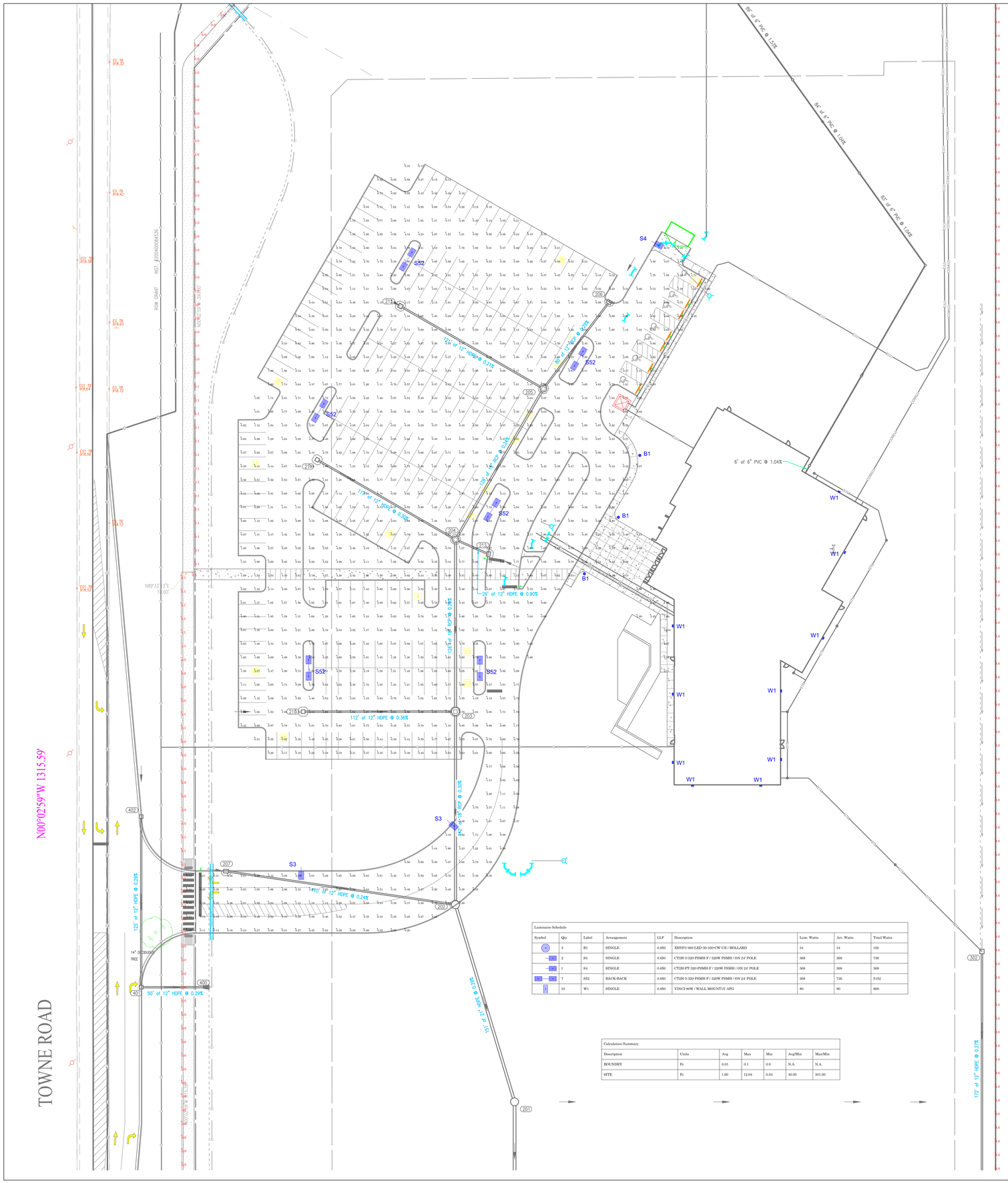
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE DETAILS
Part of SW¼, Section 18, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200

PROJECT NO.
W15.0043

LOCATION: H:\2015\w15043\Engineering\design\conset\w15043-L100.dwg
LAYOUT: Landscape - L200
DATE/TIME: December 29, 2015 - 4:19pm
PLOTTED BY: wsbeiter



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	3	B1	SINGLE	0.950	XHVP3-360-LED-30-350-CW-UE / BOLLARD	34	34	102
	2	S3	SINGLE	0.650	CT2H-5-320-PSMH-F / 320W PSMH / ON 24' POLE	368	368	736
	1	S4	SINGLE	0.650	CT2H-FT-320-PSMH-F / 320W PSMH / ON 24' POLE	368	368	368
	7	S52	BACK-BACK	0.650	CT2H-5-320-PSMH-F / 320W PSMH / ON 24' POLE	368	736	5152
	10	W1	SINGLE	0.950	VINCI-36W / WALL MOUNT/15' AFG	80	80	800

Calculation Summary						
Description	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDRY	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE	Fc	1.60	12.04	0.04	40.00	301.00

CITATION® (Various reflectors are protected by U.S. Patent No. 6,464,376.)

S3, S4, S52

HOUSING – One-piece aluminum, available in small, medium, and large. Corners are mitered for a contemporary look and clean, sharp appearance while increasing housing strength and ensuring weather-tight construction.

DOOR FRAME – Aluminum, with two-point, tool-less latching mechanism fasteners to provide secure closure and easy access with no loose hardware.

LENS/GASKET – Clear flat tempered glass lens (CTAH, CTH, CTL) and a continuous one-piece silicone gasket are factory-molded to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

SOCKETS – Porcelain mogul-base sockets, 4KV pulse rated.

REFLECTORS – Polished Silver Metal Halide, Pulse-Start Metal Halide, Reduced Envelope, Natural White Pulse-Start Metal Halide, Ceramic Metal Halide, Metal Halide or High Pressure Sodium, Lamp Specific Reflectors available.

BALLASTS – High power factor ballast: Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium. Lamp Specific Pulse-Start Metal Halide ballast. 100 watt 100 watt HPS Volume Reactive HID-HPF ballast. All ballasts are designed for -20° F operation, and are mounted to the housing reinforcing plate.

REFLECTORS/DISTRIBUTION PATTERNS – Five multi-faceted reflector systems are available in combination with the Citation: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing; Forward Throw (FT), and Forward Perimeter (FP) for wall washing. Specular finish eliminates stray light and produces a sharp backlatch cutoff; and Type V (5), for an omnidirectional pattern. Optional Type A field-rotatable reflector; which provides flexibility in distribution patterns without moving the fixture, is available with the medium and large Forward Throw reflectors. Photometrics are available in accordance with IESNA guidelines.

BRACKETS – Use with 2" traditional drilling pattern. A 3-1/2" x 3-3/8" x 6" aluminum bolt-on bracket is shipped standard with the Citation CTH, CTL and CTAH. A 3-1/2" x 3-3/8" x 8" aluminum bolt-on bracket is shipped standard with the Citation CTS and CTM. A 3-1/2" x 3-3/8" x 12" aluminum bolt-on bracket is shipped with a large Citation (CTL). A 6" bracket is available for CTL and CTM in single and 2/180° configurations. A special 2-3/8" x 2-3/8" x 6" bracket for mounting to 2"-6" round poles (See Accessory Ordering Information chart).

FINISHES – Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum silver, white, dark green, green, metallic silver, and graphite.

PHOTOMETRICS – Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

Dimensions	A	B	C	D
XRM	31lbs (14.1kg)	30lbs (13.6kg)	27lbs (12.2kg)	28lbs (12.7kg)
XTRM	37lbs (16.8kg)	35lbs (15.9kg)	31lbs (14.0kg)	33lbs (15kg)
XXM	48lbs (21.8kg)	45lbs (20.4kg)	42lbs (19.0kg)	43lbs (19.5kg)
XXL	72lbs (32kg)	70lbs (31.7kg)	66lbs (29.9kg)	67lbs (30.4kg)

LUMINAIRE EPA CHART - Citation

Arm Type	Single Fixture	Single Fixture	Single Fixture	Single Fixture
Shaft	1.0	1.0	1.0	1.0
2-3/8"	1.0	1.0	1.0	1.0
2-7/8"	2.4	2.2	2.0	1.1
3-1/2"	3.0	3.0	2.1	2.2
3-1/2"-2"	3.0	3.0	2.2	2.3
3-1/2"-3"	4.0	4.0	2.8	3.2
3-1/2"-4" Parallel	2.4	2.2	2.0	2.1

Note: - Round Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Citation

Lamp Number	Qty	Weight (lbs.)	Length (inches)	Width (inches)	Height (inches)
CTAH	1Fl	28lb / 12.7kg	28H / 71.1cm	28W / 71.1cm	28D / 71.1cm
CTAH	2Fl	45lb / 20.4kg	28H / 71.1cm	28W / 71.1cm	28D / 71.1cm
CTH	1Fl	31lb / 14.1kg	27H / 68.6cm	27W / 68.6cm	27D / 68.6cm
CTH	2Fl	42lb / 19.0kg	27H / 68.6cm	27W / 68.6cm	27D / 68.6cm

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA compliant. Suitable for sale locations.

Project Name _____ / Fixture Type _____ /
Catalog # _____ /

10/07/10
E1350
LSI INDUSTRIES INC.

LSI Industries™ — American Innovation Through Technology

A SmartVision® for the Future

IES ROAD REPORT
PHOTOMETRIC FILENAME : CT2H-FT-320-PSMH-F.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] CT2-5-IES
[TESTLAB] LSI INDUSTRIES
[ISSUEDATE] 10/5/2009
[MANUFACS:3] INDUSTRIES, INC
[LUMCAT] CT2H-FT-320-PSMH-F
[LUMINAIRE] CITATION
[LAMPCAT] CITATION U PSMH
[LAMP] 1 - 320W PSMH CLEAR U.

CHARACTERISTICS

IES Classification	Type IV
Longitudinal Classification	Very Short
Lumens Per Lamp	30000 (1 lamp)
Luminaire Efficacy	103 lm/W
Luminaire Lumens	18541
Downward Total Efficiency	54 %
Total Luminaire Efficiency	44
Luminaire Efficacy Rating (LER)	368
Total Luminaire Watts	1.00
Ballast Factor	0.00
Upward Waste Light Ratio	8603-438
Maximum Candela Angle	1091 61V
Maximum Candela (<90 Degrees Vertical)	0 (0.0% Lamp Lumens)
Maximum Candela Angle (>90 Degrees Vertical)	1285.313 (4.3% Lamp Lumens)
Maximum Candela At 90 Degrees Vertical	Full Cutoff
Maximum Candela from 80 to >90 Degrees Vertical	
Cutoff Classification (deprecated)	

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Page 1

LSI Industries™ — American Innovation Through Technology

A SmartVision® for the Future

IES ROAD REPORT
PHOTOMETRIC FILENAME : CT2H-5-320-PSMH-F.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] CT2-31-IES
[TESTLAB] LSI INDUSTRIES
[ISSUEDATE] 10/5/2009
[MANUFACS:3] INDUSTRIES, INC
[LUMCAT] CT2H-5-320-PSMH-F
[LUMINAIRE] CITATION
[LAMPCAT] 320W U PSMH
[LAMP] 1 - 320W PSMH CLEAR U.

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	30000 (1 lamp)
Luminaire Efficacy	51 lm/W
Luminaire Lumens	19658
Downward Total Efficiency	66 %
Total Luminaire Efficiency	49 %
Luminaire Efficacy Rating (LER)	53
Total Luminaire Watts	368
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela Angle	8603-438
Maximum Candela Angle	9041 60V
Maximum Candela (<90 Degrees Vertical)	7807.5
Maximum Candela Angle (>90 Degrees Vertical)	9041 60V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Lamp Lumens)
Maximum Candela from 80 to >90 Degrees Vertical	1438.688 (1.4% Lamp Lumens)
Cutoff Classification (deprecated)	Full Cutoff

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysis, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Page 1

LED SPEC GRADE BOLLARD (XHYP3)

B1

DOE LIGHTING FACTS
Scan this QR code with your smart phone for more information about this product.
Visit www.lightingfacts.com for specific catalog ratings.

US & Int'l. patents pending
BRIGHT TALK® ENERGY SAVING FEATURES

DRIVER – State-of-the-art driver technology designed specifically for LSI LED light sources ensures maximum performance and long life expectancy. Components are fully encased in potting material for IP66 moisture resistance. Driver complies with IEC and FCC standards.

OPTIONAL INTERNAL MOTION SENSOR – Doppler motion sensor activates overlong of luminaire light levels. High level light is activated when passerby enters target zone and remains on for a period of time (2 minutes). Light level then drops to low level (nightlight) is activated when target zone is absent of motion activity for 4 minutes and is gradually ramped down (7 seconds) to low level to allow extra time to adjust. Sensor detection range is 360 degrees horizontal x average of 25' - 30'.

DUAL BEAM OPTICS – Utilizes two separate LED arrays to provide more uniform illumination than single LED. Results in asymmetrical fixture spacing, while providing great uniformity.

EXPECTED LIFE – Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDS – 10 or 30 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 75 CRI.

REFLECTOR/DISTRIBUTION – 360° or 180° distribution.

EMERGENCY OPTIONS – Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and DMBB operates in -20°C to 60°C ambient temperature. When primary AC power fails or goes dim, both options battery operate the LEDs at full output for a minimum of 90 minutes and exceed NFPA-Life Safety Code requirements for routes of egress lighting.

LUMEN HOUSING – One-piece, heavy-walled, extruded aluminum, .203" thick for vandal resistance. Various heights are available in 6" increments starting at 36" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

CROWN ASSEMBLY – Flat or domed, heavy cast aluminum. For added security against vandals, the crown is supplied with four captive, corrosion-resistant, tamper-proof screws.

LENS – 2 one-piece heavy-walled borosilicate lenses are recessed .250" and protected by stainless steel rolled rims. Exposed portion of top lens is only .004" tall with the lower lens being only 1.625" tall.

BASE PLATE – Extra thick, ½" cast TIG welded aluminum base is conversion-coated and black powder coated for corrosion resistance.

OPTIONAL ROUGHNECK REINFORCEMENT – .375" thick zinc plated, steel base plate with 6" x 6" x 3/16" gusset reinforcement, 3/8" diameter 302 stainless steel rod pins with 13,000 lb. shear strength.

ANCHOR BOLTS – Anchor bolts are 3/4"x12" long heavy duty galvanized steel. Four (4) are furnished.

ELECTRICAL – Universal voltage power supply (120-277 VAC 50/60HZ). 347-480V also available. 300 mA standard. Surge protector meets IEEE 587,IP-2 (6000), Scenario 1 Location Category C.

OPERATING TEMPERATURE – -40°C to +50°C(-40°F to +122°F).

FINISH – Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY – LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS – Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT – 50 lbs.

LISTING – Listed to U.S. and Canadian standards. Suitable for wet locations.

LIGHT OUTPUT - XHYP					
Model No.	# of LEDs	Tot Power Lumens	Watts	Source Lumens	Eff.
XHYP3-180	10	1200	18	1200	67
XHYP3-180-30-UE	10	1700	18	1700	94
XHYP3-360	30	2400	34	2400	71
XHYP3-360-30-UE	30	3400	34	3400	100
XHYP3-360-30-HE	30	4200	34	4200	124
Source Lumens = Initial Lumens					
Eff. = Efficacy (Source Lumens / Watts)					
* LED Chips are Frequently updated. Distribution subject may increase.					

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA compliant. Suitable for sale locations.

Project Name _____ / Fixture Type _____ /
Catalog # _____ /

10/07/10
E1350
LSI INDUSTRIES INC.

DECO digital® — VINCI-LED Wall/Area/Flood Lighting

Approved by NICHIA

Job Information — Digitize *your light.*
Type: W1
Catalog #:
Project:
Comments:
Prepared by:

LED Lighting — DECO | LIGHTING

Description

The VinciLED is an architectural style luminaire providing maximum light output and minimum glare. Ideal for Wall, Area and Flood Lighting construction, this low-profile fixture includes a universal back box, stainless steel hardware and a sealed, gasketed optical compartment which makes VinciLED secure from outside contaminants. Designed for floodlight, pathway illumination, wallsurface applications, overhead mount for canopy lighting, area lighting and site lighting. Common applications include school and institutional entrance, apartment and condominium complexes, loading docks and more.

Features

- Construction:
Low-profile die-cast aluminum LED fixture with hinged, removeable door and back box. Available in 20W and 30W. Three half-inch, NP threaded conduit entry points included in back box, which mounts to standard 3 1/2" to 4" round and octagonal, 4" square, single-gang and octagonal junction boxes. Key hole gasket adapts to (-)box and wall. Silicone gasket seals the door and back box. IP64 Listed
- Optical:
Minimal, anodized reflector located inside silicone-sealed optical chamber to provide maximum efficiency and high illumination. Impact-resistant tempered glass included in optical assembly, meeting IEC/IRA requirements for full cutoff. Solid state LEDs thermally optimized with two lumen packages in cool 5000K or neutral warm 3500K LED color temp (CCT).
- Thermal:
120-277V 50/60Hz. Heat sinking optimization due to LED driver mounted to fixture's die-cast housing. Thermal management system uses conduction and natural convection to transfer heat away from LED source. Fixtures operate in -20° C to 40° C (-20° F to 104° F).
Three half-inch NPT threaded conduit entry points allow flex-branch wiring and the back box is an authorized electrical wiring compartment.
VinciLED luminaires maintain greater than 75% of initial light output after 100,000 hours of operation. Integral LED electronic driver includes surge protector.
- Finish:
VinciLED has a super durable DECO Guard carbon bronze powder coat finish which can withstand extreme climate conditions while still maintaining optimal color and gloss retention during the installed life of the fixture.
- Warranty
Ten-year limited warranty, including parts and labor.

Ordering Information:
Example: VINCI-LED-30-3500-BZ-PC

VINCI-LED | | | | |

Type	Wattage/Lumens	Color Temp	Finish	Optics
Wall/Area/Flood Lighting	20 — 1500/1800* 30 — 2300/2800* *Consult factory for availability	30 — 3000K 35 — 3500K 40 — 4000K 50 — 5000K	BZ — Bronze SV — Silver WH — White	LEFT BLANK — Standard FP — Forward Perimeter FT — Forward Throw AF — Adjustable Flip Flow PM — Pole Mount*

Digitize *your light.*® 10319 Deco Lighting, www.gelcaies.com T: (800) 810-0615 F: (310) 329-6855
Note: Specifications subject to change without notice. Rev Date: 2/18/10 JK

CBMC
LIGHTING SOLUTIONS
5855 KOPETSKY DR, SUITE G
INDIANAPOLIS, IN 46217
317-780-8350 / 888-203-0434

REVISIONS

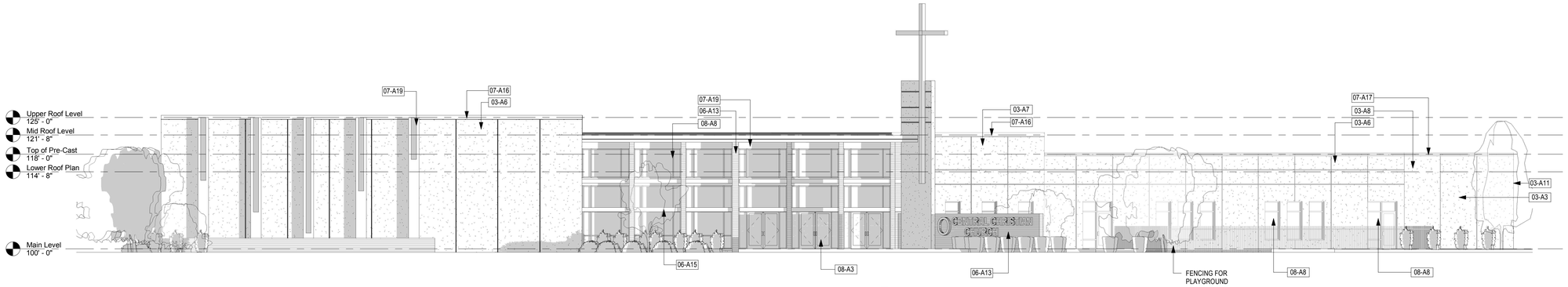
PROJECT NUMBER
CB08289
ISSUE DATE
12-28-2015
DRAWN BY
MAS
CHECKED BY
SK

SITE LIGHTING
CENTRAL CHRISTIAN CHURCH
TOWNE RD
WESTFIELD, IN 46074

SCALE:
1" = 30'

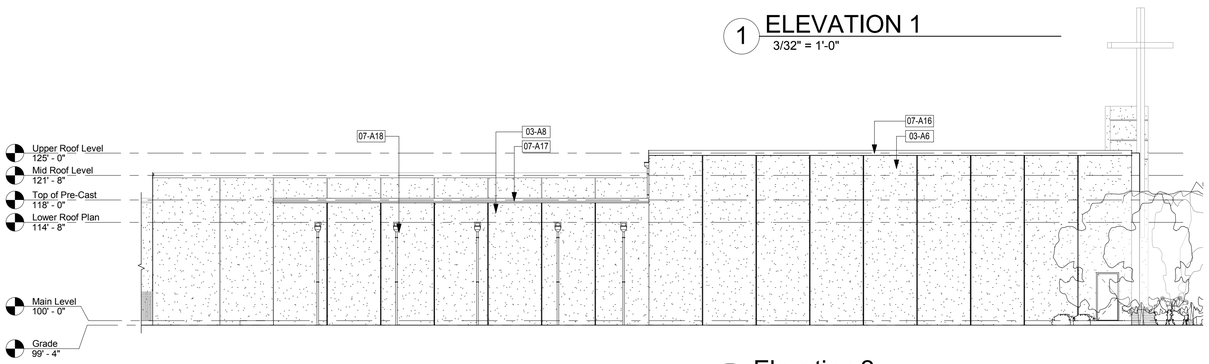
SHEET NUMBER
1

1 OF 1 SHEETS

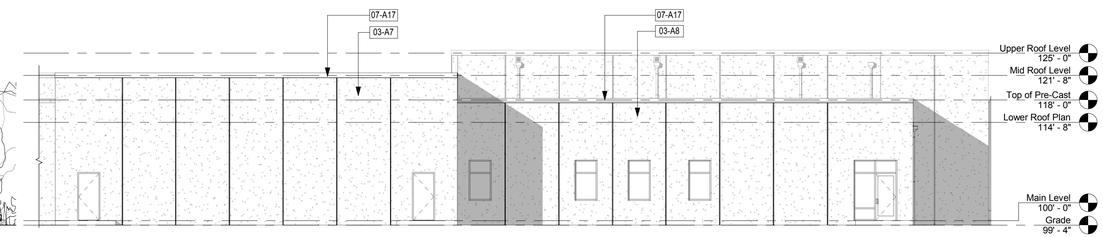


1 ELEVATION 1
3/32" = 1'-0"

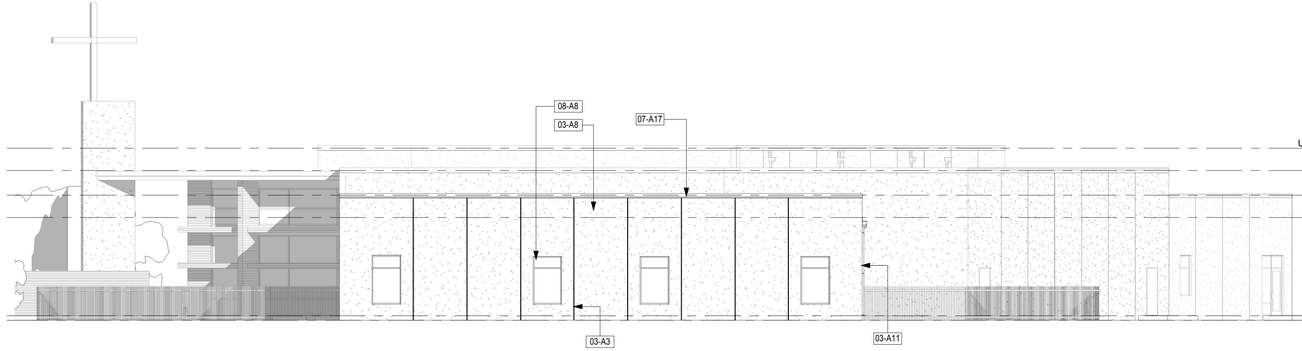
KEYNOTES	
03-A2	PRECAST HORIZONTAL REVEAL
03-A3	PRECAST PANEL JOINT
03-A6	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'A' OR APPROVED EQUAL
03-A7	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'B' OR APPROVED EQUAL
03-A8	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'C' OR APPROVED EQUAL
03-A11	PRECAST PANEL JOINT - MITERED CORNER
06-A13	TONGUE AND GROOVE CEDAR SIDING, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL, MITER CORNERS TO METAL CORNER PROTECTION, SEE DETAIL A AXX
06-A15	2X10 CLEAR CUT RED CEDAR TRELLIS, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL
07-A16	PRE-FINISHED METAL FASCIA, WITH CONTINUOS CLEAT. COLOR TO BE SLATE GREY
07-A17	PRE-FINISHED METAL COPING, WITH CONTINUOUS CLEAT COLOR TO BE SLATE GREY
07-A18	PRE-FINISHED METAL SCUPPER BOX AND DOWN SPOUT, TIE INTO STORM DRAING, SEE CIVIL DRAWINGS
07-A19	CITADEL METAL WALL PANELS - ENVELOPE 2000, REVEAL BATTEN - SLATE GREY
08-A3	ALUMINUM ENTRANCE DOORS - MEDIUM STILE, COLOR: SLATE GREY;
08-A8	ALUMINUM STOREFRONT WITH GLAZING - COLOR SLATE GREY, SEE WINDOW SCHEDULE AND SPECIFICATIONS
10-A5	EXTERIOR SIGNAGE - CROSS ELEMENT - PAINTED STEEL
10-A24	EXTRUDED LETTERS, 18" HIGH X 2" DEPTH - FONT STYLE - ___



2 Elevation 2
3/32" = 1'-0"



3 Elevation 3
3/32" = 1'-0"



4 Elevation 4
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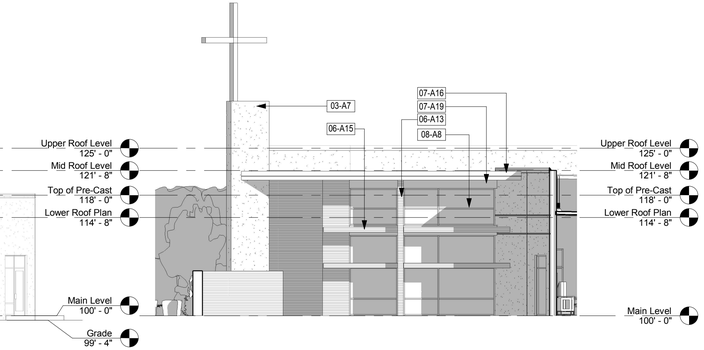

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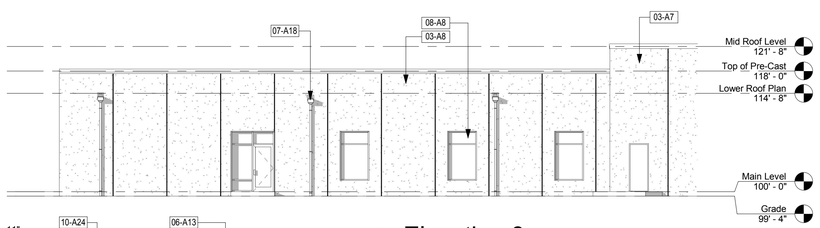

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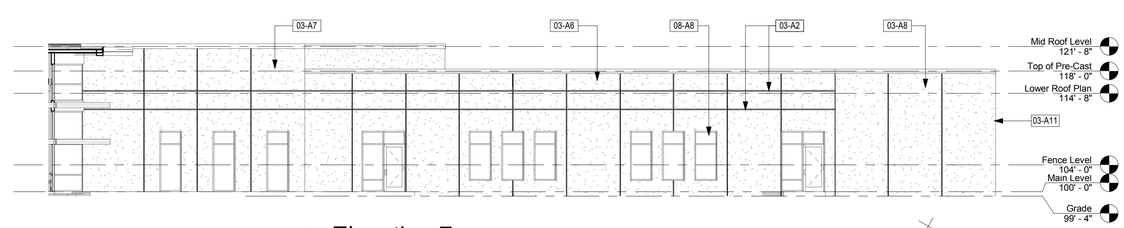
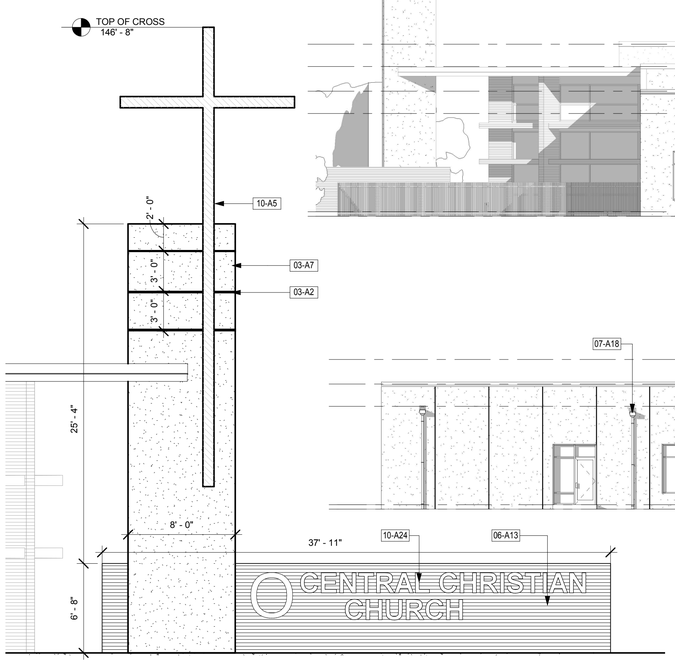
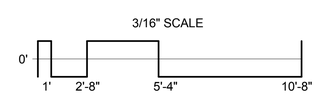
3/32" = 1'-0"

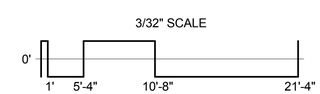


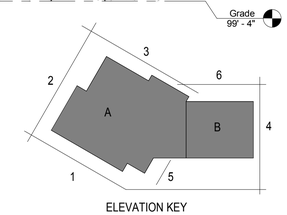
7 Elevation 7
3/32" = 1'-0"



8 Sign Elevation
3/16" = 1'-0"







ELEVATION KEY

REVISIONS			
No.	Date	By	Description

CONSULTANT LOGO:

SEAL:

New Facility for Central Christian Church
SE Corner of Towne Road and 151st Street
Westfield, Indiana 46074

SHEET TITLE:
EXTERIOR ELEVATIONS

ASPEN GROUP
90 Executive Drive
Suite C
Carmel, IN. 46032

DRAWN BY: ANC

SHEET:
A.200

ASPEN PROJECT #: 07-0092

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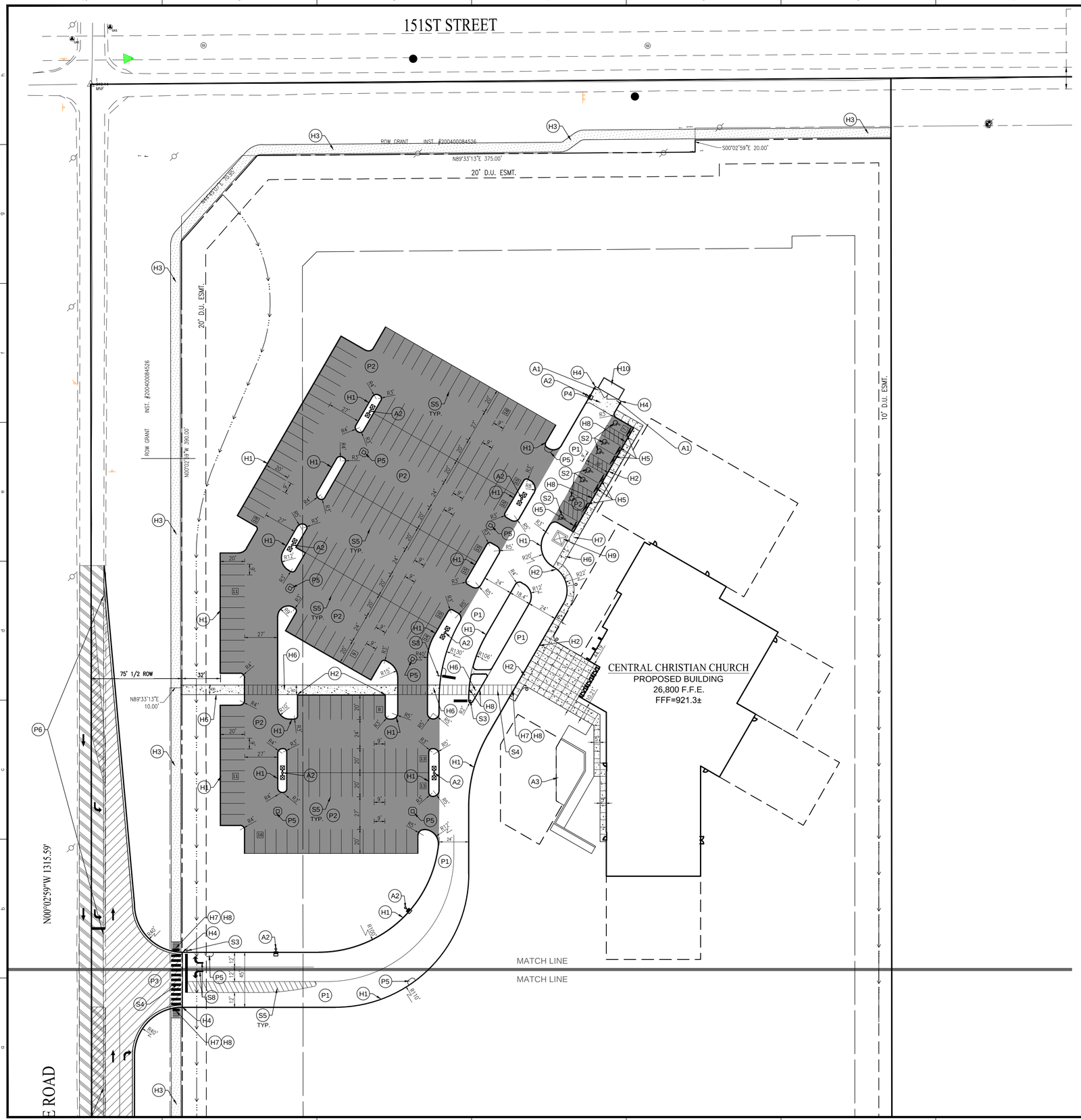

SITE PLAN NOTES

PAVEMENT

- P1 HEAVY DUTY ASPHALT PAVING
- P2 STANDARD DUTY ASPHALT PAVING
- P3 RIGHT-OF-WAY ASPHALT
- P4 HEAVY DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- P5 STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C302
- P6 MATCH EXISTING PAVEMENT

HARDSCAPE

- H1 6" CURB AND GUTTER
- H2 INTEGRAL WALK AND CURB
- H3 8' ASPHALT R.O.W. PATH
- H4 TAPER CURB WITHIN 3 FEET
- H5 CONCRETE PARKING BARRIER
- H6 CONCRETE SIDEWALK
- H7 ADA ACCESSIBLE RAMP
- H8 PAVEMENT FLUSH WITH SIDEWALK
- H9 TRANSFORMER PAD LOCATION
- H10 DUMPSTER ENCLOSURE

ACCESSORIES

- A1 BOLLARD
- A2 LIGHT POLE AND BASE
- A3 REFER TO ARCHITECTURAL PLANS FOR DETAILS

SIGNAGE & MARKINGS

- S1 POLE/GROUND SIGN LOCATION
- S2 ADA PARKING SPACE
- S3 STOP SIGN
- S4 PEDESTRIAN CROSSWALK
- S5 4" PAINTED WHITE SOLID LINES (TYP)
- S6 4" PAINTED WHITE SOLID LINE ISLAND
- S7 24" PAINTED WHITE STOP BAR
- S8 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 435/3 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

PAVEMENT

- MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

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

OTHER

- SIGN
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

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

N W E S

SCALE: 1" = 40'

0 20 40 80

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME: w150043-C200-site
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.20.2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

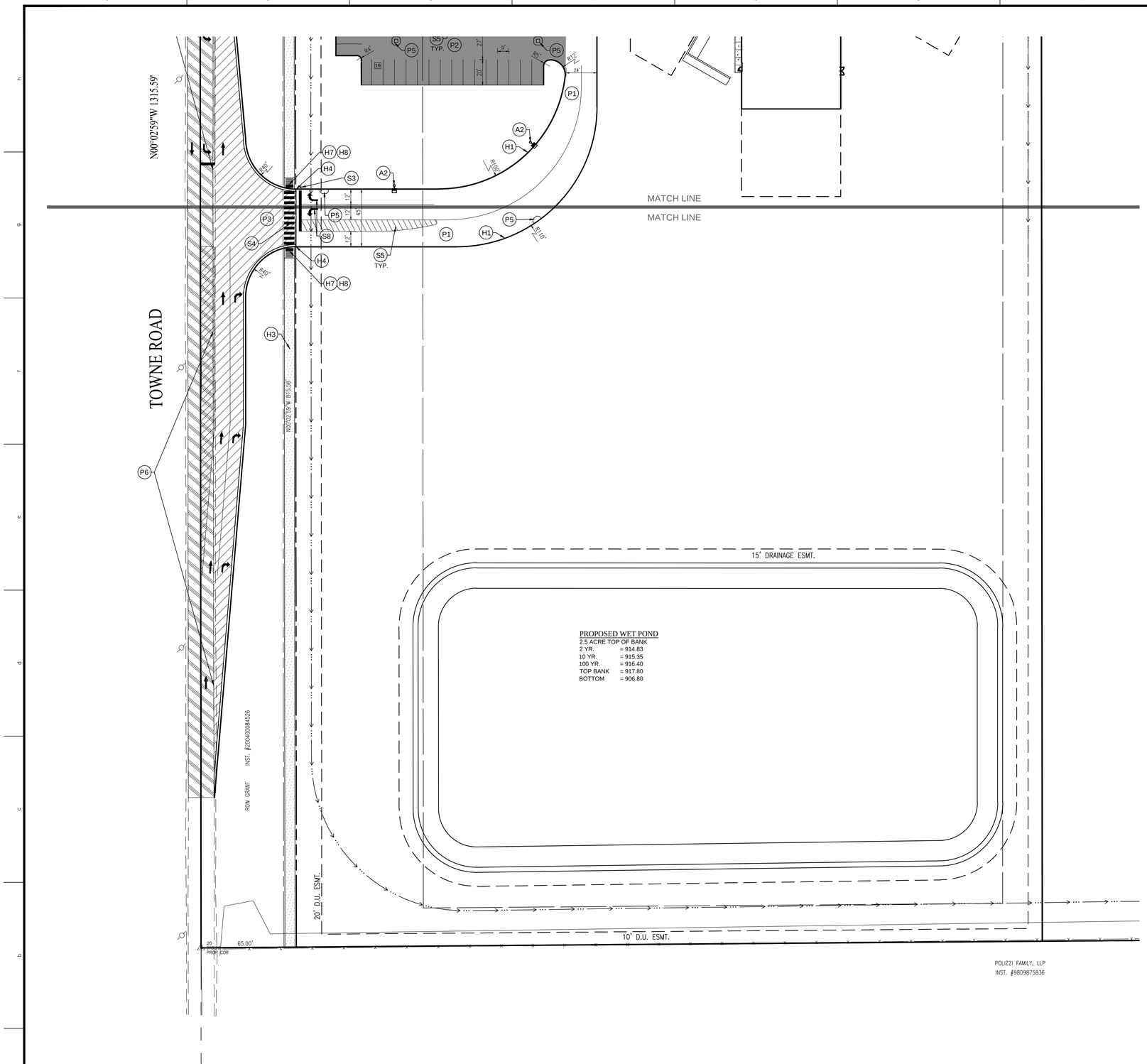
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consult\w150043-C200 site.dwg
LAYOUT: C200
DATE/TIME: December 29, 2015 - 3:58pm
PLOTTED BY: wesbert



