



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_05_2015

Monday, January 05, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, January 05, 2015 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

Election of Officers -
APC President & APC Vice-President

Approval of Minutes - December 15, 2014
Documents: [Meeting Minutes - 12/15/14](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

PLAN COMMISSION ORDER 15-01

Plan Commission Order 15-01

The Westfield Redevelopment Commission is seeking approval of an Order from the Westfield Advisory Plan Commission to determine that Redevelopment Commission Declaratory Resolution 6-2014 to create the Gigabit Broadband Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Westfield-Washington Township Comprehensive Plan.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Order 15-01](#) | [Exhibit 3: Declaratory Resolution 6-2014](#) | [Exhibit 4: Gigabit Broadband Economic Development Plan](#) | [Exhibit 5: Gigabit Broadband Economic Development Map](#)

1412-DP-35 & 1412-SPP-24

Chatham Hills, Section 1

Chatham Hills LLP by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review of 196 single-family residential lots and golf course on

approximately 272.16 acres+/- in the Chatham Hills PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Overall Development Plan](#) | [Exhibit 6: Landscaping Plan](#) | [Exhibit 7A: Tree Preservation Photos - Looking West from Executive Golf Course](#) | [Exhibit 7B: Tree Preservation Photos - Looking South from Golf Course Hole 1](#) | [Exhibit 7C: Tree Preservation Photos - Looking East from Golf Course Hole 3](#) | [Public Comment](#) | [NEW Public Comment \(Updated: 01/05/15\)](#) | [NEW Staff Recommendation \(Updated: 01/05/15\)](#)

1501-SPP-01, 1501-DP-01 & 1501-SIT-02 [PUBLIC HEARING]

Sundown Gardens

Southwest corner of 186th Street and Springmill Road

Integrity Investment Partners, LLC (a/k/a Sundown Gardens) by Civil Site Group requests Primary Plat, Overall Development Plan, and Detailed Development Plan review for a garden and agritourism business on approximately 15 acres+/- in the Garden Market PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Detailed Development Plan](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Building Elevations](#) | [Exhibit 8: Petitioner's Narrative](#)

1501-SIT-01 [PUBLIC HEARING]

Huntington National Bank

14921 Thatcher Lane

Huntington National Bank, by EMH&T requests Detailed Development Plan review for a new 2,686 sq.ft. bank building within the Village Park Plaza shopping center, on approximately 1.42 acres+/- in the SB-PD District.

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

1501-PUD-01 [PUBLIC HEARING]

Harmony PUD District Amendment

Estridge Development Management, LLC requests an amendment to the Harmony PUD Ordinance for modifications to the architectural standards applicable to the Single-Family District of the Harmony PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Harmony District Map](#) | [Exhibit 3: PUD Ordinance Excerpt](#) | [Exhibit 4: Amendment Ordinance](#) | [Exhibit 5: Cottage Collection Homes](#) | [Exhibit 6: Open Space Exhibit](#)

1405-DP-14 & 1405-SPP-13 [CONTINUED TO JANUARY 20, 2015]

Retreat on the Monon

Southwest and Southeast corners of 161st Street and Monon Trail

Pulte Group by Weihe Engineering requests Development Plan, Primary Plat, and associated plat waiver request approval for a 90-unit condominium development on approximately 13.52 acres+/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 15, 2014, 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: Dan Degnan, Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Bob Spraetz and Danielle Tolan.

City Staff Present: Jesse Pohlman, Senior Planner; Jeffrey Lauer, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: December 1, 2014, APC Meeting Minutes.

Motion: To approve the December 1, 2014 minutes.

Motion: Tolan; Second: Hoover; Vote: Approved 7-0

Pohlman reviewed the Policy and Procedures.

Case No. 1412-SIT-15

Description: *Thieneman Construction*
17219 Foundation Parkway
Thieneman Properties, LLC, by American Structurepoint, Inc., request Detailed Development Plan approval for an 18,000 square foot office building on approximately 4.5 acres+/- in the Custom Commerce Park PUD District.

Pohlman presented an overview of the project, as summarized in the staff report and highlighted the changes that were made to the petition since the public hearing at the December 1, 2014, meeting.

Pohlman noted the development plan complies as presented and recommended approval with the condition noted in the staff report that all necessary approvals and permits are obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and all other applicable utility agencies prior to the issuance of an improvement Location Permit.

Motion: To approve Petition 1412-SIT-15 with Department's recommended condition.

Motion: Horkay; Second: Tolan; Vote: 7-0

Case No. 1412-PUD-17

Description: *Sheffield Park PUD*
North of SR 32, between Grassy Branch and Shady Nook
Langston Residential Development, LLC by Faegre Baker Daniels, LLP requests a change in zoning of approximately 53 acres +/- from the AG-SF1 District to the Sheffield Park PUD District.

Lauer presented an overview of the project, as summarized in the staff report and highlighted the changes that were made to the petition since the public hearing on December 1, 2014.

Lauer commented that if the Plan Commission is satisfied with the revisions to the proposed ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

Hoover thanked the petitioner for their revisions to the south property line.

Kingshill expressed a concern about the ordinance language for the south property line and that the proposed landscaping was per one hundred feet, when the lots were not that wide.

Steve Hardin, Faegre Baker Daniels, LLP, on behalf of the petitioner, responded the concern was also shared by the Department and that the petitioner was willing to modify the language.

After further discussion, the petitioner agreed to revise the ordinance to require the specified plantings to be per lot rather than per one hundred feet.

Motion: To forward Petition 1412-PUD-17 to the City Council with a favorable recommendation with the noted revision.

Motion: Hoover: Second: Horkay: Vote: 7-0

Case No. 1412-PUD-18

Description: *Mapleridge PUD*

East side of Oak Road, north of 151st Street

North of SR 32, between Grassy Branch and Shady Nook

Langston Residential Development, LLC by Faegre Baker Daniels, LLP requests a change in zoning of approximately 53 acres +/- from the AG-SF1 District to the Sheffield Park PUD District.

Pohlman presented an overview of the project and highlighted the changes that were made to the petition, as summarized in the staff report, since the public hearing on December 1, 2014. Pohlman commented the petitioner has satisfactorily addressed the Department's comments and incorporated the Department's recommendations into the proposed ordinance and Concept Plan.

Kingshill asked if petitioner meet with the neighbors that had concerns since the public hearing, and whether the revisions addressed their concerns, particularly with regard to entrance location.

Steve Hardin, Faegre Baker Daniels, LLP, on behalf of the petitioner, elaborated on the proposed revisions and he responded that they shared the revisions by email with neighbors but had not heard any specific comments back regarding the entrance location.

Kingshill asked for clarification of the language regarding the requirement for side or courtyard garages but then the provision that allowed front loading garages.

Hardin explained the provision would allow, for example, a home with three car garage to have one front facing garage door with the other two garage doors being side loaded.

Hoover commented he thought the revised concept plan was much better than the original version and with the revised concept plan, he believed the concern about lot sizes was no longer an issue, especially with way almost all of the lots are now abutting open space.

Hoover asked about fire hydrants on Oak Road and if there was maybe an opportunity as part of this development to provide those north along Oak Road.

Hardin noted preliminarily the water lines are likely to be extended to the property from the south near 151st Street and Oak Road, and not from the north.

Motion: To forward Petition 1412-PUD-18 to the City Council with a favorable recommendation.

Motion: Horkay: Second: Degnan: Vote: 7-0

Case No. 1409-PUD-14 [PUBLIC HEARING]

Description: *Springmill Trails PUD Amendment – Water’s Edge Side-yard Setback*
M/I Homes of Indiana, LP requests an amendment to the Springmill Trails PUD Ordinance, affecting approximately 36.74 acres +/- within the Water’s Edge Subdivision of the Springmill Trails PUD District.

Lauer presented an overview of the text amendment, as summarized in the staff report.

Ann Walker Kloc with M/I Homes of Indiana, LP, presented a summary of the petition history and meetings with the neighbors. She noted the amendment would now only apply to specific lots rather than the entire subdivision and that they have agreed to maintain a twelve-foot (12’) building separation between homes on these lots.

Public Hearing opened at 7:41 p.m.

No public comment.

Public Hearing closed at 7:42 p.m.

Motion: To forward Petition 1409-PUD-14 to the City Council with a favorable recommendation.

Motion: Degnan: Second: Spraeetz: Vote: 7-0

Case No. 1412-DP-35 & 1412-SPP-24 [CONTINUED]

Description: *Chatham Hills, Section 1*
Chatham Hills, LLP, by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review of 192 single-family residential lots and golf course on approximately 272.16 acres +/- in the Chatham Hills PUD District.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*

Southwest and southeast corners of 161st Street and the Monon Trail by the Pulte Group, by Weihe Engineering, Inc., for Overall Development Plan and Primary Plat approval for a 90-unit townhome development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Horkay.

BZA LIAISON

Report provided by Degnan.

ECD STAFF

No report.

ADJOURNMENT (7:46 pm)

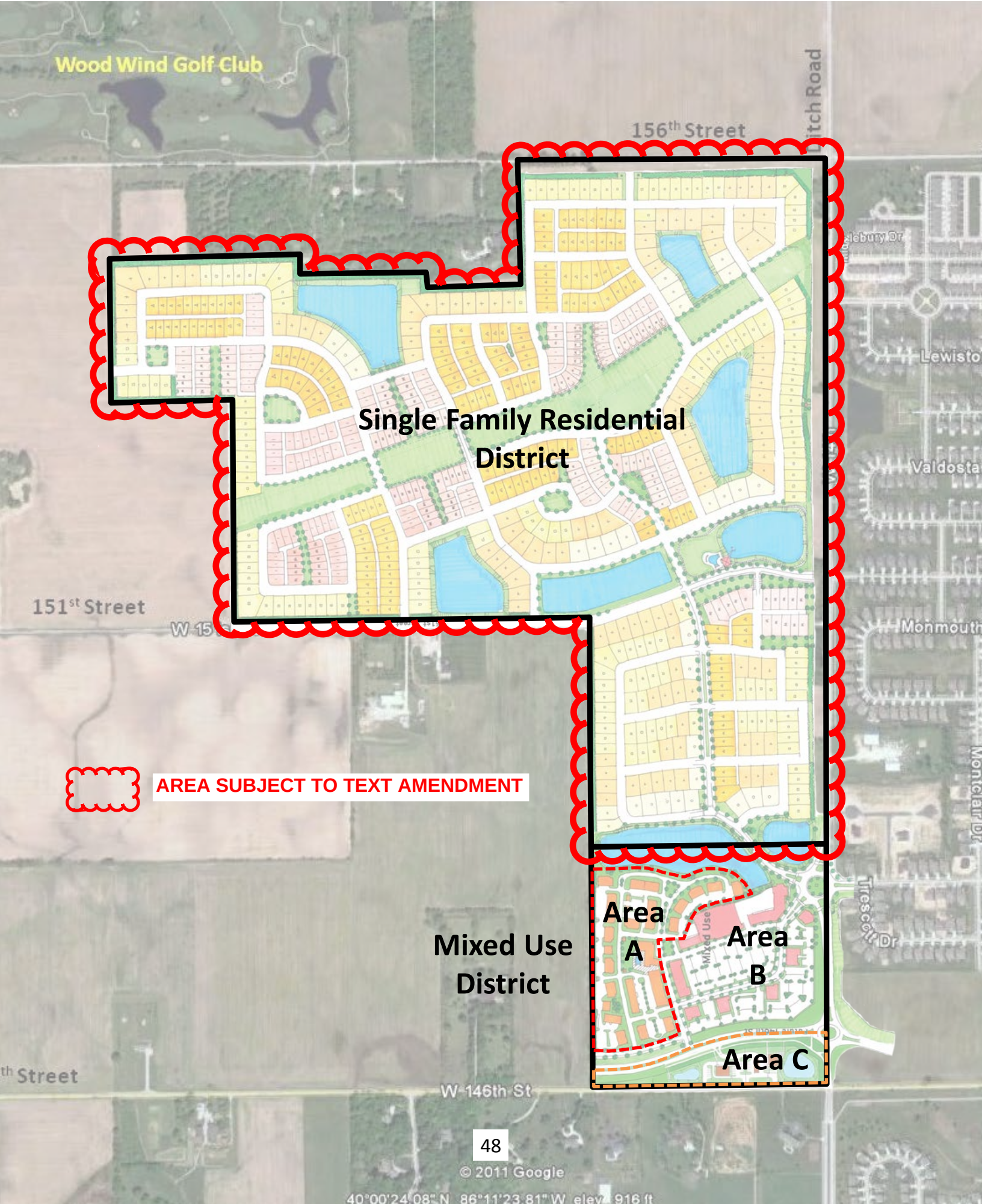
Motion: Degnan: Second: Tolan: Vote: 7-0.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton

Exhibit B – Zoning District Map



HARMONY PUD ORDINANCE 12-14

EXCERPT APPLICABLE TO TEXT AMENDMENT

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.

3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

Adam (Colonial)
Georgian
Italianate
Shingle
Folk Victorian
Colonial Revival
Tudor
Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
 - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
 - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
 - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
 - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
 - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.

1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.

1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.

2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.

3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.

4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.

5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.

6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.

7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.

8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
 2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
 3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
 4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
 6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
 7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
 - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - 2. Symmetrical elevation (except gable-front-and-wing subtype).
 - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
- i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.

1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
- i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
 - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
 - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
- a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
- i. Side load, rear load, or angled ($>15^{\circ}$) garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
 - iv. Wood, concrete fiber board, 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 (3) 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 Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;
 - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;
- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^{\circ}$) garage;
 - ii. Hip roof;
 - iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two 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 elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural Treatment on Gable Ends; or
 - xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
- iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
- v. Hip roof;
- vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
- vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
- xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:

	3	3
	2	2
	1	1
Subject Dwelling		1
	1	1
	2	2
	3	3

Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ORDINANCE NUMBER 14-55

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

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

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

WHEREAS, the Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1501-PUD-01**), requesting an amendment to the Harmony PUD 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. 1501-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 _____, 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 Harmony PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by 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 the Harmony PUD Ordinance, as amended.
- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this 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 the Harmony PUD Ordinance, as amended.

Section 2. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Harmony PUD Ordinance and below.

- 2.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a Mew Lot or 42’ Alley-load Lot shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in **Exhibit B** attached hereto (the “Cottage Collection Homes”).
 - A. Corner Lots: In order to enhance the architectural interest of the streetscape, a Cottage Collection Home on a Corner Lot shall include the outdoor living area (the courtyard area between the main living area and the garage, as depicted in **Exhibit B**) on the side Building Façade oriented towards the Street.
- 2.2 Conventional Design Standards; Rear Elevation: *Section 3.4(A)(4)(c) Conventional Design Standards; Rear Elevation* shall be amended to include the following additional architectural elements:
 - A. Single story dwelling.
 - B. The Dwelling is buffered from the External Street with enhanced landscaping that includes a Common Area or landscaping area along the entire rear or side Lot Line which is a minimum of fifty (50) feet in depth and includes a solid planting screen consisting of a minimum of eight (8) 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 five-foot (5') tall mound shall be required. (2 points)

- C. Main Roof Design (a maximum of two (2) points from this subsection may qualify):
 - (1) Two (2) or more dormers.
 - (2) Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials.
 - (3) A minimum roof pitch of 8:12 around the entire Dwelling.
 - (4) Two (2) or more gables.
- D. A minimum of seventy-five (75) square feet of windows.

Section 3. **Open/Green Space.** The standards of *Section 1.3: Open/Green Space* of the Harmony PUD Ordinance shall apply; however, shall be modified to require a minimum sixty-three (63) acres of Open/Green Space.

[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 ____ DAY OF FEBRUARY, 2015.

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 hereby certify that **ORDINANCE 14-55** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-55**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-55**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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. Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Cottage Collection Homes

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION FOR THE RESIDENTIAL DISTRICT

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXCEPT THEREFROM the following described real estate:

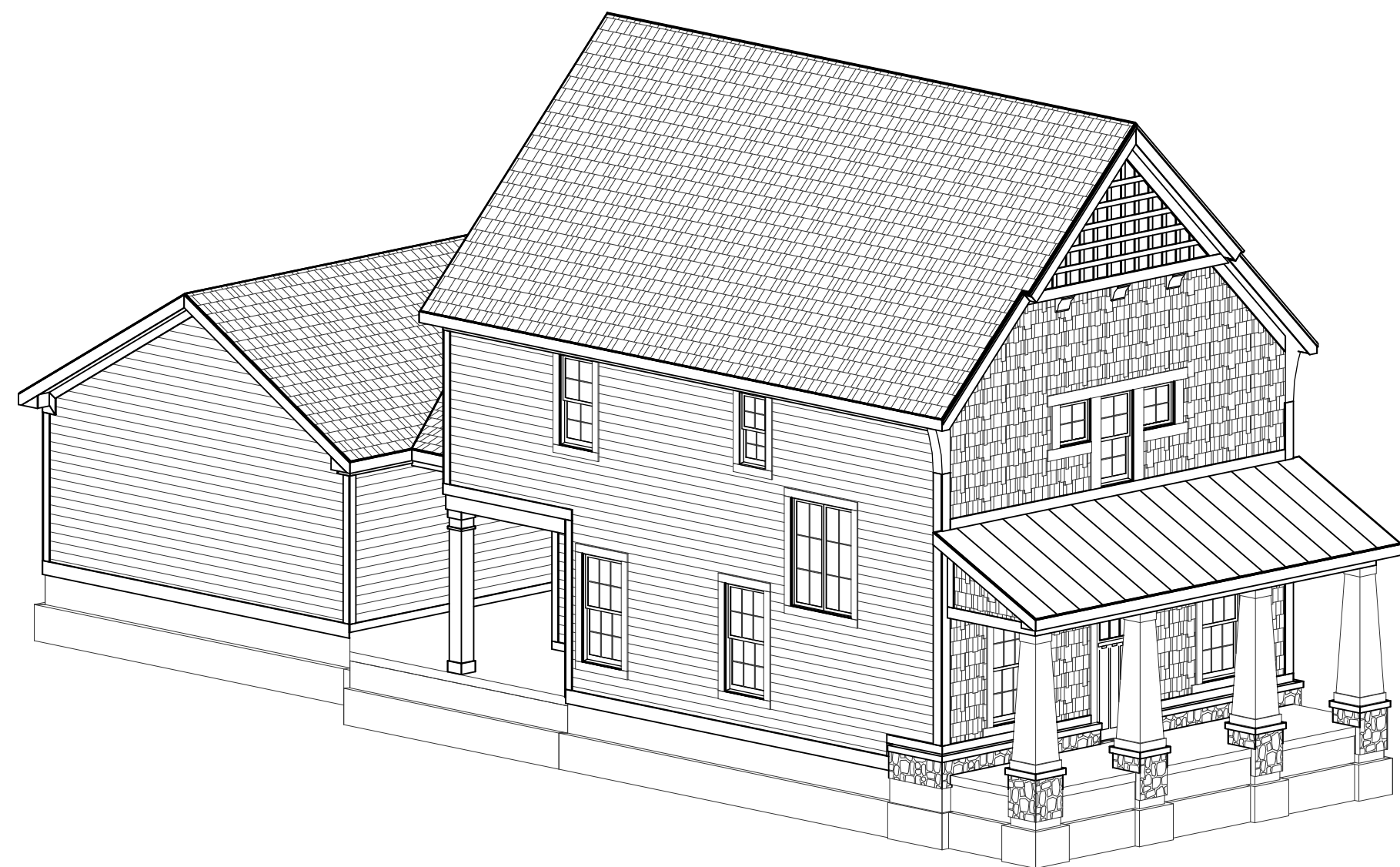
The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.43 feet; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.57 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.74 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.04 feet to the POINT OF BEGINNING; containing 40.933, acres more or less.

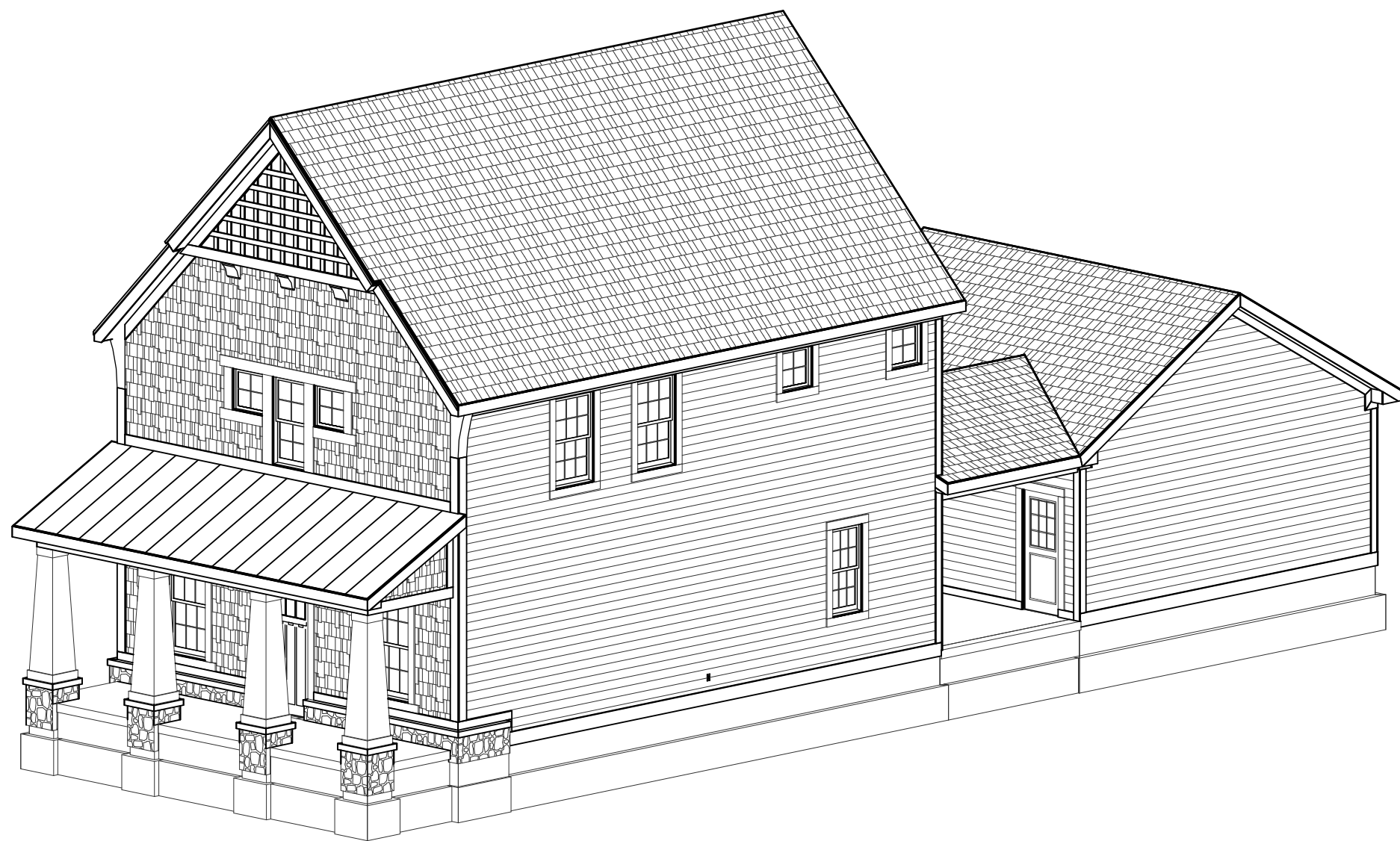
EXHIBIT B

COTTAGE COLLECTION HOMES

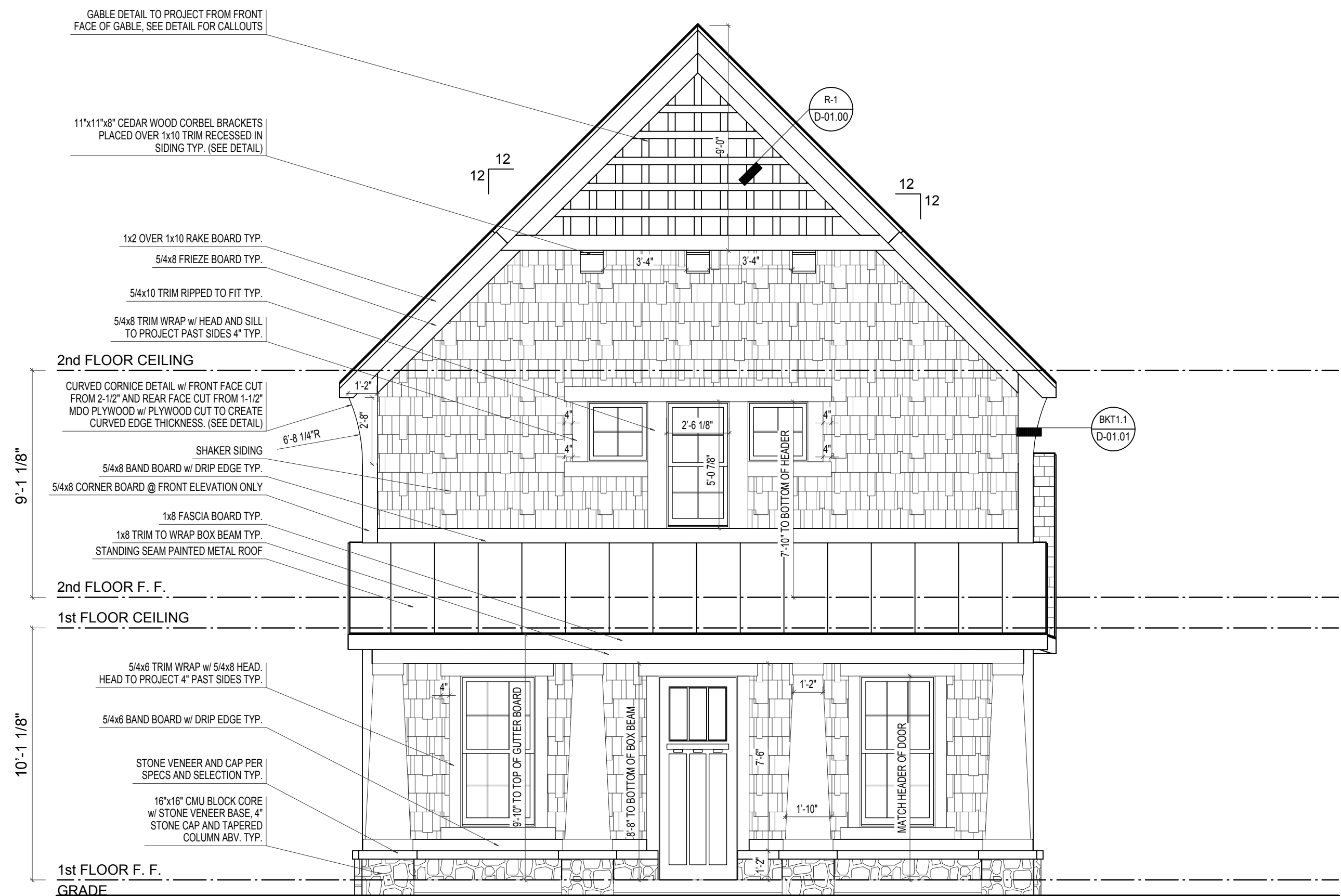
[see following pages]



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

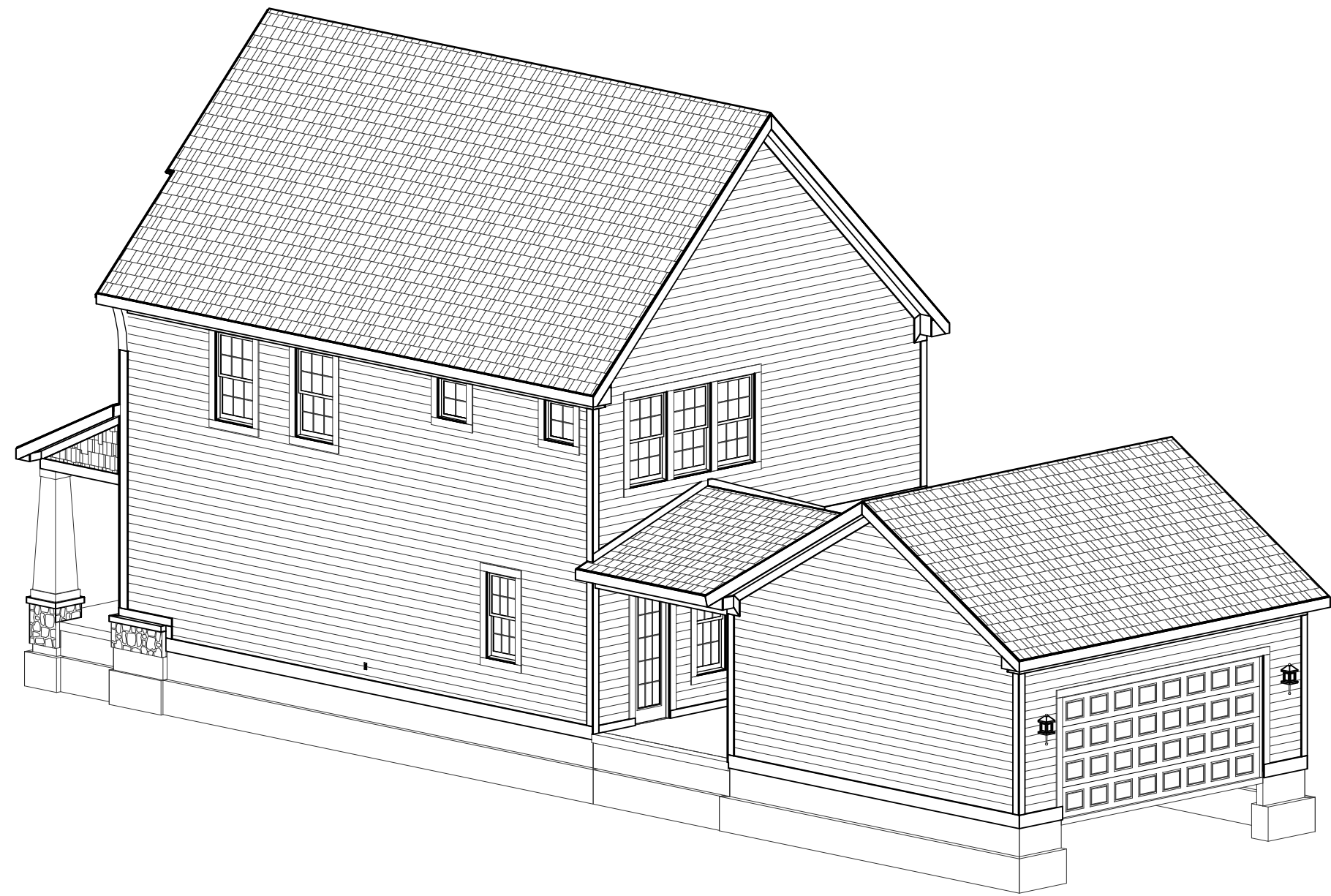
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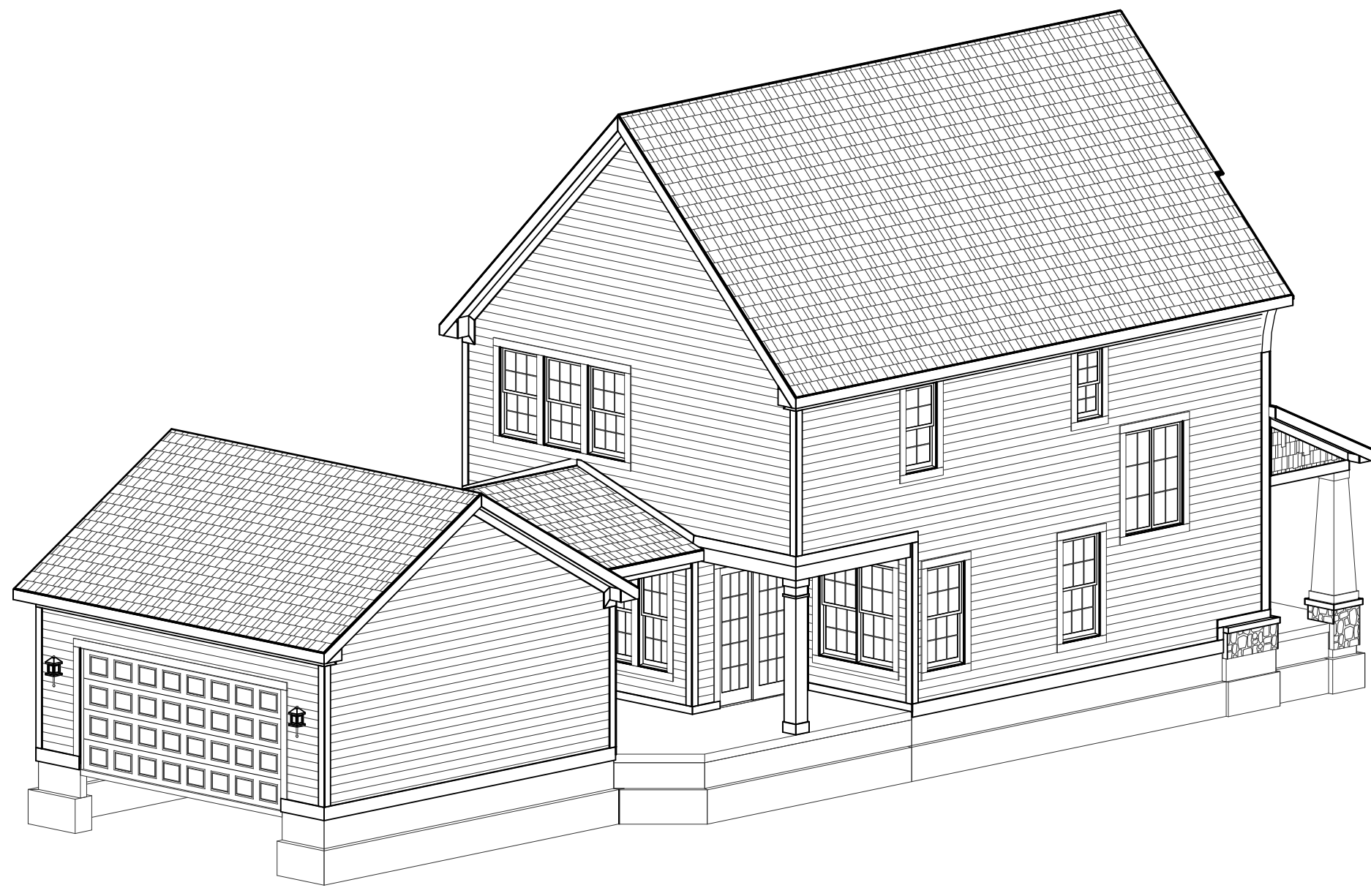
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GARAGE REAR				



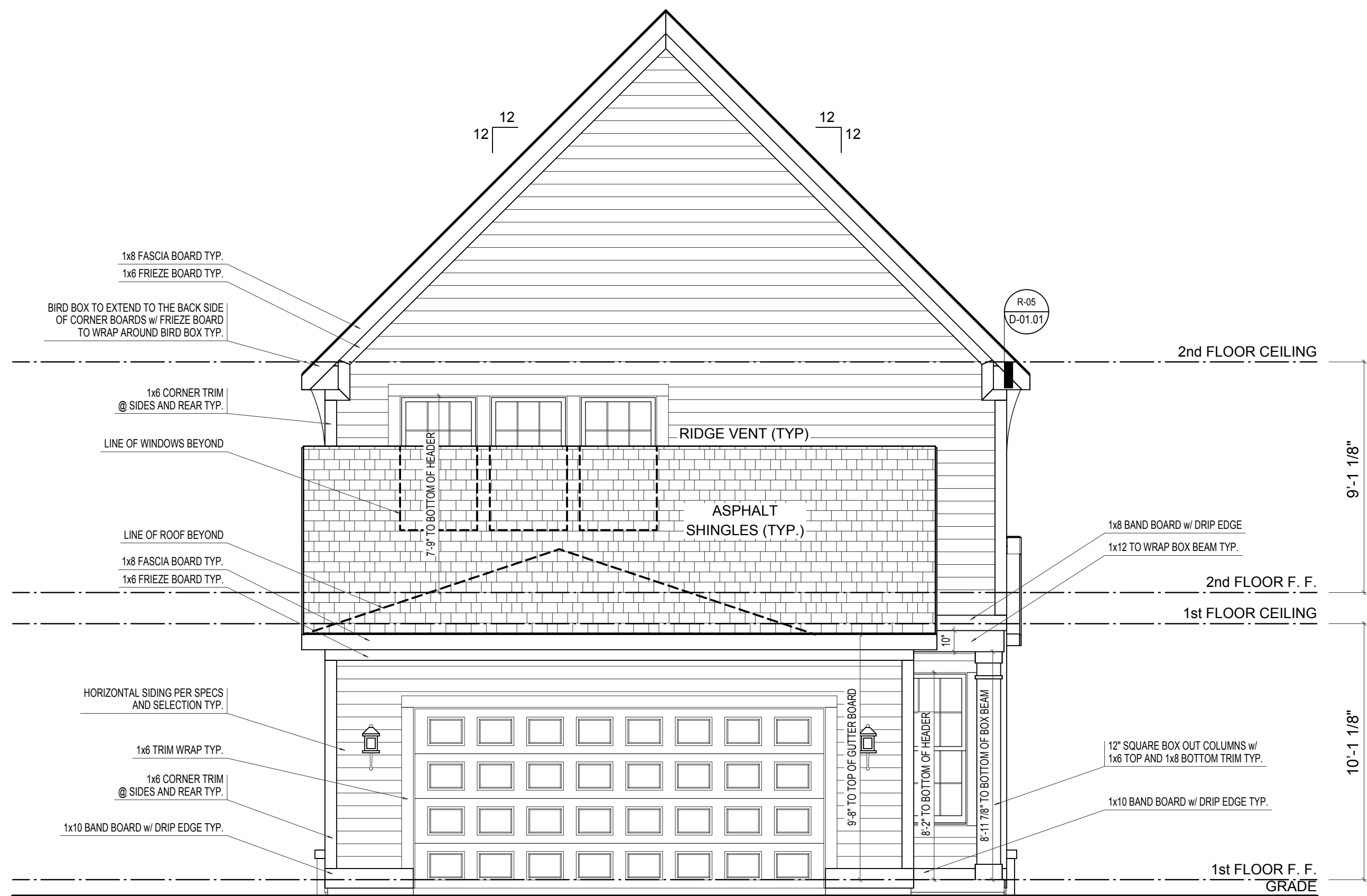
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FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-01	



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

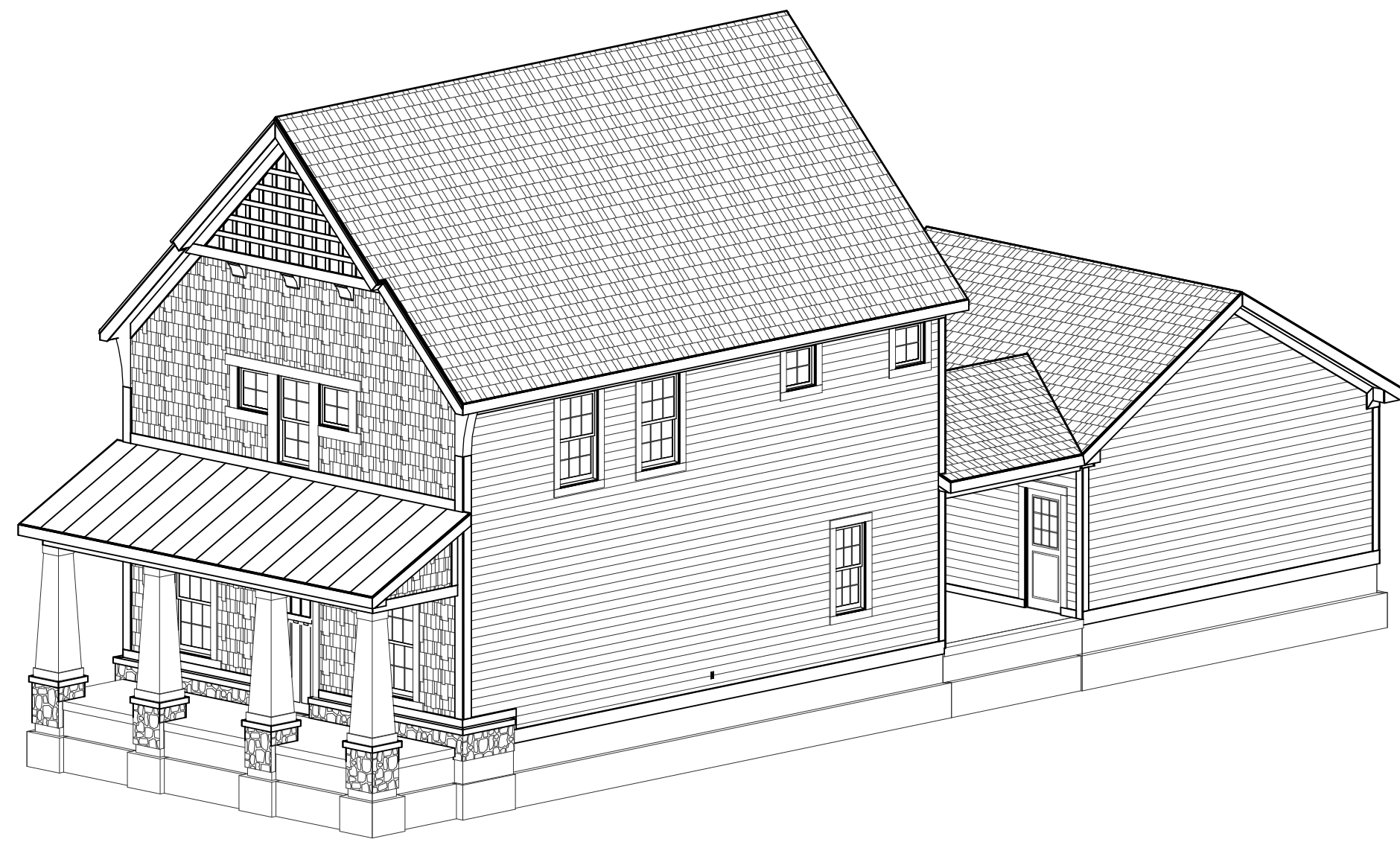
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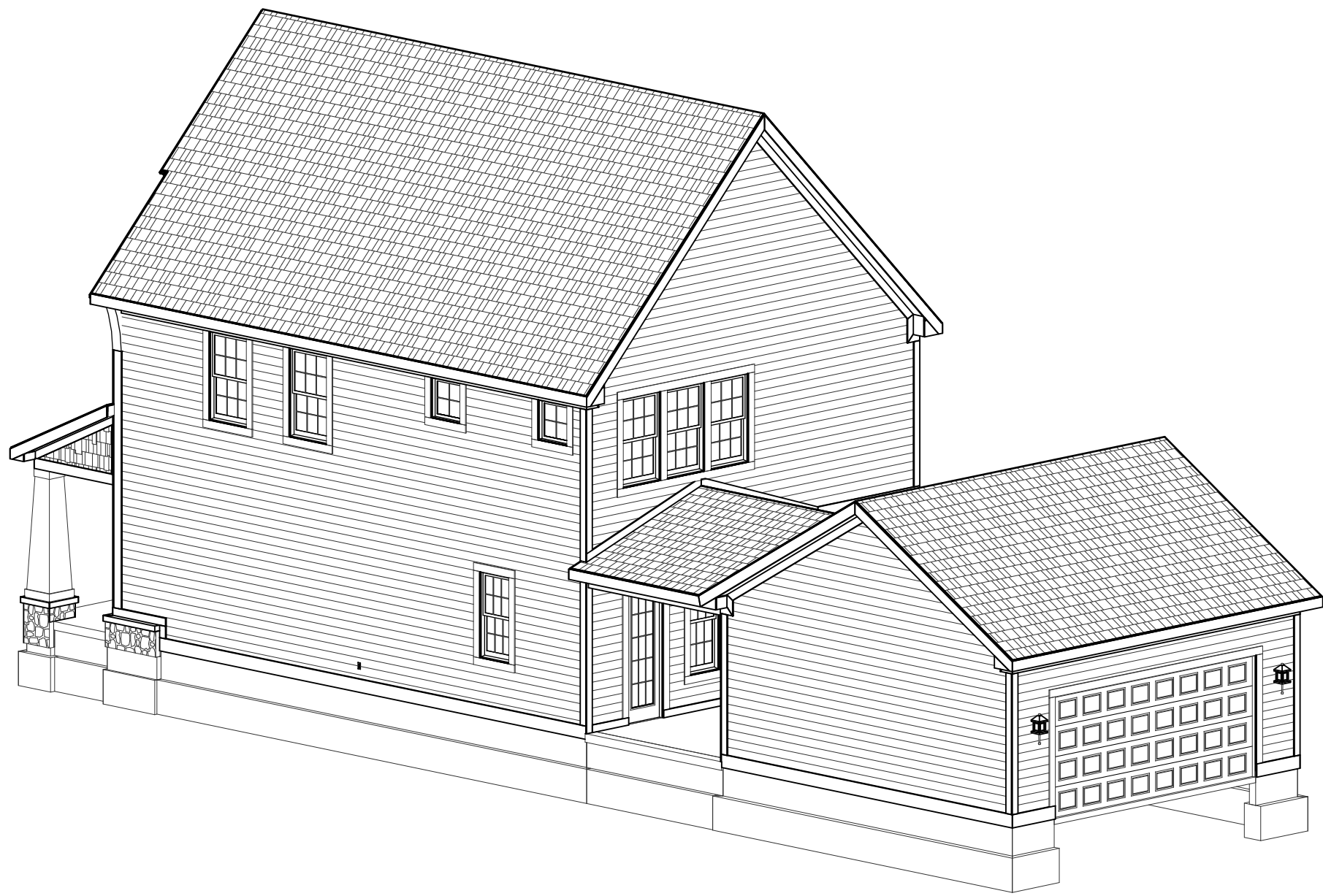
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GARAGE REAR			



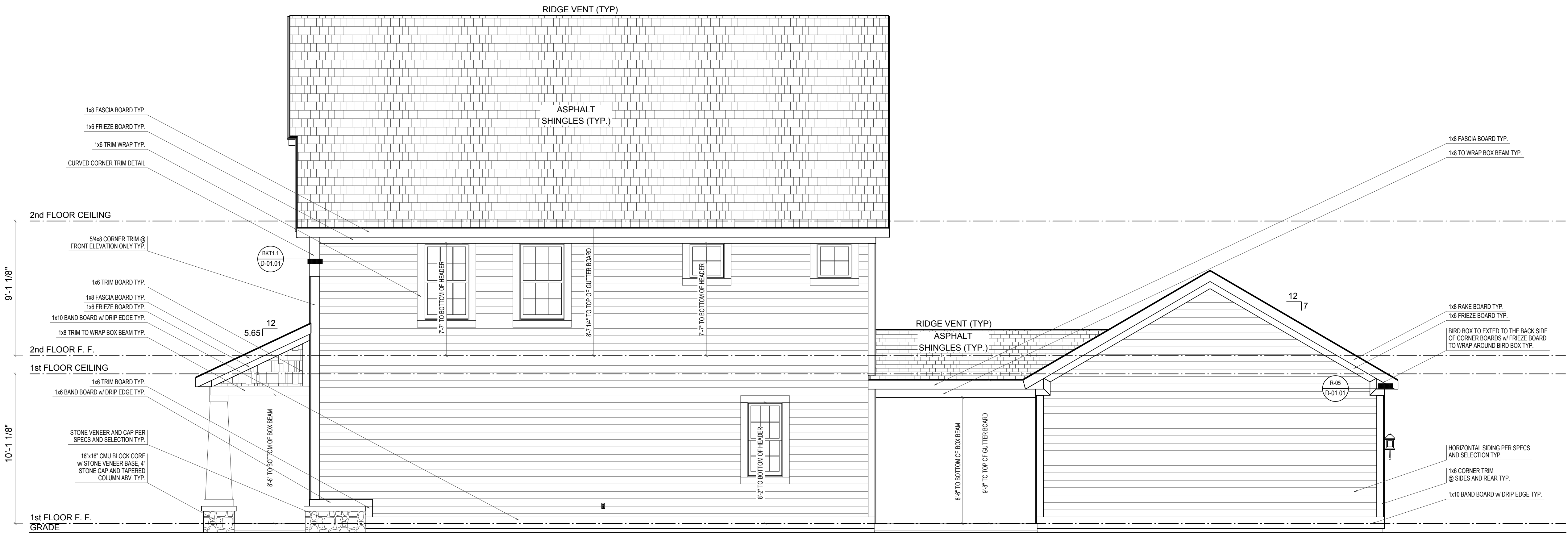
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	SHEET NUMBER			
	A-02			



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

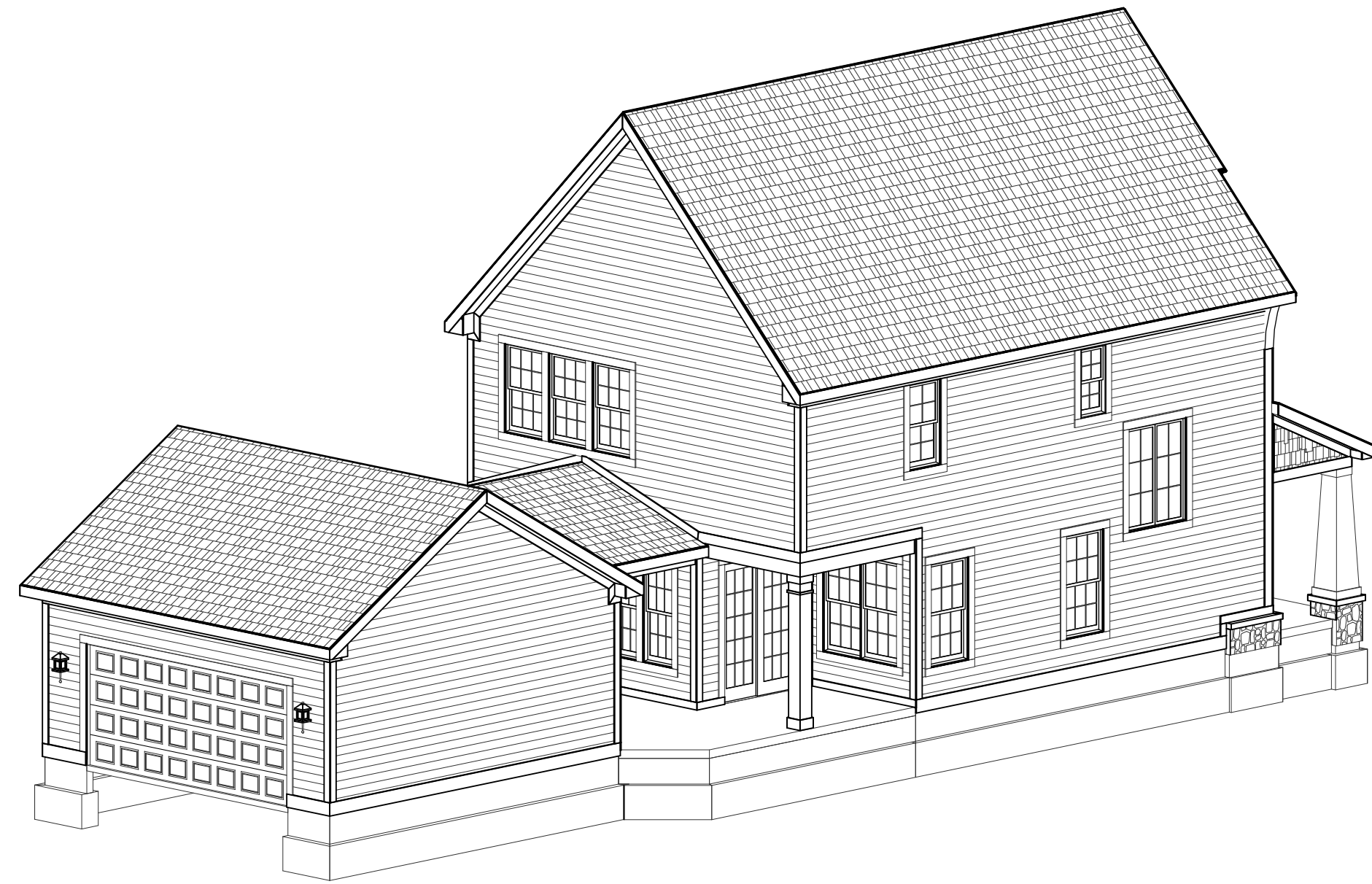
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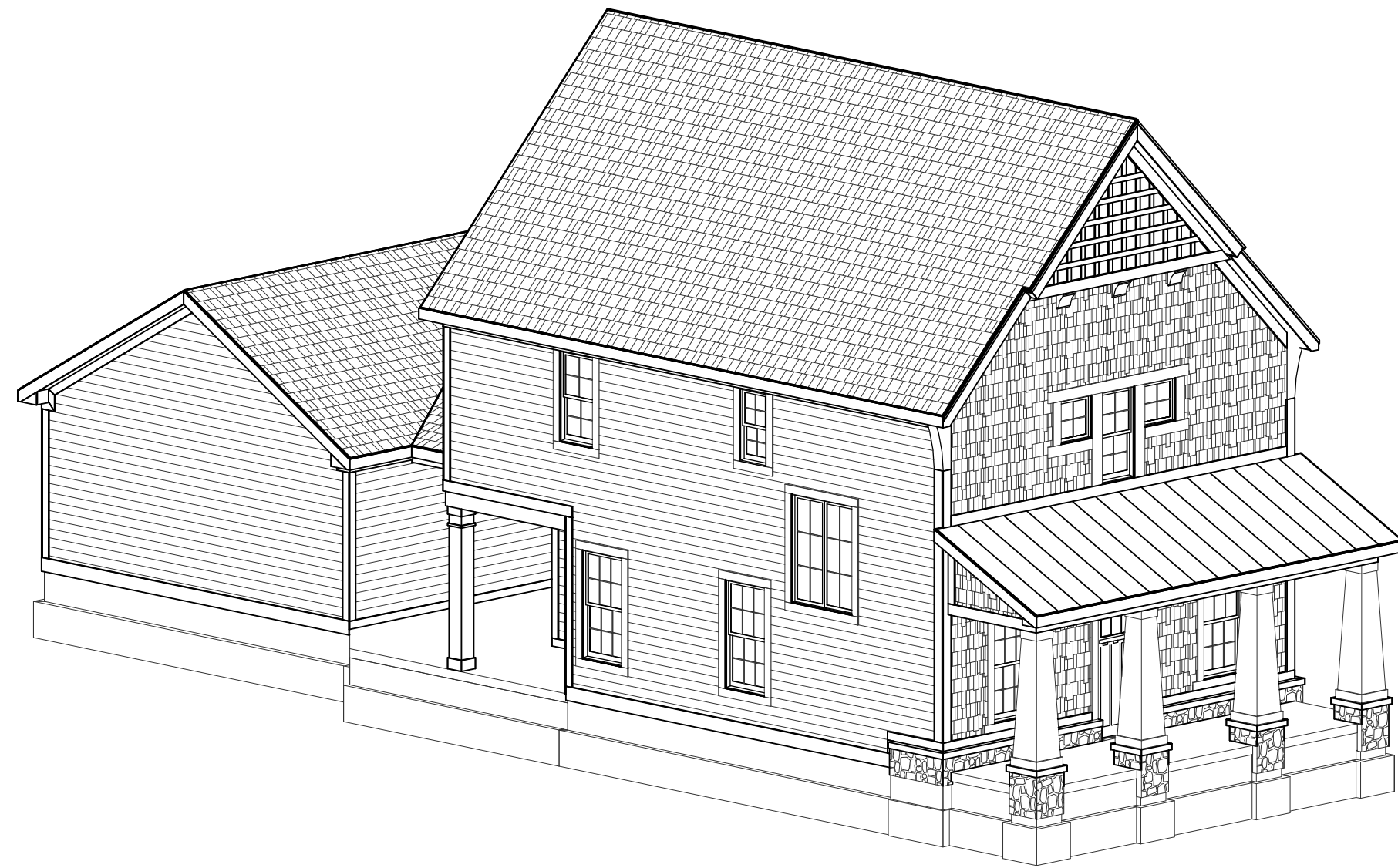
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GARAGE REAR			



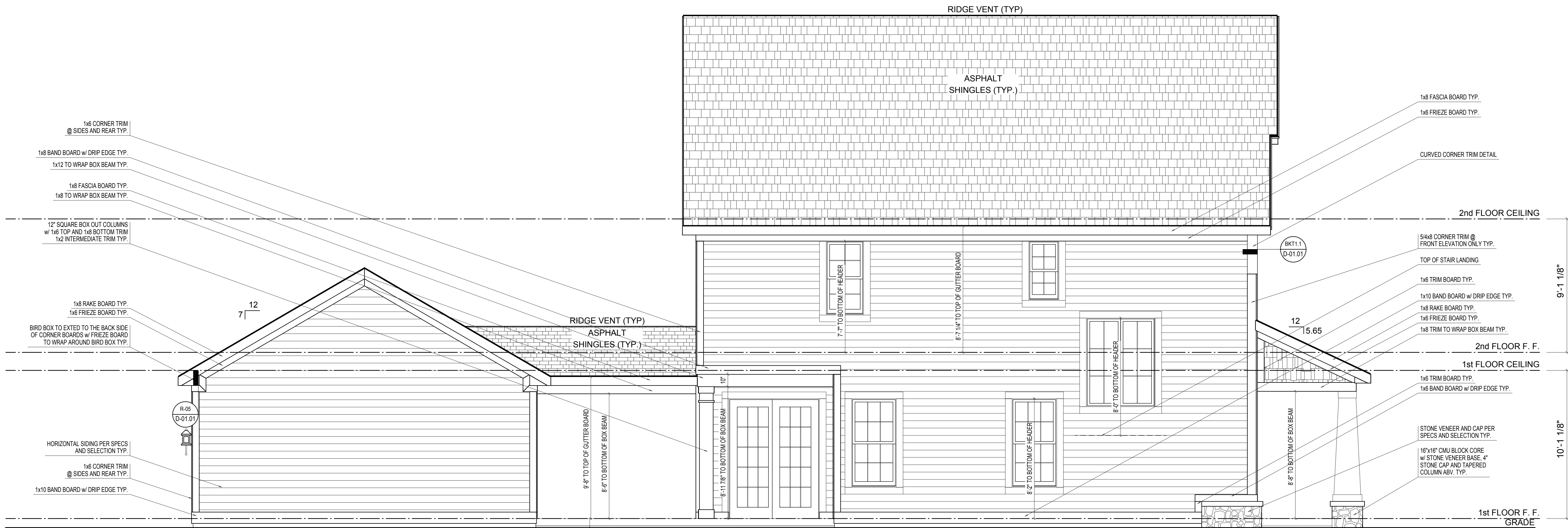
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SHEET NUMBER		
A-03		



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

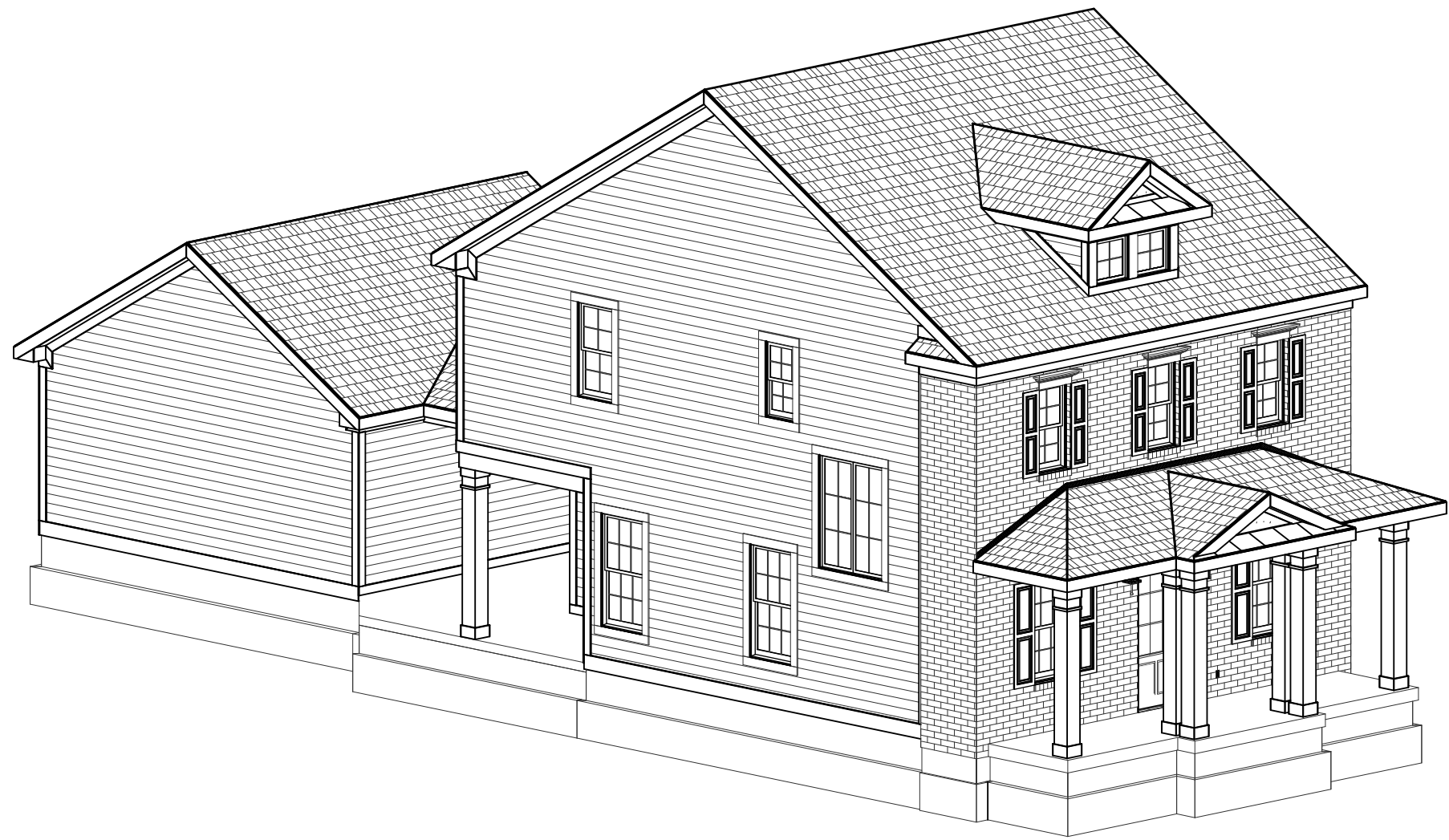
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ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1000		PRINT DATE: 10/08/2014	
FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-04	



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

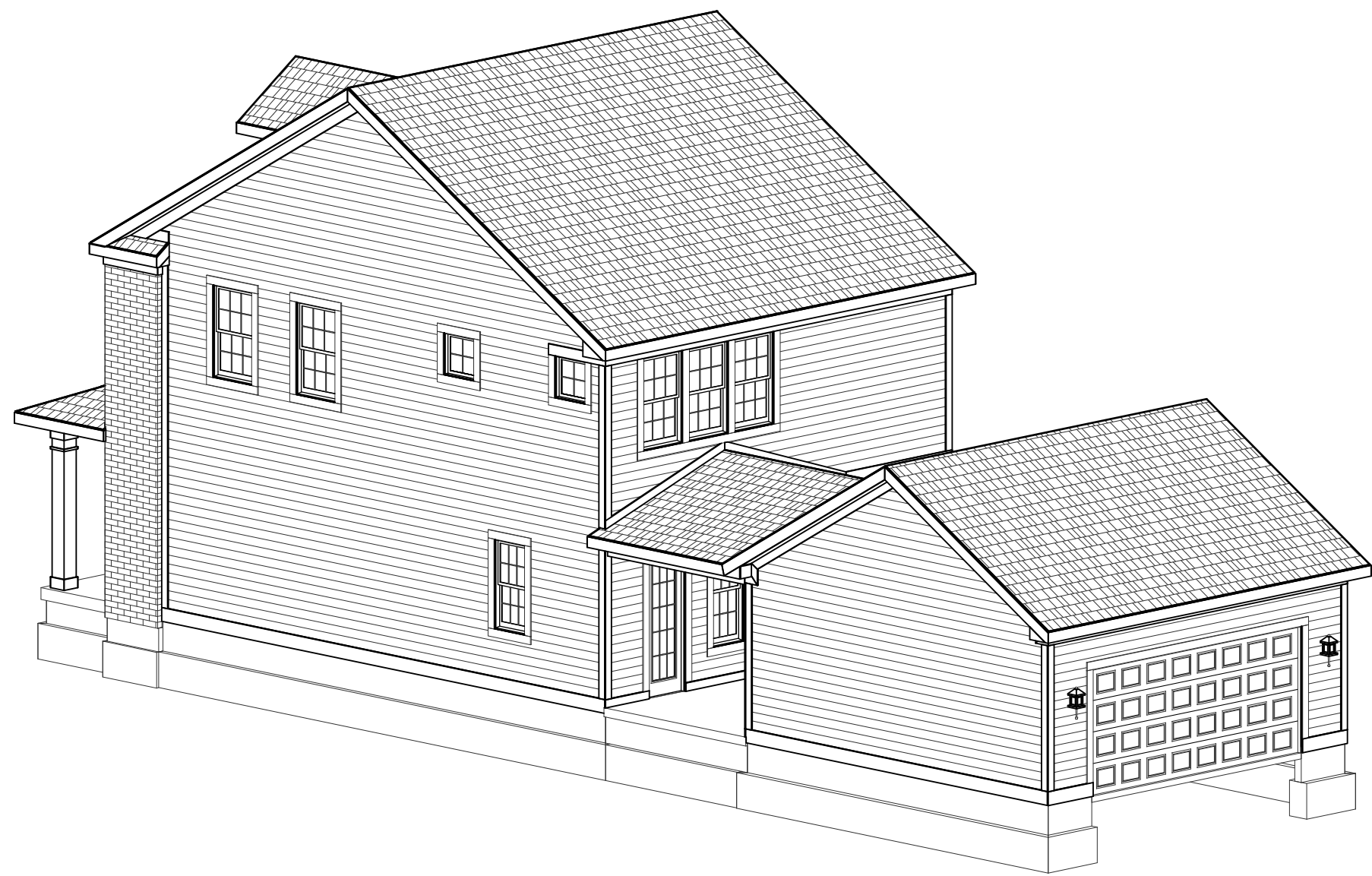
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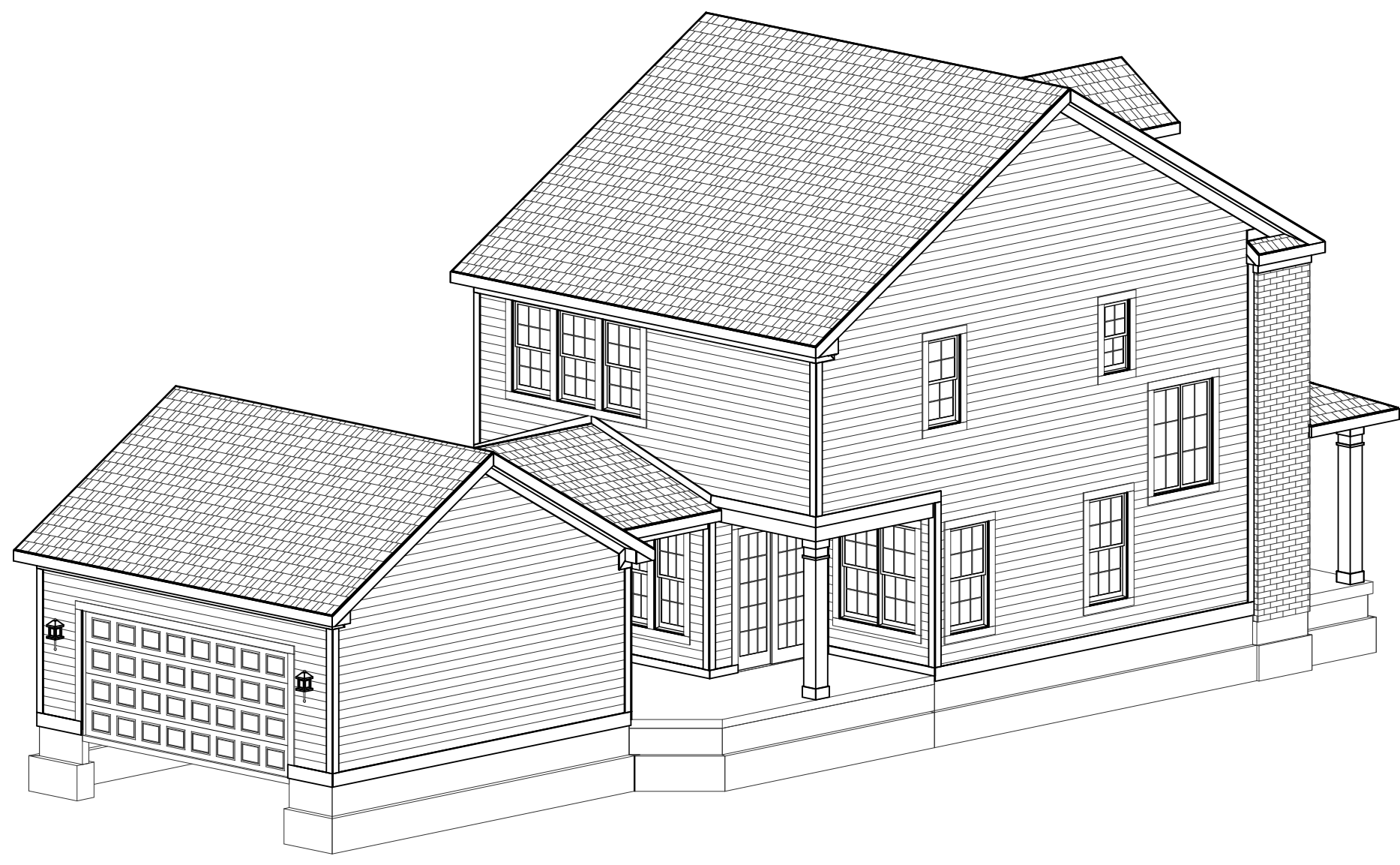
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GARAGE REAR			



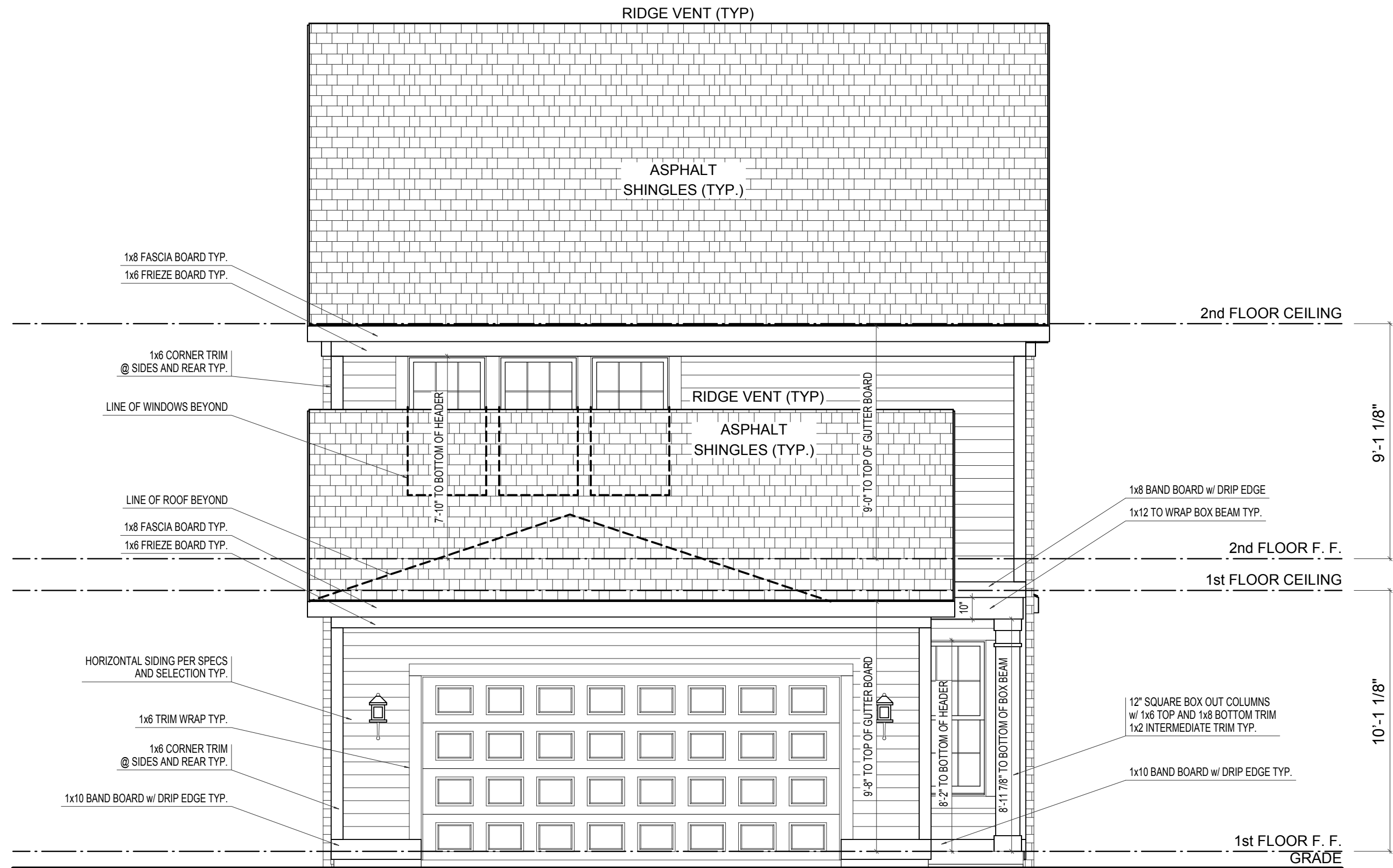
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FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-01	



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION 'B' BASE FINAL

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			

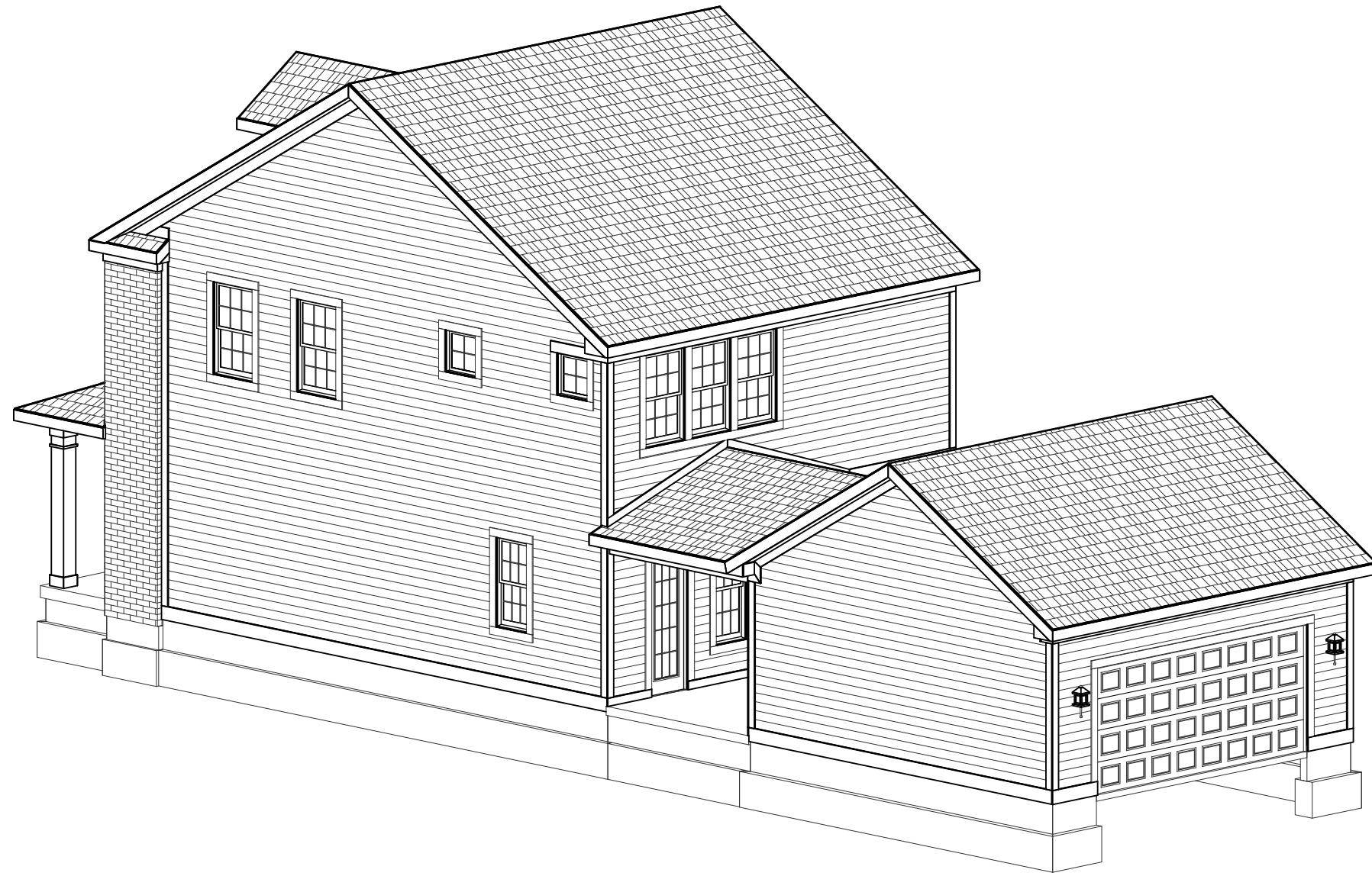


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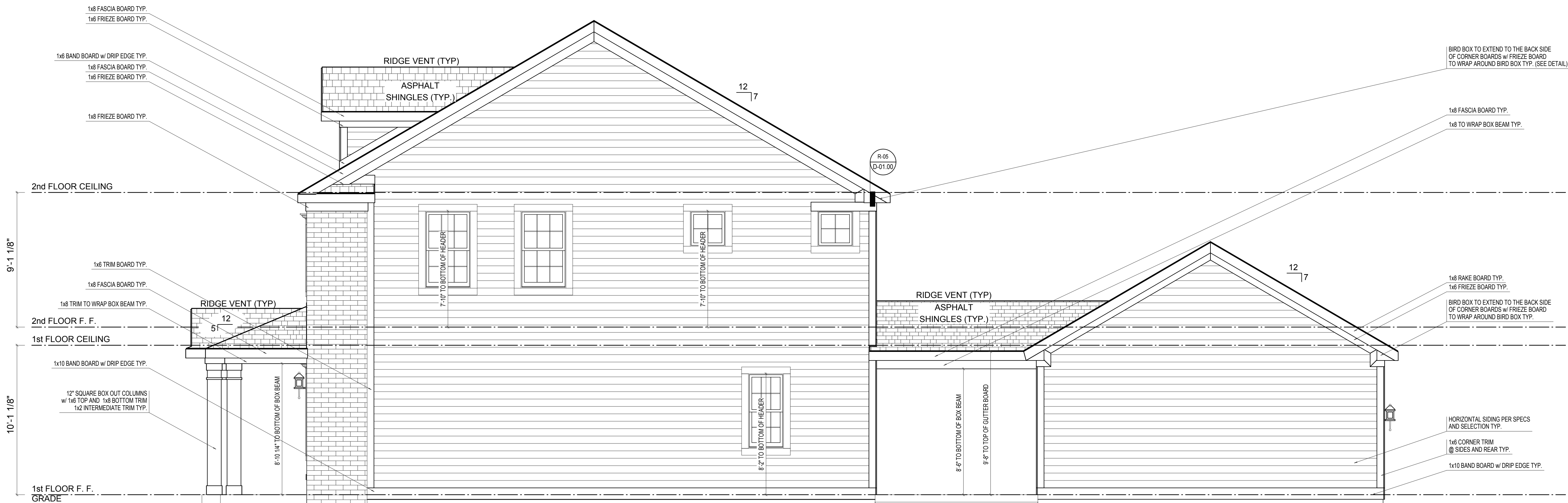
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SHEET NUMBER			
A-02			