SITE PLAN NOTES

PAVEMENT

- P1 HEAVY DUTY ASPHALT PAVING
- P2 STANDARD DUTY ASPHALT PAVING
- P3 RIGHT-OF-WAY ASPHALT
- P4 HEAVY DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- P5 STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C302
- P6 MATCH EXISTING PAVEMENT

HARDSCAPE

- H1 6" CURB AND GUTTER
- H2 INTEGRAL WALK AND CURB
- H3 8' ASPHALT R.O.W. PATH
- H4 TAPER CURB WITHIN 3 FEET
- H5 CONCRETE PARKING BARRIER
- H6 CONCRETE SIDEWALK
- H7 ADA ACCESSIBLE RAMP
- H8 PAVEMENT FLUSH WITH SIDEWALK
- H9 TRANSFORMER PAD LOCATION
- H10 DUMPSTER ENCLOSURE

ACCESSORIES

- A1 BOLLARD
- A2 LIGHT POLE AND BASE
- A3 REFER TO ARCHITECTURAL PLANS FOR DETAILS

SIGNAGE & MARKINGS

- S1 POLE/GROUND SIGN LOCATION
- S2 ADA PARKING SPACE
- S3 STOP SIGN
- S4 PEDESTRIAN CROSSWALK
- S5 4" PAINTED WHITE SOLID LINES (TYP)
- S6 4" PAINTED WHITE SOLID LINE ISLAND
- S7 24" PAINTED WHITE STOP BAR
- S8 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
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PROJECT NO.	W15-0043
DWG NAME:	w150043-C200-site
DESIGNED BY:	RLW
DRAWN BY:	RLW
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DATE:	10.20.2015

DATE	BY	REVISIONS AND/OR ISSUANCE
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CENTRAL CHRISTIAN CHURCH
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SITE PLAN
Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\connect\w150043-C200 site.dwg
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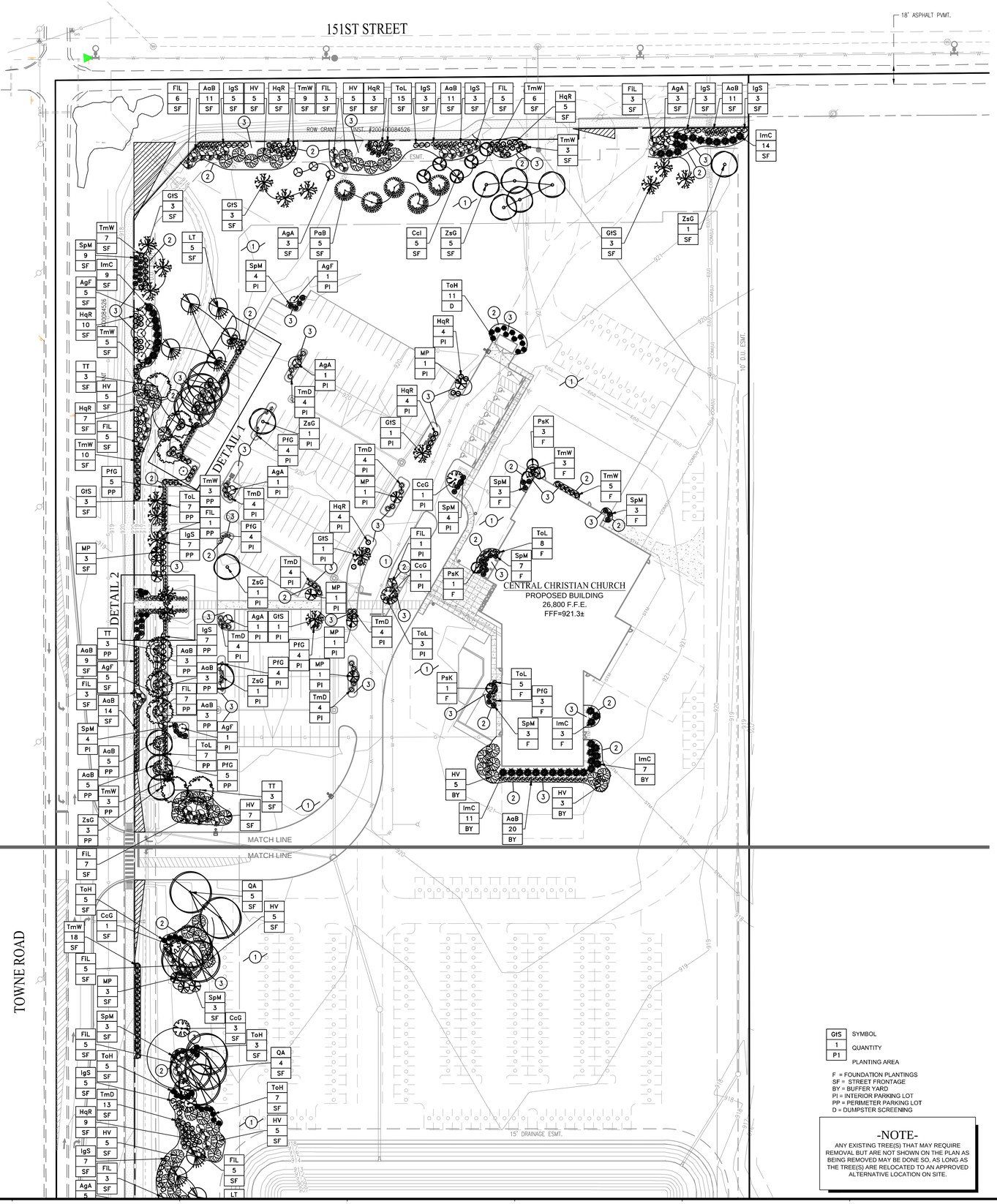
DATE/TIME: December 29, 2015 - 3:58pm
PLOTTED BY: webster



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH . ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
15. ALL PLANT SPECIES SHALL BE SELECTED FROM THE WESTFIELD PLANT CHARACTERISTICS TABLE.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 6.H: GENERAL SCREENING STANDARDS - GROUND-MOUNTED HEATING AND COOLING UNITS MUST BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS - DUMPSTER ENCLOSURES - 6' HIGH SCREEN OF EVERGREEN TREES PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE
SECTION 6.K: LOT LANDSCAPING REQUIREMENTS - 2 SHADE TREES, 3 ORNAMENTAL OR EVERGREEN TREES, AND 10 SHRUBS PER ACRE	**20 ACRES** - 40 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 200 SHRUBS	**20 ACRES** - 89 SHADE TREES - 54 ORNAMENTAL TREES - 18 EVERGREEN TREES - 768 SHRUBS
SECTION 6.L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTING BEDS MUST BE 8' WIDE AND PLACED WITHIN 15' OF THE BUILDING - UNBROKEN EXPANSES OF FACADES OR FENCES 80' OR LONGER - PLANT MATERIALS SPACED APPROXIMATELY EVERY 40' - MONUMENT SIGNS SHALL HAVE A LANDSCAPED AREA WITH A SIZE EQUIVALENT TO ONE SIDE OF THE MONUMENT SIGN'S FACE.	**FRONT FACADE ~ 539'** - 45 SHRUBS OR ORNAMENTAL TREES **ONE 91' WIDE BUILDING EXPANSE** - 3 PLANTINGS	**FRONT FACADE ~ 539'** - 5 ORNAMENTAL TREES - 40 SHRUBS **ONE 91' WIDE BUILDING EXPANSE** - 3 SHRUBS
SECTION 6.M: EXTERNAL STREET FRONTAGE - MINIMUM LANDSCAPING AREA DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF WITHIN 20'.	**151 ST ~ 537 LF** - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS **TOWNE RD ~ 1,206 LF** - 37 SHADE TREES - 25 ORNAMENTAL TREES - 302 SHRUBS	**151 ST ~ 537 LF** - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS **TOWNE RD ~ 1,206 LF** - 37 SHADE TREES - 25 ORNAMENTAL TREES - 302 SHRUBS
SECTION 6.N: BUFFER YARD REQUIREMENTS - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAR FEET	**SOUTH ~ 586 LF** - 18 SHADE TREES - 18 EVERGREEN TREES - 59 SHRUBS	**SOUTH ~ 586 LF** - 18 SHADE TREES - 18 EVERGREEN TREES - 59 SHRUBS
SECTION 6.O.1: INTERIOR PARKING AREA LANDSCAPING - 10% OF PARKING AREA TO BE ISLANDS - 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND	**PARKING AREA ~ 88,983 SF** - 8,899 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**PARKING AREA ~ 88,983 SF** - 10,366 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
SECTION 6.O.2: PERIMETER PARKING AREA LANDSCAPING - 5' WIDE MINIMUM - 1 TREE PER 30 LINEAR FEET - 1 SHRUB PER 3 LINEAR FEET - ONLY REQUIRED WHERE PARKING LOT IS WITHIN AN ESTABLISHED YARD OR WITHIN 20' OF A LOT LINE	**PARKING ~ 430 LF ALONG TOWNE RD.** - 15 TREES - 144 SHRUBS	**PARKING** - 6 TREES FROM EXTERNAL STREET FRONTAGE - 9 TREES - 145 SHRUBS

PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE ROOT	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	6	X			SEE PLAN	MIN 8'	50'/40'
GtS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X			SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	10	X			SEE PLAN	MIN 8'	70'/35'
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12	X			SEE PLAN	MIN 8'	50'/40'
QA	QUERCUS ALBA	WHITE OAK	2"	20	X			SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	12	X			SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	6	X			SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'	5	X			SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	7	X			SEE PLAN	X	30'/15'
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X			SEE PLAN	MULTI BRANCH	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X			SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	6	X			SEE PLAN	X	25'/30'
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
PsK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2"	5			X	SEE PLAN	X	30'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	101			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	55			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	56			X	SEE PLAN	MIN 18"	4'/5'
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	77			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	57			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	60	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	50	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	65			X	SEE PLAN	MIN 18"	4'/4'

GtS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

LEGEND

SITE TRIANGLE

LANDSCAPE PLAN NOTES

1. SEED OR SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR). REFER TO CHART OF L200 FOR SEED MIX & COORDINATE WITH OWNER
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

N W E S

SCALE: 1" = 50'

0 25 50 50

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES:	DATE:	BY:
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO: W15.0043
DWG NAME: w150043-L100
DESIGNED BY: MLT/RWV
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

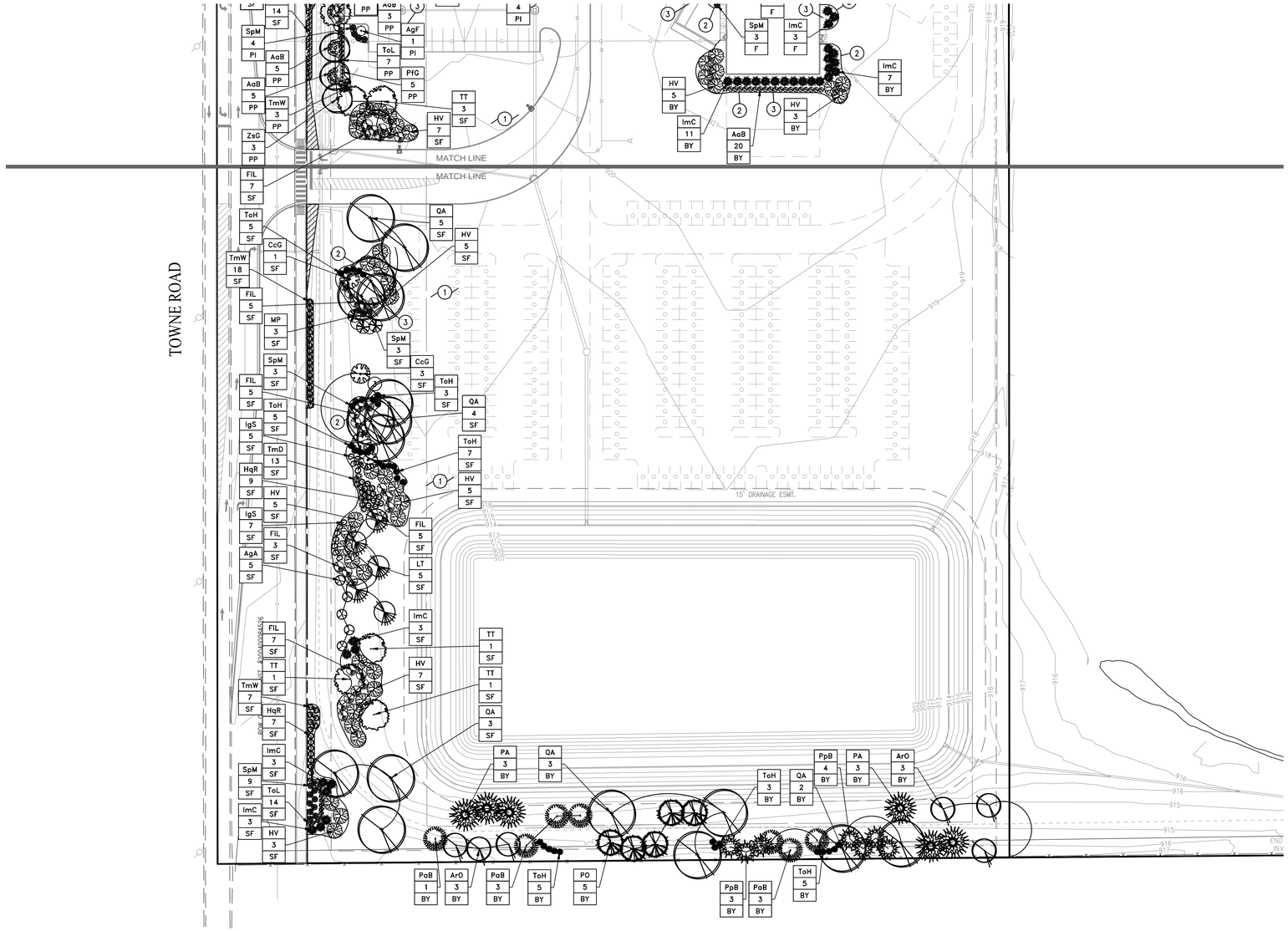
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100

PROJECT NO.
W15.0043

LOCATION: W:\2015\w150043\Engineering\design\conset\w150043-L100.dwg
LAYOUT: L100 - LANDSCAPE PLAN
DATE/TIME: December 29, 2015 - 4:18pm
PLOTTED BY: weihe



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
15. ALL PLANT SPECIES SHALL BE SELECTED FROM THE WESTFIELD PLANT CHARACTERISTICS TABLE.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE ROOT	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	6	X			SEE PLAN	MIN 8'	50'/40'
GtS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X			SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	10	X			SEE PLAN	MIN 8'	70'/35'
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12	X			SEE PLAN	MIN 8'	50'/40'
QA	QUERCUS ALBA	WHITE OAK	2"	20	X			SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	12	X			SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	6	X			SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'	5	X			SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	7	X			SEE PLAN	X	30'/15'
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X			SEE PLAN	MULTI BRANCH	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X			SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	6	X			SEE PLAN	X	25'/30'
CcI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
PsK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2"	5			X	SEE PLAN	X	30'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	101			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	55			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	56			X	SEE PLAN	MIN 18"	4'/5'
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	77			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	57			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	60	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	50	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	65			X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

1. SOD (ALTERNATE)- ALL 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

LEGEND

SITE TRIANGLE

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

GIS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

SCALE: 1" = 50'

0 25 50 50

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO.: W15.0043
DWG NAME:
DESIGNED BY: RWW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L101

PROJECT NO.
W15.0043

LOCATION: H:\2013\w150543\Engineering\design\conset\w150543-L100.dwg
LAYOUT: Landscape
DATE/TIME: December 29, 2015 - 4:19pm
PLOTTED BY: weiheadm

DETAIL 1

SCALE: 1" = 10'

DETAIL 2

SCALE: 1" = 10'

GIS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
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N
W E
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

PROJECT NO: W15.0043

DWG NAME:

DESIGNED BY: JWW

DRAWN BY: PLW

CHECKED BY: JKS

DATE: 10.30.2015

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN DETAILS

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L102

PROJECT NO.

W15.0043

LOCATION: H:\2015\w150043\Engineering\design\conset\w150043-L100.dwg
LAYOUT: L102 - Details
DATE/TIME: December 29, 2015 - 4:19pm
PLOTTED BY: wadmin

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES: DATES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1. PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2. SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

NOTES

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

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

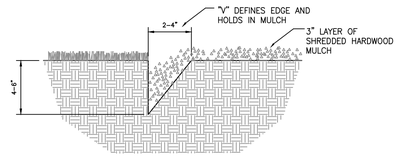
MAINTENANCE

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

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

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

PERMANENT SEED



V-CUT LANDSCAPE BED EDGE DETAIL

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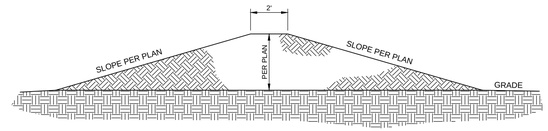

LANDSCAPE MOUNDING DETAIL

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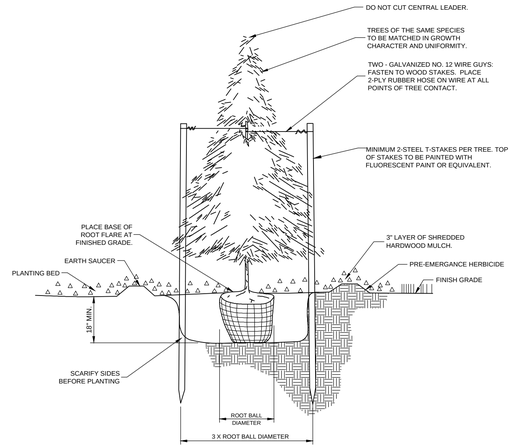
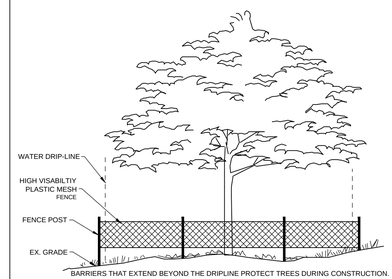
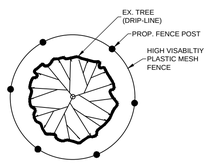


EVERGREEN PLANTING & STAKING

(NO SCALE)



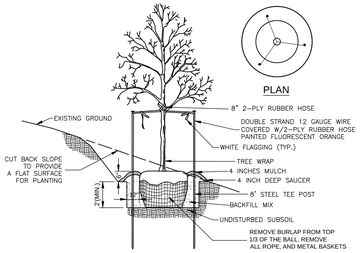


NOTE: AVOIDING DAMAGE DURING CONSTRUCTION

THE SUREST WAY TO PROTECT TREES THAT ARE TO BE SAVED IS TO:
1. WORK WITH THE BUILDER TO LOCATE AND MARK WITH FLAGGING AND/OR SIGNS ALL CONSTRUCTION ROADS, PARKING PLACES FOR WORKERS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, GRAVEL AND SOIL.
2. WORK WITH THE UTILITY CONTRACTORS TO STAKE OUT THE EXACT LOCATION OF TRENCHES.
3. ERECT PHYSICAL BARRIERS AROUND ALL "SAVED" TREES OR, BETTER YET, AROUND GROUPS OF TREES, NEAR THE CONSTRUCTION ACTIVITY.
4. EXTEND BARRIERS AS FAR AS POSSIBLE BEYOND DRIPLINE.

TREE PRESERVATION DETAIL

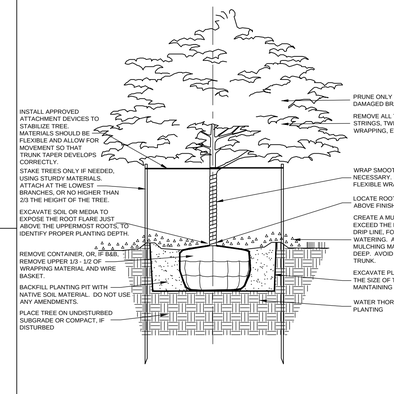
(NO SCALE)



NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

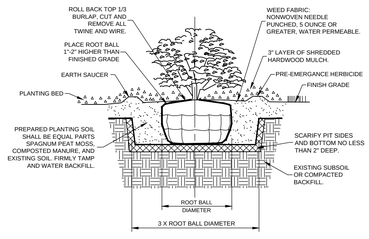
TREE PLANTING ON SLOPE

(NO SCALE)



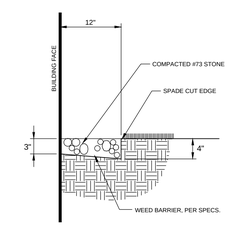
SHADE TREE PLANTING DETAIL

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



NOTE:
GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP

(NO SCALE)

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME:	w15043-L100
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	10.30.2015

REVISIONS AND ISSUES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

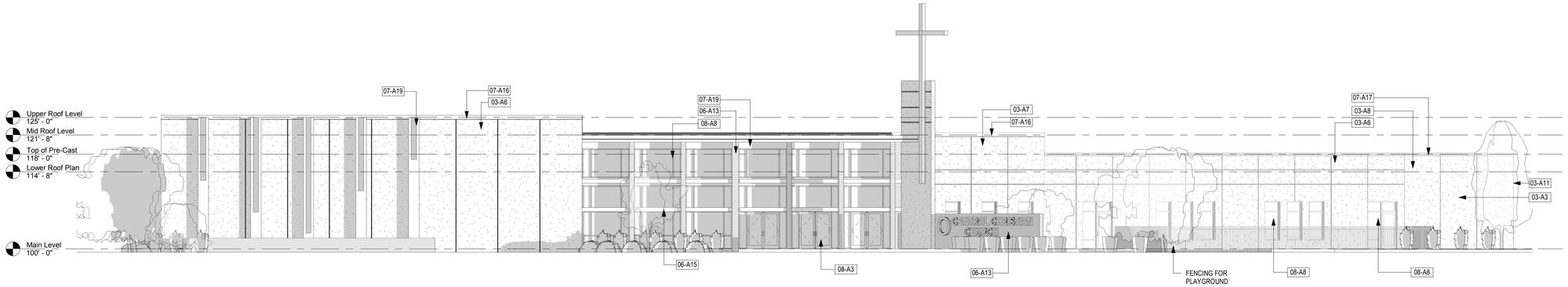
LANDSCAPE DETAILS
Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200

PROJECT NO.
W15.0043

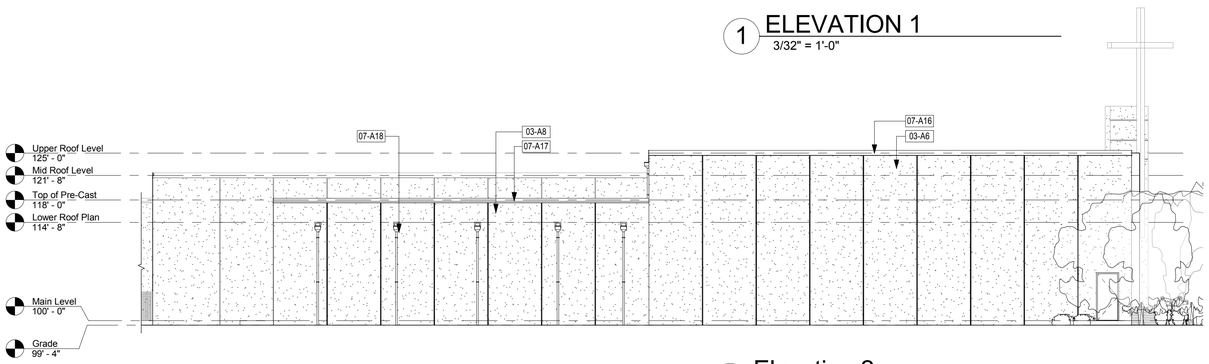
LOCATION: H:\2015\w15043\Engineering\design\consent\w15043-L100.dwg
LAYOUT: Landscape - L200
DATE/TIME: December 29, 2015 - 4:19pm
PLOTTED BY: wsebter

CENTRAL CHRISTIAN
CHURCH

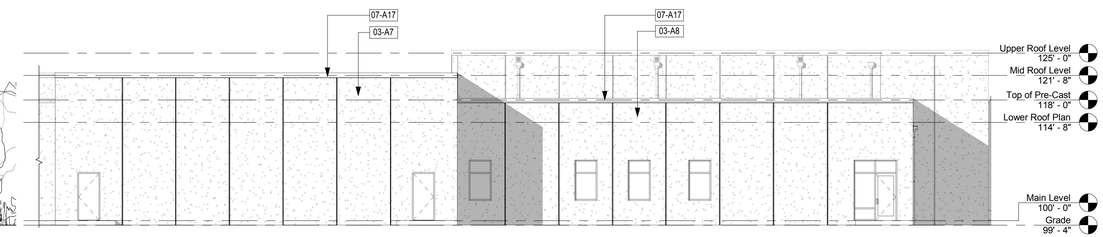


1 ELEVATION 1
3/32" = 1'-0"

KEYNOTES	
03-A2	PRECAST HORIZONTAL REVEAL
03-A3	PRECAST PANEL JOINT
03-A6	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'A' OR APPROVED EQUAL
03-A7	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'B' OR APPROVED EQUAL
03-A8	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'C' OR APPROVED EQUAL
03-A11	PRECAST PANEL JOINT - MITERED CORNER
06-A13	TONGUE AND GROOVE CEDAR SIDING, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL, MITER CORNERS TO METAL CORNER PROTECTION, SEE DETAIL A AXX
06-A15	2X10 CLEAR CUT RED CEDAR TRELLIS, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL
07-A16	PRE-FINISHED METAL FASCIA, WITH CONTINUOS CLEAT. COLOR TO BE SLATE GREY
07-A17	PRE-FINISHED METAL COPING, WITH CONTINUOUS CLEAT COLOR TO BE SLATE GREY
07-A18	PRE-FINISHED METAL SCUPPER BOX AND DOWN SPOUT, TIE INTO STORM DRAING, SEE CIVIL DRAWINGS
07-A19	CITADEL METAL WALL PANELS - ENVELOPE 2000, REVEAL BATTEN - SLATE GREY
08-A3	ALUMINUM ENTRANCE DOORS - MEDIUM STILE, COLOR: SLATE GREY;
08-A8	ALUMINUM STOREFRONT WITH GLAZING - COLOR SLATE GREY, SEE WINDOW SCHEDULE AND SPECIFICATIONS
10-A5	EXTERIOR SIGNAGE - CROSS ELEMENT - PAINTED STEEL
10-A24	EXTRUDED LETTERS, 18" HIGH X 2" DEPTH - FONT STYLE - ___



2 Elevation 2
3/32" = 1'-0"



3 Elevation 3
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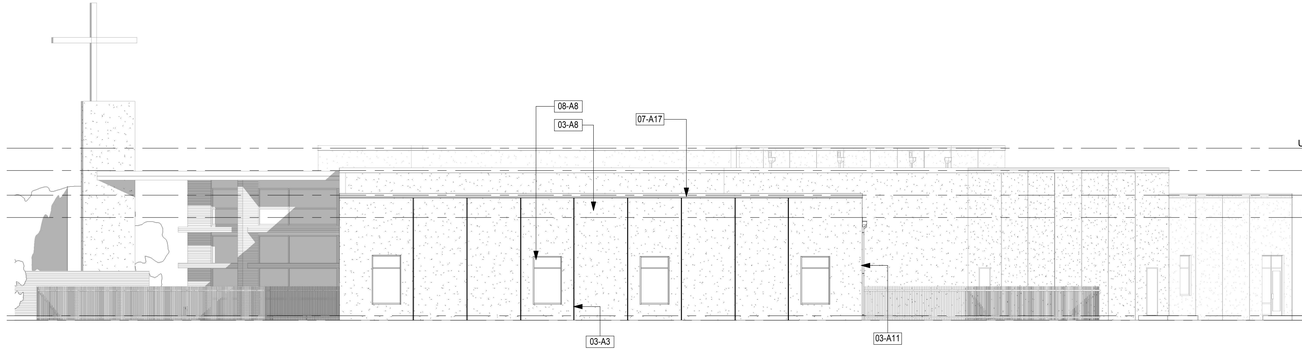

4 Elevation 4
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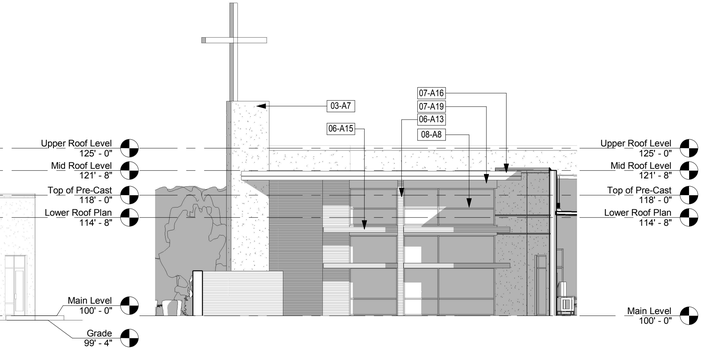
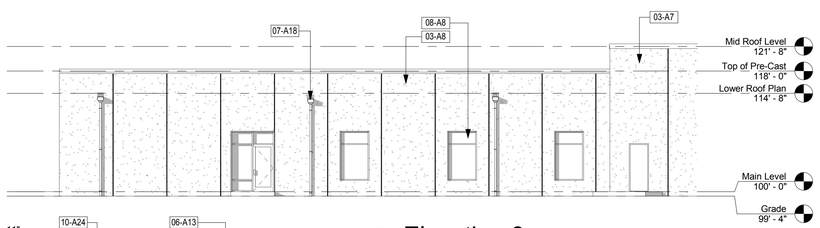


5 Elevation 5
3/32" = 1'-0"



6 Elevation 6
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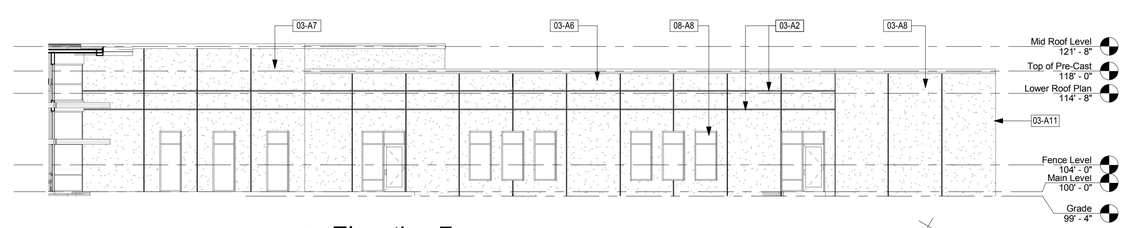
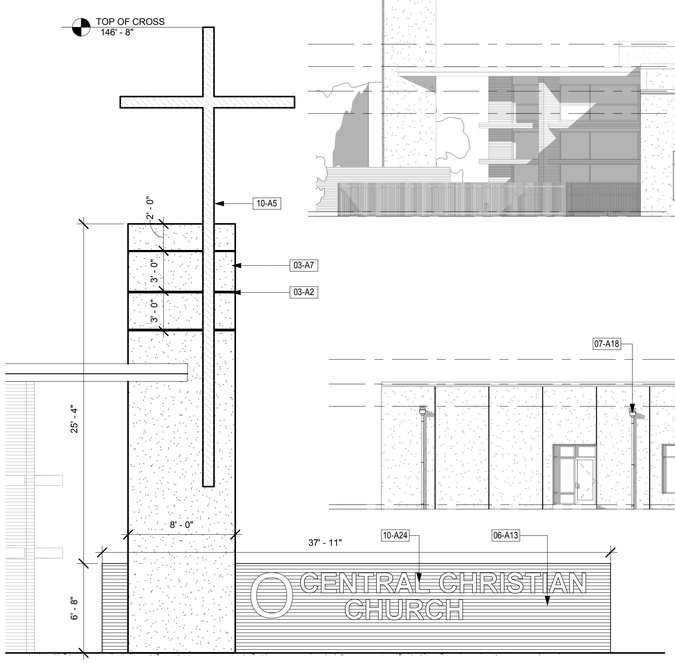
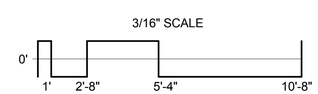
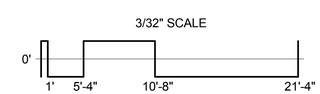


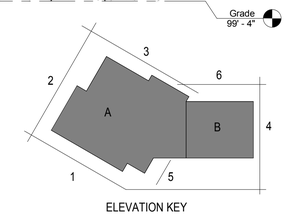
7 Elevation 7
3/32" = 1'-0"



8 Sign Elevation
3/16" = 1'-0"







ELEVATION KEY

REVISIONS			
No.	Date	By	Description

CONSULTANT LOGO:

SEAL:

New Facility for Central Christian Church
SE Corner of Towne Road and 151st Street
Westfield, Indiana 46074

SHEET TITLE:
EXTERIOR ELEVATIONS

ASPEN GROUP
90 Executive Drive
Suite C
Carmel, IN. 46032

DRAWN BY: ANC

SHEET:
A.200

ASPEN PROJECT #: 07-0092

COPYRIGHT Aspen Group, Inc. © 2014

PROJECT:
CENTRAL CHRISTIAN CHURCH

LOCATION:
SE CORNER OF 151ST ST AND TOWNE RD

Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'B'

Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'C'

Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'A'

Aluminum Storefront
Color: Slate Grey

Cross Element
Signage Lettering
Color: White

Metal Panels
Fascia and Copings
Scupper and Downspouts
Roof Soffit
Color: Slate Grey

Tongue and Groove Cedar Siding
Wood Window Shade Element
Stain Color: Espresso

Petition Number:	1512-PUD-28
Subject Site Address:	*Northeast corner of S.R. 32 and Sun Park Drive*
Petitioner:	Custard Kings, Inc. by Bose McKinney & Evans LLP
Request:	Petitioner requests a change of zoning of approximately 1.11 acres+/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.
Current Zoning:	EI: Enclosed Industrial District; State Road 32 Overlay District; and, U.S. 31 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	1.11 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plans 4. Building Character Exhibit 5. Landscaping Plan 6. Conceptual Future Site Plan 7. Culver's Sun Park PUD Ordinance, Ord. 15-44 (Current Version) 8. Culver's Sun Park PUD Ordinance, Ord. 15-44 (Redline Version) 9. Gateway Sub-District Comprehensive Plan Addendum
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the November 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition received a public hearing at the December 7, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the December 7, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Action: The APC may forward a recommendation for approval to the City Council at its February 1, 2016 meeting.

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.

PROJECT OVERVIEW

Location: This subject property (the "Property") is approximately 1.11 acres +/- in size and is located at the northeast corner of State Road 32 and Sun Park Drive (see Exhibit 2). The Property is currently zoned EI: Enclosed Industrial District and it falls within the State Highway 32 Overlay District and the U.S. 31 Overlay District.

Project Overview: The Petitioner is requesting a change of zoning to a commercial Planned Unit Development (PUD) District to be known as "Culver's Sun Park PUD" (the "Proposal"). The Proposal defaults to the City's GB: General Business District standards and the State Road 32 Overlay District standards, with a few modifications. The U.S. 31 Overlay standards would not apply to the Property. The Proposal includes a provision that allows at least 700 square feet of outdoor seating area to count towards meeting the State Highway 32 Overlay District's minimum building square footage requirement of 5,000 square feet. The Proposal also includes modifications to interior parking lot and perimeter parking lot landscaping requirements.

The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project.

Comprehensive Plan: The 2015 Grand Junction Sub-District Addendum to the Westfield-Washington Township Comprehensive Plan (the "Gateway Sub-District Plan") establishes a detailed vision and recommendations for the Gateway area of the community (the four corners of the intersection of U.S. 31 and State Road 32). The general vision is to develop each of the four corners with substantial building height and massing, so as to create a new skyline and dynamic "front door" for the City of Westfield. The Gateway Sub-District Plan encourages each quadrant be planned in its entirety to better ensure the overall vision is realized – however, it is acknowledged that planning/developing in this manner may not always be possible. The Culver's Sun Park PUD proposal is for a small portion of the larger Northwest Quadrant of the Gateway Sub-District. The remainder of the Northwest Quadrant is under the ownership of multiple entities, and incorporating those properties into the Culver's plan was not feasible at the time of filing. The proposed development of the Property, together with the future extension of Tournament Trail to

the east, would not prevent the remainder of the Northwest Quadrant from developing in a manner that is consistent with the Gateway Sub-District Plan.

MODIFICATIONS SINCE THE PUBLIC HEARING

The subject property is a small piece of the larger northwest quadrant of the Gateway Sub-District. The Gateway Sub-District Plan envisions developing (or at least planning for) the entire quadrant at once. The Culver's Sun Park PUD project is the first new project in this quadrant, and is ready to develop prior to plans being developed for the rest of the quadrant. Therefore, in an effort to protect the vision of the Gateway Sub-District, the Department has worked with the petitioner to consider how the Culver's site fits into the larger vision for the quadrant, and planned for future cross-access with the adjacent property to the east. As a result, the Culver's Sun Park PUD Ordinance has been modified to include a number of different requirements and criteria that when executed and constructed, would result in the site looking and feeling like it has been a part of the overall development of the quadrant all along.

The modified language in the PUD Ordinance includes triggers for certain site access improvements, and it allows for the exclusion of certain landscaping requirements so that the ultimate build-out and site connections can be achieved in the future. The modifications also include a conceptual future site plan, depicting how the adjacent property could possible develop in the future and fit together with the Culver's site. Please note that only the Culver's site is the subject of this petition, and the inclusion of adjacent property on a concept plan does not entitle the adjacent property. This plan was merely used as an aid in considering and describing the need for future cross-access and shared parking opportunities.

DEPARTMENT COMMENTS

If the Plan Commission is satisfied with the proposal and the revisions made since the public hearing, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

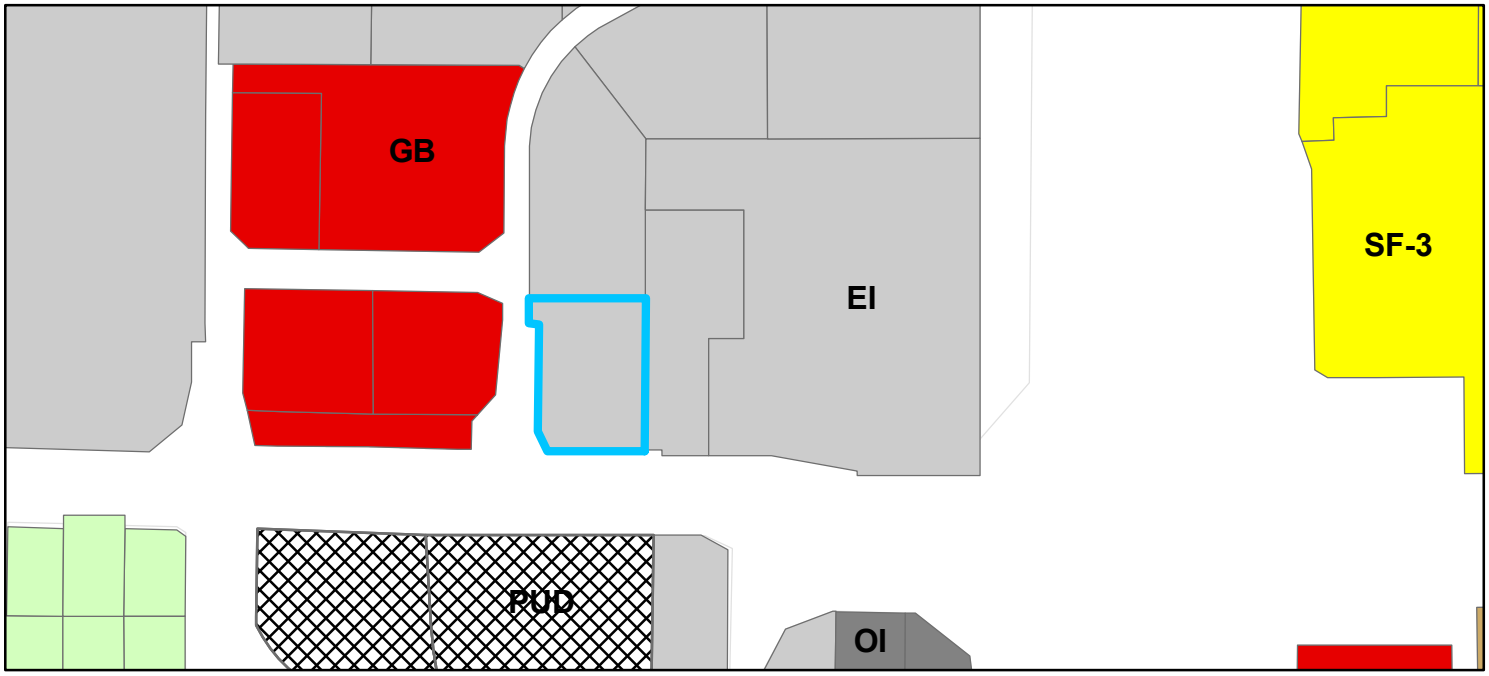
Property Location Map
Culver's Sun Park PUD
Ordinance 15-44

N
W E
S
Not To Scale

Aerial Location Map

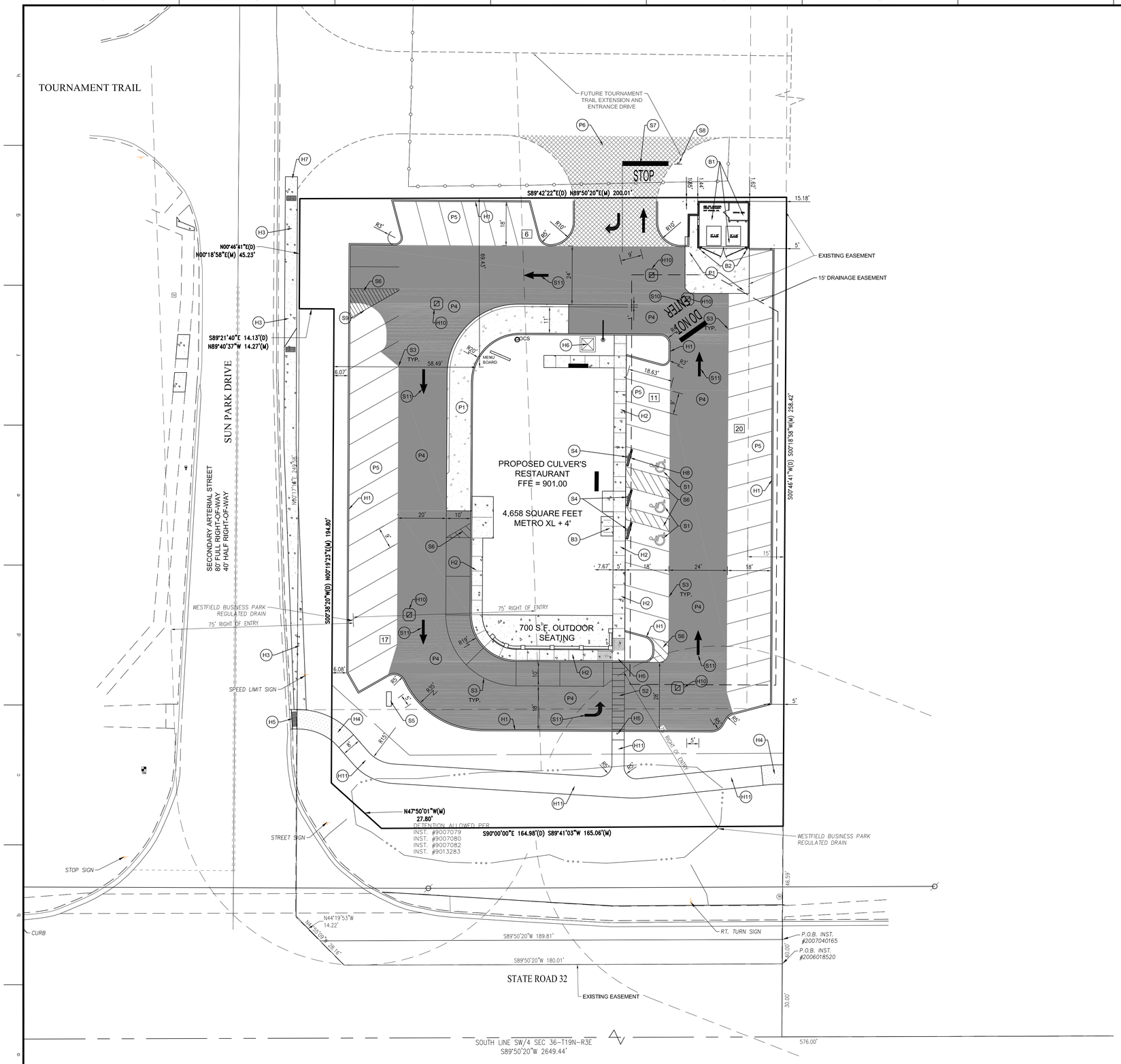
Site

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)



LOCATION: J:\2015\w15031\Engineering\design\exhibits\with Tournament Trail\w15031-C200 Title.dwg
LAYOUT: C200
DATE/TIME: December 15, 2015 - 11:23am
PLOTTED BY: schoeffb

SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY CONCRETE PAVEMENT
- (P2) MATCH EXISTING CURB LINE
- (P3) EXISTING RIGHT OF WAY CURB.
- (P4) HEAVY DUTY ASPHALT
- (P5) STANDARD DUTY ASPHALT
- (P6) R.O.W. PAVEMENT PER DETAIL P-3 IN CITY STANDARDS.
- (P7) MILL AND RESURFACE SUN PARK DRIVE 1 $\frac{1}{2}$". OR AS DIRECTED BY WESTFIELD DPW. CONFIRM LIMITS WITH WESTFIELD DPW PRIOR TO COMMENCING.

HARDSCAPE

- (H1) 6" CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) CONCRETE SIDEWALK
- (H4) 8' ASPHALT WALKING PATH ACCORDING TO DETAIL P-16 OF CITY STANDARDS. EXTEND PATH WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES PATH FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.
  * PRIVATE WARNINGS TO BE GROOVED CONCRETE
  * RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
- (H6) TRANSFORMER PAD LOCATION
- (H7) EXTEND SIDEWALK WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES SIDEWALK FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H8) CONCRETE PARKING BARRIER
- (H9) TRANSITION STANDING CURB INTO RIGHT OF WAY CURB AND MAINTAIN A 1" FLOWLINE ACROSS THE ENTRY DRIVES.
- (H10) PROVIDE CONRETE COLLAR FOR INLET
- (H11) RAISED 8' WIDE METAL WALKWAY TO BE CONSTRUCTED THROUGH THE EXISTING DETENTION. DETAILED PLANS TO BE PROVIDED BY THE OWNER.

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- (B2) PIPE BOLLARDS
- (B3) BIKE RACK

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) PEDESTRIAN CROSSWALK
- (S3) 4" PAINTED WHITE SOLID LINES (TYP)
- (S4) ADA PARKING SIGN
- (S5) GROUND MOUNTED SIGN
- (S6) PAINTED ISLAND
- (S7) PAINTED 24" STOP BAR
- (S8) STOP SIGN
- (S9) "RIGHT TURN ONLY" SIGN
- (S10) PAINTED "DO NOT ENTER" STRIPING
- (S11) PAINTED DIRECTIONAL MARKING

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEETS C201 AND C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.11 AC
BUILDING AREA = 4658 (BLDG.) + 700 (PERGOLA) = 5358 S.F.
ZONING = GB

FRONT YARD BSL REQUIRED	= 60 FT
REAR YARD BSL REQUIRED	= 20 FT
EAST SIDE YARD BSL REQUIRED	= 20 FT

PARKING REQUIRED:
PARKING REQUIREMENT: ONE (1) SPACE FOR EACH THREE (3) SEATS OF SERVING AREA, PLUS ONE (1) SPACE FOR EACH EMPLOYEE ON PRIMARY SHIFT
PARKING REQUIRED = 50 SPACES
PARKING DIMENSIONS = 9' x 18'

PARKING PROVIDED:
51 - STANDARD SPACES
3 - ADA SPACES
54 - TOTAL SPACES

BICYCLE PARKING:
1 BIKE PER 30 VEHICULAR SPACES
1 REQUIRED FOR SITE. INSTALL 3 LOOP BIKE RACK WHERE SHOWN

OPEN SPACE:
20.0% REQUIRED
29% PROVIDED (BEFORE 30' GREENBELT DEDICATION)

SITE PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- WATER METER
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- STORM MANHOLE
- DOWN SPOUT

OTHER

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

PAVEMENT

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

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

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 20'
0 10 20 40

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Indianapolis, Indiana 46280
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0316
DWG NAME:	w15031-C200 Title.dwg
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	BJS
DATE:	10.16.2015

REVISIONS AND NOTES:	DATE:	BY:
SUBMITTED FOR COUNTY SURVEYOR REVIEW	10.16.2015	BJS

STEVEN SCOTT RUCKER
REGISTERED
PE 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

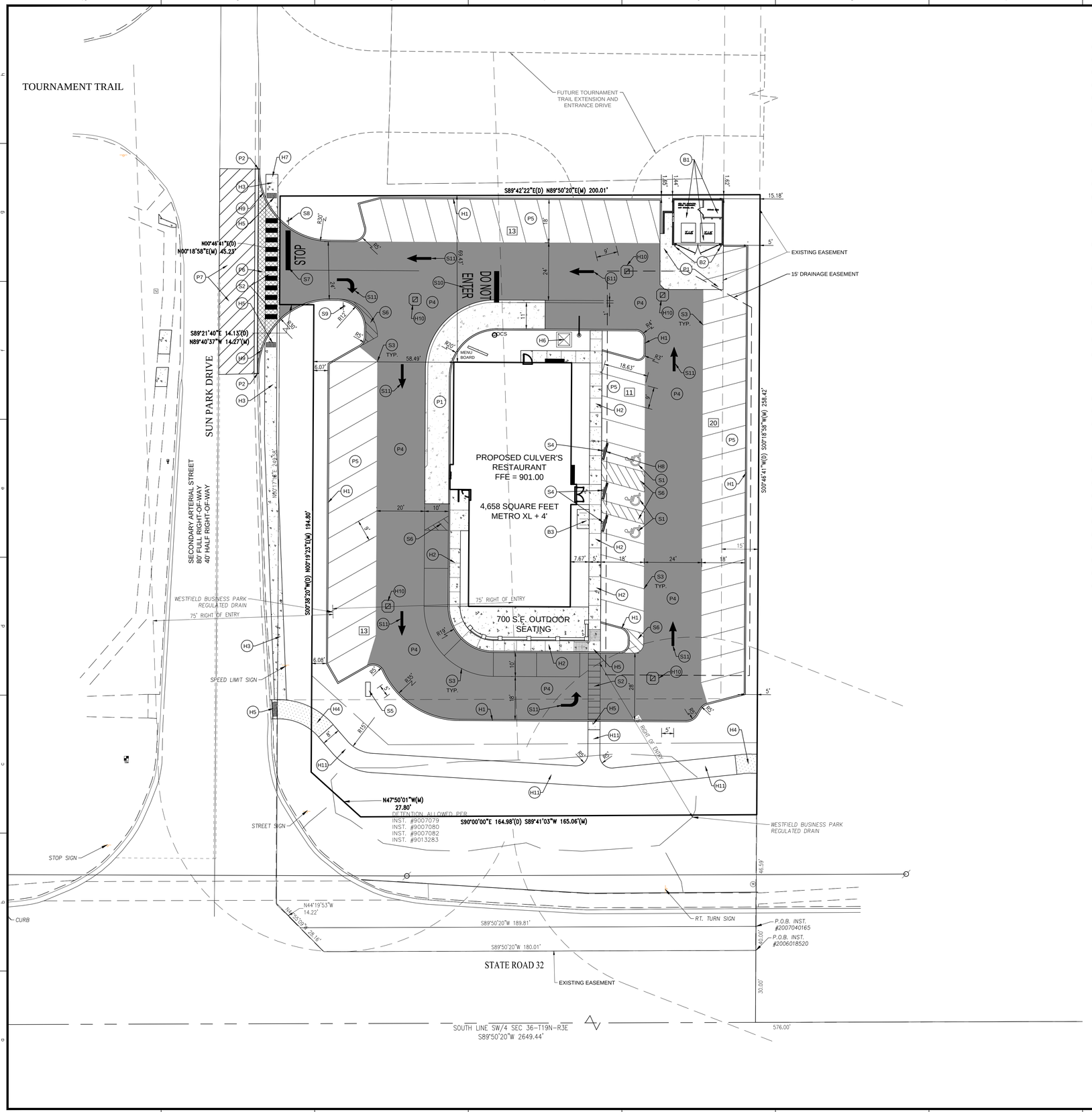
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
Culver's

SITE PLAN
of WESTFIELD
17651 SUN PARK DRIVE, WESTFIELD, IN 46074
Part of SW/4, Section 36, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W15.0316



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY CONCRETE PAVEMENT
- (P2) MATCH EXISTING CURB LINE
- (P3) EXISTING RIGHT OF WAY CURB.
- (P4) HEAVY DUTY ASPHALT
- (P5) STANDARD DUTY ASPHALT
- (P6) R.O.W. PAVEMENT PER DETAIL P-3 IN CITY STANDARDS.
- (P7) MILL AND RESURFACE SUN PARK DRIVE 1 ½", OR AS DIRECTED BY WESTFIELD DPW. CONFIRM LIMITS WITH WESTFIELD DPW PRIOR TO COMMENCING.

HARDSCAPE

- (H1) 6" CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) CONCRETE SIDEWALK
- (H4) 8' ASPHALT WALKING PATH ACCORDING TO DETAIL P-16 OF CITY STANDARDS. EXTEND PATH WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES PATH FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.
  - * PRIVATE WARNINGS TO BE GROOVED CONCRETE
  - * RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
- (H6) TRANSFORMER PAD LOCATION
- (H7) EXTEND SIDEWALK WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES SIDEWALK FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H8) CONCRETE PARKING BARRIER
- (H9) TRANSITION STANDING CURB INTO RIGHT OF WAY CURB AND MAINTAIN A 1" FLOWLINE ACROSS THE ENTRY DRIVES.
- (H10) PROVIDE CONRETE COLLAR FOR INLET
- (H11) RAISED 8' WIDE METAL WALKWAY TO BE CONSTRUCTED THROUGH THE EXISTING DETENTION. DETAILED PLANS TO BE PROVIDED BY THE OWNER.

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- (B2) PIPE BOLLARDS
- (B3) BIKE RACK

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) PEDESTRIAN CROSSWALK
- (S3) 4" PAINTED WHITE SOLID LINES (TYP)
- (S4) ADA PARKING SIGN
- (S5) GROUND MOUNTED SIGN
- (S6) PAINTED ISLAND
- (S7) PAINTED 24" STOP BAR
- (S8) STOP SIGN
- (S9) "RIGHT TURN ONLY" SIGN
- (S10) PAINTED "DO NOT ENTER" STRIPING
- (S11) PAINTED DIRECTIONAL MARKING

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEETS C201 AND C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.11 AC
BUILDING AREA = 4658 (BLDG.) + 700 (PERGOLA) = 5358 S.F.
ZONING = GB

FRONT YARD BSL REQUIRED	= 60 FT
REAR YARD BSL REQUIRED	= 20 FT
EAST SIDE YARD BSL REQUIRED	= 20 FT

PARKING REQUIRED:
PARKING REQUIREMENT: ONE (1) SPACE FOR EACH THREE (3) SEATS OF SERVING AREA, PLUS ONE (1) SPACE FOR EACH EMPLOYEE ON PRIMARY SHIFT
PARKING REQUIRED = 50 SPACES
PARKING DIMENSIONS = 9' x 18'

PARKING PROVIDED:
54 - STANDARD SPACES
3 - ADA SPACES
57 - TOTAL SPACES

BICYCLE PARKING:
1 BIKE PER 30 VEHICULAR SPACES
1 REQUIRED FOR SITE. INSTALL 3 LOOP BIKE RACK WHERE SHOWN

OPEN SPACE:
20.0% REQUIRED
29% PROVIDED (BEFORE 30' GREENBELT DEDICATION)

SITE PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- WATER METER
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
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- COMMUNICATIONS RISER
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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES: SUBMIT FIELD FOR COUNTY SURVEYOR REVIEW	DATE: 10.16.2015	BY: BJS

PROJECT NO.: W15.0316
DWG NAME: w150316-C200 site.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: BJS
DATE: 10-16-2015

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE-11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR: Culver's

SITE PLAN of WESTFIELD

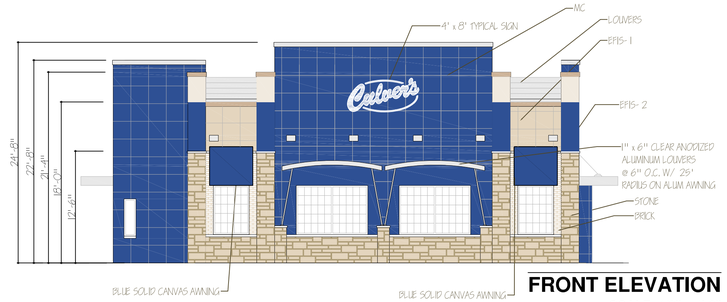
17651 SUN PARK DRIVE, WESTFIELD, IN 46074

Part of SW/4, Section 36, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W15.0316

LOCATION: H:\2015\w150316\Engineering\design\consat\w150316-C200 site.dwg
LAYOUT: C200
DATE/TIME: December 11, 2015 - 7:36am
PLOTTED BY: schaefb



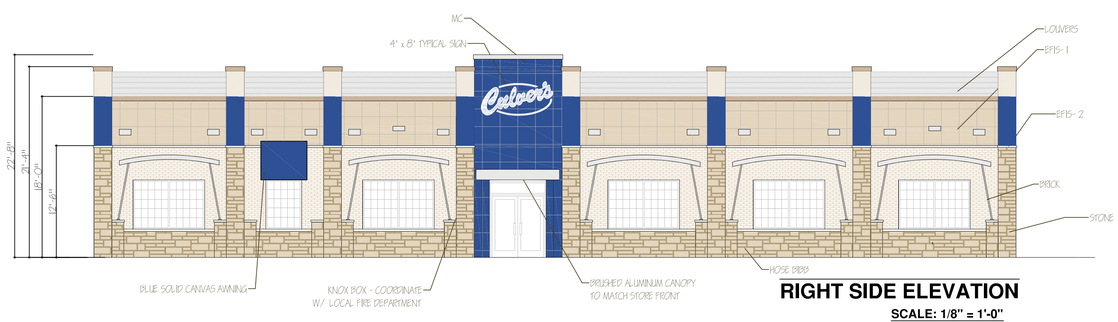
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

FINISH MATERIALS-BUILDING EXTERIOR MATERIALS	
METAL CLADDING:	
MC:	2' x 2' Apolic - USA, Rain Screen System, 4mm Aluminum/ Metal Composite Panels, Color: 4mmAMB3.5 HYB Blue
STONE	
STONE :	Manufacturer: Environmental Stonework, Style: Tuscan Ledge, Color: Aspen
SPECIALITY METAL:	
AWNING:	1"x6" anodized Aluminum louver @6' O.C. w/ 25' radius on Alum Awning
LOUVER:	Clear anodized Aluminum louver mechanical shading, rotated @ 30° @6"O.C.
OTHER:	
EFIS-1	EFIS, FINE SAND FINISH , Color: Light grey
EFIS-2	EFIS, FINE SAND FINISH, Color: Dark grey

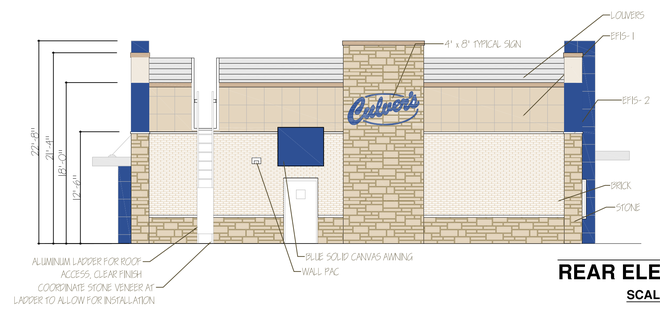
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

Date	Revision	By

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608-643-7980

CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952

NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46952

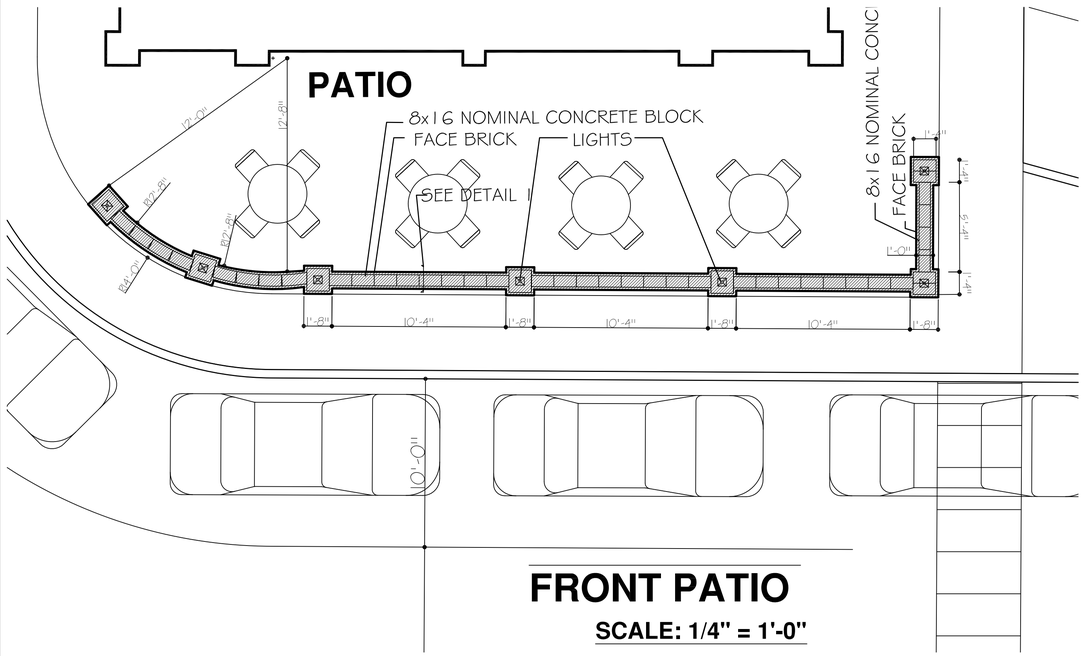
Sheet Contents:

EXT. ELEV'S

Project No.	Metro XL - 2016
Drawn By:	S. Datka
Date:	Dec 01, 2015

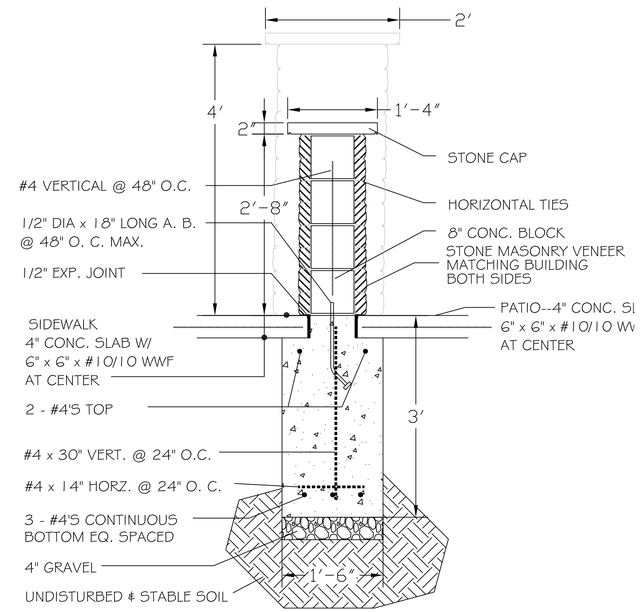
Sheet

A-3



FRONT PATIO

SCALE: 1/4" = 1'-0"



DETAIL 1

FND'N HALF WALL

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Date	Revision	By

Culver Franchising System, Inc.
1240 Water Street
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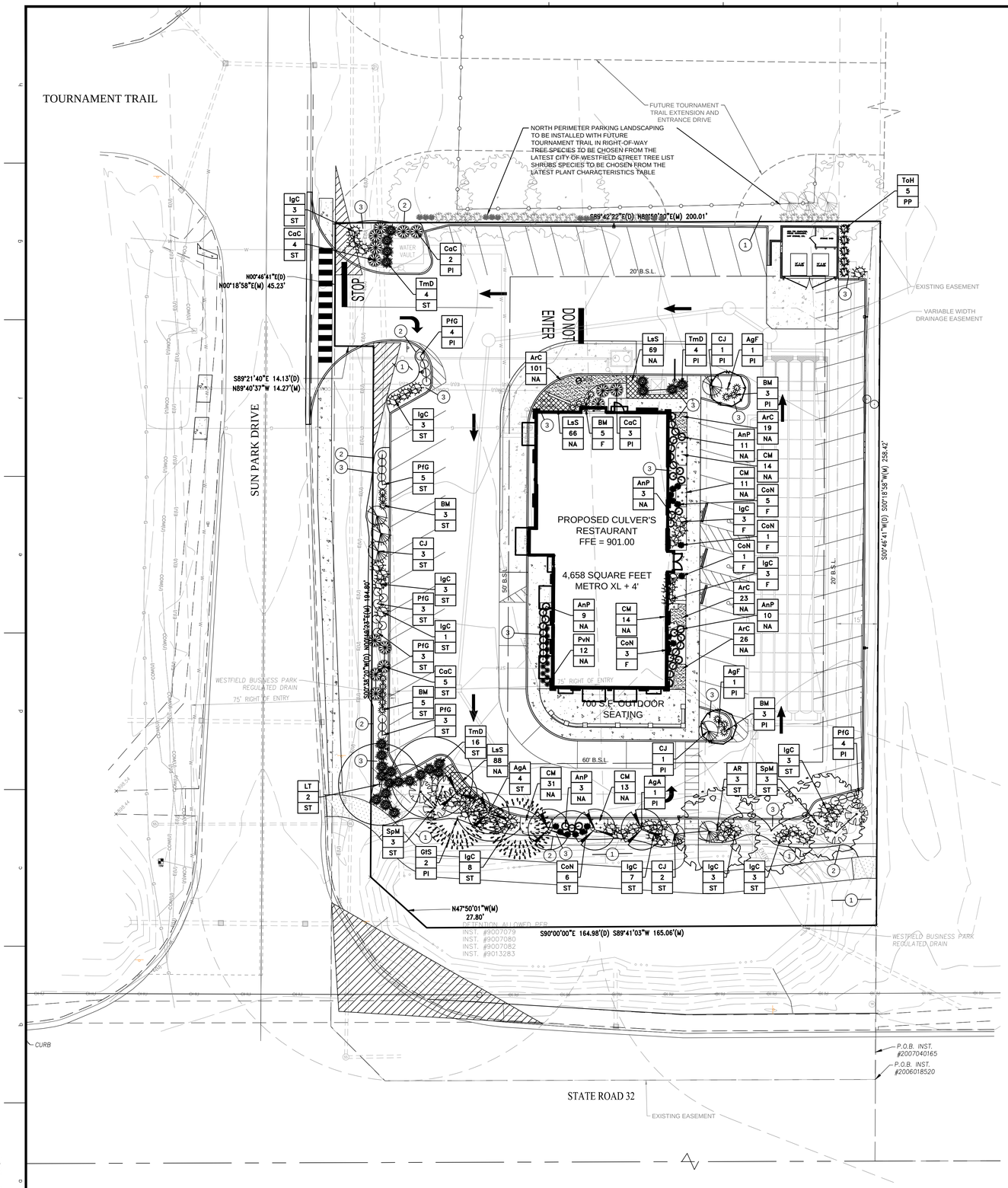
Sheet Contents:

PATIO DETAIL

Project No. Metro XL - 2016
Drawn By: S. Datka
Date: Dec 01, 2015

Sheet

A-3A



LANDSCAPE PLAN NOTES

1. SOD- ALL 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

WESTFIELD REQUIRED NOTES

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

LEGEND

CLEAR SIGHT TRIANGLE

GIS
1
ST

SYMBOL
QUANTITY
PLANTING AREA

F = FOUNDATION PLANTINGS
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
NA = NOT REQUIRED BY ZONING
ST = STREET FRONTAGE PLANTINGS

GENERAL NOTES

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

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
AR	ACER RUBRUM	RED MAPLE	2 1/2"	3	X			SEE PLAN	X	50'T x 40'W
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	2	X			SEE PLAN	X	40'T x 30'W
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	2	X			SEE PLAN	X	70'T x 40'W
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	2	X			SEE PLAN	MULTI BRANCH	17'T x 17'W
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	5	X			SEE PLAN	X	20'T x 20'W
	DECIDUOUS SHRUBS									
CaC	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA SUMMERSWEET	#3	21			X	SEE PLAN	MIN 18"	5'T x 5'W
CJ	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	#3	7			X	SEE PLAN	MIN 18"	7'T x 7'W
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	22			X	SEE PLAN	MIN 18"	3'T x 3'W
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#2	6			X	SEE PLAN	MIN 18"	8'T x 8'W
	EVERGREEN SHRUBS									
BM	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	18"	19	X			SEE PLAN	MIN 18"	3'T x 3'W
CoN	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI CYPRESS	18"	16	X			SEE PLAN	MIN 18"	2.5'T x 2.5'W
IgC	ILEX GLABRA 'COMPACTA'	COMPACT HOLLY	18"	40	X			SEE PLAN	MIN 18"	3'T x 5'W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	24	X			SEE PLAN	MIN 18"	3.5'T x 5'W
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	18"	5	X			SEE PLAN	MIN 18"	5'T x 4'W
	ORNAMENTAL GRASSES									
LsS	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LILYTURF	#1	223			X	12" OC	X	1'T x 1'W
PvN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	#1	12			X	SEE PLAN	X	5'T x 2'W
	PERENNIALS									
ArC	AJUGA REPTANS 'CHOCOLATE CHIP'	BUGLEWEED	2.25" 50/CS	169			X	16" OC	X	4"T x 16"W
AnP	ASTER NOVI-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	#1	36			X	2.5' OC	X	2'T x 3'W
CM	COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	#1	83			X	18" OC	X	18"T x 2'W

LANDSCAPE ORDINANCE REQUIREMENTS

MUNICIPALITY REQUIREMENTS	REQUIRED	PROVIDED
CHAPTER 5.3: SR 32 OVERLAY - 30' WIDE TRAIL CORRIDOR ALONG SR 32 - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET - LANDSCAPING SHALL BE COUNTED TOWARD MEETING LANDSCAPING STANDARDS AS IF THE TRAIL CORRIDOR WERE PART OF THE ADJACENT LOT BEING DEVELOPED.	**(165' ±)** - 5 SHADE TREES - 2 ORNAMENTAL TREES	- 5 SHADE TREES - 2 ORNAMENTAL TREES
CHAPTER 6.8.K. LOT LANDSCAPING REQUIREMENTS - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE. - ALL OTHER REQUIRED PLANTINGS FOR THIS LOT MAY BE COUNTED TOWARD THE LOT LANDSCAPING REQUIREMENT.	**(1.11 AC ±)** - 11 SHADE TREES - 11 ORNAMENTAL OR EVERGREEN TREES - 28 SHRUBS	- 11 SHADE TREES (INCLUDES FUTURE PLANTINGS ALONG TOURNAMENT TRAIL) - 7 ORNAMENTAL TREES (REDUCED PER PUD) - 251 SHRUBS
CHAPTER 6.8.L. FOUNDATION PLANTINGS - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET ALONG FRONT BUILDING FACADE. - PLANTINGS REQUIRED INTERMITTENTLY AGAINST EXPANSES OVER 80' OF BUILDING FACADES OR FENCES. - MUST BE PLANTED WITHIN 15' OF BUILDING FACADE AND PLANTED IN BEDS AT LEAST 8' IN WIDTH.	**(144' ±)** - 12 SHRUBS OR ORNAMENTAL TREES	- 21 SHRUBS
CHAPTER 6.8.M. EXTERNAL STREET FRONTAGE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAR FEET - MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF PARKING AREA LANDSCAPING IS WITHIN 20' OF THE RIGHT-OF-WAY.	**SUN PARK DR. (240' ±)** - 7 SHADE OR EVERGREEN TREES - 5 ORNAMENTAL TREES - 60 SHRUBS **SR 32 (165' ±)** - 5 SHADE OR EVERGREEN TREES - 3 ORNAMENTAL TREES - 41 SHRUBS	**SUN PARK DR.** - NO TREES PER PUD - 60 SHRUBS **SR 32** - 5 SHADE TREES - 4 ORNAMENTAL TREES - 42 SHRUBS
CHAPTER 6.8.O. PARKING AREA LANDSCAPING - INTERIOR (PER PUD) - 900 SQUARE FEET OF PARKING SURFACE AREA TO BE LANDSCAPED ISLANDS - ISLANDS TO BE A MINIMUM OF 120 SF AND 7' IN WIDTH - AN AGGREGATE OF 5 TREES AND 20 SHRUBS MUST BE PLANTED - PERIMETER (PER PUD) - APPLIES ONLY WHEN A PARKING LOT IS LOCATED WITHIN AN ESTABLISHED YARD OR IS WITHIN 20' OF A LOT LINE OR RIGHT-OF-WAY LINE - 1 TREE PER 30 LINEAR FEET - 1 SHRUB PER 3 LINEAR FEET - REQUIRED PLANTINGS ALONG THE NORTH PROPERTY LINE ARE NOT TO BE INSTALLED UNTIL THE TOURNAMENT TRAIL EXTENSION IS CONSTRUCTED.	**INTERIOR (29,542 SF ±)** - 2,798 SF ISLANDS REQUIRED - 1 TREE & 4 SHRUBS PER ISLAND **FRONTAGE PERIMETER (135' ±)** - 5 TREES - 45 SHRUBS **EAST PERIMETER (199' ±)** - 7 TREES - 66 SHRUBS **NORTH PERIMETER (118' ±)** - 4 TREES - 39 SHRUBS	**INTERIOR** - 914 SF ISLANDS - 5 TREES - 25 SHRUBS **FRONTAGE PERIMETER** - MET BY EXTERNAL STREET FRONTAGE PLANTINGS **EAST PERIMETER** - NO TREES PER PUD - NO SHRUBS PER THE CITY OF WESTFIELD **NORTH PERIMETER** - TO BE INSTALLED WITH FUTURE TOURNAMENT TRAIL IN ROW

N
W E
S

SCALE: 1" = 20'
0 10 20 40

Know what's **below.**
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES:	DATE:	BY:
SUBMITTED FOR COUNTY SURVEYOR REVIEW	10.16.2015	BJS
ISSUED FOR TAC REVIEW	01.29.2016	BJS

PROJECT NO.: W15.0316
TWO NAME: w150316-L101 landscape, redoubleg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: BJS
DATE: 01.29.2016

ROBERT A. MEZYKOWSKI
REGISTERED
No. 80050080
STATE OF INDIANA
LANDSCAPE ARCHITECT
NOT VALID UNLESS PRINTED

ROBERT A. MEZYKOWSKI L.A.80050080

PREPARED FOR: Culver's

LANDSCAPE PLAN of WESTFIELD
17651 SUN PARK DRIVE, WESTFIELD, IN 46074
Part of SW/4, Section 36, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100

PROJECT NO.
W15.0316

LOCATION: H:\2015\w150316\Engineering\design\consel\w150316-L101 landscape, redoubleg
LAYOUT: L100 - 22x34
DATE/TIME: January 29, 2016 - 2:55pm
PLOTTED BY: bsheldhr

ORDINANCE NUMBER 15-44

Culver's Sun Park PUD

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 "**CULVER'S SUN PARK 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. 1512-PUD-28**), 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**. **1512-PUD-28** 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 and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the " **CULVER'S SUN PARK PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this 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.