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



PRINT DATE: 09/12/2014			
EH_1000	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-03		



ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



© Estridae Homes 09/12/2014

PRINT DATE:
09/12/2014

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A-04				

© CGVisions 2004 PLAN CREATION DATE 04/25/2014



1000 Plan
Elevation Concept C

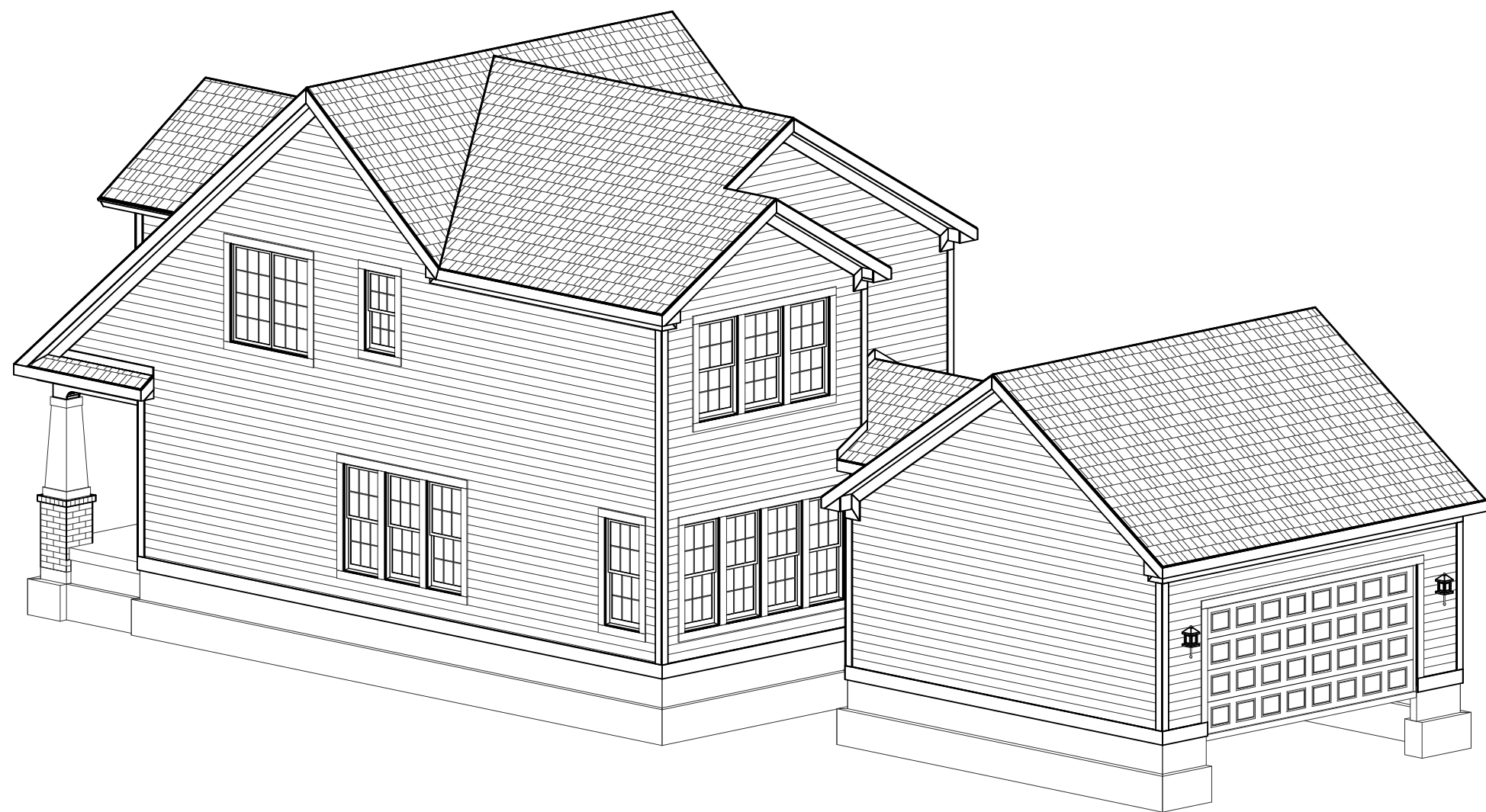
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SCALE: 1/4"=1'-0"



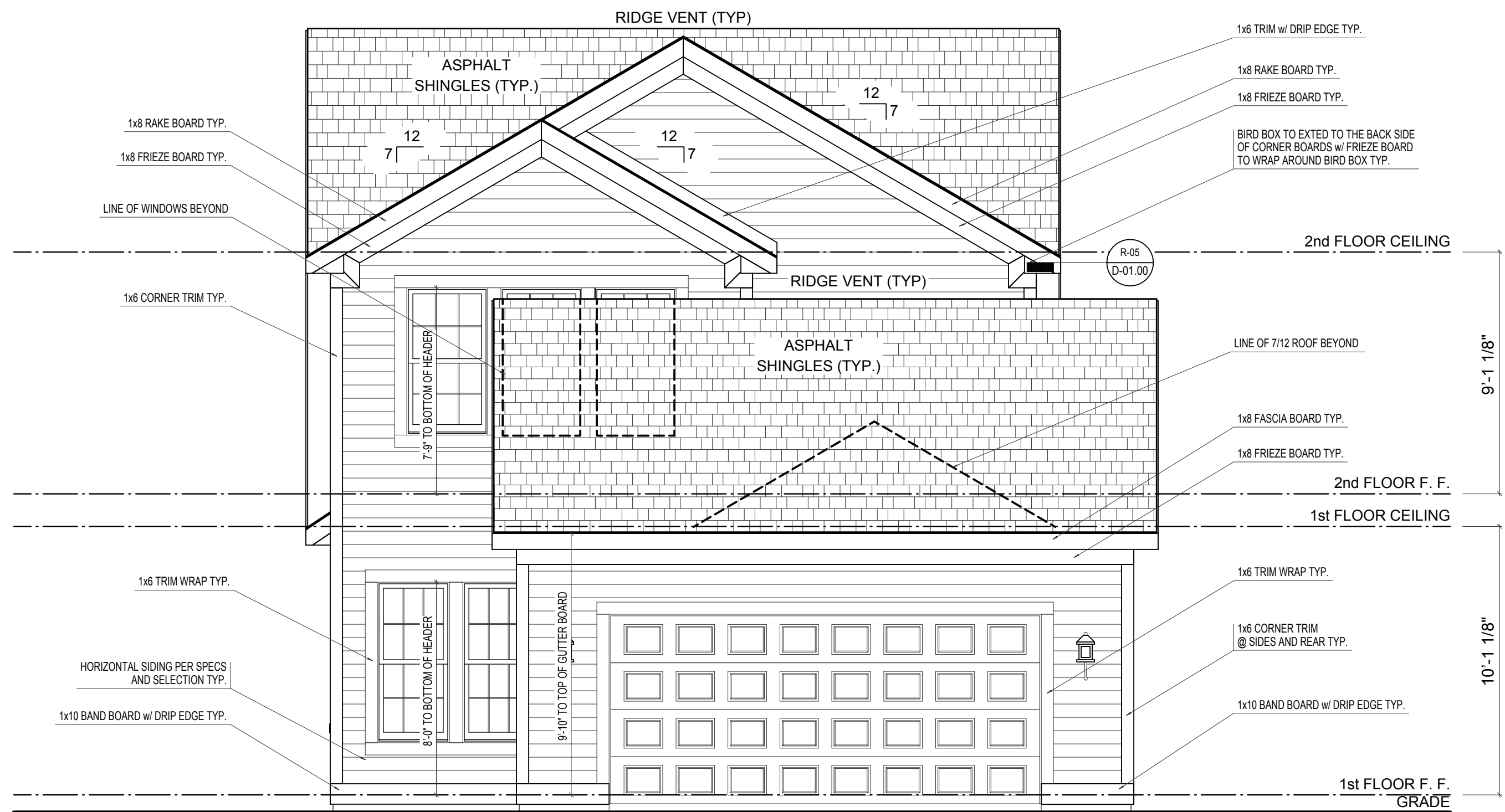
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LOCATION:	
SHEET NUMBER	
A-01	



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1015		PRINT DATE: 09/11/2014	
FOR:	Estridge Homes		
	LOCATION:		
SHEET NUMBER			
A-02			



SCALE: 1/4"=1'-0"



© Estridge Homes 09/11/2014

PRINT DATE:
09/11/2014

EH_1015

FOR: **Estridge Homes**

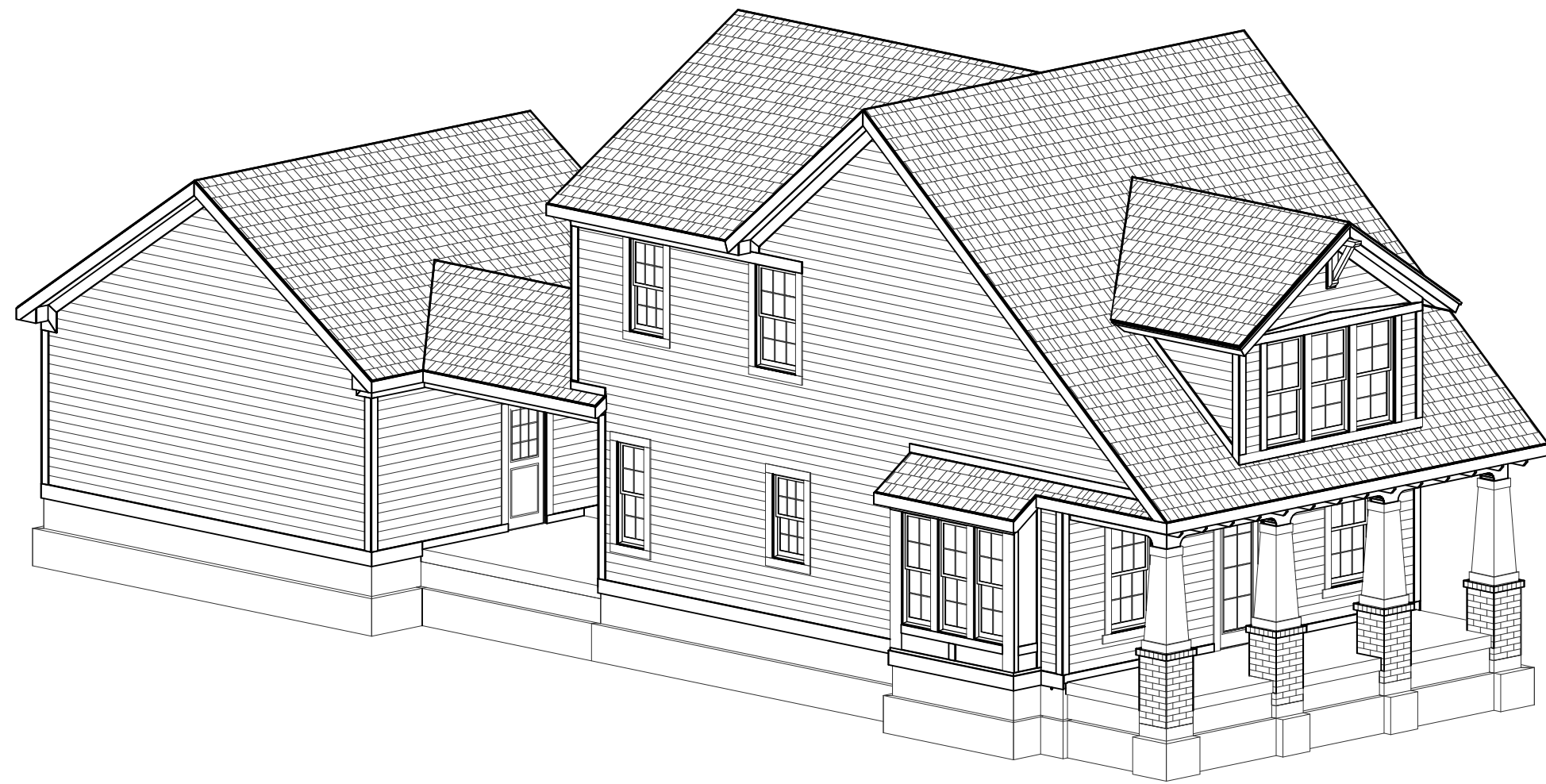
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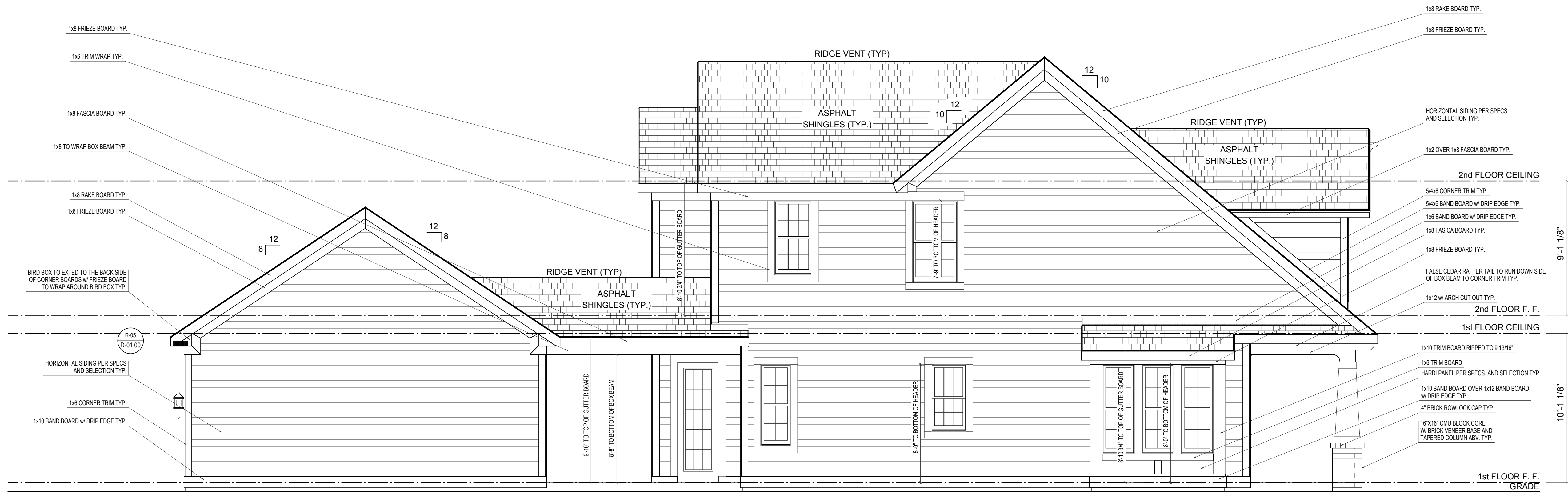
© CGVisions 2004 PLAN CREATION DATE 04/30/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE:
09/11/2014

EH_1015	FOR: Estridge Homes	LOCATION:	
SHEET NUMBER			
A-04			



SCALE: 1/4"=1'-0"

PRINT DATE: 10/10/2014		
EH_1015	FOR:	Estridge Homes
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SHEET NUMBER		
A-01		

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SHEET NUMBER A-02	



SCALE: 1/4"=1'-0"

[illegible]

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PRINT DATE:
10/10/2014

EH 1015

FOR:

LOCATION:

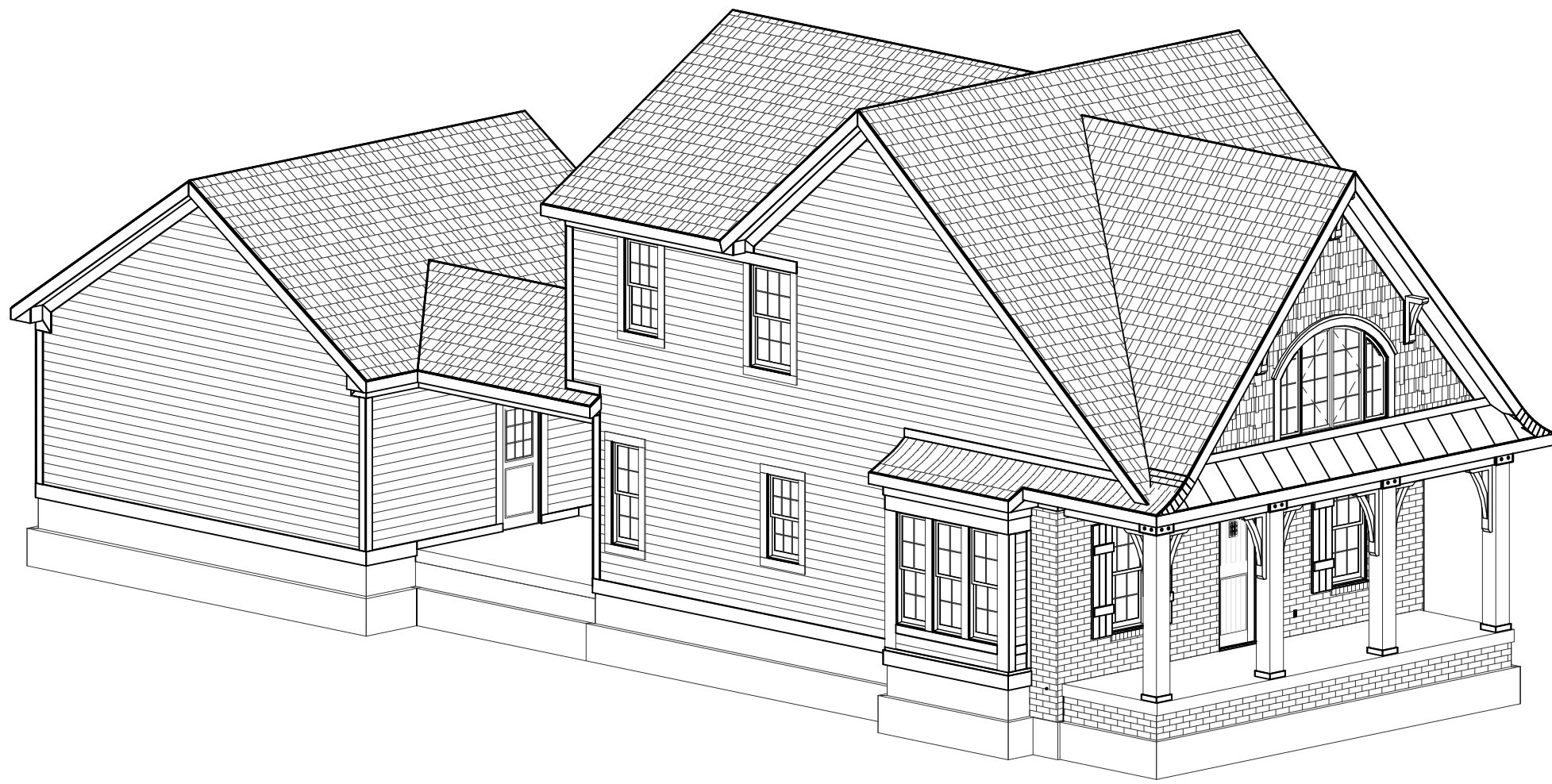
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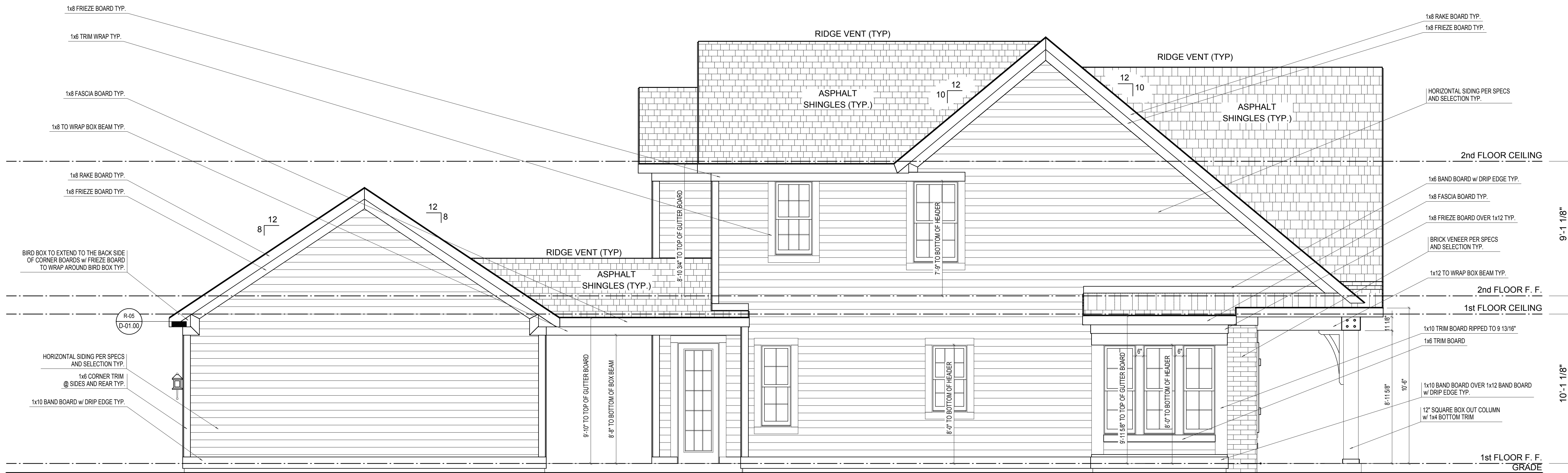
© CGVisions 2004 PLAN CREATION DATE 04/30/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

ELEVATION "B" BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1015

FOR: Estridge Homes

LOCATION:

PRINT DATE: 10/10/2014

SHEET NUMBER

A-04



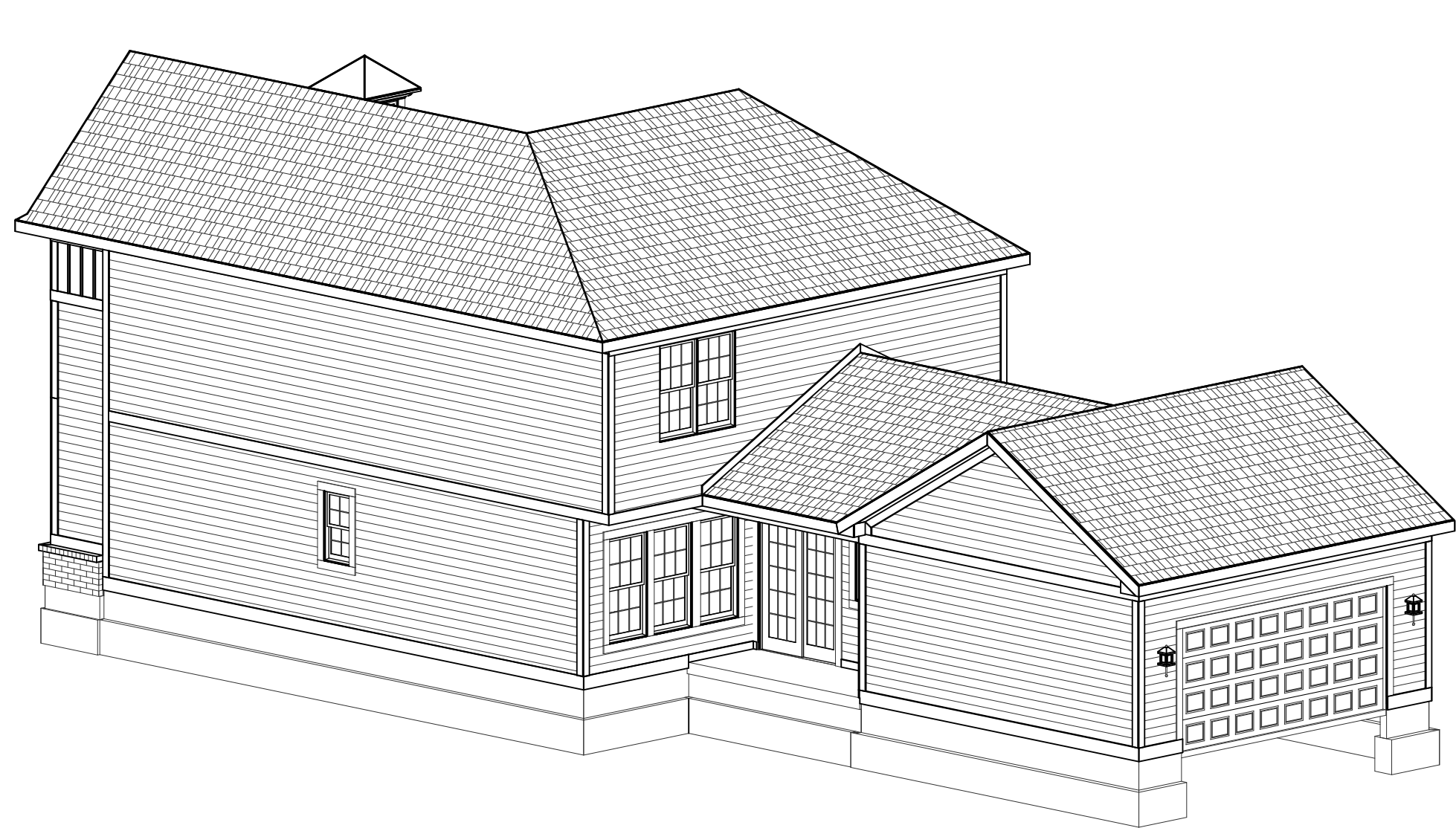
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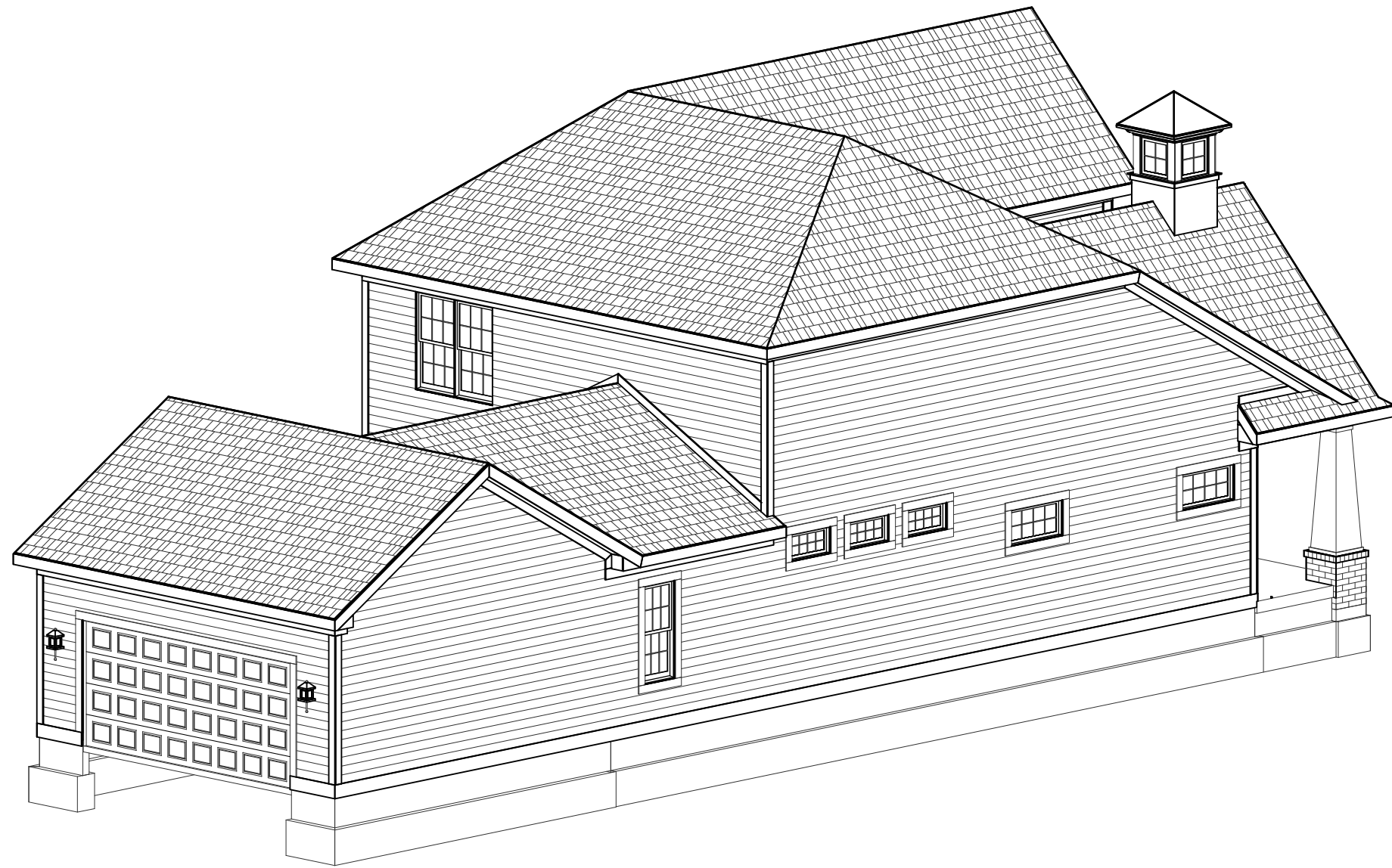
© Estridge Homes 07/11/2014

EH_1030	FOR:	Estridge Homes	LOCATION:
SHEET NUMBER			
A-01			

© CGVisions 2004 PLAN CREATION DATE 05/05/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

REMARKS

DATE

REV. NO.

ELEVATION A

GARAGE REAR



PRINT DATE:
07/11/2014

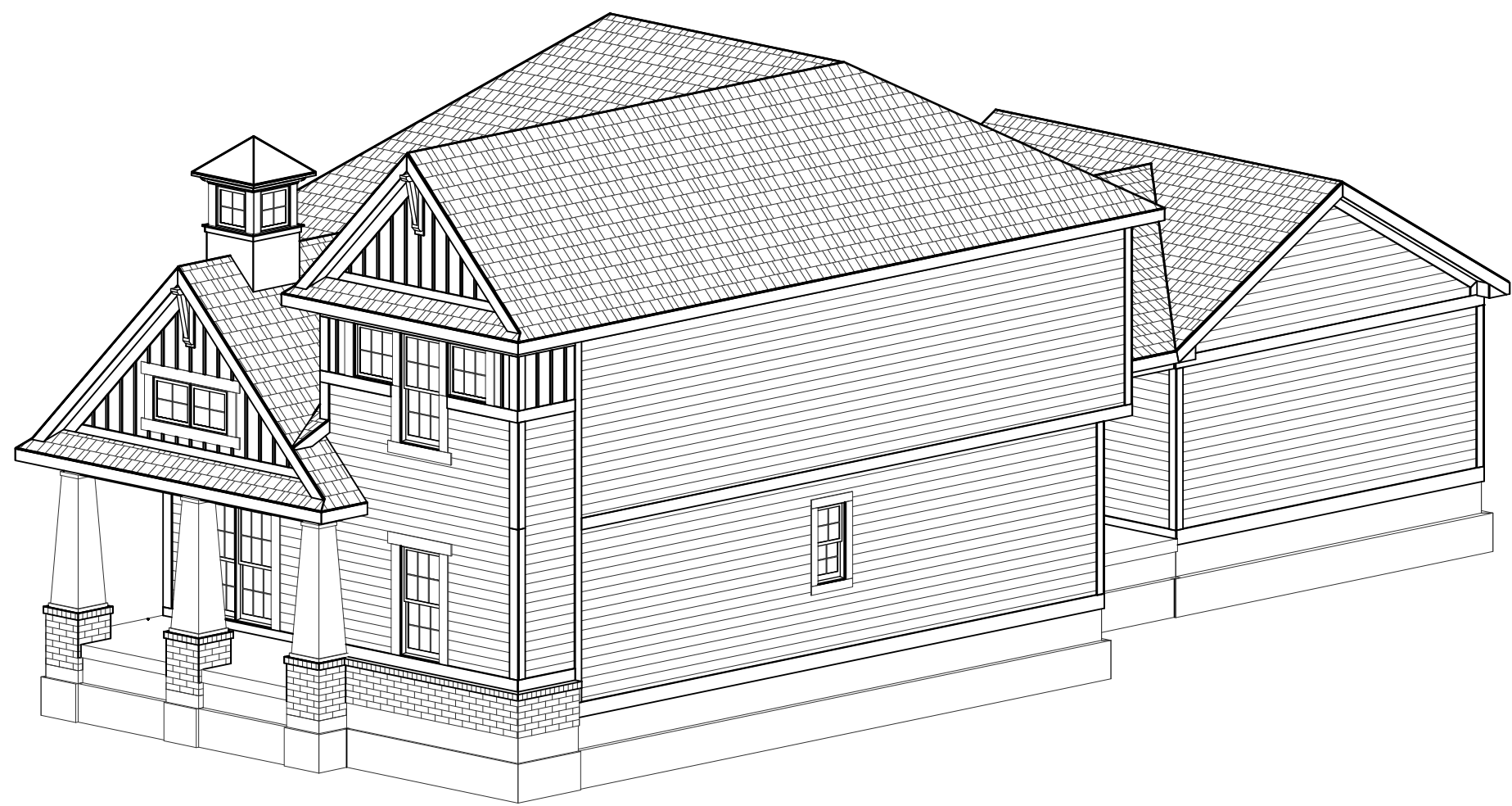
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FOR:
Estridge Homes

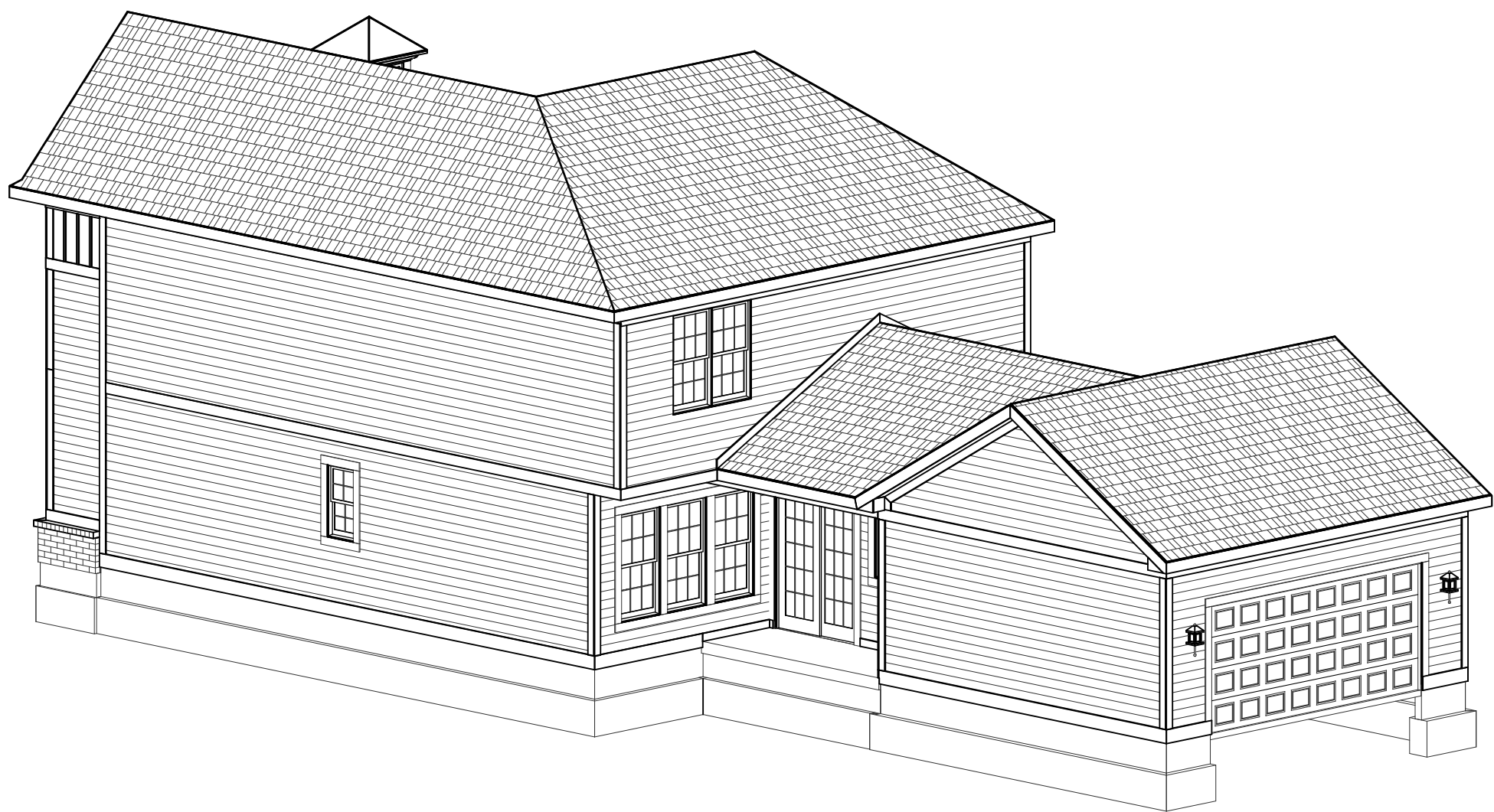
LOCATION:

SHEET NUMBER

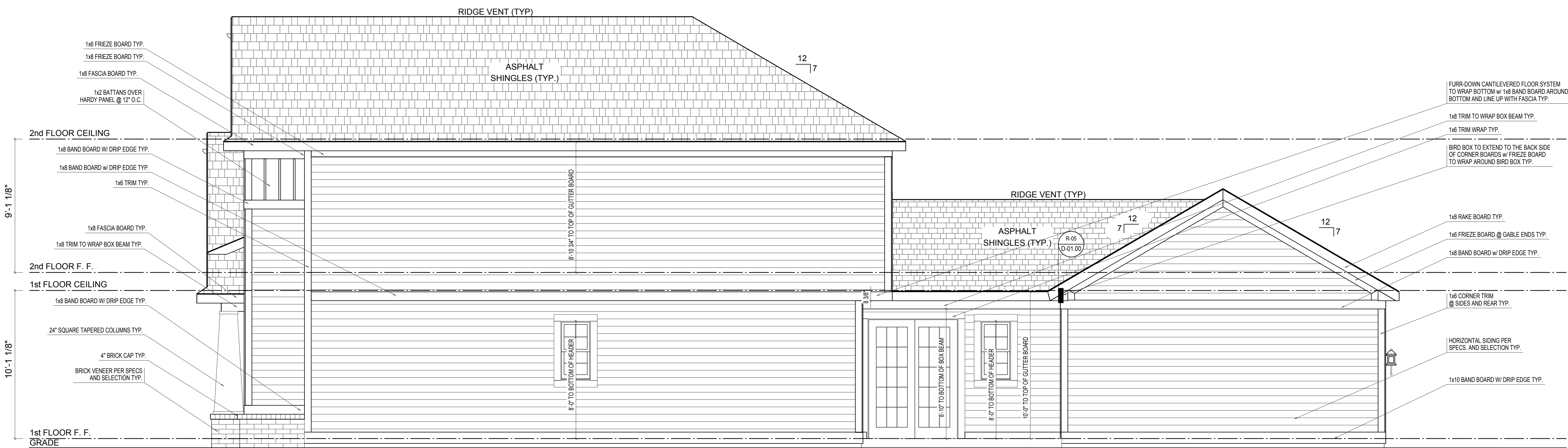
A-02



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

REMARKS

DATE

REV. NO.

ELEVATION A

GARAGE REAR



PRINT DATE:
07/11/2014

EH_1030

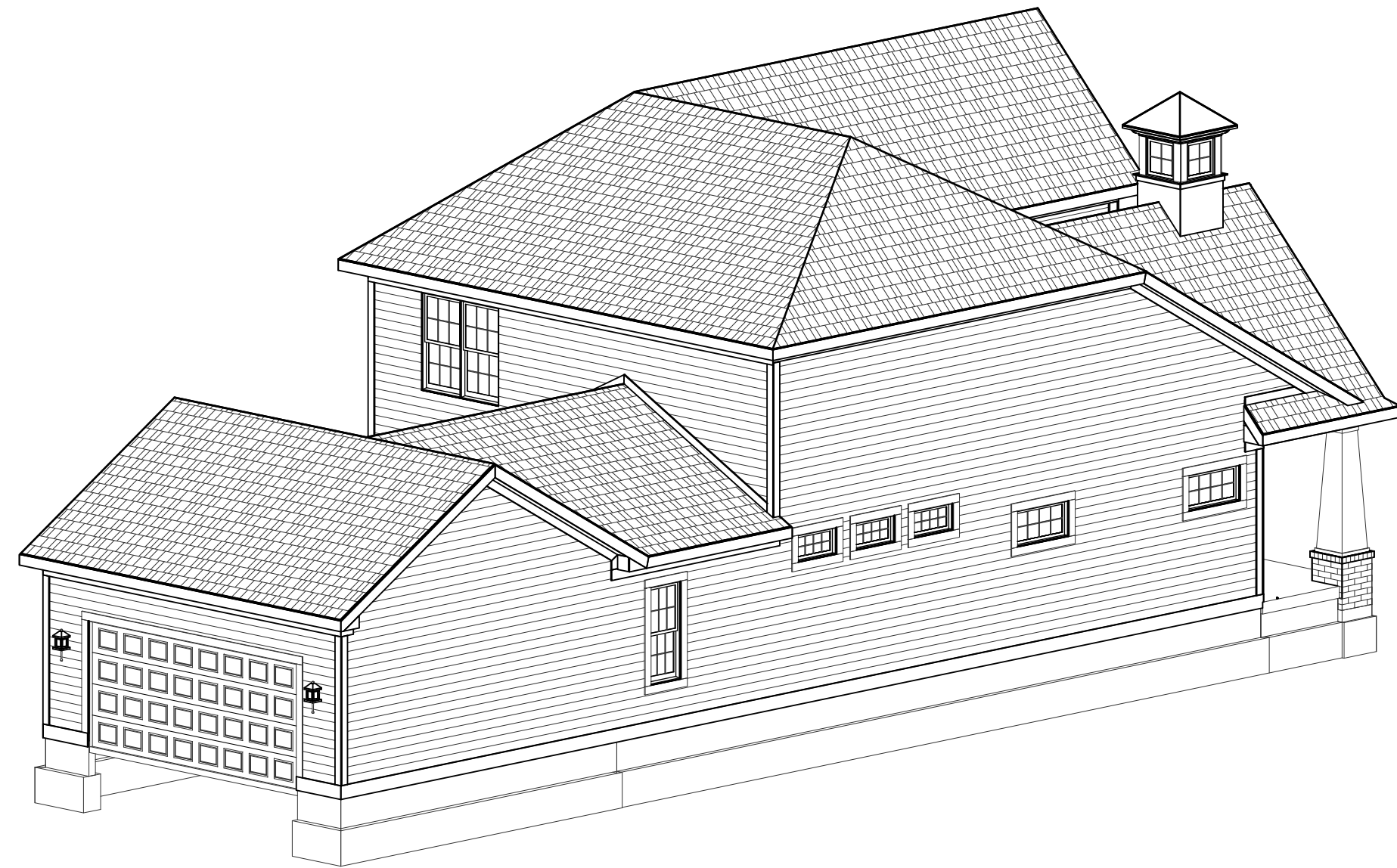
FOR: Estridge Homes

LOCATION:

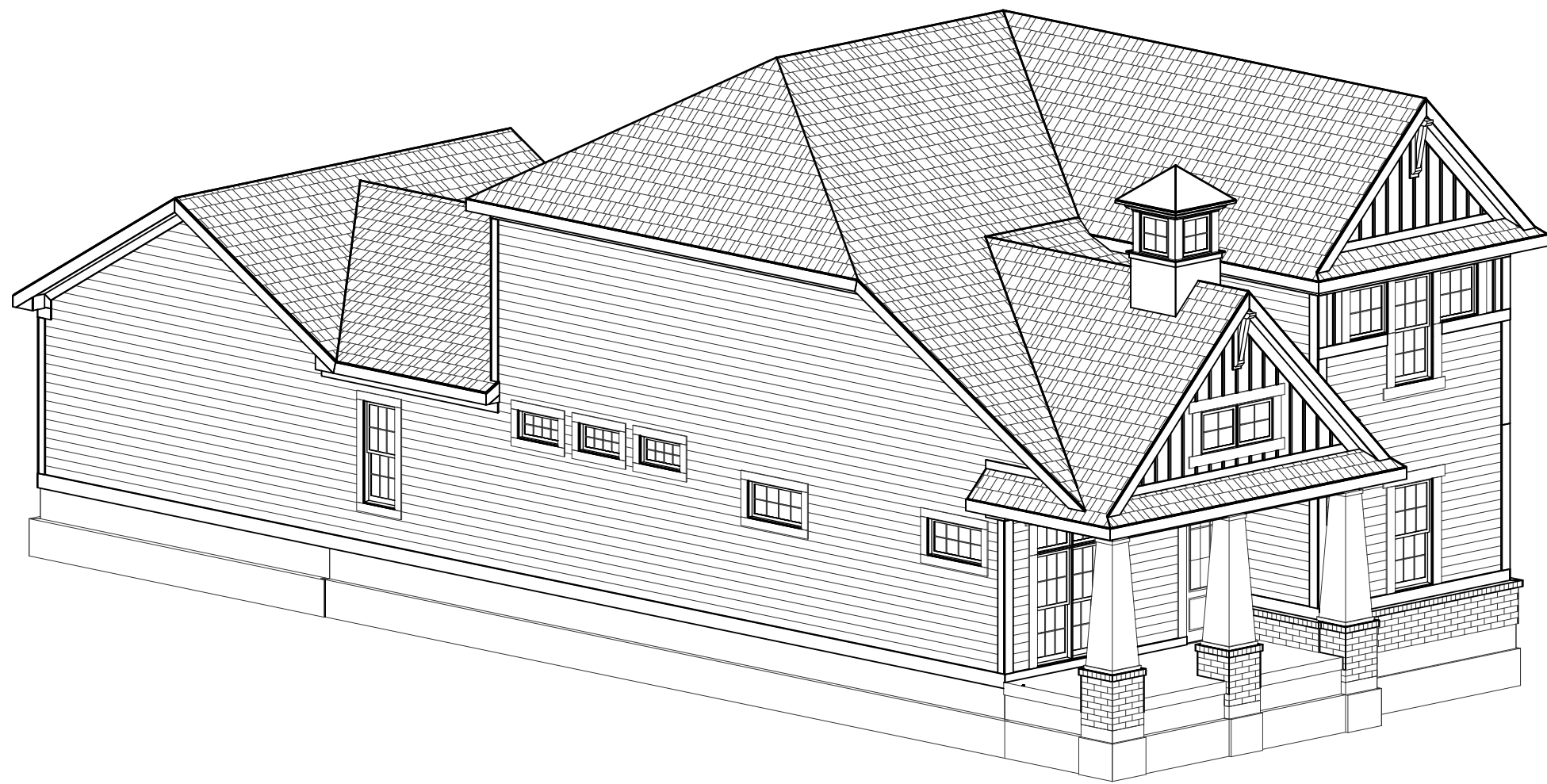
SHEET NUMBER

A-03

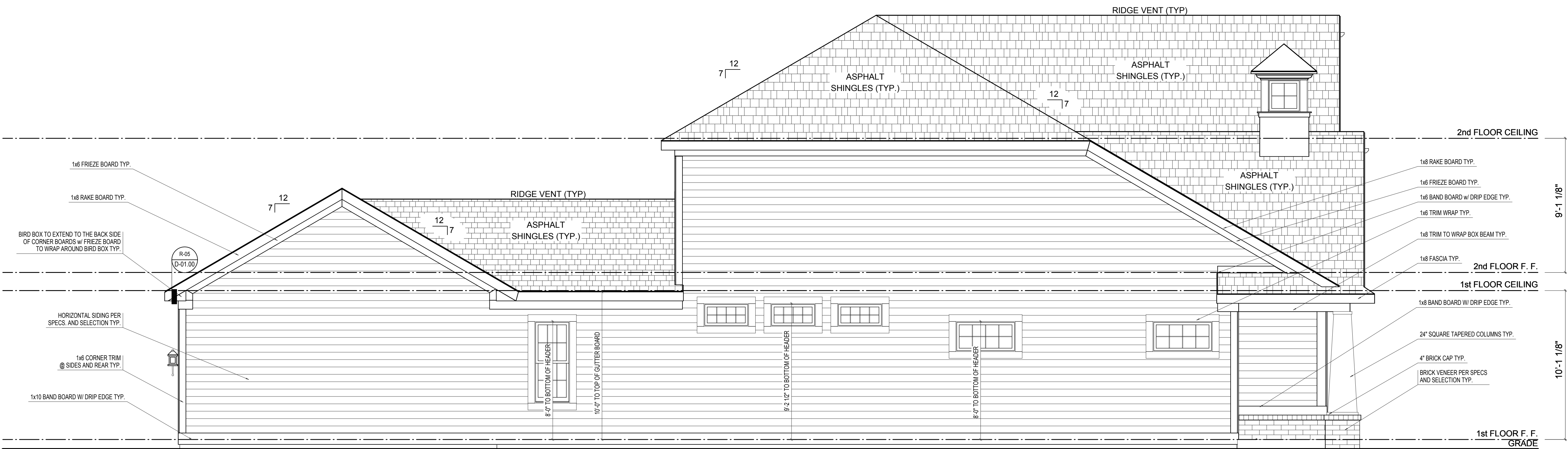
REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 07/11/2014			
EH_1030	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-04		



1030 Plan

SCALE $1/4'' = 1'-0''$

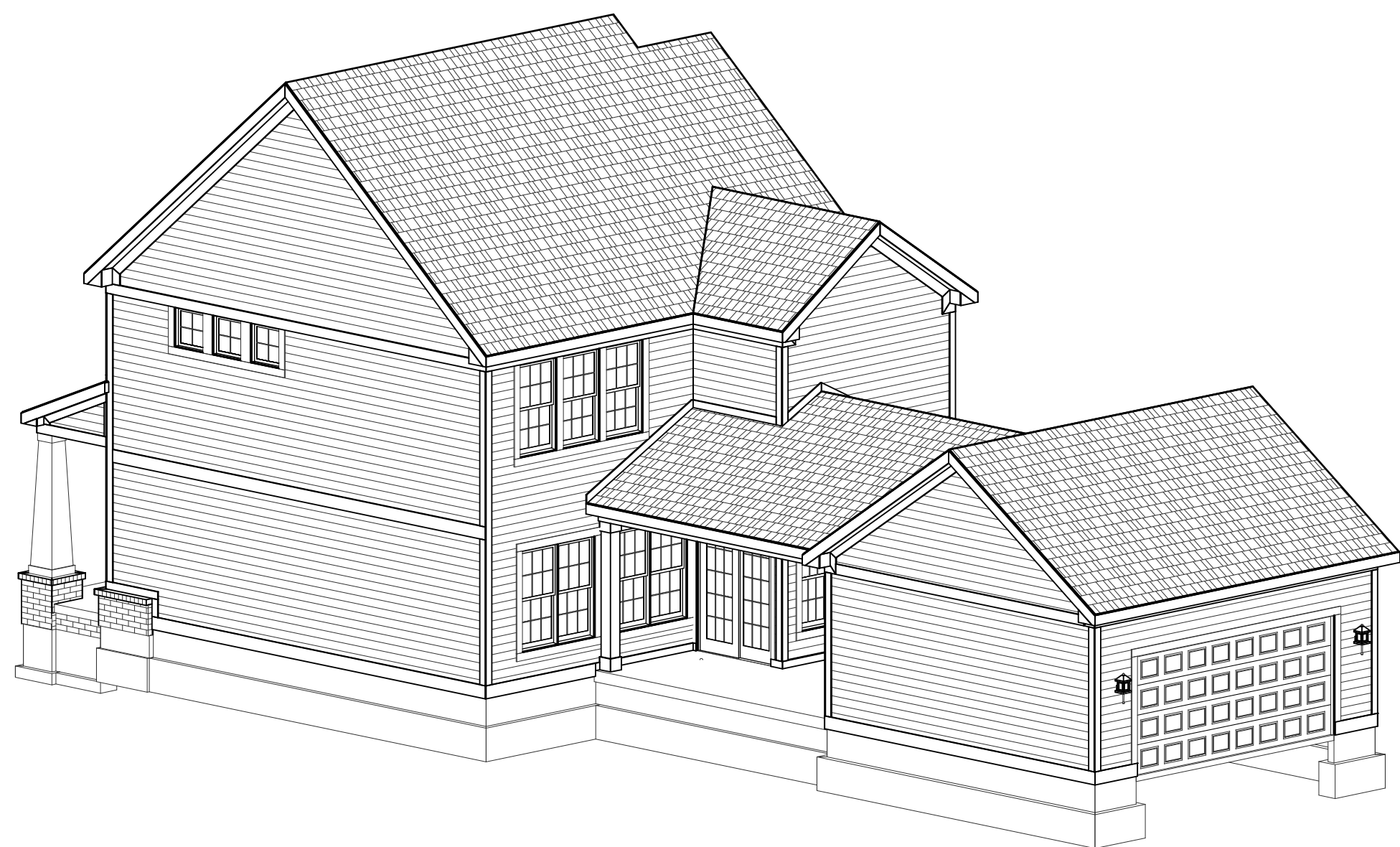


SCALE: 1/4"=1'-0"

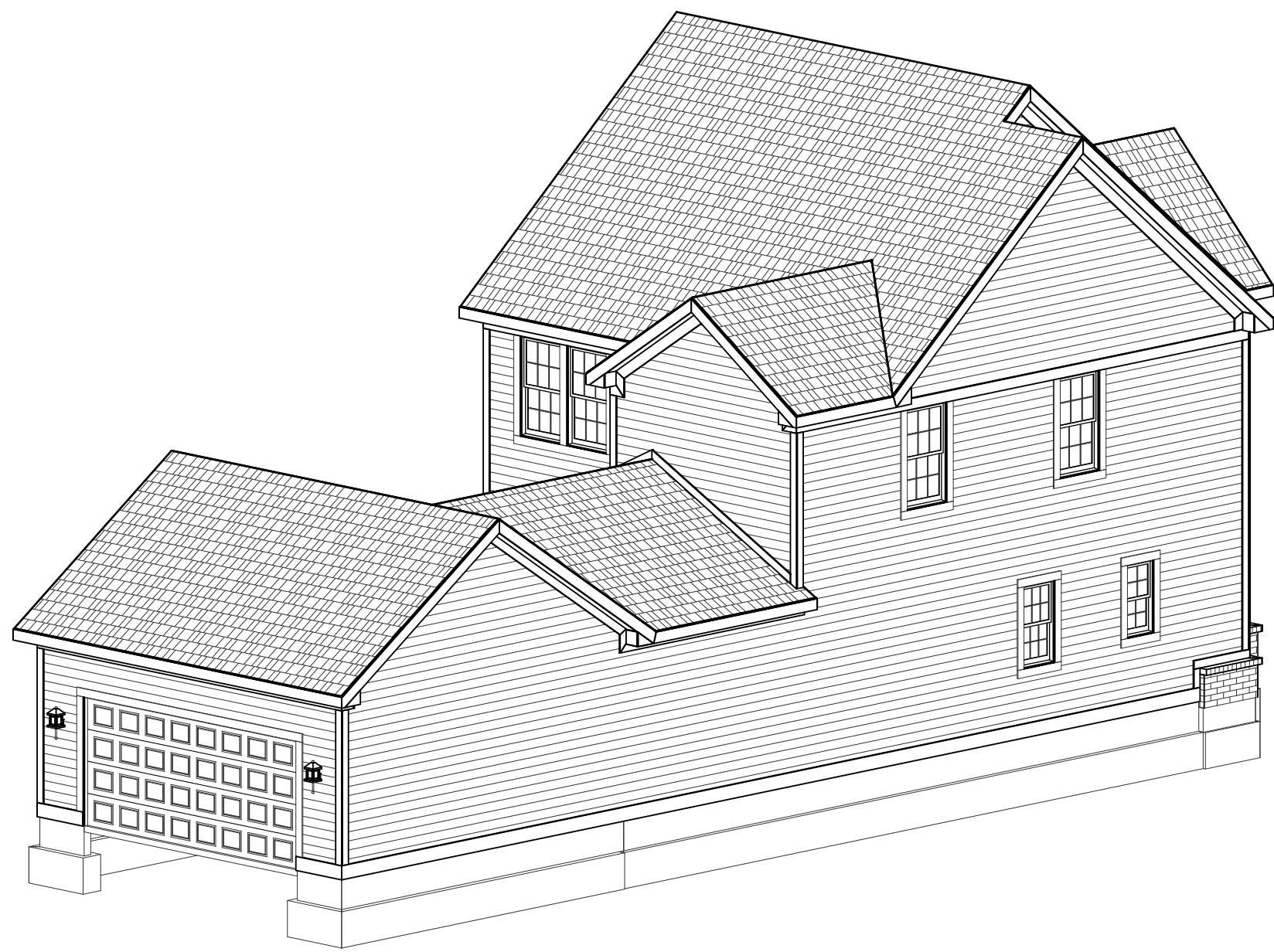


© CGVisions 2004 PLAN CREATION DATE 05/07/2014

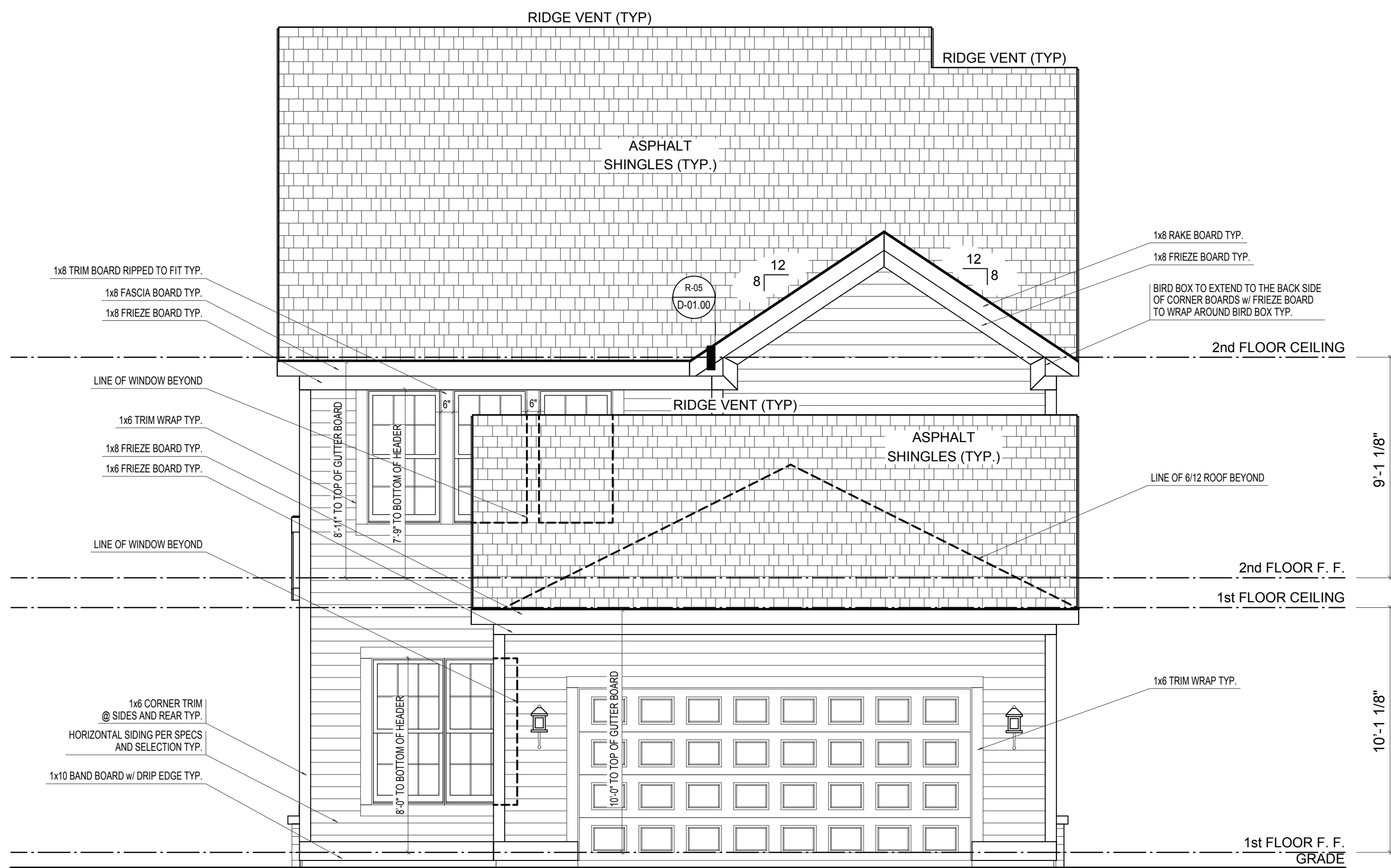
A-01



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

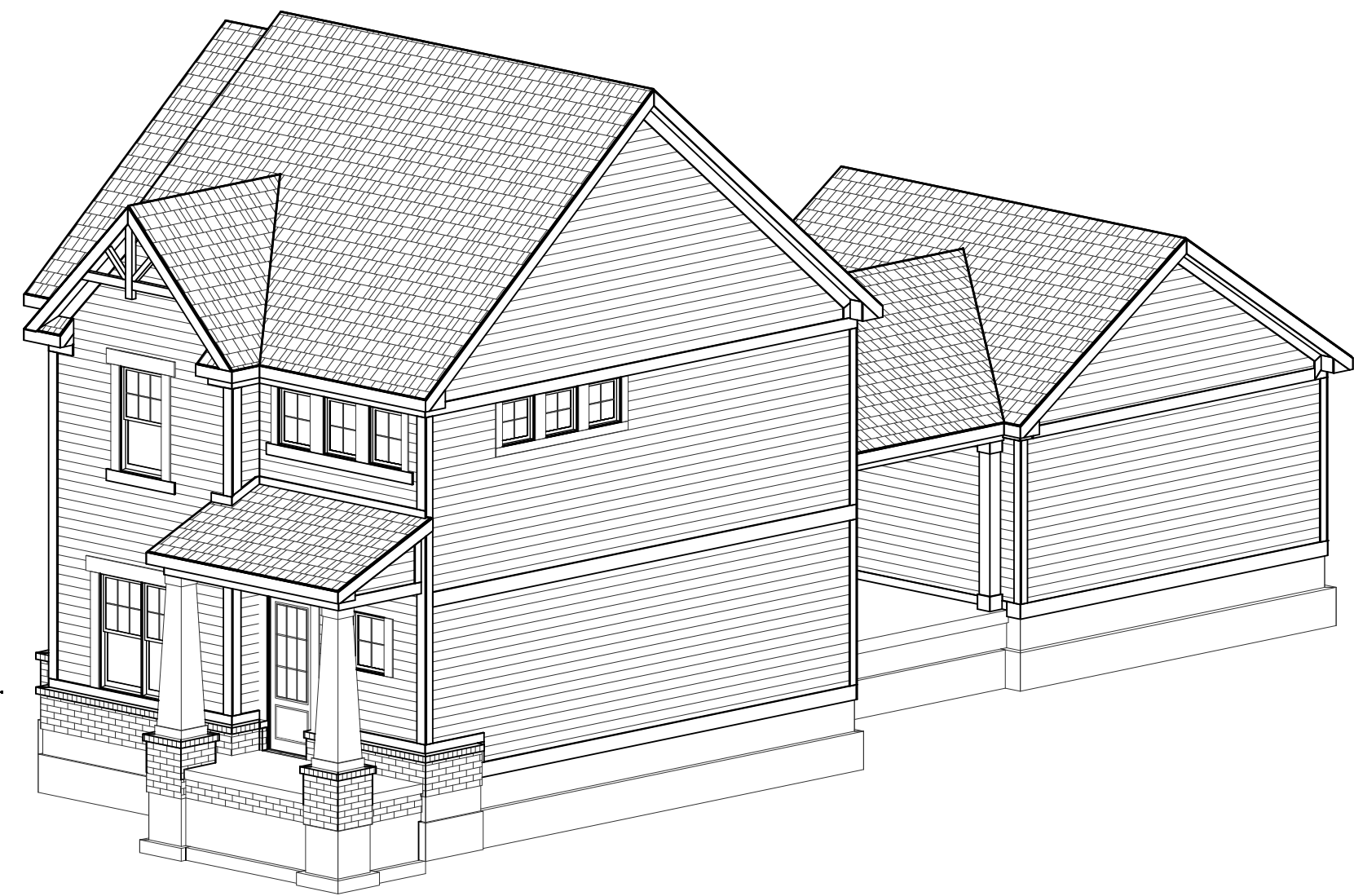
SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

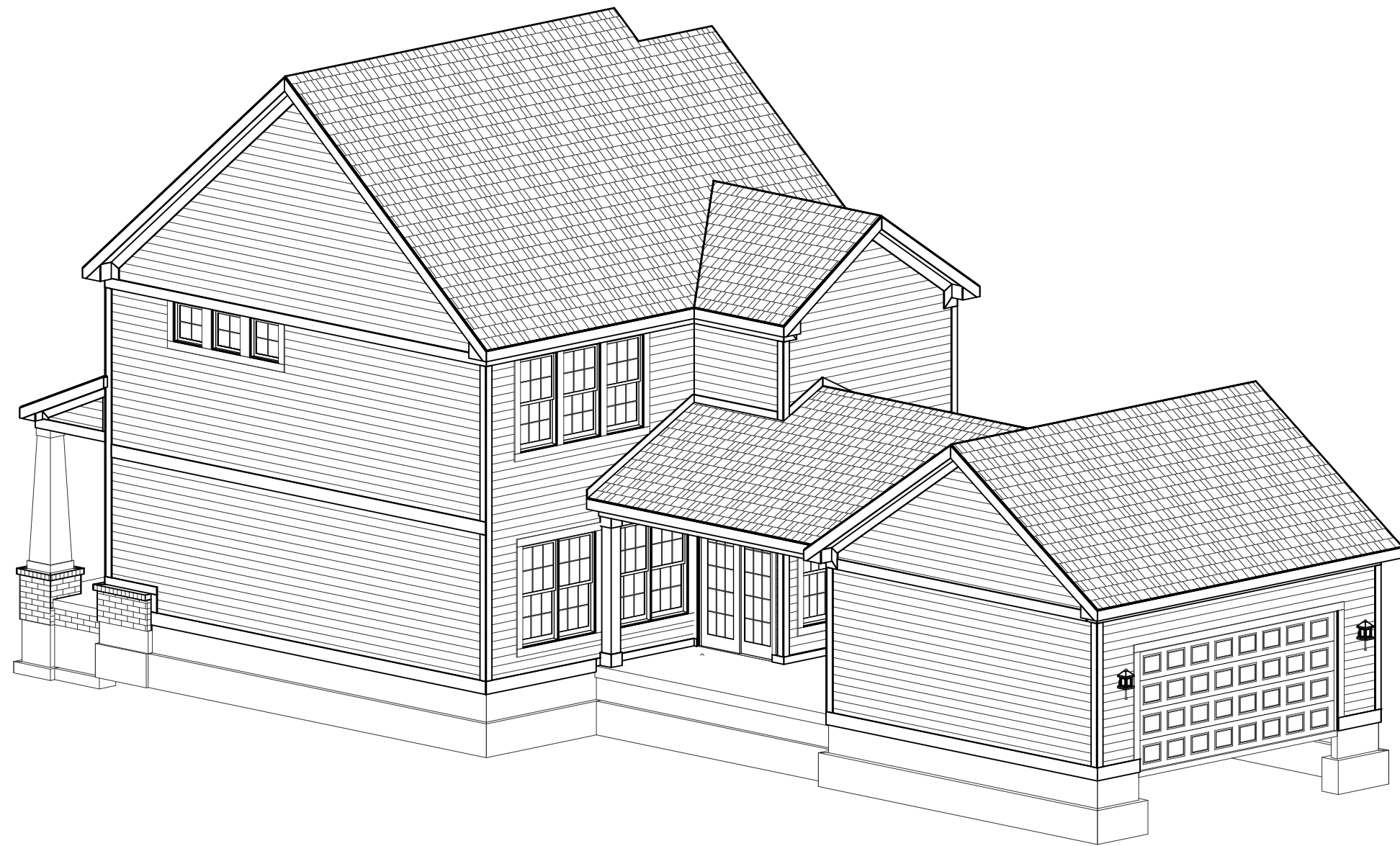
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



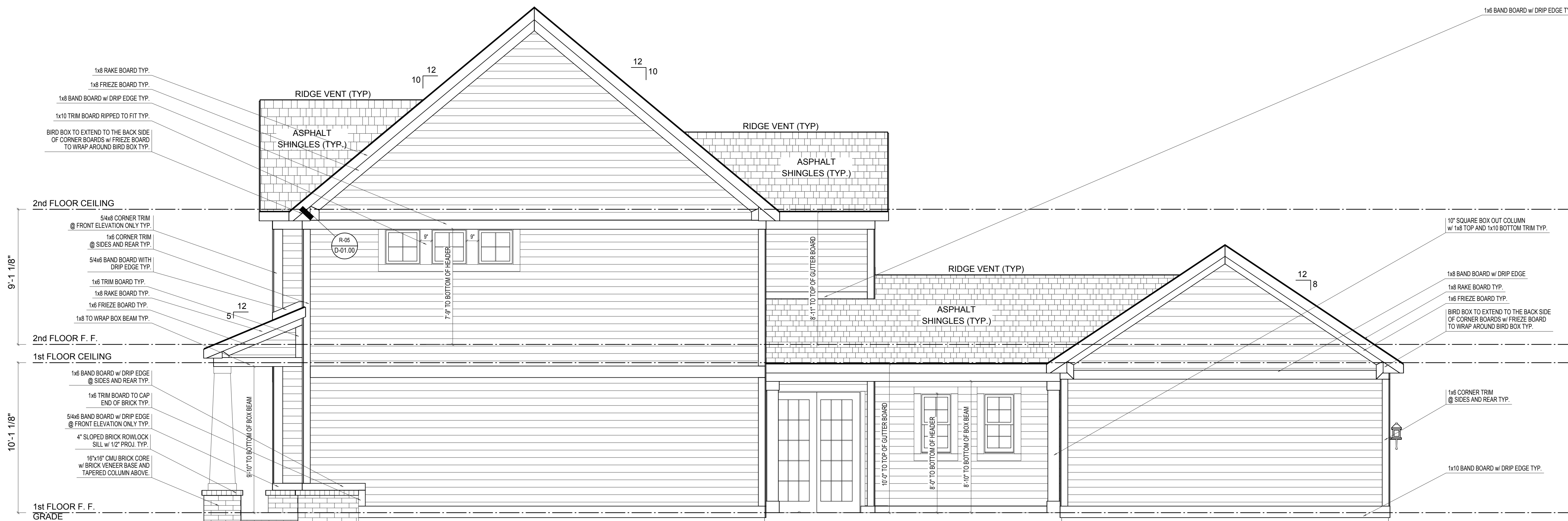
PRINT DATE: 10/08/2014			
EH_1045	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

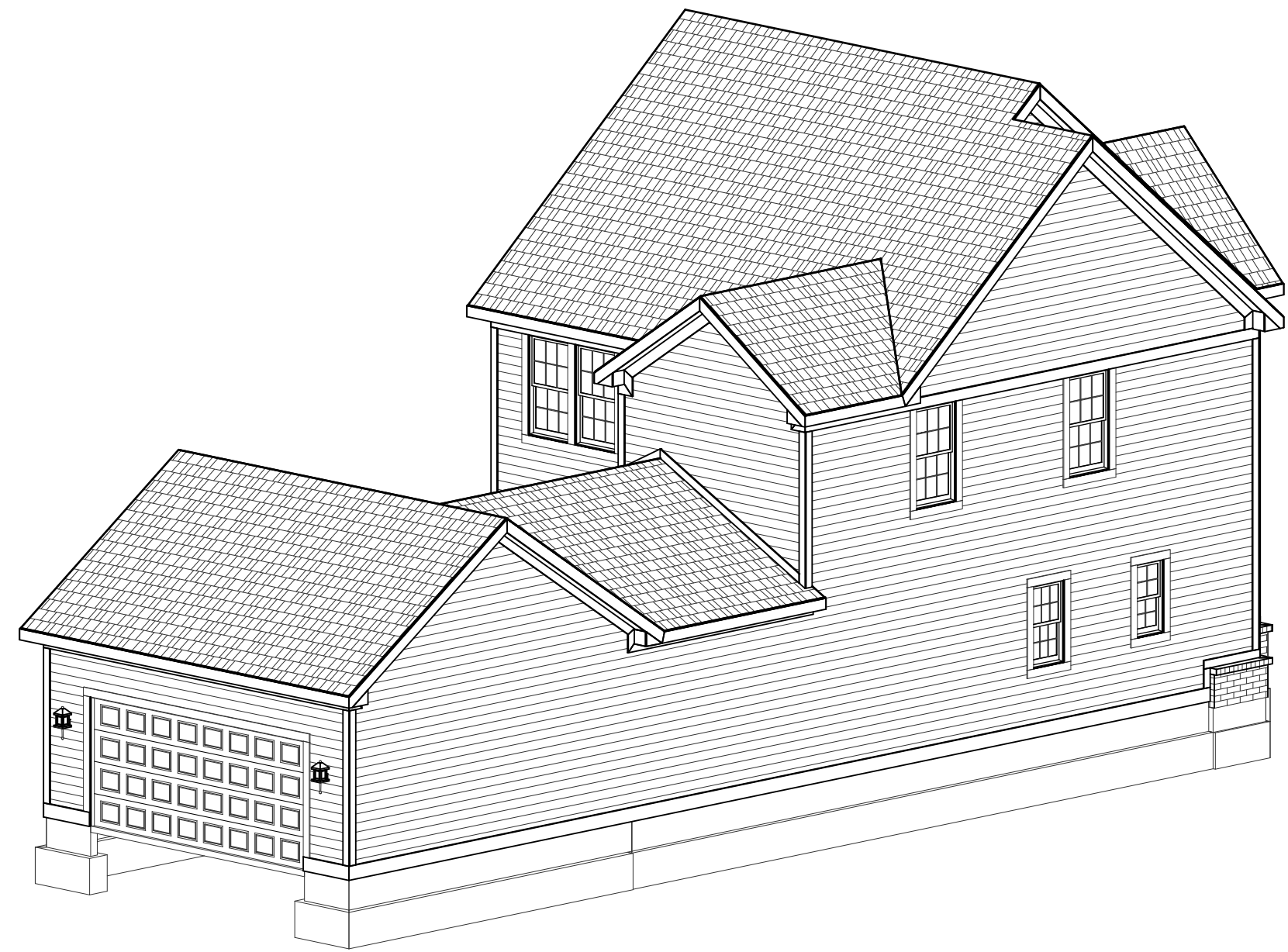
ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



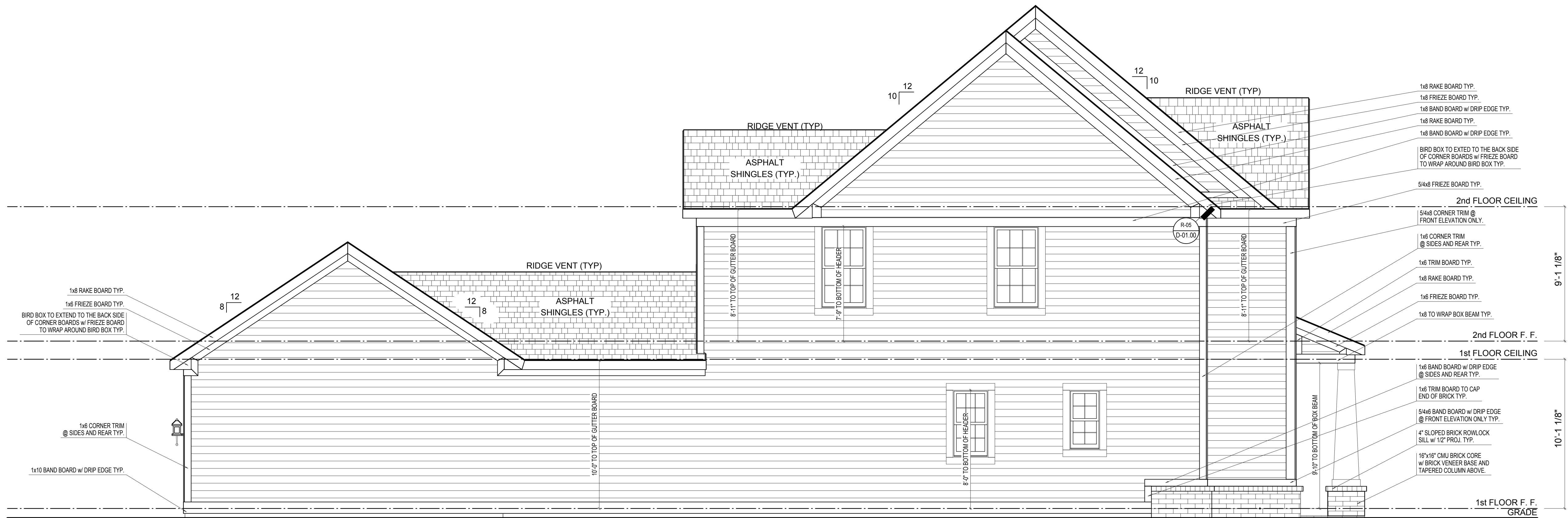
EH_1045		PRINT DATE: 10/08/2014	
FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-03	



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1045		PRINT DATE: 10/08/2014	
FOR:	Estridge Homes		
	LOCATION:		
SHEET NUMBER			
A-04			



SCALE: 1/4"=1'-0"

[illegible]