Temporary Concept Plan: In the event the adjacent segment of Tournament Trail is not available at the time of developing the Real Estate, the Temporary Concept Plan, attached hereto and incorporated as **Exhibit C**, may be used in lieu of the Concept Plan found in **Exhibit B**. However, at the time the adjacent segment of Tournament Trail segment is constructed, the site layout, including but not limited to site access, shall be reconstructed/improved in a manner that is in substantial compliance with **Exhibit B**. All expenses associated with making these improvements shall be borne by the Property Owner. ~~The timing of these~~These improvements shall be installed ~~occur~~ at the same time as Tournament Trail construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department. ~~Tournament Trail construction being completed.~~

East Cross-Access: Vehicular cross-access easement(s) to the east ("East Cross-Access") shall be provided. Such easement(s) shall be provided in accordance

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with the commitment agreement found in **Exhibit F** of this Ordinance and shall be developed in substantial compliance with Exhibit "2" of **Exhibit F**, as determined by the Director.

The East Cross-Access easements shall be provided in accordance with *Article 6.14, G9*. All expenses associated with making these improvements shall be borne by the Property Owner, unless otherwise agreed by the parties. These improvements shall be installed at the same time as the adjacent parking lot construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department.

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Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District. The US Highway 31 Overlay District (Article 5.2) shall not apply to the Real Estate. The State Highway 32 Overlay District (Article 5.3) shall apply to the development of the Real Estate, except as otherwise modified herein.

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 herein or superseded by the State Highway 32 Overlay District.

Section 7. **State Highway 32 Overlay District.** The standards of Article 5.3: State Highway 32 Overlay District (the "SR32 Overlay District") shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 5.3(J) Building Size Requirements: Shall apply; however, a minimum seven hundred (700) square foot outdoor seating area, as depicted in the Concept Plan, shall be credited toward this requirement.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply. In addition, the following shall apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit D**, 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.

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

below.

8.1 Article 6.1, H. Dumpster Enclosure: Shall apply, except that the dumpster may be located within an Established Front Yard, Side Yard, or Rear Yard, as depicted in **Exhibit B** and **Exhibit C.**

~~8.1~~8.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below:

A. Landscape Plan: The Landscaping Plan, attached hereto as **Exhibit E**, is hereby incorporated as the intended planting plan for the Real Estate.

~~A.~~B. Article 6.8 (N) Buffer Yard Requirements: Shall not apply to the north, west or east property lines.

~~B.~~C. Article 6.8(O)(1) Interior Parking Area Landscaping: Shall apply; however, the minimum Interior Parking Area Landscaping for the Real Estate shall be nine hundred (900) square feet, which shall be landscaped with a minimum aggregate of five (5) trees and twenty (20) shrubs.

D. Article 6.8(O)((2) Perimeter Parking Area Landscaping: Shall apply, except as otherwise modified below: ~~; however,~~

a. ~~in~~ In the event Tournament Trail is not available for the initial development of the site and **Exhibit C** is used, the perimeter parking lot landscaping required along the north property line shall not be required until the Tournament Trail extension is constructed. At that time, the Property Owner shall install perimeter parking area landscaping in coordination with the City.

~~C.~~b. Perimeter Parking Area Landscaping shall not apply to a parking lot(s) located within five (5) feet of the Real Estate's eastern lot line.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless 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 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

A. Easements: Cross-access across the Real Estate to the eastern property line shall be established at the time of Secondary Plat approval, as set forth in the Rezoning Commitments attached hereto as **Exhibit F**.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-44** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-44**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-44**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Temporary Concept Plan
Exhibit D	Character Exhibit
Exhibit E	Landscaping Plan
Exhibit F	Commitments

EXHIBIT A
Legal Description of the Culver's Sun Park PUD District Real Estate

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS

DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01) FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

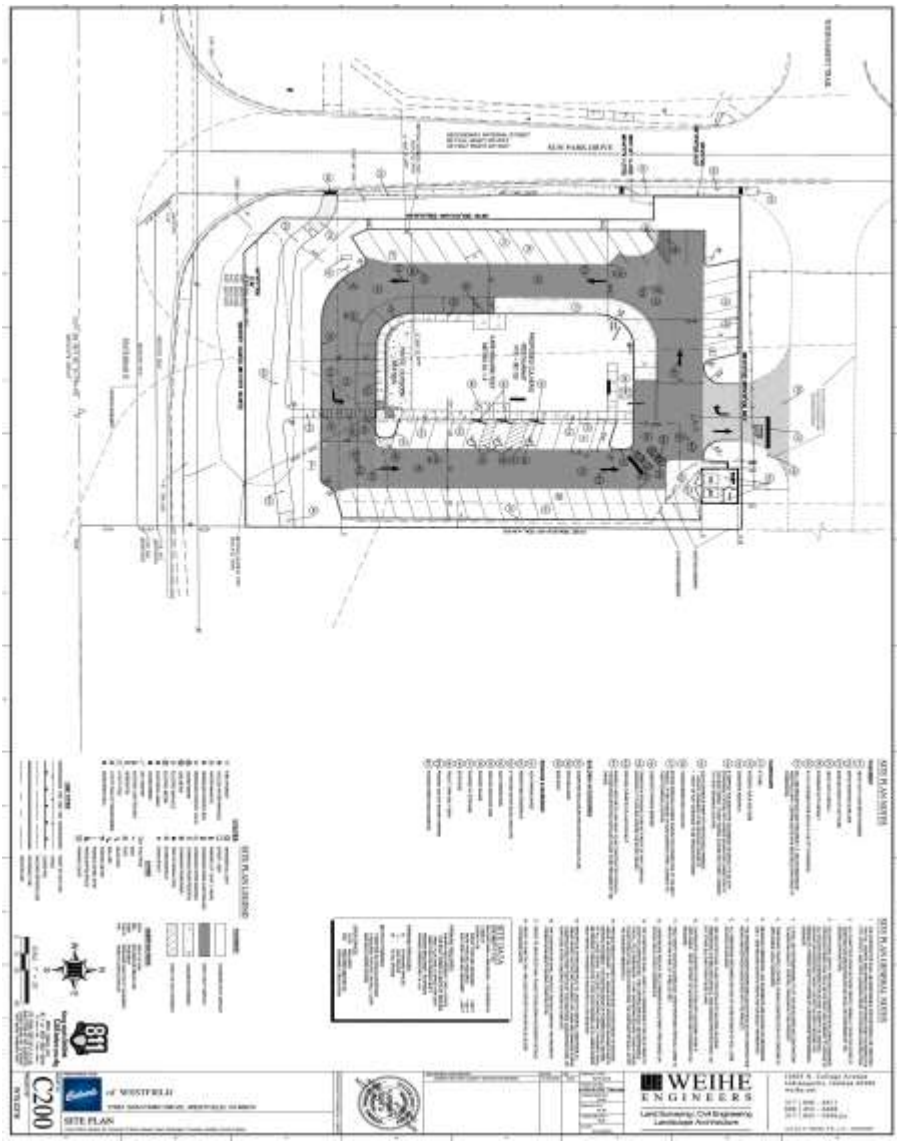


EXHIBIT C

TEMPORARY CONCEPT PLAN

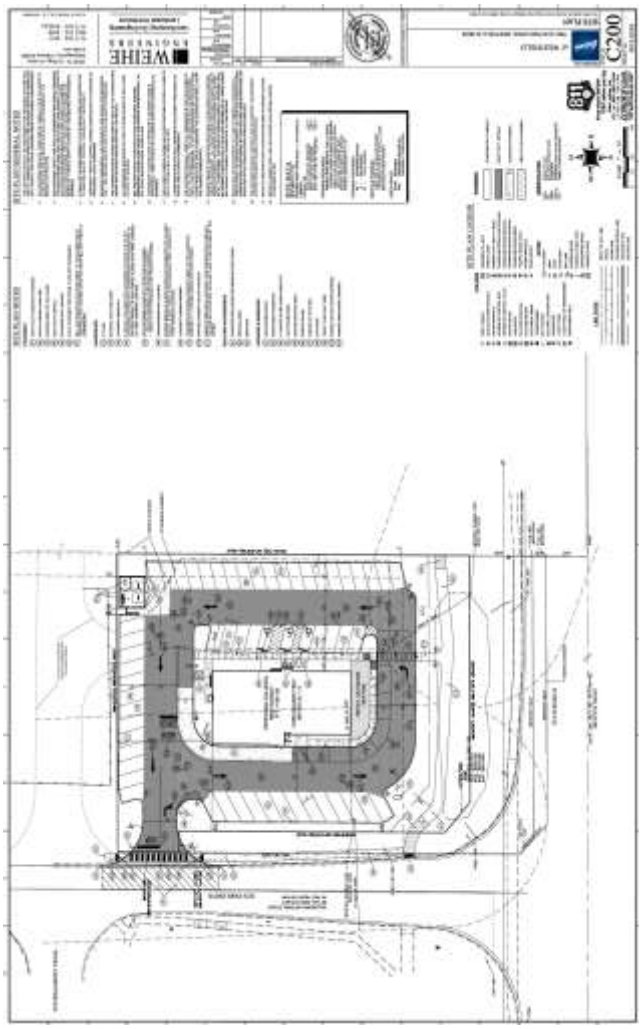
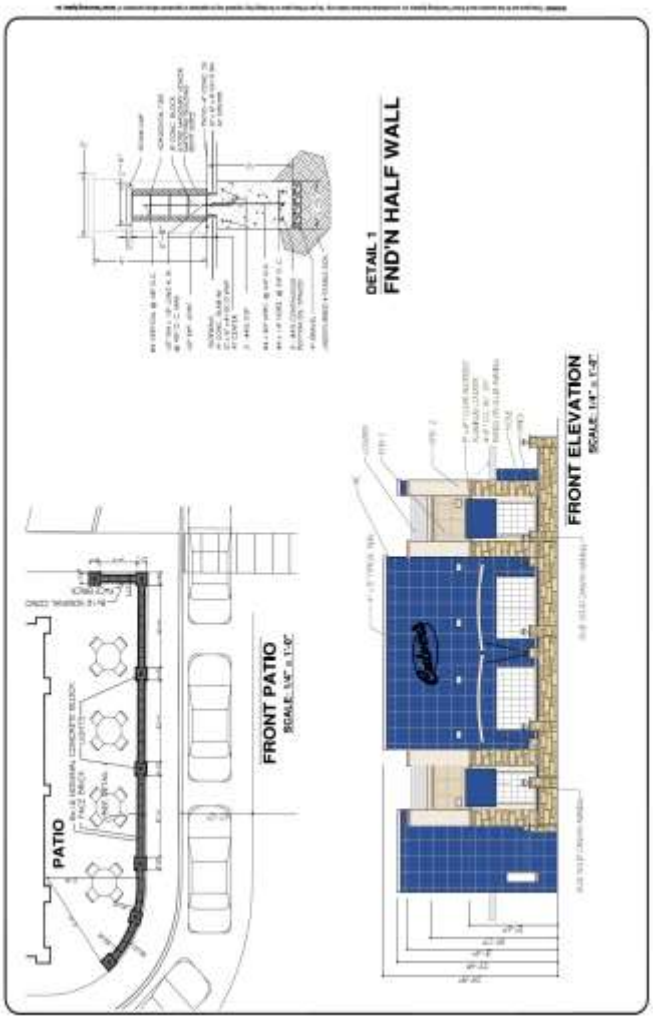


EXHIBIT D
CHARACTER EXHIBIT



<u>EXHIBIT E</u>
LANDSCAPING PLAN

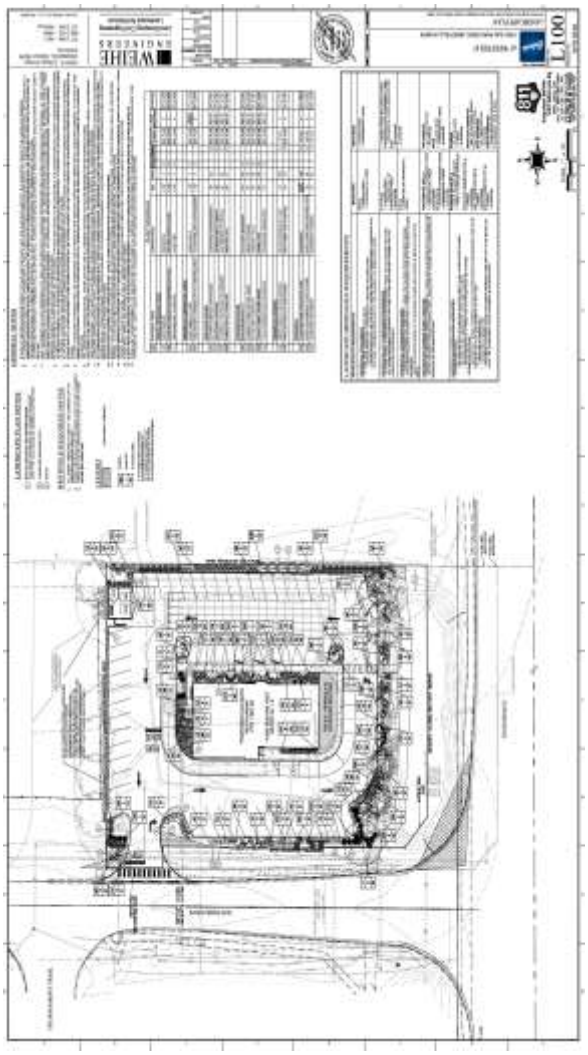


EXHIBIT "F"

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONING MAP CHANGE UNDER THE CITY OF WESTFIELD, INDIANA UNIFIED DEVELOPMENT ORDINANCE

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

LEGAL DESCRIPTION: (See attached description.)

See EXHIBIT "~~A~~1" ATTACHED HERETO
(the "Subject Property")

STATEMENT OF COMMITMENTS:

~~1.~~ Owner shall grant the owner of the property immediately adjacent to and to the east of the Subject Property (Parcel 0905360000039101) (the "Adjacent Parcel") easements for ingress and egress, in substantially the location(s) shown on Exhibit "~~B~~2", subject to normal and customary terms agreed to between the respective property owners (the "Cross Access Easement"), so long as: (i) the Cross Access Easement provides the Subject Property with a~~n~~ shared, reciprocal parking easement to park passenger vehicles on the Adjacent Parcel in the general area shown on Exhibit "~~B~~2" as "shared parking", such that there will always be spaces secured on the Adjacent Parcel in a number that would at least replace any spaces eliminated from the Subject Property as a result of providing the Cross Access ~~spaces available to serve the Subject Property at~~Easement. ~~no cost to the owner of the Subject Property~~; and (ii) to the extent allowed by the appropriate governing agencies, there shall be a curb cut onto State Road 32 ("SR 32") on the Adjacent Property or the property adjacent to and to the east of the Adjacent Property (the "32 Curb Cut") and the Subject Property shall have an access easement to allow ingress and egress between the Subject Property and the 32 Curb Cut. The Owner acknowledges that SR 32 is under the jurisdiction of the State of Indiana Department of Transportation and that the City of Westfield does not have exclusive authority over granting curb cuts on SR 32.

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These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the City of Westfield made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of Petition #1512-PUD-28 pursuant to the City of Westfield Unified Development Ordinance, and shall continue in effect until modified or terminated by the City of Westfield – Washington Advisory Plan Commission.

These COMMITMENTS may be enforced by

1. The City of Westfield – Washington Advisory Plan Commission; and

The undersigned hereby authorizes the City of Westfield to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, upon final approval of petition # 1512-PUD-28.

IN WITNESS WHEREOF, owner has executed this instrument this _____ day of _____, 2016

CUSTARD KINGS, INC.

By: _____

Printed: _____

Title: _____

(Acknowledgment)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Custard Kings, Inc., an Indiana corporation, Owner(s) of the real estate described above, who acknowledged the execution of the foregoing instrument for and on behalf of said corporation.

Witness my hand and Notarial Seal this _____ day of _____, 2016

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

This instrument was prepared by Joseph D. Calderon, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700 Indianapolis, Indiana, 46204

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joseph D. Calderon, Esq.

EXHIBIT ~~A~~1

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE
OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01) FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32

TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.

EXHIBIT ~~B~~2

TO BE PROVIDED

~~**EXHIBIT C**~~

GRAND JUNCTION
SUB-DISTRICT ADDENDUM

2015

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (adopted October 12, 2015)

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MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President

Jim Ake, Vice-President

Steve Hoover

Robert L Horkay

Bob Smith

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Steve Hoover

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Matthew Skelton, Economic and Community Development Department

Jeremy Lollar, Public Works

Melody Jones, Parks and Recreation

Christopher Larson, Informatics

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Joe Lyons, Fire Chief

Erin Verplank, Communications

SUB-DISTRICTS
EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the Westfield-Washington Township Comprehensive Plan is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the Grand Junction Implementation Plan 2013 (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. Figure A: Grand Junction Sub-District Map and (Figure 1.1: Gateway Sub-District (green area)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- Gateway Sub-District
- Junction Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development ("PUD") Districts. This addendum includes a template ordinance (see "Exhibit A" on page 25). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

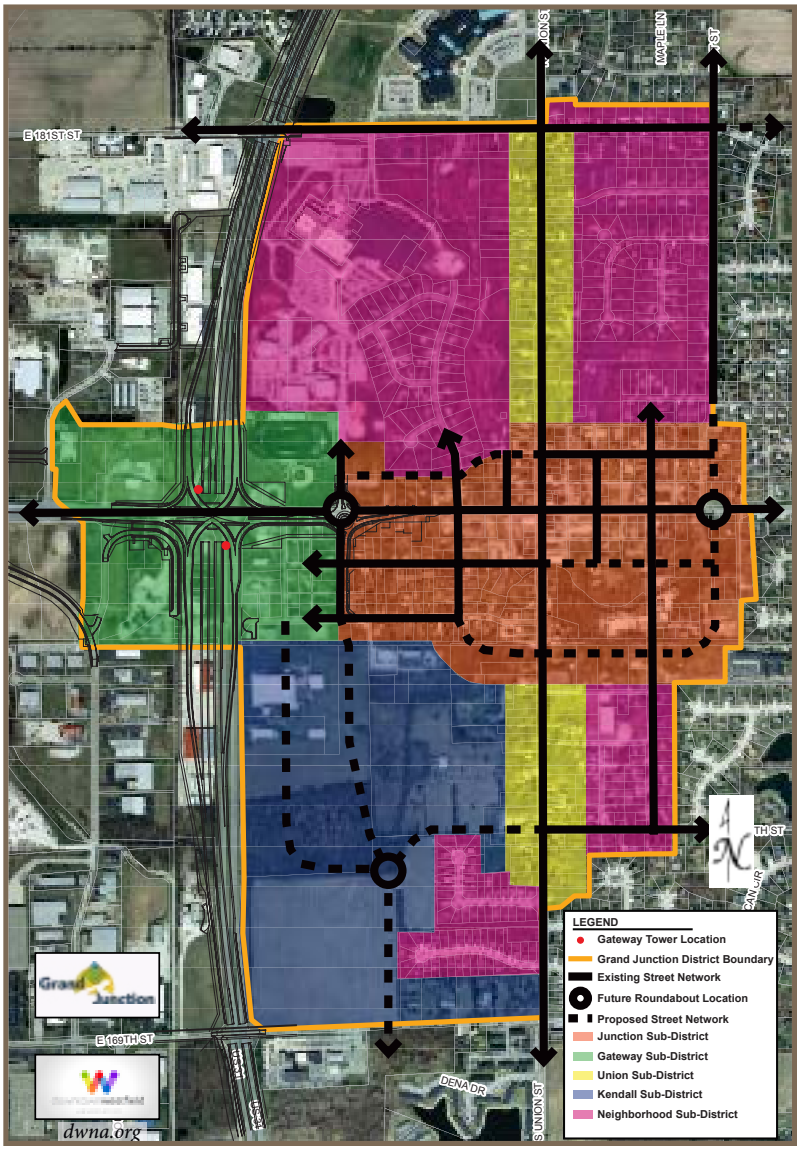
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)



NOTE: The identification of the "Gateway Tower Locations" (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

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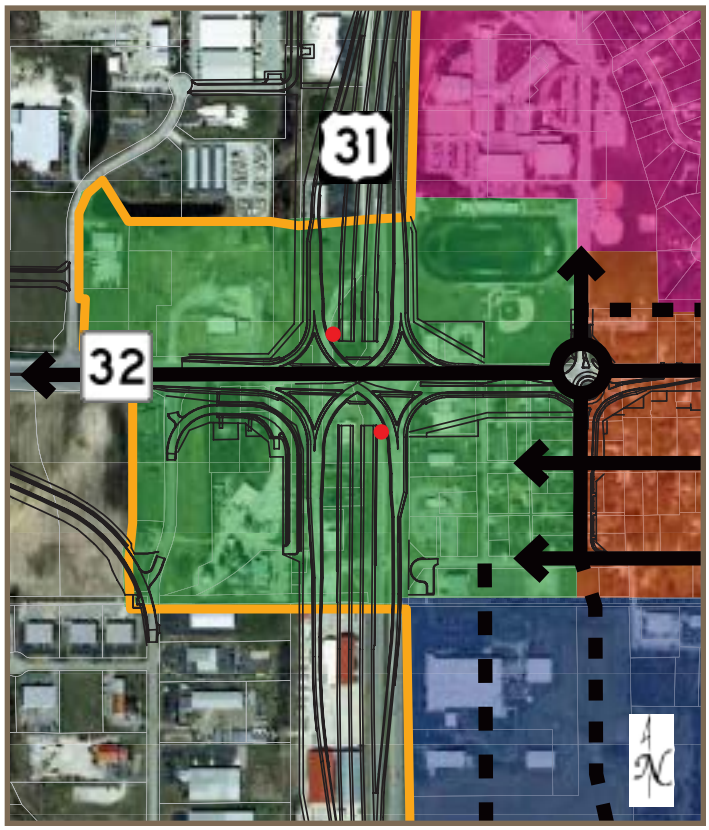
INTRODUCTION

The purpose of this Gateway Sub-District addendum (this "chapter") is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in Figure 1.1: Gateway Sub-District (green area), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield's economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City's goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield's front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. **West Side:** The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. **East Side:** As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. **Hotels:** As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. **Office:** Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)

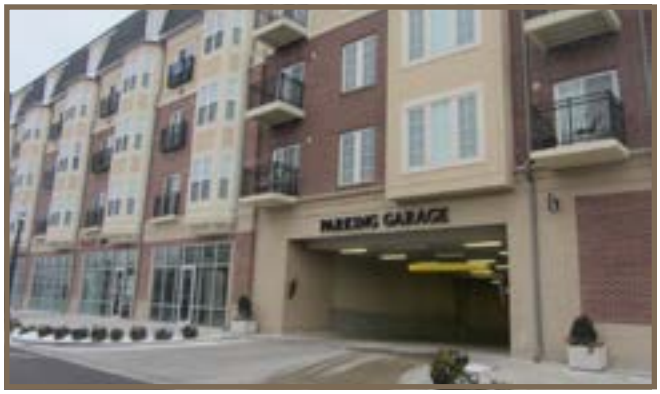


Figure 1.2B (Source: www.timhaahs.com)

Figure 1.2.C (Source: www.butlercollegian.com)

Figure 1.2.D (Source: www.watry.com)

E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

"Figure 1.3: Building Massing, Design & Architecture" on page 9, for examples of the vision stated herein.

A. Minimum Tract Size: The City's strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. **All Quadrants - Buildings Adjacent to U.S. Highway 31:** It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories[1]. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

   Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

   - Increased and enhanced building entrance design and detail;
   - Increased and enhanced architectural details;
   - Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
   - Increased and enhanced window treatment, as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or
   - Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

   Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City's desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. **Eastern Quadrants - Buildings Adjacent to State Road 32:** For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. **All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses:** In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

[1] The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

4. **All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture

Figure 1.3.A (Source: www.buffalonews.com)

Figure 1.3.B (Source: www.tkhinc.com)

Figure 1.3.C (Source: Department Photo)

Figure 1.3.D (Source: www.bizjournals.com)

Figure 1.3.E (Source: www.nreionline.com)

Figure 1.3.F (Source: www.arkansasbusiness.com)

C. **Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)

D. Building Setbacks:

1. **Western Quadrants:** It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.

2. **Eastern Quadrants:** It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

   In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. **All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses:** Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.

4. **Accessory Structures:** No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping:

It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. **Detention and Retention Areas:** Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.

2. **Street Trees:** Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically possible.

3. **Minimum Lot Landscaping Requirements:** The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. **Foundation Plantings:** The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. **External Street Frontage Landscaping Requirements:** The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. **Buffer Yards:** The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the "Buffer A" (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the "Buffer A" requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. **Interior Parking Area Landscaping:** All surface parking lots within this sub-district should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. **Perimeter Parking Area Landscaping:** Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City's Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City's Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road

32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.

J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)

Figure 1.4.B (Source: www.securetechfence.com)

Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;

- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)

Figure 1.5.B (Source: Department Photo)

Figure 1.5.C (Source: Department Photo)

Figure 1.5.D (Sources: Department Photos)

Figure 1.5.E (Sources: Department Photos)

SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed "Westfield Boulevard" in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the Westfield Thoroughfare Plan.

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 25 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. **State Highway 32 Overlay District:** It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. **U.S. Highway 31 Overlay District:** It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

CHAPTER 2:
JUNCTION SUB-DISTRICT

RESERVED FOR FUTURE USE

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CHAPTER 3:
UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

CHAPTER 4:
KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:
NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

ORDINANCE NUMBER ##-##

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 "**_____ 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. ####-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**. ####-**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 _____, 20##;

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:

SAMPLE

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 "**_____ PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this 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 _____ District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted unless otherwise prohibited below.

5.2 Additional Uses: The following additional uses shall be permitted:

A. Add as necessary.

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Add as necessary.

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

6.1 Add as necessary.

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

7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit #**, 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. The Department's decision may be appealed to the Plan Commission.

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), unless 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 below.

9.1 Add as necessary.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 20____.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

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

on the _____ day of _____, 20___, at _____ ____ m.

_____
_____, Clerk-Treasurer

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

this _____ day of _____, 20__.

_____
_____, Mayor

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

this _____ day of _____, 20__.

_____
_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 4, 2016 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover**,** Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Bob Smith, and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Senior Planner; Pam Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: December 7, 2015 APC Meeting Minutes

Motion: To approve the December 7, 2015 minutes.

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

Todd reviewed the meeting rules and procedures.

Case No. **1512-ODP-24 & 1512-SPP-24**
Description: Mapleridge
East side of Oak Road, North of 151st Street
Langston Development Co. Inc. by Terra Site Development, Ind. Requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Rubadue presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To approve 1512-ODP-24 and 1512-SPP-24 with the following condition:

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

Motion: Maue; Second: Woodard; Vote: 9-0.

Case No. **1512-DDP-23**
Description: Hampton Inn
Southwest corner of Wheeler Road and Westfield Park Road
Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Charles Marshall, Holladay Properties, petitioner, gave a brief explanation of the changes that were made to the petition.

Motion: To approve 1512-DDP-23 with the following condition:

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

Motion: Graham; Second: Horkay; Vote: 9-0.

Woodard recused at 7:13 pm.

Case No. **1512-ODP-25 & 1512-SPP-25**
Description: Harmony, Section 4-7
Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.

Howard presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To approve subdivision control waivers.

Motion: Horkay: Second: Schmitz: Vote: 8-0.

Motion: To approve 1512-ODP-25 and 1512-SPP-25 with the following conditions:

1. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.
2. Approval of the landscape plan be delegated to staff in coordination with the Public Works Department.

Motion: Schmitz; Second: Maue; Vote: 8-0.

Woodard returned at 7:17 pm

Woodard and Smith recused at 7:18 pm.

Case No. **1511-PUD-23**
Description: Bridgewater PUD Amendment – Parcel J (Townhomes)
Northwest corner of Gray Road and Guerin Way
Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

Todd presented an overview of the Bridgewater PUD amendment, as outlined in the staff report.

Harold Gibson, H. Gibson Land Surveying, LLC, petitioner, gave a brief presentation.

Hoover stated that he was at the last neighborhood meeting and said there were a lot of people in attendance and believes that the petitioner has addressed their concerns. He added that he appreciates the petitioner working with the neighborhood to come up with the best possible plan for everyone concerned.

Motion: Forward petition 1511-PUD-23 to the City Council with a favorable recommendation.

Motion: Kingshill; Second: Hoover; Vote: 7-0.

Woodard and Smith returned at 7:29 pm.

Case No. **1601-DDP-01 [PUBLIC HEARING]**
Description: StorAmerica
4420 East 146th Street
StorAmerica 146th LLC requests review of a Detailed Development Plan amendment for a self-storage facility on approximately 6.77 acres +/-, located in the 146th Street Commerce Centre PUD District.

Lauer presented a project overview for the request to review the Detailed Development Plan amendment, as outlined in the staff report.

Jeff Ryan, StorAmerica, petitioner, introduced himself.

Kingshill asked if this is a one-story or a two-story building.

Ryan said it would be a two-story building with an elevator.

Hoover asked about visibility from the adjacent neighborhood to the west.

Ryan said that the property is currently buffered by mature trees and is about 200 feet from the

closest house.

Public Hearing opened at 7:35 pm.

No one spoke.

Public Hearing closed at 7:36 pm.

No action is required at this time.

Schmitz recused at 7:36 pm.

Case No. **1601-ODP-01 & 1601-SPP-01 [PUBLIC HEARING]**
Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres+/- located in the Trails PUD District.

Murray presented a project overview for the Overall Development Plan and Primary Plat, as outlined in the staff report.

Public Hearing opened at 7:39 pm.

Sharon Williams, 807 E SR 32: Williams expressed concerns with flooding to her yard and home.

Andy Weas, PO Box 550: Weas asked if more meetings would occur and more detailed plans would be available. Weas expressed support to the project but has concerns about traffic and safety around the retention ponds.

Murray responded that vertical improvements and other site specific details will be discussed when the project has progressed to a Detailed Development Plan.

Public Hearing closed at 7:43 pm

Gary Murray, Terra Development, added that the reason for doing this primary plat is that they want to have split the property into two lots and have two different groups develop the lots. In order to close on the property, they need to do a primary and a secondary plat.

No action required at this time.

Schmitz returned at 7:46.

Case No. **1510-ODP-20 & 1510-SPP-20 [CONTINUED]**
Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. **1512-PUD-28 [CONTINUED]**
Description: Culver's Sun Park PUD
Northeast corner of S.R. 32 and SunPark Drive
Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

Case No. **1512-PUD-27 [CONTINUED]**
Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

Case No. **1506-ZC-02 [CONTINUED]**
Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. **1506-ODP-16 & 1506-SPP-15 [CONTINUED]**
Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Hoover gave a report.

BZA LIAISON

Schmitz gave a report.

ECD STAFF

No report.

ADJOURNMENT (7:51 pm)

Motion: Kingshill: Second: Woodard: Vote: 9-0

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

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

THIS INSTRUMENT PREPARED FOR:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 161st STREET
CARMEL, INDIANA 46033
CONTACT: DAVID MENNEL
PHONE: (317) 399-2490

TOTAL LOTS=20

SITE = 31.38Ac.±
TOTAL COMMON AREA= 2.36Ac.±

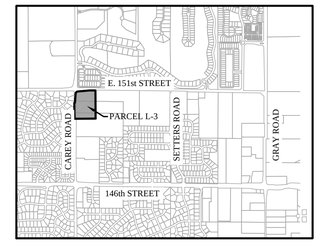
OPEN SPACE PROVIDED:
2.36Ac.± (23.1%)

ZONING PUD
FRONT YARD SETBACK - 20'
SIDE YARD SETBACK - 4' min.,
(10' separation between buildings)
REAR YARD SETBACK - 10' min.

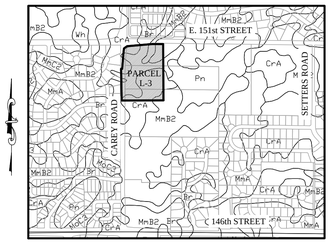
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- PERIMETER TREES SHALL BE PRESERVED UNLESS UTILITY CONFLICTS EXIST

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

WATERFORD AT THE BRIDGEWATER CLUB
PARCEL L3
DEVELOPMENT PLAN
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

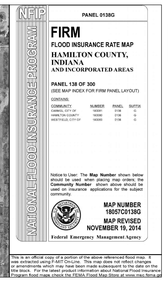
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

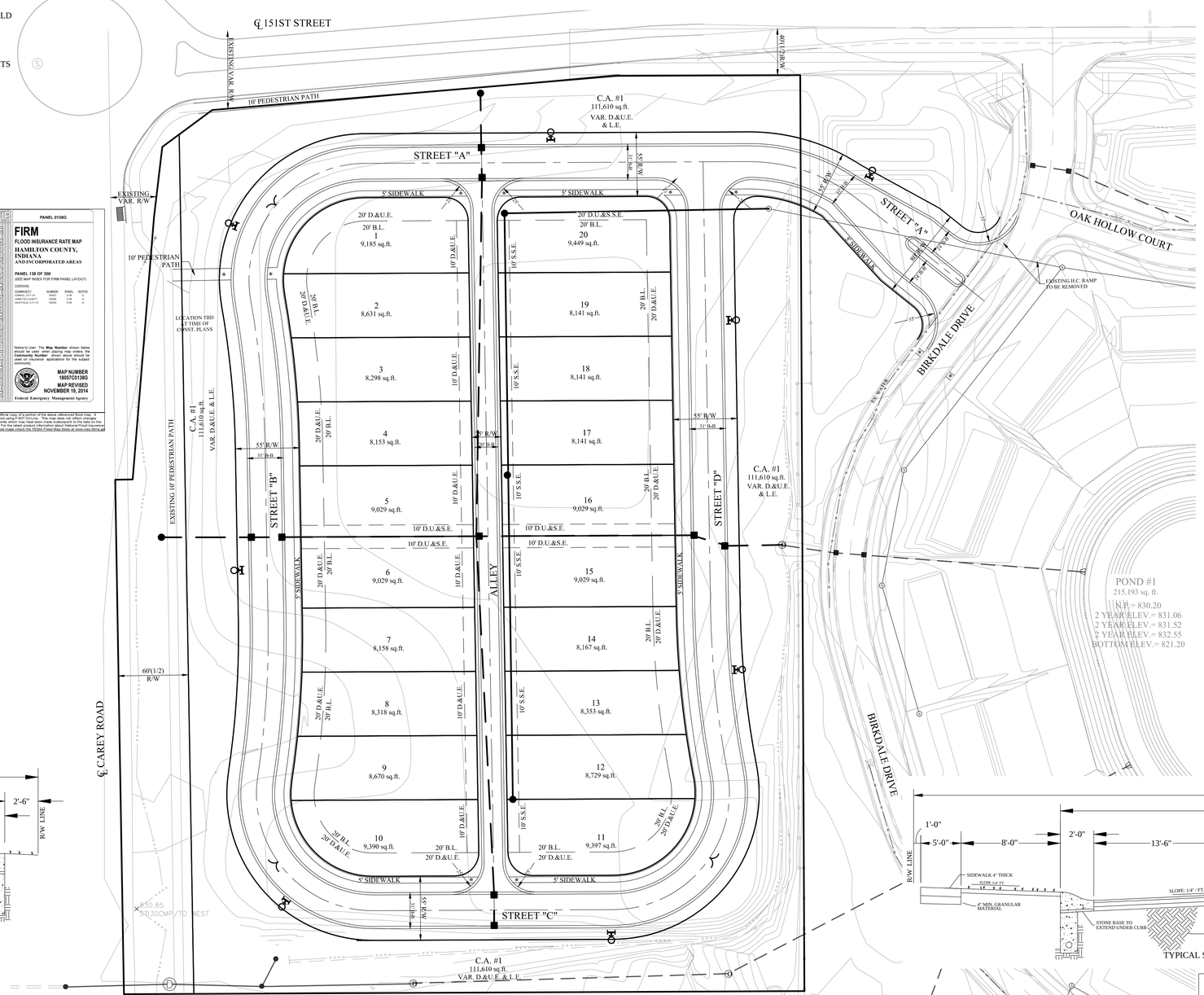
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

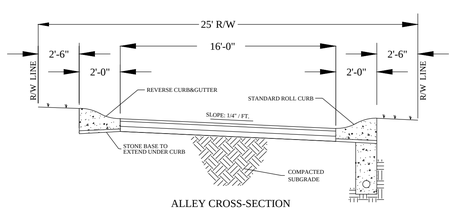
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

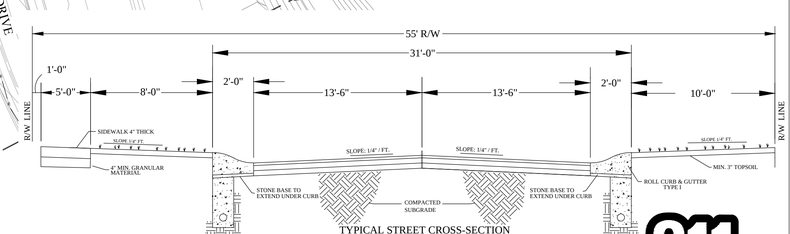


NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY





ALLEY CROSS-SECTION
NOT-TO-SCALE



TYPICAL STREET CROSS-SECTION
NOT-TO-SCALE

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T.P.	TELEPHONE POLE
	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
T.V.P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TS	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
	GAS VALVE
GM	GAS METER
WM	WATER METER
	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

Know what's below. Call before you dig.