© Estridae Homes 09/11/2014

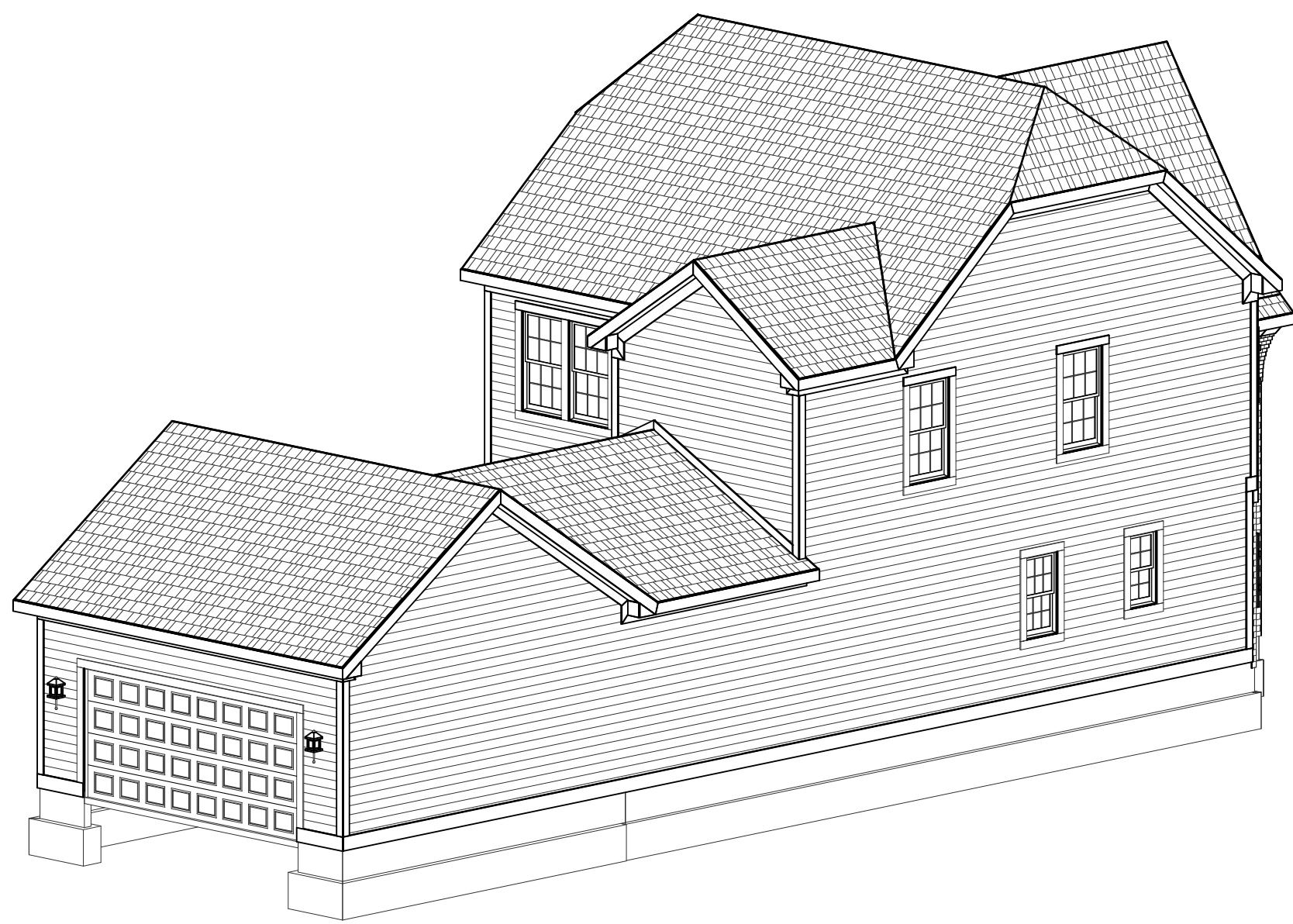
PRINT DATE:
09/11/2014

EH_1045	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-01		

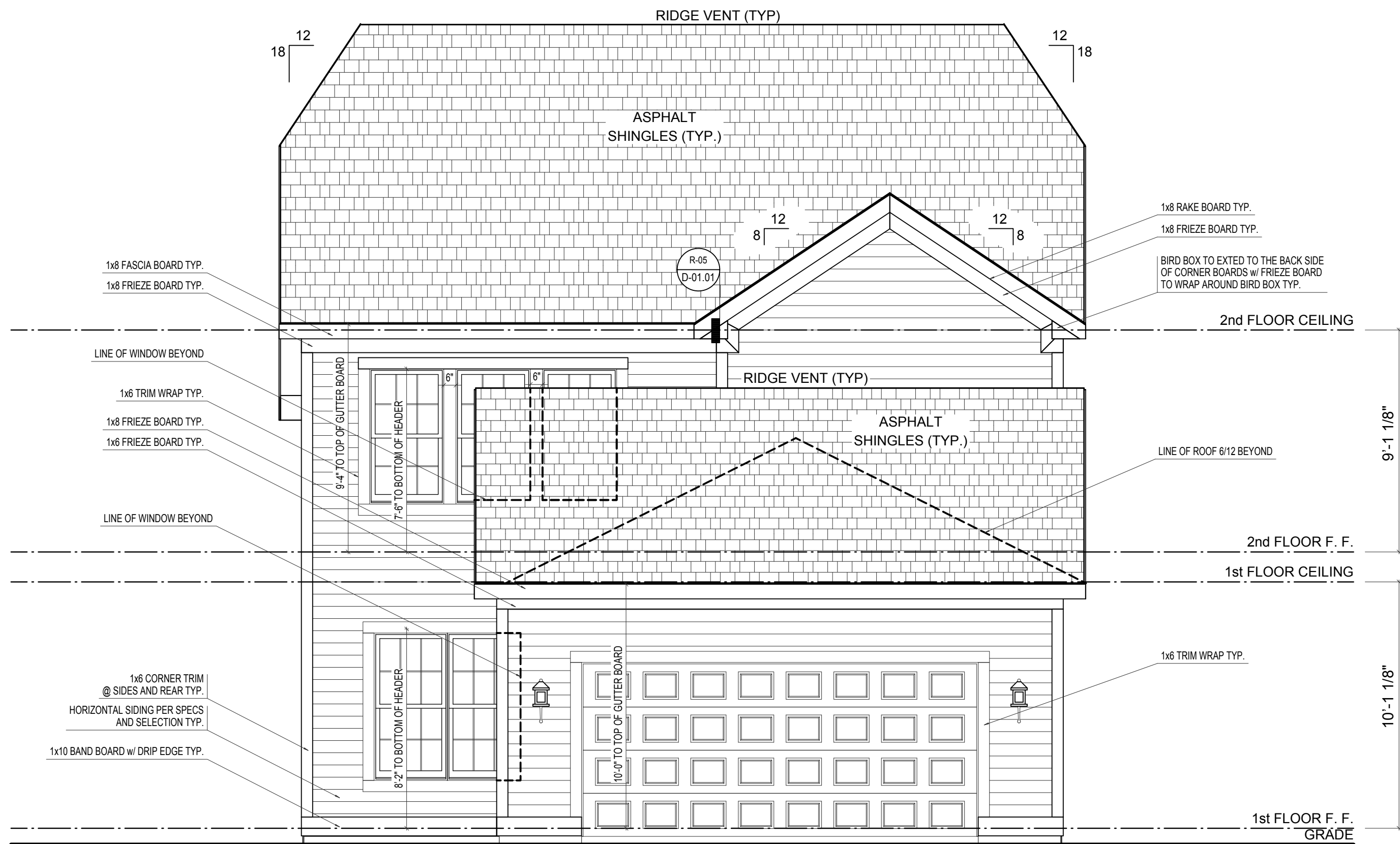
© CGVisions 2004 PLAN CREATION DATE 05/07/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION B BASE FINAL

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1045		PRINT DATE: 09/11/2014	
FOR:	Estridge Homes		
LOCATION:			
SHEET NUMBER			
A-02			



SCALE: 1/4"=1'-0"



A-03

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ELEVATION B BASE FINAL

SCALE: 1/4"=1'-0"

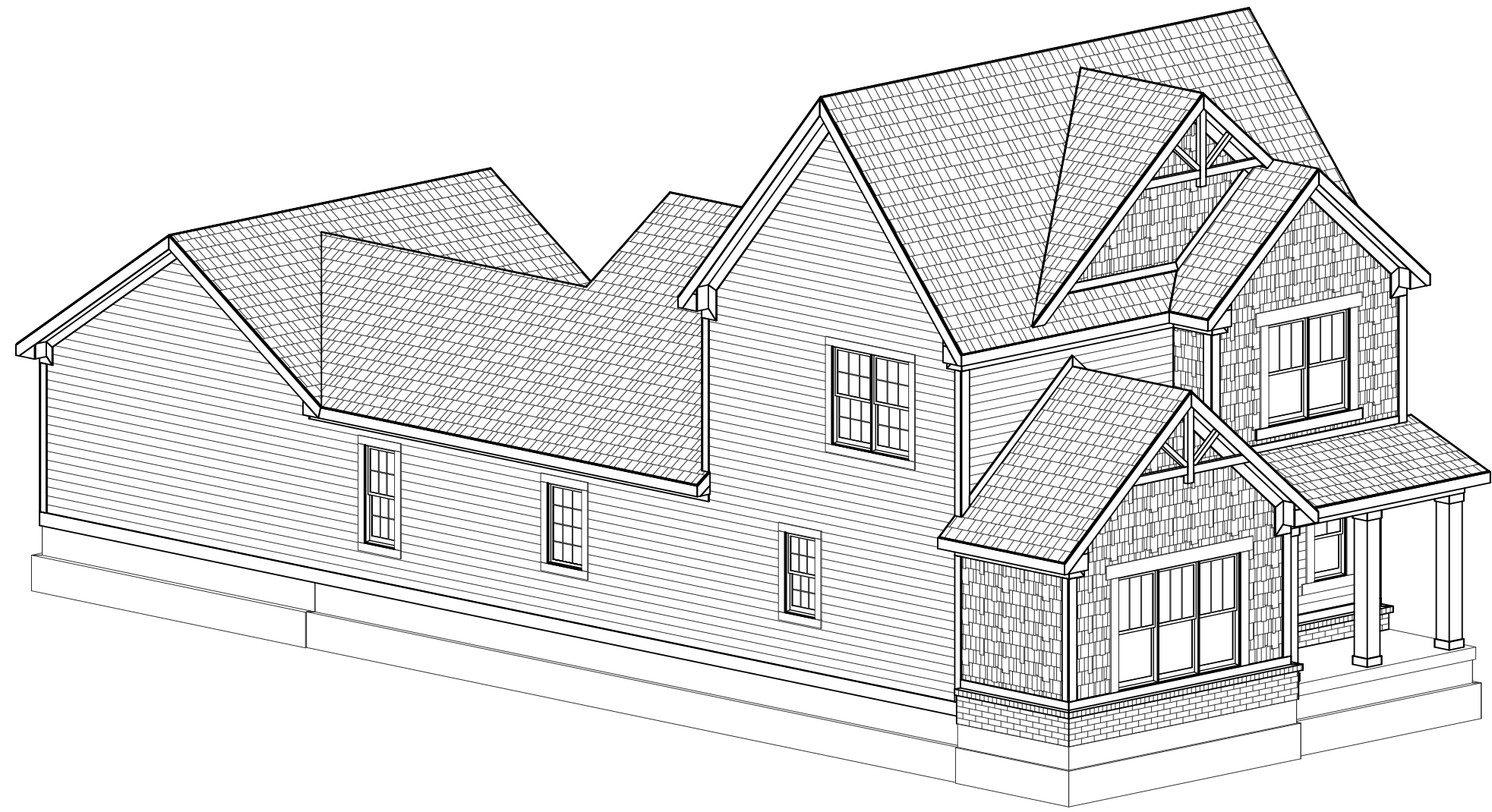
[illegible]

PRINT DATE:
09/11/2014

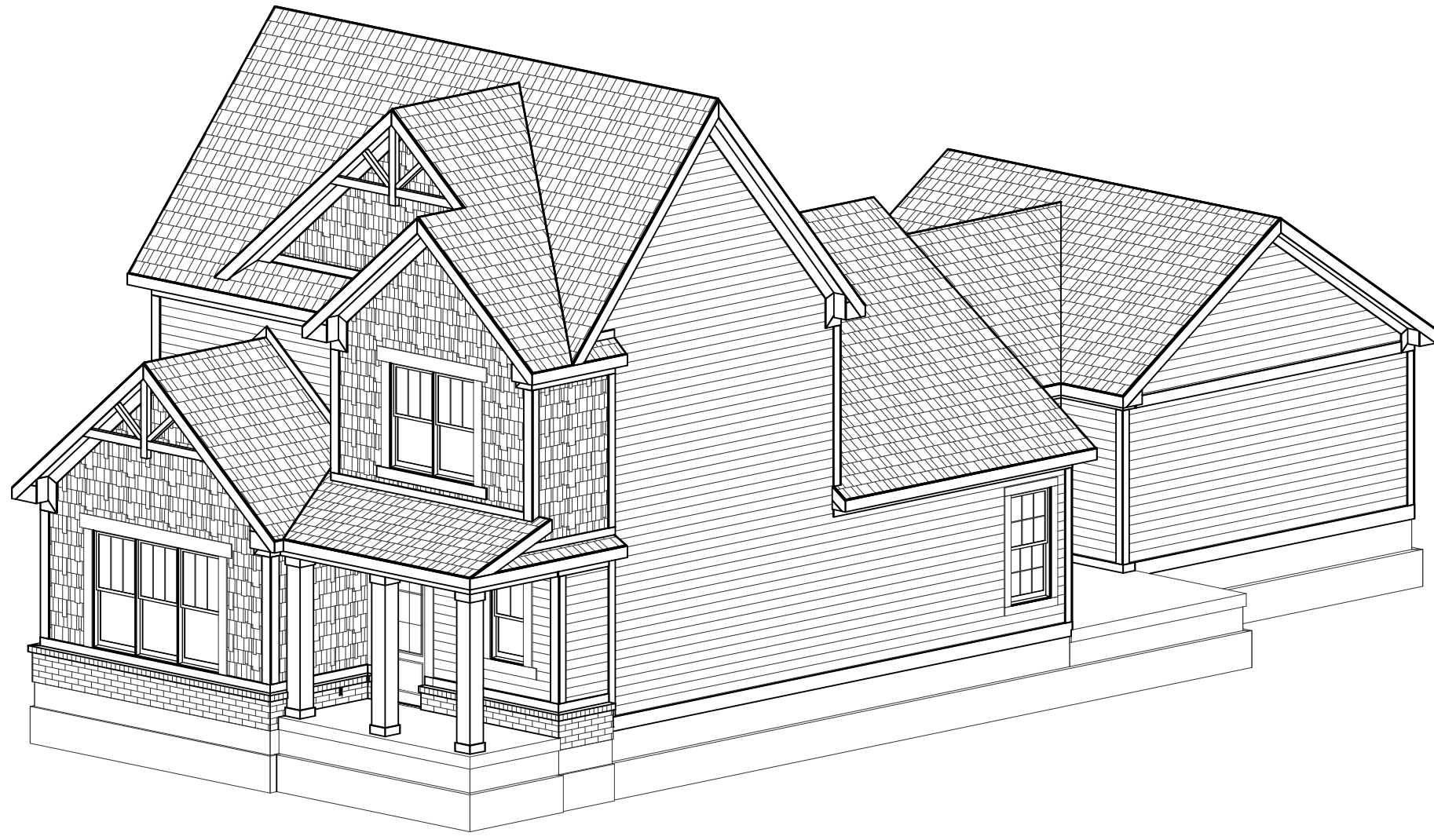
EH_1045	FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER				
A-04				

© Estridae Homes 09/11/2014

© CGVisions 2004 PLAN CREATION DATE 05/07/2014



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

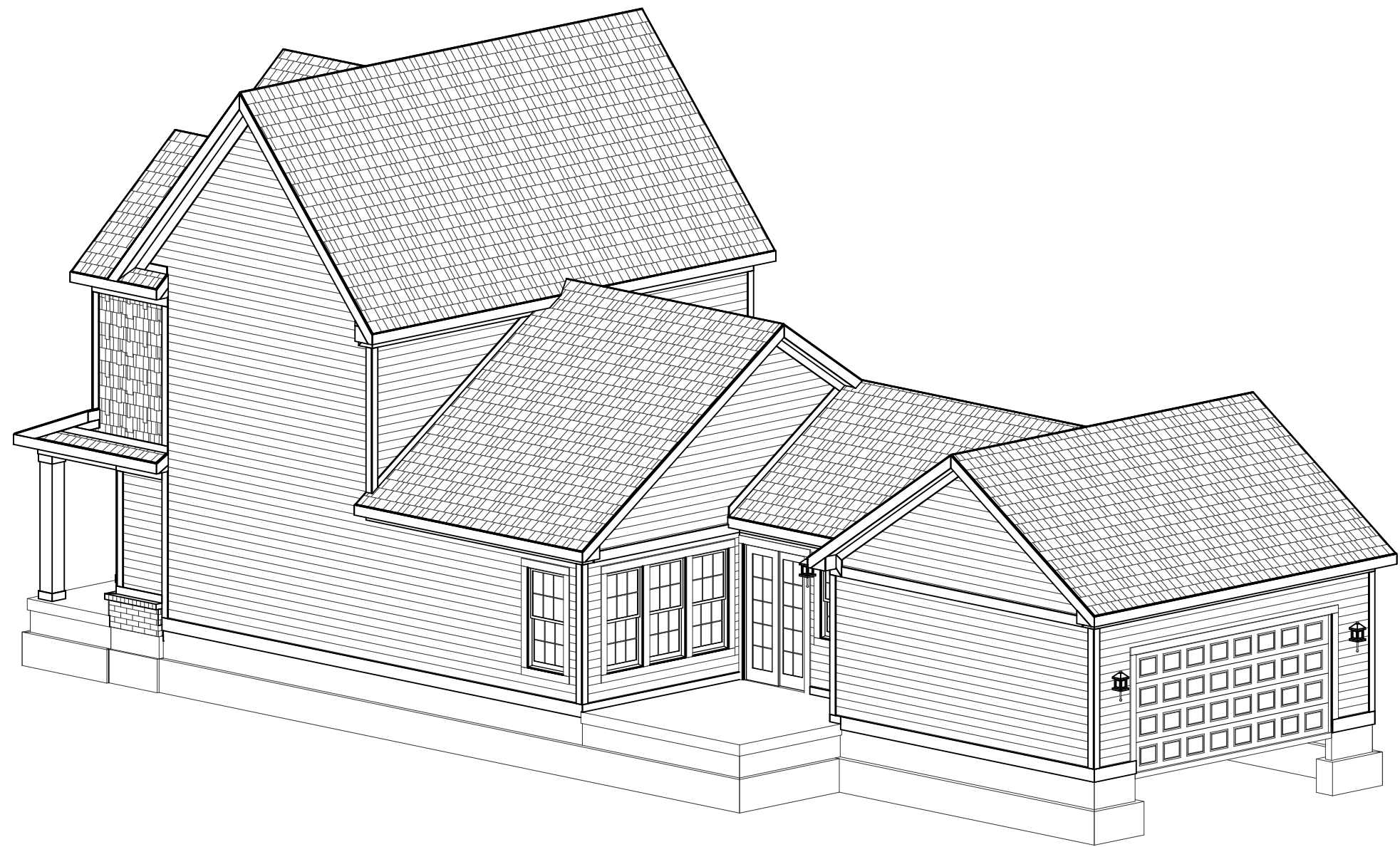
SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

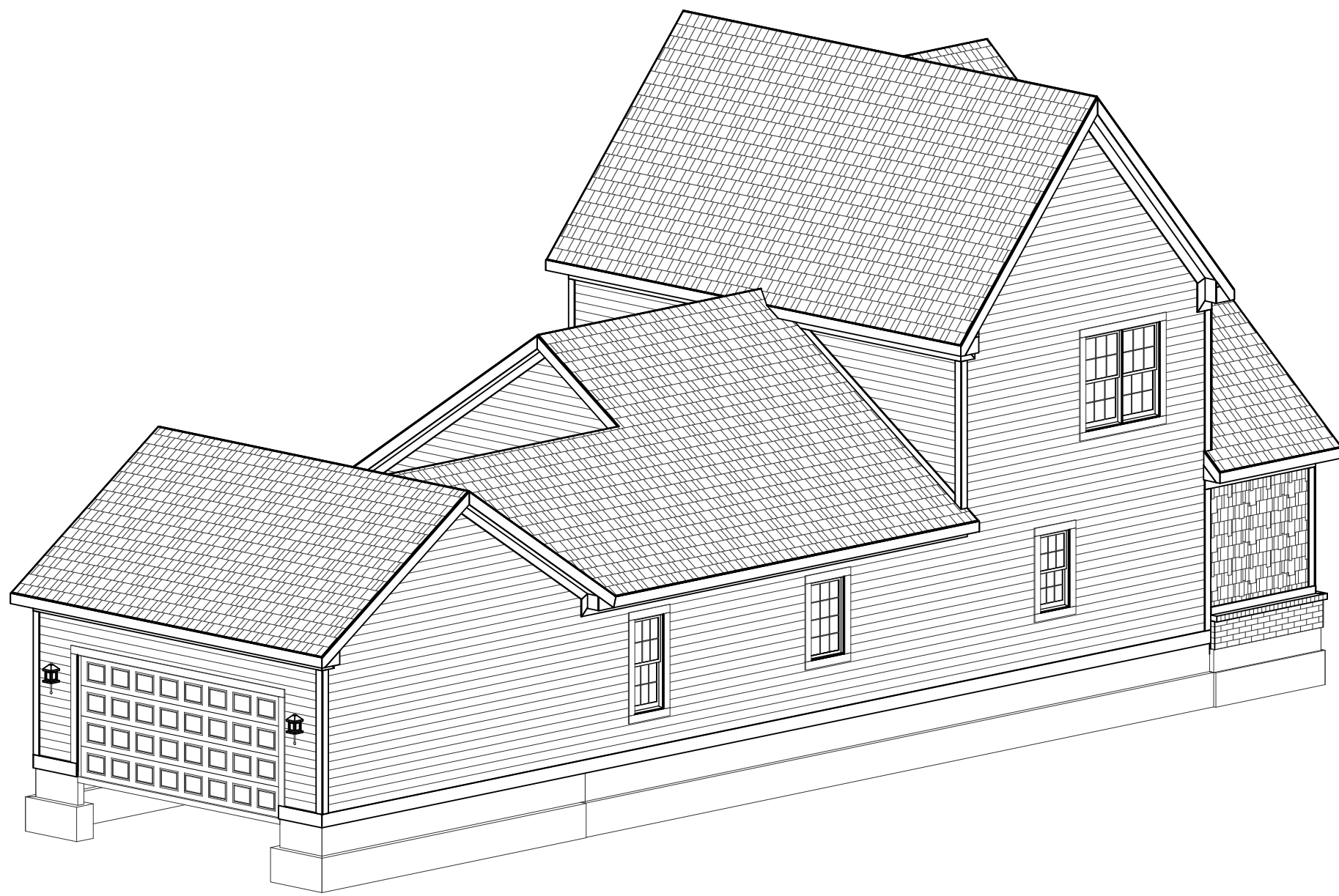
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



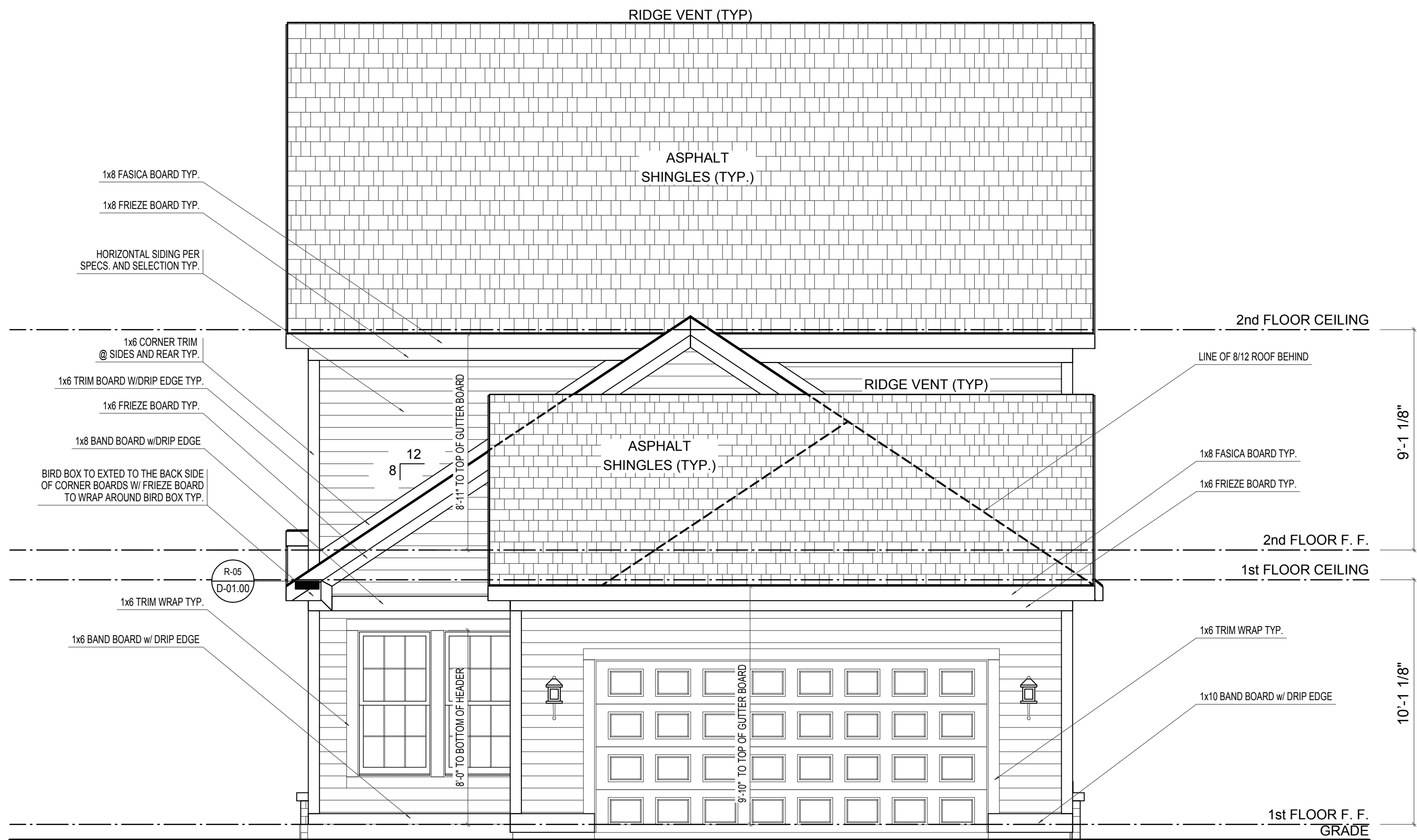
PRINT DATE: 10/07/2014		
EH_1060	FOR: Estridge Homes	
	LOCATION:	1060
SHEET NUMBER		
A-01		



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 10/07/2014		
EH_1060	FOR:	Estridge Homes
	LOCATION:	1060
SHEET NUMBER		
A-02		



SCALE: 1/4"=1'-0"

[illegible]

© Estridge Homes 10/07/2014

PRINT DATE:
10/07/2014

EH 1060

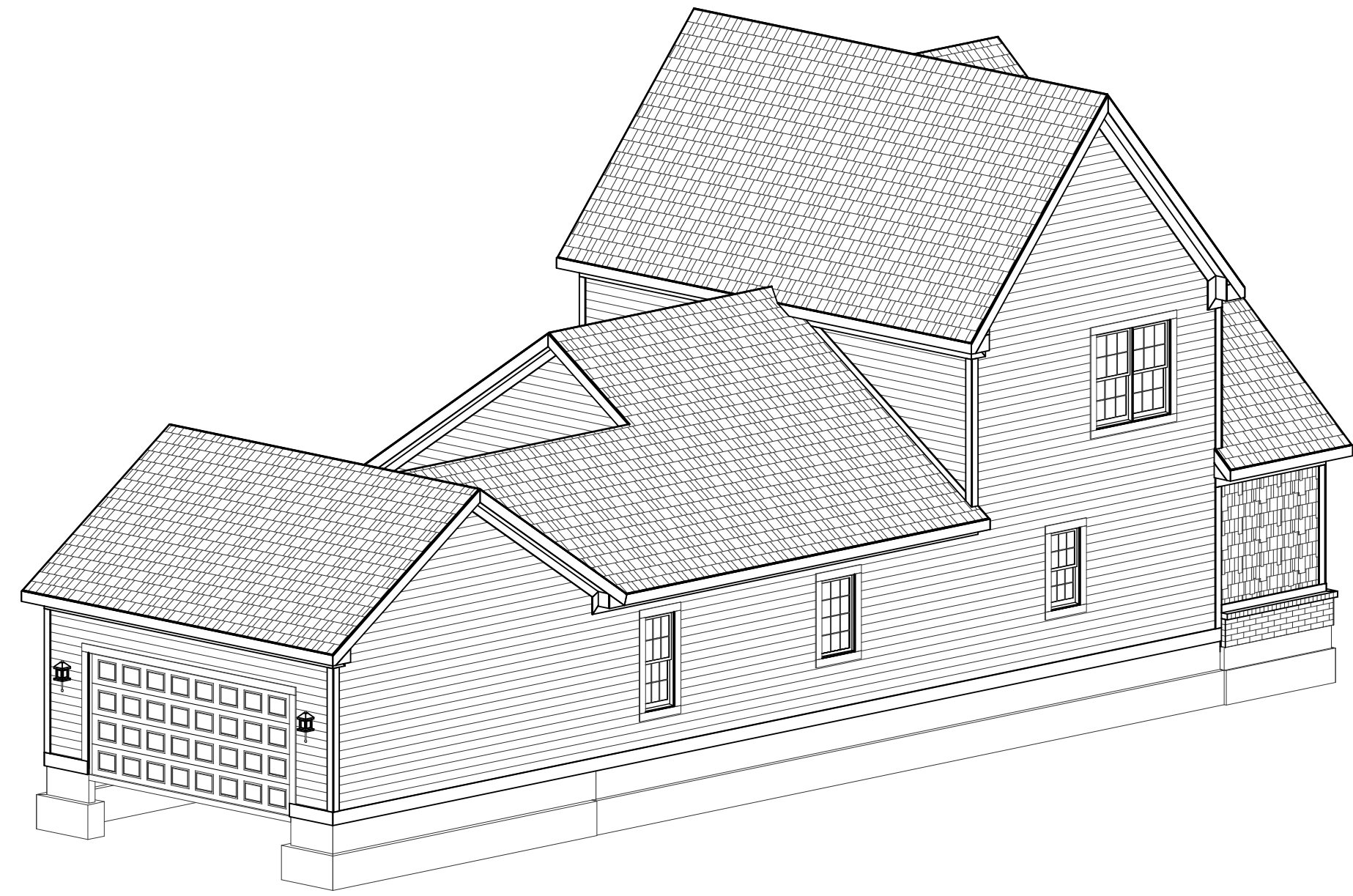
FOR:

LOCATION:

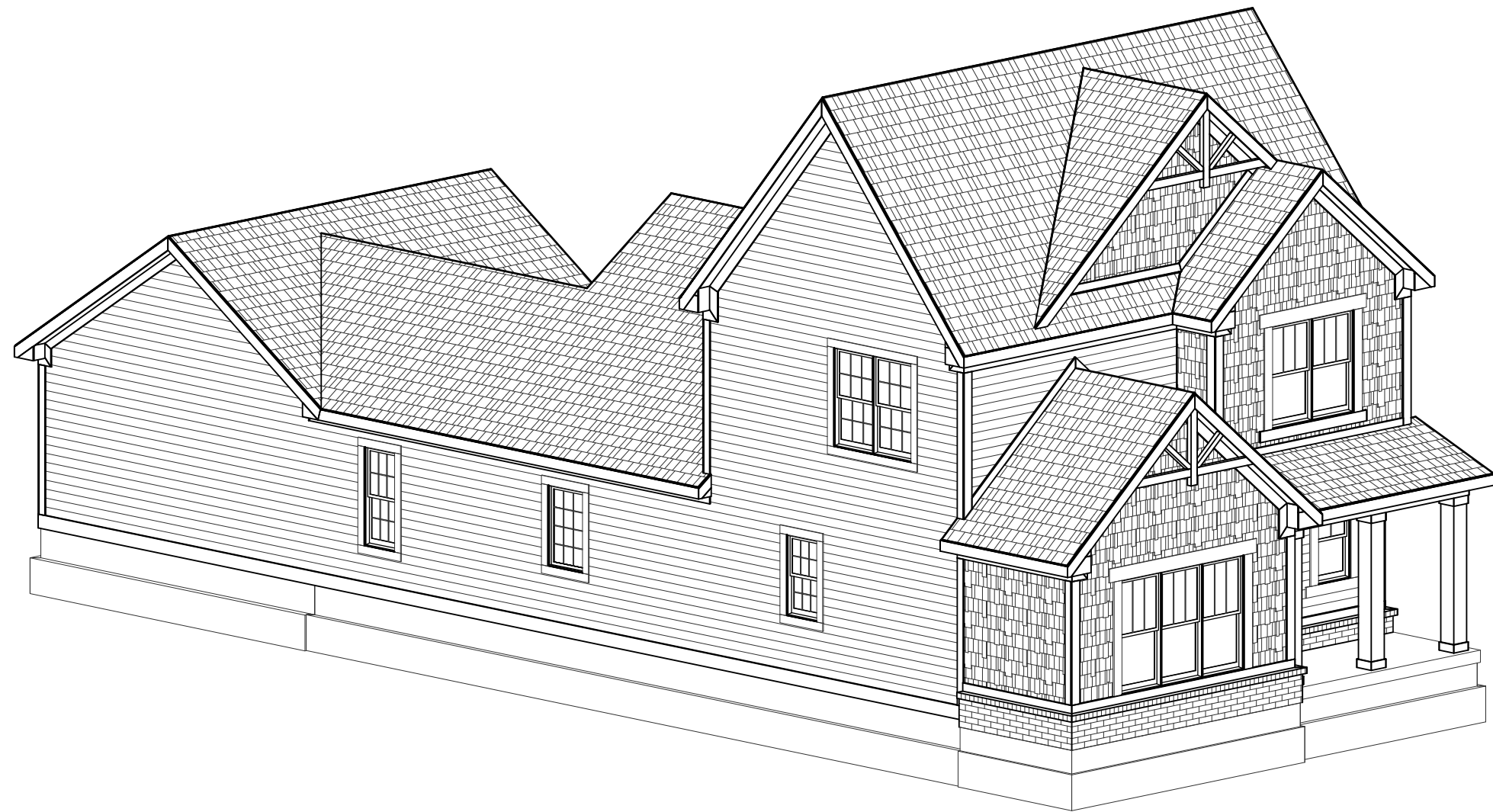
SHEET NUMBER		

A-03

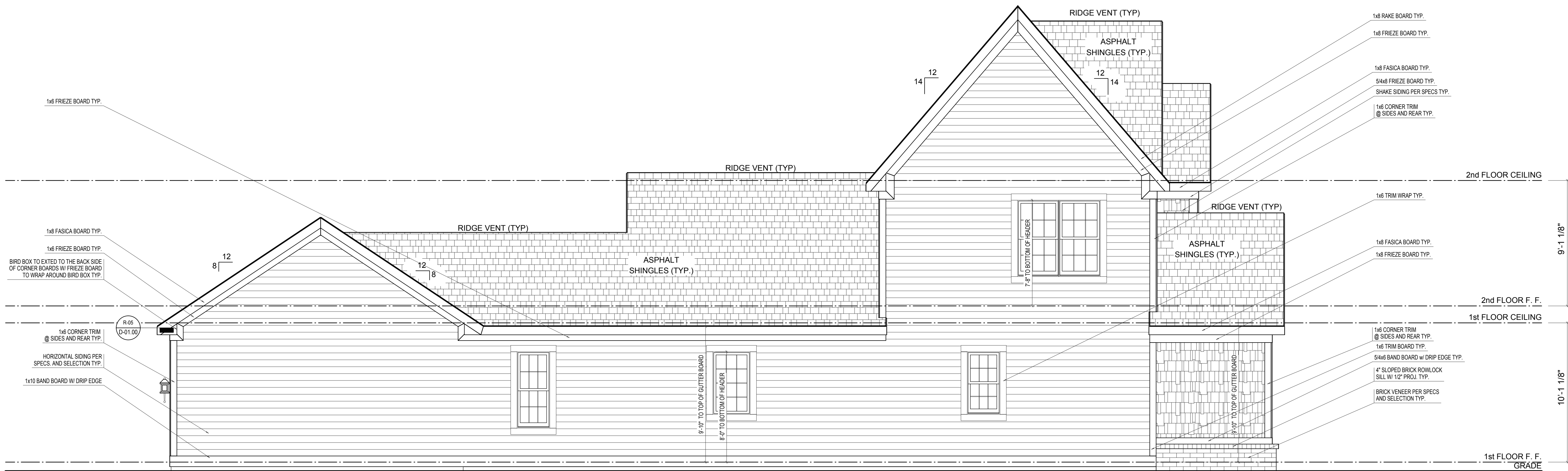
© CGVisions 2004 PLAN CREATION DATE 05/06/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

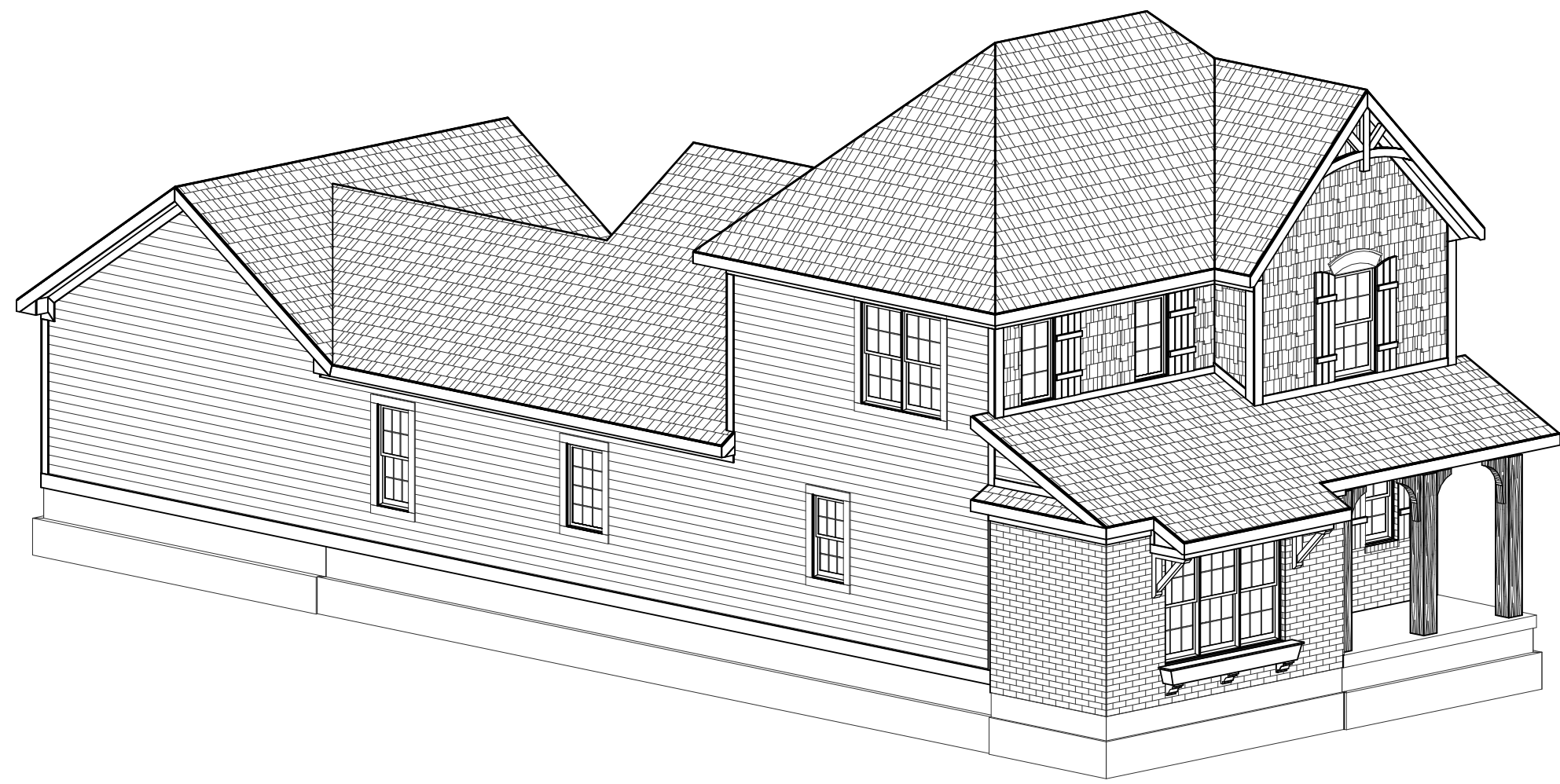
ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

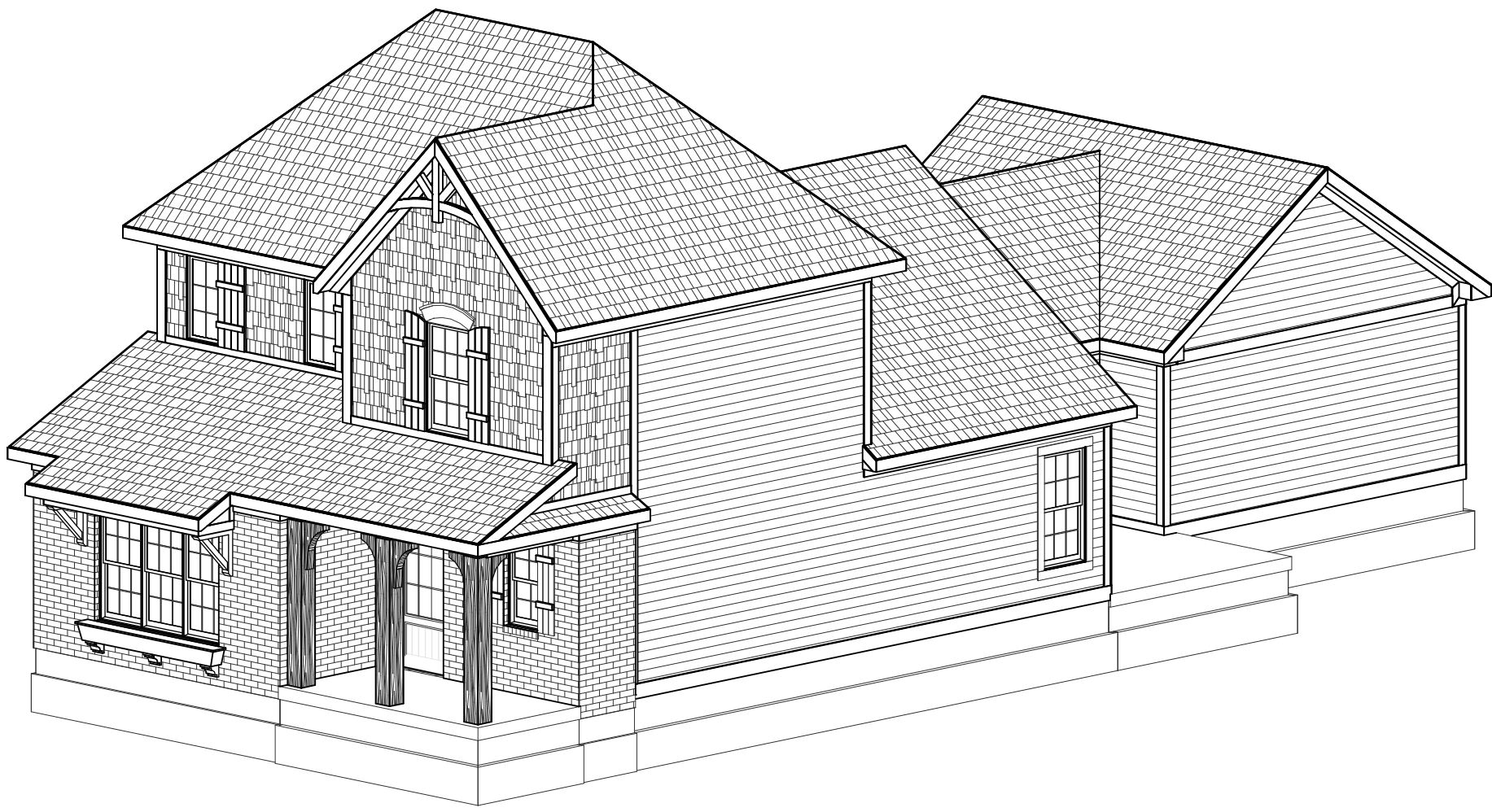
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 10/07/2014		
EH_1060	FOR: Estridge Homes	LOCATION: 1060
SHEET NUMBER		
A-04		



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

ELEVATION "B" BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 09/10/2014		
EH_1060	FOR: Estridge Homes	LOCATION: 1060
SHEET NUMBER		
A-01		



SCALE: 1/4"=1'-0"

ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				

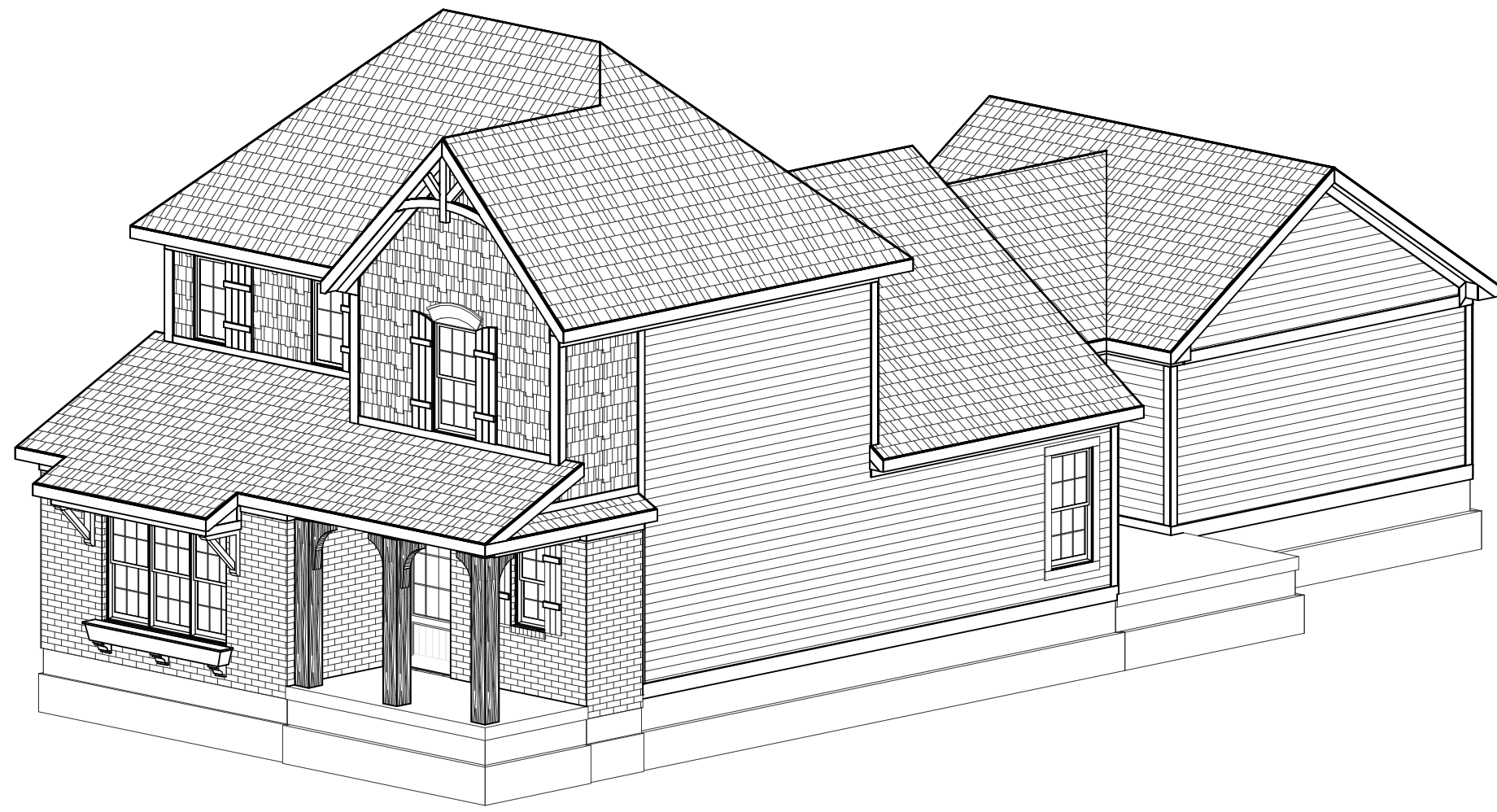


© Estridge Homes 09/10/2014

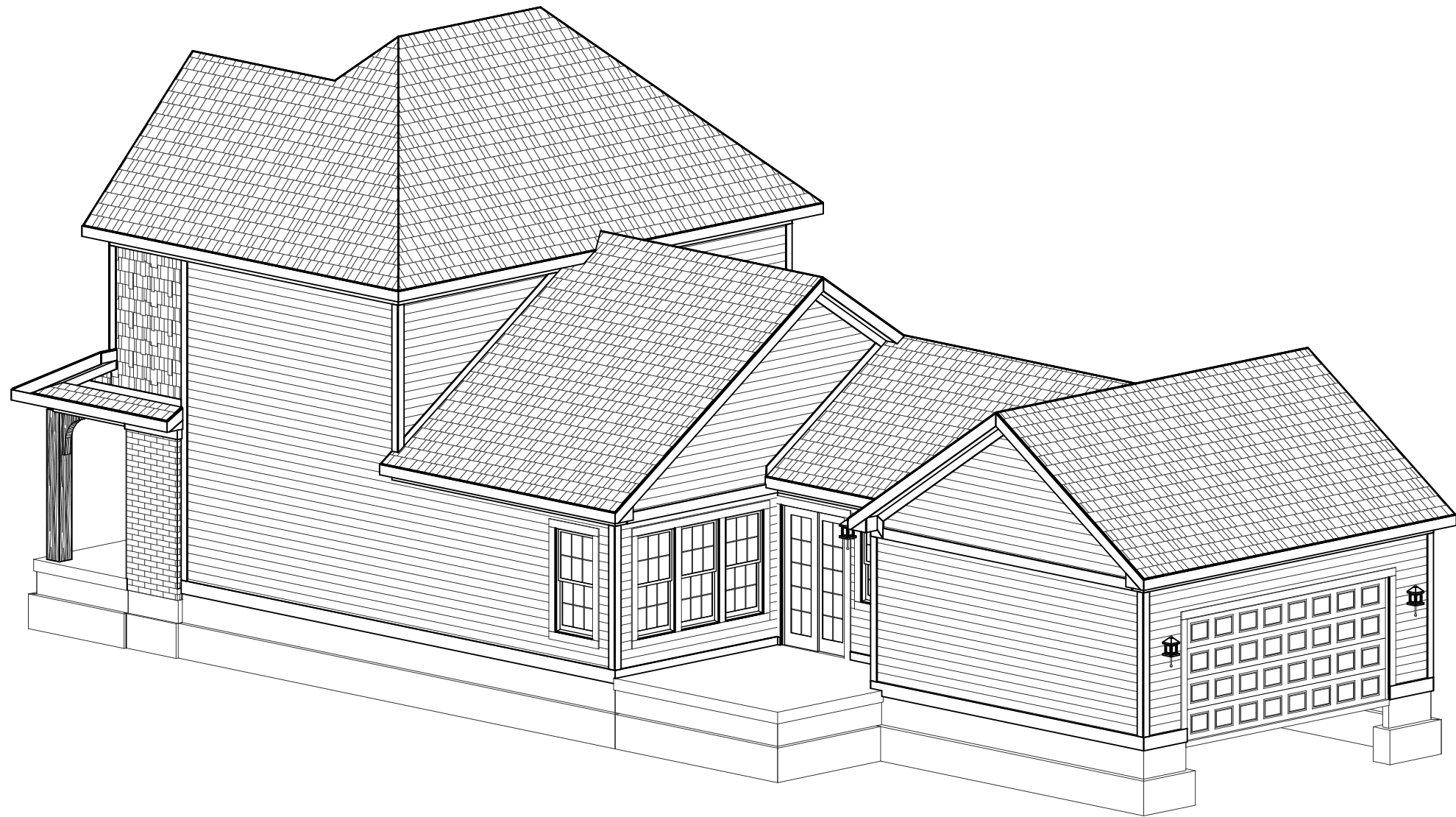
PRINT DATE:
09/10/2014

EH_1060	FOR:	Estridge Homes	LOCATION:	1060		
	SHEET NUMBER					
	A-02					

© CGVisions 2004 PLAN CREATION DATE 05/06/2014



FRONT-RIGHT

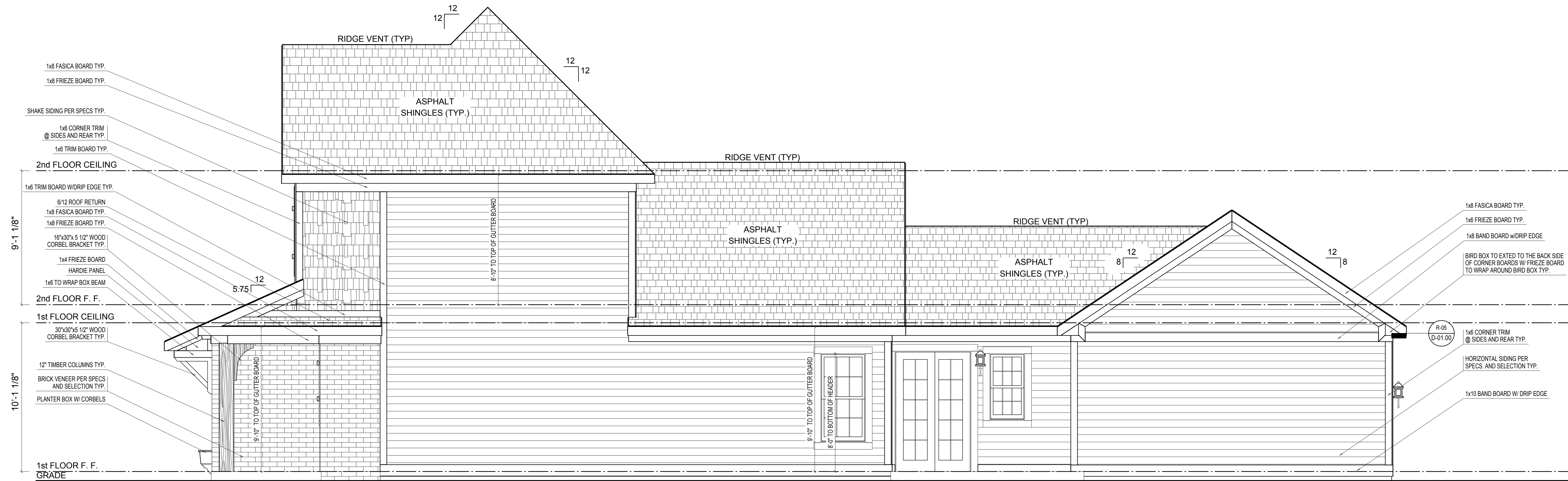


REAR-RIGHT

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 09/10/2014	
EH_1060	FOR: Estridge Homes
	LOCATION: 1060
SHEET NUMBER	
A-03	



RIGHT ELEVATION



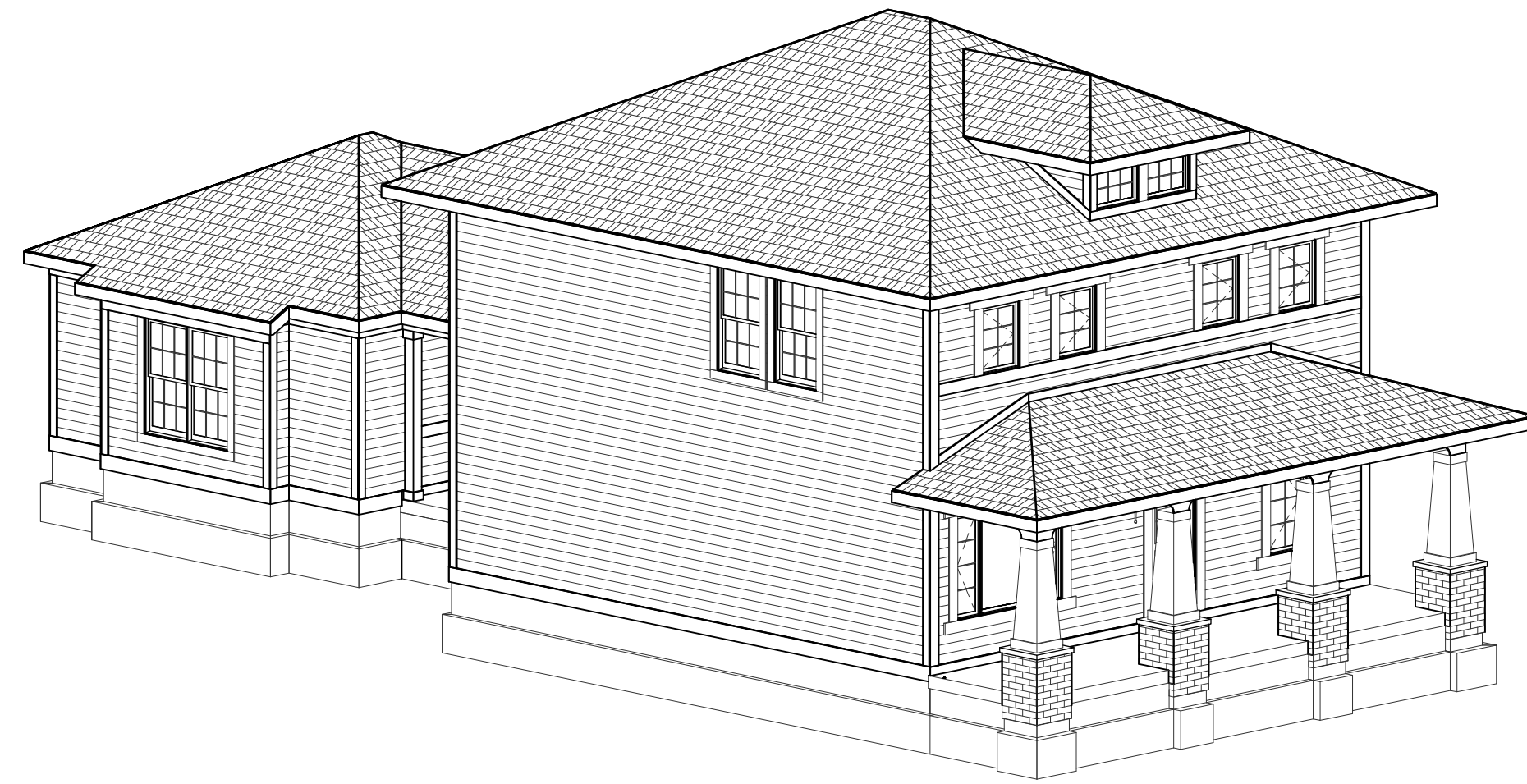
ELEVATION "B" BASE FINAL

SCALE: 1/4"=1'-0"

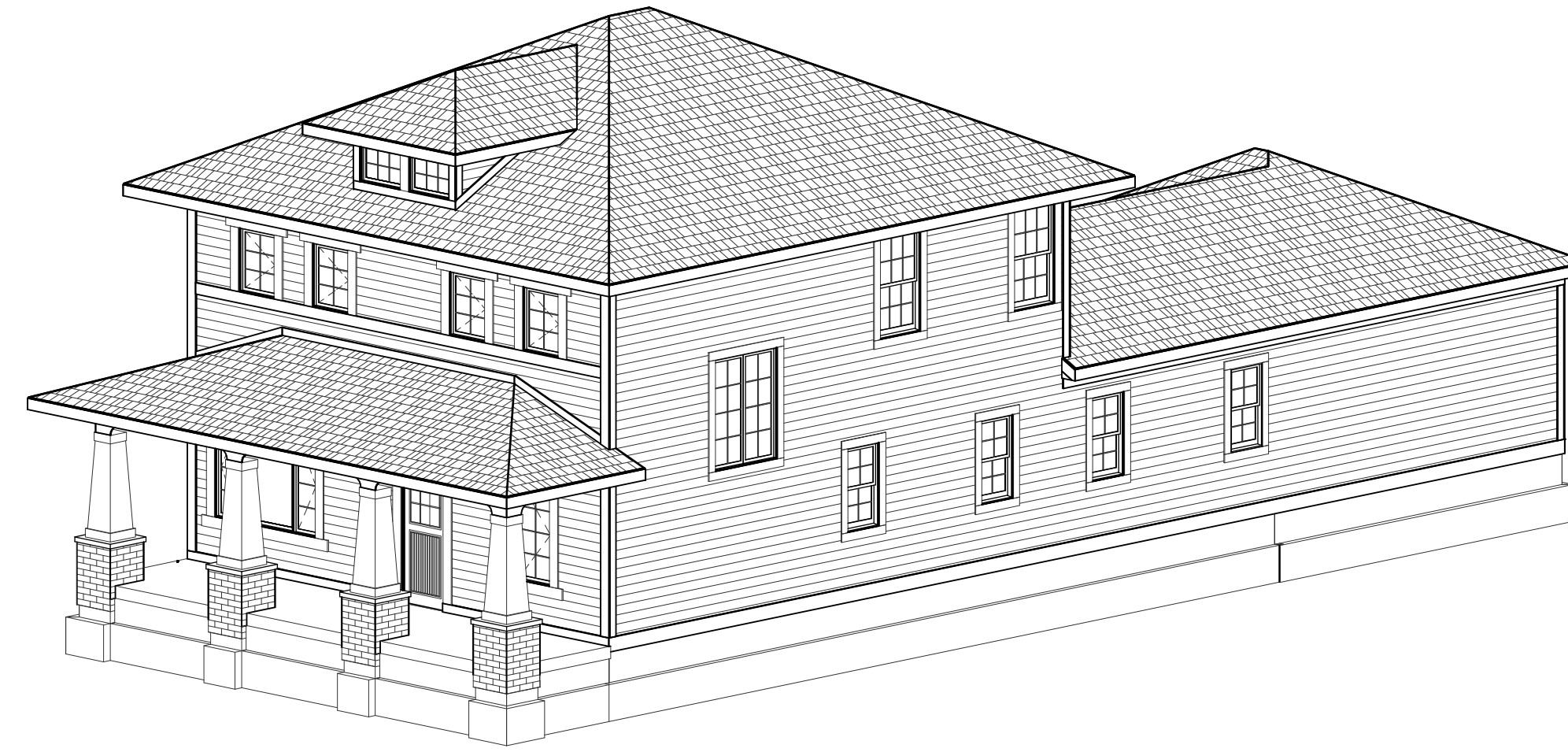
PRINT DATE: 09/10/2014	
EH_1060	FOR: Estridge Homes LOCATION: 1060
SHEET NUMBER A-04	

© Estridge Homes 09/10/2014

CGVisions 2004 PLAN CREATION DATE 05/06/2014



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

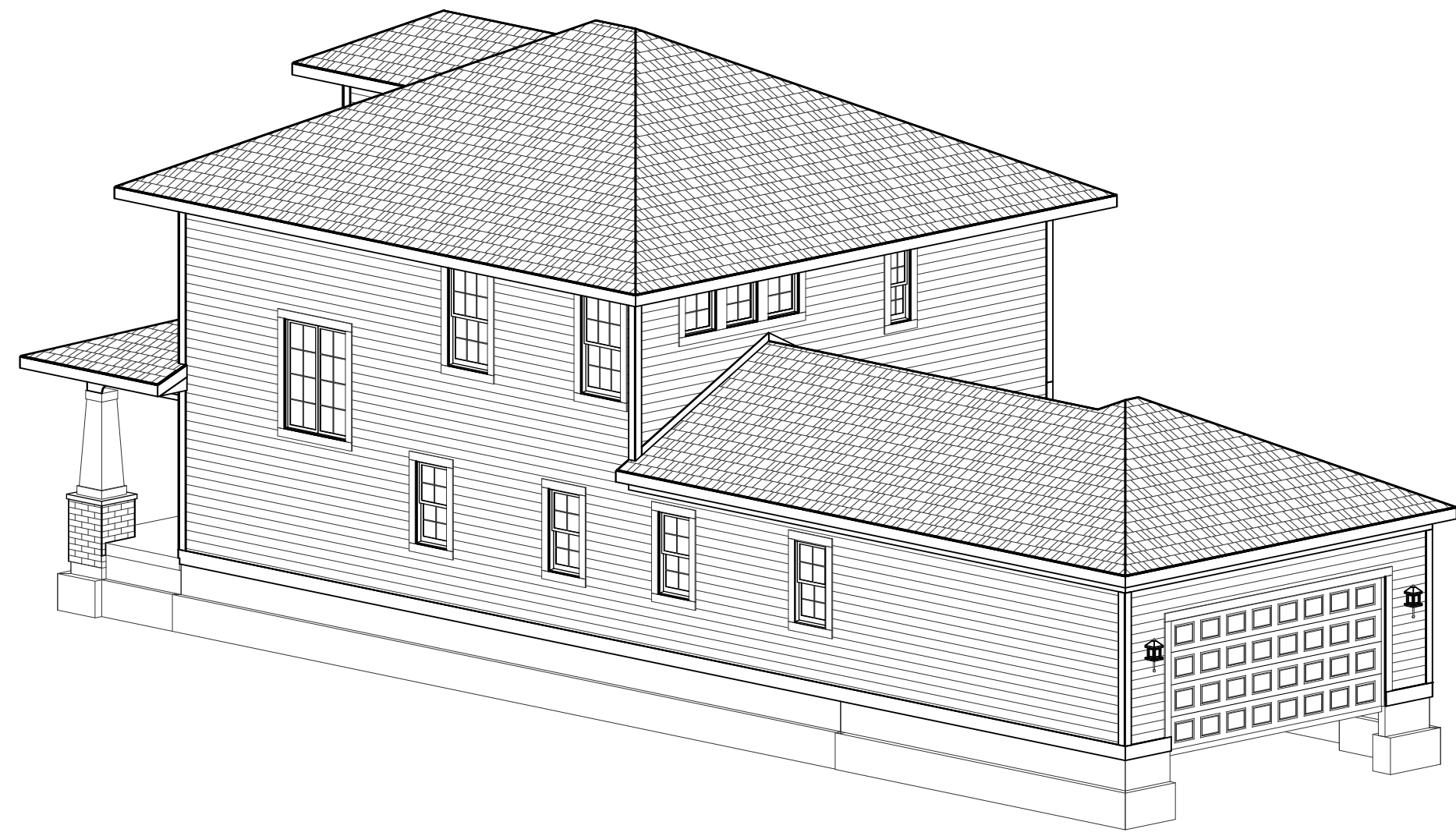
[illegible]

© Estridge Homes 09/12/2014

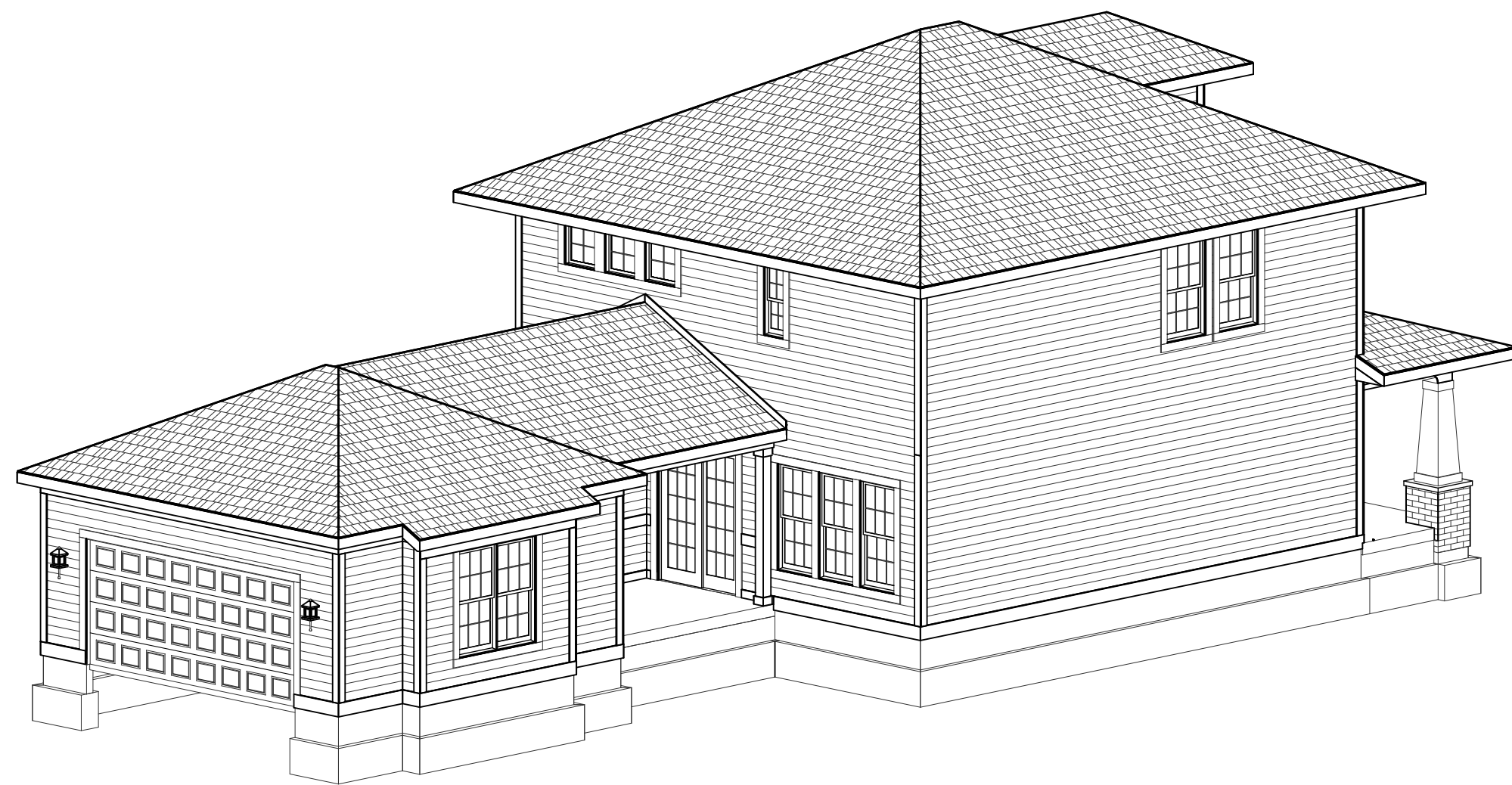
PRINT DATE:
09/12/2014

EH_1075	FOR:	Estridge Homes	LOCATION:	
	SHEET NUMBER			
	A-01			

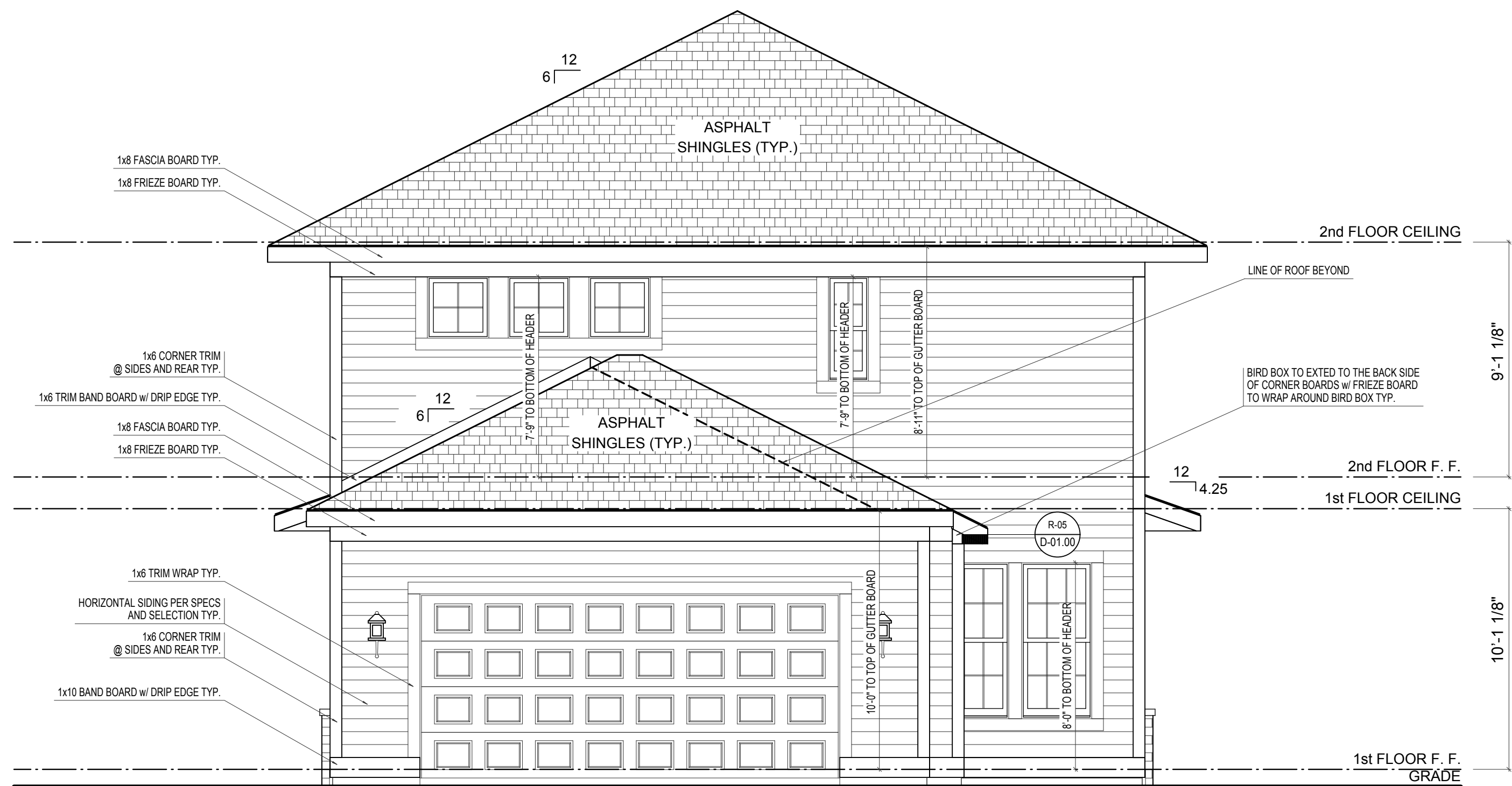
© CGVisions 2004 PLAN CREATION DATE 05/06/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1075		PRINT DATE: 09/12/2014	
FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-02	



SCALE: 1/4"=1'-0"



PRINT DATE:
09/12/2014

A-03

© CGVisions 2004 PLAN CREATION DATE 05/06/2014



SCALE: 1/4"=1'-0"

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



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© CGVisions 2004 PLAN CREATION DATE 05/06/2014

PRINT DATE:
09/12/2014

EH 1075

FOR:
Estridge Homes

FOR: Estridge

LOCATION:

SHEET NUMBER

A-04

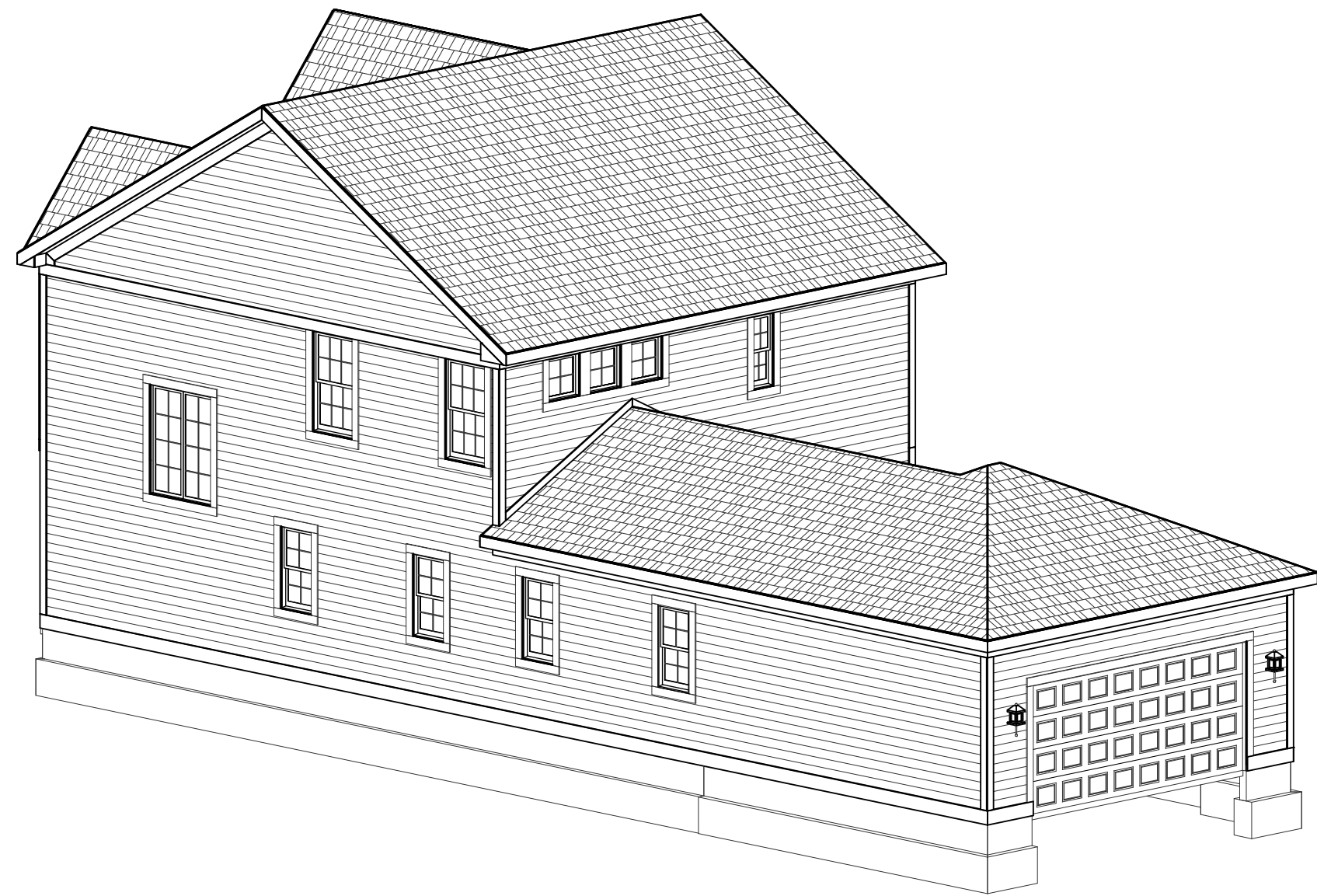
ELEVATION 'A' BASE FINAL



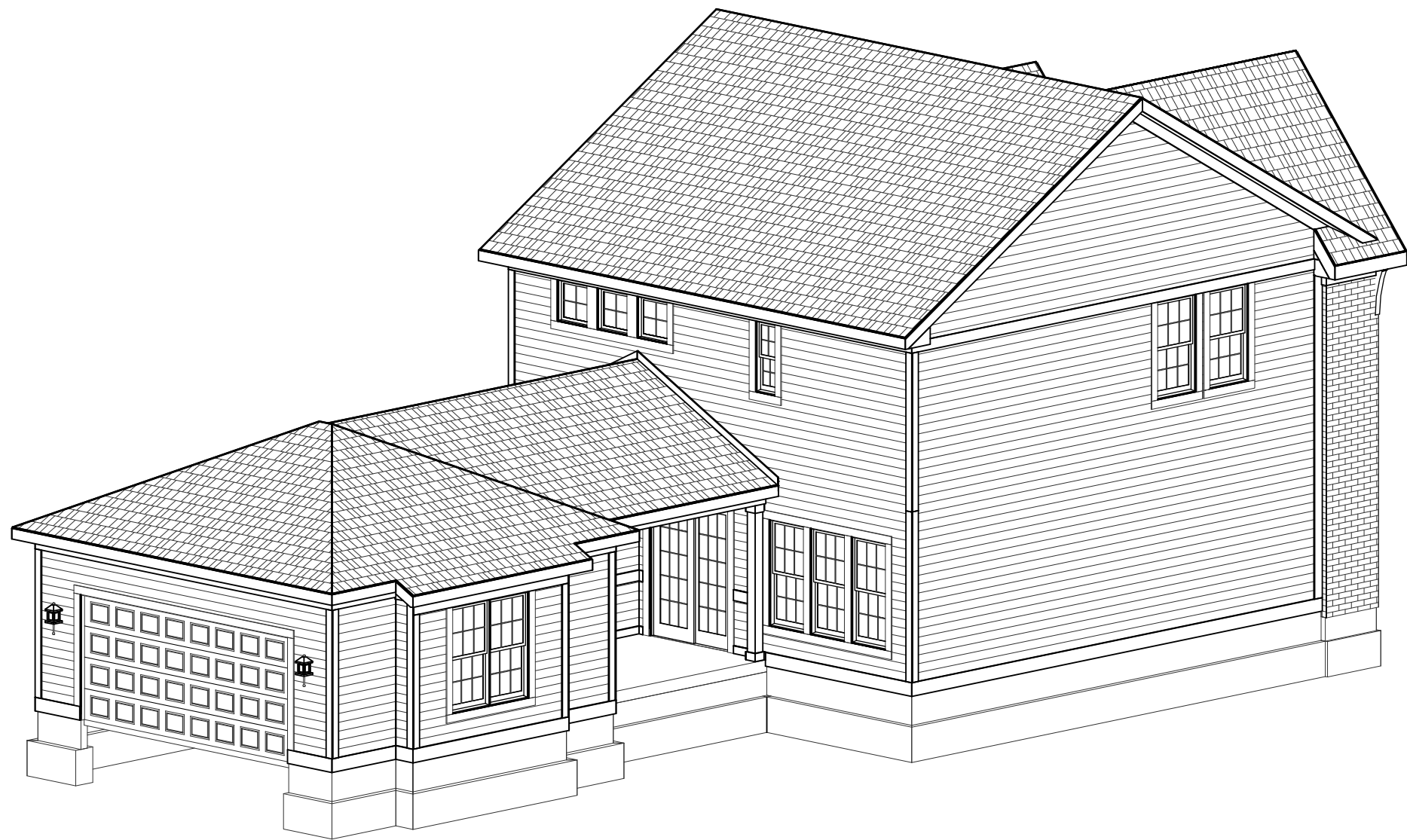
SCALE: 1/4"=1'-0"

EH_1075	FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER				
A-01				

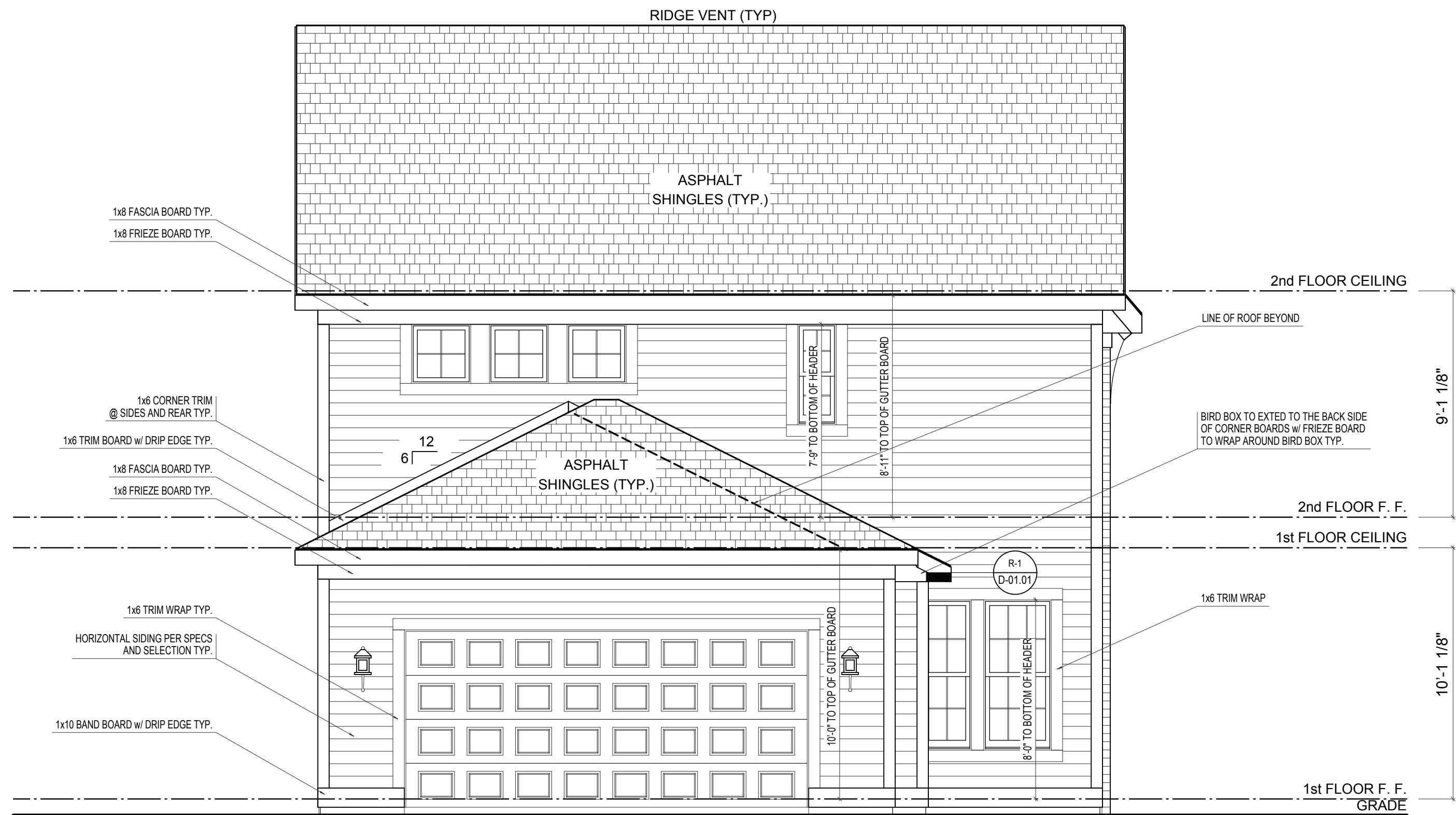
© CGVisions 2004 PLAN CREATION DATE 05/06/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

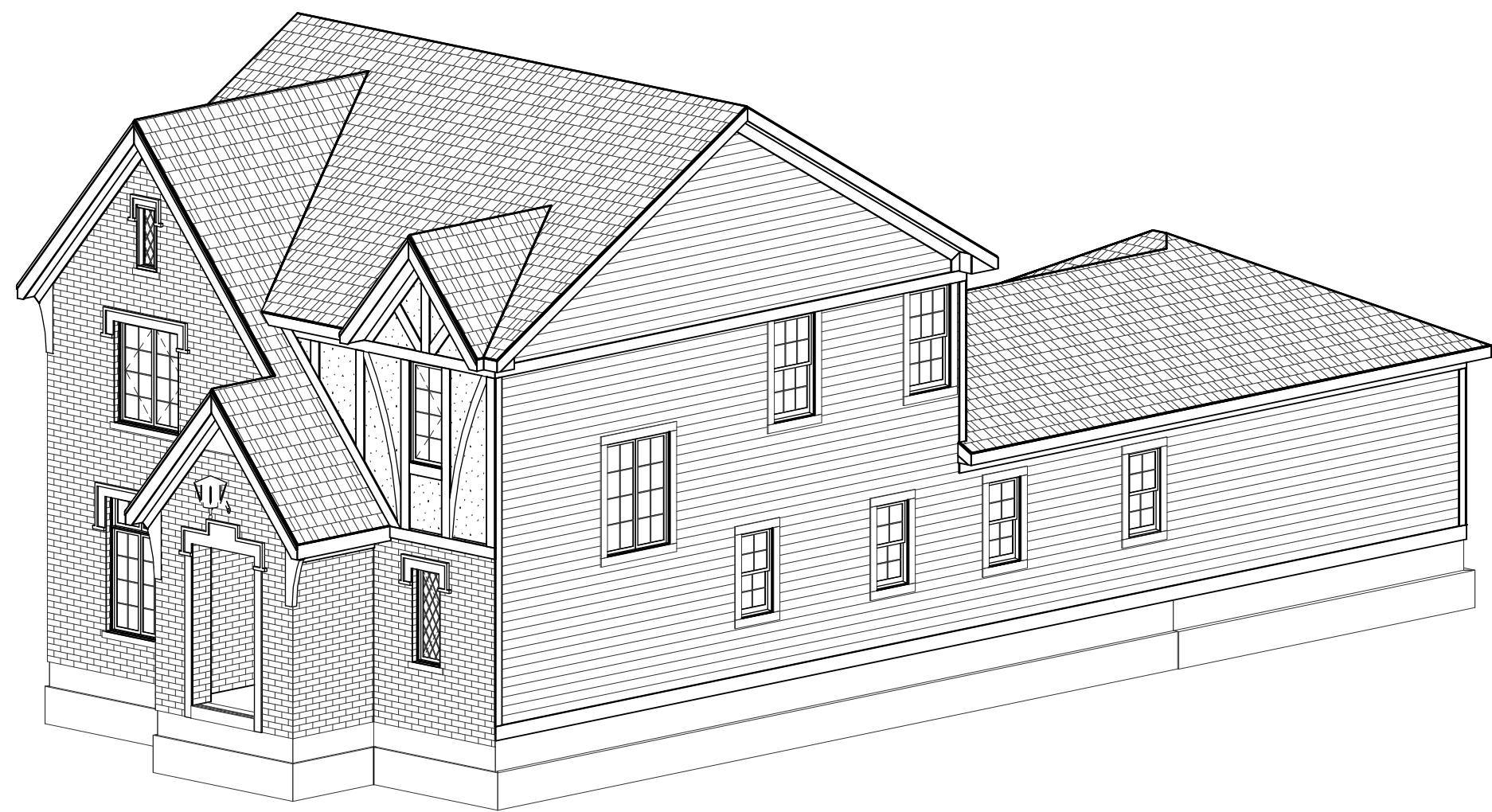
SCALE: 1/4"=1'-0"

ELEVATION 'B' BASE FINAL

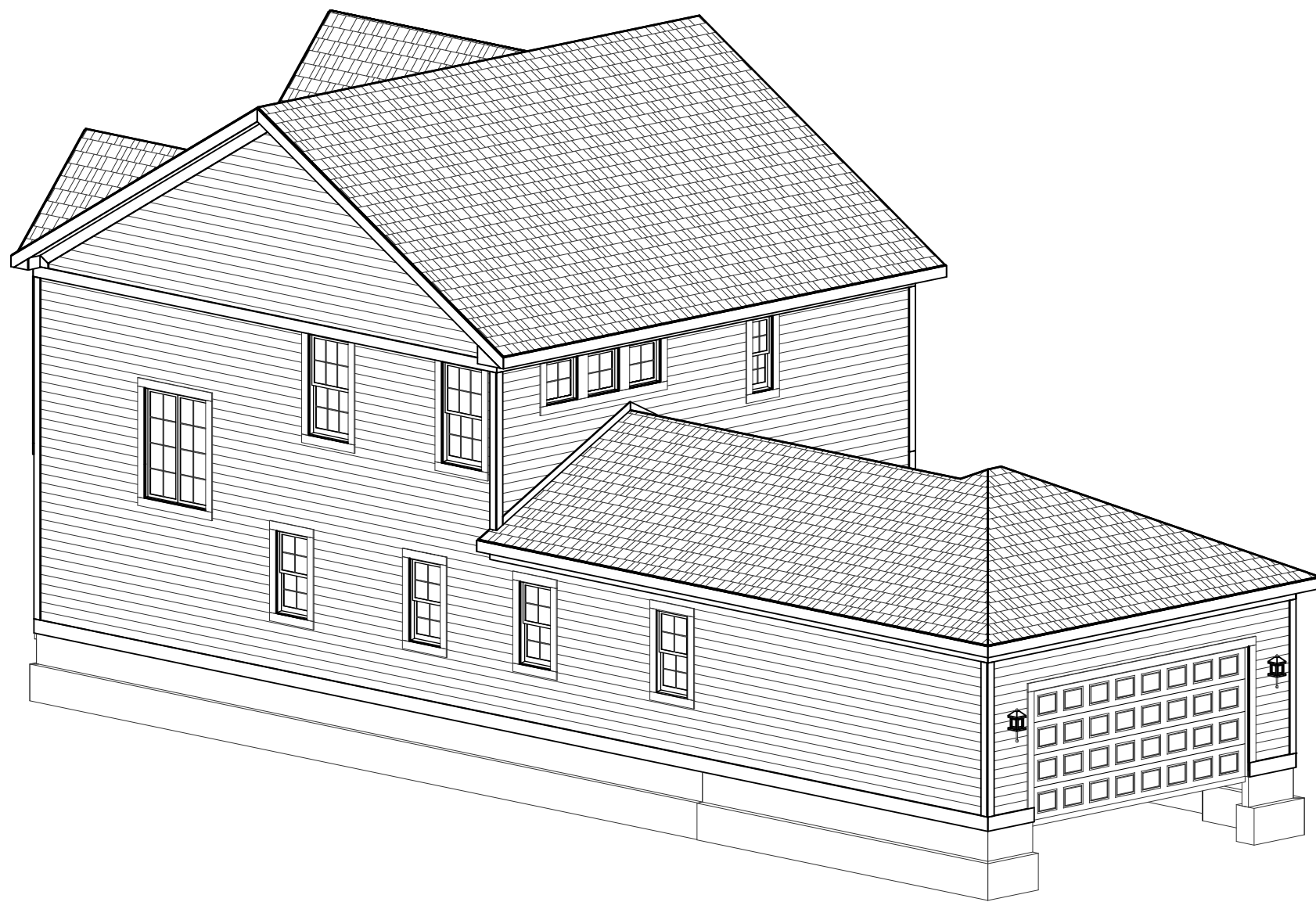
ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



PRINT DATE: 10/08/2014			
EH_1075	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 10/08/2014			
EH_1075	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-03		



ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

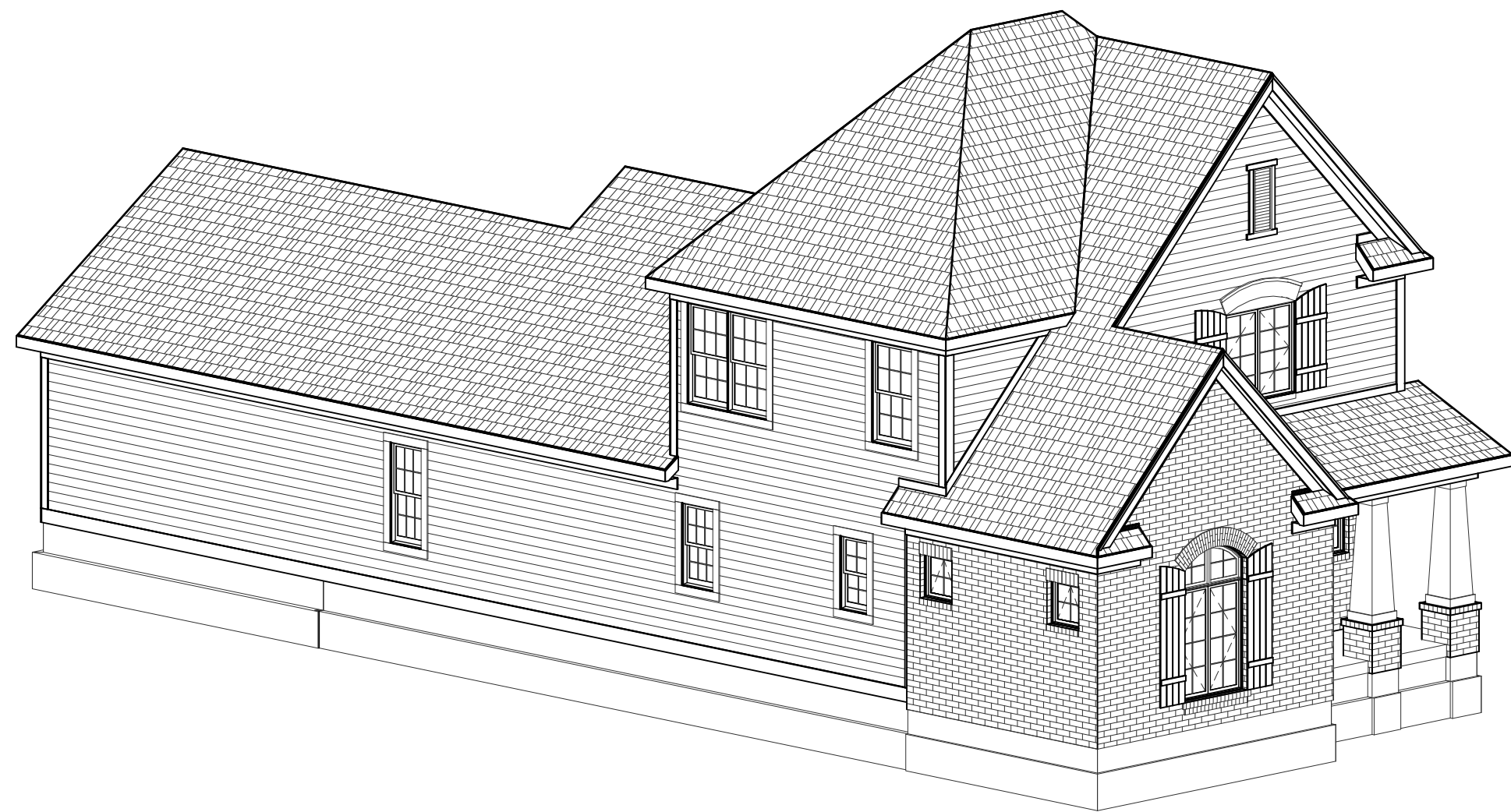
[illegible]

PRINT DATE:
10/08/2014

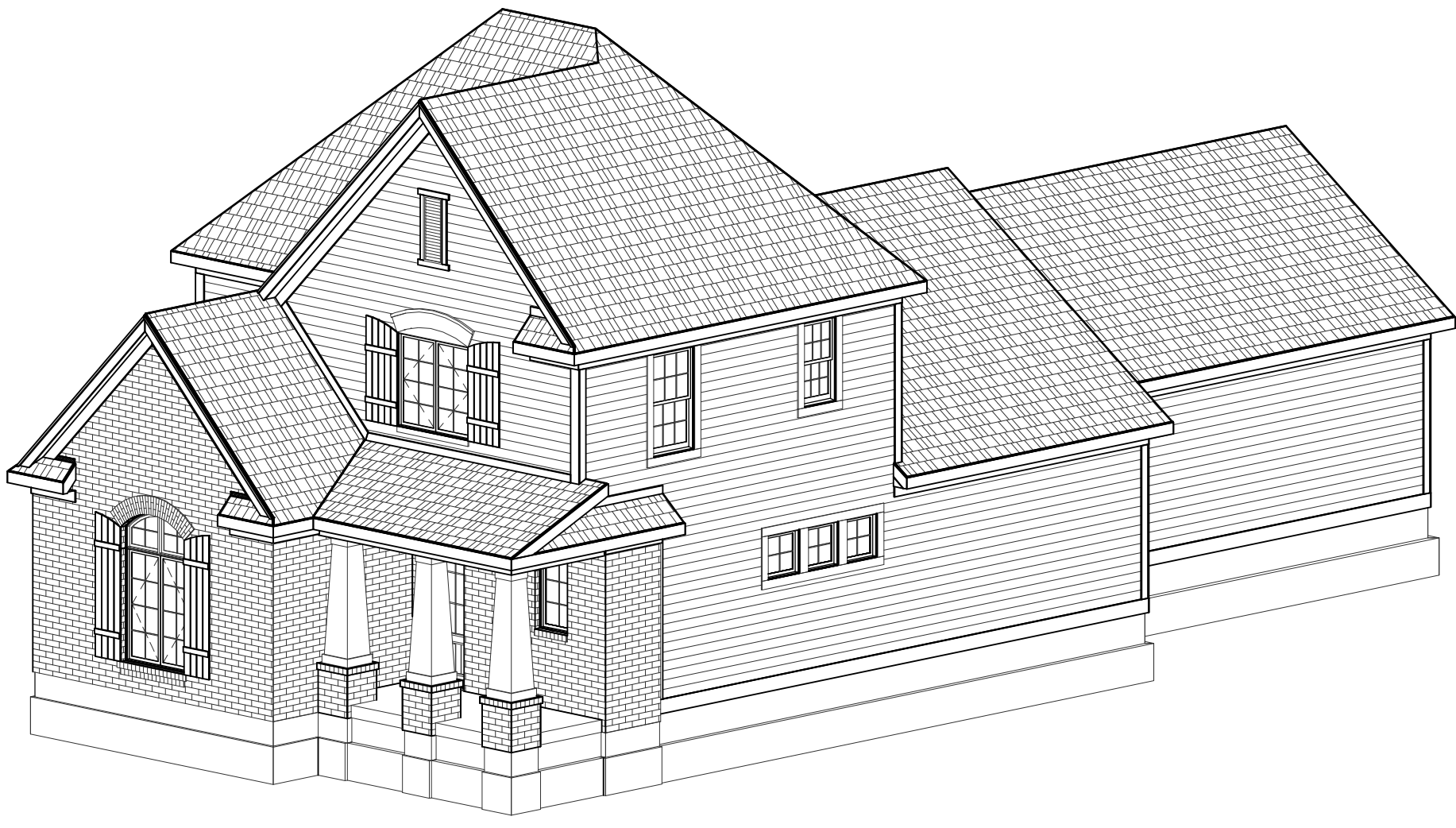
EH_1075	FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER				
A-04				

© Estridge Homes 10/08/2014

© CGVisions 2004 PLAN CREATION DATE 05/06/2014



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION REVIEW ONLY

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1090

FOR: Estridge Homes

LOCATION:

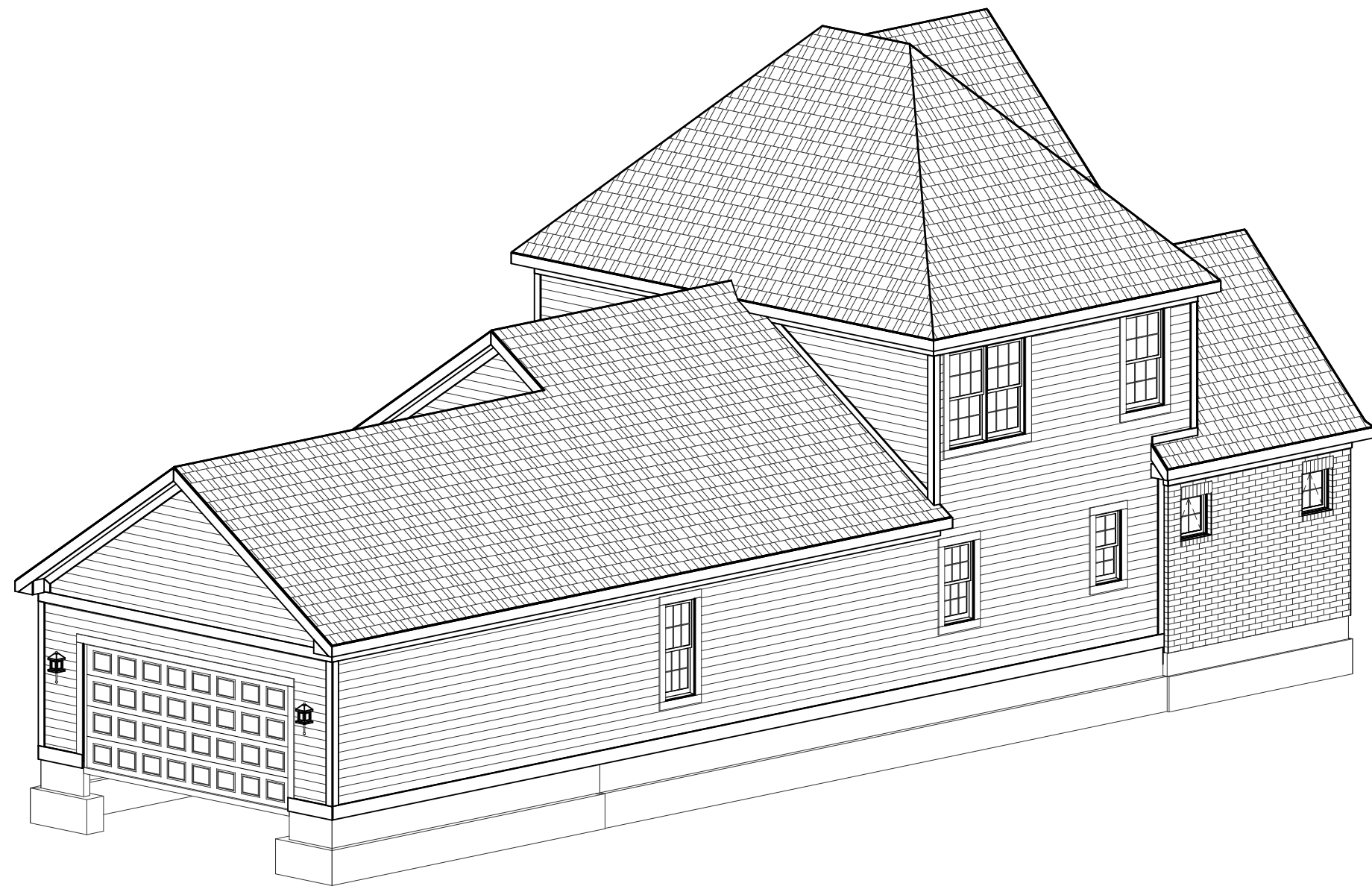
PRINT DATE:
08/01/2014

SHEET NUMBER

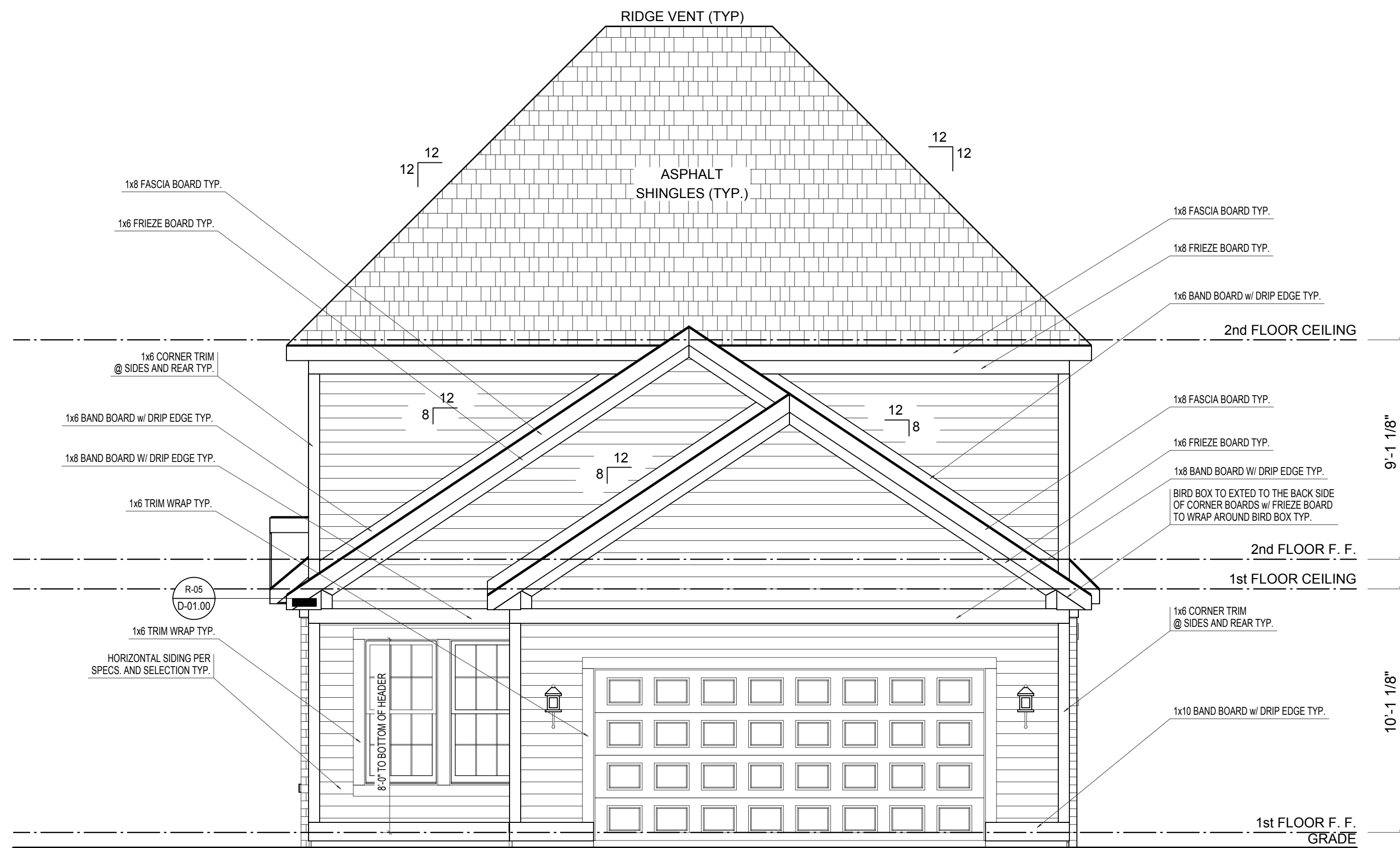
A-01



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

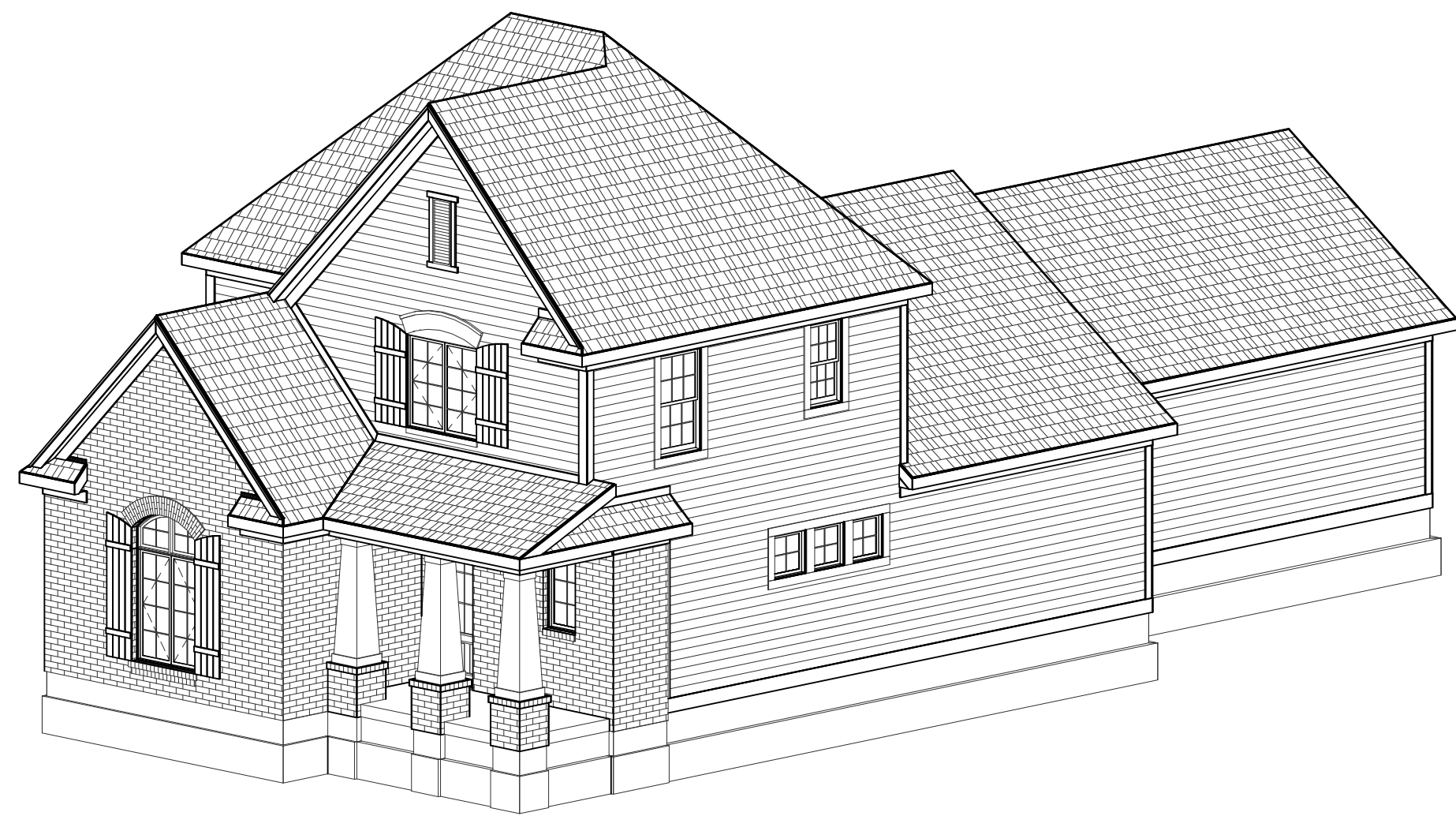
SCALE: 1/4"=1'-0"

ELEVATION REVIEW ONLY

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 08/01/2014			
EH_1090	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION REVIEW ONLY

REMARKS

DATE

REV. NO.

ELEVATION A

GARAGE REAR



PRINT DATE:
08/01/2014

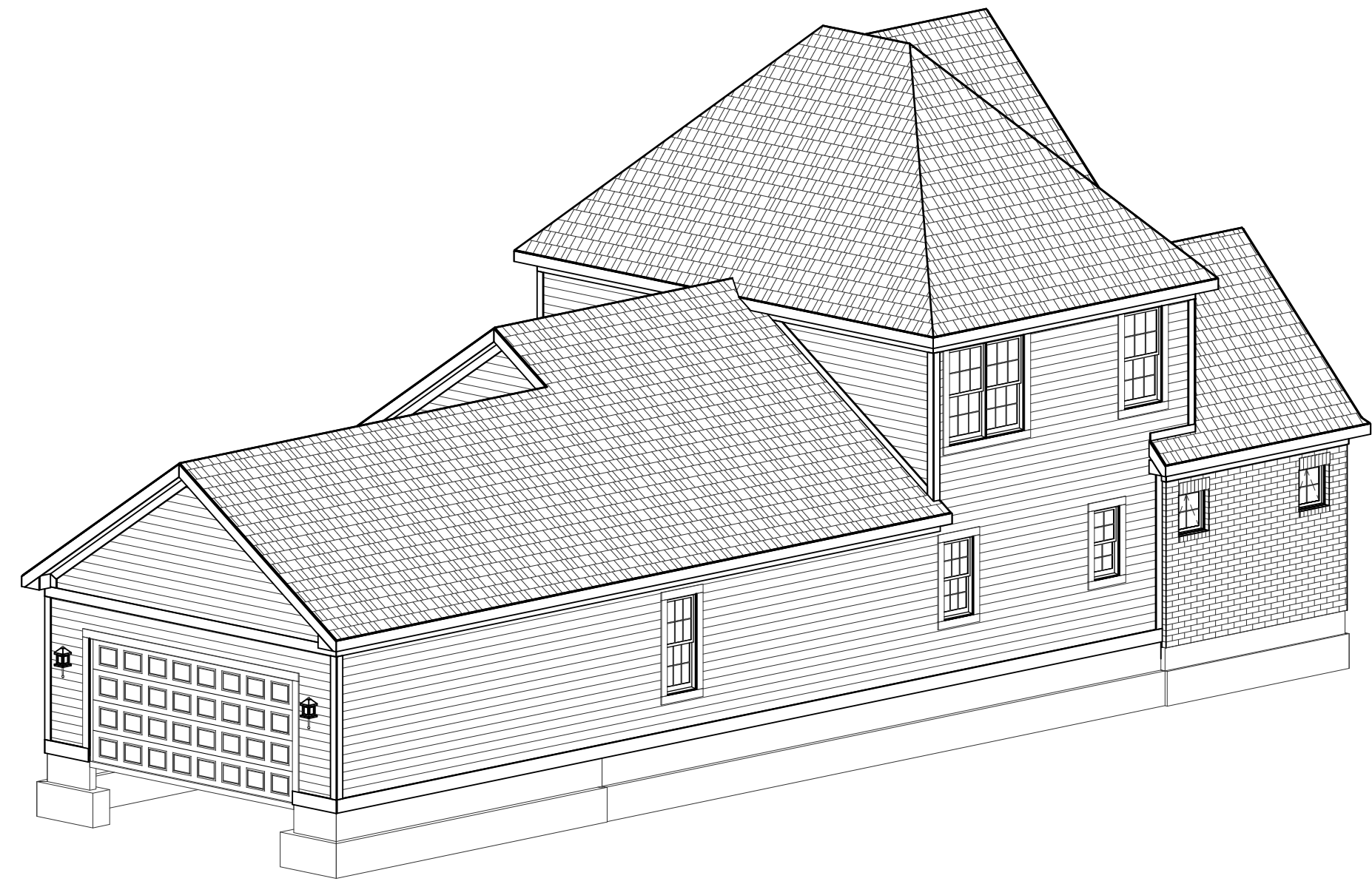
EH_1090

FOR: Estridge Homes

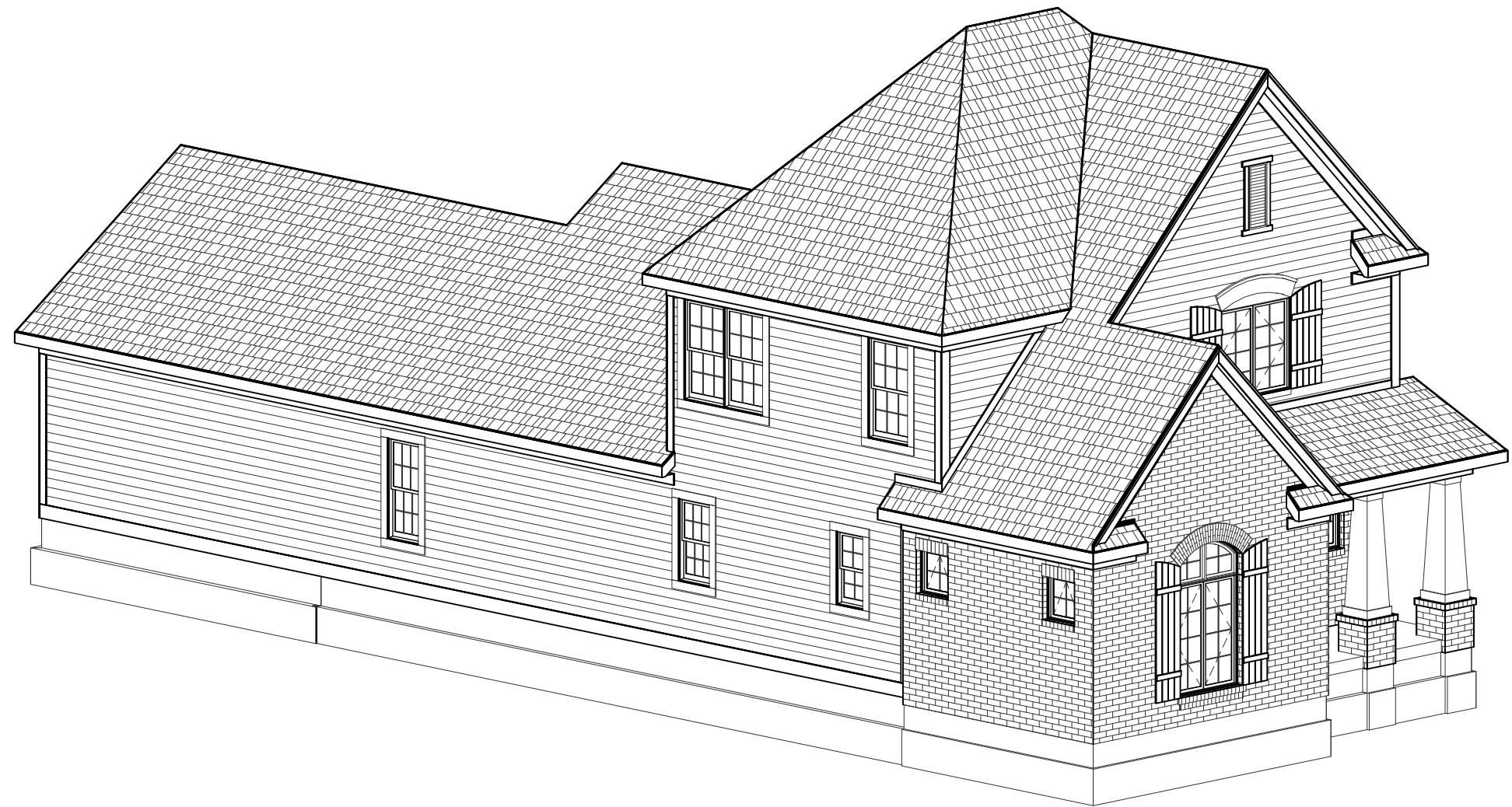
LOCATION:

SHEET NUMBER

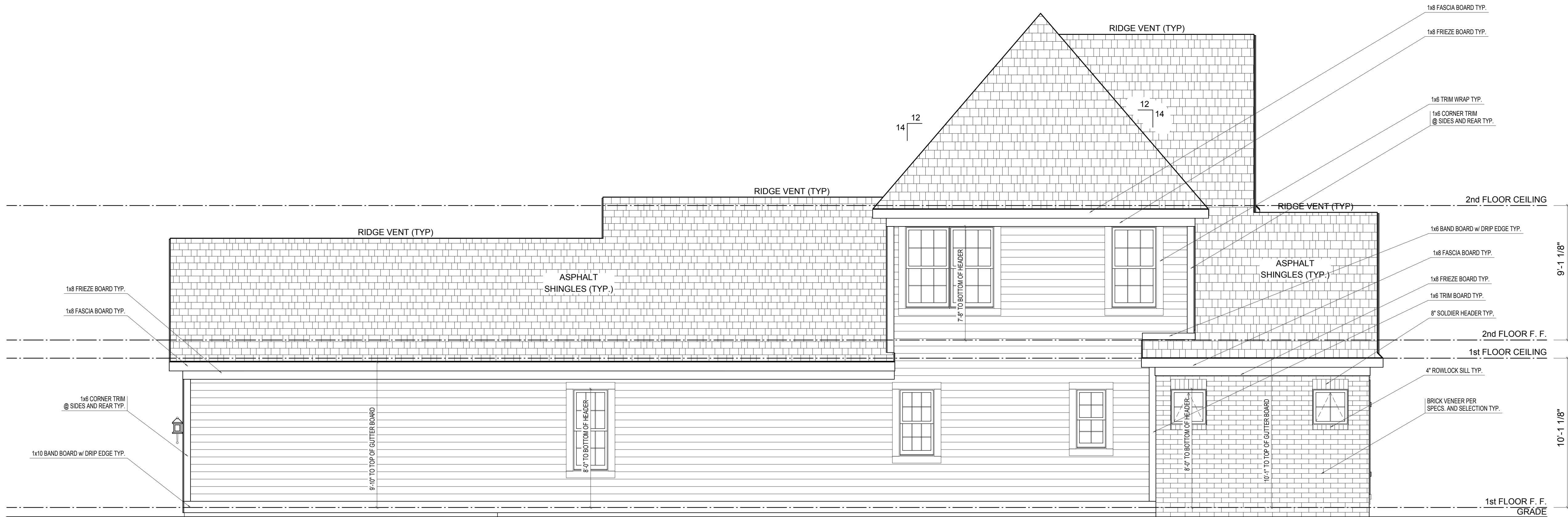
A-03



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

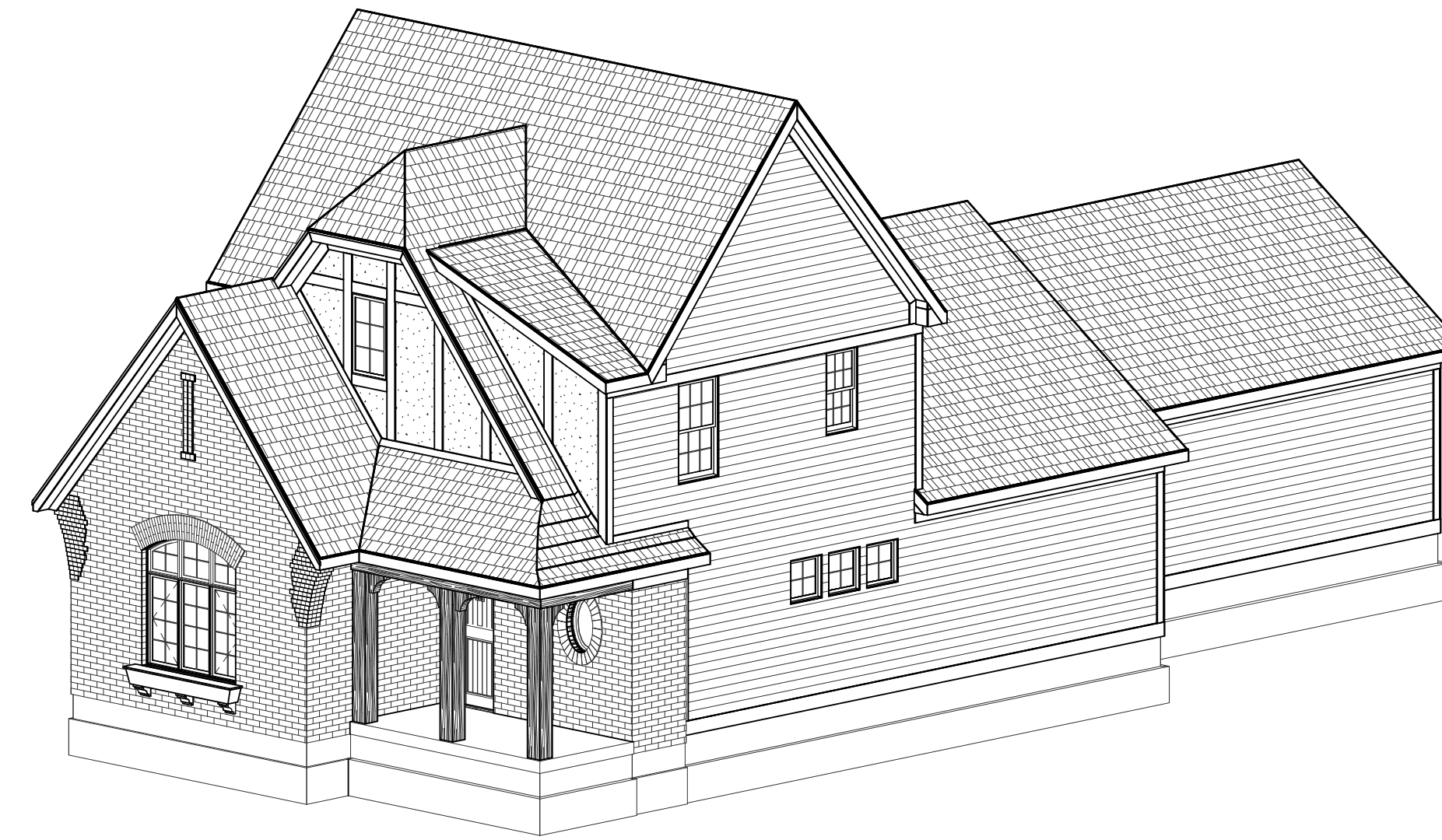
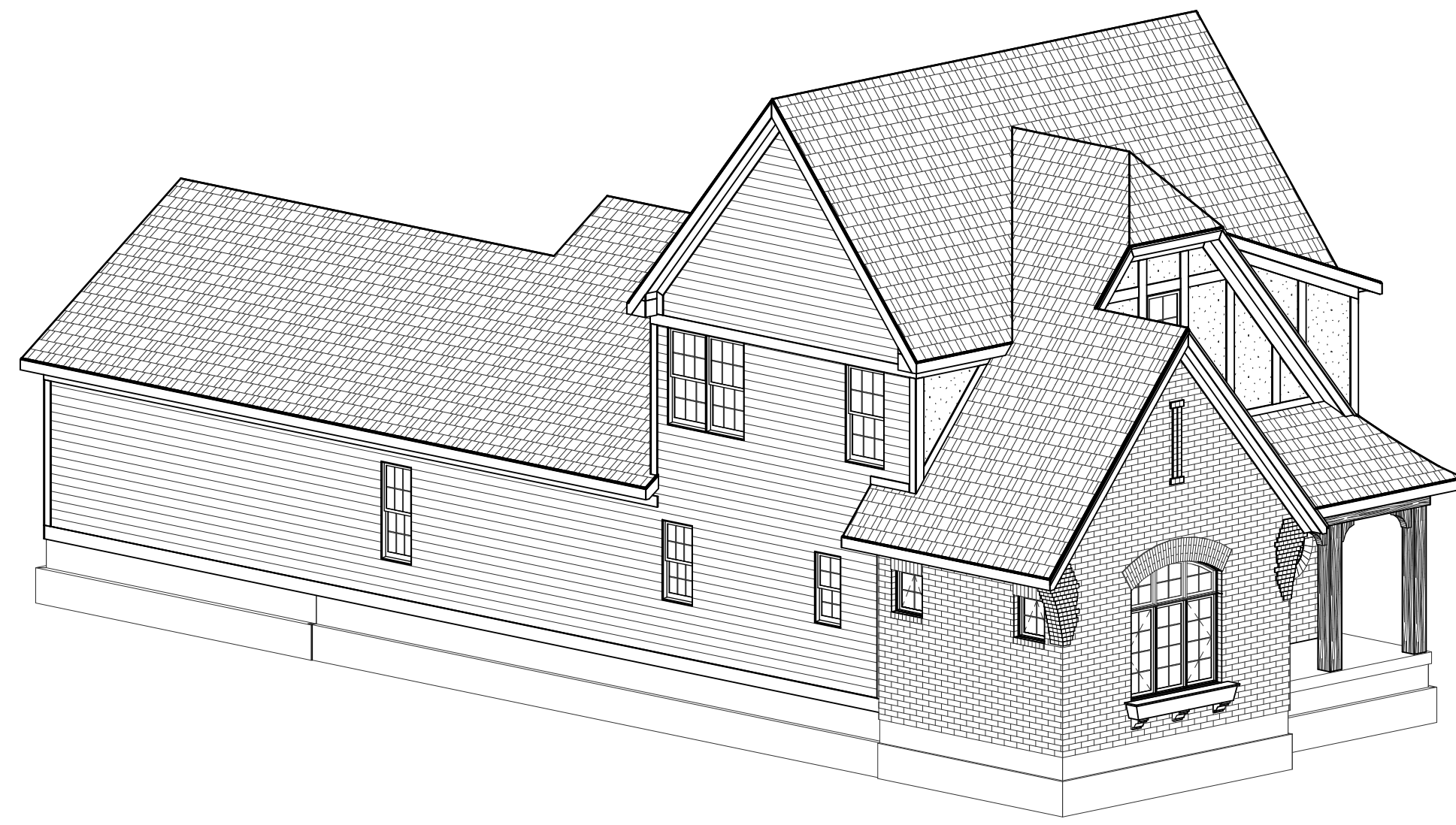
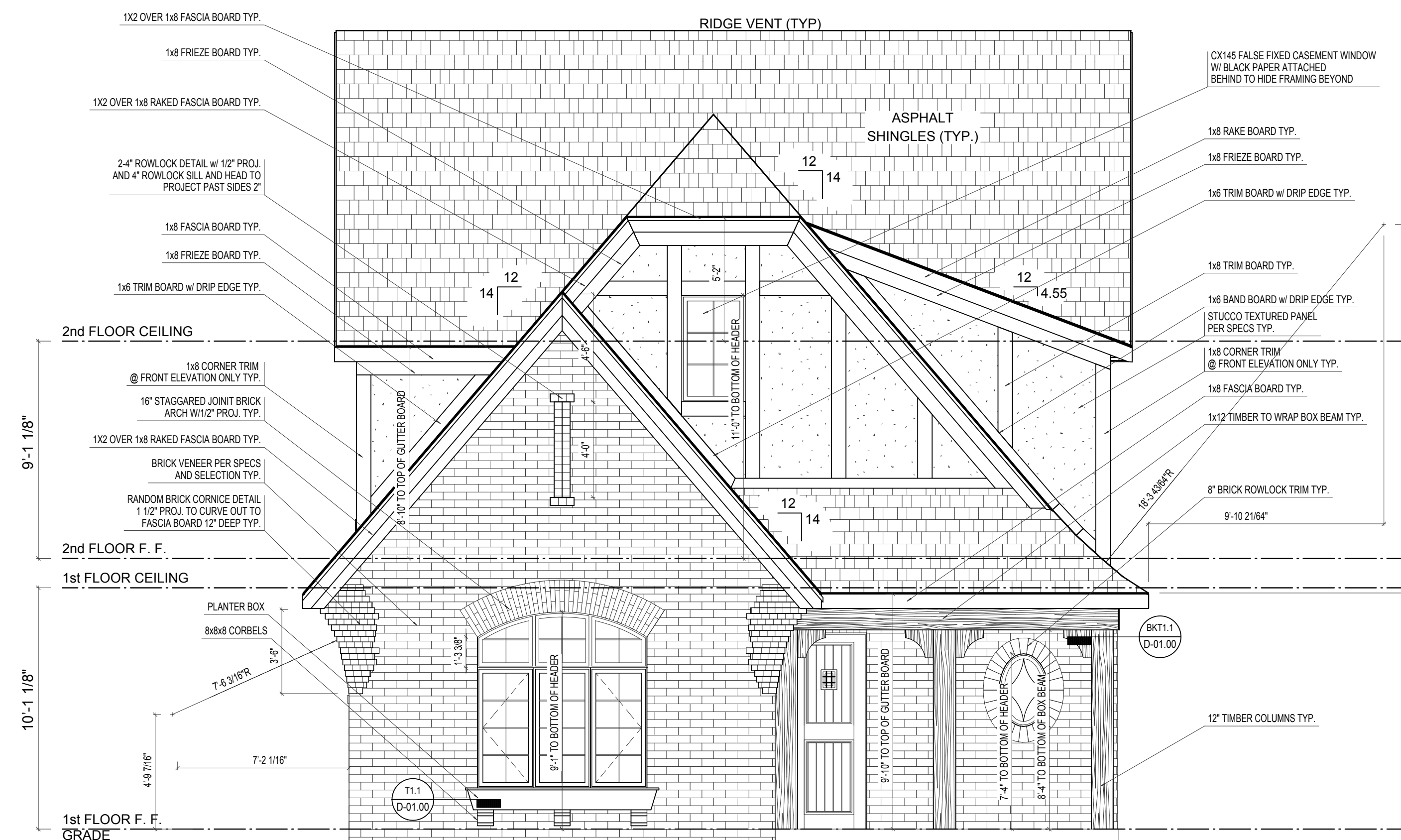
ELEVATION REVIEW ONLY

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 08/01/2014			
EH_1090	FOR:	Estridge Homes	LOCATION:
	SHEET NUMBER		
	A-04		

[illegible]

FRONT ELEVATION

SCALE: 1/4"=1'-0"



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PRINT DATE:
06/10/2014

EH_1090

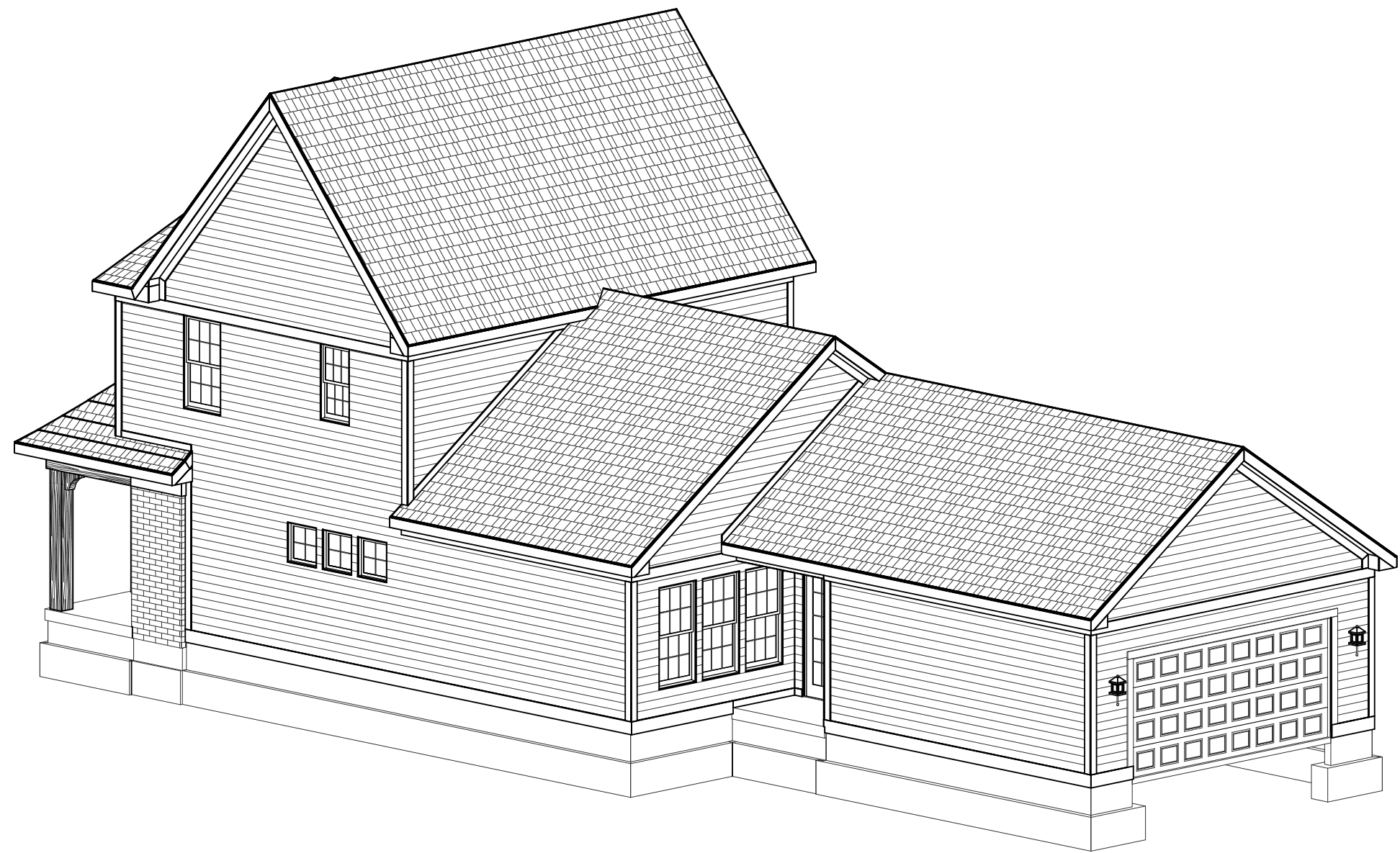
FOR: Estridge Homes

LOCATION:

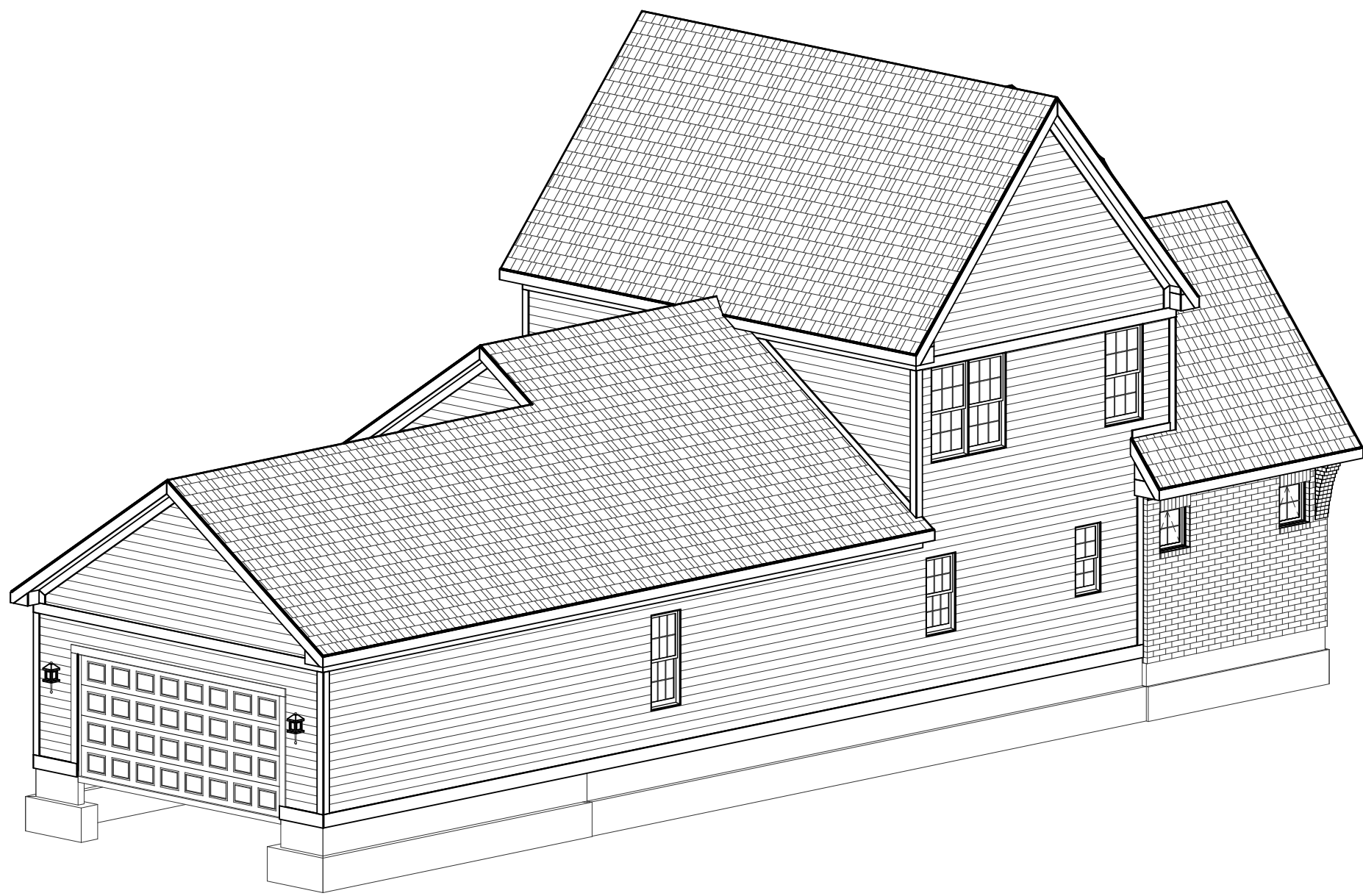
SHEET NUMBER	
--------------	--

A-01

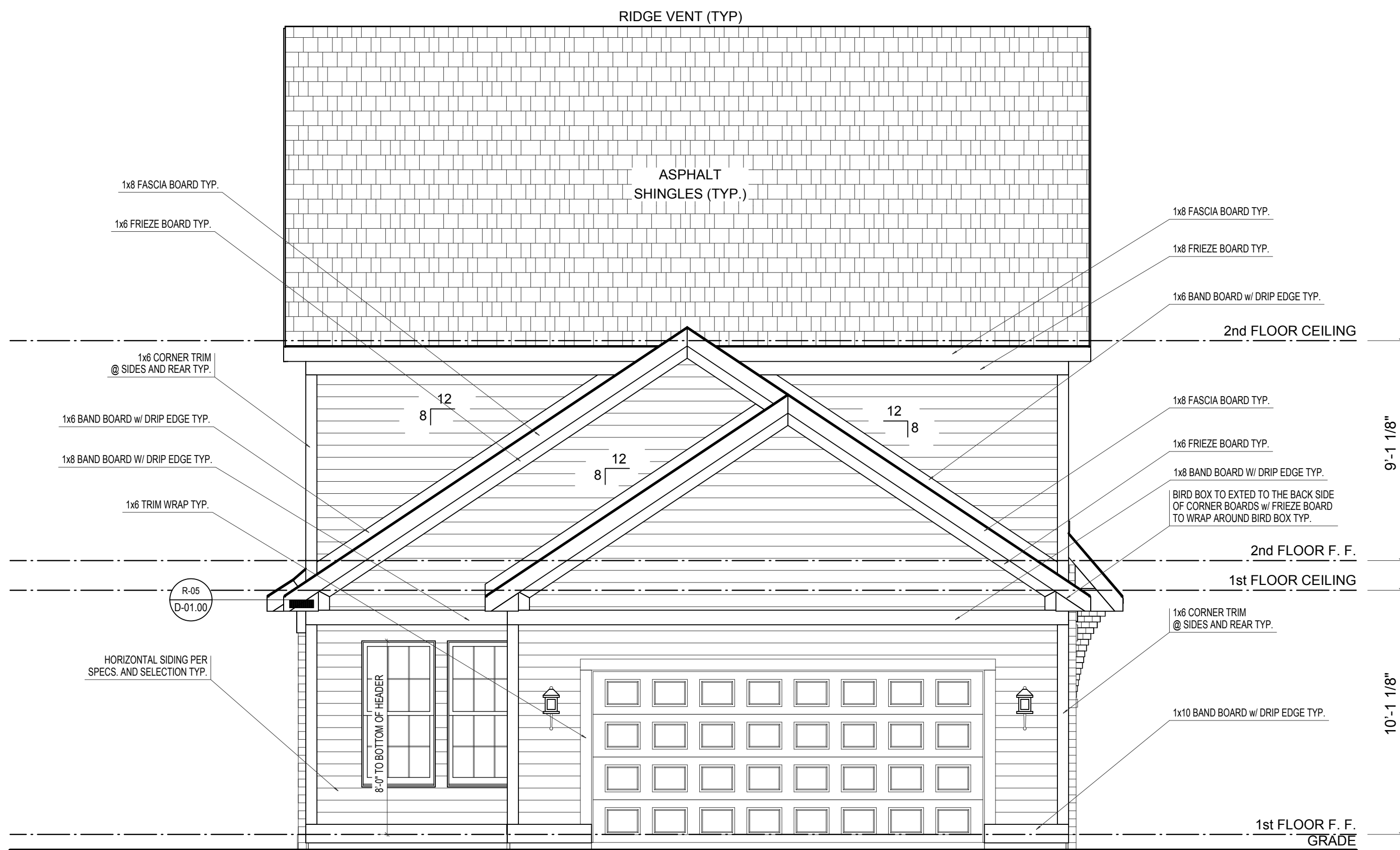
© CGVisions 2004 PLAN CREATION DATE 04/25/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

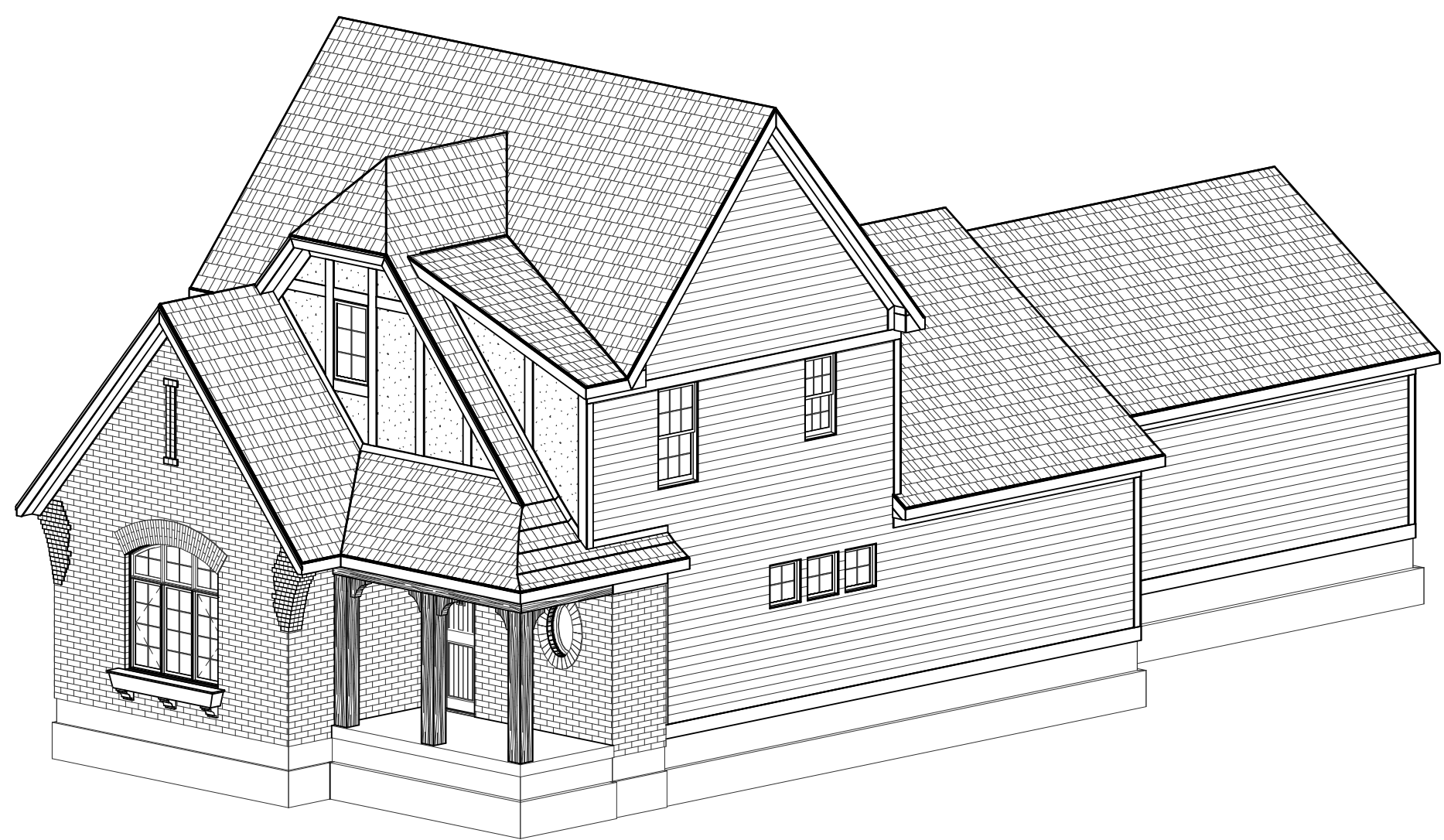
SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			

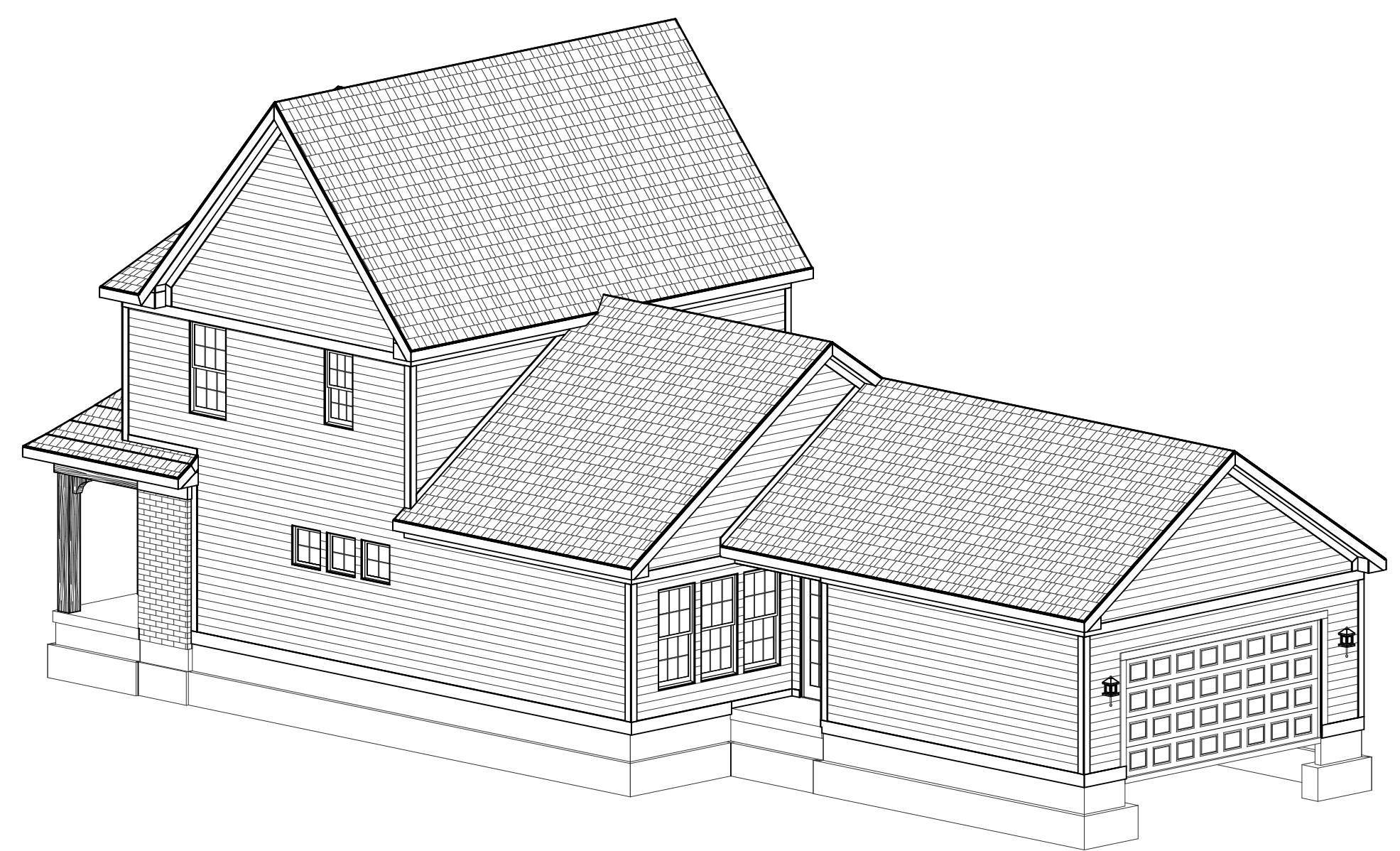


PRINT DATE:
06/10/2014

EH_1090
FOR: Estridge Homes
LOCATION:
SHEET NUMBER
A-02



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

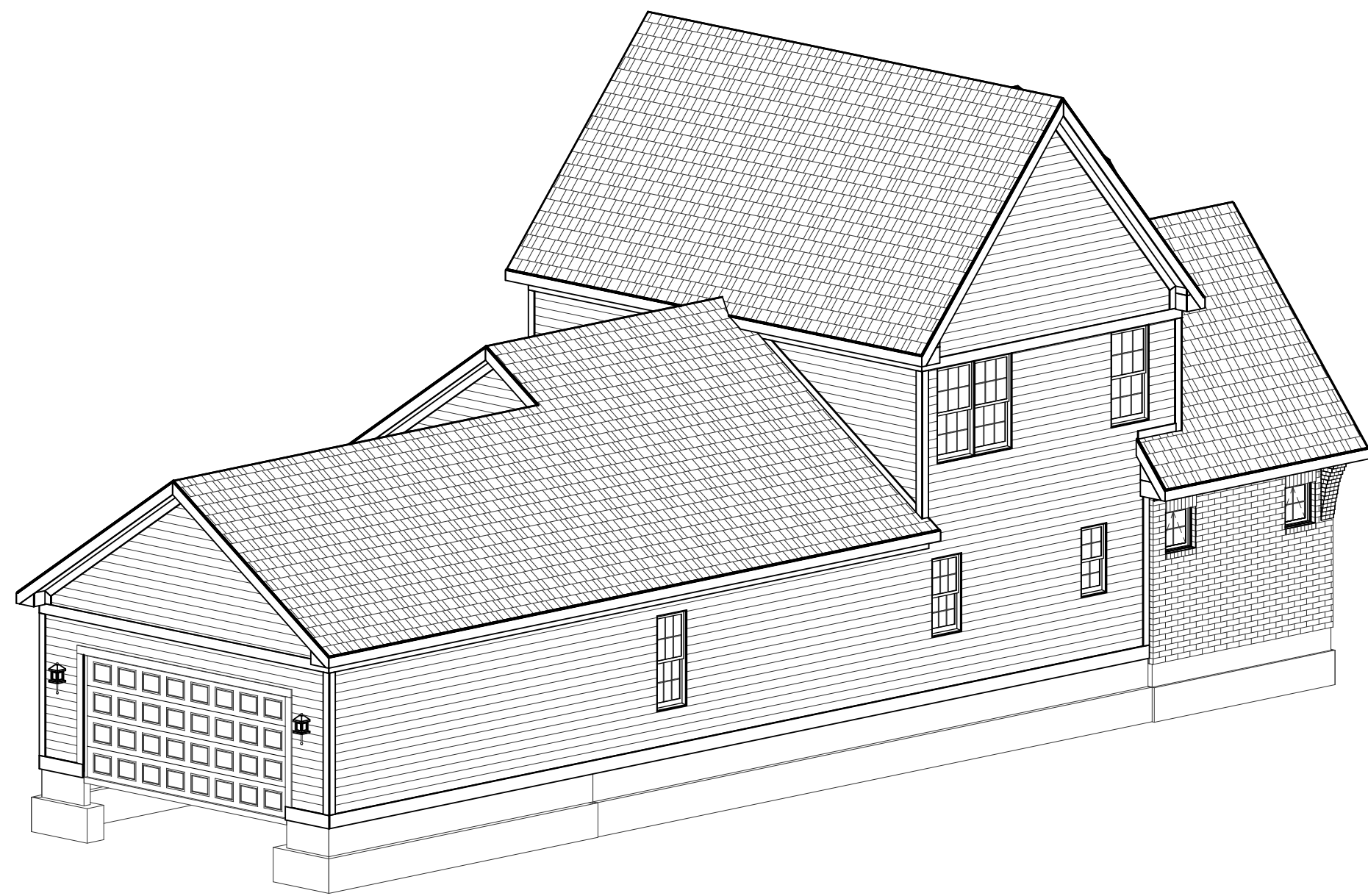
REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			

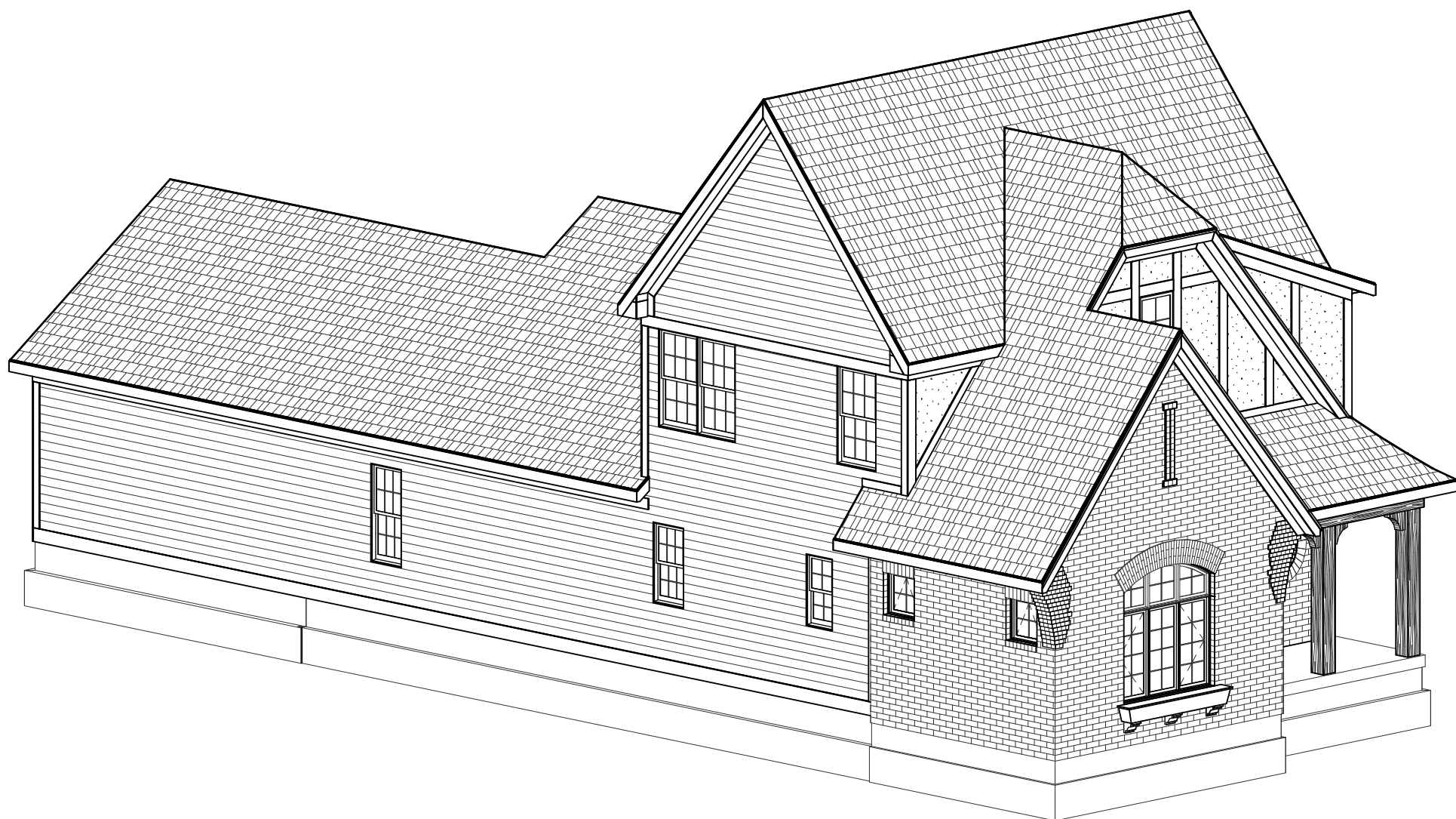


EH_1090	
FOR:	Estridge Homes
LOCATION:	
SHEET NUMBER	
A-03	

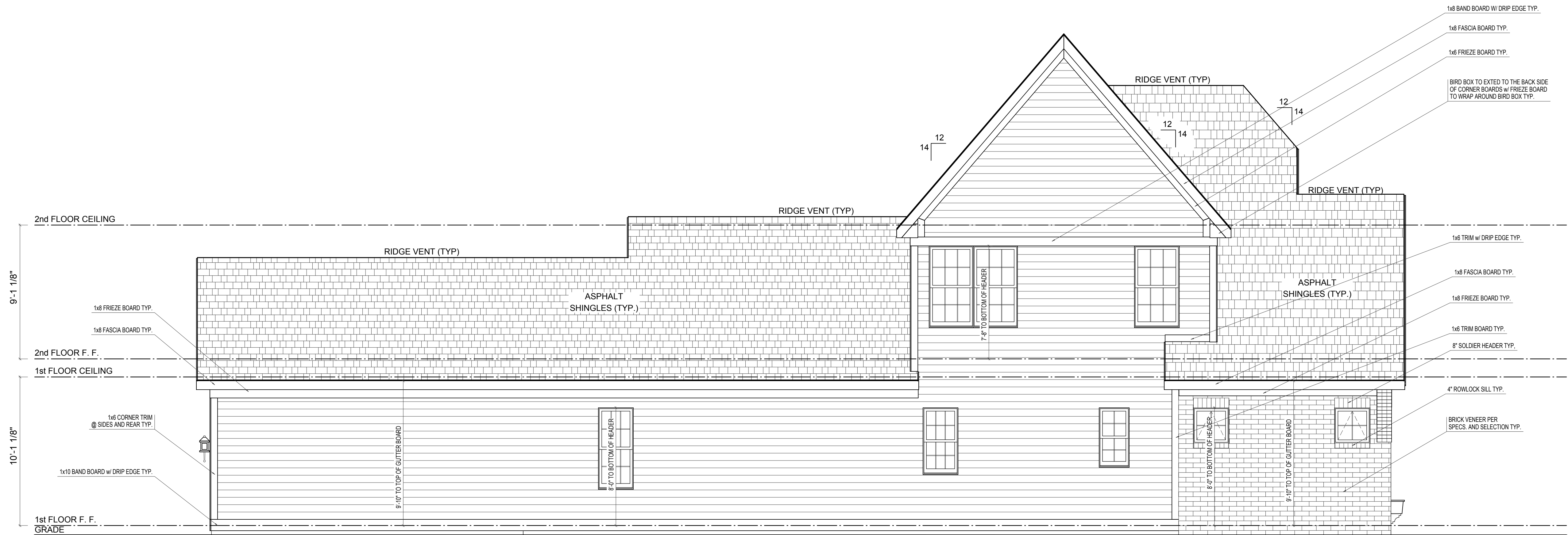
PRINT DATE: 06/10/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

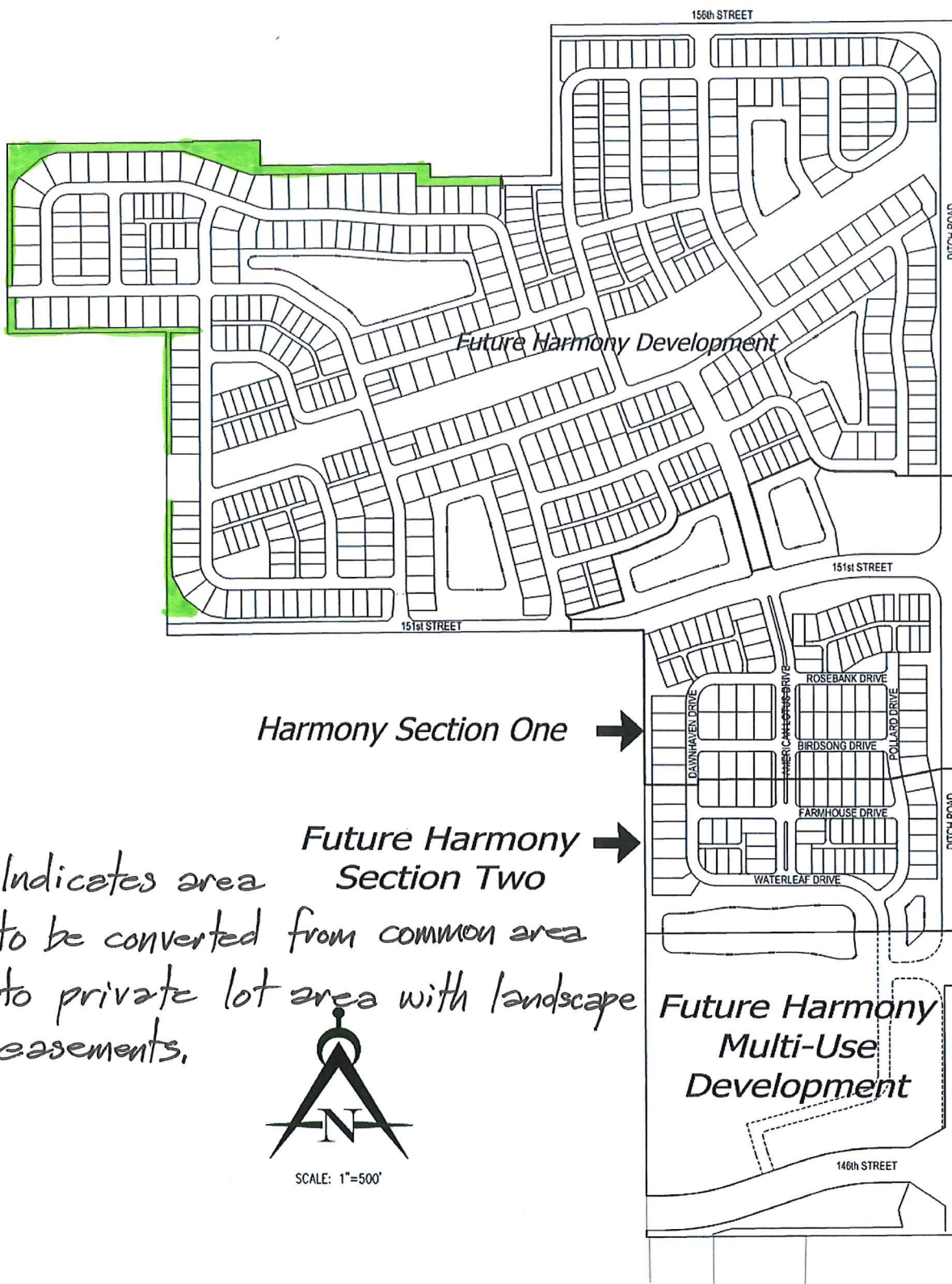
SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 06/10/2014		
EH_1090	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-04		

WESTFIELD, INDIANA



 - Indicates area to be converted from common area to private lot area with landscape easements.