REVISIONS	DATE	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF ADJOINING PROPERTY SURVEY OR A SURVEY FOR LOCATION REPORT.
CERTIFIED: 12/30/15

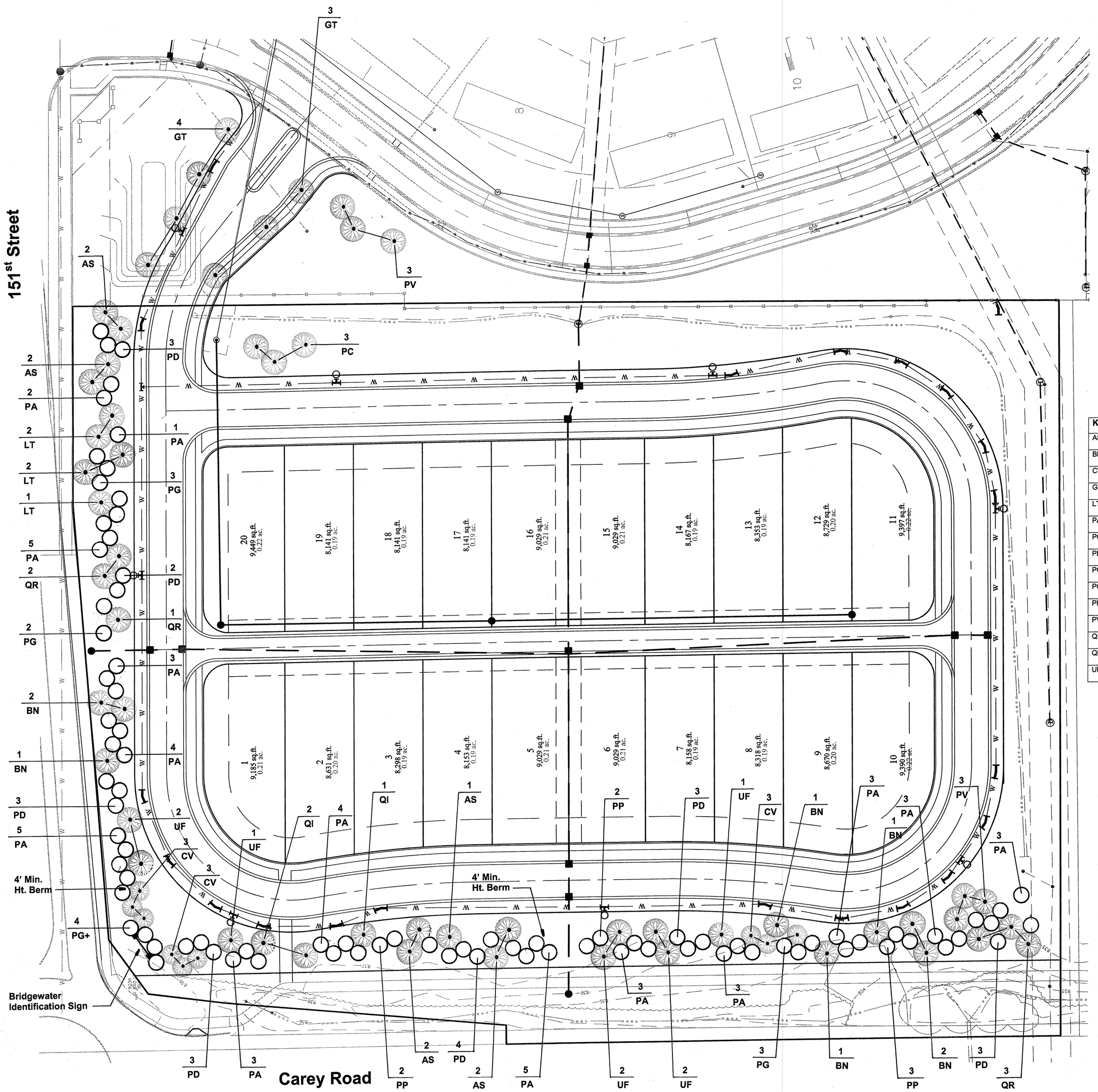
DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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

PREPARED FOR:
DEVELOPEMENT PLAN
WATERFORD AT THE BRIDGEWATER CLUB
PARCEL L-3
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
17	18N	R4E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 2 OF 2 SHEETS
S & A JOB NO. 56030THR-L3



Landscaping Notes:

1. In the event of any discrepancies between the scheduled plant quantities and the plan, the plan shall dictate plant quantities.
2. Any changes to the plant material due to availability shall be approved by the Owner prior to planting.
3. See Engineers plans for proposed utility locations. Contractor shall be responsible for field locating all underground utilities prior to construction. Any damage to utilities shall be the sole responsibility of the contractor.
4. Plant all trees plumb and true, with root flares set to finish grade. Stake trees only as necessary to ensure continual upright condition.
5. Mulch all trees with 3-4" of shredded hardwood bark mulch, taking care not to bury the root flare zone.
6. Mulch all landscape beds with 3-4" of shredded hardwood bark mulch. Spade edges true and clean, 24" from crown centers. Linear beds should be spaded straight and parallel to adjoining pavement or fencing.

Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	TYPE	REMARKS
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	9	2-1/2"" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	8	2-1/2"" B&B	SHADE	SCENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	9	2-1/2" B&B	ORNAMENTAL	MATCHING SPECIMENS, HEADED UP TO 3' HT. MIN.
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	7	2-1/2"" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	5	2-1/2"" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
PA	PICEA ABIES	NORWAY SPRUCE	47	8' B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING SPECIMENS
PC	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	3	2-1/2"" B&B	SHADE	OPEN BRANCH STRUCTURE, MATCHING, HEADED UP TO 4' HT.
PD	PICEA GLAUCA var. DENSATA	BLACK HILLS SPRUCE	21	8' B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING IN GROUPS
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8	8' B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING BLUE COLOR
PG+	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	4	10' B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING BLUE COLOR
PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	7	8' B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING GREEN COLOR
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	6	2-1/2"" B&B	SHADE	MATCHING, HEADED UP TO 4' MIN.
QI	QUERCUS IMBRICARIA	SHINGLE OAK	3	2-1/2"" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-1/2"" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
UF	ULMUS 'FRONTIER'	FRONTIER ELM	8	2-1/2"" B&B	SHADE	GODD BRANCH STRUCTURE, MATCHING, HEADED UP 4' MIN.

North

January 26, 2016

Scale in Feet: 0 20 40 60 80 120

Parcel L-3 Landscape Plan

The Bridgewater CLUB

WRITTEN PUBLIC COMMENT

Docket Number: 1602-CPA-01 (Resolution No. 16-100)

Petitioner: The Conservancy Task Group (the "TCTG")

Request: Approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Enclosed Attachments:

1.	McColgin Letter	(01/25/16)	Robert McColgin, Trustee for Wm. McColgin Trust
2.	Besinger Letter	(01/18/16)	Bart Besinger, M.D.
3.	Hughes Letter	(01/28/16)	David B. Hughes on behalf of Mary I. Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy
4.	Compton E-mail	(01/28/16)	David Compton, Pulte Group
5.	Sweet Letter	(01/28/16)	George P. Sweet
6.	Hymbaugth Letter	(01/28/16)	Karen Hymbaugh
7.	Whitson Letter	(01/28/16)	Carol Davis Whitson, V. John Davis Family Farms
8.	N. Davis Letter	(01/28/16)	Nancy Davis, V. John Davis Family Farms
9.	Crandall Letter	(01/28/16)	Judy Crandall, V. John Davis Family Farms
10.	C. Davis Letter	(01/28/16)	Charles Davis, V. John Davis Family Farms
11.	J. Davis Letter	(01/28/16)	Joe Davis, V. John Davis Family Farms
12.	Frenzel Letter	(01/28/16)	Otto N. Frenzel IV, BCE Associates IV, LLC
13.	Bookwalter Letter	(01/28/16)	Eleanor F. Bookwalter, BCE Associates IV, LLC
14.	Zawadzki E-mail	(01/28/16)	Paul and Jan Zawadzki
15.	Wilds E-mail	(01/29/16)	Sandy and Terry Wilds
16.	Severson E-mail	(01/25/16)	Leah Severson, L. Severson Portraits
17.	Kaylor Letter	(01/31/16)	David Kaylor
18.	Ackerson Letter	(01/30/16)	Nels Ackerson
19.	Reynolds E-mail	(01/29/16)	Mary Reynolds
20.	Kotsanos Letter	(01/29/16)	James and Annetta Kotsanos
21.	Sandee E-mail	(01/29/16)	Nels Ackerson, on behalf of Sandee Enterprises
22.	Polizzi Letter	(01/29/16)	Steve Polizzi, Polizzi & Associates

23. Irwin Letter	(01/29/16)	Todd and Christine Irwin Phil and Beth Weingart Stephanie Franco
24. Fineis E-mail	(01/30/16)	Ken Fineis
25. Gillim Letter	(01/30/16)	Sarah Gillim
26. Stafford Letter	(01/30/16)	Cynthia Stafford, Ed.D.
27. Levins Letter	(01/31/16)	Richard and Sandy Levins
28. Tatum E-mail	(01/31/16)	Susie and Randy Tatum
29. Watkins E-mail	(01/31/16)	Gary and Sarah Watkins
30. Pingleton E-mail	(01/31/16)	Michael and Riley Pingleton
31. Curry E-mail	(01/31/16)	Donna Currey
32. Armstrong E-mail	(01/31/16)	Mikael Armstrong
33. Arnold E-mail	(01/31/16)	Kyle and Twyla Arnold
34. Gharst E-mail	(01/31/16)	Diane Gharst
35. Cook E-mail	(01/31/16)	Derek, Cherie, Tyler, Mackenzie and Lauren Cook
36. DiMascio E-mail	(01/31/16)	Mike DiMascio Brandee Thornburg Samara Thornburg
37. White E-mail	(01/31/16)	Gloria White
38. Essex E-mail	(01/31/16)	Andrea Essex
39. Weeks E-mail	(01/31/16)	Zona Weeks
40. Armstrong E-mail	(01/31/16)	Thomas Armstrong Family
41. Osborne E-mail	(02/01/16)	Bruce Osborne, DECO Associates, Inc.
42. Koss E-mail	(02/01/16)	Bill Koss
43. Kemmer Letter	(02/01/16)	Dennis Kemmer
44. Fesenko E-mail	(02/01/16)	Diana Cage Welch, on behalf of Anna Fesenko
45. Hepler E-mail	(02/01/16)	Doug Hepler
46. J. Davis E-mail	(02/01/16)	Jim Davis, Christopher Scott Homes
47. Wallis Comments	(02/01/16)	Robert Wallis

TO: Westfield Planning and Zoning Board
FROM: Robert McColgin
SUBJ: Conservancy Addendum
DATE: Jan 25, 2016

As trustee of my father's family trust, I am writing this letter to express our concerns regarding the Conservancy Addendum on the agenda for the public hearing on Feb.1, 2016. This letter is written on behalf of my father, William E. McColgin and my three brothers, William C. McColgin, James D. McColgin, and Jerry L. McColgin concerning zoning on our 230 +/- acre family farm located east of Towne Road and north of 166th Street.

My family would like to make known our concerns regarding the proposed Conservancy Addendum before the planning committee and we would like to make it clear where we stand.

1. We are opposed to the Conservancy Addendum because it affects our property value and weakens the integrity of the existing Master Plan.
2. In 2005, my 87-year-old father and I participated on the South West Subcommittee as Westfield created a master plan before going forward with residential development. It was agreed that our property needed to transition from higher density toward lower density housing and that there should be buffers on the edge of the property to protect the neighbors.
3. We may choose to sell our land in the next few years. It is currently zoned as the WestGate PUD. We have multiple developers interested in purchasing the land for development. They understand our family wants a quality product. They also understand the need to buffer and protect the neighbors whom we have lived next to for so many years.
4. We would anticipate a developer wanting to make minor changes to the current layout approved as the WestGate PUD. For example, WestGate was approved with alleys and garages in back. This may be an idea whose time has passed. It may not be the best idea for the housing market and for the town of Westfield. We anticipate any requested changes would be to offer a better product to the town of Westfield.
5. Since we began considering development options, improvements to our land include: near by city sewers and Citizens Energy water.
6. We do not feel the neighbors nor the town should limit our plans for development, by redefining density vastly different from the way the rest of the town has been zoned and developed.
7. It is not right for the town to amend our current zoning to one that financially devalues our family's assets. We are strongly opposed to the proposed change.

Background

The McColgin family moved to this property in 1952 onto land that was owned by my granddad, Lowell Carey.

In 2004, the land was put under contract with Pulte developers. They were looking for a site for their Del Webb product. Our family felt it would be a plus for Westfield. We did not realize Pulte took options on multiple sites with the intention of dropping all of the contracts except one on the last day. Pulte ended up developing Del Webb homes in Fishers

In 2006, we negotiated a contract with Westgate LLC, created by Scheetz Realty and Drees Realty. Westfield approved the PUD but the LLC went under during the housing crash.

We have multiple developers who continue to check on the land status. We may choose to sell the land in the next few years. We hope that our financial opportunities are not limited by a sudden restriction in zoning.

Respectfully submitted,

Robert McColgin
Trustee for Wm. McColgin Trust

Bart Besinger, M.D.
4435 W 176th St
Sheridan, IN 46069
January 26, 2016

Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Members of the Westfield Advisory Plan Commission:

Although I work in downtown Indianapolis, I choose to reside, shop, dine, and enjoy leisure time with my family in the Westfield community. We could have chosen any of a number of suburban Indianapolis communities that, like Westfield, offer safety, excellent schools, and a family friendly environment. Westfield is unique, however, in the balance it provides between suburban, small city, and rural environments. The distinctive rural-suburban area of southwest Washington Township, with its rolling hills, small farms, quaint home sites, and low traffic backroads provides homes to a handful of Westfield residents and natural beauty and recreational opportunities for all.

I am pleased to see so many others eager to join us in living here, but I am concerned that overzealous expansion of residential areas will ultimately diminish the very features of the Westfield community that make it attractive to so many. Such expansion strikes me a short-sighted and lacking in vision. I am saddened to see bucolic golf courses and bustling soccer fields be replaced by subdivisions and apartment complexes. I believe that the Conservancy Addendum will allow rational growth while preserving the variety of lifestyle options that make Westfield a welcome respite from the suburban sprawl and one of Indiana's best places to live.

Thank you for considering my steadfast support of the Conservancy Addendum to the Westfield Washington Township comprehensive plan.

Sincerely,

Bart Besinger, M.D.

DAVID B. HUGHES
ATTORNEY AT LAW

13762 DRIFTWOOD DRIVE
CARMEL, INDIANA 46033

TELEPHONE: 317-573-2255
FAX: 317-573-2266

January 28, 2016

VIA FASCIMILE AND HAND DELIEVERY

Matthew S. Skelton
City of Westfield, Indiana
2728 East 171st Street
Westfield, IN 46074

Re: Advisory Plan Commission Petition No. 1602-CPA-01 of
The Conservancy Task Group

Dear Mr. Skelton:

I write on behalf of my clients, Mary I Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy, to request a postponement and rescheduling of the public hearing on the above captioned Petition for an Addendum to the Westfield-Washington Township Comprehensive Plan presently scheduled for February 1, 2016 at 7:00 P.M. before the Advisory Plan Commission.

My client, Ms. Schreiber, as Trustee of the Charitable Lead Trust, is the owner of approximately 250 acres of land immediately west of Towne Road and north of 146th Street as shown on attachment A. This property was acquired decades ago by her parents, James and Marianne Murphy, and it originally included their residence which fronted on 146th Street. I believe that the subject land is the largest tract of land located within the subject Conservancy Area currently zoned AG-SF1.

My client, Thomas P. Murphy, Ms. Schreiber's brother, is the owner of approximately 70 acres of real estate located on the north side of 161st Street and adjacent, on the east, to the Bent Tree/Wood Wind golf course.

A principal reason for this postponement request of the scheduled hearing is the lack of any adequate advance notice to Ms. Schreiber and Mr. Murphy and others similarly situated of the planned filing of the Petition, and that no one on The Conservancy Task Group (the "TCTG") or in Westfield City government has sought any specific input from either Ms. Schreiber or Mr. Murphy about this important matter.

My clients and I gather that numerous other significant stakeholders regarding the issues raised by the Petition also have not been adequately consulted and that many of them share our valid concerns. We also tend to believe that many of the persons claimed to be in support of the Petition are persons who do not own any land within the Conservancy Area, and that those that do and who support the Petition are a relatively modest number.

Ms. Schreiber, especially, is most surprised that the land held in the Charitable Lead Trust -- *given that her land is immediately adjacent to the soon to be major limited access thoroughfare of 146th Street* -- is proposed to be additionally burdened going forward by a Conservancy Addendum designed to ensure "rural character," "natural open spaces" of "fields and streams," "equestrian uses," or "artisan farms." It is also difficult to understand what additional protections the Plan Commission or City Council would need against future ill-advised re-zoning or variance petitions regarding land in the Conservancy Area given the content at present of the existing Comprehensive Plan and the AG-SF1 zoning classification of the Unified Development Ordinance *providing for one dwelling unit for a minimum of three acres.*

Indeed, it appears that the majority of the land within this four square mile proposed Conservancy Area is zoned AG-SF1, except for the significant PUDs already permitted for the benefit of Ackerson Farms, Westgate, Towne West, and Harmony developments. The latter two PUD districts take in the entire mile stretch of land on the north side of 146th Street between Towne and Ditch, namely, the stretch immediately east of the Charitable Trust's land.

You and I met last a year ago this month, together with Ken Alexander, regarding the Charitable Trust's real estate. At that time, I shared the concerns of Ms. Schreiber about the taking of approximately ten acres of the Trust's land at the northwest corner of Towne and 146th Street by the Hamilton County Highway Department for Phase 2 of the multi-million dollar widening of 146th Street, and the planned taking in the near future by the Highway Department in its Phase 3 of significant additional land of the Charitable Trust for such widening. We discussed at some length the fact that the Trust's lands were being held by the Charitable Trust for future sale to one or more developers and our concerns about the potential adverse consequences to the Charitable Trust by the County's intention to deny all direct access on 146th Street via any driveways or

curb cuts to all real estate properties abutting 146th Street. You advised that Westfield had concerns as well about the 146th Street widening and limited access Plan having a potentially a negative impact on Westfield's plans for land use and economic development of lands in Westfield on and along 146th Street.

Surely, there is no need for the subject Petition to be rushed forward in the administrative process before all stakeholders have a reasonable opportunity to gather the necessary facts and have time to consult among themselves, and with City planners, and to prepare full written responses for the Advisory Plan Commission's consideration. We do not know of any current pending re-zoning request that would be negatively impacted by a reasonable delay while this matter is considered. As stated above, the moving parties, and the City, are fully protected by the substantial strictures of the existing Comprehensive Plan and Ordinance

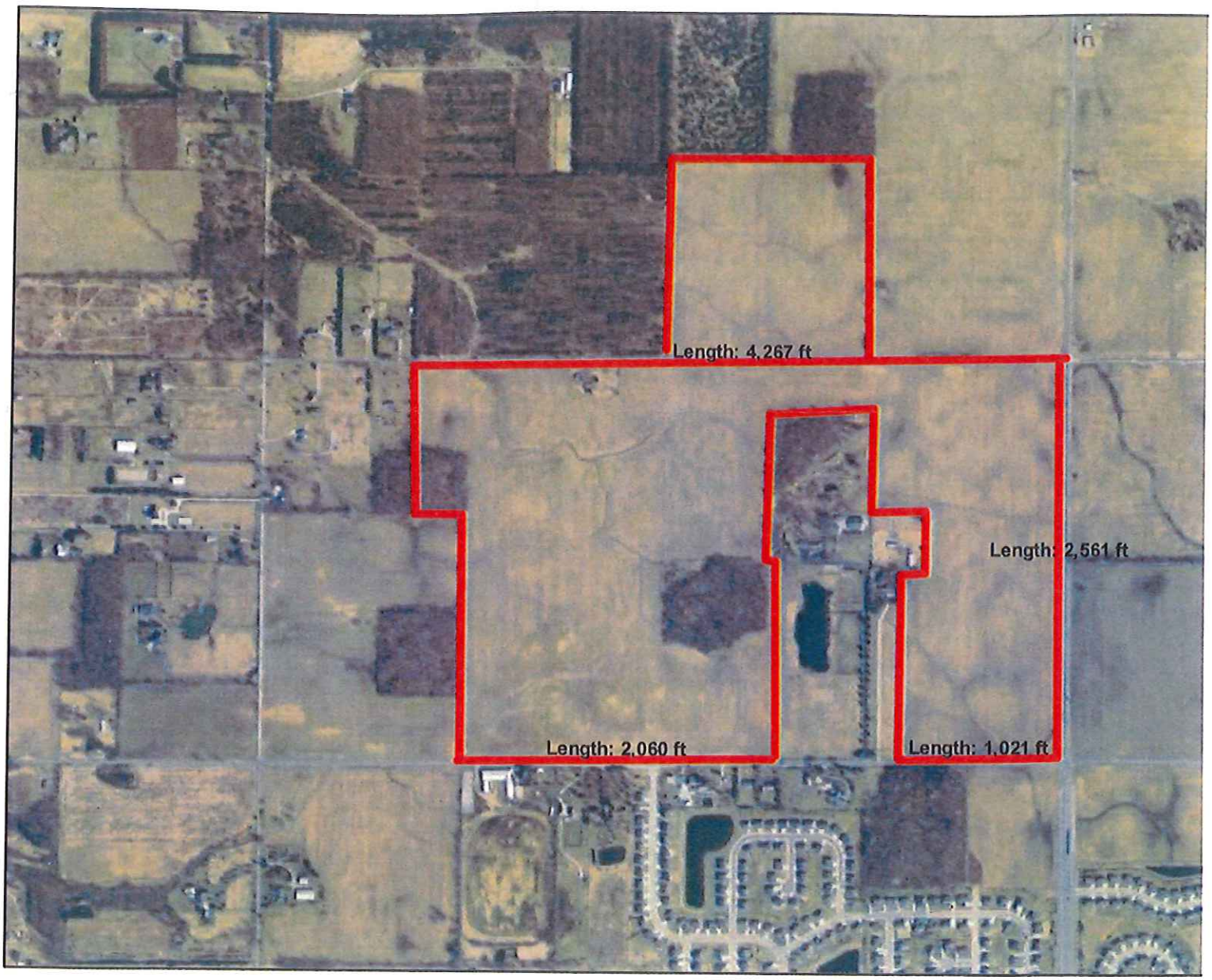
My clients and I are hopeful that the Advisory Plan Commission will remove this matter from next Monday's meeting agenda. In the event that this request needs to be formally addressed to a different member of City government in order to be considered for approval or denial, please advise. Thank you.

Yours very truly,

DAVID B. HUGHES

DBH:slh
(Attachment)

MARY I. SCHREIBER, TRUSTEE



October 2, 2014

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Basemap informatio

ubject Property:

ocation = NWC 146th St. & Towne Rd.
Gross Acreage = 247.339 Acres = all tax parcels
Primary Parcel = 208.179 acres [south of 151st]
Road Frontage +- = 151st St. = 4,267
Towne Rd. = 2,561
146th St. = 3,081
oning = Ag & SF-1
Utilities = All available
loodplain = None
opography = Level to gently undulating

Permitted uses [examples only]
Large lot single family [3 acres min. lot size]
Churches & public uses
Golf courses/ parks & schools
Minimum road frontage = 250'
Front yard setback = 100'
Side & rear yard = 30'

A

From: Jim Ake
Sent: Thursday, January 28, 2016 10:05 AM
Subject: Fwd: Conservancy comments - David Compton

Dear APC and Council Members,

I received these comments from David Compton regarding The Conservancy Addendum and have his permission to forward them on to all of you for consideration.

Regards,

Jim Ake

From: "David Compton" <David.Compton@PulteGroup.com>
To: "Jim Ake"
Sent: Monday, January 25, 2016 7:05:47 PM
Subject: Conservancy comments - David Compton

Dear Jim:

I find myself in a unique position regarding the proposed conservancy area west of ditch road that totals just over 3100 total acres. I was originally with the RN Thompson Companies the owner and builder or Woodwind Golf course in 1988 and assisted with the construction of the course. I have been friends and a partner of the Thompson family for over 20 years. Although, I am not a partner in the Woodwind Golf course, I have been involved in this area of Westfield for over 25 years. Overall, the proposed Conservancy District proposal is an excellent start to the discussion of how this area will grow and what it will look like in the future. However, with limited involvement from all stakeholders in the area, it paints a broad brush stroke (3 acre lots) or one size fits all for the affected 3,113 acre area. I firmly agree that the opportunity exists that "Good can be done BETTER". There exists many different subsections to this 3113 acre area including but not limited to: the SR32 corridor, Woodwind Golf Course, Ditch Road development area, 146th Corridor and Little Eagle Creek flow way. Each area has its' own unique set of opportunities and limitations. There are no current zoning matters filed in this area. Lets' take a step back, slow down and involve all stakeholders. In the end, I believe we can create WIN/WIN scenario where Woodwind Golf may continue on as a viable golf course available to the public and while protecting the interests of ALL stakeholders at the table.
The following comments are based upon my review of the proposed Addendum to the Comprehensive Plan for Westfield. I am available via phone or email should you have any questions or comments on my notes. I appreciate the opportunity to provide input.

Best regards always:

David Compton

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

Approximate measurement….tried to be near center of ROW of perimeter roads.
3,113 acres

General Comments:

1. Preliminary research indicated that the proposed Conservancy district covers 3,113 acres more or less. The top 15 landowners by size (Totaling 2,2045 acres) own or control almost two-thirds of the land that will be affected by the Conservancy District. Furthermore, my research has indicated that none were directly invited nor consulted about their opinions about the proposed conservancy district prior to its filing with the City of Westfield. Only one landowner (#23 in size) from the 25 landowners within the Proposed Conservancy District Area was included on the on the Conservancy Task Group
2. Many parcels in the area are already zoned for higher intensity residential uses. This includes the Ackerman, McCoglin, and Harmony PUD's, as well as the PUD on 146th street proposed by Polizzi/Levisohn in the Proposed Conservancy District Area.
3. As noted on page one of the Document, Indiana Planning Statute provides the purpose of a comprehensive plan is "the promotion of public health, safety morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development. The proposed Amendment as it stands today ignores several approved PUD's, does not take into account the 146th road improvement plan, and promotes sprawl through its' proposal to have conservation subdivisions of minimum lot size of 3 acres.
4. No fiscal impact analysis/cost of services has been completed as part of the Proposed Amendment. Citizens Energy has and/or is planning to invest millions of dollars in infrastructure upgrades in the proposed Conservancy District area. Many of these projects must be done to serve the existing Westfield communities to the East as well as existing PUD's within the Proposed Conservancy District. If this area, is not developed with enough density to pay for these improvements, these costs will have to be borne by all Westfield utility rate payers whether or not they benefit from the improvements in any manner. The area proposed to be conserved is closest to the utility treatment plant where lines must run through this area versus conserving land at the end of the lines. Road infrastructure should be reviewed. SR32 as well as 146th street are major east west transportation corridors. Higher intensity uses adjacent to these roads will provide increased tax revenue based upon the State of Indiana's current tax code.
5. The proposed Amendment mentions several large equestrian tracts and Artisan farms within the area. Preliminary research indicates that there are less than ten tract of land with this use out of the 3113 affected acres. Other municipalities provide for the protection of such activities through a landowners' voluntary commitment/rezoning of their property to "Rural Conservation" rather the imposition of an Amendment to the Comprehensive Plan or an overlay district.
6. The Amendment provides that the Conservancy Task Group be added to the rezoning process to review any zoning petitions proposed within the Conservancy District. This is a good idea provided that all the non-elected members of this group live within the Conservancy District and the Task Group has a broad representation of landowners in the area.

Development Policies:

1. The Comprehensive Plan affecting this area was last updated in 2007 less than 10 years ago and during the height of the worst housing recession in US history. In this plan most of the proposed Conservancy District was identified as New Suburban. This would allow for a variety of uses including equestrian tracts and Artisan Farms while not limiting development. Zoning by Indiana Statute is a Legislative action and never guaranteed. The City of Westfield has a long history of encouraging developers to meet and work with surrounding landowners to find common ground. The proposed Conservancy District Area imposes the will of few over a large area at the expense of the residents of the City of Westfield and other landowners within the affected area.

2. Buffering between uses: Consideration should be given for existing homes as well as ongoing/approved developments. In several areas such as those adjacent to Harmony, undeveloped land is adjacent to an active community both the anticipated density of new development as well as the buffer area around it should take into account the existing uses in determining the size and requirements of the buffer yard.

Woodwind Golf Course:

1. Originally constructed in 1988, The owners of golf course have indicated that the course in its current structure will not support its continued operation as a golf course. Golf as a sport is declining in popularity. An alternative approach is necessary in order to provide a consistent long term revenue stream to support the course and debt structure. One such approach would involve incorporating the course as permanent open space in a master planned golf course community where every homeowner would be a social member of the golf course and related amenities. This would involve a rezone of the golf course to permanent "Open Space" while allowing other parcels in the masterplan to have a higher density. Going through a public process of a PUD will provide for a better overall development while preserving the golf course. Architectural guidelines and amenity requirements will be determined during the zoning process. Some density as well as a variety of home styles and price points will enable the development and the golf course to thrive in the long run.

Conservancy and Rural Subdivisions:

Both of these types of communities promote sprawl and have a negative fiscal impact on the community based upon their demand for community services and the possible ground water contamination through the extensive use of septic systems because in most cases it is not economically feasible to extend public water and sewer to such communities. Requiring 60% "Open Space" will create sprawl. Open space should be meaningful not a drag on the individual community or the City of Westfield as a whole community. Thoughtful Open Space – trails, amenities (community pools, parks, playgrounds, gardens, dog parks). We are only limited by

our imagination. In discussing “Rural Cluster Subdivisions” with Rick Harrison a nationally respected land planner, Rick indicated that “people who want to move to a rural area want acreage not a half acre lot”. This makes sense. Looking out over “common area” feels disconnected from where this person lives. They cannot use this area as they wish which is an entirely different style of living versus owning 2 to 5 acres in the country fee simple.

Architectural Guidelines:

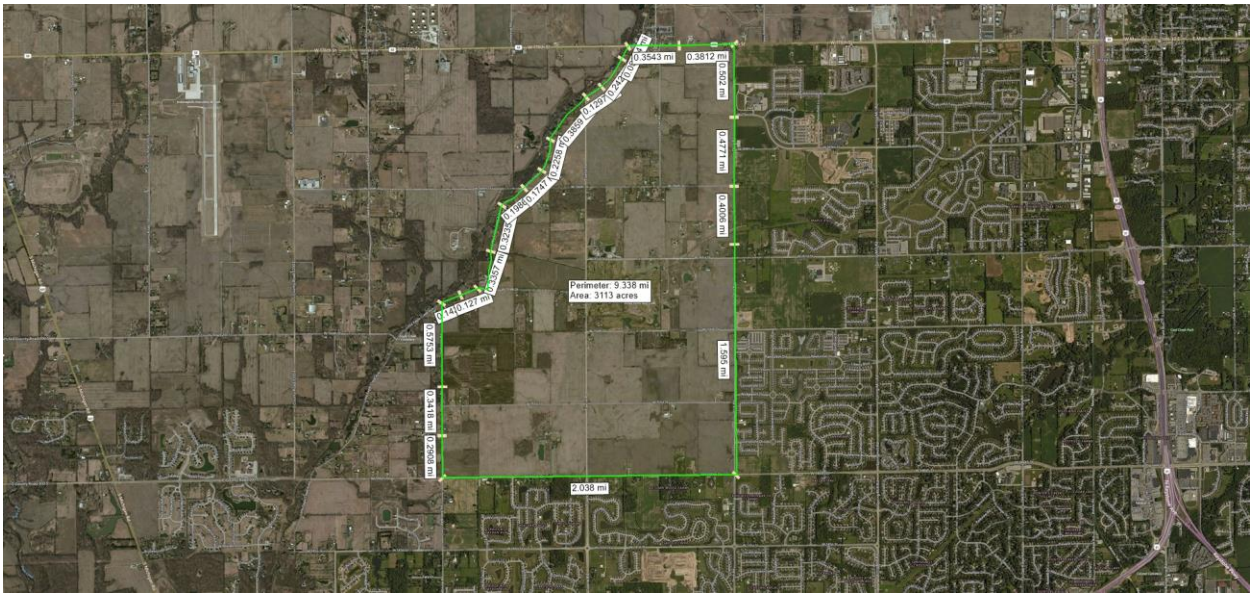
The proposed Architectural Guidelines promote only a limited number of architectural homes styles, are broad in scope and interpretation and lack specifics with such phrases as to “create aesthetically pleasing homes”. Such guidelines are better established on a development by development basis which can better take into account the theme of a proposed community. Requirements for four sided architecture should take into account the homes distance from surrounding thoroughfares. i.e.; Can it be seen from the road? Similar comments can be applied to the landscape requirements. View sheds should not be blocked and attention must be given to what the landscaping will look like in 20 years.

What are we missing????

Input from all stakeholders in the area. Slowing down the process and talking about sub districts and how do we get the “Best” development in each area will provide an outcome that all stakeholders will be proud of. This will take some time and sweat but can be accomplished if everyone puts forth a sincere effort to work together to the common goal of “Doing good BETTER”!

Best always:

DC



GEORGE P. SWEET

10807 Lakeview Drive
Carmel, Indiana 46033
317-846-3770
317-432-7604 cell
georges@brenwick.com

January 28, 2016

Ladies and Gentlemen:

I was somewhat shocked to see the emergence of an organized effort to decrease density inside the area depicted on the attached map. It appears to me that some thought should be given to surrounding zoning particularly that lying south of 146th Street in Carmel.

As a point of background, I have had the privilege to be in the housing development business for over 40 years and with a partner have developed over 6,000 residential lots.

I am aware of an organized group attempting to dictate density reductions. It appears that the decrement to the City in loss of tax revenues will result with this plan. I would therefore request your continued attentiveness to the overall change as opposed to the loudest voices.

A company that I am associated with has developed over 4,000 residential home sites in the Carmel/Clay area including The Village of WestClay in the area immediately south of 146th Street.

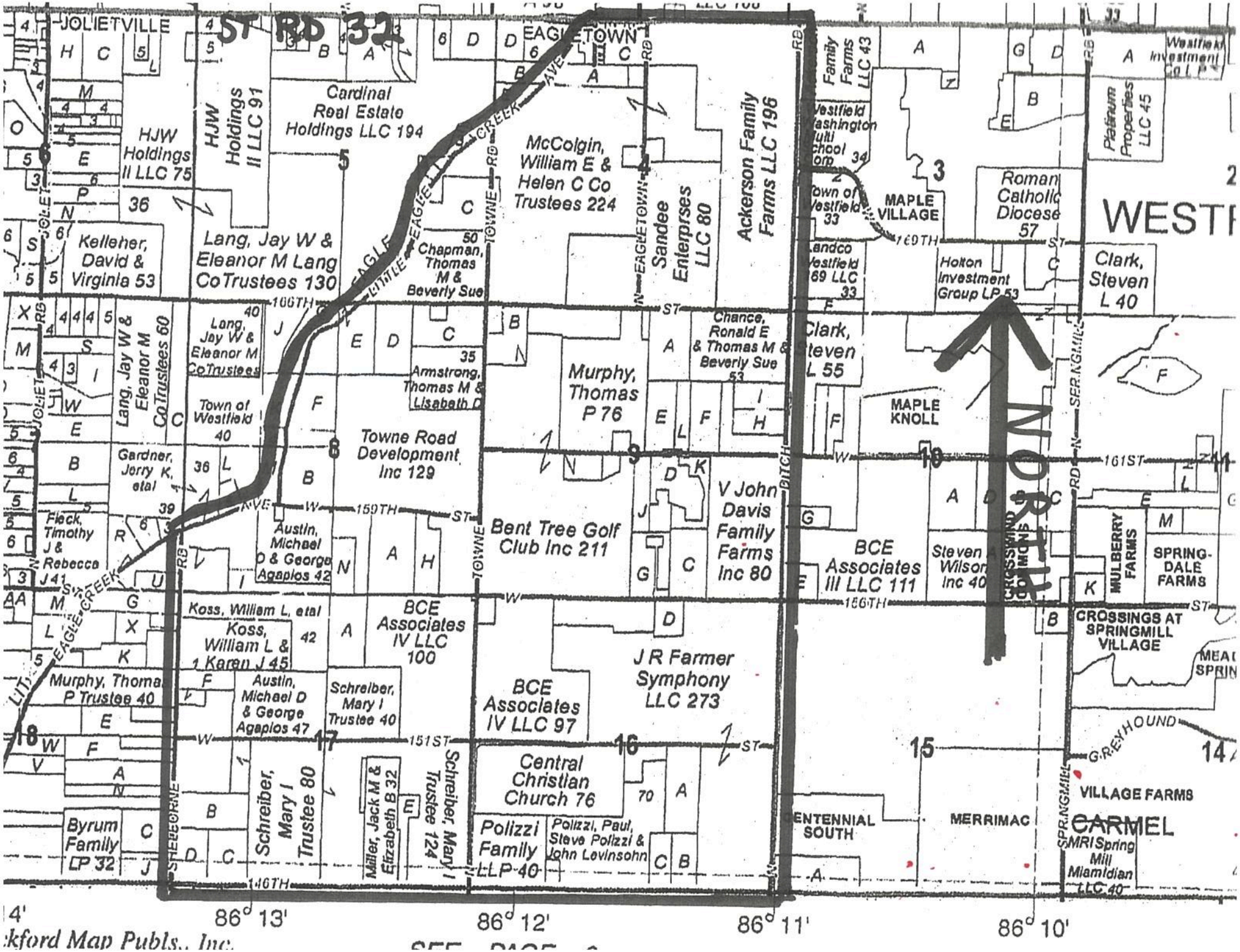
Having worked with planning agencies for over 40 years, I believe the step you are about to take will result in a considerable loss in both revenues and economic circumstances.