08 DEC 2014



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 5, 2015
Plan Commission Order Number 15-01

Order Number: 15-01

Request: An Order confirming that the Redevelopment Commission Declaratory Resolution 6-2014 conforms to the plan of development for the City of Westfield.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-01
Exhibit 3 - Declaratory Resolution 6-2014
Exhibit 4 – Gigabit Broadband Economic Development Plan
Exhibit 5 – Gigabit Broadband Economic Development Area Map

Staff Reviewer: Andrew P. Murray

Petition History

- December 15, 2014 – The Westfield Redevelopment Commission adopted Declaratory Resolution 6-2014, which initiates creation of the Gigabit Broadband Economic Development Area.

Procedural

- The Advisory Plan Commission's function on this agenda item is to determine that the Resolution ("Res. 6-2014", see **Exhibit 3**) and Redevelopment Plan (see **Exhibit 4**) conform to the City of Westfield's plan of development, in accordance with IC § 36-7-14-15.8 (a).
- The Advisory Plan Commission shall issue its written order approving or disapproving Res. 6-2014 and Economic Development Plan, in accordance with IC § 36-7-14-15.8 (a).
- Advisory Plan Commission orders are not public hearing items.

Analysis

Overview

Metro FiberNet, LLC is proposing to bring a Gigabit fiber service to the community which would allow businesses and citizens of Westfield to utilize increased bandwidth and high speed telecommunications. As a result, it is anticipated that this utility infrastructure will facilitate efforts to: (i) enhance opportunities for existing workforce and business; (ii) market the utility for future business attraction; and (iii) improve the quality of life of Westfield residents.



The Gigabit Broadband Economic Development Area is generally located within the corporate limits of Westfield. As indicated in **Exhibit 5**, yellow lines represent the projected overhead locations of the broadband utility and the blue lines represent the projected underground locations.

Advisory Plan Commission's Role

As required by IC § 36-7-14, the Advisory Plan Commission is to determine, in the form of a written order, whether the proposal brought forward conforms to the plan of development for the City of Westfield.

Recommendation/Actions

Westfield Redevelopment Commission

At its December 15, 2014 meeting the Westfield Redevelopment Commission approved Declaratory Resolution 6-2014 (Vote of: 4 in favor, 0 opposed)

Advisory Plan Commission

Order 15-01 is eligible for approval on January 5, 2015.

Staff Comment

If any member of the Advisory Plan Commission has questions prior to the meeting, then please contact Andrew Murray at (317)379-9080 or amurray@westfield.in.gov.

EXHIBIT A

**GIGABIT BROADBAND ECONOMIC DEVELOPMENT PLAN –
ECONOMIC DEVELOPMENT AREA
INCLUDING FINDINGS OF FACT**

CITY OF WESTFIELD, INDIANA

Gigabit Broadband Economic Development Area

Economic Development Plan

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**REQUIRED FINDING OF FACTS TO
SUPPORT THE STATUTORY REQUIREMENTS**

FACTS

1. The Economic Development Plan (the “Plan”) promotes significant opportunities for gainful employment of its citizens, attracts new major business enterprises to the City of Westfield, Indiana (the “City”), retains and expands significant business enterprises existing in the boundaries of the City, and meets other statutory purposes, as set forth in Indiana Code Sections 36-7-14-2.5 and 36-7-14-43.
2. The Plan for the Gigabit Broadband Economic Development Area (the “EDA”) cannot happen by regulatory process or by the ordinary operation of private enterprise because of the lack of public infrastructure or other similar conditions thereby necessitating the establishing of an allocation area to assist in the funding of the required infrastructure.
3. The public health and welfare will benefit by the accomplishment of the Plan for the EDA.
4. The achievement of the Plan for the EDA will constitute a public utility and will benefit as measured by the attraction or retention of permanent jobs, an increase in the property values, thus equating to increased assessed value (which herein is defined as “assessed value”), improved diversity of the economic base through the enhanced mix of property and other public benefits and the expansion of technology and high speed internet services to a significant portion of the City, which is in direct alignment with the goals of the City.
5. The Plan for the EDA conforms to other development and redevelopment plans for the City.

ECONOMIC DEVELOPMENT PLAN
GIGABIT BROADBAND ECONOMIC DEVELOPMENT AREA
CITY OF WESTFIELD REDEVELOPMENT COMMISSION
FOR THE
CITY OF WESTFIELD

Purpose

This document is the City Economic Development Plan (the “Plan”) for the Gigabit Broadband Economic Development Area (the “EDA”) contained within the City. This document is intended to be approved by the Westfield City Plan Commission, the Westfield City Council and the City of Westfield Redevelopment Commission in conformance with IC-37-14.

Introduction

The Westfield area economic base was developed for the home of corporate headquarters, back office operations, high tech manufacturing, distribution operations, youth sports industry, logistics, technology driven businesses and high quality living. The Westfield area is where the talent lives and works. The area has a well-diversified base of employers headed by IMMI (550), Standard Locknut (167), Porter Engineer Systems (145) and Custom Concrete (136). Hamilton County is the largest suburban employment and residential hub in Central Indiana. The unemployment rate has remained lower than state and national rates throughout the recession. The current employment in Hamilton County is approximately 112,000.

Westfield was founded in 1834 and was incorporated as a town in 1848. In 2008, Westfield was incorporated as a city and its population is about 32,000 (2012). While Westfield has experienced rapid population growth since 1990, in recent years, it has suffered from a significant slowdown in its economy. New business growth, housing permits and new home starts stalled and city revenue growth was flat for several years. During the slowdown, Westfield constructed a \$45 million outdoor portion of the 400 acre Grand Park and is recruiting quality shops, restaurants, hotels, businesses and other commercial development to increase and diversify its tax base. The City Council has recently approved a \$25 million plan for the private/public development an indoor facility at Grand Park. The indoor arena will bring year-round activity to Grand Park that will foster economic development and grow the tax base. Also, to foster quality growth, Westfield has embarked on major downtown revitalization projects. Stakeholders continue to expect and demand high quality infrastructure, community services,

education, businesses, jobs, housing and technology investments to meet their quality of life expectations in Westfield.

To remain competitive and continue to move forward in achieving its goal for Westfield to be a destination and grow its tax base, the need for sufficient bandwidth and high speed telecommunications is essential. The Google like fiber Gigabit City project proposed by Metro FiberNet, LLC to bring Gigabit services to the premise will provide Westfield 21st century communications infrastructure that will facilitate the efforts to enhance the opportunities for the existing workforce and businesses, as well as assist in the attraction of new enterprises and enhance the overall quality of life. .

Description of the Area

The Area is located within the boundaries of Westfield. (See Appendix A for the detailed maps of the Area. Yellow lines represent projected locations of Metro FiberNet overhead infrastructure and blue lines represent projected locations of Metro FiberNet underground infrastructure.) It is the intention of this Plan to create an allocation area within the Area that consists solely of all of the personal property of Metro FiberNet, which personal property consists of fiber optic cable and associated fiber equipment that will be placed either on poles or underground, depending upon where the existing utilities lay. The allocation area will, by definition, be where the personal property of Metro FiberNet exists, and can move when the fiber optic cable is moved. The designation of the Area is to delineate where the fiber optic cable and associated fiber equipment may be located, but is not in and of itself the allocation area.

Project Description

Metro FiberNet Potential Project List Within TIF Area / EDA

The personal property to be captured as the allocation area will consist of:

1. New fiber optic cable and associated fiber equipment installed by Metro FiberNet ;
2. Pre-cast concrete equipment storage building and fiber cabinets that are classified as personal property in locations to be determined; and
3. Electronic and optical equipment within the equipment storage building and cabinets.

THE PROCESS OF DESIGNATING AN ECONOMIC DEVELOPMENT AREA

The following represents a general narrative summary of the sequence of actions to be undertaken in support of the designation of the EDA. Each step will be reviewed by the legal staff of the City of Westfield, by Bond Counsel and the Financial Advisor.

After formation of the Plan, it will be submitted to the Redevelopment Commission of the City of Westfield for consideration and approval. Upon presentation and discussion, the Redevelopment Commission may approve the Plan in its entirety, make modifications to the Plan and approve the Plan as amended, or reject the Plan and the designation of an EDA.

Declaratory Resolution

If the Redevelopment Commission desires to approve the Plan, it will pass a Declaratory Resolution of the Redevelopment Commission. The Declaratory Resolution declares the intent of the Redevelopment Commission to create an EDA.

Plan Commission Review

After passing the Declaratory Resolution, the Redevelopment Commission must then submit the Plan to the City of Westfield Plan Commission for review to assure that it conforms to the plan of development for the City. The Plan Commission's task is to affirm that the Plan conforms to the plan of development of each jurisdiction as contained in the Comprehensive Plan. The Plan can propose an alteration of land use or zoning to any of the jurisdictions in response to a specific economic development proposal, but if it does so, such alteration or rezoning must be approved by the Plan Commission. This Plan was developed in compliance with the current Comprehensive Plan and no deviation is anticipated.

City Council Approval

Upon receiving approvals of the Redevelopment Commission and the Plan Commission, the Plan must be submitted to the City of Westfield Common Council for approval before it can be implemented. The City Council may reject the Plan or approve the Plan. The City Council also must approve the Redevelopment Commission's determination that the Area is an economic development area under the redevelopment statute.

Notice of Public Hearing and Tax Impact Statement

Upon receipt of approval by the City Council, the Redevelopment Commission must publish a notice of the adoption of the Declaratory Resolution and the date upon which the Redevelopment Commission will conduct a public hearing thereon, which must be no sooner than 10 days following the publication of the notice. The Redevelopment Commission also must deliver a copy of the notice, along with a statement disclosing the impact of the Area, to each taxing unit that is wholly or partially located in the Area.

Confirmatory Resolution

The Redevelopment Commission must then conduct the public hearing and pass a Confirmatory Resolution which confirms the Redevelopment Commission's intention to designate the EDA as set forth in the Plan. The Redevelopment Commission is not required to take this action, but may consider whether the Area designation is still appropriate. If the Redevelopment Commission passes the Confirmatory Resolution, the EDA is then finally declared and designated.

Bond Counsel for the project will assure that all necessary and appropriate filings and administrative actions are taken. It is, therefore, important that the various agencies, bodies, elected officials and the general public understand the limitations which are imposed on subsequent decision and actions by these various agencies and bodies.

EXAMPLES OF HOW THE CITY INTENDS TO MEET THE STATUTORY FINDINGS

Metro FiberNet

The fiber optic system planned by Metro FiberNet (and its affiliated companies including, but not limited to, Metro FiberNet, LLC) will enhance economic development and improve the overall financial health of Westfield by enhancing efforts to expand and diversify the economy by attracting 21st century businesses which rely upon technology and require sufficient bandwidth in order to locate in Westfield. Also, it will directly create 8 to 10 jobs with an annual payroll of approximately \$ 400,000 to \$500,000 within the Westfield Area.

It is crucial to the long term fiscal health and quality of life of Westfield that we are positioned to attract these technology driven businesses especially those in logistics, advanced manufacturing, technology centers, corporate and back office operations. The local workforce is trained in these vocations and additional training will improve skill levels to a degree commensurate with those required in the aforementioned industries.

Financing the Projects

It is the intention of the Redevelopment Commission to create a Tax Incremental Finance (“TIF”) District and to capture the incremental depreciable personal property within the EDA in order to finance the necessary projects. The TIF District must be established by March 1, 2015 so that the Redevelopment Commission may receive funds in 2015. If this does not occur, the already formed Redevelopment Commission will not be able to meet the needs that are projected to occur shortly.

It will be necessary to issue bonds sometime in the near future, based on the incremental *ad valorem* property taxes allocated under IC 36-7-14-39, in order to raise money for completion of the Projects in the Area.

The financing will be used for part, or all, of the following:

- (1) All reasonable and necessary architectural, engineering, and construction, equipment, legal, financing, accounting, advertising, bond discount, and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (2) Interest on, and principal of, the bonds issued by the Commission for the project; and
- (3) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

Metro FiberNet has estimated the total cost of their project within the City of Westfield will about \$10 to \$15 million.

Based upon the estimated investment of depreciable personal property to be located within the various taxing districts, Metro FiberNet, LLC would be requesting assistance through the issuance of TIF Revenue Bonds by the City Westfield in an estimated aggregate amount not to exceed \$2 million with a term not to exceed 25 years. The Bonds, when issued, would be paid solely from the incremental revenues generated within the Area and would not cause a general or moral obligation on the part of the Redevelopment Commission or the City.

Amendment of the Plan

By following the procedures specified in IC 36-7-14-15 the Redevelopment Commission may amend the Plan for the Area.

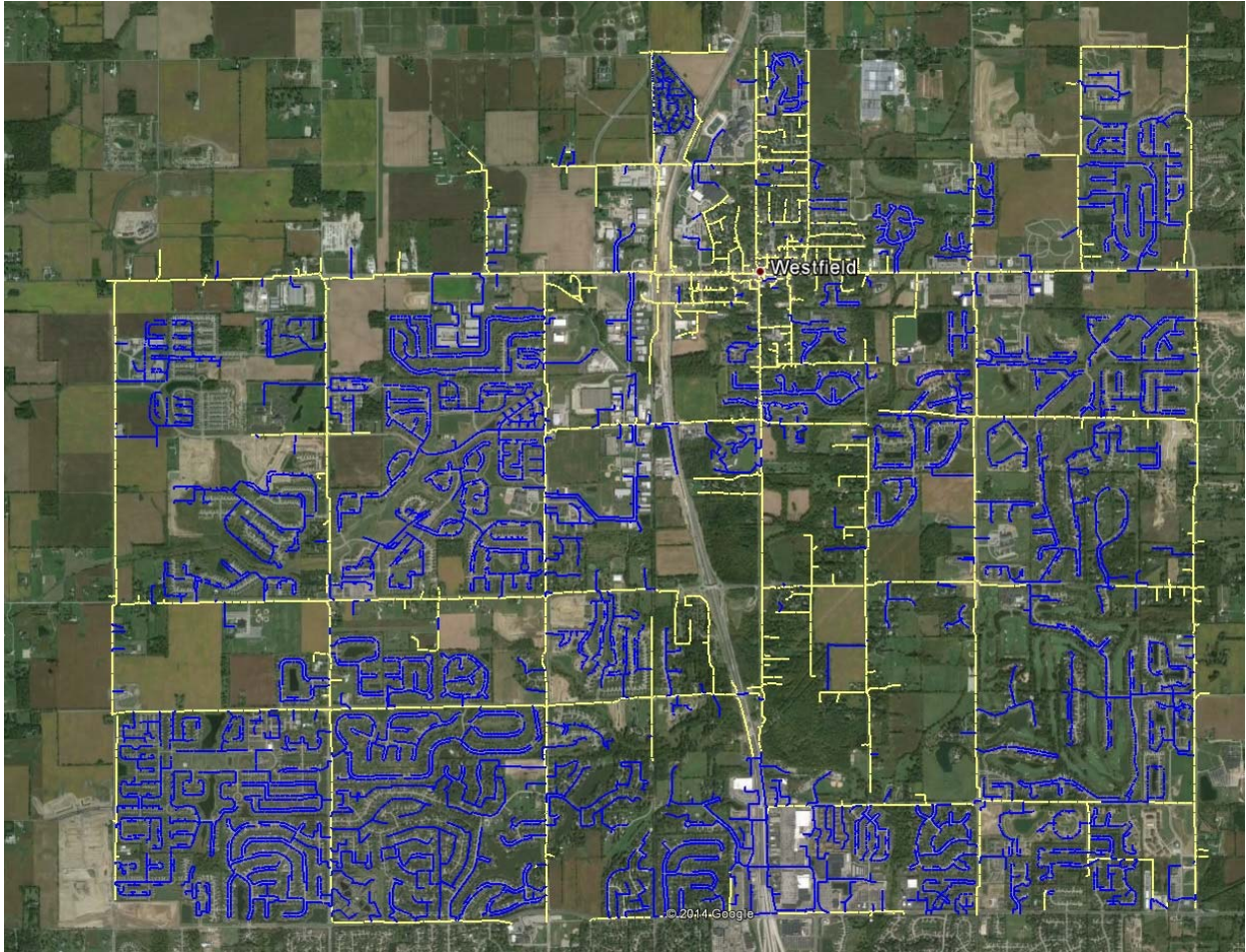
**FACTUAL REPORT IN SUPPORT OF FINDINGS
CONTAINED IN RESOLUTION NO. 6-2014**

1. The Plan for the Gigabit Broadband Economic Development Area (the “Area”) will promote significant opportunities for growth and the gainful employment of citizens of the City by providing the means to extend state of the art fiber optic lines and high speed internet services to the Area. This 21st century infrastructure is necessary to attract employers engaged in quality high technology operations, back office, corporate offices, corporate headquarters, sports related industries, logistics, hotels and residential development. This infrastructure will improve Westfield’s ability to attract employers as follows:
 - A. To locate in the Area, entities require sites that are shovel ready with all required infrastructure, including Gigabit broadband services. This Plan provides for the public funding of the fiber optic lines and electronic equipment required to bring high speed (Gigabit) internet services throughout the Area.
 - B. The Plan provides for these services to be brought to publicly owned sites that are developed or will be developed as shovel ready sites suitable for development by entities that are engaged in logistics, back office operations, corporate offices, high technology, health care and quality living.
2. The Plan:
 - A. Will promote significant opportunities for the gainful and quality employment of the citizens of the City;
 - B. Is likely to attract major new business and home grown enterprises as a result of the existence of fiber optic broadband services (with Gigabit services to the home);
 - C. Enables the use of public funding to guide infrastructure design and construction and thus development in the Area to promote basic employment and mixed uses of the land, to an extent individual property owners would not otherwise attain.
 - D. Benefits the public health, safety, morals and welfare of the citizens of Westfield, the County and State as follows: The Plan, when fully implemented, will add high speed (Gigabit) broadband services that are required in the transmission of medical records. Development of this 21st century infrastructure will permit the City to approach land use development, public services, resources and public investments in a positive manner; and

- E. Increases the economic well being of the City and the State of Indiana in direct alignment with elected officials, at every level of government, and local stakeholders public statements of promoting economic development opportunity in Indiana through the extension of 21st century broadband services throughout the state.
- 3. The planning and development of the Area will benefit the public health, safety morals and welfare; it will increase the economic well being of the City and serve to protect and increase property values in both the City and the State of Indiana.
 - A. The Plan will create new employment opportunities;
 - B. The Plan will diversify the local economy and add employment opportunities that do not now exist and cannot exist without the addition of 21st century Gigabit broadband; and
 - C. Fiber optic Gigabit broadband services are not available in vacant land within the Area. The Plan promotes development throughout the Area.
- 4. The Plan for the Area cannot be achieved by the regulatory processes or by ordinary operation of private enterprise without resorting to IC 36-7-14 (the Redevelopment statutes) because of the lack of public improvements, the existence of geological impediments to industrial development and multiple ownership of land.
- 5. The accomplishment of the Plan for the Area will be of public utility benefit, for the following reasons. First, it is estimated that the full development of the Area, pursuant to the Plan will allow for the immediate attraction of approximately 8 to 10 permanent high tech jobs in the Westfield Area by January 2016. The foregoing estimate is based upon representation of Metro FiberNet, LLC. Secondly, current employers in Westfield have indicated a need for updated fiber optic Gigabit broadband services to transmit engineering, medical records, graphics, books and technical information. The expectation is that hundreds of local jobs will be preserved, retained and attracted as a result of implementation of the Plan. This information has been developed through discussions with a number of community stakeholders. It is also estimated that, when fully developed in accordance with the Plan, the assessed value for Depreciable Personal Property will be increased by approximately \$15 million within the Westfield Area. The foregoing estimate is based upon representations of Metro FiberNet, LLC.
- 6. The Commission believes that the TIF District will generate, over time, along with federal, state and local funds, sufficient monies to fully implement the Plan.

APPENDIX A

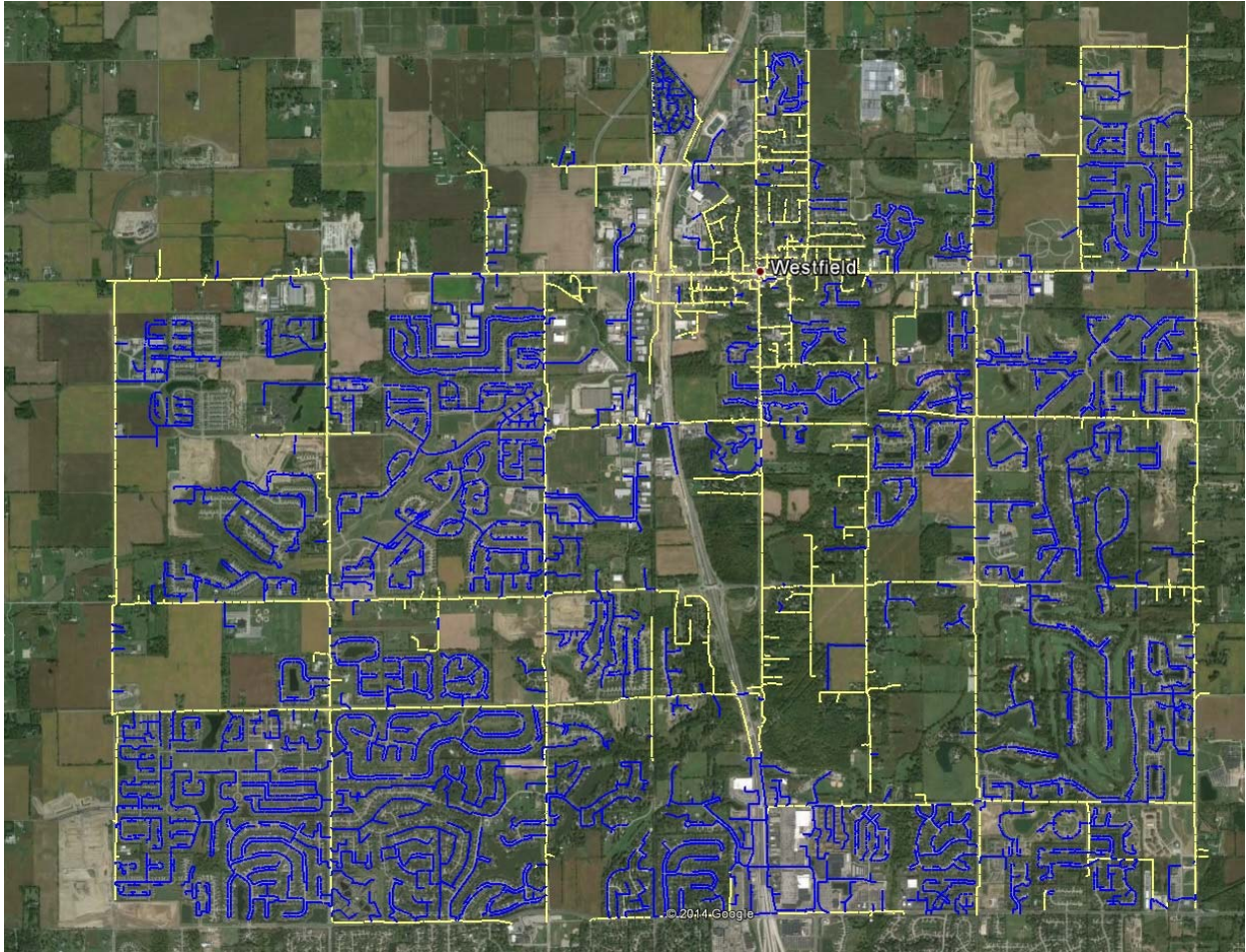
PROJECTED LOCATIONS OF THE METRONET INFRASTRUCTURE



Yellow lines represent projected locations of Metro FiberNet overhead infrastructure and blue lines represent projected locations of Metro FiberNet underground infrastructure.

APPENDIX A

PROJECTED LOCATIONS OF THE METRONET INFRASTRUCTURE



Yellow lines represent projected locations of Metro FiberNet overhead infrastructure and blue lines represent projected locations of Metro FiberNet underground infrastructure.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 5, 2015

1501-PUD-01

Exhibit 1

Docket Number: 1501-PUD-01 (Ordinance No. 14-55)

Petitioner: Estridge Development Management, LLC

Request: A text amendment to modify the architectural and open space standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District (Ordinance 12-14)

Current Land Use: Residential / Agricultural

Zoning History:

1205-PUD-05	Original PUD Ordinance (Ordinance 12-14) (01/14/13)
1405-DP-16	Development Plan (Section 1 & 2) (05/19/14)
1405-SPP-13	Primary Plat (Section 1 & 2) (05/19/14)
1405-SFP-17	Secondary Plat (Section 1) (10/23/14)
1408-SFP-28	Secondary Plat (Section 2) (pending)
1409-SPP-18	Primary Plat (Mixed Use District) (postponed)

Exhibits:

1. Staff Report
2. Zoning District Map
3. PUD Ordinance Excerpts
4. Amendment Ordinance
5. Exhibit B: Cottage Collection Homes
6. Open Space Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the December 8, 2014, City Council meeting. The petition will receive a public hearing at the January 5, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the January 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC'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.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District Ordinance No. 12-14 (the “PUD Ordinance”) for the “Single Family Residential District” of the Harmony PUD District, which is located along the west side of Ditch Road, both north and south of 151st Street (collectively, the “Property”) (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to the architectural standards and open space standards applicable to the Property, as further described below.

1. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards¹: “defined architectural designs” or “conventional design guidelines” (see PUD Ordinance excerpts at **Exhibit 3**).
 - a) **Rear-Loading Lots:** Since the adoption of the PUD Ordinance, the Petitioner has designed a series of homes called the “cottage collection homes” (see **Exhibit 5**) for rear-loading lots.

The Cottage Collection Homes, which are rear-loading homes, don’t neatly meet the standards of either the “defined architectural designs” or “conventional design guidelines”. As a result, this amendment will allow a third option for homes on rear-loading lots to be substantially similar to the “cottage collection homes” (incorporated as **Exhibit B** of the proposed amendment ordinance).
 - b) **Conventional Design Guidelines:** The proposed amendment also incorporates additional qualifying characteristics and architectural features for the rear façade requirements for homes complying with the conventional design guidelines of the PUD Ordinance. The additional features are similar to those offered in the UDO’s requirements² for side and rear building facades for homes on the perimeter lots of a development.
2. **Open Space Standard:** The PUD Ordinance requires a minimum of sixty-nine (69) acres of Open/Green Space (“Open Space”) throughout the District³. When the PUD Ordinance was adopted, the zoning ordinance required a twenty-foot (20’) wide buffer yard along single-family lots abutting AG-SF1 District properties. As a result, the Petitioner anticipated these buffer yards (see **Exhibit 6**) would be placed in a common area, so the PUD Ordinance included this buffer yard in the minimum Open Space requirement.

¹ Section 3.4(A) *Architectural Standards* of the PUD Ordinance.

² Article 6.3(C)(1)(b) *Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots; Rear/Side Building Façade Enhancements* of the UDO.

³ Section 1.3 *General Provisions; Open/Green Space* of the PUD Ordinance.

Since the adoption of the PUD Ordinance, however, the City adopted the Unified Development Ordinance (the “UDO”) which now requires a minimum thirty-foot (30’) wide buffer yard instead of twenty-feet (20’). In order to accommodate this wider buffer yard without reducing lot sizes or buffer yard requirements, the Department recommended the Petitioner place the required buffer yard in a landscape easement rather than in common area.

The Petitioner was amicable to this change; however, it would predicate the adjustment of the PUD Ordinance’s minimum Open Space requirement because these buffer yards would no longer be in common area but rather on individual lots. As a result, this amendment adjusts the minimum Open Space acreage requirement accordingly (see effected areas in **Exhibit 6**).

STAFF COMMENTS

1. Hold a public hearing at the January 5, 2015, APC meeting.
2. Prior to the 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 any APC member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

PLAN COMMISSION ORDER NUMBER 15-01

**ORDER OF THE WESTFIELD-WASHINGTON PLAN COMMISSION
DETERMINING THAT THE DECLARATORY RESOLUTION
OF THE GIGABIT BROADBAND ECONOMIC DEVELOPMENT AREA
APPROVED AND ADOPTED BY THE
WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN AND APPROVING
THE DECLARATORY RESOLUTION GIGABIT BROADBAND
ECONOMIC DEVELOPMENT AREA ECONOMIC DEVELOPMENT PLAN**

WHEREAS, the Westfield-Washington Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the “City”); and

WHEREAS, the City of Westfield Redevelopment Commission (the “Redevelopment Commission”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted Declaratory Resolution No. 6-2014 on December 15, 2014 (the “Declaratory Resolution”), designating the area known as the “Gigabit Broadband Economic Development Area” (the “Economic Development Area”) as an economic development area pursuant to Section 41 of the Act; and

WHEREAS, the Declaratory Resolution approved an economic development plan for the Economic Development Area designated as the “Gigabit Broadband Economic Development Plan—Economic Development Area” (the “Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto collectively as Exhibit A and made a part hereof; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan; and

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, AS FOLLOWS:**

SECTION I. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The Declaratory Resolution, the Area and the Plan for the Economic Development Area are hereby approved.

SECTION III. This resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

SECTION IV. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

[Remainder of page intentionally left blank.]

PASSED THIS 5TH DAY OF JANUARY, 2015, BY THE
WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION,
HAMILTON COUNTY, INDIANA.

President, Plan Commission

ATTEST:

Secretary, Plan Commission

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EXHIBIT A

**WESTFIELD REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION NO. 6-2014
INCLUDING GIGABIT BROADBAND ECONOMIC DEVELOPMENT PLAN –
ECONOMIC DEVELOPMENT AREA INCLUDING FINDINGS OF FACT**

**WESTFIELD REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION NO. 6-2014**

**RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
DECLARING AN AREA IN THE CITY OF WESTFIELD AS
AN ECONOMIC DEVELOPMENT AREA AND
APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA**

WHEREAS, the City of Westfield, Indiana (the “City”), desires to undertake an economic development project that will assist the City in a project by Metro FiberNet, LLC, or its subsidiaries, affiliates, successors or assigns, to construct facilities to house electronics and to install fiber optic cable that will provide high speed internet, telephone and television services for the City (collectively, the “Metro FiberNet Project”); and

WHEREAS, the City of Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has thoroughly studied an area of the City, which area consists of the possible locations throughout the City of all depreciable personal property consisting of the actual space where new fiber optic cable will be laid due to the Metro FiberNet Project in the City, with such areas designated as the “Gigabit Broadband Allocation Area,” which area is also an economic development area (the “Economic Development Area”); and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission a development plan (the “Plan”) for the Economic Development Area and entitled “Gigabit Broadband Economic Development Plan—Economic Development Area” which Plan is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, to the extent relevant to the Metro FiberNet Project, the Commission has caused to be prepared maps and plats showing the boundaries of the Economic Development Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the Economic Development Area, and the parts of the Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the development projects as set forth in the Plan; and

WHEREAS, the Plan and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Department of Redevelopment, as follows:

1. The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of its citizens and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, including without limitation the cost of the projects contemplated by the Plan.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Economic Development Area.

4. The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

6. The Commission pursuant to the requirements of Section 39(b) of the Act, after examining the Plan including the Findings of Fact contained therein attached hereto as Exhibit A, and taking testimony, further finds that the adoption of the allocation provisions of the Act will result in new property taxes in the Allocation Area (as hereinafter defined) that would not have been generated but for the adoption of the allocation provisions.

7. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

8. The Plan does not recommend any specific property acquisition and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Economic Development Area. At the time the Department proposes to acquire specific parcels of land, the required procedures for amending the Plan under

the Act will be followed, including notice by publication and to affected property owners and a public hearing.

9. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

10. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting. The Economic Development Area is hereby designated as an “economic development area” under Section 41 of the Act.

11. The entire Economic Development Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before July 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

12. The foregoing allocation provision shall apply to all of the Economic Development Area and shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues. The base assessment date for the allocation area shall be March 1, 2014.

13. Said allocation area is hereby designated as the “Gigabit Broadband Allocation Area,” and said allocation fund is hereby designated as the “Gigabit Broadband Allocation Fund.”

14. Pursuant to Section 39.3 of the Act, the Commission designates as a “designated taxpayer” Metro FiberNet, LLC and its successors or assigns or any affiliate of Metro FiberNet, LLC and its successors or assigns (the “Designated Taxpayer”).

15. The Commission hereby modifies the definition of property taxes in IC 36-7-14-39(a) for the purposes of including taxes imposed under IC 6-1.1 on the depreciable personal property of the designated taxpayer described above and all other depreciable property located

and taxable on the designated taxpayer's site of operations in the Allocation Area. This allocation provision shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.

16. The Commission finds that:

(a) The taxes to be derived from the Designated Taxpayer's depreciable personal property in the allocation area and all other depreciable property located and taxable on the designated taxpayer's site of operations within the allocation area in excess of the taxes attributable to the base assessed value of that personal property, are needed to pay debt service on bonds issued under IC 36-7-14-25.1, or to make payments or to provide security on leases payable under IC 36-7-14-25.2, in order to provide local public improvements for the particular allocation area;

(b) The taxpayer's property in the allocation area consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution, or transportation related projects; and

(c) The taxpayer's property in the allocation area does not consist primarily of retail, commercial or residential projects.

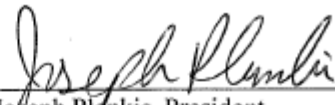
17. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the allocation area.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

19. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City of Westfield (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

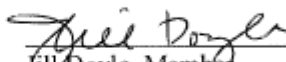
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ADOPTED AND PASSED THIS 15th DAY OF DECEMBER, 2014,
BY A VOTE OF 4 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: 
Joseph Plankis, President

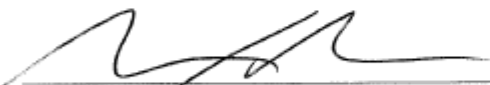
By: 
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: 
Jill Doyle, Member

By: 
Doug Holz, Member

ATTEST:


Matthew S. Skelton, Esq.

This resolution prepared by:

James T. Crawford, Jr., Esq.
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, IN 46032
317.238.6239

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. /s/ James T. Crawford, Jr.

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EXHIBIT A

**GIGABIT BROADBAND ECONOMIC DEVELOPMENT PLAN –
ECONOMIC DEVELOPMENT AREA
INCLUDING FINDINGS OF FACT**

CITY OF WESTFIELD, INDIANA

Gigabit Broadband Economic Development Area

Economic Development Plan

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**REQUIRED FINDING OF FACTS TO
SUPPORT THE STATUTORY REQUIREMENTS**

FACTS

1. The Economic Development Plan (the “Plan”) promotes significant opportunities for gainful employment of its citizens, attracts new major business enterprises to the City of Westfield, Indiana (the “City”), retains and expands significant business enterprises existing in the boundaries of the City, and meets other statutory purposes, as set forth in Indiana Code Sections 36-7-14-2.5 and 36-7-14-43.
2. The Plan for the Gigabit Broadband Economic Development Area (the “EDA”) cannot happen by regulatory process or by the ordinary operation of private enterprise because of the lack of public infrastructure or other similar conditions thereby necessitating the establishing of an allocation area to assist in the funding of the required infrastructure.
3. The public health and welfare will benefit by the accomplishment of the Plan for the EDA.
4. The achievement of the Plan for the EDA will constitute a public utility and will benefit as measured by the attraction or retention of permanent jobs, an increase in the property values, thus equating to increased assessed value (which herein is defined as “assessed value”), improved diversity of the economic base through the enhanced mix of property and other public benefits and the expansion of technology and high speed internet services to a significant portion of the City, which is in direct alignment with the goals of the City.
5. The Plan for the EDA conforms to other development and redevelopment plans for the City.
6. A representative of Metro FiberNet, LLC testified at the December 15, 2014 Redevelopment Commission meeting that building out a fiber optic system such as the one being proposed for the Metro FiberNet Project is extremely capital intensive and Metro FiberNet, LLC would not undertake the Project without the establishment of the Allocation Area and the resultant availability of TIF increment to assist with the cost of building out the Project.

ECONOMIC DEVELOPMENT PLAN
GIGABIT BROADBAND ECONOMIC DEVELOPMENT AREA
CITY OF WESTFIELD REDEVELOPMENT COMMISSION
FOR THE
CITY OF WESTFIELD

Purpose

This document is the City Economic Development Plan (the “Plan”) for the Gigabit Broadband Economic Development Area (the “EDA”) contained within the City. This document is intended to be approved by the Westfield City Plan Commission, the Westfield City Council and the City of Westfield Redevelopment Commission in conformance with IC-37-14.

Introduction

The Westfield area economic base was developed for the home of corporate headquarters, back office operations, high tech manufacturing, distribution operations, youth sports industry, logistics, technology driven businesses and high quality living. The Westfield area is where the talent lives and works. The area has a well-diversified base of employers headed by IMMI (550), Standard Locknut (167), Porter Engineer Systems (145) and Custom Concrete (136). Hamilton County is the largest suburban employment and residential hub in Central Indiana. The unemployment rate has remained lower than state and national rates throughout the recession. The current employment in Hamilton County is approximately 112,000.

Westfield was founded in 1834 and was incorporated as a town in 1848. In 2008, Westfield was incorporated as a city and its population is about 32,000 (2012). While Westfield has experienced rapid population growth since 1990, in recent years, it has suffered from a significant slowdown in its economy. New business growth, housing permits and new home starts stalled and city revenue growth was flat for several years. During the slowdown, Westfield constructed a \$45 million outdoor portion of the 400 acre Grand Park and is recruiting quality shops, restaurants, hotels, businesses and other commercial development to increase and diversify its tax base. The City Council has recently approved a \$25 million plan for the private/public development of an indoor facility at Grand Park. The indoor arena will bring year-round activity to Grand Park that will foster economic development and grow the tax base. Also, to foster quality growth, Westfield has embarked on major downtown revitalization projects. Stakeholders continue to expect and demand high quality infrastructure, community services,

education, businesses, jobs, housing and technology investments to meet their quality of life expectations in Westfield.

To remain competitive and continue to move forward in achieving its goal for Westfield to be a destination and grow its tax base, the need for sufficient bandwidth and high speed telecommunications is essential. The Google like fiber Gigabit City project proposed by Metro FiberNet, LLC to bring Gigabit services to the premise will provide Westfield 21st century communications infrastructure that will facilitate the efforts to enhance the opportunities for the existing workforce and businesses, as well as assist in the attraction of new enterprises and enhance the overall quality of life. .

Description of the Area

The Area is located within the boundaries of Westfield. (See Appendix A for the detailed maps of the Area. Yellow lines represent projected locations of Metro FiberNet overhead infrastructure and blue lines represent projected locations of Metro FiberNet underground infrastructure.) It is the intention of this Plan to create an allocation area within the Area that consists solely of all of the personal property of Metro FiberNet, which personal property consists of fiber optic cable and associated fiber equipment that will be placed either on poles or underground, depending upon where the existing utilities lay. The allocation area will, by definition, be where the personal property of Metro FiberNet exists, and can move when the fiber optic cable is moved. The designation of the Area is to delineate where the fiber optic cable and associated fiber equipment may be located, but is not in and of itself the allocation area.

Project Description

Metro FiberNet Potential Project List Within TIF Area / EDA

..... The personal property to be captured as the allocation area will consist of:

1. New fiber optic cable and associated fiber equipment installed by Metro FiberNet ;
2. Pre-cast concrete equipment storage building and fiber cabinets that are classified as personal property in locations to be determined; and
3. Electronic and optical equipment within the equipment storage building and cabinets.

THE PROCESS OF DESIGNATING AN ECONOMIC DEVELOPMENT AREA

The following represents a general narrative summary of the sequence of actions to be undertaken in support of the designation of the EDA. Each step will be reviewed by the legal staff of the City of Westfield, by Bond Counsel and the Financial Advisor.

After formation of the Plan, it will be submitted to the Redevelopment Commission of the City of Westfield for consideration and approval. Upon presentation and discussion, the Redevelopment Commission may approve the Plan in its entirety, make modifications to the Plan and approve the Plan as amended, or reject the Plan and the designation of an EDA.

Declaratory Resolution

If the Redevelopment Commission desires to approve the Plan, it will pass a Declaratory Resolution of the Redevelopment Commission. The Declaratory Resolution declares the intent of the Redevelopment Commission to create an EDA.

Plan Commission Review

After passing the Declaratory Resolution, the Redevelopment Commission must then submit the Plan to the City of Westfield Plan Commission for review to assure that it conforms to the plan of development for the City. The Plan Commission's task is to affirm that the Plan conforms to the plan of development of each jurisdiction as contained in the Comprehensive Plan. The Plan can propose an alteration of land use or zoning to any of the jurisdictions in response to a specific economic development proposal, but if it does so, such alteration or rezoning must be approved by the Plan Commission. This Plan was developed in compliance with the current Comprehensive Plan and no deviation is anticipated.

City Council Approval

Upon receiving approvals of the Redevelopment Commission and the Plan Commission, the Plan must be submitted to the City of Westfield Common Council for approval before it can be implemented. The City Council may reject the Plan or approve the Plan. The City Council also must approve the Redevelopment Commission's determination that the Area is an economic development area under the redevelopment statute.

Notice of Public Hearing and Tax Impact Statement

Upon receipt of approval by the City Council, the Redevelopment Commission must publish a notice of the adoption of the Declaratory Resolution and the date upon which the Redevelopment Commission will conduct a public hearing thereon, which must be no sooner than 10 days following the publication of the notice. The Redevelopment Commission also must deliver a copy of the notice, along with a statement disclosing the impact of the Area, to each taxing unit that is wholly or partially located in the Area.

Confirmatory Resolution

The Redevelopment Commission must then conduct the public hearing and pass a Confirmatory Resolution which confirms the Redevelopment Commission's intention to designate the EDA as set forth in the Plan. The Redevelopment Commission is not required to take this action, but may consider whether the Area designation is still appropriate. If the Redevelopment Commission passes the Confirmatory Resolution, the EDA is then finally declared and designated.

Bond Counsel for the project will assure that all necessary and appropriate filings and administrative actions are taken. It is, therefore, important that the various agencies, bodies, elected officials and the general public understand the limitations which are imposed on subsequent decision and actions by these various agencies and bodies.

**EXAMPLES OF HOW THE CITY INTENDS TO MEET
THE
STATUTORY FINDINGS**

Metro FiberNet

The fiber optic system planned by Metro FiberNet (and its affiliated companies including, but not limited to, Metro FiberNet, LLC) will enhance economic development and improve the overall financial health of Westfield by enhancing efforts to expand and diversify the economy by attracting 21st century businesses which rely upon technology and require sufficient bandwidth in order to locate in Westfield. Also, it will directly create 8 to 10 jobs with an annual payroll of approximately \$ 400,000 to \$500,000 within the Westfield Area.

It is crucial to the long term fiscal health and quality of life of Westfield that we are positioned to attract these technology driven businesses especially those in logistics, advanced manufacturing, technology centers, corporate and back office operations. The local workforce is trained in these vocations and additional training will improve skill levels to a degree commensurate with those required in the aforementioned industries.

Financing the Projects

It is the intention of the Redevelopment Commission to create a Tax Incremental Finance ("TIF") District and to capture the incremental depreciable personal property within the EDA in order to finance the necessary projects. The TIF District must be established by March 1, 2015 so that the Redevelopment Commission may receive funds in 2015. If this does not occur, the already formed Redevelopment Commission will not be able to meet the needs that are projected to occur shortly.

It will be necessary to issue bonds sometime in the near future, based on the incremental *ad valorem* property taxes allocated under IC 36-7-14-39, in order to raise money for completion of the Projects in the Area.

The financing will be used for part, or all, of the following:

- (1) All reasonable and necessary architectural, engineering, and construction, equipment, legal, financing, accounting, advertising, bond discount, and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (2) Interest on, and principal of, the bonds issued by the Commission for the project; and
- (3) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

Metro FiberNet has estimated the total cost of their project within the City of Westfield will about \$10 to \$15 million.

Based upon the estimated investment of depreciable personal property to be located within the various taxing districts, Metro FiberNet, LLC would be requesting assistance through the issuance of TIF Revenue Bonds by the City Westfield in an estimated aggregate amount not to exceed \$2 million with a term not to exceed 25 years. The Bonds, when issued, would be paid solely from the incremental revenues generated within the Area and would not cause a general or moral obligation on the part of the Redevelopment Commission or the City.

Amendment of the Plan

By following the procedures specified in IC 36-7-14-15 the Redevelopment Commission may amend the Plan for the Area.

**FACTUAL REPORT IN SUPPORT OF FINDINGS
CONTAINED IN RESOLUTION NO. 6-2014**

1. The Plan for the Gigabit Broadband Economic Development Area (the "Area") will promote significant opportunities for growth and the gainful employment of citizens of the City by providing the means to extend state of the art fiber optic lines and high speed internet services to the Area. This 21st century infrastructure is necessary to attract employers engaged in quality high technology operations, back office, corporate offices, corporate headquarters, sports related industries, logistics, hotels and residential development. This infrastructure will improve Westfield's ability to attract employers as follows:

- A. To locate in the Area, entities require sites that are shovel ready with all required infrastructure, including Gigabit broadband services. This Plan provides for the public funding of the fiber optic lines and electronic equipment required to bring high speed (Gigabit) internet services throughout the Area.
- B. The Plan provides for these services to be brought to publicly owned sites that are developed or will be developed as shovel ready sites suitable for development by entities that are engaged in logistics, back office operations, corporate offices, high technology, health care and quality living.

2. The Plan:

- A. Will promote significant opportunities for the gainful and quality employment of the citizens of the City;
- B. Is likely to attract major new business and home grown enterprises as a result of the existence of fiber optic broadband services (with Gigabit services to the home);
- C. Enables the use of public funding to guide infrastructure design and construction and thus development in the Area to promote basic employment and mixed uses of the land, to an extent individual property owners would not otherwise attain.
- D. Benefits the public health, safety, morals and welfare of the citizens of Westfield, the County and State as follows: The Plan, when fully implemented, will add high speed (Gigabit) broadband services that are required in the transmission of medical records. Development of this 21st century infrastructure will permit the City to approach land use development, public services, resources and public investments in a positive manner; and

- E. Increases the economic well being of the City and the State of Indiana in direct alignment with elected officials, at every level of government, and local stakeholders public statements of promoting economic development opportunity in Indiana through the extension of 21st century broadband services throughout the state.
- 3. The planning and development of the Area will benefit the public health, safety morals and welfare; it will increase the economic well being of the City and serve to protect and increase property values in both the City and the State of Indiana.
 - A. The Plan will create new employment opportunities;
 - B. The Plan will diversify the local economy and add employment opportunities that do not now exist and cannot exist without the addition of 21st century Gigabit broadband; and
 - C. Fiber optic Gigabit broadband services are not available in vacant land within the Area. The Plan promotes development throughout the Area.
- 4. The Plan for the Area cannot be achieved by the regulatory processes or by ordinary operation of private enterprise without resorting to IC 36-7-14 (the Redevelopment statutes) because of the lack of public improvements, the existence of geological impediments to industrial development and multiple ownership of land.
- 5. The accomplishment of the Plan for the Area will be of public utility benefit, for the following reasons. First, it is estimated that the full development of the Area, pursuant to the Plan will allow for the immediate attraction of approximately 8 to 10 permanent high tech jobs in the Westfield Area by January 2016. The foregoing estimate is based upon representation of Metro FiberNet, LLC. Secondly, current employers in Westfield have indicated a need for updated fiber optic Gigabit broadband services to transmit engineering, medical records, graphics, books and technical information. The expectation is that hundreds of local jobs will be preserved, retained and attracted as a result of implementation of the Plan. This information has been developed through discussions with a number of community stakeholders. It is also estimated that, when fully developed in accordance with the Plan, the assessed value for Depreciable Personal Property will be increased by approximately \$15 million within the Westfield Area. The foregoing estimate is based upon representations of Metro FiberNet, LLC.
- 6. The Commission believes that the TIF District will generate, over time, along with federal, state and local funds, sufficient monies to fully implement the Plan.

7. Metro FiberNet, LLC has represented to the City that building out a fiber optic system such as the one being proposed for the Metro FiberNet Project is extremely capital intensive and Metro FiberNet, LLC would not undertake the Project without the establishment of the Allocation Area and the resultant availability of TIF increment to assist with the cost of building out the Project.

APPENDIX A

PROJECTED LOCATIONS OF THE METRONET INFRASTRUCTURE



Yellow lines represent projected locations of Metro FiberNet overhead infrastructure and blue lines represent projected locations of Metro FiberNet underground infrastructure.



Petition Number: 1412-DP-35 & 1412-SPP-24

Subject Site Address: 20298 Tomlinson Road

Petitioner: Chatham Hills LLP by American Structurepoint, Inc.

Request: Overall Development Plan and Primary Plat review of 196 single-family residential lots and golf course.

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Undeveloped

Approximate Acreage: 272.16 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Development Plan
5. Overall Development Plan
6. Landscaping Plan
7. Tree Preservation Photos

Property History: 1311-PUD-11 (Chatham Hills PUD, Ordinance 13-24)

Staff Reviewer: Kevin M. Todd, AICP

HISTORY AND PROCEDURAL

This petition received a public hearing at the December 1, 2014 Advisory Plan Commission (the "APC") meeting. Approval of a Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, Chatham Hills PUD District, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The petitioner is proposing development of the first section of the Chatham Hills development (the "Project"). The Project consists of 196 single-family residential lots. It also includes the land for the nine-hole executive Par-3 golf course and nine of the eighteen championship golf



course holes. Future projects will include additional residential lots, the remaining holes on the golf course, the clubhouse, and development of the mixed-use area near S.R. 38.

CHATHAM HILLS PUD

Permitted Uses within District I (Section 7)

1. Single-Family Residential
Comment: COMPLIANT
2. Golf Course and Club Uses
Comment: COMPLIANT

Bulk and Density Standards (Section 9)

1. District Subarea 1-B (**Lot C2; Lot C4; Lot C6; Lots C16-C22; Lots E1-E14**)
 - a. Minimum Lot Width – 120'
Comment: COMPLIANT
 - b. Minimum Lot Frontage – 30'
Comment: COMPLIANT
 - c. Minimum Lot Area – 15,000 SF
Comment: COMPLIANT
 - d. Maximum Number of Dwelling Units in Subarea – 1,500
Comment: 24 lots proposed = COMPLIANT
2. District Subarea 1-C (**Lot C1; Lot C3; Lot C5; Lots C7-C15; Lot E15**)
 - a. Minimum Lot Width – 110'
Comment: COMPLIANT
 - b. Minimum Lot Frontage – 30'
Comment: COMPLIANT
 - c. Minimum Lot Area – 12,500 SF
Comment: COMPLIANT
 - d. Maximum Number of Dwelling Units in Subarea – 1,500
Comment: 13 lots proposed = COMPLIANT

3. District Subarea 1-D (Lot E16; Lot E17; Lot E19; Lot E21; Lot E23; Lot E25; Lot E27; Lot E29; Lot E31; Lot E33; Lot E35; Lot E36; Lot E37; Lot E38; Lot E40; Lot E41; Lot E42; Lot E44; Lot E46; Lot E48; Lot E50; Lot E52; Lot E54)
 - a. Minimum Lot Width – 105'
Comment: COMPLIANT
 - b. Minimum Lot Frontage – 30'
Comment: COMPLIANT
 - c. Minimum Lot Area – 12,500 SF
Comment: COMPLIANT
 - d. Maximum Number of Dwelling Units in Subarea – 1,500
Comment: 23 lots proposed = COMPLIANT

4. District Subarea 1-E (Lot E18; Lot E20; Lot E22; Lot E24; Lot E26; Lot E28; Lot E30; Lot E32; Lot E34; Lot E39; Lot E43; Lot E45; Lot E47; Lot E49; Lot E51; Lot E53; Lot E55; Lot E56; Lot E57; Lot E58; Lot E59; Lot E60; Lot E61; Lot E62; Lots F1-F30)
 - a. Minimum Lot Width – 90'
Comment: COMPLIANT
 - b. Minimum Lot Frontage – 30'
Comment: COMPLIANT
 - c. Minimum Lot Area – 10,000 SF
Comment: COMPLIANT
 - d. Maximum Number of Dwelling Units in Subarea – 1,500
Comment: 54 lots proposed = COMPLIANT

5. District Subarea 1-F (Lots D1-D26)
 - a. Minimum Lot Width – 80'
Comment: COMPLIANT
 - b. Minimum Lot Frontage – 25'
Comment: COMPLIANT
 - c. Minimum Lot Area – 10,000 SF
Comment: COMPLIANT
 - d. Maximum Number of Dwelling Units in Subarea – 975
Comment: 26 lots proposed = COMPLIANT



6. District Subarea 1-H (Lots A1-A27; Lots B1-B29)

- a. Minimum Lot Width – 65’

Comment: COMPLIANT

- b. Minimum Lot Frontage – 20’

Comment: COMPLIANT

- c. Minimum Lot Area – 7,750 SF

Comment: COMPLIANT

- d. Maximum Number of Dwelling Units in Subarea – 600

Comment: 56 lots proposed = COMPLIANT

7. Maximum Density (number of dwellings) in District I – 1,500

Comment: 196 lots proposed (first section to develop) = COMPLIANT

Landscaping and Screening (Section 11)

8. Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

Comment: Staff is working with the petitioner to ensure compliance and recommends that final landscaping plan approval be delegated to staff.

9. Installation of Landscaping: The installation of landscaping required by this Ordinance may be delayed, at the Director’s determination, due to: (i) periods of adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course).

Comment: Acknowledged

10. Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.

Comment: See External Street Landscaping Standards under the UDO section below.

11. Buffer Yards: The buffer yard requirements of the Unified Development Ordinance (Article 6.8) shall apply, except as provided below:

- a. Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.

Comment: COMPLIANT

- b. Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.

Comment: Not applicable to this development plan, but will be reviewed as subsequent Development Plans for the Development Amenities are submitted.

- c. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

Comment: Not applicable to this development plan, but will be reviewed as subsequent Development Plans for the GB District are submitted.

- d. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

Comment: COMPLIANT

- e. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences (UDO Article 6.8, L).

Comment: Acknowledged.



Open Space and Amenity Standards (Section 12)

12. Natural Areas: The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.

Comment: Acknowledged.

13. Minimum Open Space: The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

Comment: 67.72 acres (24.8%) proposed in this section = COMPLIANT

Lighting Standards (Section 14)

The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions:

14. Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.

Comment: Not Applicable.

15. Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

Comment: Not Applicable to this section.

16. Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and 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.

Comment: This will be reviewed for compliance during the building permitting/inspection stage.

17. Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

Comment: Acknowledged.

18. Real or faux gas lights may be used without shielding.

Comment: Acknowledged.

19. Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

Comment: Acknowledged.

Pedestrian and Bicycle Connectivity (Section 15)

20. Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities.

Comment: COMPLIANT

21. The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District.

Comment: COMPLIANT

22. Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation.

Comment: Acknowledged.

Infrastructure Standards (Section 20)

23. The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the 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.

Comment: COMPLIANT

24. The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the Monon & Midland Trace Trail Master Plan.

Comment: COMPLIANT

- a. In addition to the fifty (50) foot half right-of-way required to be dedicated along 199th Street, pursuant to the Thoroughfare Plan, the Developer shall dedicate an additional twenty (20) feet of right-of-way (for a total right-of-way dedication of seventy (70) feet north from the centerline of 199th Street) for portions of the Real Estate that are located between the centerline of Tomlinson Road and a point approximately one thousand one hundred and seventy feet (1,170') west along 199th Street.

Comment: COMPLIANT



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

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

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

Comment: All current SF-4 standards have been modified by the Chatham Hills PUD Ordinance.

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

Comment: COMPLIANT

Wellhead Protection District Overlay (Article 5.7)

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

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

Comment: The Accessory Use and Building Standards will be reviewed for each residential and non-residential accessory building in the future.

Architectural Standards (Article 6.3)

Comment: The Architectural Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Building Standards (Article 6.4)

Comment: The Building Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.



Height Standards (Article 6.6)

Comment: The Height Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Landscaping Standards (Article 6.8)

25. 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.

Comment: COMPLIANT

- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

Comment: COMPLIANT

- 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.

Comment: COMPLIANT

- 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.

Comment: COMPLIANT

- 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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

- 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.

Comment: COMPLIANT

- 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.

Comment: COMPLIANT

26. Detention and Retention Areas:

a. Natural Appearance:

- i. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

Comment: COMPLIANT

- ii. 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.

Comment: COMPLIANT

- iii. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: COMPLIANT

- iv. 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).

Comment: COMPLIANT

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

Comment: COMPLIANT

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

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

Comment: COMPLIANT

- ii. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

Comment: COMPLIANT

- iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.

Comment: COMPLIANT

- c. Minimum Lot Landscaping Requirements

- i. Single-Family Residential (per Lot under 8,000 SF)

1. Shade Trees – 2

Comment: COMPLIANT – Will be confirmed during building permit review phase.

2. Ornamental or Evergreen Trees – 1

Comment: COMPLIANT – Will be confirmed during building permit review phase.

3. Shrubs – 4

Comment: COMPLIANT – Will be confirmed during building permit review phase.



ii. Single-Family Residential (per Lot over 8,000 SF)

1. Shade Trees – 4

Comment: COMPLIANT – Will be confirmed during building permit review phase.

2. Ornamental or Evergreen Trees – 2

Comment: COMPLIANT – Will be confirmed during building permit review phase.

3. Shrubs – 4

Comment: COMPLIANT – Will be confirmed during building permit review phase.

iii. Open Space/Common Area (per acre)

1. Shade Trees, Ornamental, or Evergreen Trees – 10

Comment:

5.29 acres of Common Area = 53 trees required; 115 depicted = COMPLIANT

2. Shrubs – 0

Comment: COMPLIANT

d. Foundation Plantings

Comment: Foundation Planting requirements will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

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

i. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) 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.

Comment:

- **199th Street (1,000 feet)**
 - **30' yard = COMPLIANT**
 - **Evergreen Trees – 40 required; 66 depicted = COMPLIANT**
 - **Shade Trees – 30 required; 30 depicted = COMPLIANT**
 - **Ornamental Trees – 30 required; 30 depicted = COMPLIANT**
 - **Shrubs – 250 required; 250 depicted = COMPLIANT**
 - **3' mound required = COMPLIANT**

ii. 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.

Comment: Not Applicable.

iii. 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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

f. Buffer Yard Requirements

Comment: Buffer Yard Requirements are superseded by the Chatham Hills PUD Ordinance, see Chatham Hills PUD, Section 11 above, except as identified below:

i. East side of Lots F7, F9, F10 & F11 (360 feet)

1. 20' Buffer Yard (per Chatham Hills PUD, Section 11) = COMPLIANT
2. Shade Trees – 15 required; 15 depicted = COMPLIANT
3. Evergreen Trees – 15 required; 15 depicted = COMPLIANT
4. Shrubs – 36 required; 36 depicted = COMPLIANT

ii. West side of Block 3 (570 feet)

1. 20' Buffer Yard (per Chatham Hills PUD, Section 11) = COMPLIANT
2. Shade Trees – 23 required; 23 depicted = COMPLIANT
3. Evergreen Trees – 23 required; 23 depicted = COMPLIANT
4. Shrubs – 57 required; 59 depicted = COMPLIANT

Parking Area Landscaping

Comment: The Parking Area Landscaping standards will be reviewed during a subsequent Detailed Development Plan Review for non-residential buildings/uses.

Lighting Standards (Article 6.9)

27. 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.

Comment: Not Applicable.

28. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

Comment: Not Applicable.



29. 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.

Comment: Not Applicable.

30. 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.

Comment: Not Applicable.

31. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Comment: Not Applicable.

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.

Comment: COMPLIANT

2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

Comment: COMPLIANT

Outdoor Storage and Display (Article 6.21)

3. Residential Districts (regarding Recreational Vehicles)

Comment: Outdoor Storage and Display standards will be monitored by Code Enforcement for compliance.

4. Business Districts

Comment: The Outdoor Storage and Display Standards will be reviewed during a subsequent Detailed Development Plan Review process for each non-residential building.

5. Industrial Districts

Comment: Not Applicable. Industrial uses are not permitted in the Chatham Hills PUD.



Outdoor Café and Eating Areas (Article 6.13)

Comment: The Outdoor Café and Eating Areas standards will be reviewed during a subsequent Detailed Development Plan Review process for each non-residential building.

Parking Standards (Article 6.14)

6. Single-Family Dwellings – Two (2) spaces per Dwelling Unit

Comment: The Single-Family Dwelling Parking Standards will be reviewed at the building permit stage for each residential building.

7. Golf Course – Parking Space requirements for the Golf Course uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

Comment: The Golf Course Parking Standards will be reviewed during a subsequent Detailed Development Plan Review for the associated clubhouse.

Setback Standards (Article 6.16)

Comment: The Setback Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Sign Standards (Article 6.17)

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



Vision Clearance Standards (Article 6.19)

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

Comment: COMPLIANT

Yard Standards (Article 6.21)

Comment: The Yard Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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

Comment: COMPLIANT



Easement Standards (Article 8.3)

10. **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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

11. **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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

12. **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").

Comment: Acknowledged.

13. **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.

Comment: Acknowledged.

Monument and Marker Standards (Article 8.5)

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



Open Space and Amenity Standards (Article 8.6)

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

Comment: See Open Space landscaping requirements above.

15. Access: A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

Comment: COMPLIANT

16. 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.

Comment: COMPLIANT

17. Open Space Ownership: The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

Comment: Acknowledged. Please include in covenants document.

18. 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

Comment: Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).

19. 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.

Comment: Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).

20. 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.

Comment: Acknowledged.

21. 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.

Comment: COMPLIANT

22. 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.

Comment: COMPLIANT

23. 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.

Comment: Acknowledged.

Pedestrian Network Standards (Article 8.7)

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

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

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

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

26. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the

Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

27. 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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

28. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Comment: COMPLIANT

29. 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.

Comment: Not applicable.

30. 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.

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

31. 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.

Comment: COMPLIANT

32. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: COMPLIANT

33. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the

proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: Not Applicable.

Storm Water Standards (Article 8.8)

34. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

Comment: COMPLIANT – Will be confirmed during construction plan review phase.

Streets and Right-of-Way Standards (Article 8.9) – COMPLIANT – Will be confirmed during construction plan and secondary plat review phase.

35. Dedication of Right-of-way: In developments that adjoin or include existing Streets that do not conform to the minimum Right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such Streets sufficient to meet the requirements of the Thoroughfare Plan. If the Developer only controls the property on one (1) side of the Street, then sufficient Right-of-way shall be dedicated to bring the half Right-of-way up to the dimensions required in the Thoroughfare Plan.
- a. Passing Blister: Where a passing blister is required and inadequate Right-of-way exists to install the passing blister, then the Developer shall make a good faith effort to acquire property sufficient for the installation of the passing blister. If the Property Owner on which the passing blister is to be installed refuses to sell the property, then the Developer shall provide the Department copies of all surveys, appraisals, written offers made by the Developer to the Property Owner, and correspondence from the Property Owner.
 - b. Acceleration and Deceleration Lanes: Where an acceleration lane and/or deceleration lane is required and the Developer does not control street frontage adequate to install the lane, then the Developer shall make a good faith effort to acquire property sufficient for the installation of the acceleration lane and/or deceleration lane. If the Property Owner on which the acceleration lane and/or a deceleration lane is to be installed refuses to sell the property, then the Developer shall provide the Department copies of all surveys, appraisals, written offers made by the Developer to the Property Owner, and correspondence from the Property Owner.
 - c. Eminent Domain: Whereas the installation of passing blisters, acceleration lanes, and deceleration lanes is vital to the health, safety, and welfare of the motoring public, the City may begin eminent domain proceedings in accordance with IC 32-24: Eminent Domain for the acquisition of public right-of-way sufficient for

the installation of the passing blister, acceleration lane, and/or deceleration lane upon receipt of the aforementioned documentation illustrating the Developer's failure to acquire the needed property. Upon completion of the eminent domain proceedings, the Developer shall reimburse the City in an amount equal to the price paid by the City for the public Right-of-way and associated professional and legal expenses, anything that had to be condemned within the acquired Right-of-way, and anything for which the City paid the price of relocation.

- d. Installation of Improvements: The Developer shall then install the passing blister, acceleration lane, and/or deceleration lane in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

36. Private Streets: – COMPLIANT – Will be confirmed during construction plan and secondary plat review phase.

- a. Standards: Private Streets are permitted, but shall conform to the Street and Right-of-way standards of this Ordinance and shall be constructed in accordance with the City's Construction Standards.
 - i. Private Street Easements: Private Streets shall be established in access easements that may be placed in common area, rather than Rights-of-way, that comply with Article 8.3 Easement Standards.
 - ii. Platted Private Streets: When a Private Street easement appears on a Secondary Plat, then a Private Streets certificate (see Article 8.3 Easement Standards) shall be printed on the plan or plat. Unplatted easements for Private Streets shall have the same language included on the recorded easement instrument.
 - iii. Financial Sureties: Shall be required in accordance with Article 8.12 Surety Standards and the City's Construction Standards.
 - iv. Usage: When the term Right-of-way is used in this Article, it shall also apply to private street easements in the context of this Article only.

37. Design Principles: – COMPLIANT

- a. General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
- b. Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient.

Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.

- c. Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

38. Improvement Standards: Streets shall conform to the following standards of improvement: – **COMPLIANT – Will be confirmed during construction plan and secondary plat review phase.**

- a. Street and Right-of-way Widths: Widths of Streets and minimum Right-of-way widths shall conform to the Thoroughfare Plan and Article 7.3 Principles and Standards of Design.
- b. Construction: All Street improvements, public or private, shall be designed, constructed and installed in accordance with Article 7.3 Principles and Standards of Design.
 - i. Streets and Alleys shall be completed as shown on approved plans, profiles and cross-sections provided by the Developer, and prepared by a qualified engineer or surveyor.
 - ii. Streets shall be graded, surfaced and improved to the dimensions required by the cross-sections and the work shall be performed in the manner prescribed in the Indiana Department of Transportation's "Standard Specifications".
 - iii. Where parkways or special types of Streets are involved, the Plan Commission may apply special standards to be followed in their design.
- c. Cul-de-sac Design: Where a street does not extend beyond the boundary of the development and its continuation is not required, as set forth herein, for access to adjoining property, its terminus shall comply with the following:
 - i. Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

- ii. Terminus Design: Shall be nearly circular shape with a minimum Right-of-way diameter in accordance with Article 7.3 Principles and Standards of Design.
- iii. Drainage Easement: A drainage easement shall be provided near the center perimeter of the cul-de-sac, opposite of the cul-de-sac entrance. The easement shall be a minimum of twenty (20) feet wide and ten (10) feet deep. The easement and Right-of-way adjacent to the easement shall be free of above ground improvements (e.g., driveways, mailboxes, fire hydrants, landscaping and Public Utility Installations), unless otherwise approved by the Public Works Department, in order to accommodate snow removal maintenance of the cul-de-sac.
- iv. Dead-end Streets: A temporarily dead-ended Street shall be permitted if a Street is proposed to be and should logically be extended but is not yet constructed. An adequate easement or Right-of-way for a turn-around shall be provided which extends one hundred and fifty (150) feet or more in length. If an easement, then such easement shall be automatically vacated to abutting Property Owners when the street is legally extended.
- v. Pedestrian Connection: The Plan Commission or Director may require a pathway or sidewalk to connect one cul-de-sac to an adjacent cul-de-sac or Street to provide reasonably direct connection between likely pedestrian destinations. Such connection shall be constructed in accordance with Article 8.7 Pedestrian Network Standards and located within an easement or common area.
- d. Alleys: Alleys shall be constructed in accordance with the City's Construction Standards, unless otherwise approved by the Public Works Department.
- e. Intersections:
 - i. All Street intersections, including at angles and minimum distances from the intersection of Right-of-way lines, shall be designed and improved in accordance with Article 7.3 Principles and Standards of Design.
 - ii. Lot Line corners shall be rounded by arcs with minimum radii in accordance with Article 7.3 Principles and Standards of Design.
- f. Access Points: The following standards shall apply; however, the Plan Commission, Council, or Public Works Department may otherwise approve access points if deemed appropriate to improve traffic circulation in the area or due to the size of the development:
 - i. Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.
 - ii. The primary access for a multi-family development shall be from an Arterial, if available, and at least two (2) access points shall be provided for adequate accessibility for emergency vehicles and school busses.

- iii. Developments shall not be designed to permit direct access by a driveway to any Arterial or Collector, unless such design accommodates the Lot's only means of access.
 - g. Curved Streets: Minimum visibility (horizontal and vertical), curvature radii, and tangents on reversed curves on curved Streets shall comply with Article 7.3 Principles and Standards of Design.
 - h. Traffic Control Devices: All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
 - i. Subsurface Drainage: Prior to placing street surfaces, adequate subsurface drainage for Streets shall be provided by the Developer. Subsurface drainage pipe, when required, shall be as described by the current edition of INDOT standard specifications and as approved by the Plan Commission. Upon completion of street improvements, plans and profiles as built shall be filed with the Plan Commission and the proper governing body of the City or County.
39. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **Acknowledged.**
40. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **COMPLIANT – Will be confirmed during construction plan review phase.**
41. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **Acknowledged.**
- a. If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - b. If requested core borings are for the acceptance of concrete Street, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – COMPLIANT – Will be confirmed during construction plan review phase.