Please consider this thoughtfully and its influence on numerous landowners in the designated area.

The contemplated rezoning will change not only the economics as to the revenues to the City but substantially change the development of the community in Westfield itself.

Sincerely,

George P. Sweet


ST RD 32
JOLIETVILLE
EAGLETOWN
HJW Holdings II LLC 75
HJW Holdings II LLC 91
Cardinal Real Estate Holdings LLC 194
McColgin, William E & Helen C Co Trustees 224
Ackerson Family Farms LLC 196
Sandee Enterprses LLC 80
Family Farms LLC 43
Westfield Washington Multi School Corp
Town of Westfield 33
MAPLE VILLAGE
Roman Catholic Diocese 57
Platinum Properties LLC 45
Kelleher, David & Virginia 53
Lang, Jay W & Eleanor M Lang CoTrustees 130
Chapman, Thomas M & Beverly Sue
Landco Westfield 69 LLC 33
Holton Investment Group LP 53
Clark, Steven L 40
Lang, Jay W & Eleanor M CoTrustees 60
Lang, Jay W & Eleanor M CoTrustees
Armstrong, Thomas M & Lisabeth D
Chance, Ronald E & Thomas M & Beverly Sue 53
Clark, Steven L 55
Murphy, Thomas P 76
MAPLE KNOLL
Town of Westfield 40
Towne Road Development Inc 129
Gardner, Jerry K, etal
Fleck, Timothy J & Rebecca J 41
Austin, Michael D & George Agaplos 42
Bent Tree Golf Club Inc 211
V John Davis Family Farms Inc 80
BCE Associates III LLC 111
Steven A Wilson Inc 40
MULBERRY FARMS
SPRING-DALE FARMS
Koss, William L, etal
Koss, William L & Karen J 45
BCE Associates IV LLC 100
CROSSINGS AT SPRINGMILL VILLAGE
Murphy, Thomas P Trustee 40
Austin, Michael D & George Agaplos 47
Schreiber, Mary I Trustee 40
BCE Associates IV LLC 97
J R Farmer Symphony LLC 273
Schreiber, Mary I Trustee 80
Miller, Jack M & Elizabeth B 32
Schreiber, Mary I Trustee 124
Central Christian Church 76
Byrum Family LP 32
Polizzi Family LLP 40
Polizzi, Paul, Steve Polizzi & John Levinsohn
ENTENNIAL SOUTH
MERRIMAC
VILLAGE FARMS
CARMEL
SMRI Spring Mill Miamidian LLC 40
NORTH
WESTF
86° 13'
86° 12'
86° 11'
86° 10'
kford Map Publs., Inc.

January 26, 2016

Dear Westfield Advisory Plan Commission,

My name is Karen Hymbaugh and in 2014, I bought the property at 2929 W. 159th Street. I have worked every day of my life since I was 16 years old so that I could buy a little farm in Indiana, retire, and live in a quiet, rural, peaceful area. It has been my lifelong dream to go back to my farming roots and live on a farm surrounded by nature, animals, and great neighbors. I wanted to fix up my farm so that I could have alpacas or goats, an orchard and garden, chickens, or maybe even rescue animals.

I work for CDC and was planning to retire (as soon as my house is remodeled) and become active in the Westfield community. I have lived abroad in India, Tanzania, and Barbados for the past 12 years and I have travelled and worked in more than 50 countries during my public health career and service to the US government. I tell you this because I have seen firsthand how fast-paced, overdevelopment and unplanned growth has destroyed beautiful areas and communities over time. I have lived in areas where growth that was too fast destroyed natural environments, wreaked havoc on water supplies, increased opportunities for disease, and caused increases in crime.

Between the short time (15 months) that I bought my little 5 acre farm and now, the growth and urban sprawl that is happening in Westfield seems unprecedented. In my humble opinion, it will soon become one of the worst places in Indiana to live not the best. Just since I bought my farm, there is a 150+ house subdivision going in across the street from me. I have personally experienced a developer who misrepresented his intentions as he was trying to get passage through my property so that he could develop land for the Chinese investor behind me. Why is this happening to this beautiful, rural area?

Voters and the Indiana public rely on local officials to do the right thing for the citizens of their communities and not for greedy interests of large corporations who are not even living in the area.

Please, please I ask you to preserve the natural, rural landscape in Westfield. Do the right thing and preserve these beautiful settings and wildlife. I am a wildlife photographer and I put a webcam in the small wooded area on my property in November. The first night had 4 different species of wildlife walking by. Please don't destroy this.

Thank you so much for the opportunity to ask for your help in preserving the rural landscape in Westfield.

Sincerely,

Karen Hymbaugh

2929 W. 159th St., Westfield Indiana 46074

Phone: 404-729-6060

January 28, 2016

To the Westfield Mayor, City Council Members, Advisory Plan Commission, Economic Development and anyone else that has a say in the Conservancy Addendum to the Comprehensive Plan of 2007 that The Conservancy Task Group is proposing and the public hearing is scheduled for February 1, 2016:

I am Carol Davis Whitson. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land since 1938.

I am opposed to the addendum because it is not in our family's best interest and not in the best interest of the citizens and property owners of Westfield, IN. Because of the larger lot size proposed, overall individual property taxes will be higher, water and sewage will be higher, taxes to maintain the roads and other infrastructure will be higher – due to the smaller number of property owners to divide the expenses among. Commercial development will be limited in the Conservancy area. What is the effect on the police and fire departments? Have they planned for areas with larger population density?

Chapter 2 of the Comprehensive Plan of 2007 already addresses diversity uses of the land –regulates density of housing, buffers, transitions, green space for public use, recreation, preserve historically significant buildings, as well as allowing for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change that?

The fact is that the Conservancy was initiated by a group of property owners who have small (3-10) acre lots and the larger property owners were not asked to be included in the development of this addendum. A cross section of property owners needed to be consulted, not just a narrow few. I understand that this addendum is different from a zoning variance in that larger property owners were not consulted. But it is unfair that this addendum passes. The current property owners will be limited to what we can do with our property. Let those property owners who want in the conservancy be in it and let the property owners who oppose it opt out **or do not accept the proposal at all**. It is a shame that not above board tactics by a small group of individuals were used to get this far. I know the group put a lot of effort into this proposal. There should have been more notice by newspapers, more public hearings others than the one scheduled for February 1.

Has there been a study on the effect this Conservancy would have on the utilities? We have a stake in that because of a sewage easement and lift station is on our property. Was this easement and life station done unnecessarily? What is the impact on utility rates because of this?

It seems to me that good planning does not include blanket policy decisions in transitions and buffers and other uses of land that accommodates existing and stable rural uses. The Conservancy ignores the fact of the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the planned district.

This addendum does not include development of public structures or public utilities. Was this amendment prepared by the Plan Commission? There is no space for commercial development

Why does there need to be a change from the existing Comprehensive Plan of 2007? Is it just to satisfy a few individual wishes? Why impose that plan on everyone? This addendum is too restrictive.

Please do NOT accept this Addendum by The Conversancy Task Group.

Thank you for considering my opinion.

Carol Davis Whitson
carol.j.whitson@gmail.com

January 28, 2016

My name is Nancy Davis and I'm part owner of V. John Davis Family Farms. We own 80 acres along Ditch Road between 161st and 156th Streets. Our grandparents bought this land in 1938 and we are third generation farmers of this land. We currently are farming this area now but it is becoming increasingly difficult due the development and the traffic it has brought to the area. When my brother moves equipment to this location I have to follow him in my car to be a buffer between him and the traffic. He has had individuals call the sheriff office at night and complain about the noise of the equipment that is across the street from them. Have you ever heard the saying, "You have to make hay while the sun shines"? Well that is what farmers do. Not only do they work during the day but sometimes it is late at night and the times it is late at night it might occur only 2 to 3 nights during the year during planting and harvesting season.

When the property was purchased the thought never occurred to us that any development would come this far north. It has and we are trying to go with the flow. We are being pushed out and now you are going to limit what we can do with our land. That's not right.

I'm opposed to this addendum because it is not in our best interest or the best interest of the citizens of Westfield.

Here are some specific issues in the Addendum that should be changed:

- Opt-In: allow property owners to "opt-in" if they want to restrict their own property, but don't force it on those who don't want it.
- Task Group: a group established to review and comment on proposed developments within the district is ok, but the group needs to reflect a cross-section of property owners from within the district, and not just a narrow, self-selected group within a biased agenda.
- Buffering: Context-sensitive buffering is appropriate, and it is advisable to provide guidance for enhanced buffering adjacent to those properties that "opt-in"
    - Increased standards are appropriate for properties immediately adjacent to a property that opts-in
- Public parks and open space are good for the entire city, and they should be publicly owned and maintained for the benefit of the public; not foisted on any one individual property owner.

Diversity of uses exist and/or are planned already in this district.

- The petitioner largely ignores the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the district. No recognition is given to the planning best practices for addressing these existing and/or planned developments and the appropriateness of applying the Addendum to properties near these planned developments – over the objection of the property owners

Density should be context-sensitive. The 2007 Plan recognized, from a planning best practices perspective, that density should be higher as you get closer to Ditch Road, 146th Street and SR 32. This proposal seeks to erect a "Berlin Wall" along SR 32, Ditch Road, and 146th Street by applying a "one-size-fits-all" suburban sprawl density cap of 1 home per 3 acres. The proposal's approach fails to implement planning best practices, which acknowledge the need for context-sensitive transitions and buffering.

Please do NOT accept this addendum by the Conversancy Task Group.

Thank you for considering my opinion.

Nancy Davis
Davis7583@att.net

January 28, 2016

Thank you to the council members and the Mayor for allowing me to voice my opinion in this matter.

My name is Judy Crandall and I am part owner of the V. John Davis Family Farms.

I am opposed to the Conservancy Addendum that was presented to the council on January 11, 2016. Our parents and grandparents had a vision many years ago (to be exact it was in the 1938) when they choose to settle here in Westfield. Their vision was to provide for the future of our family and the generations to come by living and farming the 80 acres located between 161st and 156th and west of Ditch Road. Our family still farms this acreage to date.

It is my understanding that there is a Comprehensive Plan in effect and was adopted in 2007. When this was created, the city spent thousands of man hours to develop it so that all citizens would understand the impact on Westfield. Why then is the Conservancy Addendum completely contrary to this plan? It is stating that there would only be .33 homes per acre. How can the city possibly consider this Addendum without any studies for the financial/fiscal repercussions for all citizens? This would mean that all citizens would be paying higher taxes, higher utility costs (water and sewer) and the cost of maintaining the roads because the lower density of homes in the Conservancy Addendum. Westfield's tax rate is already 50% higher than the surrounding communities of Carmel and Fishers. What kind of message are we sending to all the citizens of Westfield and citizens wanting to settle in Westfield? Do we really want to encourage people to settle in our community or is it crippling or discouraging their interest for growth both residential and commercial in this part of southwest Westfield? When this addendum was prepared and presented it was not communicated to **all** of the land owners that were affected. It was only developed by a small group of individuals in this area. It has only become common knowledge within the last few weeks when word got out. This is supposed to be a democratic process. Part of the democratic process is to have our government inform all citizens that have a vested interest in Westfield.

Also, Citizens Utility has obtained an easement from us on the south end of our property to install an interceptor sewer and lift station in order to accommodate future growth of Westfield. Has there been a misunderstanding communicated to the utility company? We want you to build this infrastructure but we don't want any growth in this area. In my opinion the Conversancy Addendum is **NOT** in the best interest for us because it directly effects our livelihood. Our livelihood on whether we can ultimately sell this property is being limited. We are also being limited to farming because of the safety aspect. Either way we lose.

Thank you

My name is Charles Davis and I am third generation farmer for the 80 acres on Ditch Road between 161st and 156th Streets known as V. John Davis Family Farms. This farm has been in the same family for 78 years.

I am opposed to this Conversancy addendum as it is written today

It doesn't seem right for a few property owners to impose their wants and needs on other property owners.

If they want larger lots and more green space they need to purchase surrounding farm properties surrounding to their land in order to achieve their desires.

Limiting how many houses can be built and commercial businesses will result in higher property taxes and utility costs for everyone else in the Westfield area.

This proposal will virtually eliminate in over 2,500 acres of the City the "life span of housing" encouraged as a key element in the 2007 Plan: renters, first-time buyers, family homes, executive housing, senior housing – all deemed to be encouraged by the 2007 current Comprehensive Plan

Why would Citizens Energy install a large interceptor sewer line along 156th street and Ditch Road knowing that there is a restriction on residential and commercial development in the south west quadrant of Westfield. This doesn't make good business sense.

Good planning needs to account for where a city encourages investment in sewer and water services and road networks. These improvements are costs that are borne by all of the city's citizens, and it is inefficient to restrict development to a rural style and density in an area where the city already has planned and encouraged investment in public infrastructure to serve a suburban style and density.

This plan hurts commercial viability of all of the development planned for and invested in and along SR 32 and 146th Street

This is inconsistent with the current Comprehensive Plan to support Commercial uses.

I hope everyone here today stops and reevaluates what is appropriate for this area.

To: The Honorable Mayor of Westfield, City Council Members, Advisory Plan Commission Members, Economic Development,

Re: The Conservancy Addendum to the Comprehensive Plan of 2007 scheduled for public hearing Feb. 1, 2016:

Dear Westfield Colleagues,

My name is Joe Davis. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land for almost 80 years. We have a deep regard for the community as a whole, our neighbors and the land.

I am opposed to the Conservancy Addendum. It has not received a thorough review by impacted property owners and may limit land use to satisfy the desire of minority, small acreage, owners versus the majority or land owners and voters. We do not want additional restrictions placed on our property that may limit use. In my opinion the community will not want restrictions that will limit future choices for services or improvements. We also feel it is not in the best interest of the neighbors and the community as a whole in Westfield by negatively impacting property taxes, public utility services and fees.

The Comprehensive Plan of 2007 already addresses diverse use of the land, regulates density of housing, buffers, transitions, green space for public use, recreation, preserves historically significant buildings, as well as allows for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change?

The Conservancy proposal was not initiated or reviewed by a majority of land owners, larger land owners, or the longer term community residents who have been here for decades. Our family, over the years, has been tolerant of the neighbors and development that has significantly changed the community and our lives through enhanced services and shopping while retaining a rural feel. We view these changes positively. We wish to see this continue guided by the existing Comprehensive Plan of 2007.

A simple solution is to let those property owners who want to be included in the conservancy addendum voluntarily agree to be included. Let those who oppose, opt out by not accepting the proposal. I know the Conservancy group put a effort into this proposal. We are as concerned about our property as they are with their property and respect their thoughts and desire as we do any of our neighbors.

Please do NOT accept this Addendum by The Conversancy Task Group.

Thank you and regards,

Joe Davis
ejcrdavis@msn.com
317-413-3022

January 26, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

I am writing on behalf of our family owned entity, BCE Associates IV, LLC, which owns approximately 181 acres that is situated within the proposed Conservancy area. We object to the proposed amendment to the Westfield Comprehensive Plan and believe this change will have a direct negative impact, not only on our property values, but also for the City of Westfield.

In reviewing the current comprehensive plan, there is frequent mention of "careful planning" and "appropriate transitions", however, it appears the proposed amendment has been put into consideration without thorough analysis of these issues. In addition, the amendment has been proposed without engaging all stakeholders. Based on acreage, we are the 5th largest land owner in the proposed area, yet we were not invited to a single meeting to discuss the issues. We were not invited to the November open house event at Wood Wind, but did attend after learning about it from others. At that meeting, our representative spoke with Ms. DuBois and briefly voiced our concerns and provided contact information so we could engage in the process. We never heard anything further from Ms. DuBois, or any representative from the Task Group. We also expressed our concerns to our City Council Representative around that same time. The next thing we learned was this amendment had been presented to the City Council on January 11, 2016.

The property is currently zoned AG-SF1, however, it lies within the "New Suburban" classification in the current comprehensive plan. Although we realize the comprehensive plan is not to be viewed as a zoning map, it does provide important insight for the City's view of the future use of our property. In fact, the comprehensive plan includes a classification for "Rural Residential", which this area was specifically not included. Thus, it is logical to assume that the City considered a more rural use for this area, but concluded that suburban residential was a more appropriate use, a position that we strongly agree with. Based on review of the proposed amendment, I think it is safe to assume that there was much more thorough and comprehensive analysis done by the City in their 2007 planning than has been done with the current proposal. To adopt this amendment would be contrary to the sound planning that was done to create the comprehensive plan.

As landowners, we have evaluated various uses for our property and the comprehensive plan impacts those decisions. Given the prospects in growth in Westfield, coupled with other projects in this area and the policies laid out within the comprehensive plan we believed there was a well thought out strategy for the ultimate development of our property. This expectation is validated by the land use plan in the comprehensive plan by classifying our property as "New Suburban". **More to the point, page 8 of the Comprehensive Plan states that "Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community."** We do not support a reversal of the current vision for this area, especially without full opportunity to be heard on the matter.

The classification as "New Suburban" creates an expectation that development projects that demonstrated quality construction with good planning would be viewed favorably by the City, and we have relied on that information. It is also reasonable for us to assume such projects would be considered in context of their surroundings and have reasonable levels of density as is customary with suburban residential development. Our property shares a boundary to the east with the Harmony PUD. This development has a density of approximately 3.0 units per acre. The idea that a density of 0.33 units per acre on this site, directly adjacent to a development with 3 units per acre, would be appropriate is troublesome and lacks good planning in our opinion. The comprehensive plan states the need for transition to lower densities as development goes to the west. We understand and support that objective, however, the proposed amendment provides no such transitions.

In our opinion, the group's proposed rural uses for our property and the surrounding areas are simply inconsistent with good planning. The 146th St. corridor is ripe with opportunities for development, including commercial development at Towne Road and 146th St. (as called for in the comprehensive plan). Our property is almost directly adjacent to this area to our south and is intersected north/south by Towne Road, which is sure to become a vital and heavily traveled thoroughfare through the City. With the golf course to our north, we simply don't believe that the types of land uses suggested are likely to fit in with the surrounding area, nor do they provide proper transitions from higher density to lower density uses as called for in the comprehensive plan.

Finally, we view this proposed addendum to be beneficial to a small percentage of current homeowners, but those benefits are coming at the detriment to ourselves and other similar large parcel owners. It is inherently unfair for the wishes of certain property owners to place restrictions on the property of others, especially when those changes directly conflict with the current comprehensive plan that has been relied upon. In reviewing the proposed documents I am left with many unanswered questions. For example, what analysis has been done to determine the impact to the City's tax base? What analysis has been done on the impact of economic development and job growth that would be impacted by this amendment? Has this proposed amendment been vetted fully, in a professional way, to fully understand how it will impact the surrounding areas and path of growth in Westfield?

For these reasons, we oppose the amendment as it is currently proposed to the comprehensive plan. At a minimum, we would suggest that there has not been a full vetting, analysis and engagement with all stakeholders to warrant such a substantive change to the comprehensive plan.

Sincerely,

Otto N. Frenzel IV
BCE Associates IV, LLC

January 28, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

Our family owns a land position within an entity named BCE Associates IV, LLC that is significantly impacted by The Conservancy proposal to amend the Westfield Comprehensive Plan. You can imagine our surprise to learn this had been filed with the City Council earlier this month without us having any opportunity to understand, question or contribute to the process.

Our parcel consists of approximately 181 acres that straddles Towne Road and is situated between 151st St. and 156th St. Based on my understanding, we are the 5th largest landowner in the impacted area. At no time were we contacted by The Conservancy Task Group, or any of its constituents to discuss their ideas and how they might impact our property and the surrounding area. In discussing with other large land owners, a majority of them were also not contacted or engaged in the process. We were not even invited to November Open House event at Wood Wind Golf Course that is so prominently featured in the filing documents. Despite not receiving an invitation or notice of the Open House, we did hear about it from others, and sent a representative from our group to learn about the proposal.

It is true that the Open House was well attended, however, there were many people there who objected to this movement or were there simply to learn and gather information. To present the turnout as any sort of validation or support from all the landowners would be highly misleading. Regrettably, the Open House did not provide any overview or presentation about the process, its objectives or how these conclusions were reached. In addition, there wasn't any opportunity as a group to ask questions or discuss the very significant issues that this proposal raises. There was no real forum for substantive debate or idea sharing, which appears to have left the City with the impression that this is widely supported, which is not the case. There were limited opportunities to have one-on-one discussions with Task Group members, and we did voice our concerns directly to Ms. DuBois, as well as other members of the Task Group. However, despite providing Ms. DuBois with our contact information and requesting that we be engaged in the process, we never heard from her. This would include any requests to meet directly, but at minimum we were expecting to be included on various email updates and communications. Although we know from other landowners there were email updates sent out, none of those were received by us. It has become apparent to us, and other landowners, that this is not a simple oversight, but rather an intentional effort to exclude our participation in the process, presumably because they know we have objections and do not support this initiative.

Prior to the open house, our advisor contacted City Council President Chuck Lehman, who is also our representative in District 4, to voice our significant concerns. After that call we were reassured that there would be ample time for discussion, analysis and consultation with all the key stakeholders. This message was reinforced at the Open House by Mr. Lehman and also in a brief discussion with Jim Ake. From that time until now, there were no discussions with anyone from the City or the Task Group to discuss this matter further. We were fully expecting to be engaged in the process at some point since we made direct efforts to engage with multiple people deeply involved in the process. However, these discussion never transpired and the next thing we heard was the proposed amendment to the comprehensive plan had been introduced at City Council on January 11, 2016.

I support many conservation initiatives and also support responsible development that retains the natural beauty and characteristics of the land. However, this broad brush approach is simply off base when considering the areas that surround our property. We are bordered to the east by Harmony PUD, with density of 3 units per acre. Based on the current comprehensive plan and logical planning, we assume we will be bordered to the south by very intense development along the 146th St. corridor. Although this proposal would wipe out all of that potential development, our assumption is that the City will ultimately determine that is not a good business decision. The comprehensive plan calls for appropriate transitions of density and uses as growth moves towards more rural areas. However, this proposed amendment provides no such transition and would put our property in a very awkward position of trying to provide rural use when there is intense development to the east and south of our site.

Our question is, has there truly been full analysis of all of the impacts of this change? If not, then we would question why this is being presented now before full analysis has been completed and all stakeholders engaged. In reviewing the documents, it appears to lack many of the basic economic analysis I would expect the City would require to even consider such an amendment. How does this impact future economic development in Westfield? What is the impact to tax revenues? What is the impact to the surrounding areas of Westfield if this amendment is adopted? How will this impact utilities, both in terms of rates and infrastructure build out? How can the City adopt a comprehensive plan amendment without considering this critical data?

In closing, we object to the proposed amendment. In the very least, this matter needs further and more in-depth analysis before an informed decision can be made. Perhaps there are some areas where conservation is more appropriate, but this broad brush approach does not represent good planning. The proposed amendment is opposed by landowners who own a majority of the acreage in the impacted area and who have not had a voice in this process.

Sincerely,

Eleanor F. Bookwalter

Eleanor F. Bookwalter
BCE Associates IV, LLC

---------- Forwarded message ----------
From: **Paul Zawadzki** <paulzebo@yahoo.com>
Date: Thu, Jan 28, 2016 at 5:07 PM
Subject: Rezoning of the Wood Wind Golf Course Property
To: "rkburkman@gmail.com" <rkburkman@gmail.com>

January 28, 2016

16409 Little Eagle Creek Ave.
Westfield, IN 46074

Westfield Planning,

My wife Janice and I are opposed to the rezoning of the Wood Wind Golf Course from the present agriculture zoning designation to that of a residential zoning designation.

We have been living at our address for over 32 years and bought our house because we want to live in the country. We enjoy the open area, the wildlife, the peace and quiet, the low crime rates, and the low traffic volumes.

Adding house after house into every parcel of land that surrounds us will turn us into another nightmare like Fishers: lots of houses, lots of people, lots of businesses, lots of traffic, lots of crime, more drugs in the schools, etc., etc, etc. Who needs it.

I suggest that the City of Westfield buy the Wood Wind Golf Course and link it in as an adjunct activity to the Grand Park. I think that every parent watching their child play games at the Grand Park would be interested in doing more than just watching their child play games. And, if they are visiting from other communities and staying at the eventual hotels and eating at even more eateries, it might be nice for them to become aware and enjoy a game of golf. Also, there is a possibility to tie in the golf course with our our fantastic walking and bike riding facilities. Consider the possibly a walking/biking path from the Grand Park to the Wood Wind Golf Course.

Golf is a very popular activity and by advertising to our Grand Park visitors, the Wood Wind Golf Course would become another source of income for our community.

If Westfield is to become a premier sports mecca, keep them entertained and spending their money in Westfield. Turn Westfield into: The Most Fun Sports Capitol with great scenery, wholesome activities (including golfing), and is just plain fun. They will come in, enjoy our community and it's amenities, tell their friends and come back to Westfield.

People like open areas, seeing wildlife and doing outside recreational activities. The last thing they are interested in seeing is: rows and rows of houses; they can go home to see that. I myself like to visit other communities that are pretty to look at: large tracts of land with some patches of moderate size houses on acres of land, flower gardens, little walkways, trees and wildlife; relaxing places to live.

Thank you for listening

Paul and Jan Zawadzki

---------- Forwarded message ----------
From: **Robyn Wilds** <robyn.wilds@gmail.com>
Date: Fri, Jan 29, 2016 at 12:06 AM
Subject: Letter for the APC Meeting/Addendum
To: Kristen Burkman <rkburkman@gmail.com>
Cc: dub164@aol.com

February 1, 2016

To: Westfield Advisory Plan Commission

We appreciate your careful consideration and request your support for the vision as laid out in the Conservancy Addendum to retain the rural lifestyle in this area of Westfield.

Today is actually our families' 35th anniversary of residing at 15919 Ditch Road. We previously lived in Marion County but purchased our acreage and built our home in Westfield after months of searching for the ideal location to offer our family the rural setting that reflected our values and desire for open spaces. We specifically chose not to build in Carmel with great schools and an excellent sports program but took a leap of faith and chose a rural school system that has struggled and had to overcome many issues along the way.

We have made a conscious decision to remain in this location in spite of the increasing encroachment of urban housing. We have looked at home sites in the neighboring cities and towns but found that they have all allowed urban sprawl to deteriorate their rural landscape. We are business people ourselves and understand the appeal that tract housing and related tax revenue will bring to the city but at what cost? What currently attracts people to this community - open spaces and beautiful views - will be gone if Westfield doesn't have the vision to retain open spaces and keep our community special.

You have the responsibility to make the choice to keep Westfield as a desirable place to live or to allow it to become just another suburban city.

Sandy & Terry Wilds
15919 Ditch Road

January 25, 2016

To the Advisory Plan Commission and Westfield City Council,

I'm sorry I cannot be here in person this evening to share my thoughts with you, but as a 16 year resident of Westfield, I felt I needed to share with you my feelings about the growth creeping towards the beautiful rolling hills and farms in the area surrounding Woodwind Golf.

I have operated my business, L. Severson Portraits, in Westfield for more than a decade. When we decided to move our business from a commercial space to something with a bit more character, we decided maybe we should move our home as well.

After evaluating the 2007 Comprehensive plan, we decided to look in the area referred currently referred to as The Conservancy. As we drove the country roads, we realized this was the place for us. We moved both our business and our family to a four-acre lot near the intersection of Towne Road and 166th Street.

I have photography clients visit my home studio daily, and over and over I hear the same thing. "I love your property. I wish I could find something like this. It's so peaceful and quiet out here." And I smile and nod. I cannot disagree. The natural beauty of the landscape here and the charm of the country roads is why we decided to move here. It makes a beautiful backdrop for the family portraits I photograph year-round.

I implore you to be thoughtful and prudent when considering the future of The Conservancy. The natural beauty and charm is what makes our Westfield business thrive.

Sincerely,

Leah Severson
--
www.LSeverson.com
www.HauteMamaPhotography.com
www.BulletproofWomen.org
317-867-3723
"Therefore, as we have opportunity, let us do good to all people."
Galatians 6:10

January 29, 2016

To whom it may concern,

My name is David Kaylor. I am a sophomore pre-pharmacy student at Butler University, son of Mike and Katy Kaylor, and a happy resident of Westfield, IN.

I am very concerned about the future of the land in my literal backyard. I have seen the plans to rip up the golf course and make it into track homes or "vinyl villages" as my mom calls them. I attended the meeting where Mr. Sweet hid information from concerned residents, and made little effort to ease their concerns or propose a plan that met what the community had desired. He didn't listen. He wanted his mass-produced homes, even if that meant destroying some of the beauty of Westfield along the way. I want to make sure that the land surrounding the Westfield community and near the Woodwind Golf Couse stays protected greenspace. I want to make sure that Westfield stays true to itself. I do not want to live in a clone of Carmel and Noblesville.

I grew up in Carmel and Noblesville, the epitome of suburbia. Though I had a great childhood living in those cities, I would attribute that to my parents and not my place of residence. My childhood consisted of sports, and indoor games. Outside of basketball, I was very much a couch potato. Playing outside was not fun, and it was something that I never really appreciated as a young kid. However, since moving out to Westfield where the land stretches on for miles with little interruption, I have grown to adore the outdoors and recognize its importance.

A large reason I was disinterested in being outside was the fact that all around me called to the indoors. Homes upon homes all nestled together really mitigated the benefits of greenspace. In fact, I believe the lack of greenspace was a detriment to my childhood. People have an inherent bond with nature and the suburban lifestyle I grew up in prevented that connection from happening.

Now when I go home, I find solace, relaxation, and recreation in nature. There is something special about greenspace that improves the quality of life of a person. I really believe that, and this is coming from a person who before moving to Westfield would have said the exact opposite. Building homes in this area takes all of that away and then some.

NELS ACKERSON
nelsackerson@comcast.net
January 30, 2016

COMMENTS ON PROPOSED CONSERVANCY DISTRICT

Dear Mayor Cook and City Council Members:

My sister, Karen Jamesen, and I grew up on our Westfield family farm that our grandparents bought and farmed beginning in1905. Karen and I farmed the land with our father and mother, milked our Jersey cows, cared for our laying hens, worked our fields of corn, soybeans, oats, and hay. We know the heritage and the many blessings that all in our Eagletown community enjoyed.

Our farm land now is part of a PUD called Ackerson Farm – the result of years of work, consultations with neighbors, advice from nationally recognized experts, and input by Westfield city officials. We have insisted on the highest standards of quality. We continue to invest substantial resources in the PUD, while conferring with excellent developers and builders in recent months.

We want to be proud of the land that we leave to our children, our community, and future generations, just as we are grateful for what our parents and grandparents and our community left for us.

With the above in mind, as my sister has written, I too am saddened by much of the proposed Conservancy Addendum. Following are my concerns:

1. COMMUNITY INVOLVEMENT: There has been little opportunity for involvement of the persons who will be most affected, including residents, landowners, and nearby neighbors. Many of us learned about the proposal a few days ago, and some told me they learned only yesterday.

2. MARKET & FINANCIAL ANALYSIS: There appears to be no analysis of the potential market that may be attracted to the described lot sizes and proposed land uses. For example:

    - What market studies suggest that there will be buyers of 3-acre or larger residential lots? We have been told by developers that lots of that size are inconsistent with customary and acceptable standards.

    - Artisan farms or small specialty crop operations appear to be untested in this area. Can they meet economic feasibility and compatibility tests with neighboring residents here?

    - Anticipated uses, such as ranches, horse exhibition facilities, riding arenas, amusement park, airport, zoo, auction barn, heliport, stockyard, etc., appear to be speculative.

3. AGRICULTURAL HERITAGE: Celebrating our agricultural heritage is commendable. We in Hamilton County, including Westfield, have been on the cutting edge of agricultural innovation, conservation, and science. But the image of artisan farms and equestrian

estates are not our heritage. This was never horse country or the site of large homesteads and grand estates. Farm homes were often architecturally interesting, but were small and adapted to small lots, leaving other land for agricultural production. Our heritage includes growing Indiana field crops, herds of cattle and barns for hogs and poultry. Our farmers were early adapters of new systems and innovations such as hybrid seed, minimum tillage, soil and water conservation, and agricultural research. Why not celebrate what we have been and what we can be to attract more 21st century innovations?

4. EFFECT ON LAND VALUES: There appears to be no analysis or support for an assumption that the imposition of a 3-acre minimum lot size will increase land values or even maintain a fraction of current land values . The result might be the opposite.– to reduce land values. What analysis has been done?

5. ENVIRONMENTAL OR GOVERNMENT REGULATORY EFFECTS: No analysis is offered of the impact of regulatory or environmental burdens that may arise in areas that are intended to contain land uses that are typically separated for health, production or nuisance considerations. Some of the proposed uses may strain environmental, land and water management requirements or regulations, such as storm water management, waste water management, lawn chemical restrictions, or small fabrication or artisan operations.

6. TAX BURDEN: Without a thorough evaluation of the plan's effects on the above important issues, we cannot know the consequences on land values or tax revenues. Imposing this plan might reduce the tax base and increase the tax burdens on all Westfield taxpayers.

I believe this proposal would create a huge financial and development risk. for all in the designated area, and for nearby neighbors, the City of Westfield and its taxpayers.

Thank you for considering these comments.

Respectfully,

Nels Ackerson

From: Mary Reynolds <mrsfarmall@frontier.com>
Date: January 29, 2016 at 9:33:43 AM EST
To: "Mskelton@westfield.in.gov" <Mskelton@westfield.in.gov>
Subject: Conversancy area

I own farm ground north of Eagletown, and this is just going to push development north sooner.

Mary Reynolds
15725 Springmill Road.

Sent from my iPhone

29 January 2016
10635 Willowbrook Drive
Potomac, MD 20854

Dear Honorable Mayor of Westfield and City Council Members, and Economic Development Members:

We own twenty acres of land along 156th street just west of Ditch Road (see attached plat map with yellow highlight).

We oppose the proposed Conservancy Addendum that will be discussed at the 01FEB2016 public hearing.

We only recently learned of the Addendum. We are surprised that this topic was not more widely communicated beyond apparently only a few potentially affected land owners and council members involved in the *coffee discussions* and *open houses*.

We refer to the written arguments made by other land owner opponents, and wish to emphasize and add other concerns:

This addendum will lower our property value, and we oppose such impact.

The existing Master Plan seems adequate to us, but if changes to the Master Plan are needed, then we wish to be included in these discussion. Please slow down the pace to include all concerned land owners.

This Addendum will most likely increase our real estate taxes due to the bureaucracy that will need to be established to oversee this new addendum.

Even though we recently moved out of Indiana, we purchased this land 16 years ago with the intent to return to build a house for retirement, or development for our retirement, and do not wish to have additional land-use restrictions placed on us as proposed in the Addendum.

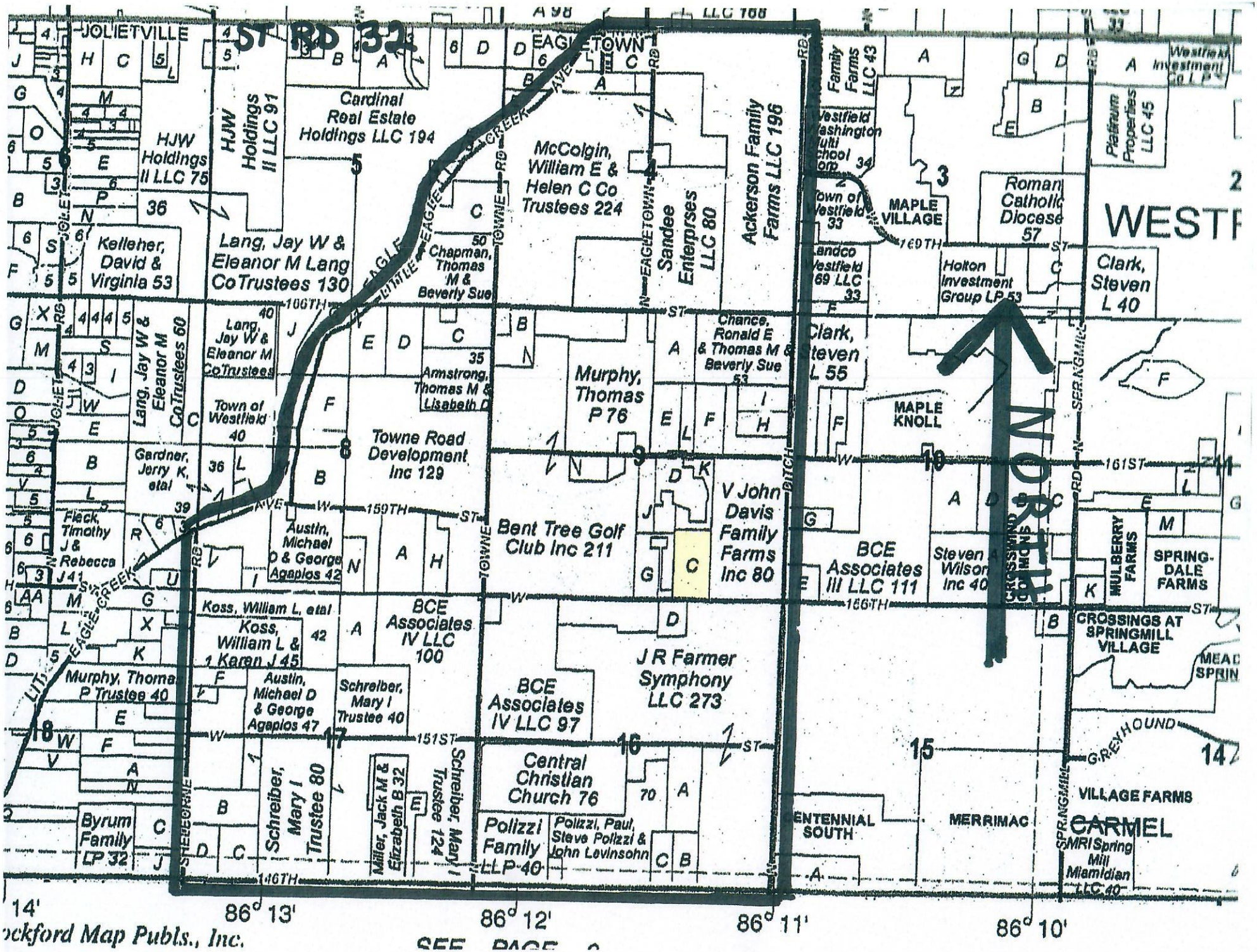
Thank you for considering our concerns.

Respectfully submitted,

James Kotsanos Annetta Kotsanos

James and Annetta Kotsanos
Parcel Number: 08-09-09-00-00-010.002
jagapk@yahoo.com

Attachment: plat map with our property highlighted in yellow



ockford Map Publs., Inc.

SEE PAGE

Jesse Pohlman

From: nelsackerson@comcast.net
Sent: Friday, January 29, 2016 11:50 AM
To: Josh Edwards; Steve Hoover; Chuck Lehman; Robert Horkay; Cindy Spoljaric; Andy Cook
Cc: Matt Skelton; Jennifer Miller; Kevin M. Todd, AICP; Jesse Pohlman; deannakmartin42@yahoo.com
Subject: Comments on Conservancy District Proposal

Dear Mayor Cook and City Council Members:

I wrote to you separately this morning with my comments on the proposed amendment to Westfield's Conservancy District Ordinance. I am writing this message to you on behalf of our neighbors who own adjacent property that is in the name of Sandee Enterprises. Two of the owners are in Mexico and the other owner is uncertain whether she will be able to attend the hearing Monday evening. None of them had heard about the proposal until yesterday, and they have asked me to inform you that they agree with the comments about the proposed Conservancy District proposal that I sent to you in my separate email and attachment.

Nels Ackerson, on behalf of Sandee Enterprises and its owners.

To: Westfield City Council members and Westfield Economic Development Staff,

My name is Steve Polizzi and own 110 acres at the northeast corner of 146th and Towne Road in Westfield, Indiana. I was just informed of a proposal to pass an addendum to change the current comprehensive plan for the western part of the city of Westfield.

As a landowner of 110 acres I want to convey that I am not in favor of this proposal and very disappointed on how it has not been properly or publically conveyed or shared with the citizens and property owners of Westfield. It goes against the comprehensive plan that was well thought out and took into consideration years of public meetings, citizen focus groups and the desire and input of the citizens and land owners of Westfield for the city and this area.

I have made a very large investment in Westfield and attended most if not all of the focus group and public informational meetings all related to the creation of the comprehensive plan and can assure you this goes totally against what the citizens and landowners of Westfield all desired.

I plan on attending this Monday's meeting and am available if any of you would like to speak with me in person concerning this.

Thank you for the time that all of you give in making Westfield, as voted one of the best places in the United States to live.

Regards,

Steve Polizzi

Polizzi & Associates
9640 Commerce Drive
Carmel IN 46032
(317) 872-5555 stevep@ppolizzi.com

Concerns about the proposed Conservancy District amendment to the Westfield Comprehensive Plan.

28 January 2016

Overview: The proposal is a massive change in policy and the already well thought out comprehensive plan and creates numerous ramifications impacting the entire city. Such a dramatic change requires an open, city-wide discussion.

1. The proposed amendment covers nearly five square miles of land. When residential uses, property zoned for development, property ownership, investments, utilities, and future infrastructure are reflected on the map, it provides a much different view of the growth occurring in the area.

2. It would be a fiscal loss to the City to lose the assessed value that development per the current comprehensive plan provides. The amendment proposes to eliminate about 25% of the city's growth areas for new suburban residential and commercial development.

3. The process has not been open and inclusive. Drafters of the proposal did not reach out to all landowners and citizens within the area affected by the amendment. I was just informed of this proposal earlier this week by other concerned landowners and not the originators. It is my understanding that requests of some large landowners to be involved have been ignored.

4. The "open house" at WoodWind did not adequately explain the proposed change in land use. Again I was just recently informed of the proposal by concerned landowners and not the people behind this proposal.

5. Approving this amendment would force an increase in property taxes due to the loss of assessed value resulting from the greatly diminished level of development. That is not good for landowners or residents of Westfield.

6. Approving this change would force utility rates to increase due to the loss of revenue resulting from a greatly diminished level of development. This is not good for landowners or residents of Westfield.

7. Residents in other parts of the city should not be required to pay higher property taxes and utility rates because a few rural residents don't want neighbors.

8. The current comprehensive plan seems to be working. It requires development to become less dense as you move away from 146th Street, SR 32, and Little Eagle Creek Road. The plan also requires for larger buffers to the existing rural residents. New developments have been happening within the areas slated for growth and development has stayed away from the rural areas seeking to preserve their current character.

Steve Polizzi

9. As the current comprehensive plan states, development patterns should transition to the existing 3-5 acre parcels of the Existing Rural Southwest district. It's what we have agreed to as a community through years of community and resident focus groups and input. This proposed amendment eliminates the transition to rural owners and counteracts the long thought out and approved comprehensive plan.

10. People, companies, investors and utilities have relied upon the city's plans directing growth to this area in making their investments in infrastructure and assembling land for development. Now all of that is proposed to dramatically change undermining those investments, especially when this change is being made without informing those most affected by it..

What is being proposed has many negative, city-wide ramifications. There are more effective ways to address their concerns while not causing so much harm.

1. There are several solutions property owners can use that don't require any governmental involvement.

    a. Property owners can deed restrict their property to prevent future subdivision of their land.

    b. Property owners can place conservation easements prohibiting development on their land.

    c. Rural residents can purchase additional property and choose to keep it in its current state.

    d. Rural residents can seek outside assistance from investors or land trusts to acquire and protect property.

2. There are also solutions where the government can help provide solutions that work for most of the property owners within the area.

    a. A new preservation zoning district can be created which prohibits any subdivision of the land. Property owners could then voluntarily have their property zoned in this manner.

    b. A new conservation zoning district can be created which limits any subdivision of the land to only conservation subdivisions or large lot subdivisions. Property owners could then voluntarily have their property zoned in this manner.

Steve Polizzi

From: Christine Irwin
Sent: 1/29/2016 3:37 PM
Subject: Letter to the city

Dear members of the the City-County Council,

You are critcial to the future of Westfield - both residential growth and attracting future businesses. Thank you for this opportunity to hear differing points regarding the development of OUR city.

Our primary concerns are the eradication of green space and the over-development of Westfield. Both the eradication of green space and over-development of Westfield will put our highly acclaimed educational system at risk, cause increased traffic, pose a threat to our water supply, wildlife habitat, and our overall quality of life.

The rural western area of our city has unique and appealing features, such as Little Eagle Creek, rolling hills and heavily wooded sections. It is our opinion that the City of Westfield should preserve as much of this area as possible by claiming it to be public green space. We propose that if this area was turned into a park-like setting, residents could enjoy bike rides, picnics, walking, fishing and other outdoor recreation activities that promote active lifestyles. Local gardens could be created, thus providing residents an opportunity for sustainable living. Wildlife habitat could be protected and enhanced by planting trees and plants useful to animals.

I could list many more human and environmental benefits of preserving the western, rural area of Westfield, but sometimes it is also important to just solely consider the beauty of an area. If you have ever have played golf at Woodwind, taken a bike ride or driven your car around the rolling hills at sunset, you know that it is a special place. It would be a bad decision to develop this land for this reason alone. No, it isn't the Grand Canyon or Old Faithful, but we are lucky to have it and to call it home. In this case, uniqueness justifies preservation in nature, just as does in considering where to build buildings and neighborhoods. And, research shows that beauty is an important element in community attachment, which in turn is vital in keeping talented mobile members of the workforce in our town.

Please consider our points of view when deciding the fate of this land. We hope that you will also see how preserving this area can make our community even a better place to live.

Yours Truly,

Todd & Christine Irwin
Phil & Beth Weingart
Stephenie Franco

-----Original Message-----
From: Ken Fineis [mailto:ceo811@aol.com]
Sent: Saturday, January 30, 2016 6:35 PM
To: Kristen Burkman <rkburkman@gmail.com>; Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: City of Westfield

Mr Jesse Pohlman,
I am writing you about the development of our city. I have lived in Westfield for nearly 15 years. One of the primary reasons for choosing Westfield was the lifestyle the city offered. There are limited number of areas in Westfield that offers country living with larger parcels. It is my hope Westfield wishes to preserve some of it's heritage by protecting these areas. Most of us living in these areas are not interested in living in a community with densities similar the Fishers or Carmel. I do understand most cities progress with development however, I feel we are at a very important stage of our city's growth and should give careful consideration on how Westfield is developed. The "Task Force" has spent countless hours developing an addendum that I feel represents the majority of our citizens. Also please note, some of the large parcels of farm land are owned by individuals who do not live in our city and have little or no concern of our city's well being. I thank you for your time and consideration for our city's future.

Sincerely,
Ken Fineis
Little Eagle Creek Ave.

Jan 30, 2016

Dear Westfield City Council

I am writing this letter in support of the addendum to the comprehensive plan that would create a conservation district in the southwest region of Westfield. Great communities retain green space for the enjoyment of all. It is also critical to the welfare of wildlife and the preservation of clean water. Westfield is fortunate to still have some rural lands that have not been converted to subdivisions. This is a treasure we possess that our neighbor to the south, Carmel, sorely lacks. Pressures from developers, lawyers etc should not stop the city council from this important mission to preserve a very unique and beautiful part of Westfield. Those who live in this area cherish our rural lifestyle and those who visit by bicycle, foot or car are always delighted to find this lovely corner of farms, trees and animals.

Please approve the addendum to conserve this unique part of Westfield

Sincerely,

Sarah Gillim

Cynthia B. Stafford, Ed.D.
15736 Towne Road
Westfield, IN 46074

Westfield City Council
City Hall
Westfield, IN 46074

Dear Council Members:

As new residents, my husband and I support the New Suburban Southwest Addendum to the 2007 Westfield-Washington Comprehensive Plan. We believe the creation of a land conservancy in this part of Westfield is in the best interest of the public and, in particular, citizens who call Westfield their home.

Before purchasing our home, we reviewed the comprehensive plan and believed it to be a well-thought out document that would be used to guide future land use in the city. The proposed amendment ensures that Westfield will not become merely a sprawling, unplanned sea of rooftops.

The City has torn down homes and preserved mature trees and a creek to build Grand Junction, a lovely addition to Westfield. Kudos for creating another downtown park. Why would you now do the opposite in our area: destroy mature trees and the beautiful landscape in order to allow construction of homes where park-like settings already exist?

Please be wise in your decision and vote to protect this area that still remains an open and attractive part of Westfield. Thousands of people enjoy having this small part of their city as a recreational, green, and productive space.

Thank you for your consideration.

Sincerely,

Cynthia B. Stafford

1/31/2016

Advisory Plan Commission
Westfield IN 46074

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We are very concerned with the current plans to build more subdivision in our rural area. That is the reason we built our home where we did.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

From: **Susie Tatum** <Suzanne.Tatum@stjude.org>
Date: Sun, Jan 31, 2016 at 9:54 AM
Subject: Re: ALERT: Need MORE Letters by Tomorrow
To: Kristen Burkman <rkburkman@gmail.com>

Dear Westfield Town Council and Mayor Andy Cook,

My husband and I have lived in Westfield for 23 years and have watched it grow so quickly. Although we do not live in this neighborhood, we completely support this Addendum.
We strongly feel that it is important to integrate development with the natural beauty that Westfield has to offer. People want to live in this area in part because of the trees, rolling hills and open fields. This is a great model for the town of Westfield to incorporate, instead of the rampant, thoughtless development and building.
Please support this Addendum.

Sincerely,

Susie and Randy Tatum

From: Sarah Watkins [mailto:sarahwatkins99@gmail.com]
Sent: Sunday, January 31, 2016 2:17 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>; Kristen Burkman <rkburkman@gmail.com>
Subject: Letter-The Conservancy Addendum

Good evening, my name is Gary Watkins of 2191 W 166th Street. My wife Sarah and I have been residence of Westfield for more than 15 years. We moved to Westfield to start a family for two primary reasons, the excellent schools and the opportunity for rural living. Sarah and I are blessed to now have two young daughters, Cora (14) and Ava (11) who attend Westfield Middle School & Intermediate School. We are all active participants in our growing and thriving community and have supported the growth and development of Westfield and Hamilton County through numerous means, including paying taxes. After starting a family, my wife and I had a dream to offer our girls the opportunity to grow up in a rural setting.

You see, I grew up on a farm and we wanted our daughters to know the value of a hard days work, experience the joy of harvesting fruits and vegetables from our garden and to have the opportunity to host friends and families for overnight camp outs among other things. For years, we searched for property, the right property in Westfield. We hoped for something between 3-10 acres that we could build our dream home on. Unfortunately, we couldn't find that option in Westfield and actually began looking in surrounding areas such as Sheridan, Noblesville, Zionsville. Luckily and just in time, we found our spot in Westfield. I am happy and proud to say that we have lived in our new home, a custom-built home on 3.5 acres, three years this month.

Make no mistake, I am not opposed to growth, progress and the further development of our community but not at the expense of some of the core assets and amenities that drew and kept my family here. We need to preserve an area of our community for large rural homes, providing opportunities for custom home building and the rural living that accompany them. My family is proof that there is desire and demand for such lifestyles and we believe that the conservation and responsible growth in Westfield is essential for the long-term viability of our city.

And yes, both my daughters now know what a "real" hard days work is, we have enjoyed homegrown fruits and vegetables from our garden and have hosted more overnight camp outs than I can count. Thank you!

From: Michael Pingleton [mailto:pingl7@yahoo.com]
Sent: Sunday, January 31, 2016 2:34 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: rkburkman@gmail.com
Subject: Support for The Conservancy

Dear Mr. Pohlman,

We hope this message finds you well. In an effort to maintain brevity, we will not overwhelm you with pages of drivel, rather we will present a few specific reasons as to why we support the Comprehensive Plan Amendment to establish proper land use for The Conservancy.

We are not opposed to development in our area. We support the amendment to keep our area rural, and to protect our neighborhood from development plans like Bent Creek. To have approximately 160 homes on less than 140 acres, it is the antithesis of the rural lifestyle we have and enjoy. This sprawling suburban development will be in our back yard. Our barbecues, quiet nights on the patio, having dinner, or even watching movies in the family room will be on full display for those who chose to build along our property line. We had big windows and sliding glass doors installed to be able to look out on the fields, trees, and wildlife, not the backs of dozens of cookie-cutter homes built so seemingly everyone can get a piece of the *I live in Westfield* pie.

Westfield can boast about its small town charm precisely because of its rural areas. We live here because we enjoy being away from the hustle and bustle that is suburban life, and the Planning Commission seems determined to force us into becoming a more metropolitan area. Living in a more rural setting allows for a level of peace not found in the suburbs. We sit in the yard and watch the fireflies and listen to the breeze in the trees with only the occasional vehicle passing by. We have a little bit of Heaven here, and we'd hate to lose our lifestyle to developers who want to maximize profit, and to officials who want to let these developers destroy Westfield's charm to supply the demand to live here. Westfield will lose its appeal when it's just like Carmel; nothing to see but subdivisions and roundabouts...and Grand Park.

We don't have neighbors close to us, which is another reason we love our more rural lifestyle. Our kiddos have room to play baseball and football without any worry of being a nuisance to the neighbors. We live on a winding stretch of Little Eagle Creek Avenue and already bear witness to the occasional aspiring Formula One driver who takes the turn in front of our house at excessive speeds; we don't want sprawling suburbanization to add to this phenomenon. We have privacy, safety, and room to run, which we will still have as long as we live here, but our privacy and safety will suffer.

We love being in a more rural setting because it gives us peace of mind. Worrying about the increased foot and vehicle traffic that comes with more development will be a constant source of stress for us. We want our family to have a safe place to live and play. It's very frightening to think about the prospect of increased crime due to increased population. We worry about theft and vandalism. We have a horse and plans for two more when he passes, and we don't want the liability of having children and others exploring beyond their back yards into ours, with only some evergreens and shrubs to stop them. We don't want to turn into a petting zoo.

Responsible development is all we're requesting; fewer homes with more acreage so those families could have livestock, a big garden, or just enjoy being able to take in all the beauty that is rural Westfield…the place we call home.

Kind regards,

Michael & Riley Pingleton
16523 Little Eagle Creek Avenue
Westfield, IN 46074
pingl7@yahoo.com
pingl10@yahoo.com

---------- Forwarded message ----------
From: <d.j.curry@comcast.net>
Date: Sun, Jan 31, 2016 at 1:52 PM
Subject: Saving our peaceful community
To: rkburkman@gmail.com

I am writing this letter hoping our beautiful little corner of the county does not get swallowed up by more of the same development that has been exploding across the landscape recently. While there must be a demand for this type of housing (or it would not be happening), there most certainly is a demand for more greenspace, not only for people to enjoy but also for wildlife to live. We have the unique opportunity at this time to develop our area in a responsible way that would preserve the natural beauty of this little corner in Westfield.

My husband and I moved here in search of a quiet rural setting. We bought a bank owned, uninhabitable house and over the years have lovingly restored both it and the beautiful gardens surrounding it. We would love to live out our days in this peaceful setting, but over the years the developments surrounding the area have brought more and more traffic through our area. It is so sad to think the place we so spent so much time developing as our sanctuary will be overrun with even more traffic from incoming developments. I have also seen the slaughter on the roads of animals being displaced by these developments. Are we so anxious to build more homes that we cannot consider the residents who are already there?

I would love to see Westfield take the unique approach we are presenting for development, and also to consider the concerns of those who will be affected by it. This is where we LIVE. The developers are here and gone and do not have to worry about how it affects us in our daily lives.

Thank you for your consideration.

Donna Curry
15550 Little Eagle Creek Ave.

From: Mikael Armstrong [mailto:jmarmstr@gmail.com]
Sent: Sunday, January 31, 2016 4:26 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: rkburkman@gmail.com
Subject: In Support of Conservancy Sub-District Addendum

Westfield City Council Members:

My family lives in the Conservancy sub-district and we fully appreciate the uniqueness and natural beauty of this part of Westfield. The character and rural charm of the area should be preserved as an invaluable asset to our city. This is an opportunity for Westfield to differentiate ourselves from the high-density, urban sprawl that almost all of Carmel has become. The large-parcel estates, hobby farms, natural landscape, and golf course form a hidden gem in Hamilton County that cannot be destroyed. There are very few places left in the immediate Indianapolis metropolitan area that offer an alternative to the congested communities of our neighbors to the south. Having a sub-district in our city that is focused on conservation will help our city to stand out when compared to the crowded cities of Carmel, Fishers, and Noblesville.

I fully support the Conservancy Addendum as a way to responsibly navigate the growth of southwest Washington Township. Realizing that the rural lifestyle the residents in this area love will continue to feel pressure from outside, this addendum offers reasonable guidelines for rural-friendly, residential developments. I urge the city council to recognize the benefits that the Conservancy Addendum has to offer and to invest in the preservation of this rural sub-district.

Sincerely,

Mikael Armstrong
(317) 370-8289

From: ktbarnold@aol.com [mailto:ktbarnold@aol.com]
Sent: Sunday, January 31, 2016 6:29 PM
To: rkburkman@gmail.com; Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Arnold Family Letter for the Conservancy

Dear Mr. Pohlman,

We have lived on West 159th St. since May 2004. We have three acres with a couple of paddocks, a barn and a guest house, in addition to our house, on our property. Our tri-level house was built in 1969 by an optometrist in Westfield who used the now guest house as his office and lab.

Twelve years ago we were so excited to find acreage close to Westfield where we could raise our three children similarly to how we were raised. I grew up on a corn and soybean farm and my husband grew up on a horse farm. While we are not farmers, we enjoy a rural lifestyle. We plant a nice garden, keep chickens, line dry our clothes in the summertime and utilize our barn. We have a large playground in the yard, lots of flowers and shrubs and a big soccer goal in one of the paddocks. We enjoy sitting on our back deck listening to the cicadas and enjoying the owls and hawks that live in the tree line behind our property. Our three children are active in 4H where they show chickens, do woodworking and grow flowers, among other things.

We have lived in Westfield since 1999, originally on a one-acre lot at Springmill and 161st St. That home was torn down last month for more development. We understand that Westfield is a growing community, but its roots are rural. It seems a shame to throw away all the family farms, hobby farms and rural lifestyle folks for more and more and more development. It seems we should be able to combine rural areas and developed areas, which is what this conservancy aims to do.

We support the conservancy and wish to have a portion of Westfield designated for people who want to live a rural lifestyle.

Thank you,

Kyle and Twyla Arnold

---------- Forwarded message ----------
From: **Diane Gharst** <DGIIIPines@msn.com>
Date: Sun, Jan 31, 2016 at 4:37 PM
Subject: Addeudum support
To: "rkburkman@gmail.com" <rkburkman@gmail.com>

I am e-mailing you to support the addendum that is being proposed by Kristen Burkman and her committee. I have lived in this community since 1980 and have enjoyed the rural lifestyle. This is one reason why I bought land in this area for the "openness", the wildlife, and being able to appreciate the beauty of the landscape. I am very much in favor in keeping the agricultural setting.

III Pines Labs Diane Gharst 2727 West 166th St. Westfield, Indiana

From: Cook [mailto:cookhouse3841@comcast.net]
Sent: Sunday, January 31, 2016 9:34 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: Burkman Kristen <rkburkman@gmail.com>
Subject: Addendum

To whom it may concern,

We recently moved into 1740 W. 161st St. In Westfield after a 3-4 year search for the perfect property. We have always wanted 'land' that our kids and dog would be able to run and play on. We couldn't be happier that we finally found our paradise. We had started to believe it didn't exist in our city and that we might have to move outside Westfield and transfer our kids to another school district.

We also learned we weren't the only people looking for this type of property. Every time we mentioned to someone what we were looking for we heard the same thing over and over again – 'we have been looking for the same thing for several years and can't find it either'. It seems our dream was shared by many others as well.

That is why we are writing this letter, Westfield seems to be caving in to the demands of builders by continuing to build subdivision after subdivision. Each time it seems to grab more land and shrink the size of the lots, squeezing more residents into our great city and taking away the opportunity for folks to own their dream.

This will only decrease the values of property, overcrowd our schools, and destroy the ability of folks to find the property of their dreams. The only positive could be the additional tax revenue generated by the city. But, would that be enough to support the additional infrastructure needed for all the additional residents? Overbuilding a city can come at a tremendous cost.

We support the addendum written by our neighbors, and oppose the continued 'development' of the surrounding land by our property.

Thank you for upholding the current standard and supporting the addendum.

Derek, Cherie, Tyler, Mackenzie and Lauren Cook

-----Original Message-----
From: Michael DiMascio [mailto:michaeldimascio@frontier.com]
Sent: Sunday, January 31, 2016 10:16 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: rkburkman@gmail.com; Brandee Easterday <ebrandee@gmail.com>
Subject: Southwest New Suburban Addendum to the Comprehensive Plan

Jesse Pohlman,

The Westfield and Washington Comprehensive Plan is a very important document to us because it acts as an indispensable guide for maintaining the characteristics of an environment we in Westfield want to live in. Brandee, Samara and I moved here in 2013 not only because of the current beauty of our residence and surrounding areas of Little Eagle Creek, but also because Westfield has a well written and concise development plan to maintain the beautiful characteristics of our area of Westfield well into the future. The plan sets us apart from communities around us and makes us a more desirable place to live.

We all know Westfield is growing fast with lots of developments pressures being placed on the comprehensive plan. Most notable to me is the continual pressure to rezone the AG-SF1 classifications to much higher density PUDs. As this pressure continues, we must work to honor the ideals of the comprehensive plan. We don't want a plan that is disregarded, and therefore disrespected, because it falls to often to commercial pressures. We want a plan that current and future residents can count on and believe will make a difference in how the area growth is managed.

I have seen the passion of our Westfield residents at Planning Commission meetings before. We want our Comprehensive Plan to be strong and meaningful and impacting. Otherwise, Westfield will become just another high-density and generic suburb like Noblesville or Fishers. That is not why we live here!

We strongly stand behind the proposed Southwest New Suburban Addendum to the Comprehensive Plan ("The Conservancy") to help maintain congruency of new developments with the existing beauty of the land and properties throughout our area. We hope that you will, too.

Thank you.
Mike DiMascio
Brandee Thornburg
Samara Thornburg
17028 Towne Rd
Westfield, In 46074

-----Original Message-----
From: Gloria White [mailto:gwhite2@aol.com]
Sent: Sunday, January 31, 2016 10:39 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Westfield Comprehensive Plan/tomorrow's meeting

14 years ago when my husband and I begin looking at which area to buy land to build our home on, we basically stumbled upon the property we have now. That said and lots of research, we did know that we didn't want to live in Fishers...14 years ago it was densely populated and look at it now, we didn't want to live in Carmel...again because of the dense population...and now look at the debt they have. The Geist area basically was overpriced and had no in-fracture one way in one way out.... Westfield seemed like the perfect fit for us, a Comprehensive plan that allowed for development yet protected from developers solely focused on profit aka densely built homes. We checked 3 different times just to be sure the answer we were getting was correct...minimum 3 acre plots in this area.

While we certainly understand those who own property in this area, the opportunity to sell their land, however, my understanding was the comprehensive plan was there to ensure the balance and placement of development to keep Westfield growing but not at the cost of every green space. There is a lot of great development happening in Westfield, let's not loose site of that.

I've heard that others have inferred that there is only 3 people who is focused on this, clearly, those people did not attend the 3 packed meetings to discuss the fate of this area. We all are very grateful to those who have worked tirelessly being ALL of our voices on this matter.

Please consider our viewpoint, consider maintaining balance with development.

Thanks.

Gloria White

Dear Mr. Pohlman,

I am writing to voice my support for the Conservation Addendum for the Southwest District of Washington Township. As a resident of the SW District, I am extremely concerned by the large amount of development interest in this area of the city and fear that the character of this district may easily be compromised without carefully planned, responsible development practices.

It is my opinion that this addendum addresses the collective concerns of the large majority of SW District residents and moving forward, the Comprehensive Development Plan including this addendum should be given the full weight of consideration by the Plan Commission and City Council during the review/approval processes for new development. Rigid adherence to the Comprehensive Development Plan should not only be an absolute requirement for all proposed development, but the extension of privately owned utilities as well.

Preservation of the topography, landscape, and lifestyle of this district are absolutely critical in retaining the character of the area which is what makes it so attractive to development to begin with. I implore the City Council to please listen carefully to the citizens on this very important matter.

Sincerely,

Andrea Essex
Southwest District
Westfield, Indiana

-----Original Message-----
From: Zona Weeks [mailto:tdweeks@frontier.com]
Sent: Sunday, January 31, 2016 11:05 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Conservation of green space in Westfield

I am voicing my support for active conservation of green space in Westfield. Housing, including single family homes and apartments, are rapidly being developed. I have commented on this to others and have noted also that the density is too high. Homes are closely spaced and do not have much diversity of style.

As Carmel was developed, the esthetics of the neighborhoods seemed to be considered. Here in Westfield, the homes look like cookie cutter replicas of each other squashed into every available space without regard for preserving green spaces. In Carmel, more apartments have been squeezed in, and in Westfield I understand developers are seeking permission to build more apartments. Increasing traffic is is another offshoot. We moved to Westfield in 2007 and the traffic has increased dramatically. Denser housing affects quality of life in several ways.

It is incumbent upon our city's leaders to protect and ensure the best possible quality of life.

From: lisabeth armstrong [mailto:lisabetharmstrong84@gmail.com]
Sent: Sunday, January 31, 2016 11:31 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: Mikael Armstrong <jmarmstr@gmail.com>; Kristen Burkman <rkburkman@gmail.com>; Henry Armstrong <hsarmst@gmail.com>; Thomas Armstrong <tmarmstr22@gmail.com>
Subject: Conservancy addendum

The city of Westfield needs to listen to its people, especially when they organize and bring forth ideas and concepts that are thoughtfully and carefully planned in order to better our community. The Conservancy addendum is a vision for land use and lifestyle, historic preservation and conservation in a rural setting that is unique to Westfield.

It's not unusual for counties to have within them sub districts or historic districts. The Conservancy is actually something the City of Westfield could use to their advantage! It is much like the Traders Point Eagle Creek Rural Historic District in Boone county. Like Traders Point, the proposed Conservancy is characterized by the agricultural landscape, farmsteads and estates, recreational landscapes, exceptional roads and bridges and an historic cemetery.

William Stultz, buried in Little Eagle Creek cemetery, built the house we live in in 1870 on the highest point topographically, so that he could see all around. His farm was considered to be one of the finest in the township, boasting two gas wells as part of the historic Northwestern Gas Company. Never able to have children, the family table was always loaded with the best of everything to eat, and everyone was made welcome, the Stultz homestead noted far and wide for its hospitality. His cousin, Larkin Stultz lived in the house that is now the Woodwind Golf Clubhouse and was a person who took part in community life, interesting himself in every measure which promised to benefit the community in which he lived.

These are just a couple of examples of the rich stories we live by that define our heritage. We only want to preserve what we now own, as stewards of the land that people like the Stultz's loved and cared for before us. The City of Westfield should protect its history. The Conservancy is the growing trend in Indiana for communities that can and should preserve their unique areas of agricultural and historic importance.

Respectfully,
The Thomas Armstrong Family

From: Bruce Osborne [mailto:osborne@decoassociates.com]
Sent: Monday, February 01, 2016 8:55 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Conservancy

Jesse,

Thanks for your helpful support of my questions in the past related to the development and zoning changes we've seen in the western areas of Westfield. I would ask you include my letter supporting the Addendum consideration for the new business in the City Council meeting 2/1/16.

I have recently become aware of the details related to the Conservancy Addendum that has been proposed and is on the agenda for the Town Council. It seems to me this proposal codifies so many of the attempts that have been made to keep the feel and appeal of Westfield at the most beneficial balance for the community.

- Many of the questions I hear from the planning and zoning board meetings ask petitioners about the approachable aesthetics and long term appeal of development. I see this Conservancy request serving that interest.
- I observe the board's previous modifications to neighborhood development projects follow a general trend to upgrade materials, design, layout and open preservations spaces. This conservancy plan helps give specific and definable measures to that aim, without being rigid and inflexible.
- I view the development already in place in the last 5 years as conceding to the higher density construction (compact lots, apartments and the like—you can surely identify the projects –even just along 32, 161st and 151st). Given that Westfield is best served by balance, it is altogether appropriate that the land out further to the west be governed by a less dense, better preserved, more rural transition into the perimeter farmland.

The council sits at a pivotal time for development—and stewards the heritage of so many faithful servants who have gone before them. They have the power to approve the cheapest, least attractive, highest density options placed before them and we can end up looking like so many of our neighboring cities and towns that ring the perimeter of Indianapolis, or can look to maintain the long term appeal of the limited land resources we oversee with a balanced and conservative approach.

Given that we've tended toward the higher density developments which place greater unfunded strains on infrastructure in the past, I strongly encourage the council to accept the proposed Conservancy Addendum.

Thank you.

Bruce Osborne
DECO Associates, Inc.
(317) 842-4444 ext. 306
osborne@decoassociates.com

From: Capital Machine [mailto:capital@capitalmachineco.com]
Sent: Monday, February 01, 2016 11:30 AM
To: Jim Ake <jake@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Josh Edwards <jedwards@westfield.in.gov>
Cc: 'Capital Machine' <capital@capitalmachineco.com>; Matt Skelton <mskelton@westfield.in.gov>; Jennifer Miller <jmiller@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Andy Cook <acook@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>
Subject: Westfield Conservancy

Dear Mayor & Councilmen,

I am a landowner since 1987 when my family purchased our land in the Westfield Washington township area on Shelborne Road. We currently own over 70 acres. We led the fight to have Westfield become a city and stop the annexation of our land into Carmel through the Washington Township Tea Party we created. We have raised a family of 5 and all have attended the Westfield High School. We have paid plenty of property taxes on our home and land toward the betterment of Westfield. Most of our land is in forest which we planted starting in 1987. We do not agree with limiting home ownership in our area to only 1 home per three acres. The Comprehensive plan for Westfield should allow for 4 homes per acre. In our area land owners should not be limited to the options imposed by others who have self serving interests who may not even own substantial acres. They may be interested in having a personal park next to their home without purchasing or owning the land and imposing their will on others who do own the land. If some people want to stop development, they have the right to purchase the land and do so on their own land. This is a free country and we should be very careful in telling other landowners how they can develop their own land or who they can sell it to within reason. Our community has had a comprehensive plan now since 2007 and we should allow for development in a reasonable fashion. I don't think we should allow apartments or businesses in this area. Our family wants to have the opportunity to sell our land to developers or develop it ourselves in the future to single family homes, should we decide to.

I ask for your support in stopping this land grab by others not willing to own the land. I look forward to giving my thoughts tonight at the meeting. Please confirm you have received this email. Thank you.

Bill Koss
15411 Shelborne Road
Westfield, IN 46074
317-989-0673

City of Westfield, Indiana

February 1, 2016

Attention: City Council

Re: Proposed Development Plan----Conservancy Area

My family and I moved to the Indianapolis area from Dallas, Texas in 1995, in pursuit of furthering my law career. At that time, the Indianapolis area offered many non-metropolis living options---Carmel, Zionsville, Noblesville, Fishers, Greenwood, Avon---you name it, Indianapolis had it. Settling in an area for convenience, available resources, or ease of commute were not our primary concerns. Finding where we felt most comfortable was, however, of utmost importance. After several months of searching for our perfect fit, we found that Westfield offered what the other communities could not; closeness, open land, wildlife, history, and most important, a sense of natural Indiana.

Although Indianapolis and central Indiana is not noted for its varied terrain as is perhaps Denver, Atlanta, Philadelphia, or even southern or western Indiana, the relatively short drive along the last leg of West 161st street was and still is, surprisingly enticing. Rolling hills, streams, and expansive parcels all exuding the natural beauty of the locale---not what one would expect to find in an otherwise flat region of the country.

The above description of that stretch of West 161st street was our family's perfect fit and for 21 years has been for us and the surrounding families. While we all know that with progress comes change, followed by development, in 2007 the area residents were promised and assured by Westfield's City Council under a Comprehensive Plan that this portion of West 161st street would remain as is, allowed to be preserved by the area residents so that its Indiana history and serenity would not be disturbed. The current development proposal, if allowed to materialize, bringing with it congested high traffic and environmentally dangerous high density, would be an open breach of that promise.

It truly would be a shame to pollute what is such a remarkable portion of Westfield.

I, along with the rest of the affected West 161st street residents, sincerely hope that a piece of Westfield's heritage will be protected as promised.

Sincerely,

Dennis J. Kemmer, Attorney

1708 West 161st Street

Westfield, Indiana

From: Diana Cage [mailto:dcageslu@gmail.com]
Sent: Monday, February 01, 2016 2:46 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Conservancy Addendum-Comprehensive Plan Amendment

Dear Mr. Pohlman-

I am writing you because I am against the current Conservancy Addendum-Comprehensive Plan Amendment you are considering to pass. I understand that you are interested in keeping the integrity of Westfield and not having too many subdivisions and houses; however, I feel it is unfair to penalize those who have not developed their land because of the over development of land due to others selling their land to zero lot line housing development companies.

My grandparents came to U.S. from Brasil and had very little. They had to learn English, raise two children, and make money to survive and prosper. They were able to start businesses and to prosper and with that money, buy land. They bought land as investments for their care when they were older and to give to the next generations of their family. I am the granddaughter of Anna Fesenko and her POA. I am thirty years old and am starting my own family. I don't know if I would ever have to sell that land to care for her, but I may. She has severe dementia and currently is staying with us in St. Louis, while we come up with a care plan for her. Currently, we farm the land that she owns, but I do not know what the future holds in terms of the cost of care that she will need with her deterioration. However, with you passing this amendment, the value of the land would be greatly depreciated and force us to have to take a loss and more than likely sell it due to the ramifications of passing the Conservancy Addendum- Comprehensive Plan Amedment.

Passing this amendment, would not only negatively affect me personally, it would also negatively affect the area. There have been no studies or research regarding case studies which predict the economic impact on the area with passing this new amendment. There is no imminent need for you to change the 2007 plan. The city of Westfield can address development proposals within the context of the fully-vetted 2007 plan, and all stakeholders can be heard when such specific proposals are made; allowing good planning principles to be applied in a context-sensitive manner. This would not negatively affect the value of the land and give the city and the area a say in the development of each plot of land.

The cost to own the land on current land owners will rise substantially based off of basic economic principles. Road maintenance costs will increase and be spread amongst fewer taxpayers due to a greater cost per mile to maintain those roads. This change would put a lot of land owners in a bind to keep their land due to the increase in cost to maintain the land. Their land will be worth less due to new restrictions placed by the city of Westfield, so they may be forced to sell their land because they cannot afford the increase in road maintenance cost, but get less money for their land due to the restrictions placed by the city on their land. This is absolutely deplorable. Currently, we have the highest municipal tax rate and the rate will only increase with the restriction of growth in this area. With higher tax rates and increased road maintenance costs, the existing homes will be less marketable to those interested in moving to the northern suburbs. This would further increase tax cost per citizen. These are just a few examples of what passing the Conservancy Addendum-Comprehensive Plan Amendment will do

not only to us, the large land owners, but also the entire city of Westfield, based on basic principles of economics.

At the very least, I would urge you to research the economical impact of passing this amendment before you do so. I would also like for you to consider those land owners who will be affected by this change. Lastly, I would like you to consider my story and the American Dream. My grandparents believed in the American Dream when they immigrated to U.S. They believed in this country and they believed in freedom. They have left me with this legacy. Please do not undo their legacy by passing this amendment and forcing me to take a loss on the value of the land and having to sell the land because I cannot afford to keep it in our family name. It is truly all I have left from my grandparents and my father and their struggles to make the American Dream happen. Please, vote NO for the Conservancy Addendum- Comprehensive Plan Amendment.

Thank you for your time,

Diana Cage Welch, on behalf of Anna Fesenko
636.346.1042

From: Doug [mailto:rrsdoug@comcast.net]
Sent: Monday, February 1, 2016 3:39 PM
Subject: Location of The Conservancy

In-Re: Location of “The Conservancy”.

Hi Mr. Mayor,

Simple solution. Say “yes” to The Conservancy, but say “no” to the proposed location. Support the idea and goodness of it, but don’t support the proposed location.

With Sincerity, Doug Hepler. K-12 resident of Westfield.

There is talk in Westfield about “The Conservancy” referendum.
Most people support such things, but there is a time and a place for everything.
The place for “The Conservancy” would be somewhere far north of Westfield, where it would be a better fit.
Changing the land usage this late in the game would be unfair to the people who have counted on Westfield keeping it’s word.
Money should never be the main issue, but it must be kept in mind when making decisions.
Westfield would stand to loose allot of future revenue, by freezing the development of such a large section of land that is so near to it’s core.
For just these two simple reasons the current proposed location of the “The Conservancy” is a bad idea for Westfield.