42. General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
43. Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
44. Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
45. Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminares shall be shielded to prevent glare on residential properties.
46. Alternative Standard: Decorative street lights may differ from the City's Construction Standards if approved by the Public Works Department. Decorative street lights shall be installed at the expense of the Developer and maintained by the Property Owners' Association. An agreement between the City and the Property Owner's association shall be required establishing that the Property Owner's Association is responsible for replacing the decorative street lights and poles when the original street lights installed are lost or damaged; otherwise, such street lights may not be replaced or be replaced with a street light consistent with the City's Construction Standards.

Street Sign Standards (Article 8.11) – COMPLIANT – Will be confirmed during construction plan review phase.

47. General: Streets shall have minimum number of street signs necessary to: (i) provide a safe environment for drivers and pedestrians; and (ii) provide an information system so visitor can efficiently find a certain street, address, or development amenity.
48. Location: The Developer shall install a minimum of one (1) street name sign at each street intersection within the development indicating the name of each street thereat

and on all perimeter intersections prior to the issuance of any Building Permit within the development section. At least one (1) sign shall be set on the most conspicuous corner of the intersections.

49. Sign Specifications: Street signs shall comply with the current edition of the Indiana Manual on Uniform Traffic Control Devices and the City's Construction Standards (see Article 7.3 Principles and Standards of Design). Street name signs shall be lighted or reflectorized.
50. Applicant's Responsibilities: The Applicant shall be required to install street name and regulatory signs prior to any street being opened to the public. Signs shall be installed in the location and to the height determined by the Public Works Department and the City's Construction Standards.
51. Alternative Standard: Decorative street signs may differ from the City's Construction Standards if approved by the Public Works Department. Decorative street signs shall be installed at the expense of the Developer and maintained by the Property Owners' Association. An agreement between the City and the Property Owner's association shall be required establishing that the Property Owner's Association is responsible for replacing the decorative street signs and poles when the original signs installed are lost or damaged; otherwise, such signs may be replaced with a street sign consistent with the City's Construction Standards.

Surety Standards (Article 8.12) – Acknowledged.

52. General: A bond, irrevocable letter of credit, or other guarantee acceptable to the City ("financial surety") required for public improvements shall be executed prior to the time of Improvement Location Permit issuance for single site developments or prior to subdivision plat recording, whichever applies. Improvements that shall be guaranteed include facilities which shall become public, and may include other facilities or improvements set forth in the City's Construction Standards and as may be specified in the Detailed Development Plan approval. The guarantee shall be in accordance with this Article and the City's Construction Standards.
53. Construction/Performance Surety:
 - a. General: Neither the Plan Commission nor the Board shall approve a development that includes public infrastructure without a financial surety to cover the proposed public improvements and installation.
 - b. Requirement for Surety: All Developers shall provide a performance surety to the City for any street (public or private), sidewalk, path, storm sewer, erosion control, drainage facility, or any other facility that is intended or will be dedicated to the City. All such facilities on-site, any off-site improvements committed to by the Developer, and any off-site improvements required as a condition of approval shall be covered by the performance surety.

- c. Requirements: The performance surety shall:
 - i. Be in an amount of one hundred and ten percent (110%) of the estimated costs determined by the City to be sufficient to complete the improvements and installations in compliance with this Ordinance and the City's Construction Standards.
 - ii. Provide surety satisfactory to the City.
 - iii. Run to and be in favor of the City or the County (outside the corporate limits of the City).
 - iv. Specify the time for the completion of the improvements and installations (both on- and off-site).
 - v. Be on a form approved by the Council.
- d. Duration of Surety: All performance sureties shall be effective from approval to begin construction of the project and shall not terminate until released by the Board of Public Works. The performance surety shall not be released until the Public Works Department has certified that it has inspected the improvements during construction and after completion, and that they have been installed in accordance with the intent of the approved construction plans and specifications (completion of the "punch list"). It shall be the Developer's responsibility to request an inspection and summary of non-compliant improvements (the "punch list") upon completion of the improvements.
- e. Payment in Lieu: There is hereby created a dedicated account in a form acceptable to the State Board of Accounts which shall hold and accumulate all funds paid pursuant to the provisions of this Article and which shall not thereafter be appropriated for any use unless it is associated with the completion of infrastructure improvements which had been approved by the City and which had not been completed after having been initiated for any reason whatsoever.
- f. Alternative Guarantees: Nothing in this Article shall in any way limit the ability of the City to give consideration to other alternative forms of insuring the proper completion of public improvement projects involving infrastructure which is to be dedicated to the City or for the benefit of the public.

54. Maintenance Surety – Acknowledged.

- a. General: When the improvements covered by the performance surety have been completed, the Developer shall apply for the release of the performance surety. For a period of three (3) years after the installations and improvements have been completed and are accepted for public maintenance by the appropriate governmental unit or agency thereof, the Developer shall at his own expense make all repairs to said improvements and installations, and on the foundation

thereof, which may become necessary by reason of improper workmanship or materials, with such maintenance, however, not to include any damage to said improvements and installations resulting from forces or circumstances beyond the control of the Developer.

- b. Requirement for Surety: The Developer shall provide a maintenance surety to the City for any Street (public or private), sidewalk, path, storm sewer, erosion control, drainage facility, or any other facility that is intended or will be dedicated to the City. All such facilities on-site, any off-site improvements to which the Developer has committed, and any off-site improvements required as a condition of approval shall be covered by the maintenance surety.
- c. Requirements: The maintenance surety shall:
 - i. Run to and be in favor of the City.
 - ii. Be in a sum of not less than ten percent (10%) of the total improvements construction cost of the development to assure and guarantee the maintenance of all improvements and installations, during such three-year period.
 - iii. Provide surety satisfactory to the City.
 - iv. Warrant the workmanship and all materials used in the construction, installation and completion of said improvements and that the installations are of good quality and have been constructed and completed in a workman like manner in accordance with standards, specifications and requirements of this Ordinance and the City's Construction Standards.
 - v. Include a certification from the Developer that all improvements and installations for the development required for compliance with this Ordinance have been made or installed in accordance with the approved plans and specifications.
- d. Duration of Surety: All maintenance sureties shall be effective from acceptance and shall not terminate until the Public Works Department has certified that it has inspected and approved the improvements (completion of the "punch list"). It shall be the Developer's responsibility to request an inspection and summary of non-compliant improvements (the "punch list") upon completion of the improvements.

Utility Standards (Article 8.13) – COMPLIANT – Will be confirmed during construction plan review phase.

55. Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits and Development Plans.



56. Sewer and Water: Public Sanitary Sewer and water hook-up shall be required for development in all Zoning Districts, except the AG-SF1: Agriculture / Single-Family Rural District.
57. Location and Character: Utilities shall be installed underground in designated utility easements or Rights-of-way.
58. Sanitary Sewer Standards: All development shall provide for the collection of all sanitary sewage discharges by the installation of sanitary sewers. These sewers shall be tied into a Public Sanitary Sewer system and constructed within the Right-of-way or dedicated sewer and utility easement. When a Public Sanitary Sewer is not available, then a septic sewer system on an individual Lot may be provided if permitted by this Ordinance and if constructed in accordance with the minimum requirements of the County Health Officer.
59. Water Service Standards: All development shall provide a complete water main supply system, which shall be connected to a municipal or a community water supply system approved by the County Health Officer. When such municipal or community water supply is not available, then an individual water supply on each Lot shall be provided in accordance with minimum requirements of the County Health Officer.

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

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

Primary Plat Review (Article 10.12, I)

61. 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.

Comment: COMPLIANT

- 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.

Comment: COMPLIANT

- c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

- i. Proposed name of the subdivision.

Comment: COMPLIANT

- ii. Names and addresses of the owner, owners, land surveyor or land planner.

Comment: COMPLIANT

- iii. Title, scale, north point and date.

Comment: COMPLIANT

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

Comment: COMPLIANT

- v. Easements (locations, widths and purposes).

Comment: COMPLIANT

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

Comment: COMPLIANT – Will be confirmed during construction plan and secondary plat review phase.

- vii. Layout of Lots (showing dimensions, numbers and square footage);

Comment: COMPLIANT

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

Comment: COMPLIANT

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

Comment: COMPLIANT

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

Comment: COMPLIANT

- xi. Building setback lines.

Comment: COMPLIANT

- xii. Legend and notes.

Comment: COMPLIANT

- xiii. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: COMPLIANT

- xiv. Other features or conditions which would affect the subdivision favorable or adversely.

Comment: COMPLIANT

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

Comment: COMPLIANT



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

Comment: COMPLIANT – Will be confirmed during construction plan and secondary plat review phase.

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

Comment: Not Applicable.

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

Comment: COMPLIANT

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

Comment: COMPLIANT

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

Comment: COMPLIANT

STAFF RECOMMENDATION

Approve 1412DP-35 and 1412-SPP-24 with the following conditions:

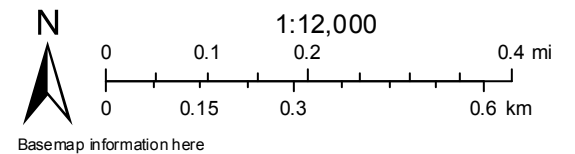
1. That final approval of the landscaping plan be delegated to the Economic and Community Development staff; and,
2. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

Hamilton County Map



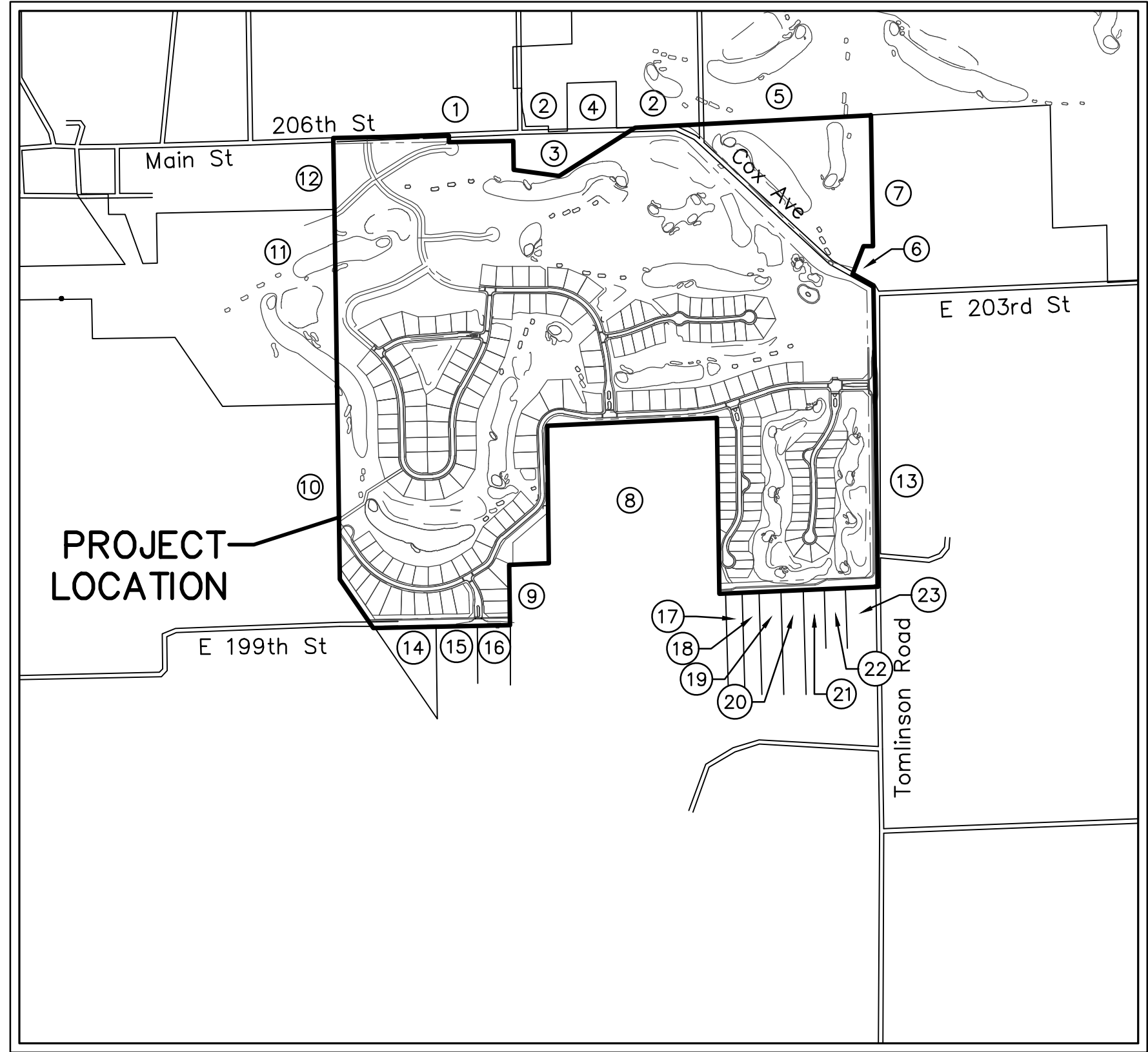
October 30, 2014

☐ Section Lines



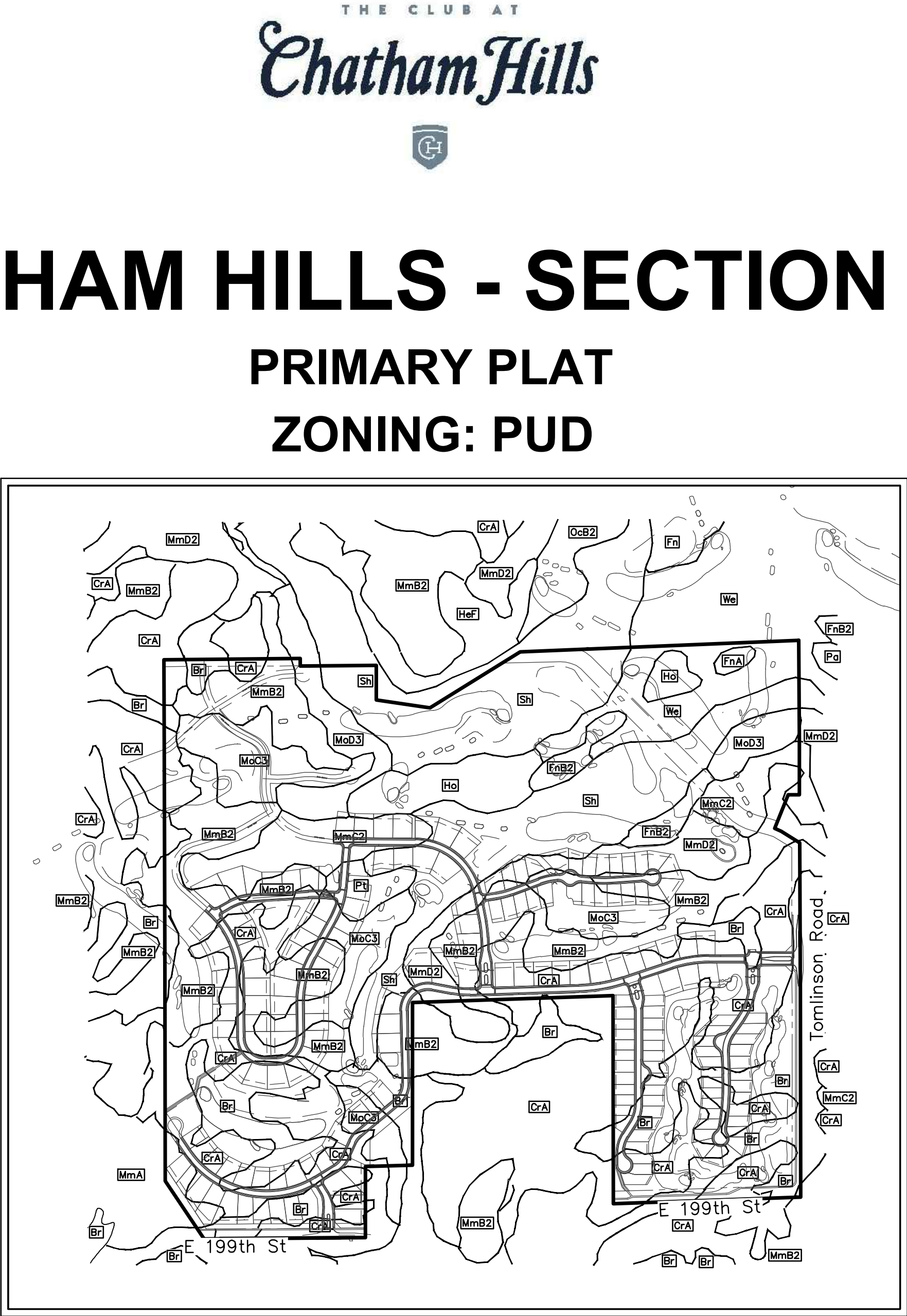
PRINT DATE: 12/16/14 PLOT SCALE: 1" = 1' EDIT DATE: 12/18/14 - 2:48 AM DRAWING FILE: P:\2014\01381\0 DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRIMARY PLAT\2014.01381.PR.01.TS.DWG

ADJACENT PROPERTIES		
	OWNER	LAND USE
1	HAMILTON COUNTY	AGRICULTURAL
2	JAMES L. & B. ANN GOODBY, TRUSTEES	AGRICULTURAL
3	HINKLE CREEK FARMS, LLC	UNPLATTED
4	CHARLEEN A. PORTER	RESIDENTIAL
5	CARL M. STEELE, TRUSTEE HAZEL SCOTT REVOC. TRUST	AGRICULTURAL
6	WILLIAM E. MULLIN & KAREN OTTINGER	RESIDENTIAL
7	PACE FARM LP	AGRICULTURAL
8	KATHLEEN A. MENDELSON-MANDERS	AGRICULTURAL
9	JON M. AND USA S. NICKEL	AGRICULTURAL
10	KARL MANDERS	AGRICULTURAL
11	CHATHAM OAKS, LLP	AGRICULTURAL
12	ARGUS R. & CATHERINE A. ROBINSON	RESIDENTIAL
13	LURIE INVESTORS & L. M. LURIE ASSOC. INC.	RESIDENTIAL & AGRICULTURAL
14	DENNIS MICHAEL AND MARSHA CAROL ROBINSON	RESIDENTIAL
15	MITCHELL L. ROBINSON	RESIDENTIAL
16	TODD A. AND ROBYN L. ROBINSON	RESIDENTIAL
17	DARREL TIMPANY & ILANA PORZECANSKI	UNPLATTED
18	JASON A. & KIMBERLY M. GETTINGS	AGRICULTURAL
19	GARY W. AND LORI A. SHUMAN	AGRICULTURAL
20	LINDA L. MERRITT	RESIDENTIAL
21	STOUDER, WAYNE DEAN TRUSTEE OF WAYNE DEAN STOUDEY REV TRUST	RESIDENTIAL
22	TERRY L. & SHARON M. ENGLAND	RESIDENTIAL
23	ROBERT R. AND KATHLEEN YULL	RESIDENTIAL



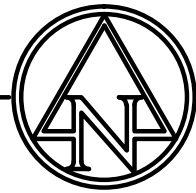
VICINITY MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE



UTILITY CONTACTS

CITY OF WESTFIELD -- PUBLIC WORKS
KEN ALEXANDER
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3100

CITY OF WESTFIELD -- ENGINEERING
PHIL SUNDLING
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3136

CITY OF WESTFIELD -- FIRE DEPARTMENT
GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, INDIANA 46074
(317) 804-3307

CITY OF WESTFIELD -- PARKS DEPARTMENT
MELODY JONES
2728 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3184

GAS PIPELINES:
INDIANA GAS / VECTREN
DON PERDUE
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776-5550

BUCKEYE PARTNERS, L.P.
MARTY WHITE
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993-8008

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
(317) 776-8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVE LUCAS
1700 S. 10th STREET
NOBLESVILLE, INDIANA 46060
(317) 773-7770

ELECTRIC:
DUKE ENERGY -- NOBLESVILLE OFFICE
JASON KEENAN
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776-5335

COMMUNICATIONS:
COMCAST CABLE
MATT STRINGER
9750 EAST 150th STREET, SUITE 1600
NOBLESVILLE, INDIANA 46060
(317) 774-3384

AT&T
MICHAEL HAYNES
5858 N. COLLEGE
INDIANAPOLIS, INDIANA 46220
(317) 252-4007

GAS:
INDIANA GAS / VECTREN
RESA GLOVER & CHARLOTTE MAY
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776-5550

CITIZENS GAS OF WESTFIELD
RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927-4684

SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2728 EAST 171st STREET
WESTFIELD, IN 46074
(317) 927-4338

SURVEYOR:

MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

PLANS PREPARED FOR:



PLANS PREPARED BY:



SOIL DESCRIPTIONS & LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam, Crosby silt loam, Fox loam, Houghton muck, Miami silt loam, Miami clay loam, Pits, Shoals silt loam are located on the site.

The suitability of soils for landscaping, golf courses, local roads and single family dwellings are considered to be somewhat to very limited due to their ponding properties. The suitability of these soils is considered to be very limited for shallow excavations and buildings due to the depth to the saturated zone and their ponding properties.

The on-site soil will be treated as recommended by the geotechnical engineer if the conditions are unsuitable for the proposed construction. Remedial treatments may include, but are not limited to, removal of unsuitable soil and backfilling with engineered material, installation of a geofabric within or under the pavement system, or treatment of the subgrade with lime stabilization.

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD" INCLUDING, WITHOUT LIMITATION, PRESCOTT PLACE, HAMPTON PARK DRIVE, CHATHAM CREEK DRIVE, OAK TERRACE ROAD, OLD ASHBURY ROAD AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

DESIGN DATA

NUMBER OF LOTS= 196
TOTAL ACRES= 275.19
ZONING = PUD

ALL STORMWATER INFRASTRUCTURE CONTAINED WITHIN BLOCKS TO BE PRIVATELY OWNED AND MAINTAINED.

ALL COMMON AREA SHALL BE OWNED, OPERATED & MAINTAINED IN PERPETUITY BY AN OWNER'S ASSOCIATION OR OTHER LEGAL ENTITY. A LEGALLY BINDING MECHANISM SHALL BE UTILIZED TO COLLECT FEES TO MAINTAIN ALL COMMON AREAS AS ORIGINALLY DESIGNED AND COMMITTED TO THE CITY. ALSO, FENCES AND WALLS INSTALLED AS PART OF THE ORIGINAL DEVELOPMENT SHALL BE MAINTAINED (E.G. FINISH, MATERIALS, LOCATION, & SIZE). NEW FENCES OR WALLS INSTALLED IN COMMON AREAS SHALL BE OF UNIFORM DESIGN THROUGHOUT THE COMMON AREA AND SHALL BE SUBSTANTIALLY SIMILAR TO FENCES OR WALLS ESTABLISHED ELSEWHERE WITHIN THE DEVELOPMENT. ANY PLANT MATERIAL INSTALLED WITHIN COMMON AREA SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD. IF LANDSCAPING IS REMOVED, AN EQUIVALENT TYPE OF REPLACEMENT PLANT SHALL BE INSTALLED. ADDITIONALLY, A MINIMUM OF 2/3 OF THE DBH OF THE REMOVED LANDSCAPING SHALL BE INSTALLED, WHETHER AS ONE PLANT OR MULTIPLE PLANTS. ADDITIONAL LANDSCAPING MAY BE ADDED TO COMMON AREAS AS LONG AS IT IS OUTSIDE AN EASEMENT THAT PREVENTS THAT ACTIVITY.

APPROVAL PENDING

MIKE SMITH, L.S.

DATE: DECEMBER 5, 2014

PLOT DATE: 12/18/2014 2:50 AM
PLOT SCALE: 1"=200'
DRAWING FILE: D:\2014\01381\01381.Dwg
DRAWING TITLE: CHATHAM HILLS - SECTION ONE
EDITION: 1
EDIT DATE: 12/17/2014
EDIT BY: ATAYLOR

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SITE DATA TABLE

PARENT PARCEL ACREAGE - 275.19

SECTION 1

ACREAGE - 155.75

OF LOTS - 196

DENSITY - 1.26 LOTS/ACRE

OPEN SPACE - 65.59 ACRES±

OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±

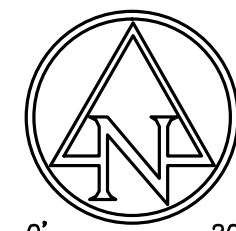
LAKE AREA - 7.59 ACRES±

COMMON AREA - 5.29 ACRES±

CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD



0' 200' 400'
SCALE: 1"=200'

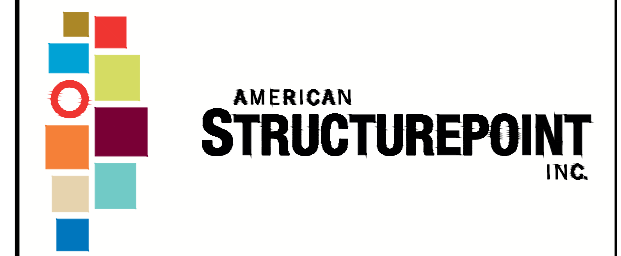
LEGEND:

- C.A. COMMON AREA
EXISTING STREAM
POND NORMAL POOL
SECTION I BOUNDARY
LEGAL DRAIN EASEMENT
SECTION CORNER / MONUMENT
100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

HAMILTON COUNTY SURVEYOR'S OFFICE JURISDICTION STATEMENT:
PORTIONS OF THIS PARCEL CONTAIN REGULATED DRAINS. NO DISTURBANCE TO THESE REGULATED DRAINS SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

IDEM WETLAND AND STREAM JURISDICTION STATEMENT:
PORTIONS OF THIS PARCEL CONTAIN WETLANDS AND STREAMS. NO DISTURBANCE TO THESE RESOURCES SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

FLOODPLAIN / FLOODWAY STATEMENT:
PORTIONS OF THIS PARCEL LIE WITHIN SPECIAL FLOOD HAZARD ZONE AE AND THE FLOODWAY ACCORDING TO THE FLOOD RATE INSURANCE MAP 18057C0109G DATED NOVEMBER 19, 2014. NO WORK SHALL COMMENCE WITHIN THESE AREAS UNTIL PROPER PERMITS ARE OBTAINED.



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TEL 317.547.5580 | FAX 317.543.0270
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CHATHAM HILLS
SECTION I

199th Street &
Tomlinson Road
Westfield, Indiana

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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Project Number 2014.01381

OVERALL
PRIMARY PLAT

2 of 38

Archive Number 2014.01381

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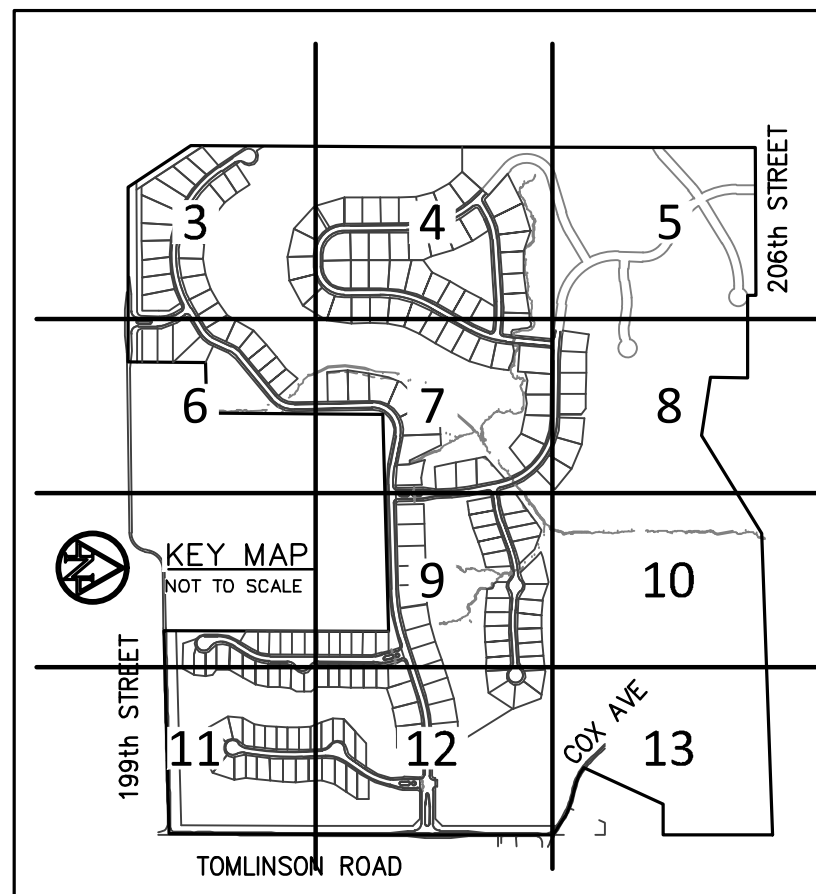
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

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[illegible]

<u>LEGEND:</u>	
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I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
M.I.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
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THE CLUB AT
Chatham Hills

**CHATHAM HILLS
SECTION I**
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Tomlinson Road
Westfield, Indiana**

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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**APPROVAL
ENDING**

CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014

PROJECT PHASE:
PRIMARY PLAT

[illegible]

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Project Number	2014.01381
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PRIMARY PLAT

3 of 38

Archive Number 2014.0138

PLOT DATE: 12/18/2014 2:52 AM
DRAWING FILE: P:\2014\01381\1D Drawings\Civil Construction Documents\PRIMARY PLAT\2014_01381_PP_03-10.PRI PLAT.dwg
EDIT DATE: 12/17/2014
EDITED BY: ATAYLOR
PLOT SCALE: 1:1

PLOT DATE: 12/18/2014 2:55 AM
PLOT SCALE: 1"=60'
DRAWING FILE: D:\2014\01381\01381.Dwg
DRAWING: ChathamHillsConstruction Documents\PRIMARY PLAT\2014.01381.PLOT.DWG
EDITED BY: ATAYLOR
EDIT DATE: 12/17/2014

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CAUTION !!

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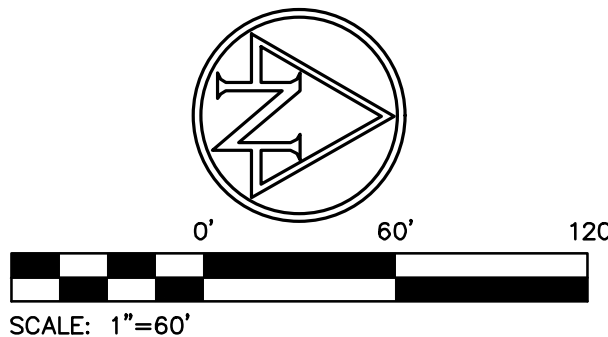
1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT
ZONING PUD



DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
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1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	-	0

LEGEND:

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
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SECTION I

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20298 TOMLINSON ROAD
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APPROVAL
PENDING

CERTIFIED BY

ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

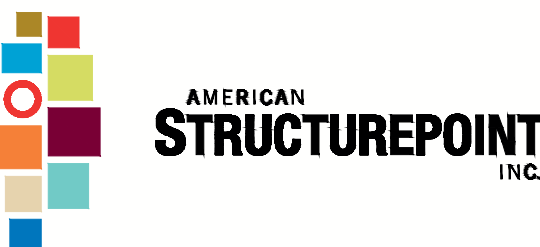
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PRIMARY PLAT

4 of 38

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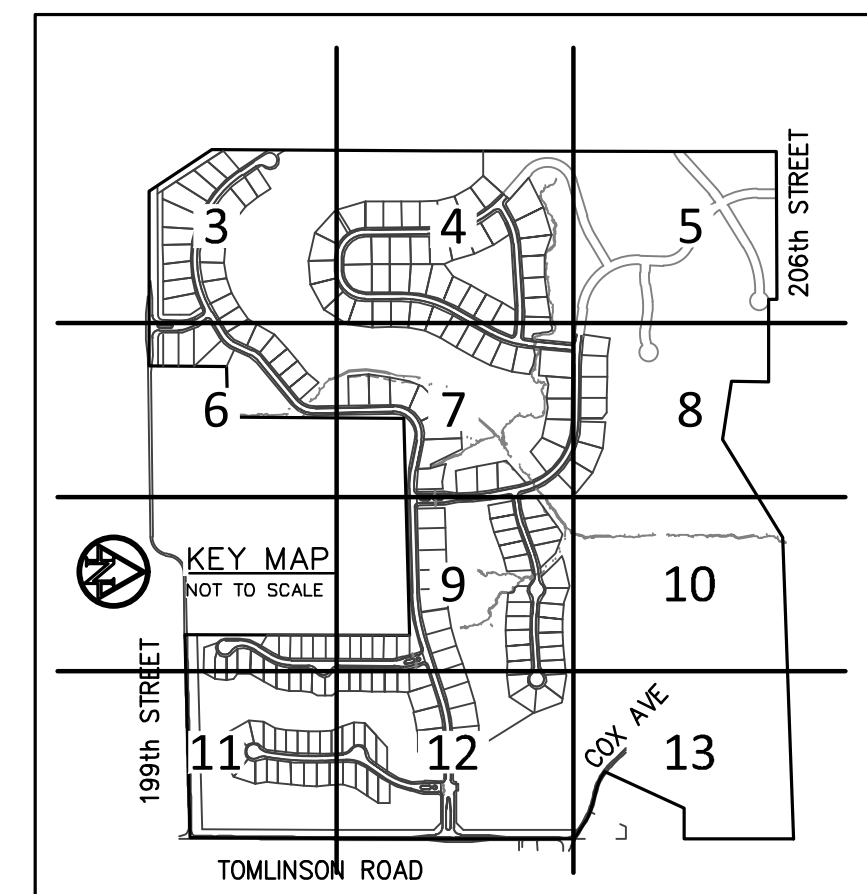
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PRIMARY PLAT

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- INDIANA UNDERGROUND -

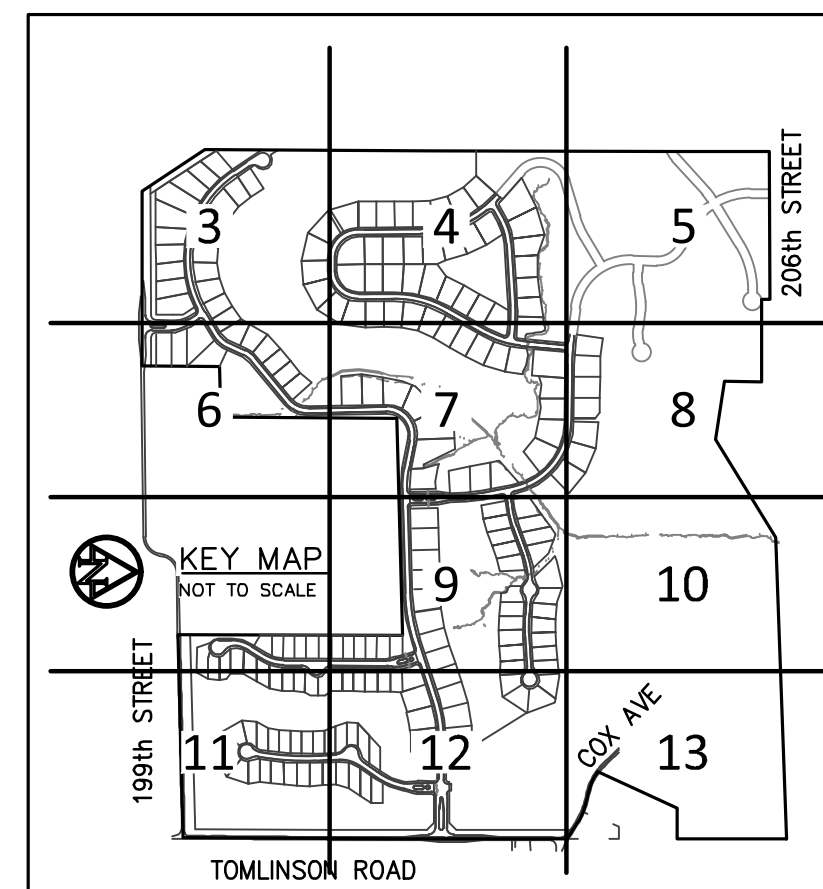
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**HENKE
DEVELOPMENT
GROUP**

development · acquisitions · advisory

THE CLUB AT

Chatham Hills

The logo for American Structurepoint Inc. features a stylized graphic on the left composed of several colored squares (brown, red, blue, green, orange, purple, tan, light blue, dark blue) and a white circle with a red outline. To the right of the graphic, the text "AMERICAN" is in a small, black, sans-serif font, followed by "STRUCTUREPOINT" in a large, bold, black, sans-serif font, and "INC." in a smaller, black, sans-serif font to the right of "STRUCTUREPOINT".

AMERICAN
STRUCTUREPOINT
INC.

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**CHATHAM HILLS
SECTION I**
**199th Street &
Tomlinson Road
Westfield, Indiana**

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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

**PROVAL
DING**

CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

[illegible]

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.

Project Number	2014.01381
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PRIMARY PLAT

6 of 38

Archive Number 2014.0138

PLOT DATE: 12/18/2014 2:53 AM
EDIT DATE: 12/17/2014
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents\PRIMARY PLAT\2014 01381.PP.03-10.PRI PLAT.dwg

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MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

PARENT PARCEL ACREAGE – 275.19

SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±

0' 60' 120'

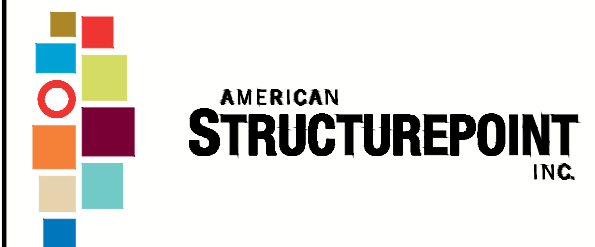
SCALE: 1"=60'

[illegible]

<u>LEGEND:</u>	
A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
— · — · —	EXISTING STREAM
— · — · —	POND NORMAL POOL
■ ■ ■ ■ ■	SECTION 1 BOUNDARY
- - - - -	LEGAL DRAIN EASEMENT
*	ADA RAMP
☆	STREET LIGHT
⊕ ⊙ ⊖	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

	CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	236.62'	750.00'	S81°01'33"W	235.64'
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10/31/2014

PROJECT PHASE:

PRIMARY PLAT

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Project Number	2014.01381
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PRIMARY PLAT

7 of 38

Archive Number 2014.0138

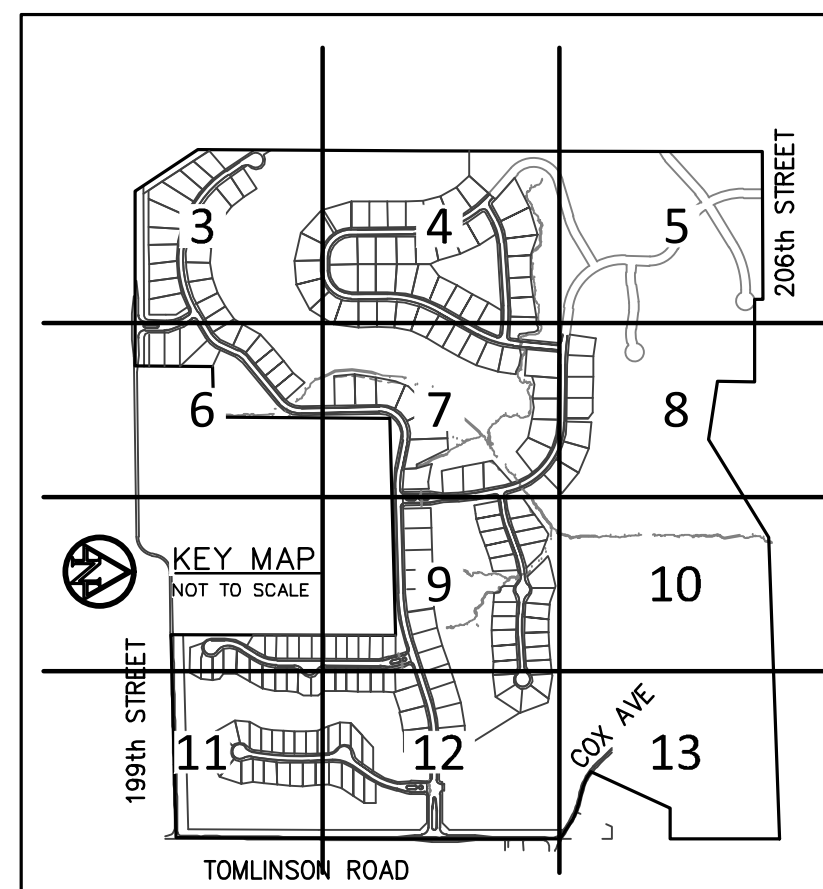
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MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
☒ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
☒ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
☒ 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
☐ 1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
● 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
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**APPROVAL
ENDING**

CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

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Project Number 2014.01381

PRIMARY PLAT

8 of 38

Archive Number 2014.0138

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1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

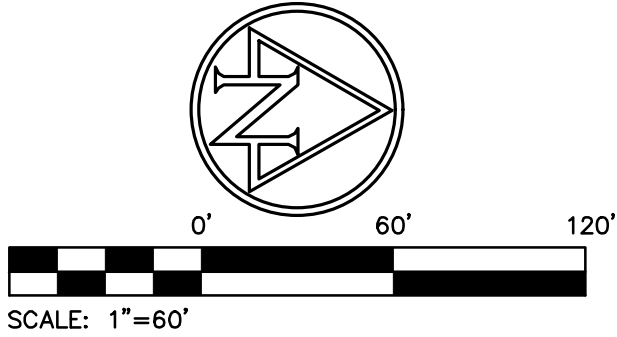
SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SITE DATA TABLE	
PARENT PARCEL ACREAGE	- 275.19
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# OF LOTS	- 196
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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

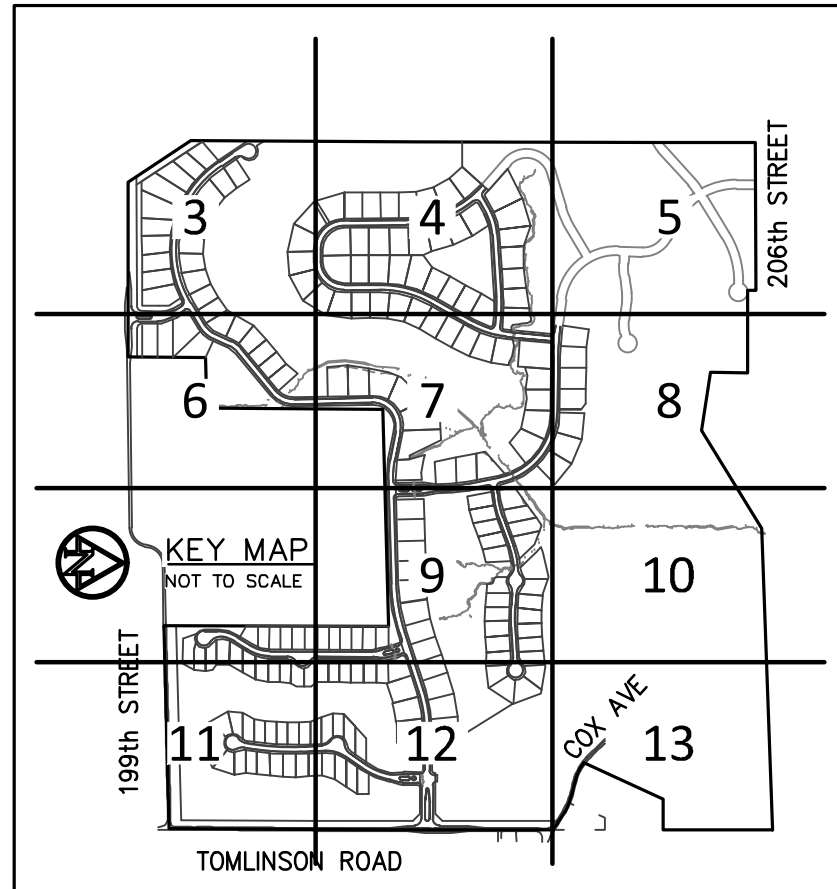
ZONING PUD



District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
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1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	-	0

- LEGEND:
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 - I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
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NO.	DESCRIPTION	DATE

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PRIMARY PLAT

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Archive Number 2014.01381

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PLOT SCALE: 1:1

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ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±

Block 5
17.40 AC

Lot Details:

- Lot A5:** 9758 SQ. FT.
- Lot A6:** 9928 SQ. FT.
- Lot A7:** 9918 SQ. FT.
- Lot A8:** 9746 SQ. FT.
- Lot A9:** 9784 SQ. FT.
- Lot A10:** 8532 SQ. FT.
- Lot A11:** 8770 SQ. FT.
- Lot A12:** 10731 SQ. FT.
- Lot A13:** 10920 SQ. FT.
- Lot A14:** 10920 SQ. FT.
- Lot A15:** 10596 SQ. FT.
- Lot A16:** 9239 SQ. FT.
- Lot A17:** 9477 SQ. FT.
- Lot A18:** 8588 SQ. FT.
- Lot A19:** 8498 SQ. FT.
- Lot A20:** 8474 SQ. FT.
- Lot A21:** 8468 SQ. FT.
- Lot A22:** 8460 SQ. FT.
- Lot A23:** 9212 SQ. FT.
- Lot B6:** 8771 SQ. FT.
- Lot B7:** 8877 SQ. FT.
- Lot B8:** 8904 SQ. FT.
- Lot B9:** 8904 SQ. FT.
- Lot B10:** 8775 SQ. FT.
- Lot B11:** 9983 SQ. FT.
- Lot B12:** 9965 SQ. FT.
- Lot B13:** 10303 SQ. FT.
- Lot B14:** 10947 SQ. FT.
- Lot B15:** 9368 SQ. FT.
- Lot B16:** 8968 SQ. FT.
- Lot B17:** 11694 SQ. FT.
- Lot B18:** 8517 SQ. FT.
- Lot B19:** 8479 SQ. FT.
- Lot B20:** 8773 SQ. FT.
- Lot B21:** 8775 SQ. FT.
- Lot B22:** 10125 SQ. FT.
- Lot B23:** 10125 SQ. FT.
- Lot B24:** 8775 SQ. FT.

Ponds:

- Pond #100:** 21,959 SF
- Pond #200:** 51,751 SF

Streets:

- Hampton Park Drive (Private Road)**
- Prescott Place Drive (Private Road)**
- Tomlinson Road**

Other Features:

- 8' ASPHALT PATH**
- 50' PROPOSED HALF R/W**
- 70' R/W**
- 166' R/W**

North Arrow: Located in the upper right corner.

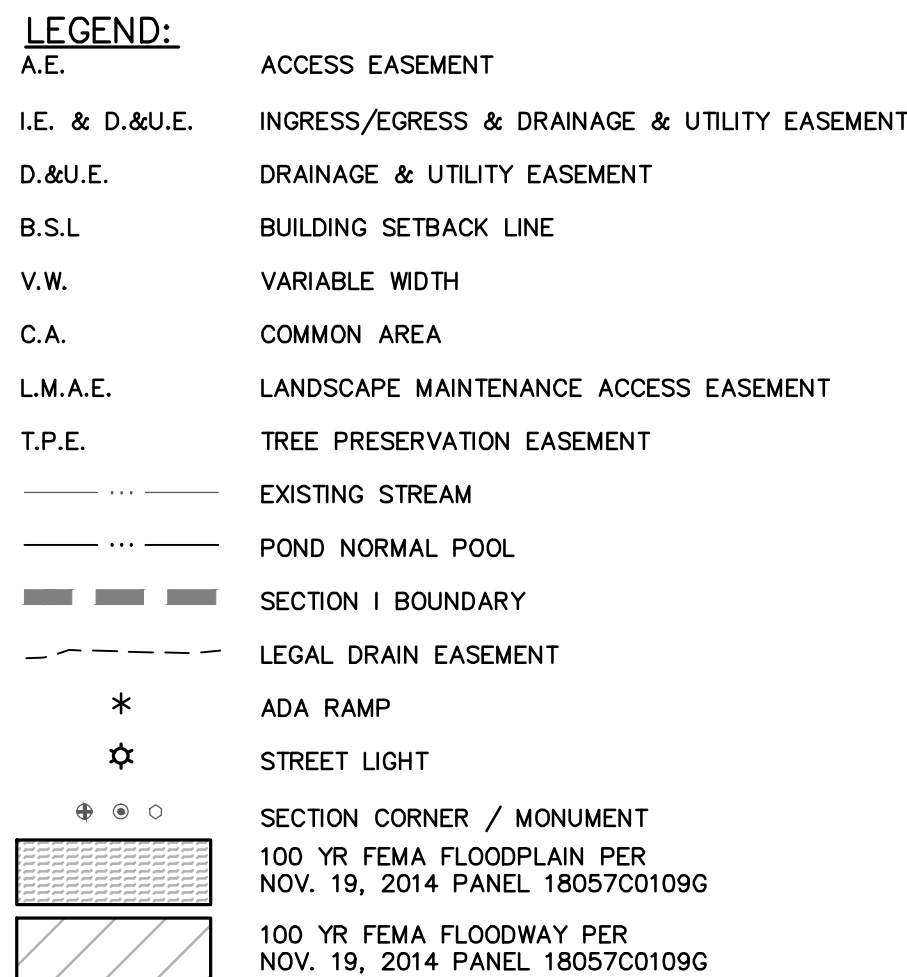
Scale: 1" = 100'

Block 5
17.40 AC

SEE SHEET 12

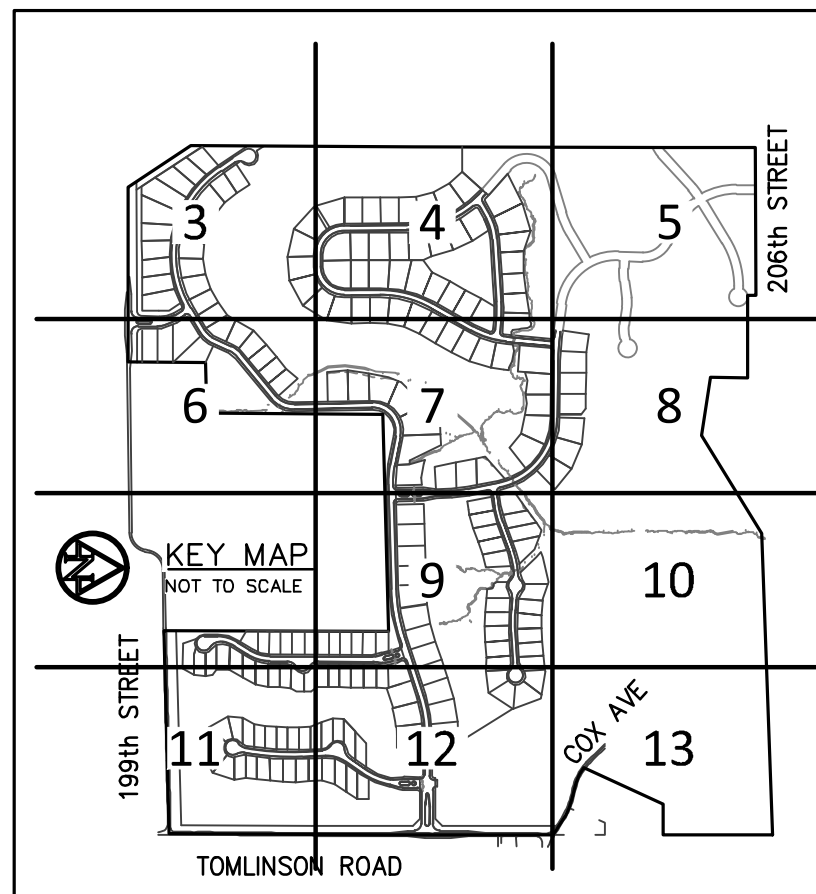
Legend:

Number	Lot Plantings	Shrubs
1	Ornamental	4
2	Evergreens	4
3	Shrubs	4
4	Shrubs	4
5	Shrubs	4
6	Shrubs	4
7	Shrubs	4
8	Shrubs	4
9	Shrubs	4
10	Shrubs	4
11	Shrubs	4
12	Shrubs	4
13	Shrubs	4
14	Shrubs	4
15	Shrubs	4
16	Shrubs	4
17	Shrubs	4
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80	Shrubs	4
81	Shrubs	4
82	Shrubs	4
83	Shrubs	4
84	Shrubs	4
85	Shrubs	4
86	Shrubs	4
87	Shrubs	4
88	Shrubs	4



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	236.62'	750.00'	S80°11'33"W	235.64'
C2	286.61'	1000.00'	S80°11'55"W	285.63'
C3	111.69'	500.00'	N85°11'27"W	111.46'
C4	267.99'	150.00'	S50°01'32"W	233.75'
C5	135.29'	150.00'	S24°40'53"W	130.75'
C6	67.30'	150.00'	S37°39'59"W	66.74'
C7	88.84'	150.00'	S41°46'49"W	87.55'
C8	919.71'	600.00'	N77°20'22"W	833.28'
C9	243.41'	400.00'	S17°29'50"W	238.68'
C10	130.69'	200.00'	S16°12'40"W	128.37'
C11	344.13'	1500.00'	S04°03'51"W	343.37'
C12	127.48'	400.00'	S08°52'56"E	126.94'
C13	129.67'	225.00'	S16°45'27"W	127.88'
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C28	133.34'	300.00'	S73°43'48"W	132.24'

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre		0



THE CLUB AT
Chatham Hills


**CHATHAM HILLS
SECTION I**
**199th Street &
Tomlinson Road
Westfield, Indiana**

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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

**PROVAL
DING**

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

[illegible]

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.

Project Number	2014.01381
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PRIMARY PLAT

11 of 38

Archive Number 2014.0138

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

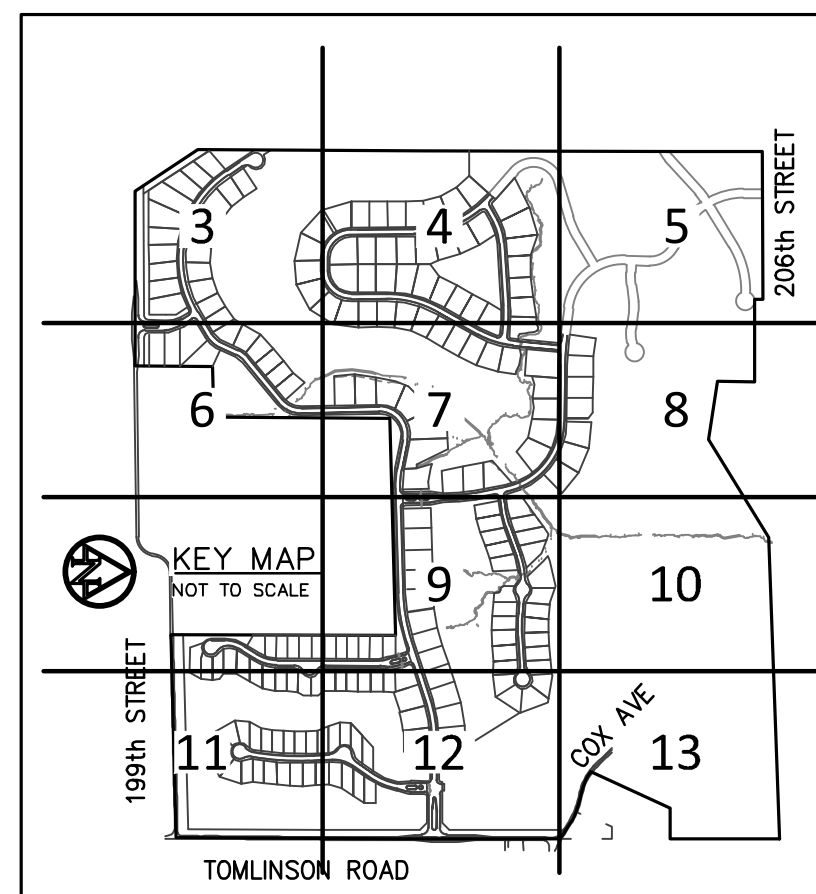
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LEGEND:

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
---	EXISTING STREAM
---	POND NORMAL POOL
██	SECTION I BOUNDARY
- - - - -	LEGAL DRAIN EASEMENT
*	ADA RAMP
☆	STREET LIGHT
⊕ ⊙ ⊖	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

	CURVE TABLE			
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THE CLUB AT
Chatham Hills


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PROVAL
DING

CERTIFIED BY

ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000

REVISION SCHEDULE

NO.	DESCRIPTION	D
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Project Number 2014.

PRIMARY PLA

References

12 of 20

1201 30

Archive Number 2014.01381

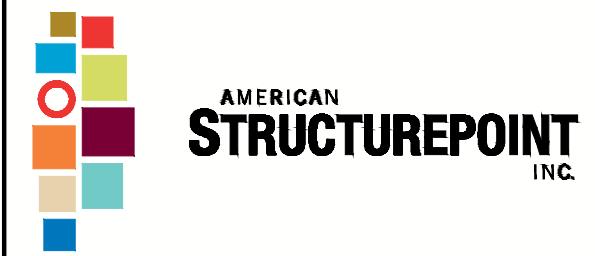
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SITE DATA TABLE
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DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
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[illegible]

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
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— ··· —	EXISTING STREAM
— ··· —	POND NORMAL POOL
■ ■ ■	SECTION 1 BOUNDARY
- - - - -	LEGAL DRAIN EASEMENT
*	ADA RAMP
☆	STREET LIGHT
⊕ ⊙ ○	SECTION CORNER / MONUMENT
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	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

THE CLUB AT
Chatham Hills

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**CHATHAM HILLS
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APPROVAL
PENDING

CERTIFIED BY

ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:	
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PRIMARY PLAT

REVISION SCHEDULE

[illegible]

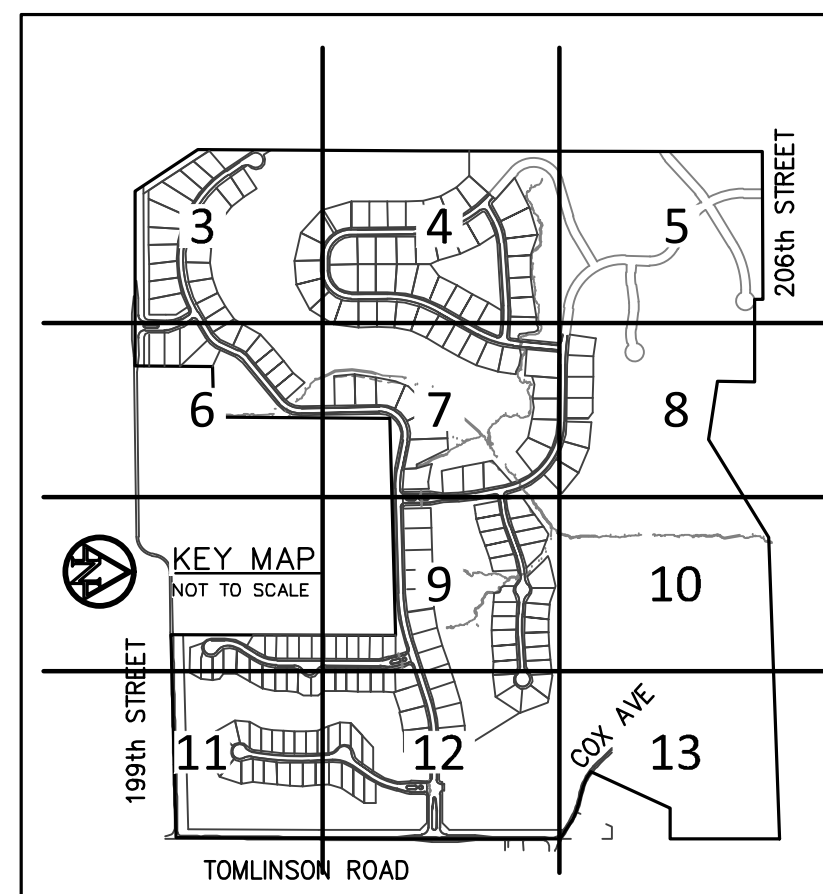
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Project Number	2014.01381
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PRIMARY PLAT

13 of 38

Archive Number 2014.0138



PLOT DATE: 12/18/2014 2:52 AM
DRAWING FILE: P:\2014\01381\1D Drawings\Civil Construction Documents\PRIMARY PLAT\2014_01381_PP_03-10.PRI PLAT.dwg
EDIT DATE: 12/17/2014
EDITED BY: ATAYLOR
PLOT SCALE: 1:1

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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[illegible]

A.E. ACCESS EASEMENT

I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT

D.&U.E. DRAINAGE & UTILITY EASEMENT

B.S.L BUILDING SETBACK LINE

V.W. VARIABLE WIDTH

C.A. COMMON AREA

L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT

T.P.E. TREE PRESERVATION EASEMENT

--- --- EXISTING STREAM

--- --- POND NORMAL POOL

■ ■ SECTION 1 BOUNDARY

- - - - - LEGAL DRAIN EASEMENT

* ADA RAMP

☆ STREET LIGHT

⊕ ⊗ ○ SECTION CORNER / MONUMENT

 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G

 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

— ETC

— W PROPOSED WATER

— SS PROPOSED SANITARY SEWER

— FM PROPOSED FORCE MAIN

— SD PROPOSED STORM SEWER

— G PROPOSED GAS

Q PROPOSED FIRE HYDRANT

● PROPOSED VALVE

⊕ PROPOSED TEE

① PROPOSED CONCRETE SIDEWALK

② PROPOSED ASPHALT PATH

 PROPOSED SANITARY LIFT STATION

— T PROPOSED TIMBER GUARDRAIL

● ● ● ← PROPOSED FLOW LINE



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CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014

PROJECT PHASE:

PRIMARY PLAT

10

REVISION SCHEDULE

[illegible]

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Project Number	2014.01381
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DEVELOPMENT PLAN

15 of 38

Archive Number 2014.0138

SEE SHEET 18

PLOT DATE: 12/18/2014 2:59 AM
 EDIT DATE: 12/18/2014
 EDITED BY: ATAYLOR
 DRAWING FILE: P:\2014\01381\1D Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381.PP-15-25.DP.dwg

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

0' 60' 120'

SCALE: 1"=60'

DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
✕ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
⊠ 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
□ 1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
■ 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

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	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
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	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED FORCE MAIN
	PROPOSED STORM SEWER
	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PATH
	PROPOSED SANITARY LIFT STATION
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE

THE CLUB AT
Chatham Hills




260 Shadeland Station | Indianapolis, Indiana 46256
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www.structurepoint.com

**99th Street &
Tomlinson Road
Westfield, Indiana**

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10298 TOMLINSON ROAD
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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPLACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

APPROVAL
PENDING

CERTIFIED BY

ISSUANCE INDEX

DATE: _____

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

[illegible]

firm, under penalties for perjury, that I have taken reasonable steps to redact each Social Security number in this document, as required by law.

Project Number	2014.01381
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DEVELOPMENT PLAN

16 of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 2:59 AM
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 EDITED BY: ATAYLOR
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PLOT SCALE: 1:1 EDIT DATE: 12/18/2014

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7260 SHADELAND STATION
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317-547-5580

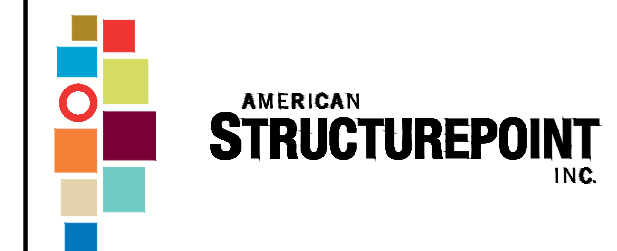
0' 60' 120'

SCALE: 1"=60'

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
✕ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
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□ 1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
■ 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

	A.E.		INGRESS & EGRESS & DRAINAGE & UTILITY EASEMENT
	D.&U.E.		DRAINAGE & UTILITY EASEMENT
	B.S.L.		BUILDING SETBACK LINE
	V.W.		VARIABLE WIDTH
	C.A.		COMMON AREA
	L.M.A.E.		LANDSCAPE MAINTENANCE ACCESS EASEMENT
	T.P.E.		TREE PRESERVATION EASEMENT
	EXISTING STREAM		POND NORMAL POOL
	SECTION 1 BOUNDARY		LEGAL DRAIN EASEMENT
	ADA RAMP		STREET LIGHT
	SECTION CORNER / MONUMENT		100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G		PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
	ETC		PROPOSED WATER
	SS		PROPOSED SANITARY SEWER
	FM		PROPOSED FORCE MAIN
	SD		PROPOSED STORM SEWER
	G		PROPOSED GAS
	PROPOSED FIRE HYDRANT		PROPOSED VALVE
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APPROVAL
PENDING

CERTIFIED BY

ISSUANCE INDEX

DATE:
10/31/2014

PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

[illegible]

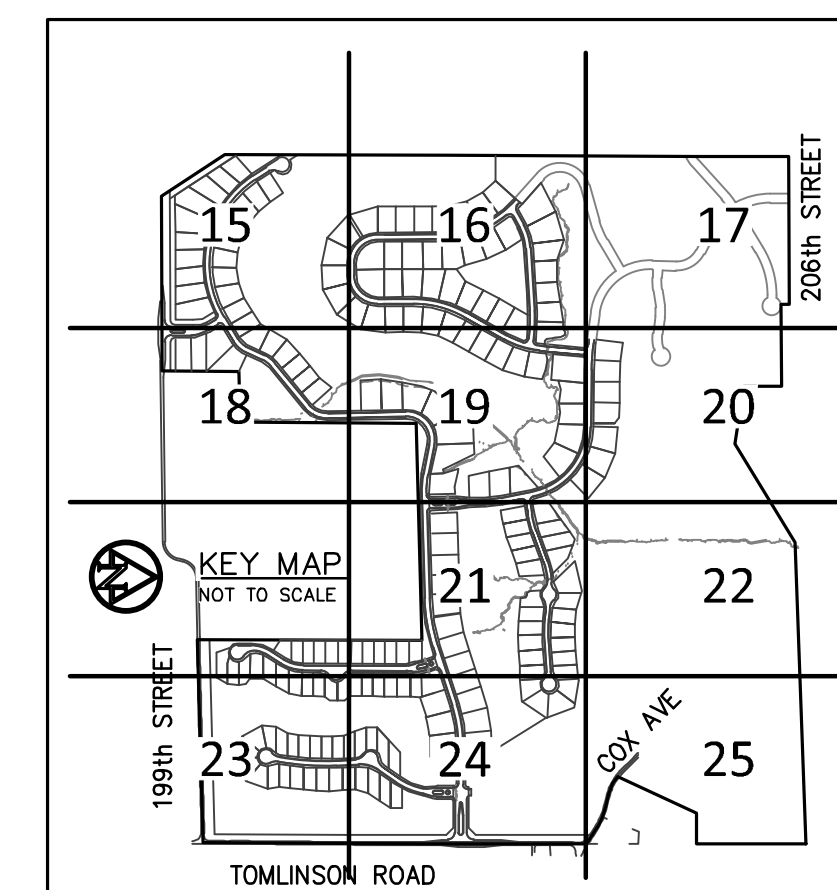
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Project Number	2014.01381
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DEVELOPMENT PLAN

17 of 38

Archive Number 2014.01381



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12/18/2014 12:59 AM
EDIT DATE: 12/18/2014

PLOT DATE: 12/18/2014 2:59 AM
PLOT SCALE: 1:1 EDIT DATE:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

0' 60' 120'

SCALE: 1"=60'

[illegible]

A.E. ACCESS EASEMENT

I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT

D.&U.E. DRAINAGE & UTILITY EASEMENT

B.S.L. BUILDING SETBACK LINE

V.W. VARIABLE WIDTH

C.A. COMMON AREA

L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT

T.P.E. TREE PRESERVATION EASEMENT

--- --- EXISTING STREAM

--- --- POND NORMAL POOL

--- --- SECTION 1 BOUNDARY

--- --- LEGAL DRAIN EASEMENT

* ADA RAMP

☆ STREET LIGHT

⊕ ⊙ ○ SECTION CORNER / MONUMENT

[Hatched Box] 100 YR FEMA FLOODPLAIN PER NOV. 13, 2014 PANEL 18057C0109G

[Diagonal Lines Box] 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

--- ETC

--- W PROPOSED ELECTRIC, TELEPHONE & CABLE LINES

--- SS PROPOSED WATER

--- SS PROPOSED SANITARY SEWER

--- FM PROPOSED FORCE MAIN

--- SD PROPOSED STORM SEWER

--- G PROPOSED GAS

○ PROPOSED FIRE HYDRANT

● PROPOSED VALVE

⌵ PROPOSED TEE

① PROPOSED CONCRETE SIDEWALK

② PROPOSED ASPHALT PATH

[LS] PROPOSED SANITARY LIFT STATION

--- T PROPOSED TIMBER GUARDRAIL

--- ● ● ● PROPOSED FLOW LINE

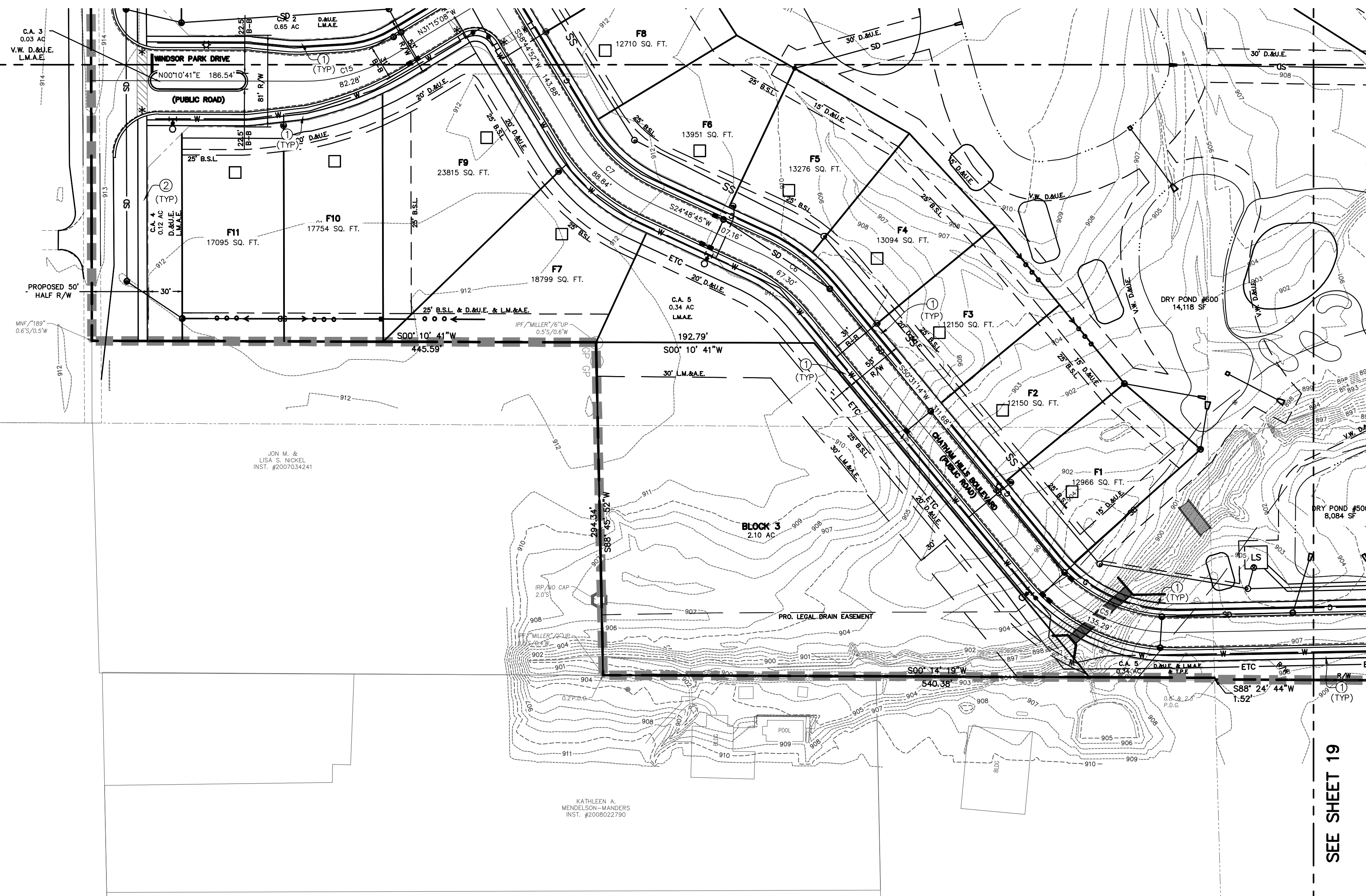
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1-800-382-5544
CALL TOLL FREE

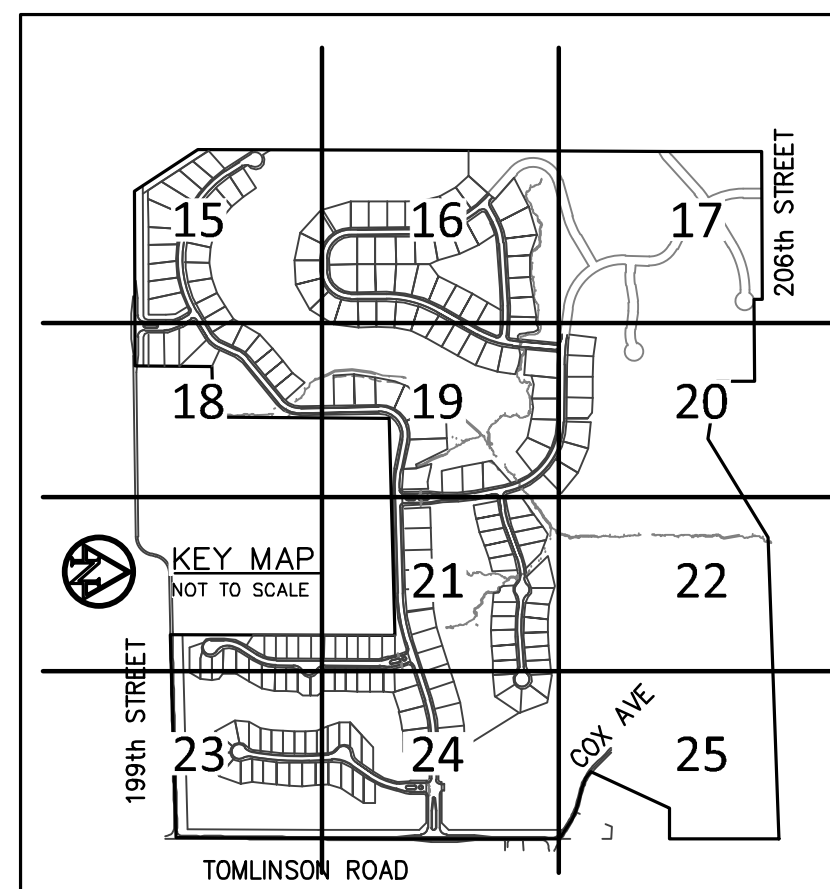
- INDIANA UNDERGROUND -

PARENT PARCEL ACREAGE - 275.19

SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±



SEE SHEET 19



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PENDING**

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PRIMARY PLAT

REVISION SCHEDULE

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Project Number	2014.01381
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DEVELOPMENT PLAN

18 of 38

Archive Number 2014.0138

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CAUTION !!