On Feb 1, 2016, at 3:40 PM, Jim Davis <jim@cshomes.com> wrote:

Dear Mr. Skelton,

I vote No to this Addendum.
I have property at 15501 Towne Road.

Sincerely,
Jim Davis

14846 Victory Court
Carmel Indiana 46032
317-590-3426

Jim Davis | Christopher Scott Homes

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736 Hanover Place - Suite 100F | Carmel, IN 46032
Tel: 317.590.3426 | Fax: 317.257.7855
jim@cshomes.com | www.cshomes.com

February 1, 2016

Re: Support for the Conservancy

My wife and I were looking for five (5) to ten (10) acres of a wooded lot twenty-six (26) years ago to build a house on, which we built at 15909 Ditch Road.

We are unable to attend the public hearing tonight, but we wanted to make our voices known as we are both opposed to development of any kind (retail, shopping center, apartment complex, high rise, residential neighborhoods).

We support the proposed Conversancy Addendum.

Robert Wallis
15909 Ditch Road
(317) 896-5020

ORDINANCE NUMBER 15-44

Culver's Sun Park PUD

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 "**CULVER'S SUN PARK 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. 1512-PUD-28**), 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**. **1512-PUD-28** 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 and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the " **CULVER'S SUN PARK PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this 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.

Temporary Concept Plan: In the event the adjacent segment of Tournament Trail is not available at the time of developing the Real Estate, the Temporary Concept Plan, attached hereto and incorporated as **Exhibit C**, may be used in lieu of the Concept Plan found in **Exhibit B**. However, at the time the adjacent segment of Tournament Trail segment is constructed and the parcel adjacent to and east of the Real Estate is substantially developed, as determined by the Director, the site layout, including but not limited to site access, shall be reconstructed/improved in a manner that is in substantial compliance with **Exhibit B**. All expenses associated with making these improvements shall be borne by the Property Owner. These improvements shall be installed at the same time as Tournament Trail construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department.

East Cross-Access: Vehicular cross-access easement(s) to the east ("East Cross-Access") shall be provided. Such easement(s) shall be provided in accordance with the commitment agreement found in **Exhibit F** of this Ordinance and shall be developed in substantial compliance with Exhibit "2" of **Exhibit F**, as determined by the Director.

The East Cross-Access easements shall be provided in accordance with *Article 6.14, G9*. All expenses associated with making these improvements shall be borne by the Property Owner, unless otherwise agreed by the parties. These improvements shall be installed at the same time as the adjacent parking lot construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District. The US Highway 31 Overlay District (Article 5.2) shall not apply to the Real Estate. The State Highway 32 Overlay District (Article 5.3) shall apply to the development of the Real Estate, except as otherwise modified herein.

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 herein or superseded by the State Highway 32 Overlay District.

Section 7. **State Highway 32 Overlay District.** The standards of Article 5.3: State Highway 32 Overlay District (the "SR32 Overlay District") shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 5.3(J) Building Size Requirements: Shall apply; however, a minimum seven hundred (700) square foot outdoor seating area, as depicted in the Concept Plan, shall be credited toward this requirement.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply. In addition, the following shall apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit D**, 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.

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

8.1 Article 6.1, H. Dumpster Enclosure: Shall apply, except that the dumpster may be located within an Established Front Yard, Side Yard, or Rear Yard, as depicted in **Exhibit B** and **Exhibit C.**

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

A. Landscape Plan: The Landscaping Plan, attached hereto as **Exhibit E**, is hereby incorporated as the intended planting plan for the Real Estate.

B. Article 6.8 (N) Buffer Yard Requirements: Shall not apply to the north, west or east property lines.

C. Article 6.8(O)(1) Interior Parking Area Landscaping: Shall apply; however, the minimum Interior Parking Area Landscaping for the Real Estate shall be nine hundred (900) square feet, which shall be landscaped with a minimum aggregate of five (5) trees and twenty (20) shrubs.

D. Article 6.8(O)((2) Perimeter Parking Area Landscaping: Shall apply, except as otherwise modified below:

a. In the event Tournament Trail is not available for the initial development of the site and **Exhibit C** is used, the perimeter parking lot landscaping required along the north property line shall not be required until the Tournament Trail extension is constructed. At that time, the Property Owner shall install perimeter parking area landscaping in the south unimproved right of way of Tournament Trail, in coordination with the City.

b. Perimeter Parking Area Landscaping shall not apply to a parking lot(s) located within five (5) feet of the Real Estate's eastern lot line.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless 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 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to

the development of the District, except as otherwise modified below:

A. Easements: Cross-access across the Real Estate to the eastern property line shall be established at the time of Secondary Plat approval, as set forth in the Rezoning Commitments attached hereto as **Exhibit F**.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2016.

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 Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 15-44** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-44**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-44**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Temporary Concept Plan
Exhibit D	Character Exhibit
Exhibit E	Landscaping Plan
Exhibit F	Commitments

EXHIBIT A
Legal Description of the Culver's Sun Park PUD District Real Estate

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE

NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01) FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

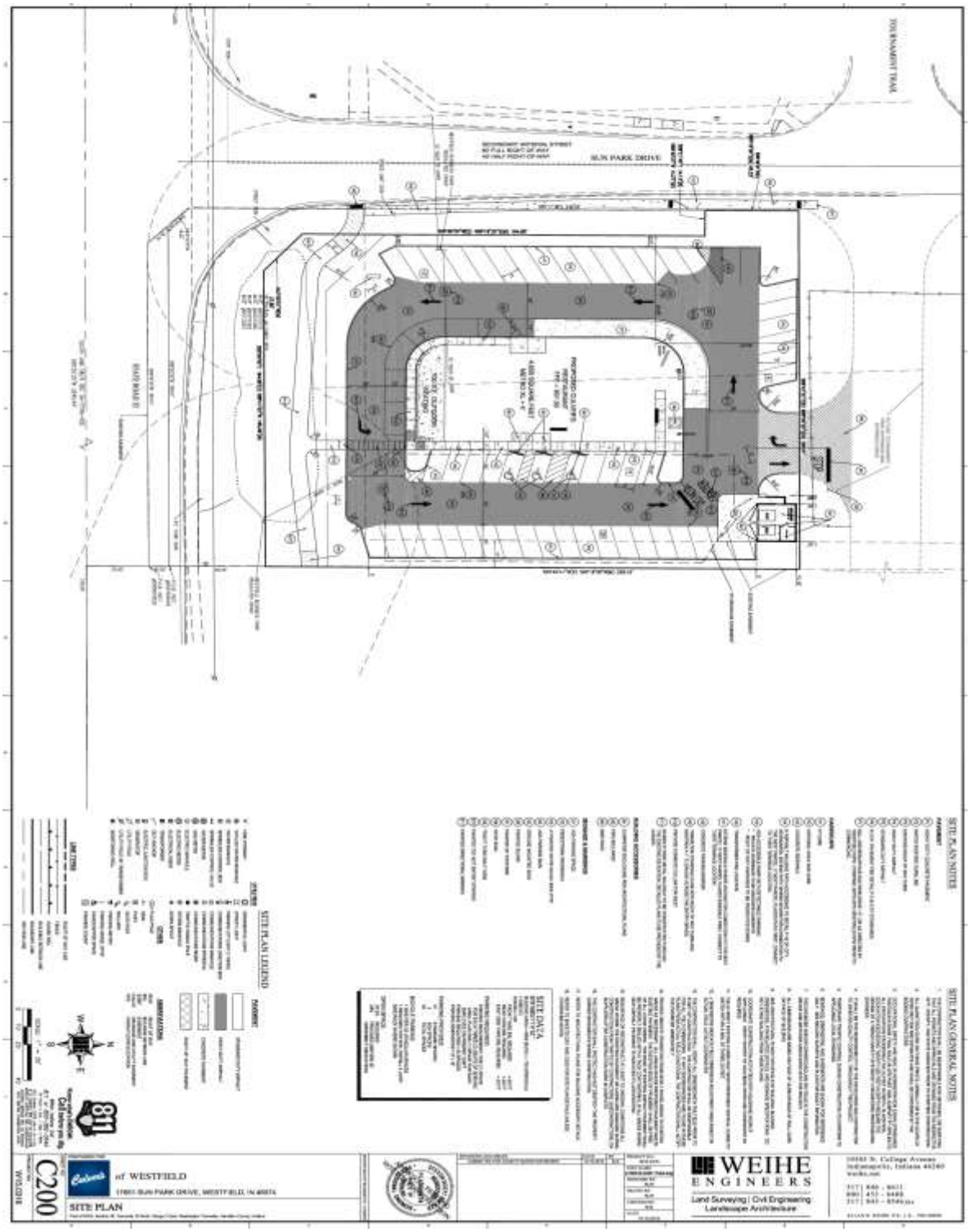


EXHIBIT C

TEMPORARY CONCEPT PLAN

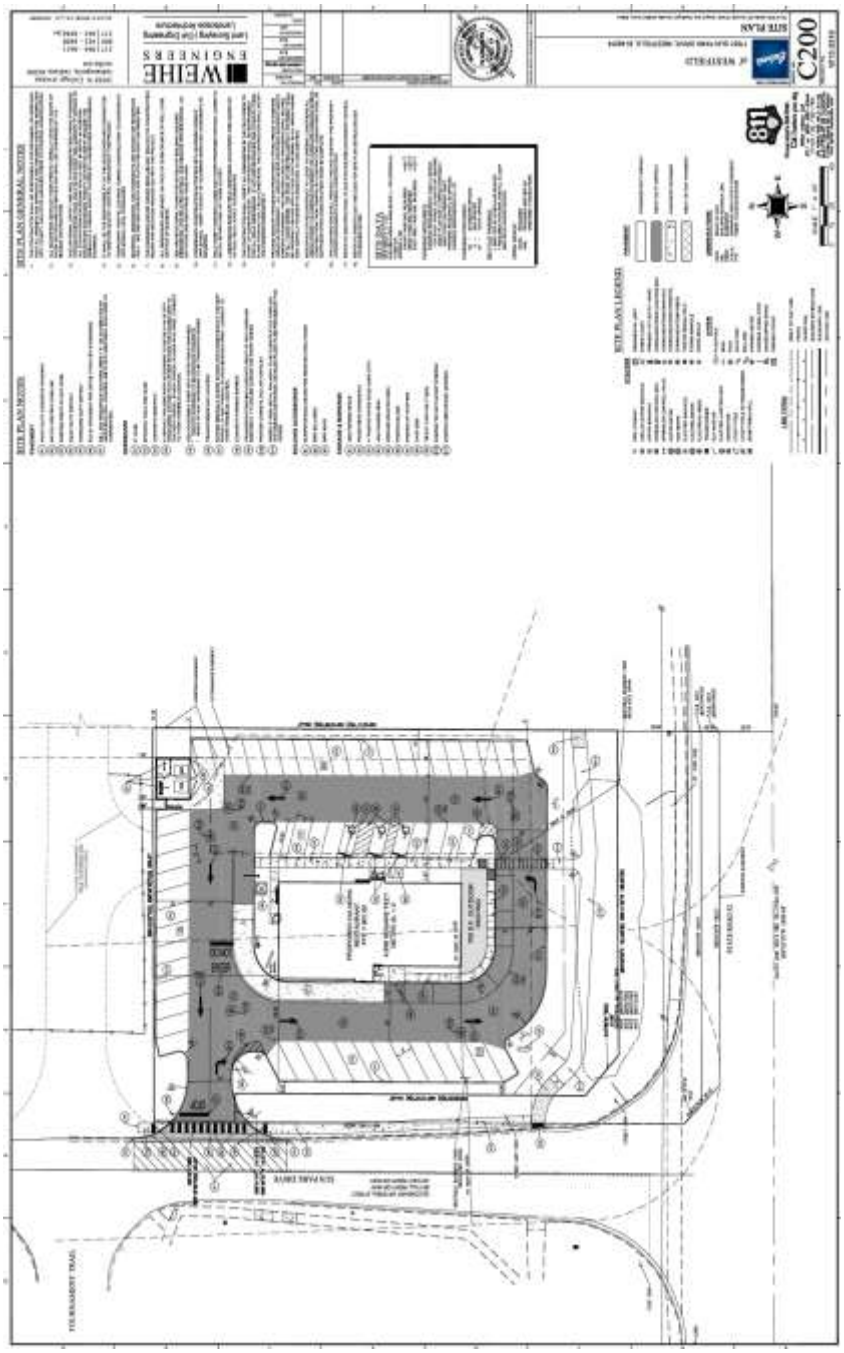
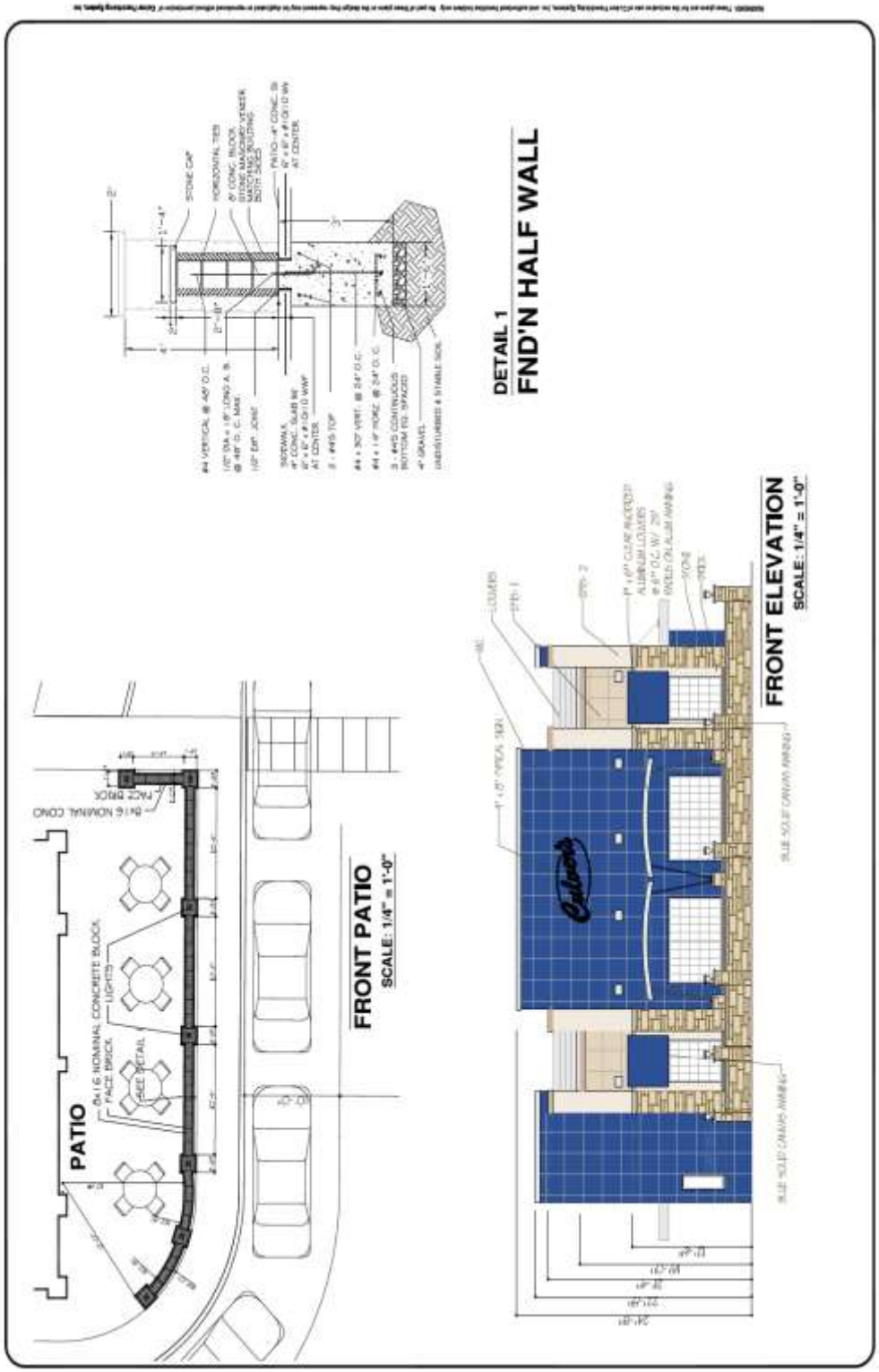


EXHIBIT D
CHARACTER EXHIBIT



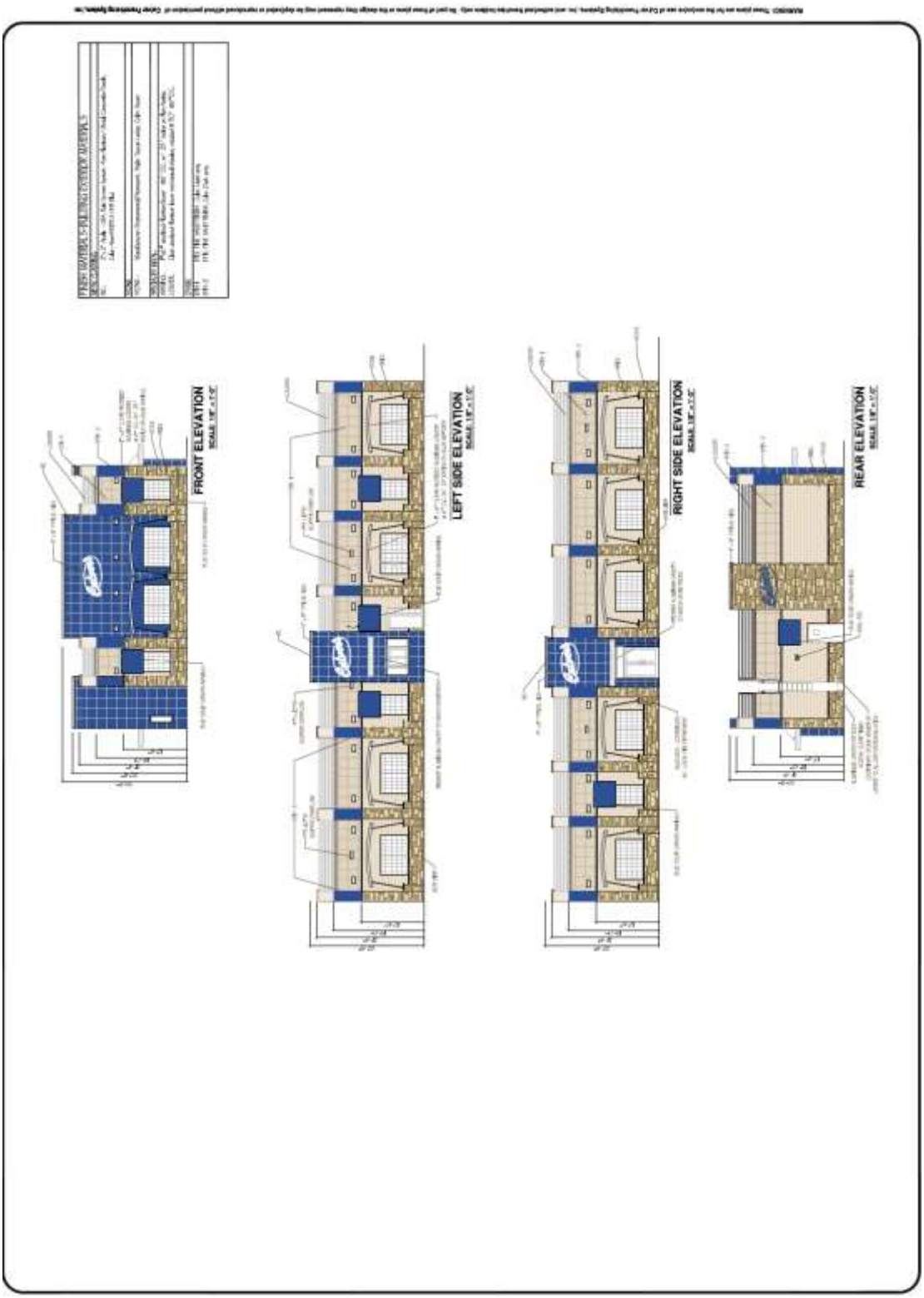

FRONT ELEVATION
SCALE: 1/8" = 1'-0"
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT E
LANDSCAPING PLAN

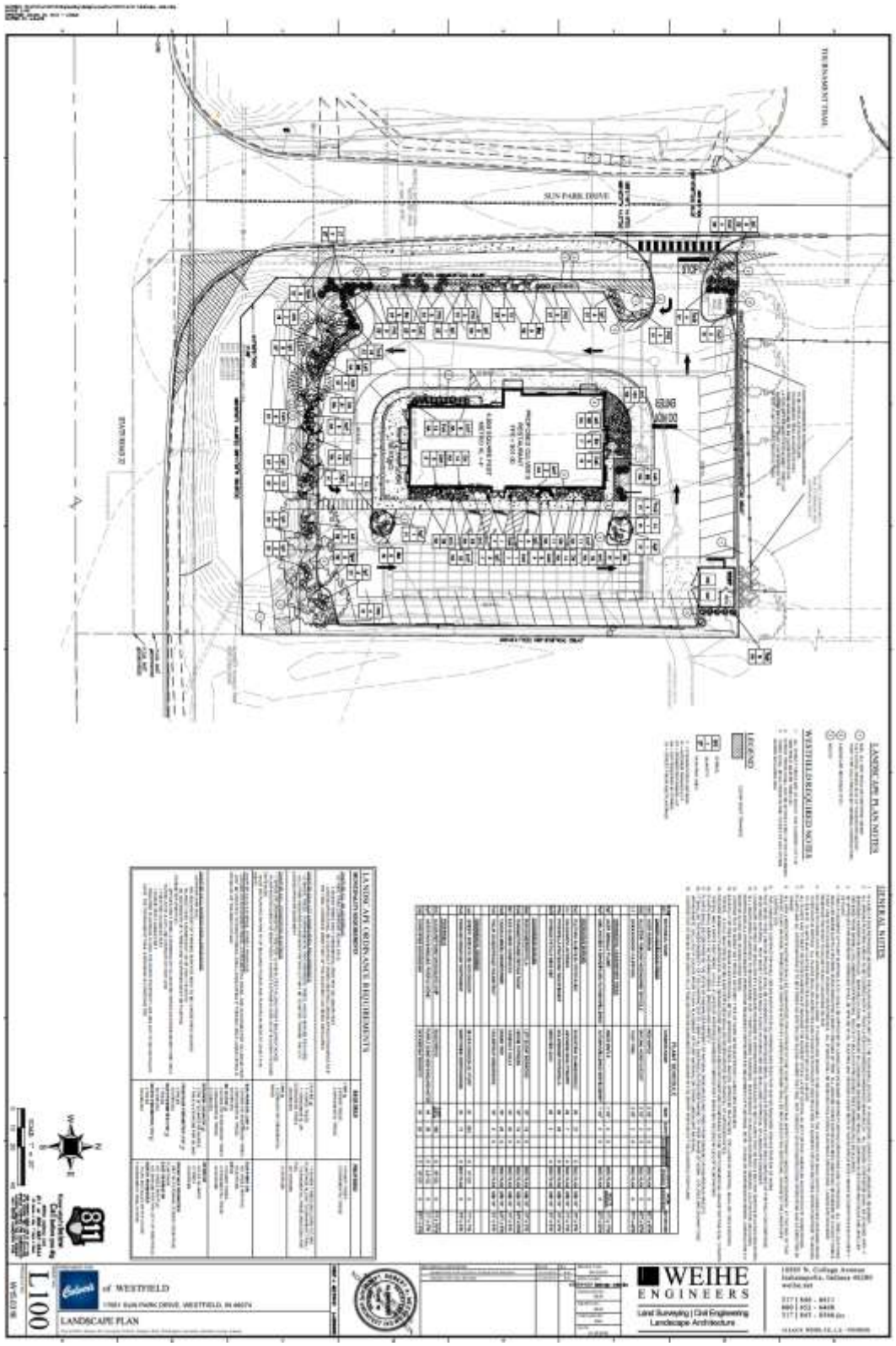


EXHIBIT "F"

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONING MAP CHANGE UNDER THE CITY OF WESTFIELD, INDIANA UNIFIED DEVELOPMENT ORDINANCE

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

LEGAL DESCRIPTION: (See attached description.)

See EXHIBIT "1" ATTACHED HERETO
(the "Subject Property")

STATEMENT OF COMMITMENTS:

. Owner shall grant the owner of the property immediately adjacent to and to the east of the Subject Property (Parcel 0905360000039101) (the "Adjacent Parcel") easements for ingress and egress, in substantially the location(s) shown on Exhibit "2", subject to normal and customary terms agreed to between the respective property owners (the "Cross Access Easement"), so long as: (i) the Cross Access Easement provides the Subject Property with a shared, reciprocal parking easement to park passenger vehicles in the general area shown on Exhibit "2" as "shared parking", such that there will always be spaces secured on the Adjacent Parcel in a number that would at least replace any spaces eliminated from the Subject Property as a result of providing the Cross Access Easement and the same number of spaces available on the Subject Property for the Adjacent Parcel, unless the parties otherwise agree to a different amount of shared parking; and (ii) to the extent allowed by the appropriate governing agencies, there shall be a curb cut onto State Road 32 ("SR 32") on the Adjacent Property or the property adjacent to and to the east of the Adjacent Property (the "32 Curb Cut") and the Subject Property shall have an access easement to allow ingress and egress between the Subject Property and the 32 Curb Cut. The Owner acknowledges that SR 32 is under the jurisdiction of the State of Indiana Department of Transportation and that the City of Westfield does not have exclusive authority over granting curb cuts on SR 32.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the City of Westfield made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of Petition #1512-PUD-28 pursuant to the City of Westfield Unified Development Ordinance, and shall continue in effect until modified or terminated by the City of Westfield – Washington Advisory Plan Commission.

These COMMITMENTS may be enforced by

1. The City of Westfield – Washington Advisory Plan Commission; and

The undersigned hereby authorizes the City of Westfield to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, upon final approval of petition # 1512-PUD-28.

IN WITNESS WHEREOF, owner has executed this instrument this _____ day of _____, 2016

CUSTARD KINGS, INC.

By: _____

Printed: _____

Title: _____

(Acknowledgment)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Custard Kings, Inc., an Indiana corporation, Owner(s) of the real estate described above, who acknowledged the execution of the foregoing instrument for and on behalf of said corporation.

Witness my hand and Notarial Seal this _____ day of _____, 2016

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

This instrument was prepared by Joseph D. Calderon, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700 Indianapolis, Indiana, 46204

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joseph D. Calderon, Esq.

EXHIBIT 1

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

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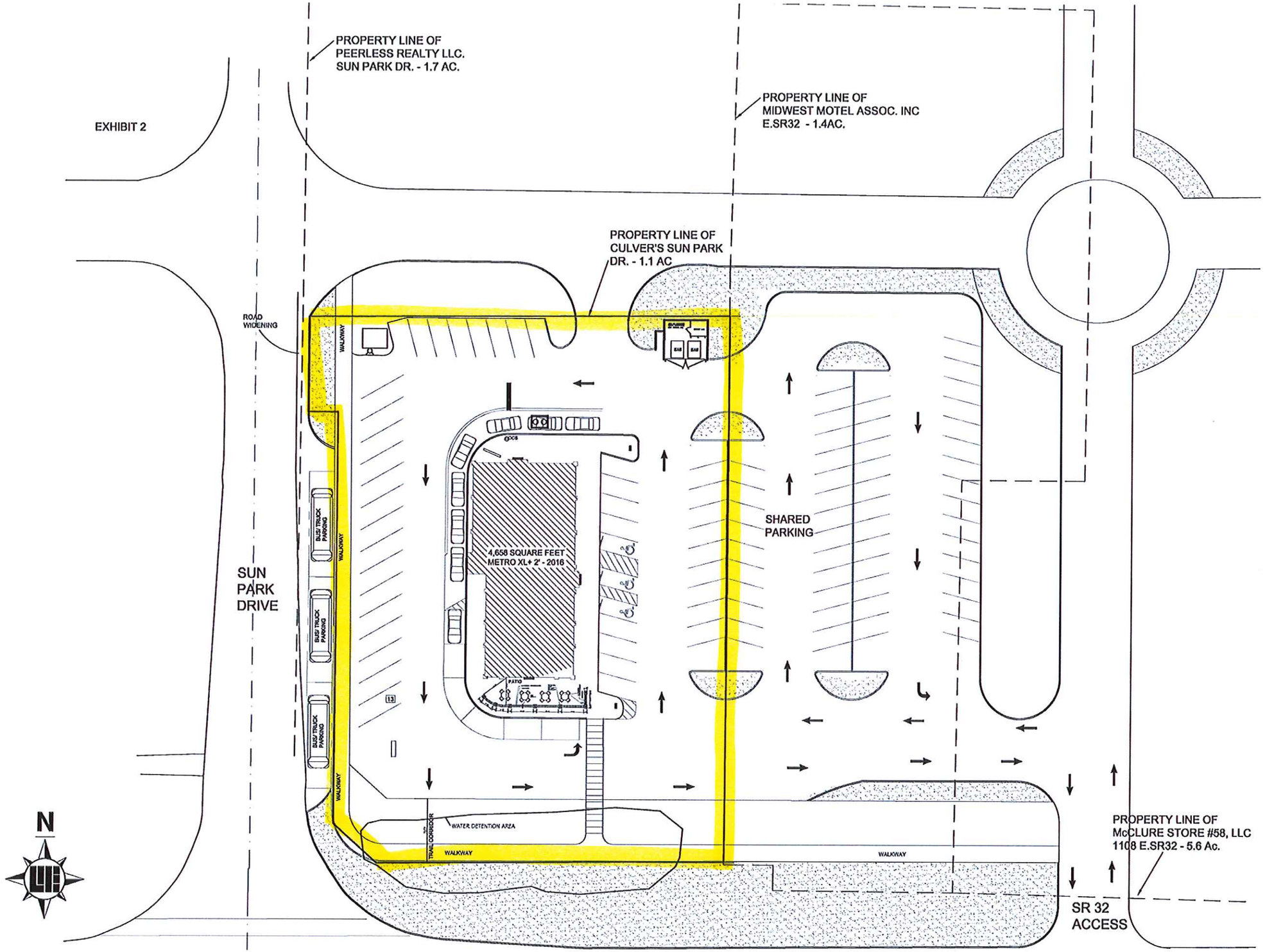
EXHIBIT 2

TO BE PROVIDED



CONCEPTUAL FUTURE SITE PLAN - CULVER'S METRO XL + 2'

STATE ROAD 32

SCALE: 1/32" = 1'-0"

NOTE -- The bus parking and shared parking areas depicted on this plan are conceptual and do not constitute entitlement.

The Conservancy

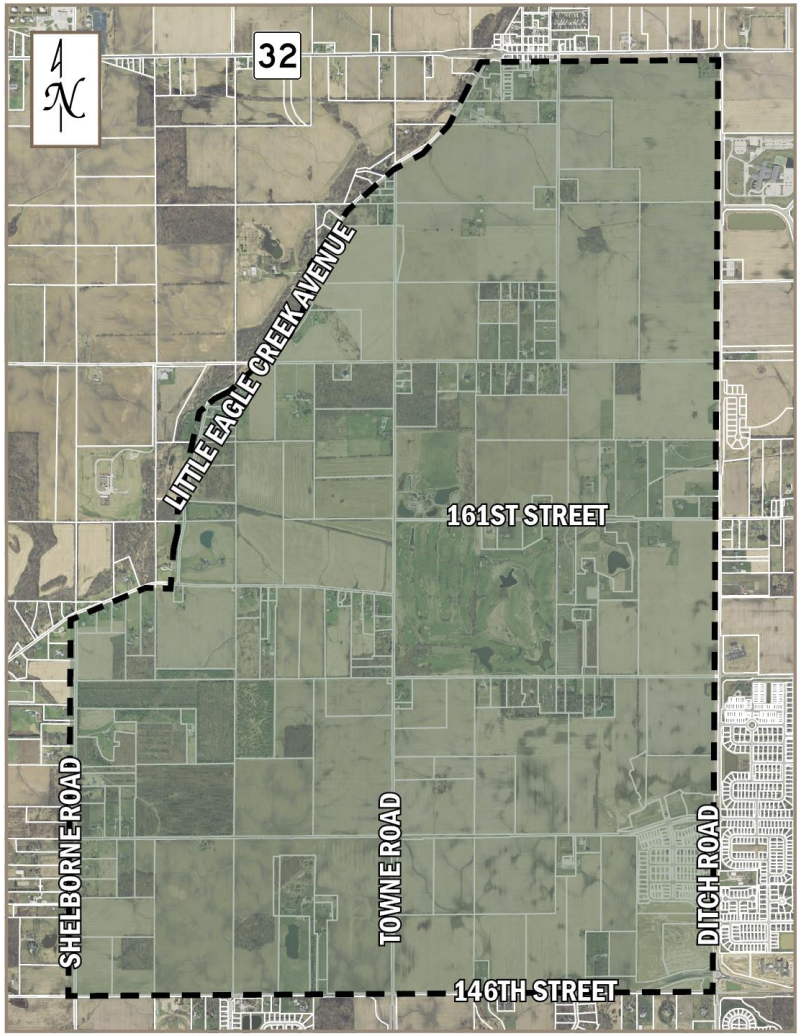
An Addendum to the Westfield-Washington Township Comprehensive Plan

Background

- Need to renew the 2007 Comprehensive Plan
- Increasing Development Pressure - Harmony
- Risk of losing Wood Wind Golf Club – Westfield’s only public golf course
- Outpouring of community support to preserve community green space, promote responsible development and save Westfield’s only public golf course

The Map of the Conservancy

Figure 4: The Conservancy Area



2007 Comprehensive Plan Overview

- **The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.**

- **Promote innovative development such as conservation subdivisions.**

- **Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.**

2007 Comprehensive Plan Overview

- **Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.**

- **Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township.**

- **Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows.**

Area Families involved in 2007 Plan

- Jerry, Bill & Bob McColgin
- Charles, Joe & Dee Davis
- Jim & Nels Ackerson
- Jamie & Tammy Kartes
- Suzy Chapman
- Tom Murphy
- John DuBois
- Bruce VanNatta

Inventory of the Conservancy

- City Park (Raymond Worth)
- Golf Course (Wood Wind Golf Club)
- 90 Residences mostly on 3 acres or more
- 7 Large Parcels (50 acres and above) totaling 800 acres
- Residential Development (5 currently approved)
  - Harmony
  - Bent Creek
  - Ackerson Farms
  - Westgate
  - Towne West
  - Commercial Nodes along SR32 and 146th Street
- Total: Almost 4,000 residential units
  - Not included in Addendum because already approved

Inventory of the Conservancy

- 19 Equestrian Farms
- 8 Livestock Farms
- Artisan Farms
- 3 Wildlife Classifications
- School Property

Touring the Conservancy

Mission Begins for Preservation

- Renewal of 2007 Plan with added detail is introduced
- Meetings with the Mayor, City Council, and Staff reveal encouragement to study the Southwest New Suburban quadrant -The Conservancy.
- Conservancy Task Force formed

The Conservancy

The conservation of the land and conservation of a rural lifestyle.

The Conservancy Task Group (TCTG)

Kristen Burkman	Westfield Citizen
Suzy DuBois	Westfield Citizen
Steve Hoover	City Council
Dr. Ginny Kelleher	Washington Township Citizen
Ken Kingshill	Plan Commission
Chuck Lehman	City Council
Cindy Spoljaric	City Council
Danielle Tolan	Township Trustee
Dr. Bruce VanNatta	Westfield Citizen

Research and Supporting Evidence

- <u>Comprehensive Plan Review</u>
  - Formed Conservancy Neighborhood Group
  - Meetings and survey confirm vision in 2007 Comprehensive Plan still relevant and wanted
  - Constant communication with neighbors for their review and input into this document (Neighbor List includes over 50 neighbors)

Research and Supporting Evidence

- <u>Massive Community Support</u>
  - Over 200 citizens showed support for the Conservancy Addendum and saving the golf course at the Conservancy Open House in November 2015.
  - Over 1,200 signatures on a community petition to save Wood Wind Golf Club.
  - Facebook page to stop development on golf course with reach of 7,000 people.

Research and Supporting Evidence

- Mayor Cook's State of the City Address
  - Quick pace of population growth in Westfield is burdening the schools, roads, public safety and resulted in an insufficient tax base.
  - Need increase in taxes for public safety.
  - Target population number is 50,000
  - Current population projection if all approved projects built - 65,000 residents (30% over)

Research and Supporting Evidence

- <u>Water Conservation Issues</u>
  - Presentation by Jill Hoffman, White River Alliance
    - Water shortage projections
    - Need more areas to retain water
  - Meeting with John South, Hamilton County Soil and Water Conservation
    - Generated ideas for water conservation practices within the Conservancy
    - Presented at Conservancy Open House

Research and Supporting Evidence

- Conservation Residential Development
  - Met with Scott Kuchta – Tryon Farm Institute
    - Collected information regarding Conservation Subdivision Development
    - Learned about land grants available for this type of development

The Conservancy

- Intensive research, numerous meetings, public events, and documentation have gone into the document.

- Over 1,000 hours have been spent on the addendum.

Summary of Conservancy Addendum

- Preserve a beautiful and unique area of Westfield for the present and the future of the city. Open green space increases property values throughout the community not just in the area of the green space. It shows a vision for water conservation and preservation. Due to the unique topography in the Conservancy, this vision is appropriate.

- Offers another lifestyle choice for Westfield citizens who are artists, chefs, authors, photographers, hobby farmers, gardeners, wood workers, livestock farmers, equestrian enthusiasts, beekeepers and people wanting a rural lifestyle. All of these types of people already live in the Conservancy. A diverse and thriving population of citizens creates a diverse and thriving city.

- In support of the 2007 Comprehensive Plan, retain rural character by using conservation development practices like conservation subdivisions and rural subdivisions. The current AGSF1 zoning .33 dwellings per acre stays in place as it has been since zoning began in the city. An increase in dwellings per acre may potentially be considered if a Conservation Subdivision is presented. Architectural and landscaping recommendations are included.

- Implementing 100 feet buffer yards when appropriate.

- Keeping Westfield’s nature centric recreational activities available for all citizens. (Golf, cycling, foot golf, hiking, kite flying, cross country skiing, fishing and picnicking)