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- INDIANA UNDERGROUND -

PARENT PARCEL ACREAGE - 275.19

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District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
✕ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
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● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
	SECTION 1 BOUNDARY
	LEGAL DRAIN EASEMENT
	ADA RAMP
	STREET LIGHT
	CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
FM	PROPOSED FORCE MAIN
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
①	PROPOSED CONCRETE SIDEWALK
②	PROPOSED ASPHALT PATH
	PROPOSED SANITARY LIFT STATION
T	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE

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DATE:

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PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

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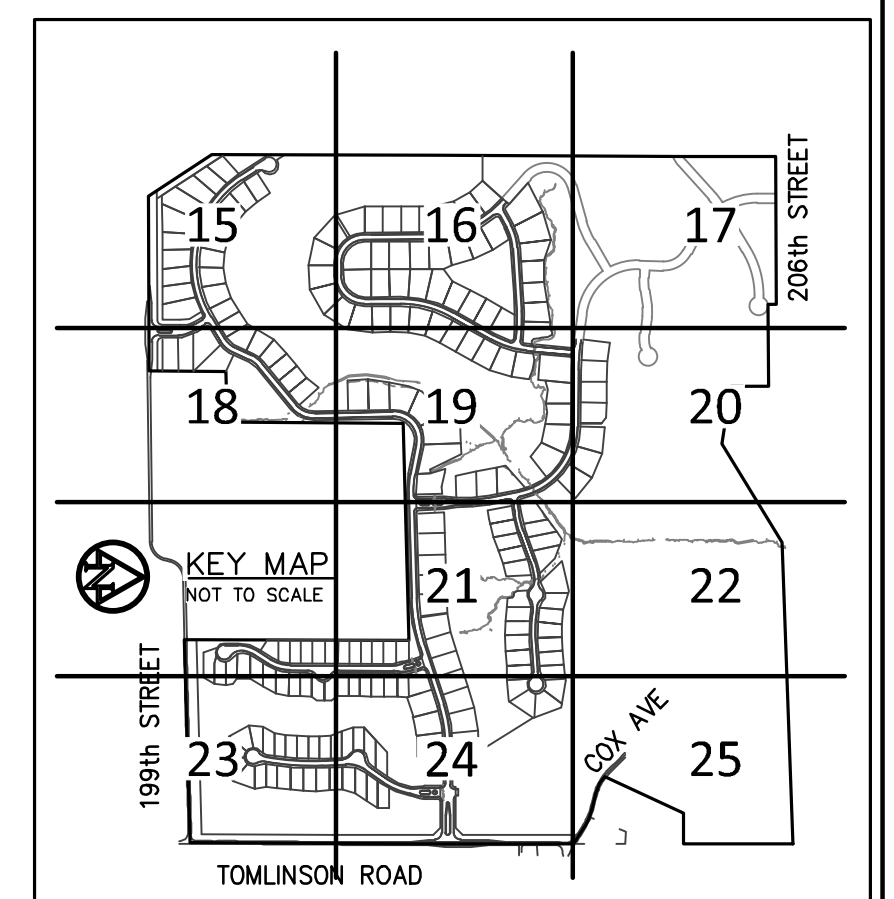
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DEVELOPMENT PLAN

19 of 38

Archive Number 2014.01381



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EDIT DATE: 12/18/2014
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DRAWING: CIVIL
CONSTRUCTION DOCUMENTS
PRIMARY PLAT
2014 01381.PP
15-25.DP.dwg

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AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580



DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
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	*	ADA RAMP
	☆	STREET LIGHT
	⊙ ⊗ ⊙	SECTION CORNER / MONUMENT
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		100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
		ETC
	W	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
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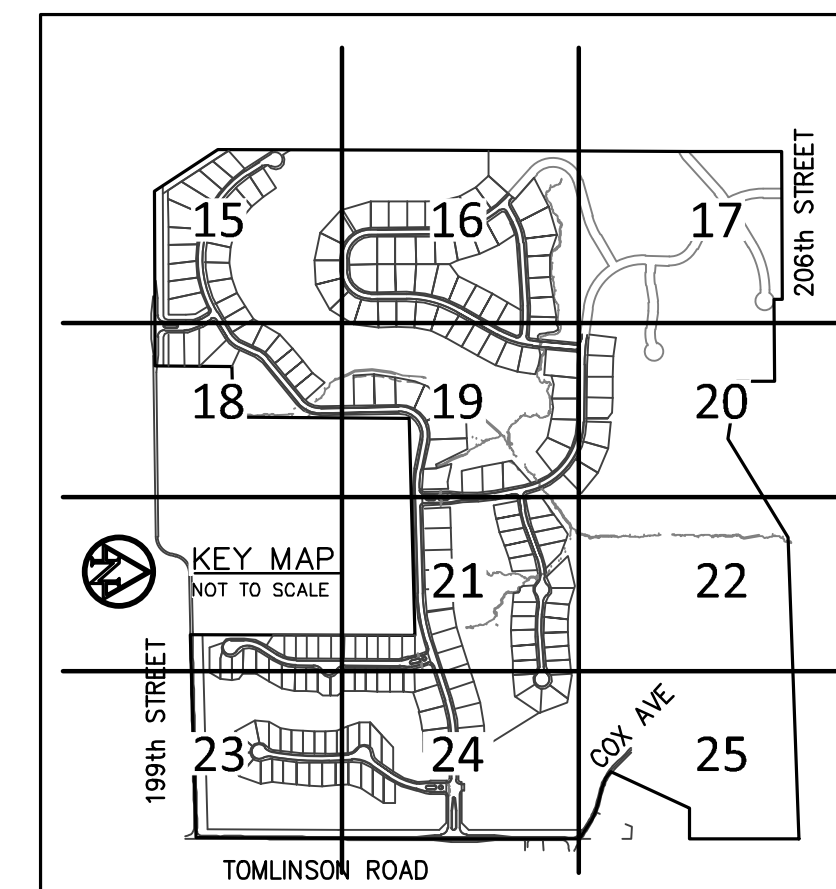
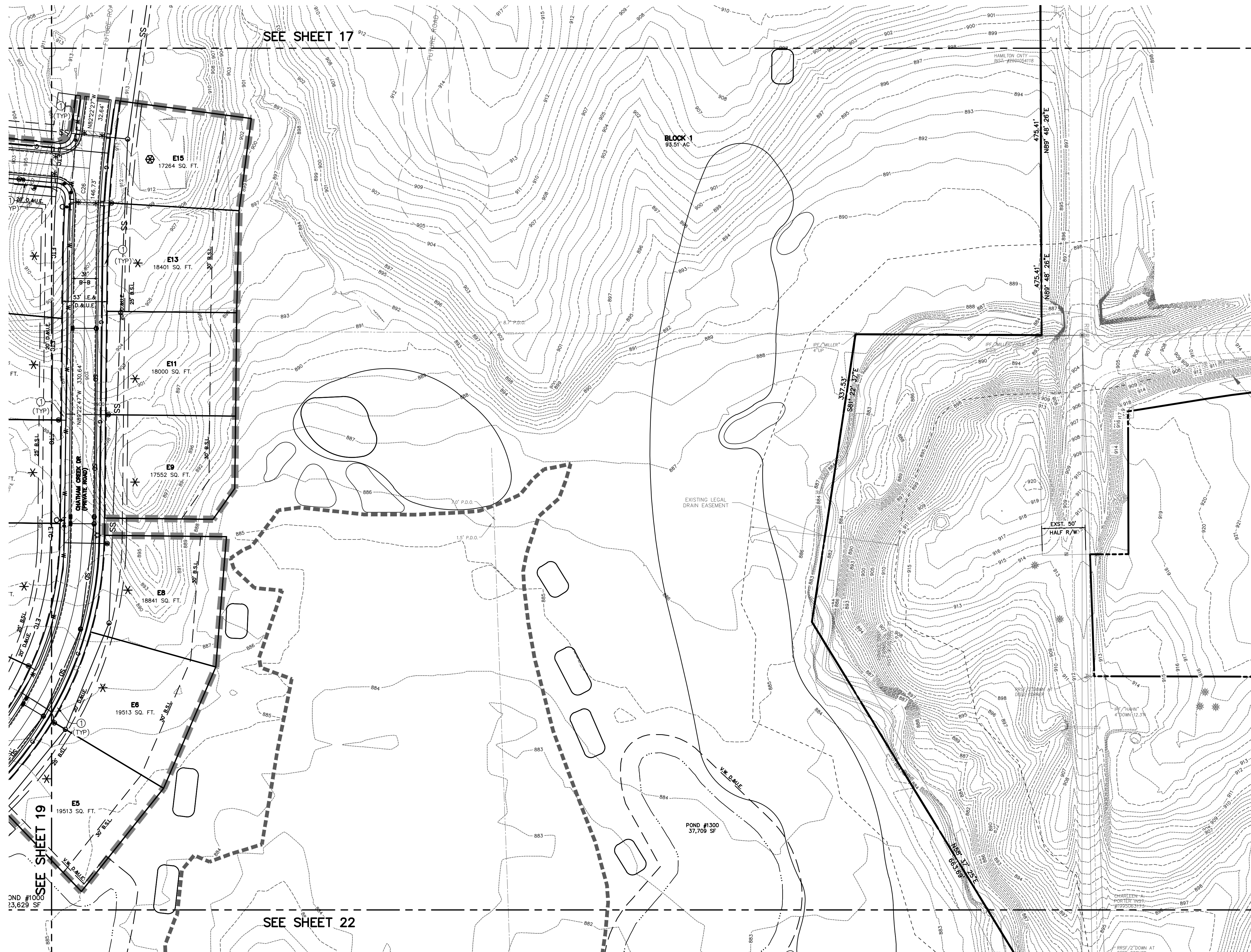
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**APPROVAL
PENDING**

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DEVELOPMENT PLAN

20 of 38

Archive Number 2014.0138

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7260 SHADELAND STATION
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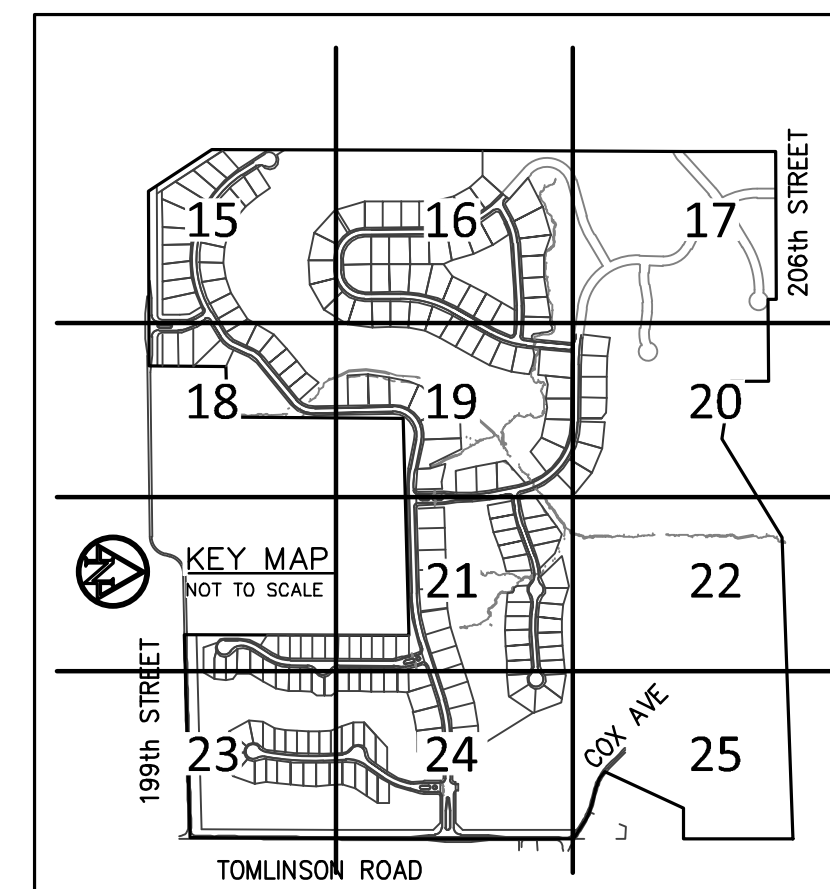
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	PROPOSED SANITARY LIFT STATION
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE

SEE SHEET 23

SEE SHEET 22

SEE SHEET 24



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Chatham Hills

**CHATHAM HILLS
SECTION I**
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DEVELOPMENT PLAN

21 of 38

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MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

LEGEND:

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D.&U.E.	DRAINAGE & UTILITY EASEMENT
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----	EXISTING STREAM
----	POND NORMAL POOL
■ ■ ■	SECTION 1 BOUNDARY
- - - - -	LEGAL DRAIN EASEMENT
*	ADA RAMP
☆	STREET LIGHT
★ ○ ●	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
— ETC —	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
— W —	PROPOSED WATER
— SS —	PROPOSED SANITARY SEWER
— FM —	PROPOSED FORCE MAIN
— SD —	PROPOSED STORM SEWER
— G —	PROPOSED GAS
	PROPOSED FIRE HYDRANT
●	PROPOSED VALVE
⋈	PROPOSED TEE
①	PROPOSED CONCRETE SIDEWALK
②	PROPOSED ASPHALT PATH
	PROPOSED SANITARY LIFT STATION
— T —	PROPOSED TIMBER GUARDRAIL
— ● ● ● —	PROPOSED FLOW LINE

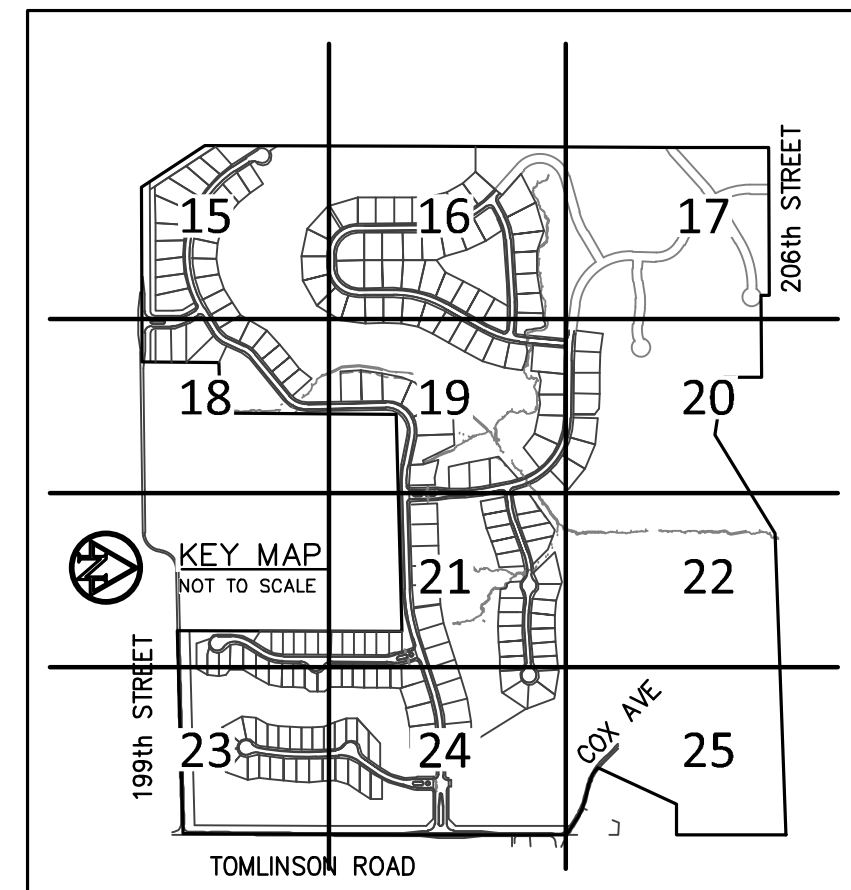
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1-800-382-5544
CALL TOLL FREE

- INDIANA UNDERGROUND -

PARENT PARCEL ACREAGE - 275.19

SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±



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Tomlinson Road
Westfield, Indiana**

**OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074**

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**APPROVAL
PENDING**

CERTIFIED BY

ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

[illegible]

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Project Number 2014.01381

DEVELOPMENT PLAN

22 of 38

Archive Number 2014.0138

PLOT DATE: 12/18/2014 3:01 AM
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DRAWING FILE: P:\2014\01381\1D Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381.PP-15-25.DP.dwg

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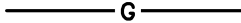
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AMERICAN STRUCTUREPOINT, INC
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INDIANAPOLIS, IN 46256
317-547-5580

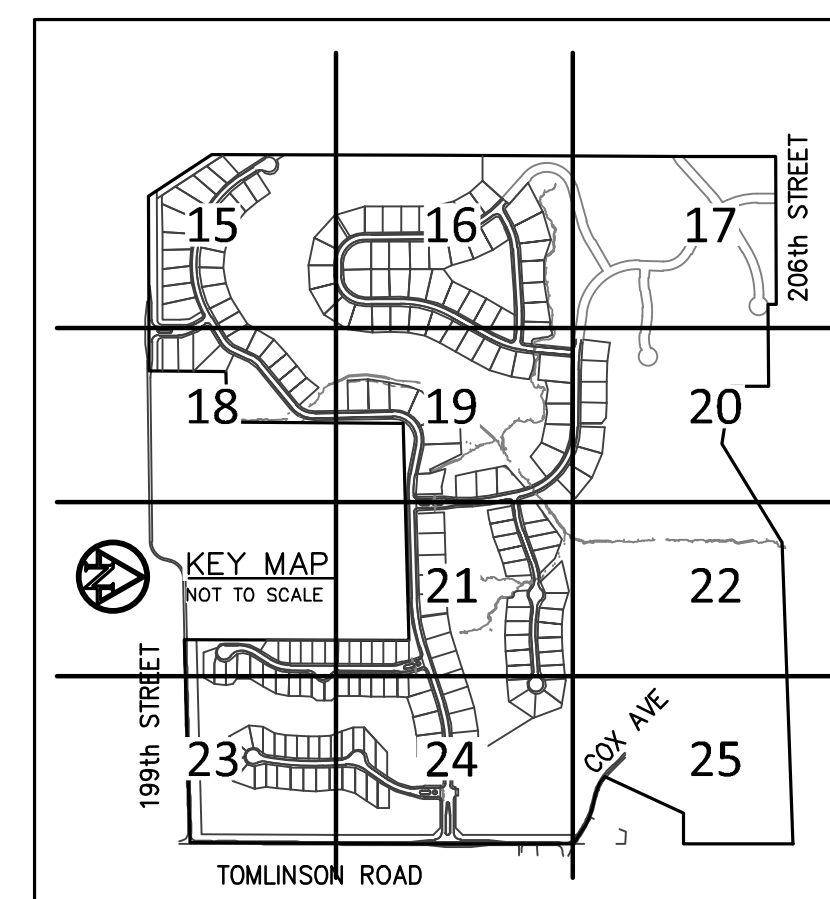
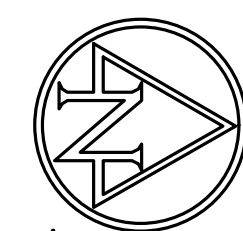
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Lot Plantings

Lot	Plantings
1	Shrubs
2	Shrubs
3	Shrubs
4	Shrubs
5	Shrubs
6	Shrubs
7	Shrubs
8	Shrubs
9	Shrubs
10	Shrubs
11	Shrubs
12	Shrubs
13	Shrubs
14	Shrubs
15	Shrubs
16	Shrubs
17	Shrubs
18	Shrubs
19	Shrubs
20	Shrubs
21	Shrubs
22	Shrubs
23	Shrubs
24	Shrubs

SEE SHEET 24

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS & EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
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	PROPOSED SANITARY LIFT STATION
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE



District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Front Lotage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre		0

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DEVELOPMENT PLAN

23 of 38

Archive Number 2014.01381

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AMERICAN STRUCTUREPOINT, INC.
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INDIANAPOLIS, IN 46256
317-547-5580

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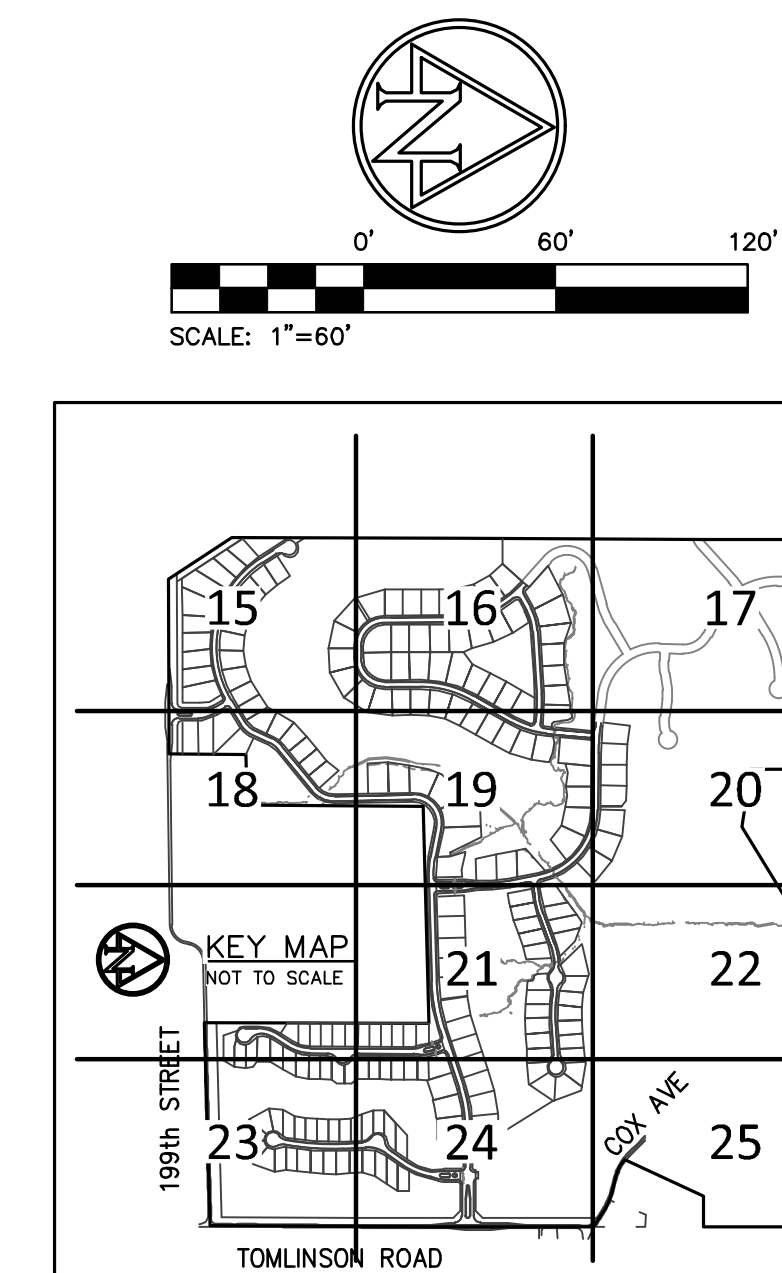
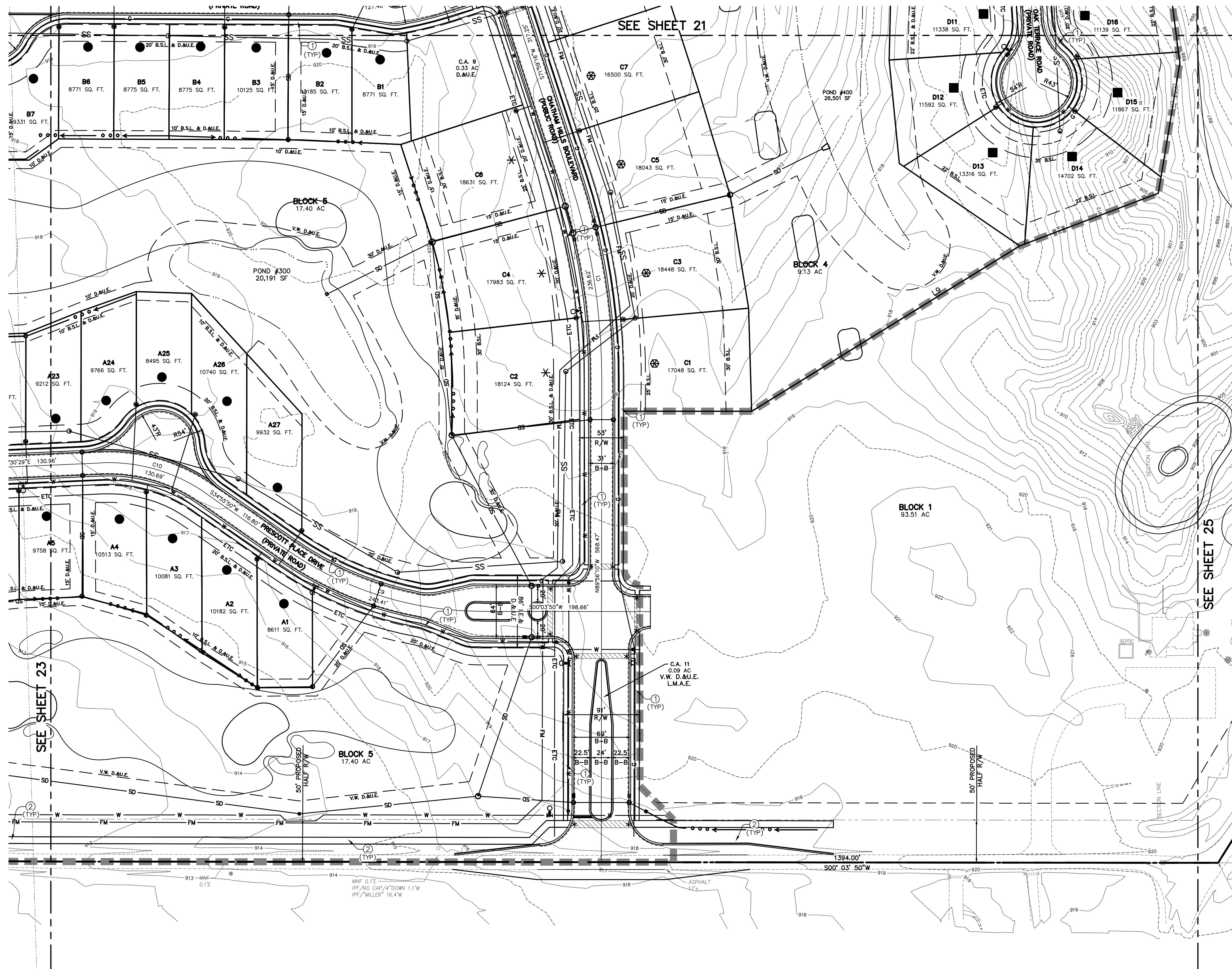
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- INDIANA UNDERGROUND -

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■ 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	900	4	2	4
● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	675	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

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I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
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**APPROVAL
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DEVELOPMENT PLAN

24 of 38

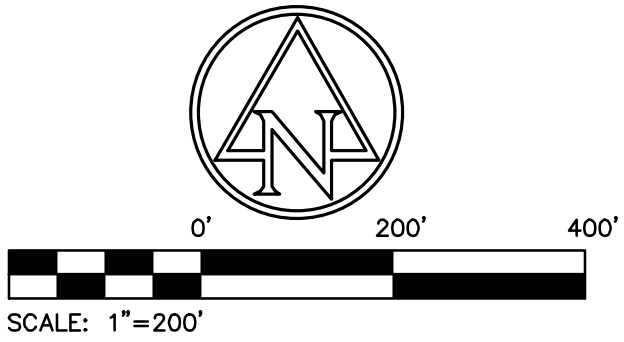
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- INDIANA UNDERGROUND -

SURVEYOR:
MICHAEL J. SMITH, PLS
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317-547-5580

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CHATHAM HILLS - SECTION ONE
PRIMARY PLAT
ZONING PUD



LEGEND:

- C.A. COMMON AREA
--- EXISTING STREAM
--- POND NORMAL POOL
----- SECTION 1 BOUNDARY
--- LEGAL DRAIN EASEMENT
● ○ SECTION CORNER / MONUMENT
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SD PROPOSED STORM SEWER
G PROPOSED GAS
FM PROPOSED SANITARY FORCE MAIN

HAMILTON COUNTY SURVEYOR'S OFFICE JURISDICTION STATEMENT:
PORTIONS OF THIS PARCEL CONTAIN REGULATED DRAINS. NO DISTURBANCE TO THESE REGULATED DRAINS SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

IDEM WETLAND AND STREAM JURISDICTION STATEMENT:
PORTIONS OF THIS PARCEL CONTAIN WETLANDS AND STREAMS. NO DISTURBANCE TO THESE RESOURCES SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

FLOODPLAIN / FLOODWAY STATEMENT:
PORTIONS OF THIS PARCEL LIE WITHIN SPECIAL FLOOD HAZARD ZONE AE AND THE FLOODWAY ACCORDING TO THE FLOOD RATE INSURANCE MAP 18057C0109G DATED NOVEMBER 19, 2014. NO WORK SHALL COMMENCE WITHIN THESE AREAS UNTIL PROPER PERMITS ARE OBTAINED.

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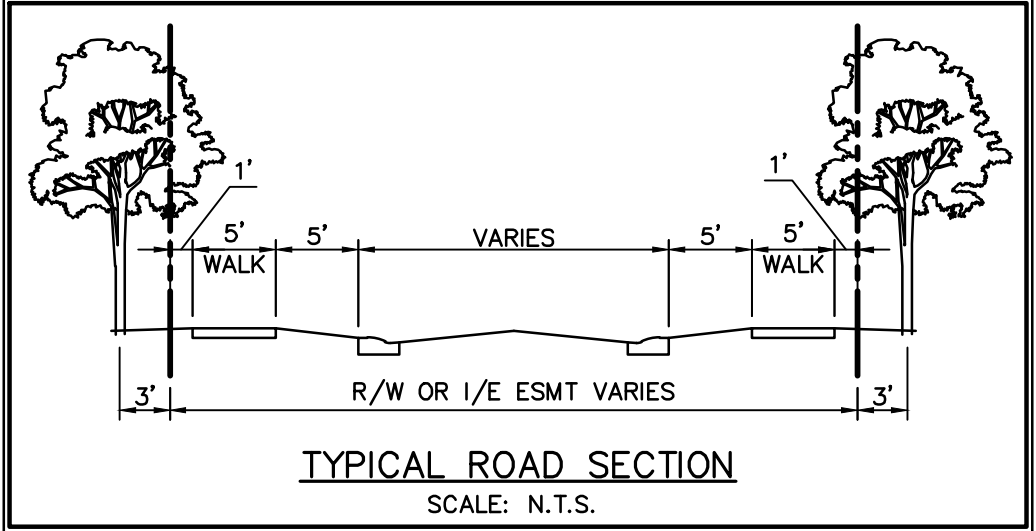
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OVERALL
DEVELOPMENT
PLAN

14 of 38

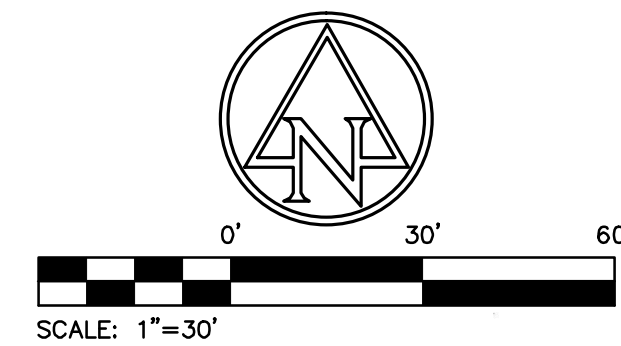
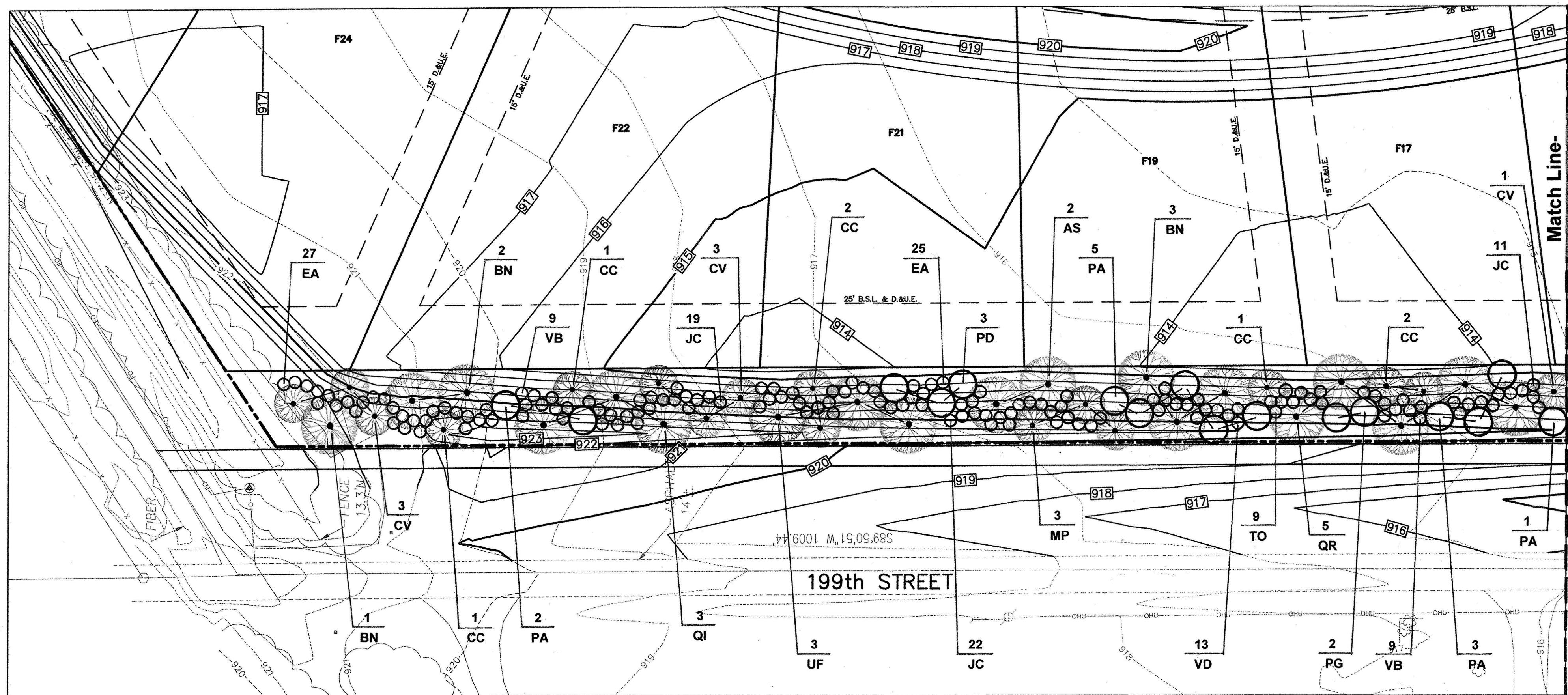
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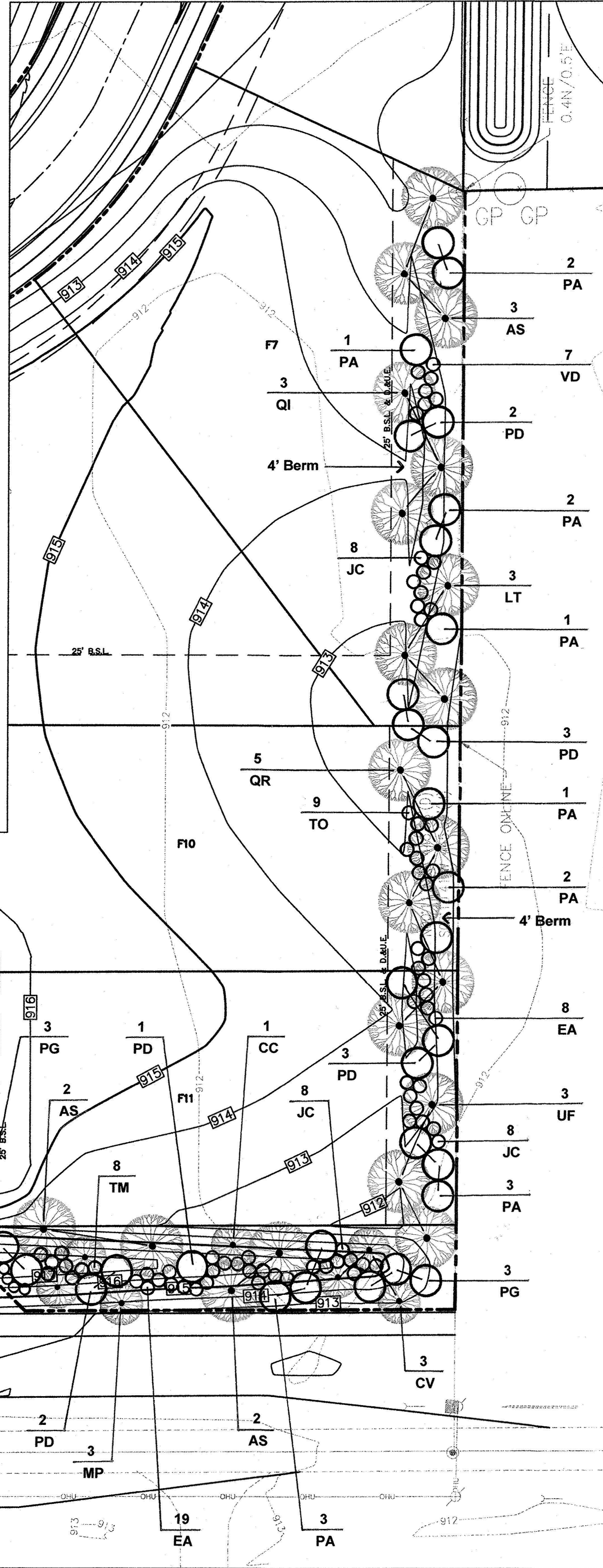
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CHATHAM HILLS - SECTION ONE

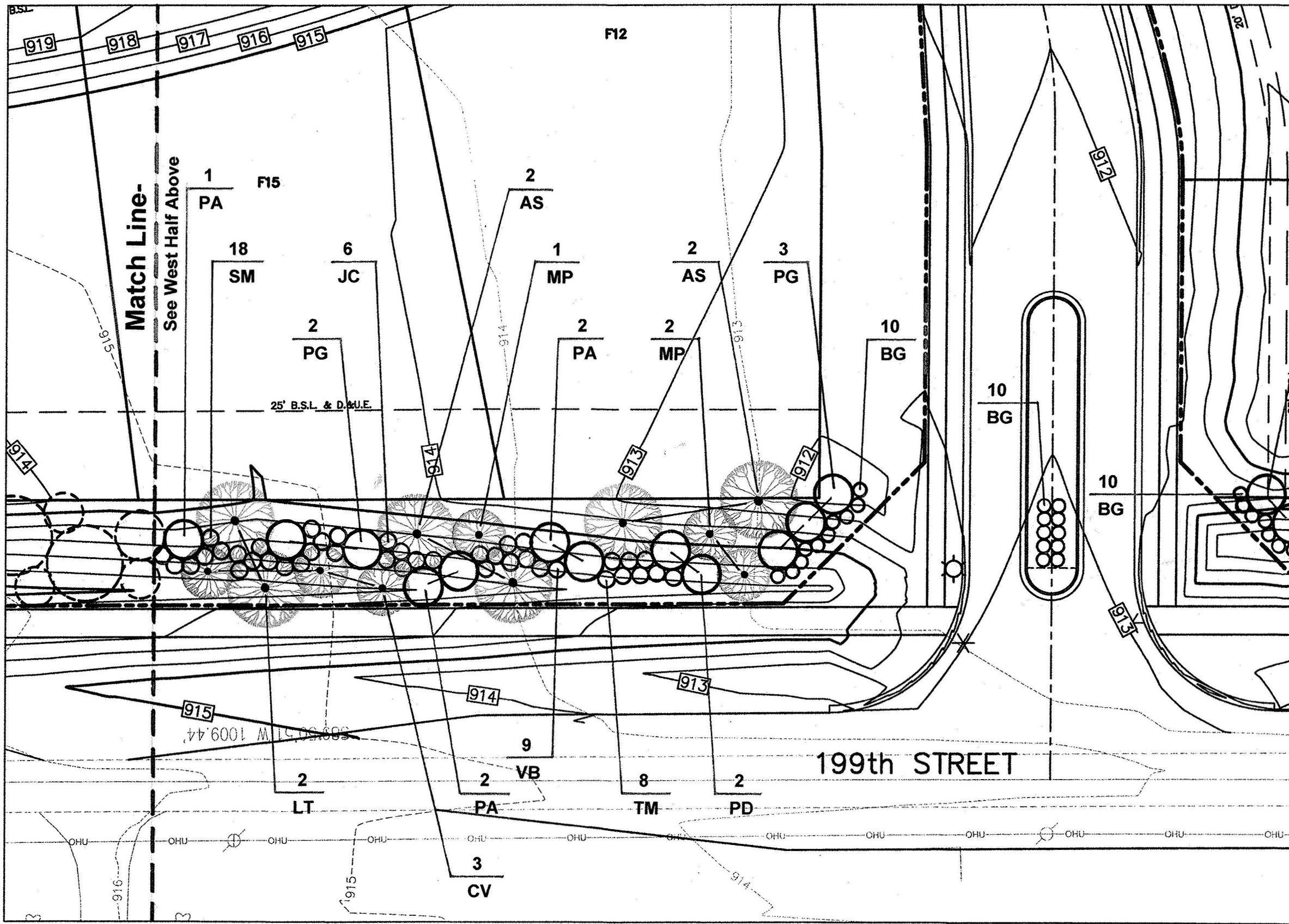
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811 OR 1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —



South Boundary- West Half



South Boundary- East Half

Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	13	3" B&B	CENTRAL LEADER, MATCHING IN GROUPS
BG	BUXUS x KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	30	24" CONT.	24" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
BN	BETULA NIGRA 'BMNTF'	DURAHEAT RIVER BIRCH	6	10-12" B&B	3-STEM CLUMP FORM, MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	8	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	13	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	79	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	82	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	5	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	9	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	31	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PD	PICEA GLAUCOA 'DENSATA'	BLACK HILLS SPRUCE	16	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCOA'	COLORADO BLUE SPRUCE	13	8" B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
QI	QUERCUS IMBRICARIA	SHINGLE OAK	6	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	10	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	18	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
TM	TAXUS x MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADING YEW	16	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
TO	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF ARBORVITAE	18	36" CONT.	36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
UF	ULMUS 'FRONTIER'	FRONTIER ELM	6	2-1/2" B&B	BRANCH STRUCTURE, MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	27	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
VD	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	20	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS



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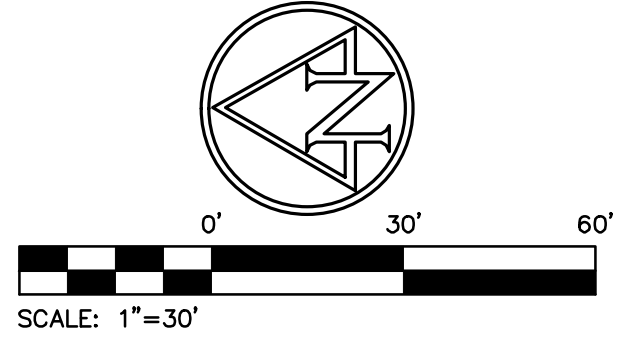
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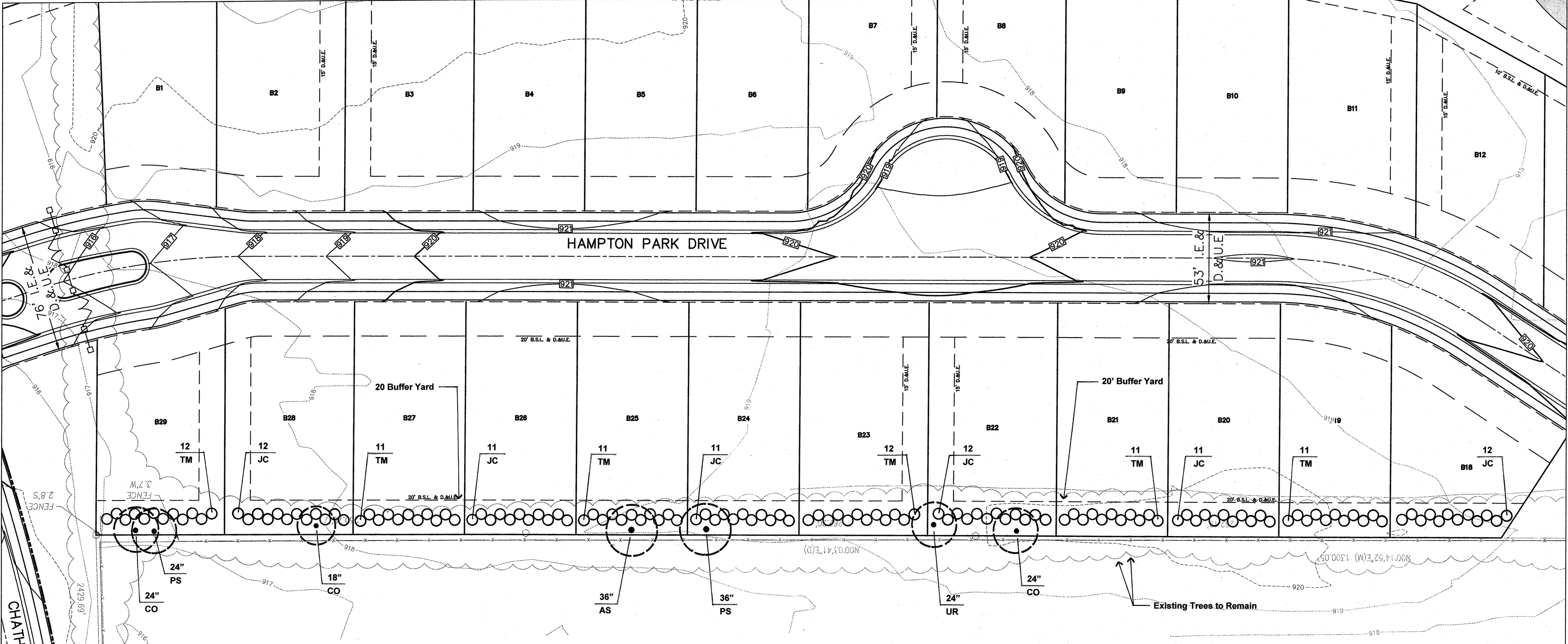
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LANDSCAPE PLAN

CHATHAM HILLS - SECTION ONE
PRIMARY PLAT
ZONING PUD



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"811" OR 1-800-382-5544
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- INDIANA UNDERGROUND -



Tree Preservation Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CREDIT
AS	ACER SACCHARUM	SUGAR MAPLE	1	36" CAL.	144 CALIPER INCHES
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	18" CAL.	72 CALIPER INCHES
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2	24" CAL.	192 CALIPER INCHES
PS	PRUNUS SEROTINA	BLACK CHERRY	1	24" CAL.	96 CALIPER INCHES
PS	PRUNUS SEROTINA	BLACK CHERRY	1	36" CAL.	144 CALIPER INCHES
UR	ULMUS RUBRA	SLIPPERY ELM	1	24" CAL.	96 CALIPER INCHES

Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	69	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
TM	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	68	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS

Landscape Notes:

- All existing trees located in the buffer yard shall be saved (provided they are alive and sound). Underbrush may also be saved at the developer's discretion.
- Proposed evergreen shrubs shall be planted in quantities shown on a per lot basis. Actual field locations are subject to existing trees as well as grading required to achieve positive drainage per engineer's plans.

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CHATHAM HILLS SECTION I
199th Street & Tomlinson Road
Westfield, Indiana

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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APPROVAL PENDING

CERTIFIED BY

ISSUANCE INDEX

DATE:	10/31/2014
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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Project Number 2014.01381

LANDSCAPE PLAN
LOTS B18-B29
BUFFER YARD

27 of 38

Archive Number 2014.01381

ED: 12/18/2014 3:02 AM
PLOT SCALE: 1"=30'
DRAWING FILE: P:\2014\01381\01.Dwg
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PLOT SCALE: 1"=30'
DRAWING FILE: P:\2014\01381\01.Dwg

CHATHAM HILLS - SECTION ONE
PRIMARY PLAT
ZONING PUD

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DATE:
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PRIMARY PLAT

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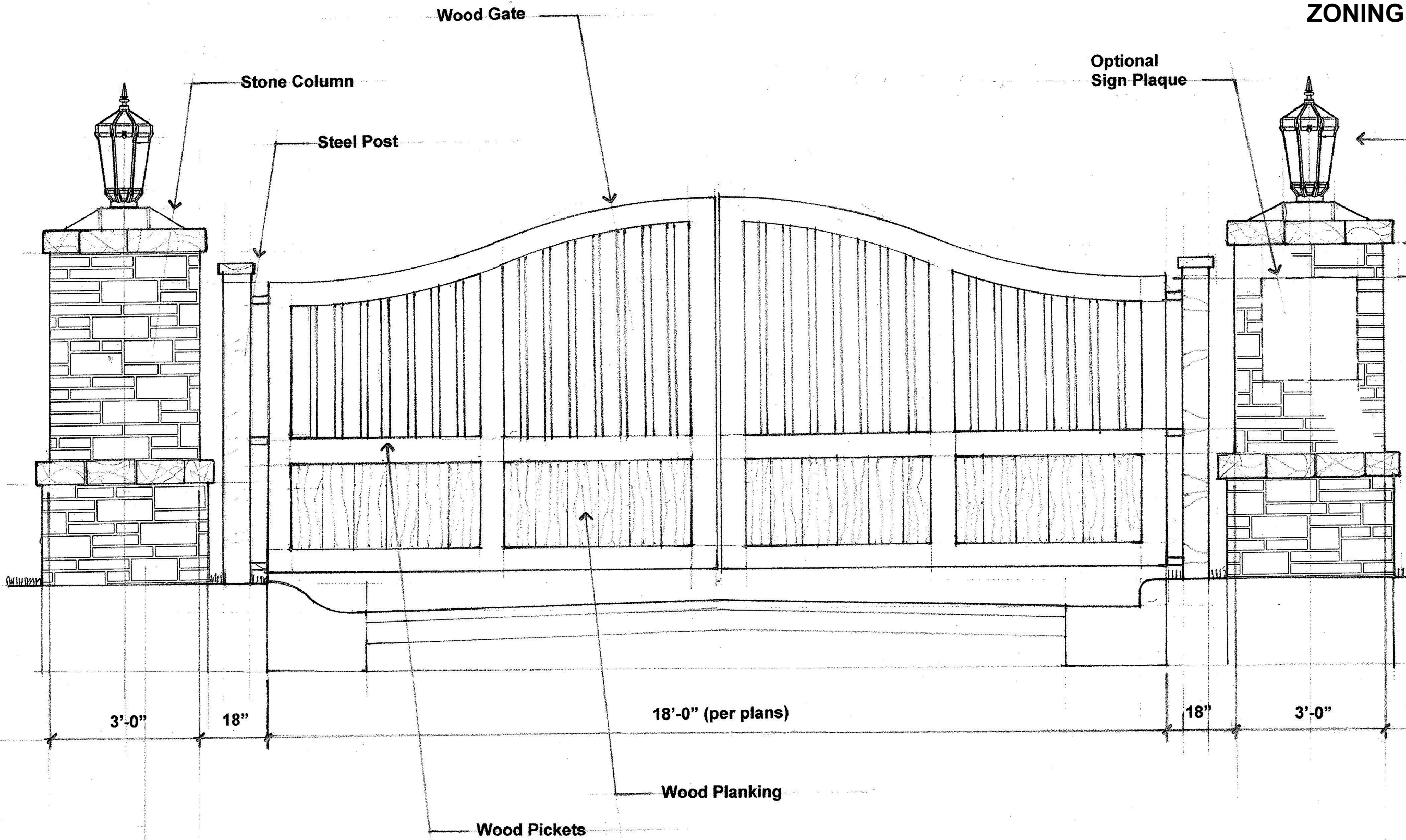
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Project Number 2014.01381

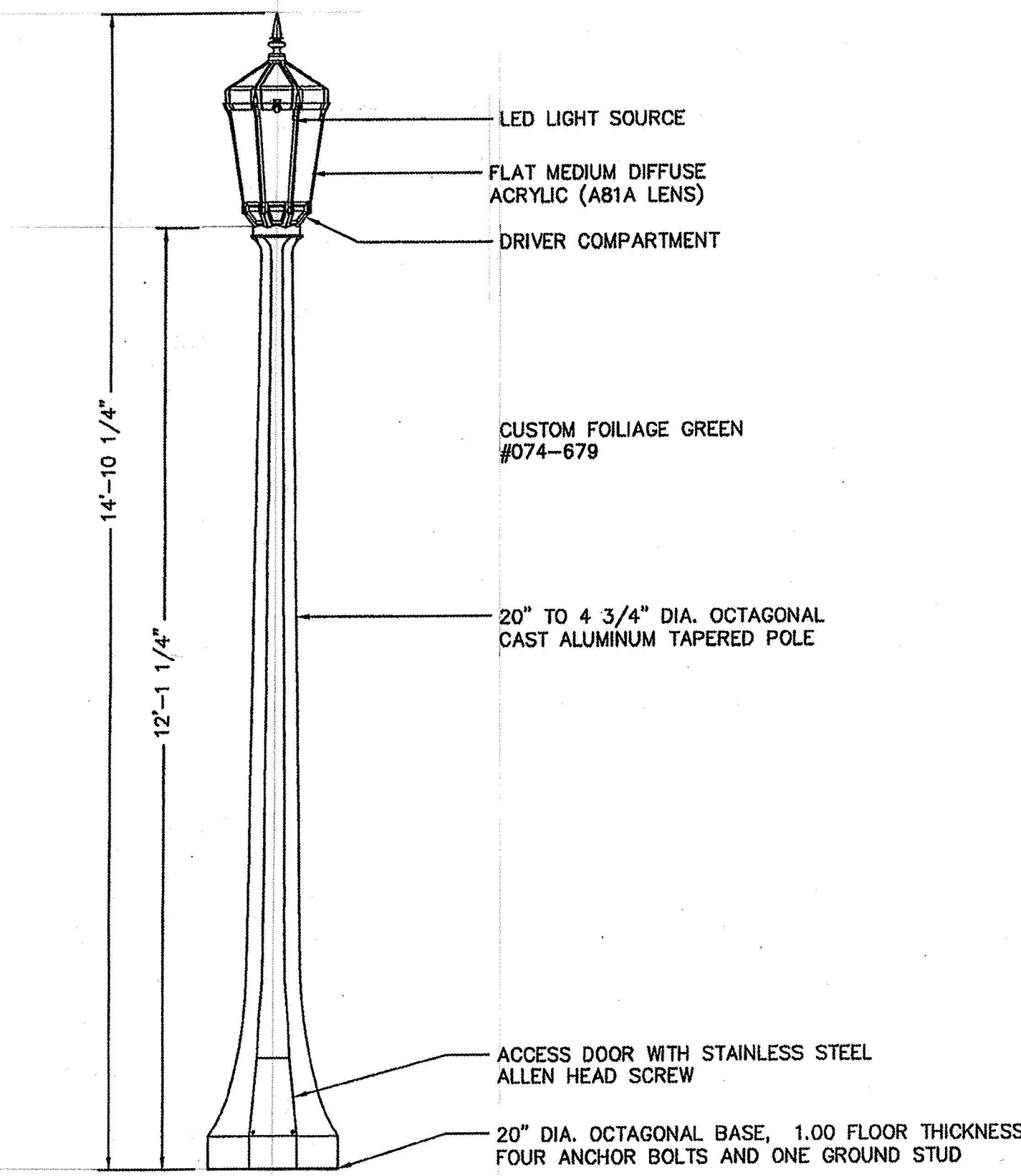
ENTRANCE PLAN

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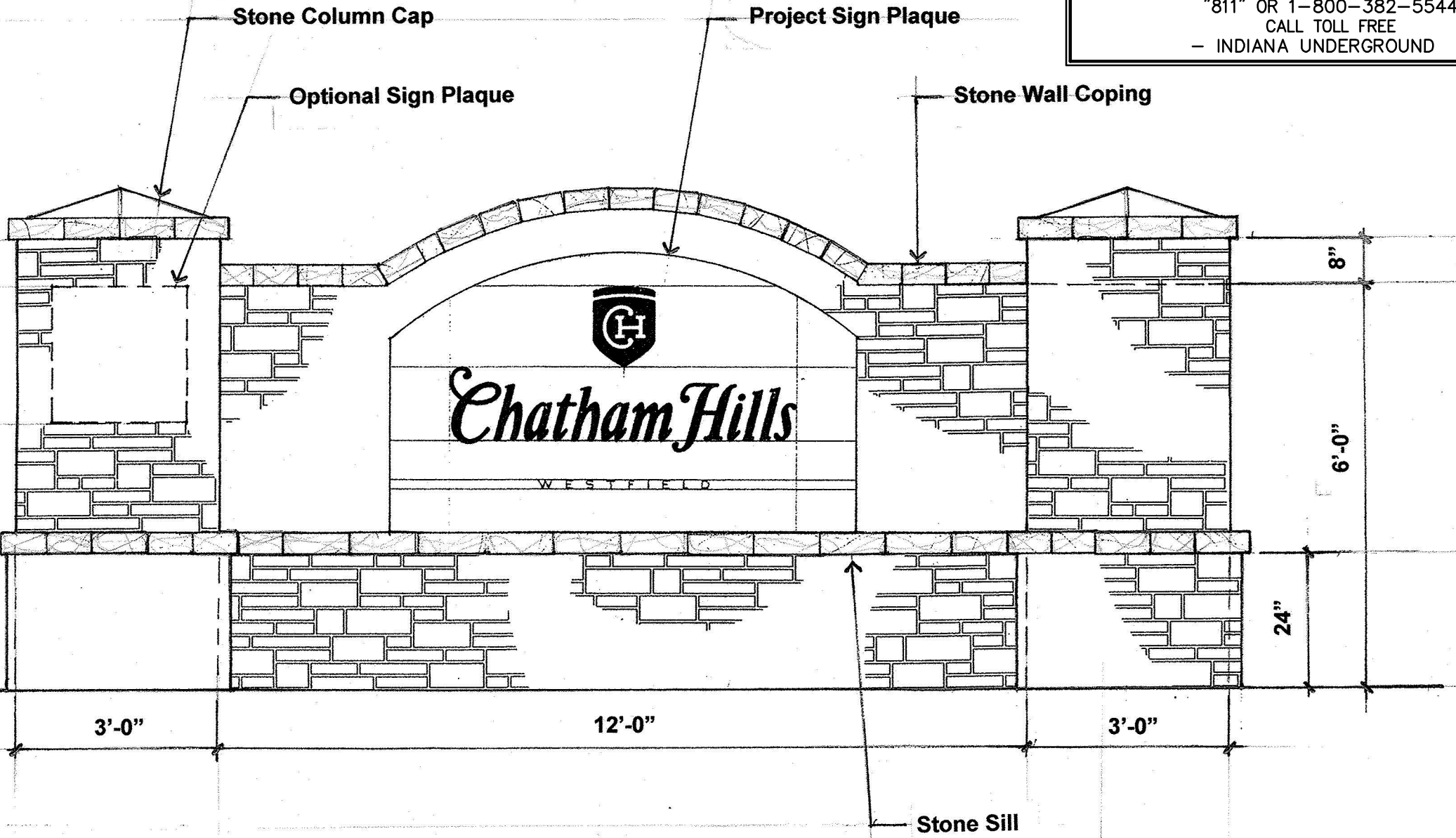
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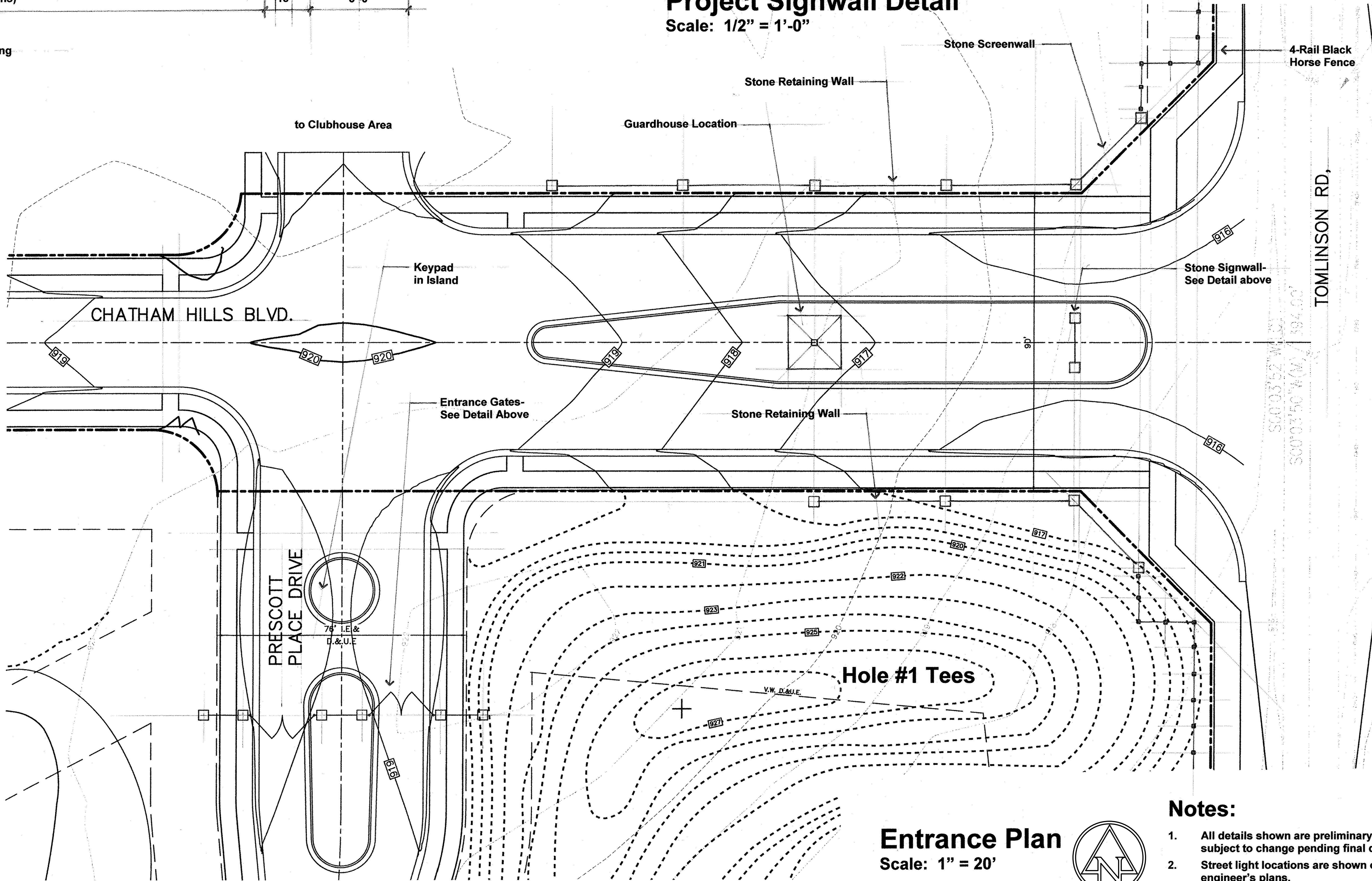
Entrance Gate Detail
Scale: 1/2" = 1'-0"



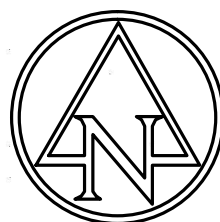
Typical Street Light
Not to Scale



Project Signwall Detail
Scale: 1/2" = 1'-0"



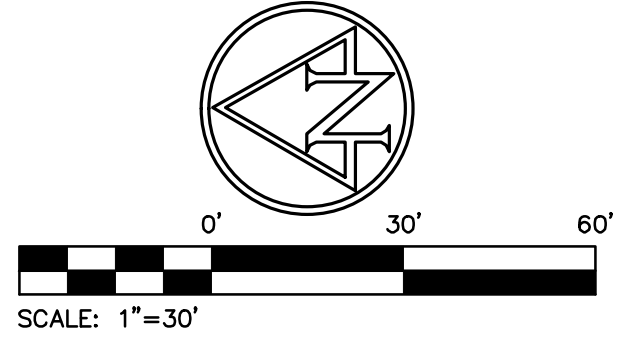
Entrance Plan
Scale: 1" = 20'



Notes:

- All details shown are preliminary and subject to change pending final design.
- Street light locations are shown on the engineer's plans.

CHATHAM HILLS - SECTION ONE
PRIMARY PLAT
ZONING PUD



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- INDIANA UNDERGROUND -

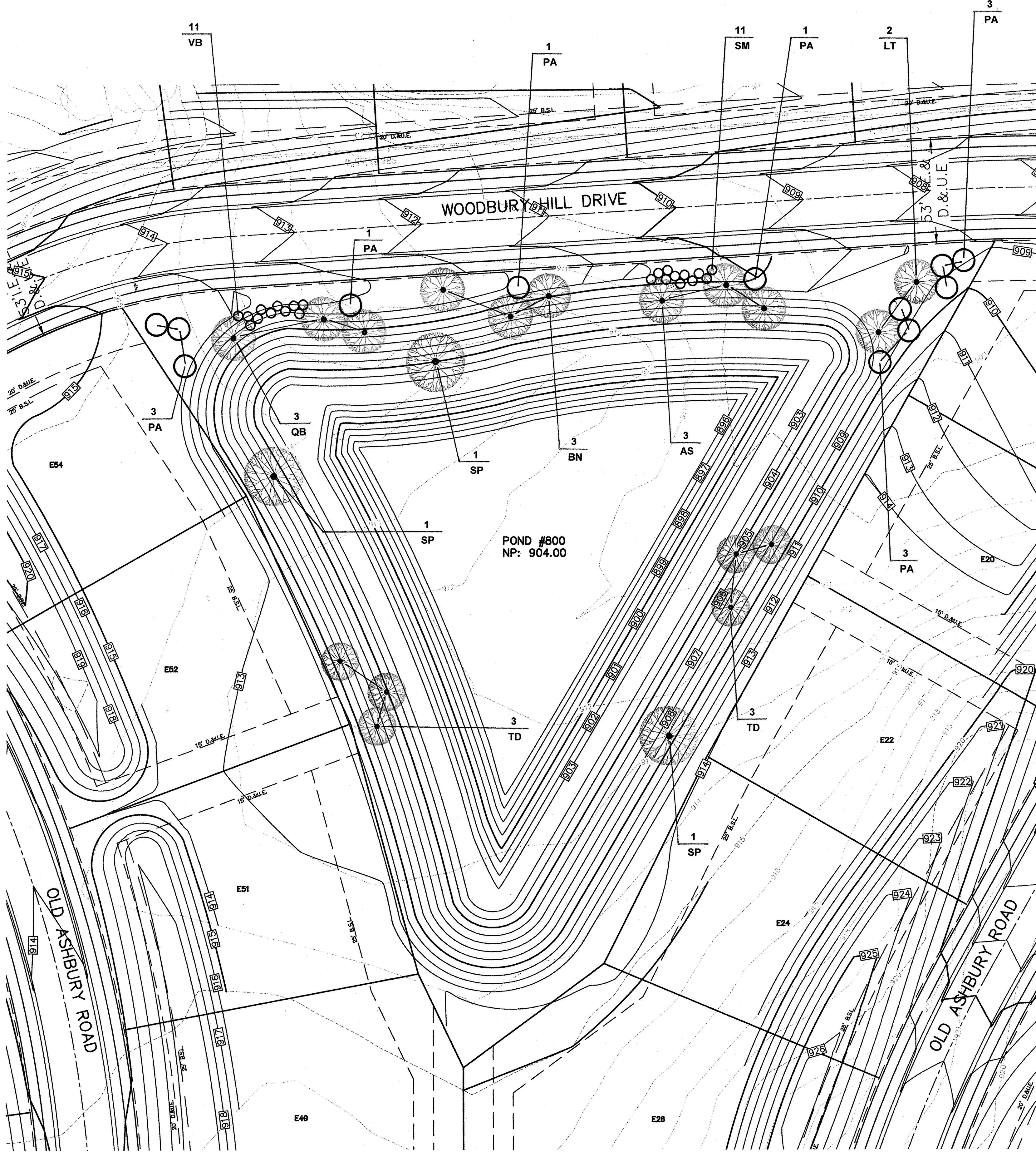
Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	3" B&B	CENTRAL LEADER, MATCHING IN GROUPS
BN*	BETULA NIGRA 'BMNTF'	DURAHEAT RIVER BIRCH	3	10-12" B&B	3-STEM CLUMP FORM, MATCHING IN GROUPS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	12	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
QB*	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	11	36" CONT.	36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP*	SALIX 'PRAIRIE CASCADE'	PRAIRIE CASCADE WILLOW	3	2-1/2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
TD*	TAXODIUM DISTICHUM	BALD CYPRESS	6	2-1/2" B&B	SINGLE LEADER, MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	11	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS

* INDICATES WETLAND SPECIES

Minimum Lot Landscaping

DISTRICT SUBAREA	MIN. LOT WIDTH	MIN. LOT AREA	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
1-B	120'	15,000 S.F.	4	2	4
1-C	110'	12,500 S.F.	4	2	4
1-D	105'	12,500 S.F.	4	2	4
1-E	90'	10,000 S.F.	4	2	4
1-F	80'	10,000 S.F.	4	2	4
1-H	65'	7,750 S.F.	2	1	4



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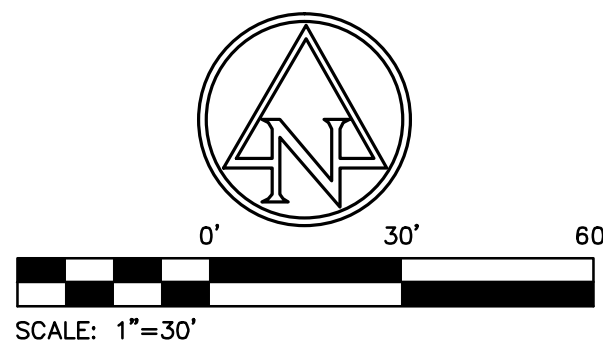
**LANDSCAPE PLAN
DETENTION AREA
LANDSCAPING**

29of 38

Archive Number 2014.01381

CHATHAM HILLS - SECTION ONE

PRIMARY PLAT
ZONING PUD

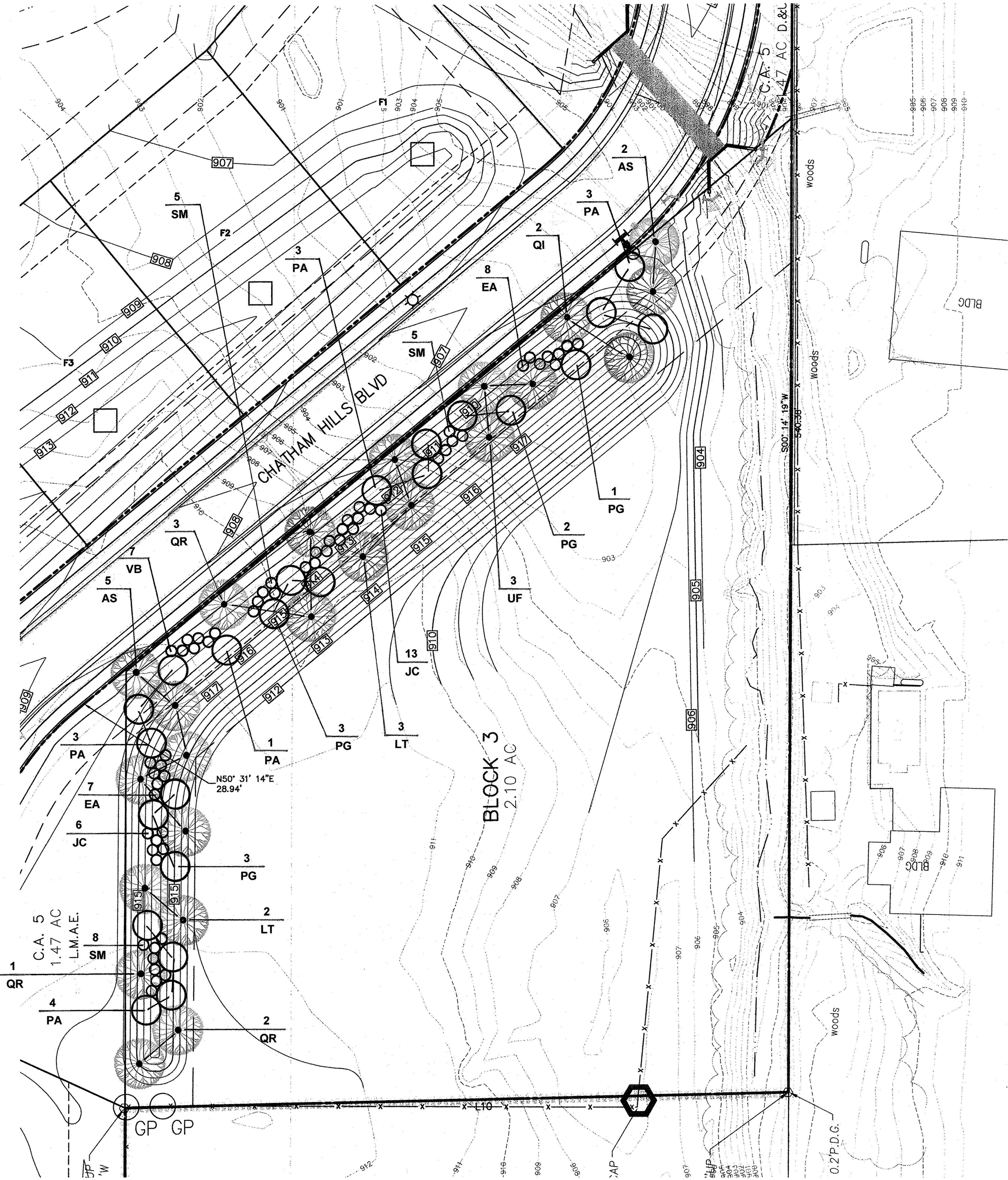


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— INDIANA UNDERGROUND —



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	7	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	15	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	19	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	5	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	14	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	9	8" B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	18	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
UF	ULMUS 'FRONTIER'	FRONTIER ELM	3	2-1/2" B&B	BRANCH STRUCTURE, MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	7	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS



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TRADE OFF PARCEL
LANDSCAPE PLAN

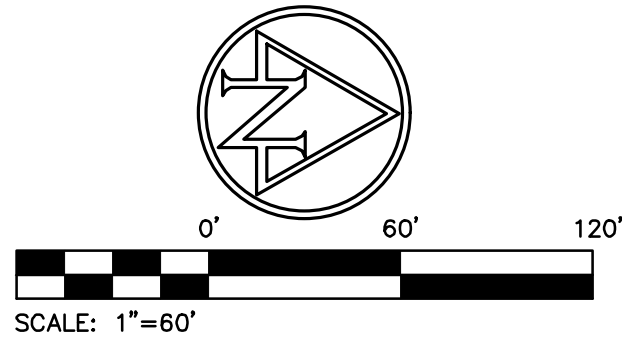
SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
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INDIANAPOLIS, IN 46256
317-547-5580

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CALL TOLL FREE
- INDIANA UNDERGROUND -

SITE DATA TABLE
PARENT PARCEL ACREAGE - 275.19
SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±

CHATHAM HILLS - SECTION ONE

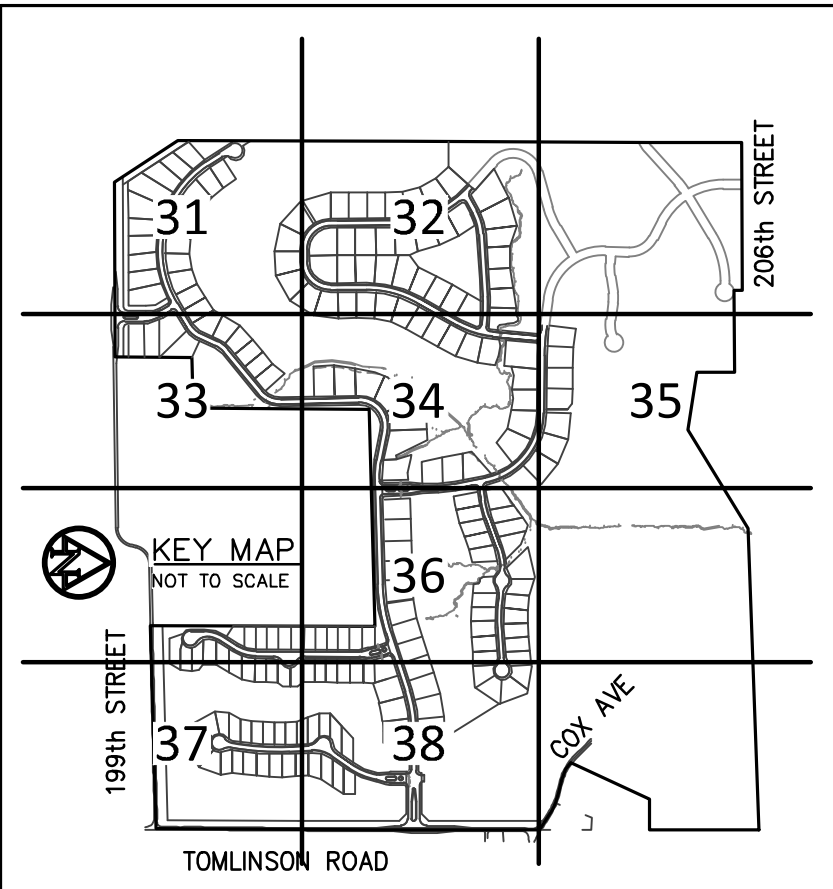
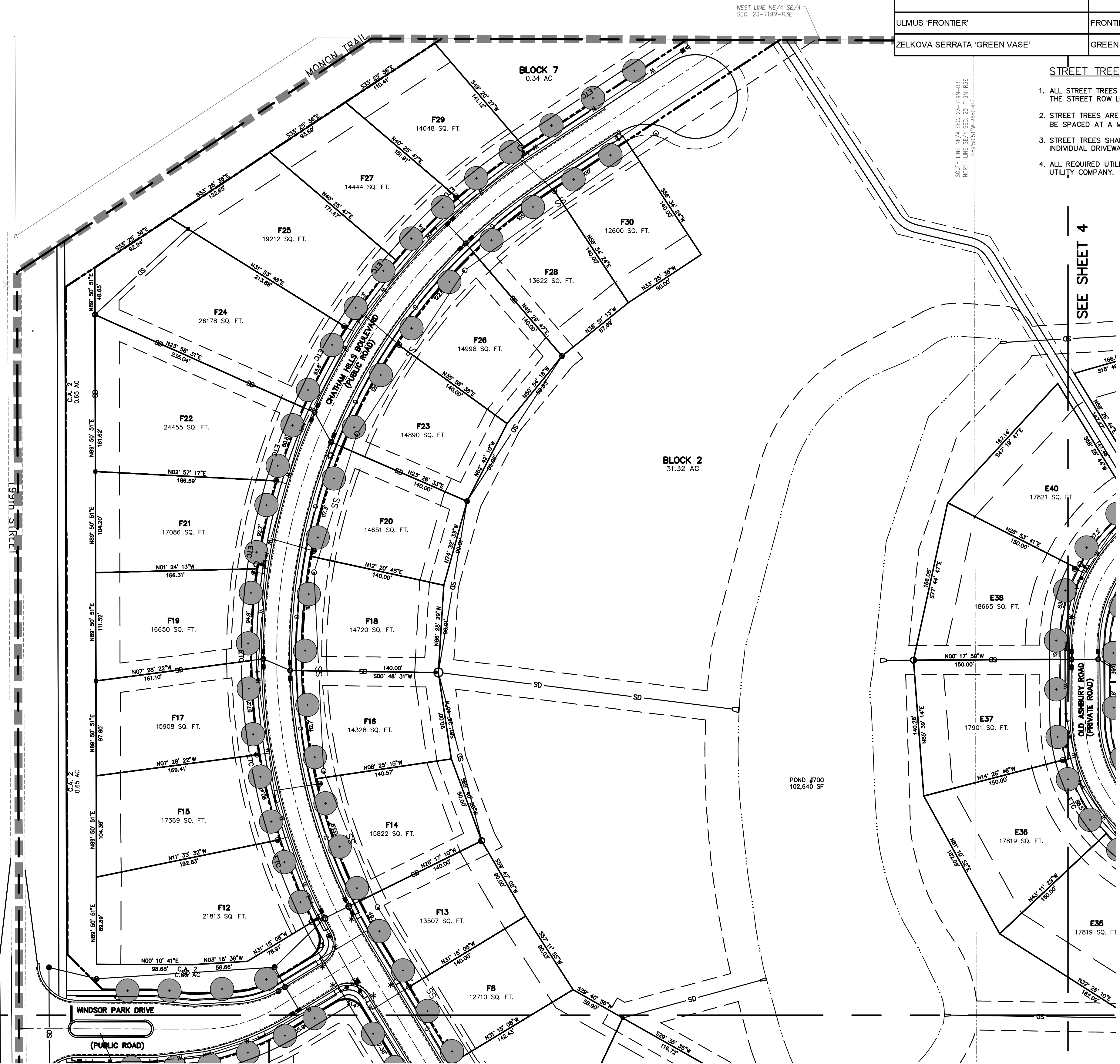
PRIMARY PLAT ZONING PUD



BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
LIRODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GLEDISTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2" B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS

STREET TREE LOCATION AND CRITERIA:

- ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
- STREET TREES ARE 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.
- STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
- ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.



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**STREET TREE
LANDSCAPE PLAN**

31 of 38

Archive Number 2014.01381

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

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1-800-382-5544
CALL TOLL FREE

- INDIANA UNDERGROUND -

SITE DATA TABLE
PARENT PARCEL ACREAGE - 275.19
SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±

1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
2. STREET TREES ARE 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.
3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
LIRODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GLEDISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
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ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS

THE CLUB AT
Chatham Hills


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STREET TREE LANDSCAPE PLAN

Archive Number 2014.01381

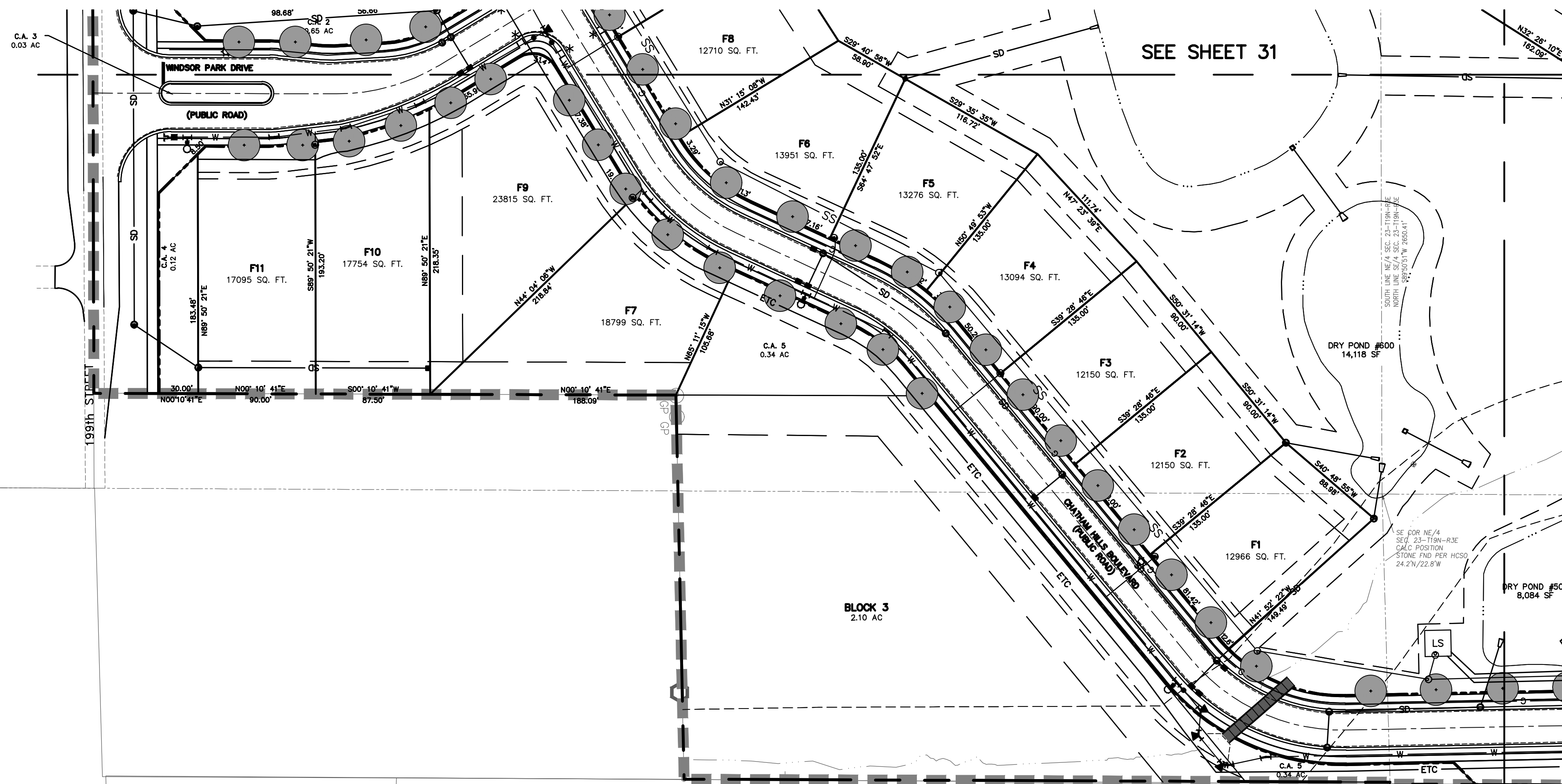
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EDITED BY: ATAYLOR
PLOT SCALE: 1" =

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INDIANAPOLIS, IN 46256
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CALL TOLL FREE
- INDIANA UNDERGROUND -

SITE DATA TABLE
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DENSITY - 1.26 LOTS/ACRE
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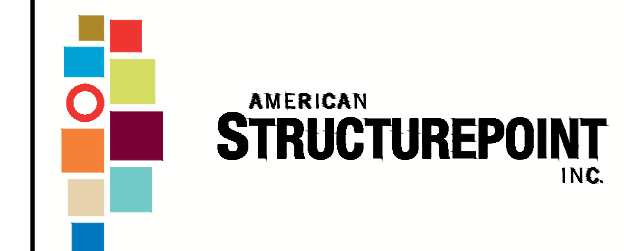
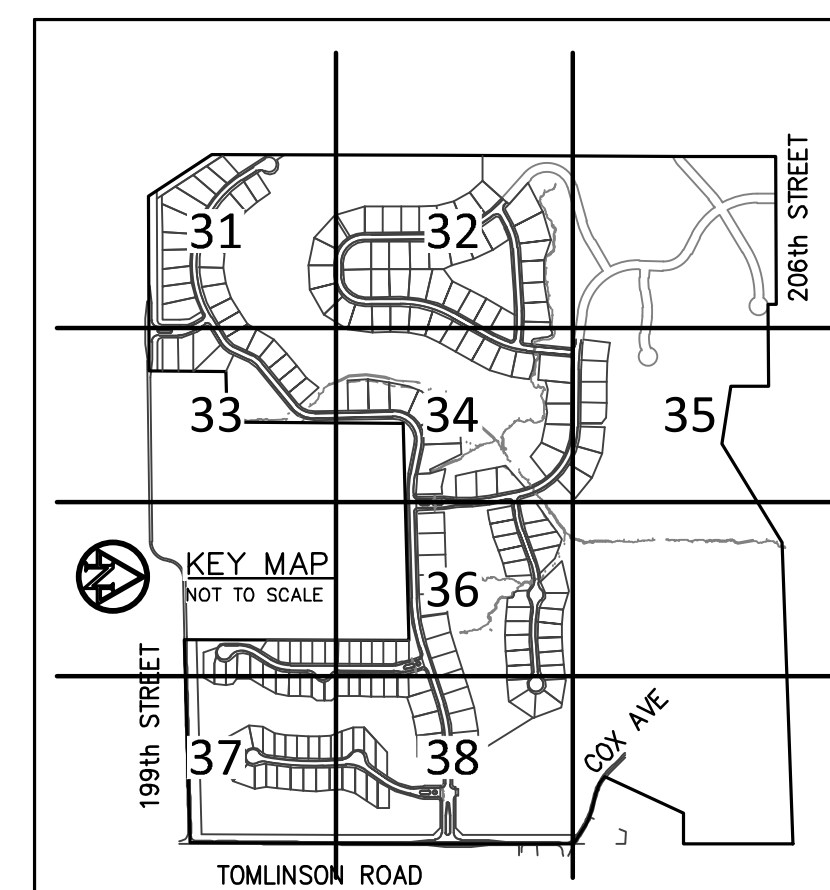


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BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GLDISTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
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ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS

SEE SHEET 34

SEE SHEET 36



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**199th Street &
Tomlinson Road
Westfield, Indiana**

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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**APPROVAL
PENDING**

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

[illegible]

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Project Number	2014.01381
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STREET TREE LANDSCAPE PLAN

33 of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 3:05 AM
 EDIT DATE: 12/18/2014
 PLOT SCALE: 1:1
 EDITED BY: ATAYLOR
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1-800-382-5544
CALL TOLL FREE

- INDIANA UNDERGROUND -

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
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0' 60' 120'

SCALE: 1"=60'

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	236.62'	750.00'	S81°01'33"W	235.64'
C2	286.61'	1000.00'	S80°11'55"W	285.63'
C3	111.69'	500.00'	N85°11'27"W	111.46'
C4	267.99'	150.00'	S50°01'32"W	233.75'
C5	135.29'	150.00'	S24°40'53"W	130.75'
C6	67.30'	150.00'	S37°39'59"W	66.74'
C7	88.84'	150.00'	S41°46'49"W	87.55'
C8	919.71'	600.00'	N77°20'22"W	832.28'
C9	243.41'	400.00'	S17°29'50"W	239.68'
C10	130.69'	200.00'	S16°12'40"W	128.37'
C11	344.13'	1500.00'	S04°03'51"W	343.37'
C12	127.48'	400.00'	S08°52'56"E	126.94'
C13	129.67'	225.00'	S16°45'27"W	127.88'
C14	115.26'	200.00'	S16°45'27"W	113.67'
C15	82.28'	150.00'	N15°32'14"W	81.26'
C16	101.53'	500.00'	N75°37'47"E	101.36'
C17	177.99'	400.00'	N82°33'36"E	176.53'
C18	128.66'	800.00'	S89°17'59"E	128.52'
C19	211.02'	600.00'	S17°21'10"W	209.45'
C20	311.95'	500.00'	S14°32'54"W	308.45'
C21	235.75'	150.00'	S44°40'41"W	212.22'
C22	235.62'	150.00'	N45°17'51"W	212.13'
C23	503.22'	600.00'	N24°19'29"W	488.60'
C24	98.37'	600.00'	N06°17'13"W	98.26'
C25	547.31'	1200.00'	N50°10'54"W	505.60'
C26	146.73'	400.00'	N85°52'37"W	146.63'
C27	101.51'	700.00'	N89°22'58"W	101.42'
C28	133.34'	300.00'	S73°43'48"W	132.24'

**OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074**

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ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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Project Number 2014.01381

STREET TREE LANDSCAPE PLAN

34 of 38

Archive Number 2014.0138



THE CLUB AT

Chatham Hills



**AMERICAN
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INC.**

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SEE SHEET 36

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PLOT DATE: 12/18/2014 9:05 AM
PLOT SCALE: 1:1
EDIT DATE: 12/18/2014
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DRAWING TITLE: CHATHAM HILLS - SECTION ONE
DRAWING BY: GEBERHANN
DRAWING CHECKED: GEBERHANN
DRAWING APPROVED: GEBERHANN
DRAWING DATE: 12/18/2014

CAUTION !!

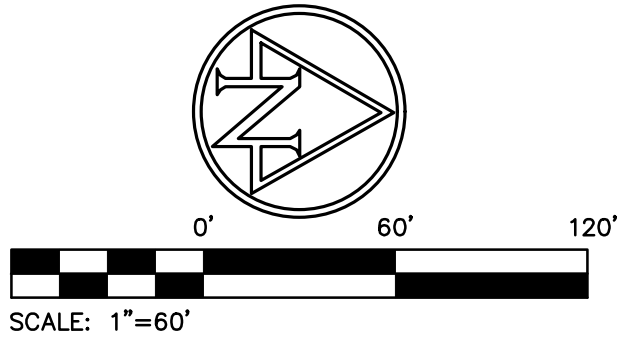
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- INDIANA UNDERGROUND -

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT ZONING PUD



STREET TREE LOCATION AND CRITERIA:

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Street Tree Schedule

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CHATHAM HILLS SECTION I 199th Street & Tomlinson Road Westfield, Indiana

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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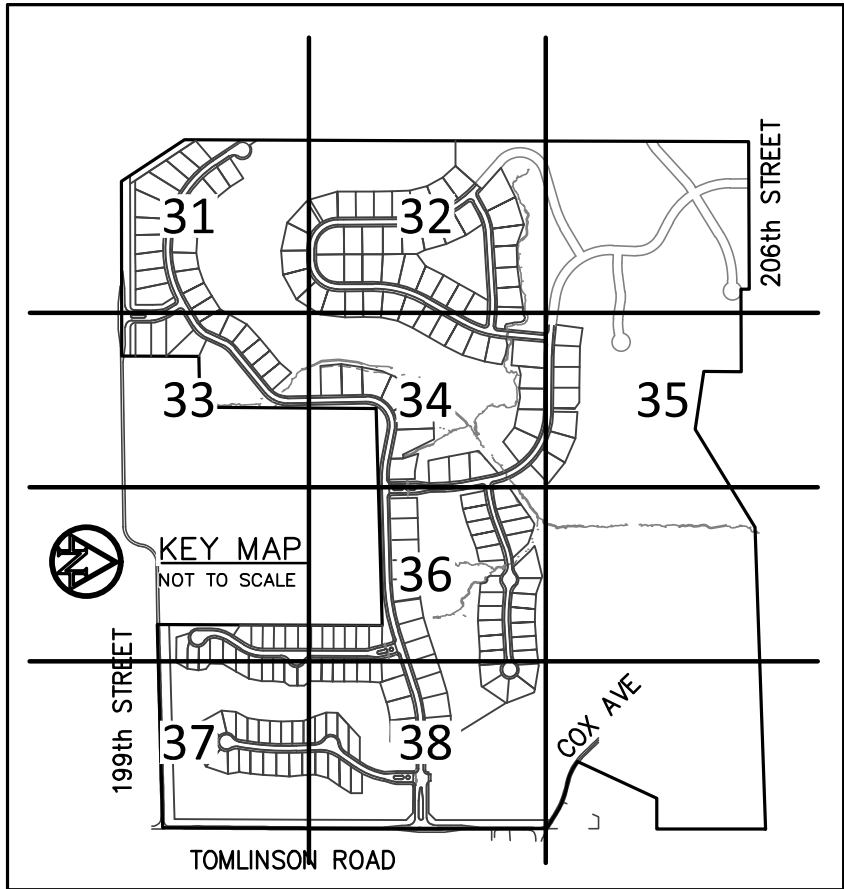
REVISION Schedule

NO.	DESCRIPTION	DATE

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Project Number 2014.01381

PRIMARY PLAT



MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

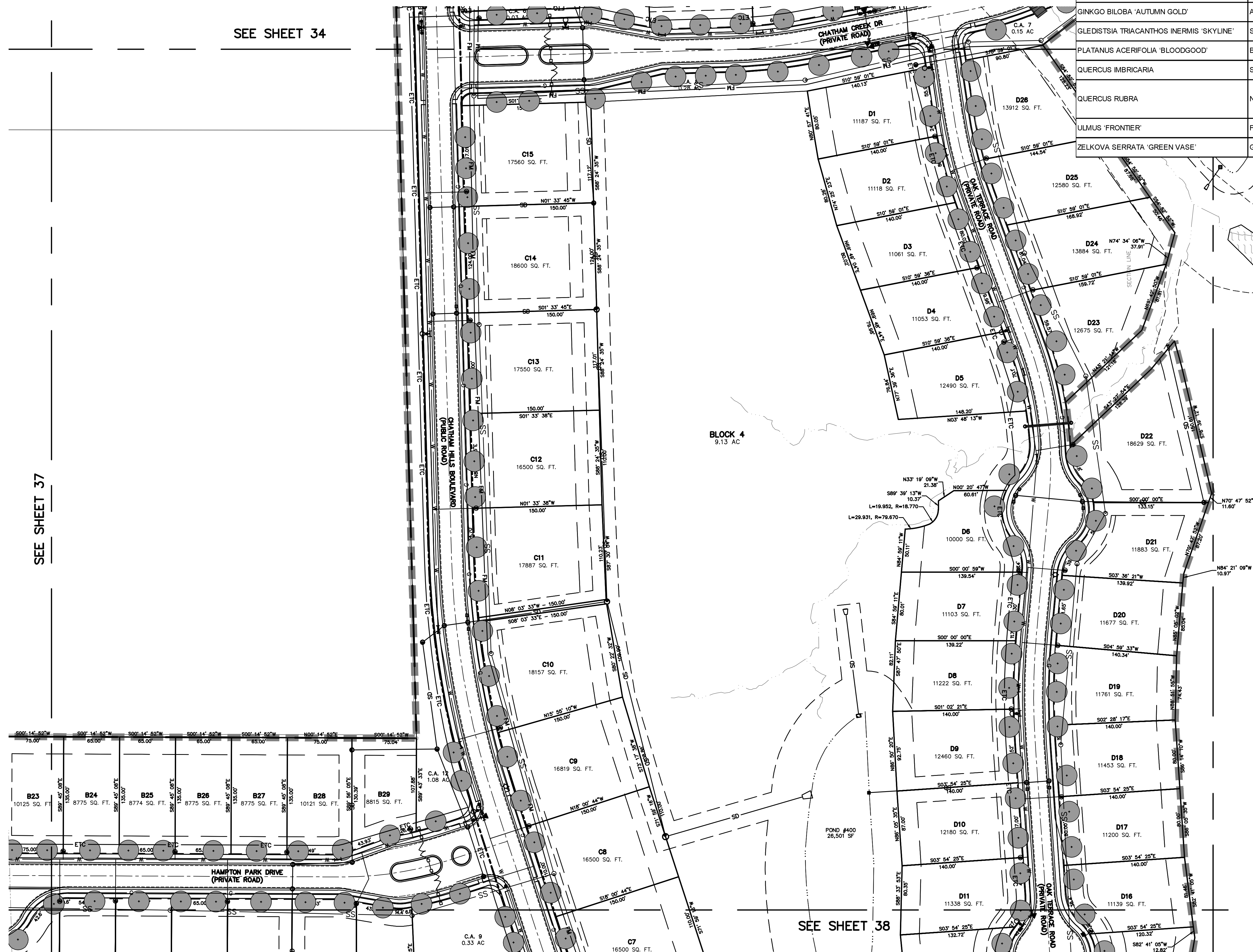
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- INDIANA UNDERGROUND -

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SEE SHEET 37

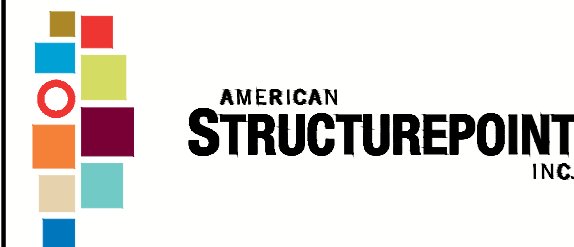


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**APPROVAL
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REVISION SCHEDULE

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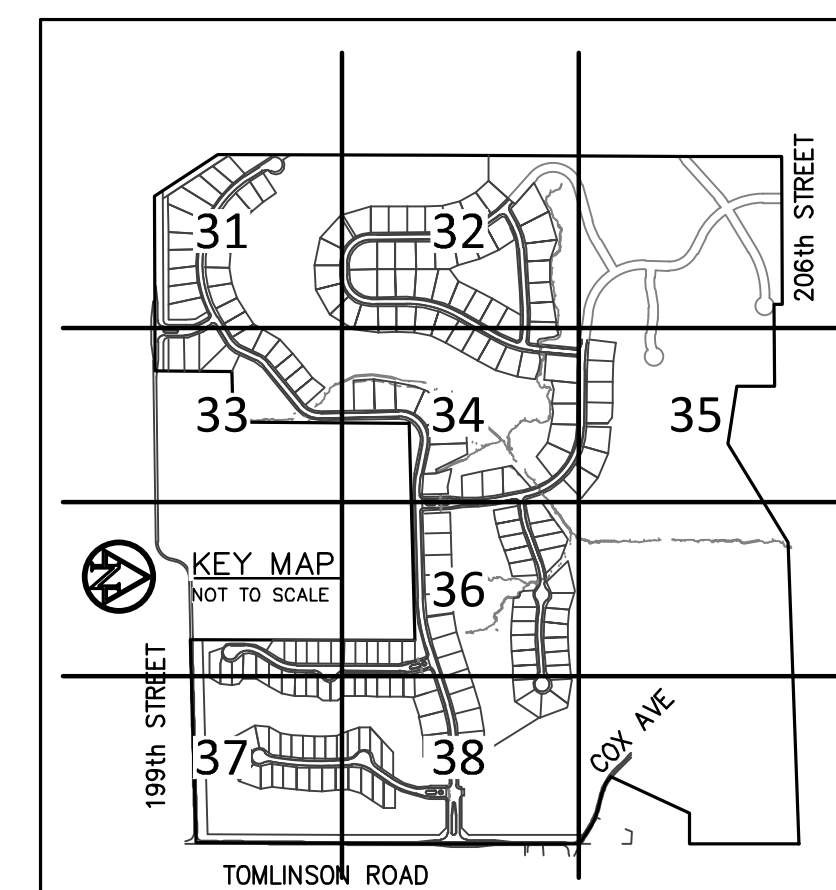
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STREET TREE LANDSCAPE PLAN

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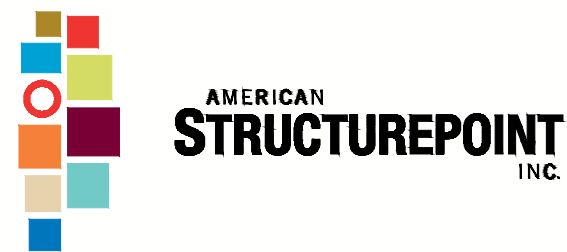


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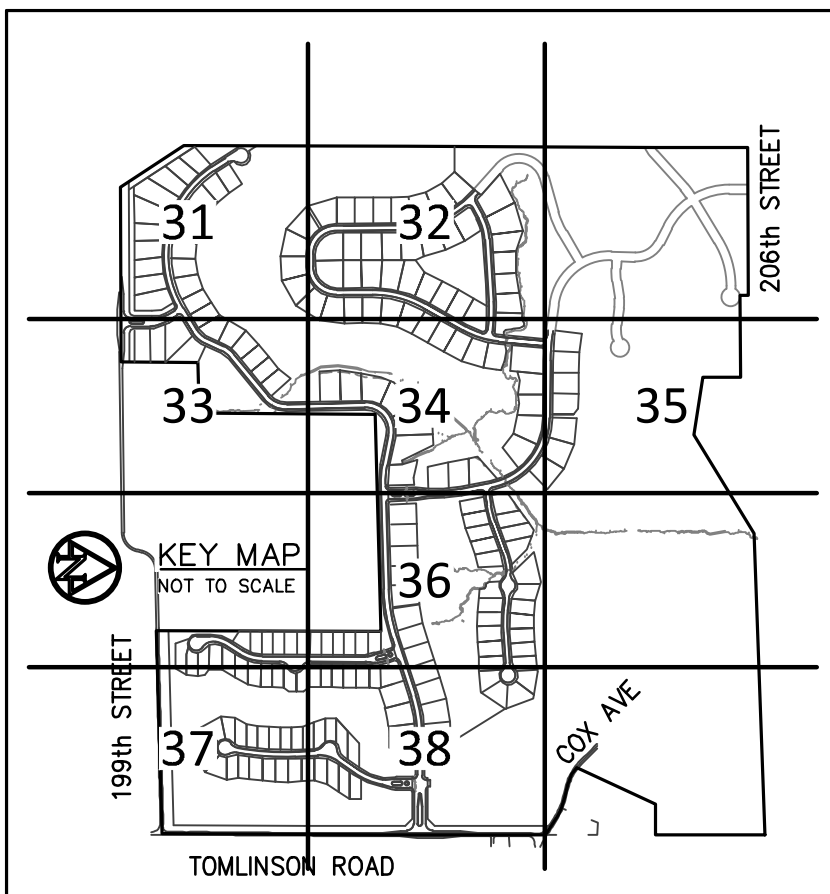
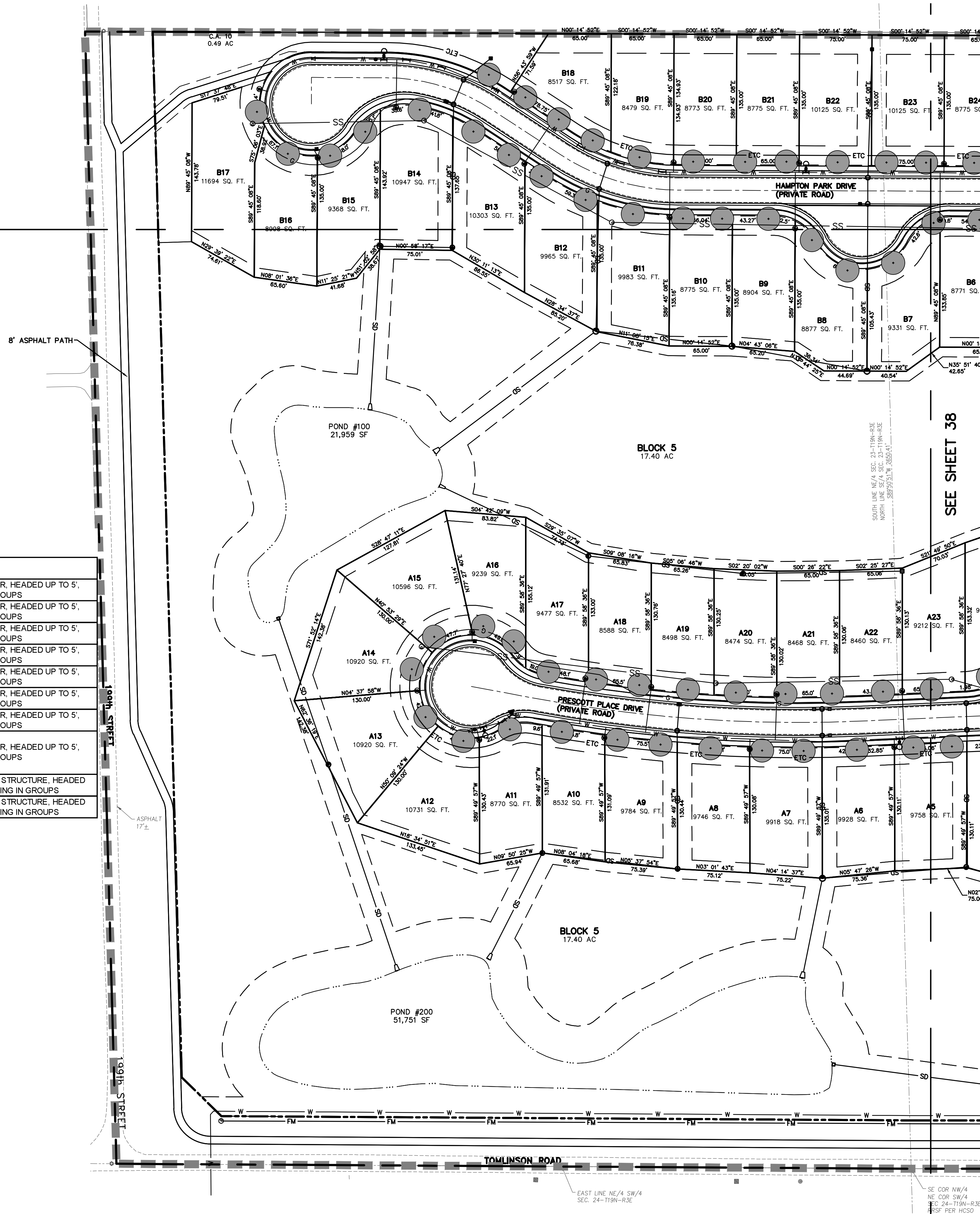
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STREET TREE LANDSCAPE PLAN

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Archive Number 2014.0138

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
BETULA NIGRA 'BMINT'	DURA-HEAT RIVER BIRCH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
LIRODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GLIEDISTIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS RUBRA	NORTHERN RED OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS

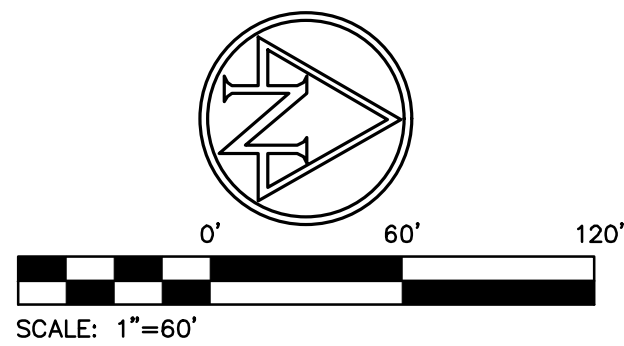


MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

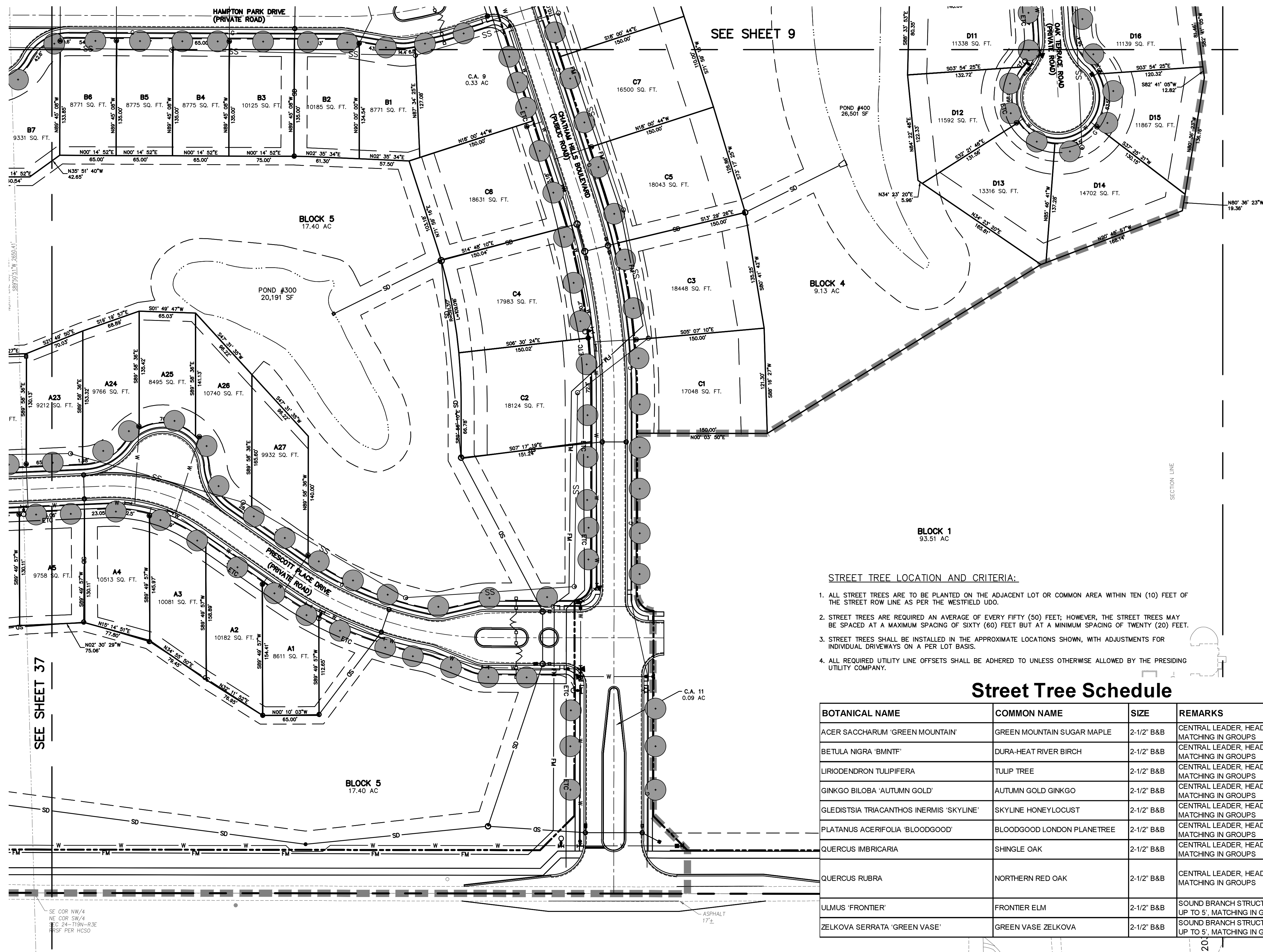
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

**PRIMARY PLAT
ZONING PUD**



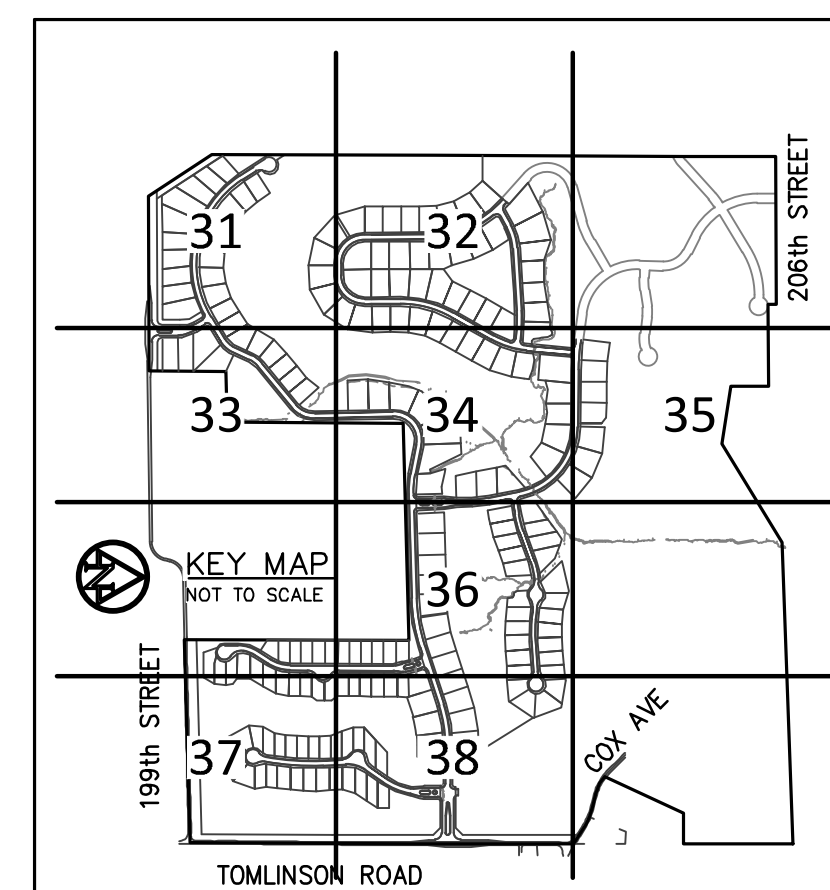
SITE DATA TABLE
PARENT PARCEL ACREAGE - 275.19
SECTION 1
ACREAGE - 155.75
OF LOTS - 196
DENSITY - 1.26 LOTS/ACRE
OPEN SPACE - 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 58.00 ACRES±
LAKE AREA - 7.59 ACRES±
COMMON AREA - 5.29 ACRES±



STREET TREE LOCATION AND CRITERIA:

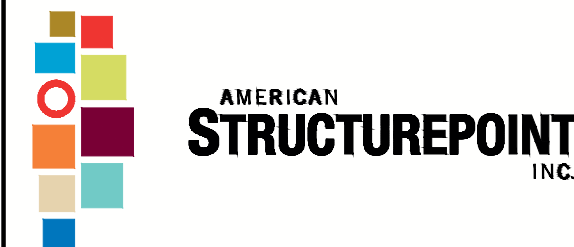
1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
2. STREET TREES ARE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY (20) FEET.
3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
BETULA NIGRA 'BMNT'	DURA-HEAT RIVER BIRCH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
GLEDISTIS TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
QUERCUS RUBRA	NORTHERN RED OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2' B&B	SOUND BRANCH STRUCTURE, HEADED UP TO 5', MATCHING IN GROUPS



**HENKE
DEVELOPMENT
GROUP**
development · acquisitions · advisory

THE CLUB AT
Chatham Hills

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**199th Street &
Tomlinson Road
Westfield, Indiana**

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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



CERTIFIED BY

ISSUANCE INDEX

DATE:

10/31/2014

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

[illegible]

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.

Project Number 2014.01381

STREET TREE LANDSCAPE PLAN

38 of 38

Archive Number 2014.01381

2/PLOT DATE: 12/18/2014 3:06 AM
 EDIT DATE: 12/18/2014
 PLOT SCALE: 1:1
 EDITED BY: ATAYLOR
 DRAWING FILE: P:\2014\01381\1D Drawings\Civil\Construction Documents\PRIMARY PLAT\2014_01381_PP_32-38_STLP.dwg

























Kevin M. Todd, AICP

From: Bob Yull <byull@comcast.net>
Sent: Friday, December 05, 2014 10:33 AM
To: Kevin M. Todd, AICP
Subject: Chatham Hills

As I can not attend the meetings I have one concern/question. The fourth hole on the per 3 course points directly onto 199th street. What is being done to prevent pot shots (or misses) directly onto the road and housing beyond?

Also the entire Colonial Hills Estates + surface drains (through an undersized culvert) North across 199th. Colonial Hills Estates also has a drainage pipe running North, West of Tomlinson to the county drainage pipe.

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 2010027693

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

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 974.58 FEET TO THE EAST LINE OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 93-51375, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID REAL ESTATE 758.96 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING, CONTAINING 17.01 ACRES, MORE OR LESS.

EXCEPT THAT REAL ESTATE NOW DEDICATED TO HAMILTON COUNTY BOARD OF COMMISSIONERS AS PUBLIC RIGHT-OF-WAY BY DEDICATION OF PUBLIC RIGHT OF WAY RECORDED OCTOBER 1, 1998, AS INSTRUMENT 98-55262, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

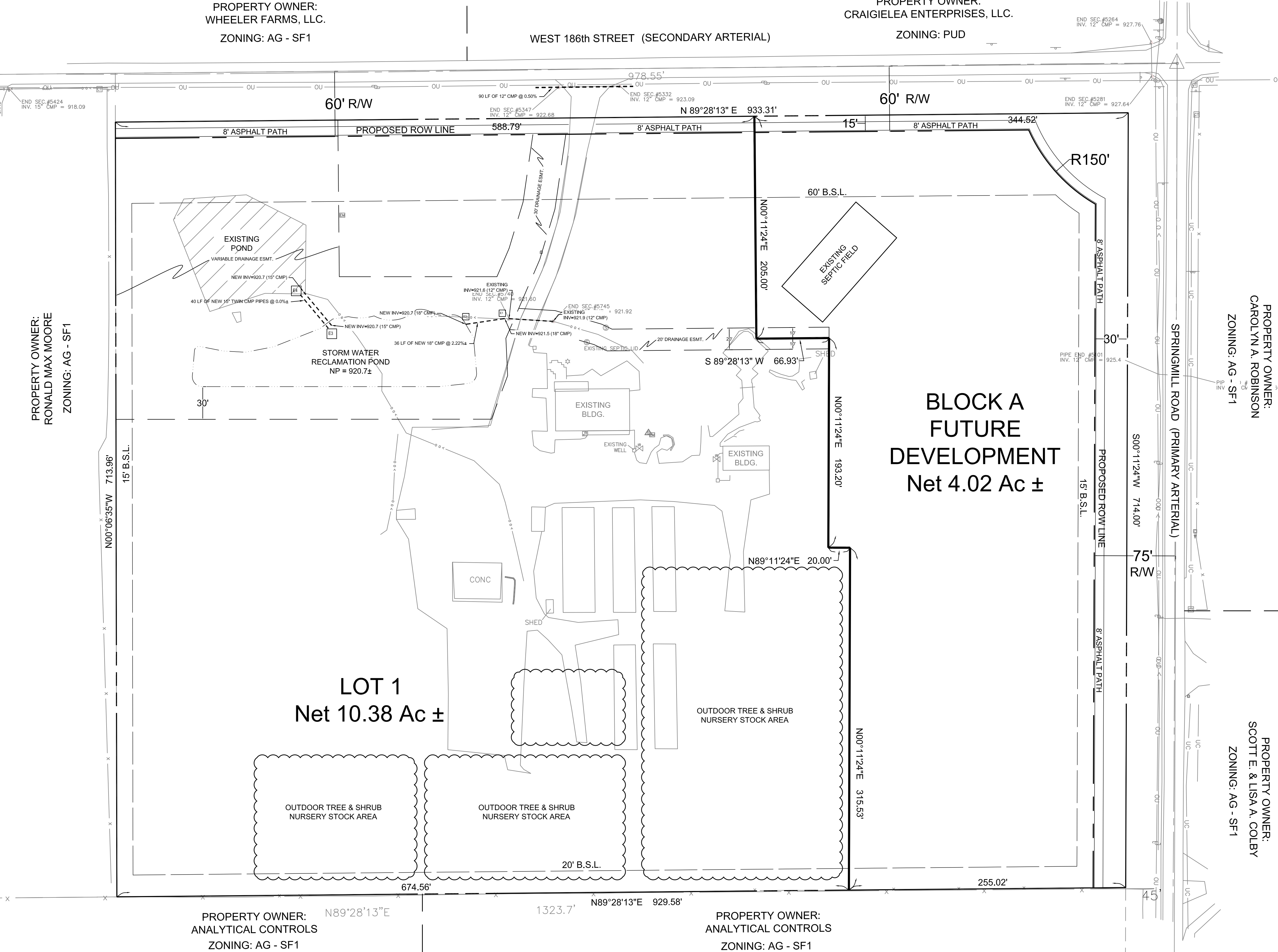
BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 45.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 719.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 933.55 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST 40 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING.

Subject to all pertinent easements, restrictions and right of ways.

PROPERTY OWNER:
WHEELER FARMS, LLC.
ZONING: AG - SF1

PROPERTY OWNER:
CRAIGIELEA ENTERPRISES, LLC.
ZONING: PUD

WEST 186th STREET (SECONDARY ARTERIAL)



FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP NUMBER 18057C0120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.

REFERENCE NFIP FIRM MAP # 18057C0120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.



OWNER/DEVELOPER:

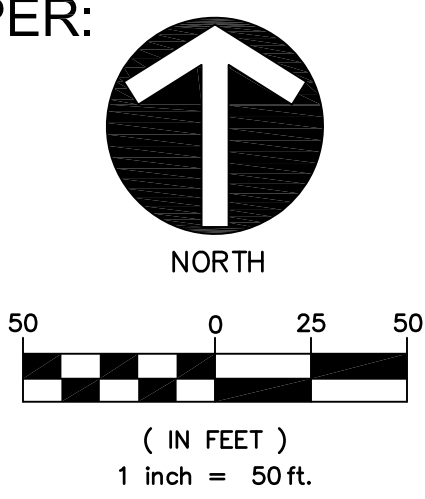
SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
ATTN: BRIAN KIRCHNER
(317) 846-0620

ENGINEER:

CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644



REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

LEGEND:

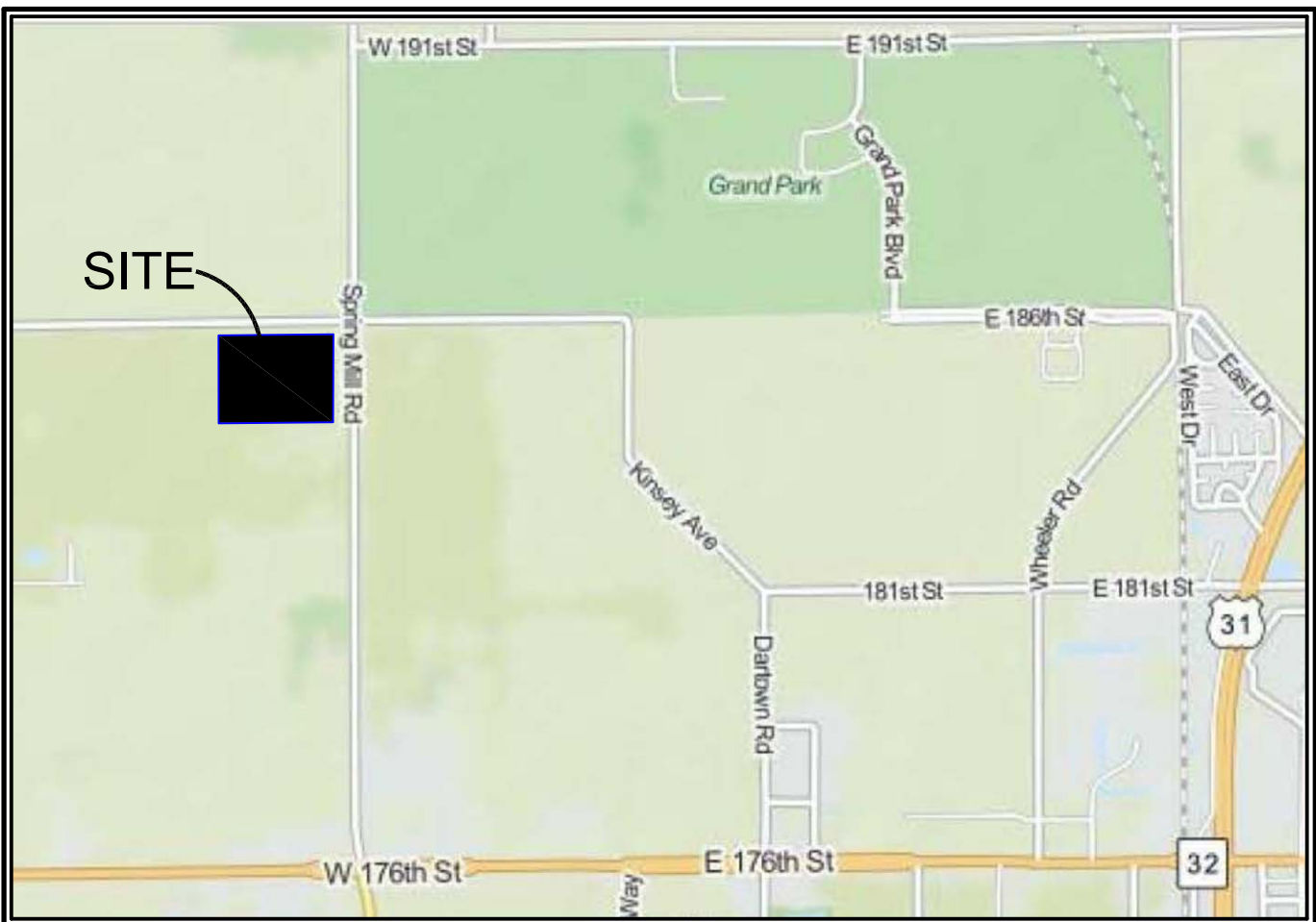
----- PROPERTY BOUNDARY

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB #: B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC.; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

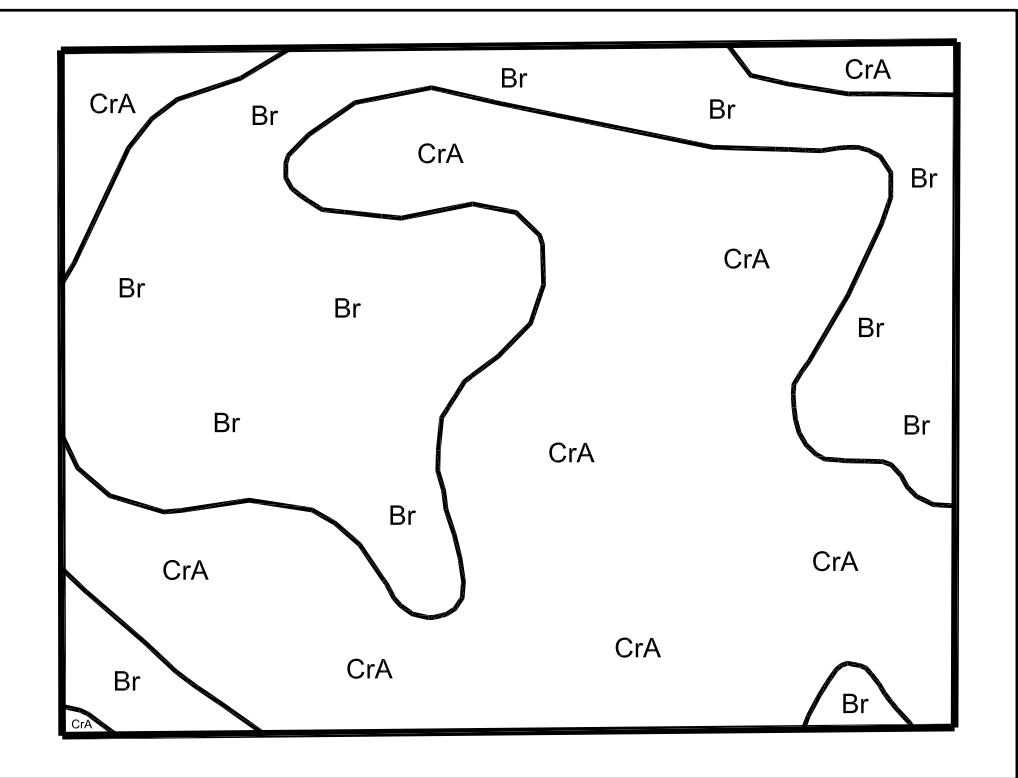
UTILITY SUMMARY

- SANITARY SEWER
- NO PUBLIC SEWER AVAILABLE
 - EXISTING SEPTIC FIELD
- WATER SERVICE
- NO PUBLIC WATER AVAILABLE
 - EXISTING WELL
 - ADD ADDITIONAL WELL FOR IRRIGATION PURPOSES
- GAS SERVICE
- LP GAS TO BE USED ONSITE
- ELECTRIC SERVICE
- EXISTING POWER BY DUKE ENERGY



VICINITY MAP

SCALE: 1" = 1500'



SOILS MAP
SCALE: 1" = 200'

GARDEN MARKET PRIMARY PLAT

505 W. 186TH STREET
WESTFIELD, IN 46074

PRIMARY PLAT

SECTION 34 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER
SDI.001

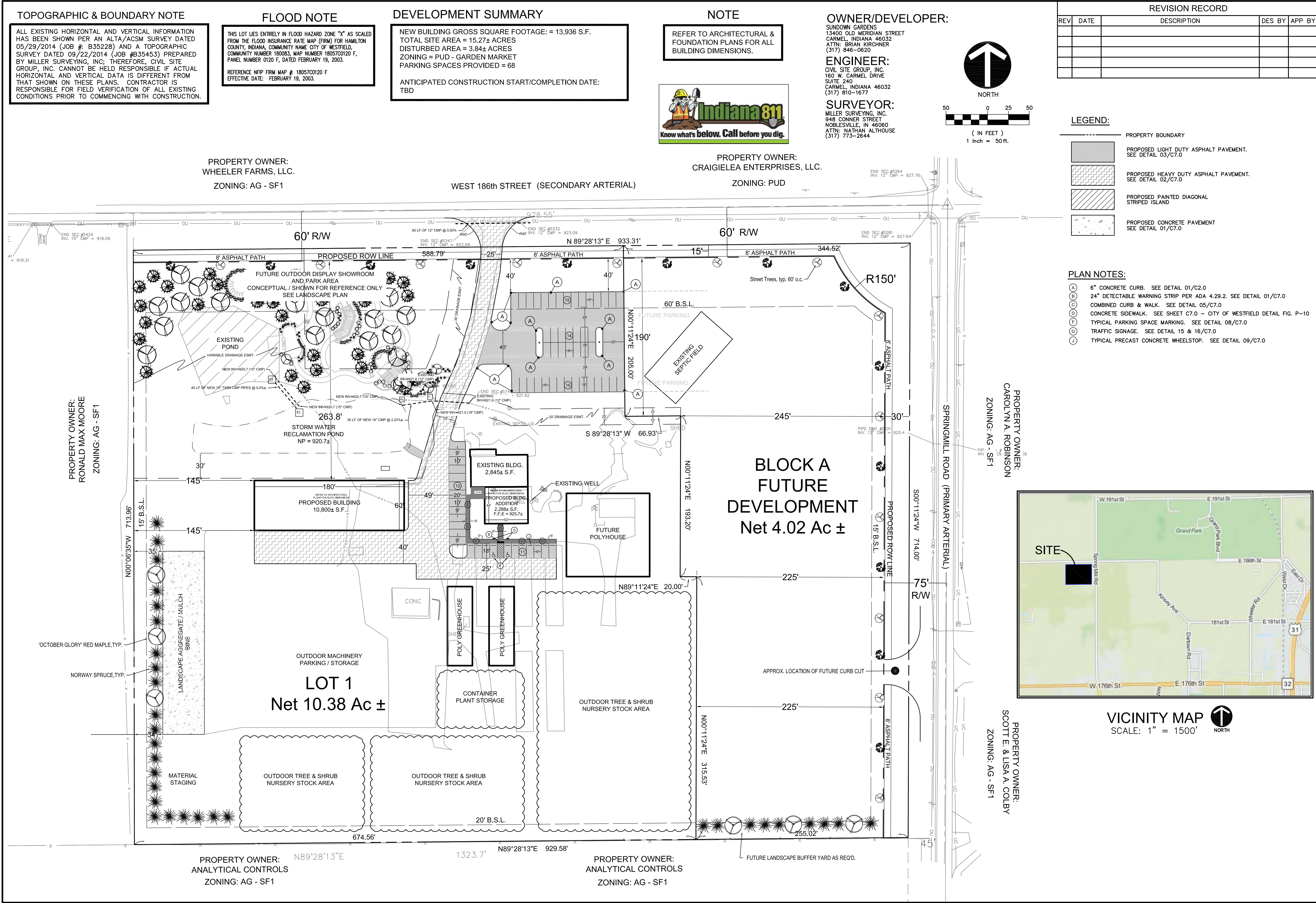
DRAWING NUMBER
PP
SHEET 2 OF 20

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 50'
DATE: 11/24/14



SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679

BRIAN S. CROSS
REGISTERED
PE 10910647
STATE OF
INDIANA
PROFESSIONAL ENGINEER
DATE: 11/24/2014

DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 50'
DATE: 11/24/14

SUNDOWN GARDENS - GARDEN MARKET LOT 1
505 W. 186TH STREET
WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN
SECTION 34 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER
SDI.001

DRAWING NUMBER
DP
SHEET 3 OF 20

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB # B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC.; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP NUMBER 18057C0120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.

REFERENCE NFIP FIRM MAP #: 18057C0120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.

NEW BUILDING GROSS SQUARE FOOTAGE: = 13,936 S.F.
TOTAL SITE AREA = 15.27± ACRES
DISTURBED AREA = 3.84± ACRES
ZONING = PUD - GARDEN MARKET
PARKING SPACES PROVIDED = 68

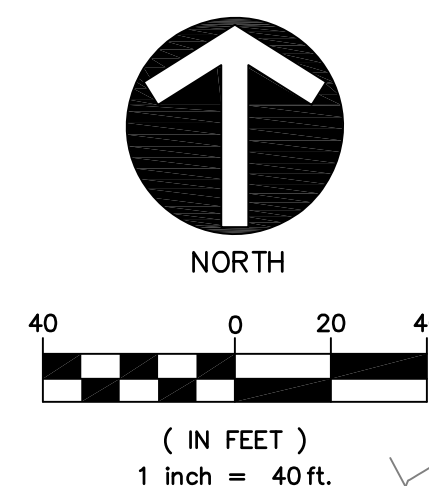
REFER TO ARCHITECTURAL &
FOUNDATION PLANS FOR ALL
BUILDING DIMENSIONS.



SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
ATTN: BRIAN KIRCHNER
(317) 846-0620

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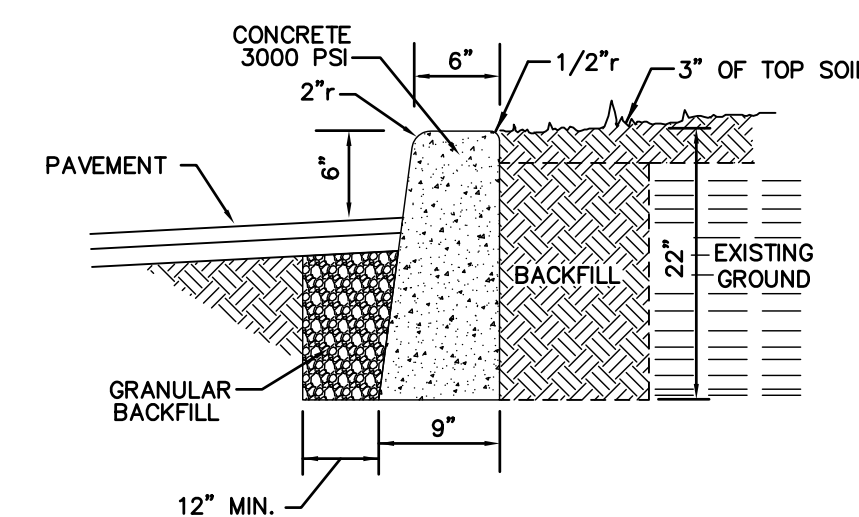
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644



REV	DATE	DESCRIPTION	DES BY	APP BY

	PROPERTY BOUNDARY
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 03/C7.0
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C7.0
	PROPOSED PAINTED DIAGONAL STRIPED ISLAND
	PROPOSED CONCRETE PAVEMENT SEE DETAIL 01/C7.0

A 6" CONCRETE CURB. SEE DETAIL 01/C2.0
B 24" DETECTABLE WARNING STRIP PER ADA 4.29.2. SEE DETAIL 01/C7.0
C COMBINED CURB & WALK. SEE DETAIL 05/C7.0
D CONCRETE SIDEWALK. SEE SHEET C7.0 - CITY OF WESTFIELD PARKING FIG. P-10
E TYPICAL PARKING SPACE MARKING. SEE DETAIL 08/C7.0
F TRAFFIC SIGNAGE. SEE DETAIL 15 & 16/C7.0
G
H
I
J TYPICAL PRECAST CONCRETE WHEELSTOP. SEE DETAIL 09/C7.0

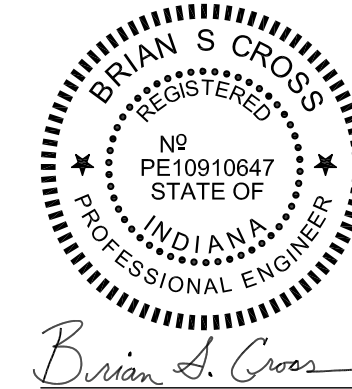


01 STRAIGHT CONCRETE CURB DETAIL
C2.0 NOT TO SCALE

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADI TO BACK OF CURB WHEN APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS THROUGHOUT THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. 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 FINISHED WITH A TACK COAT ONE INCH IN AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDDED AREAS MUST HAVE A MINIMUM 1" DEEP MULCH OR SOIL HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE CAUSED EXISTING PAVEMENT IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADI INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL PARKING SPACE DIMENSIONS ARE TO BE 10' WIDE BY 20' DEEP UNLESS OTHERWISE SPECIFIED.

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679
Civil Site
GROUP, INC.



DATE: 11/24/2014

DWN BY: KPR

CHKD. BY: BSC

SCALE: 1" = 40'

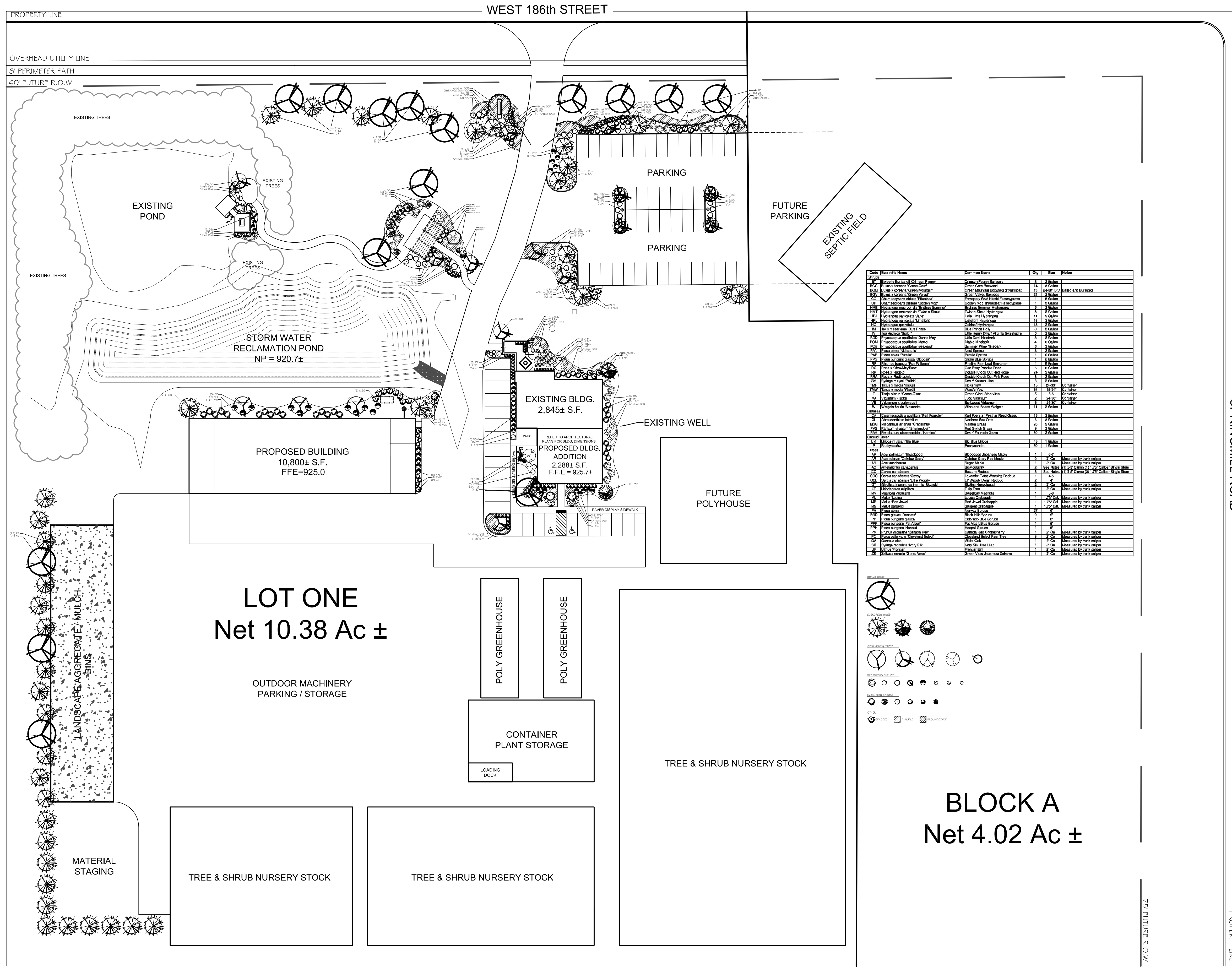
DATE: 11/24/1

WIDENS - GARDEN MARKET LOT 1
505 W. 186TH STREET
WESTFIELD, IN 46074

SITE PLAN

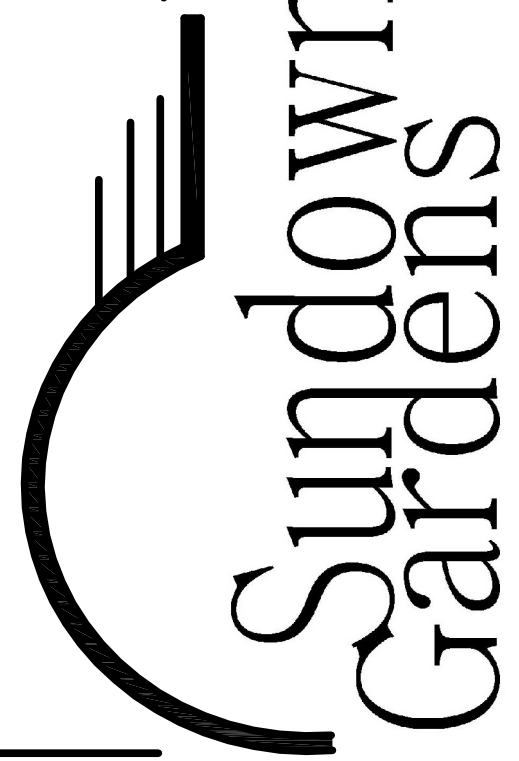
PROJECT NUMBER
SDI.001

DRAWING NUMBER
C2.0
SHEET 5 OF 2



Code	Botanical Name	Common Name	Qty	Size	Notes
101	Abies balsamea	Christmas Tree	1	6' - 8'	
102	Abies balsamea	Christmas Tree	1	6' - 8'	
103	Abies balsamea	Christmas Tree	1	6' - 8'	
104	Abies balsamea	Christmas Tree	1	6' - 8'	
105	Abies balsamea	Christmas Tree	1	6' - 8'	
106	Abies balsamea	Christmas Tree	1	6' - 8'	
107	Abies balsamea	Christmas Tree	1	6' - 8'	
108	Abies balsamea	Christmas Tree	1	6' - 8'	
109	Abies balsamea	Christmas Tree	1	6' - 8'	
110	Abies balsamea	Christmas Tree	1	6' - 8'	
111	Abies balsamea	Christmas Tree	1	6' - 8'	
112	Abies balsamea	Christmas Tree	1	6' - 8'	
113	Abies balsamea	Christmas Tree	1	6' - 8'	
114	Abies balsamea	Christmas Tree	1	6' - 8'	
115	Abies balsamea	Christmas Tree	1	6' - 8'	
116	Abies balsamea	Christmas Tree	1	6' - 8'	
117	Abies balsamea	Christmas Tree	1	6' - 8'	
118	Abies balsamea	Christmas Tree	1	6' - 8'	
119	Abies balsamea	Christmas Tree	1	6' - 8'	
120	Abies balsamea	Christmas Tree	1	6' - 8'	
121	Abies balsamea	Christmas Tree	1	6' - 8'	
122	Abies balsamea	Christmas Tree	1	6' - 8'	
123	Abies balsamea	Christmas Tree	1	6' - 8'	
124	Abies balsamea	Christmas Tree	1	6' - 8'	
125	Abies balsamea	Christmas Tree	1	6' - 8'	
126	Abies balsamea	Christmas Tree	1	6' - 8'	
127	Abies balsamea	Christmas Tree	1	6' - 8'	
128	Abies balsamea	Christmas Tree	1	6' - 8'	
129	Abies balsamea	Christmas Tree	1	6' - 8'	
130	Abies balsamea	Christmas Tree	1	6' - 8'	
131	Abies balsamea	Christmas Tree	1	6' - 8'	
132	Abies balsamea	Christmas Tree	1	6' - 8'	
133	Abies balsamea	Christmas Tree	1	6' - 8'	
134	Abies balsamea	Christmas Tree	1	6' - 8'	
135	Abies balsamea	Christmas Tree	1	6' - 8'	
136	Abies balsamea	Christmas Tree	1	6' - 8'	
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DISCLAIMER
UNLESS OTHERWISE NOTED, ALL
NECESSARY IRRIGATION REPAIRS AND/OR
ADJUSTMENTS WILL BE BILLED ON A TIME AND
MATERIAL BASIS.
ANY UNFORESEEN AND/OR UNMARKED
UTILITIES INCLUDING BUT NOT LIMITED TO
INVISIBLE FENCES, POST LIGHTING, AND SLUMP
LINES ARE THE RESPONSIBILITY OF THE CLIENT



13400 Old Meridian St.
Carmel, Indiana 46032
phone: (317) 846-0620
fax: (317) 846-4950
web: sundowngardens.com

CLIENT: Sundown Gardens
186th Street and Spring Mill Road
Westfield, IN
PROJECT: Phase One - Landscape Plan

Scale: 1"=40'
Date: Revised 14 November 2014
Designer: BK/TE/DB/AS
Drawn By: DB/AS

**SUNDOWN GARDENS – GARDEN MARKET LOT 1
NARRATIVE STATEMENT**

Sundown Gardens (Nursery/Garden and Lawn Center) intends to relocate their business operations to 505 West 186th Street in 2015. The property was rezoned to the Garden Market PUD District with adoption of Ordinance 14-21, July 14, 2014. The first phase of this development will take place in Area 1 & 2

The Conceptual Plan filed with the Garden Market PUD contains four (4) geographic areas as identified in Exhibit B attached. The District's areas are further described as:

Area 1: Garden and Design Area

Area 2: Outdoor Showroom/Park Area

Area 3: Market/Plaza Area

Area 4: Intersection Enhancement/Garden Area

Tax ID Parcel #: 08-05-34-00-00-009.00

The proposed improvements within Area 1 will consist of an office building addition (2,300 sf+/-), 60'x180' Pole Barn, paved access drive, on-site employee & customer parking, Poly sheathed greenhouse's, mulch & landscape material storage, re-use of the existing nursery stock areas, and installation of a storm water reclamation pond used as an irrigation source for the nursery.

Area 2 improvements are depicted on the proposed landscape plan prepared by Sundown Gardens and are consistent with the Outdoor Showroom/Park Area previously proposed in Exhibit B of the Garden Market PUD.

I look forward to presenting this request on January 5, 2015.

Respectfully,

A handwritten signature in black ink, reading "Brian S. Cross". The signature is fluid and cursive, with the first name "Brian" being the most prominent part.

Brian S. Cross, P.E.



Petition Number: 1501-SIT-01

Subject Site Address: 14921 Thatcher Lane, Carmel IN

Petitioner: Sharon Sills, Huntington Bank
Ryan Rediger, EMH&T

Request: Detailed Development Plan approval for 1.42 acres within the Village Park Plaza development.

Current Zoning: Special Business-Planned Development (SB-PD)

Current Land Use: Commercial

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

Staff Reviewer: Jennifer M. Miller, AICP

PROJECT OVERVIEW

The 1.42-acre property within Village Park Plaza, is located at 14921 Thatcher Lane, Carmel. The proposed detailed development plan is for the construction of a single story, approximately 2500 SF bank (the "Project"). The current building located on the site will be demolished.

PROCEDURAL

The Plan Commission is required to hold a public hearing on its consideration of a Development Plan. This petition is scheduled to receive its public hearing at the January 5, 2014, Advisory Plan Commission (the "APC") meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Rules of Procedure.

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



Any standard listed is compliant unless otherwise stated.

DEVELOPMENT PLAN REVIEW COMMENTS (Chapter 10.7 (E))

E. Development plans shall comply with the following criteria:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see page 4)**.
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located **(see page 4)**.
3. 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 point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. 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.

G. Required Documentation and Supporting Plans:

4. A Landscaping Plan shall be in accordance with Article 6.8 and shall be required as part of any Development Plan review **(please see page 5)**.
5. An Open Space and Development Amenity Plan in accordance with Article 8.6 shall be part of any Development Plan review **(please see page 6)**.
6. A Lighting Plan shall be in accordance with Article 6.9 and shall be required as part of any Development Plan review **(please see page 6)**.



7. A Sign Plan in accordance with Article 6.17 may be required as part of any Development Plan review **(please see page 6)**.

8. Building Elevations in accordance with Article 6.3 shall be filed with a Development Plan review and include the following:

- a. Address of the property and graphic scale. – **Not Compliant**
- b. Proposed name of the development. - **Compliant**
- c. Elevations for each Building Façade. - **Compliant**
- d. Specification or sample of the type and color of exterior materials to be used for wall, window, roof and other architectural features. – **Not compliant, sample board not provided.**
- e. A separate true color rendering, or other realistic depiction, of the proposed building including any areas designated for signage. – **Not compliant, color rendering not provided.**
- f. Details of any exterior architectural lighting. – **Not Compliant, lighting was not included on Elevations.**

DISTRICT STANDARDS (Chapter 4 of UDO)

Article 4.22 Special Business/Planned Development (SB-PD)

B. General Standards: Developments in this district shall be subject to the requirements and standards of the LB-PD and GB-PD Business / Planned Development.

Article 4.23 Local Business Planned Development (LB-PD) and General Business Planned Development (GB-PD)

- 1) Minimum Tract Requirement: 10 acres
- 2) Minimum Lot Frontage: 660 feet
- 3) Minimum Building Setback Lines:
 - 1. Front (parcel is a through lot): 60 feet
 - 2. Side: 15 feet
- 4) Minimum Lot Width: No Minimum
- 5) Minimum Number of Structures: No Minimum
- 6) Minimum Building Size: No Minimum
- 7) Development Plan Review: Development Plan

Article 6.14 Parking and Loading Standards

E. Stacking Requirements for Drive-Through Facilities:



2. Minimum size of a stacking space shall be a minimum of eight by 20 feet with direct forward access to a service station or window of a drive through facility. – ***Please show on site plan the length of this stacking space may be accommodating given the location of the service stations.***

4. Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows (this excludes the position at the service window):

b. Financial Institutions: three spaces per service window. – ***Please show on site plan the ability to meet this standard.***

H. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit. – ***Please show compliance with this section of the Parking and Loading Standards Article. Standards are provided below.***

1. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

2. Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

3. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

4. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

OVERLAY STANDARDS (Chapter 5 of UDO)

Article 5.2 US Highway 31 Overlay District

E. Height and Area Requirements:

1. Maximum Building Height: NTE 50% of the depth of the Front Yard and Frontage Road
2. Minimum Building Height: 12 feet to lowest eaves – ***Need scaled Elevations or dimensions on Elevations.***
3. Minimum Front Yard: 90 feet along US 31 – ***Not Compliant. Building measures 86 feet from US 31.***



- 60 feet along all other streets
- 4. Minimum Side Yard: 45 feet
- 5. Minimum Rear Yard: ***Not applicable on a Through Lot***
- 6. Minimum Aggregate of Side Yard: 90 feet
- 7. Minimum Lot Width: Equal to or more than half the depth of the lot.
- 9. Maximum Lot Coverage: 35% required – ***Building provides 4% Lot Coverage***

F. Loading Berm Requirements: Not Applicable

G Landscaping:

- 1. A Greenbelt area between within the Front Yard shall be provided. Park shall not be permitted in this area.
- 2. A minimum of 20% of the lot surface area shall be landscaped. – ***31% provided.***

H. No outside, unenclosed storage of refuse shall be permitted. – ***Dumpster location not identified on plans.***

I. All heating, ventilating, communication and like equipment for any facility shall be completely screened from view. – ***Location of mechanicals not identified on Elevations or Site Plan.***

J. Architecture –***Compliant***

DEVELOPMENT STANDARDS (Chapter 6 of UDO) and Design Standards (Chapter 8 of UDO)

Article 6.8 Landscaping

H. General Screening Standards: ***Please identify the location of all mechanicals and the dumpster location.***

- 1. Ground mounted Heating and cooling units shall be completely screened from all ground level viewpoints.
- 2. Dumpster enclosures, trash pads, loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and rights-of-way.

K. Minimum Lot Landscaping Requirements (Business Uses):

- 1. Shade Trees: 14
- 2. Ornamental or Evergreen Trees: 14 – ***12 shown***
- 3. Shrubs: 35

L. Foundations Plantings – ***Not Applicable***

M. External Street Frontage Landscaping Requirements:

- 2. Non-residential uses: a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development and shall include: three (3) shade or evergreens,



two (2) ornamental trees, and 25 shrubs per 100 lineal feet. – ***Only two shade or evergreen trees shown on Thatcher.***

N. Buffer Yard Requirements – ***Not Applicable***

O. Parking Area Landscaping:

1. Interior Parking Area Landscaping:

- a. Minimum Area Required: 25 Spaces require five (5) percent
- b. Parking Lot Islands shall be dispersed throughout the parking areas.
- c. Parking Lot Island shall be constructed six inches above grade, be a minimum of 120 square feet and a minimum of seven feet in width.
- d. Plantings in a Parking Lot Island shall include one tree and four shrubs.
- e. No landscaping shall interfere or obstruct visibility.

2. Perimeter Parking Landscaping – ***Not Applicable***

3. Multi-family Districts – ***Not Applicable***

Article 8.6 Open Space and Amenity Standards – *Not Applicable*

Article 6.9 Lighting- *Compliant*

Article 6.17 Sign Standards - *Not applicable at this time. A sign permit application is required before the installation of any onsite signage. Sign permits are reviewed by the Economic and Community Development Department.*

Article 6.3 Architectural Standards

F. Business Districts:

1. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground mounted equipment shall be landscaped on all sides not facing the building served. – ***Location not identified on plans.***
2. Building Materials (***see comment below***):
 - a. Each Building Façade visible from a Street shall comply with the following:
 - i. Shall be 100 percent masonry materials, excluding windows, doors, roofing, fascia and soffit materials; or,
 - ii. Shall incorporate two or more building materials, excluding window, display window, door and roofing materials; provided that a minimum of 60 percent of the Building Façade shall be Masonry Materials.

b. No more than 25 percent of all other building facades exclusive of windows, doors, loading berths may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco or vinyl exterior building materials.

Stucco is not considered a Masonry Material according to the Unified Development Ordinance [Masonry Material: Brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement Siding is not a Masonry Material for purposes of this Ordinance.]

Please provide approximate area calculations on the building materials included in this project.

c. General Standards:

i. The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.). - **Compliant**

ii. No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Facade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards. – **Not Applicable**

3. Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes. – **Not Applicable**

4. Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture). - **Compliant**

5. Building Elevations:

a. Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding. - **Compliant**

b. Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend

the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. - **Compliant**

6. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials. – ***Gutters and downspouts are not identified on Elevations and there is no notation as to incorporation within the building.***

7. Roof Design:

b. Flat Roofs: Flat roofs shall comply with the following:

i. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding. – ***Please highlight edge on Elevations.***

ii. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof mounted equipment). - **Compliant**

iii. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. - **Compliant**

iv. Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area. - **Not Applicable**

c. General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets. – ***Information not provided on site plan or Elevations.***

8. Main Entrances - **Compliant**

9. Windows:

a. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window

openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. - **Compliant**

b. Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director. – **Window trim details not shown on Elevations.**

10. Awnings

a. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details. - **Compliant**

b. Awnings shall be made of a non-reflective material. **Please provide the awning material on the Elevations and see item d below.**

c. All awnings shall be kept in good repair.

d. Metal or aluminum awnings are prohibited.

e. Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

11. Gasoline Service Station Canopies – **Not Applicable**

12. Accessory Buildings - **Not Applicable**

Article 8.7 Pedestrian Network Standards

A. Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

B. General Standards:

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.

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.

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.

C. Internal Pedestrian Network Standards:

1. 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. - ***Not Compliant, plans do not show sidewalk or path along Thatcher Lance or within the development.***

2. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments. - ***Not Compliant, plans do not show sidewalk or path along Thatcher Lance or within the development.***

3. 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. - ***Not Applicable***

4. 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. - ***Not Compliant, plans do not show sidewalk or path along Thatcher Lance or within the development.***

D. 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 - ***Not Applicable, not consistent with Thoroughfare Plan.***

Article 8.8 Storm Water Standards - *Petitioner is coordinating with the Public Works Department.*

Article 8.13 Utility Standards - *Petitioner is coordinating with the Public Works Department.*

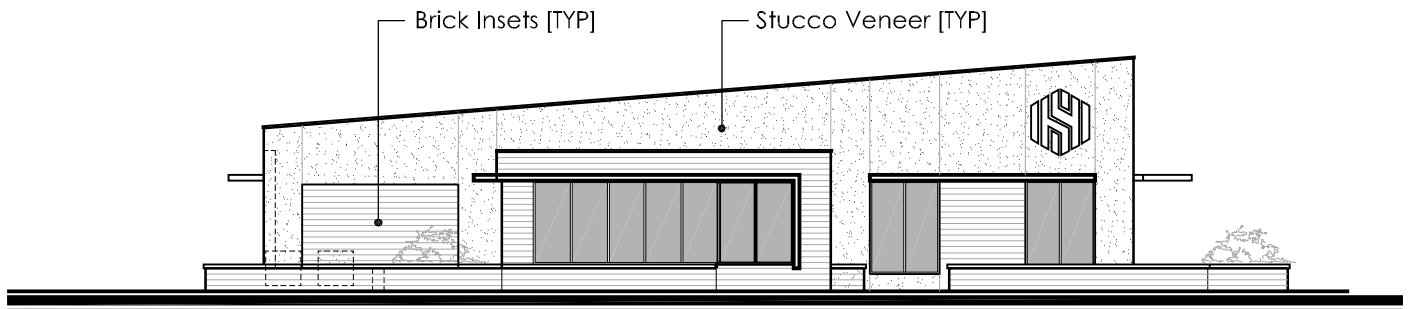
STAFF COMMENTS:

1. Hold public hearing. No additional action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any Plan Commission members have questions prior to the public hearing, then please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.

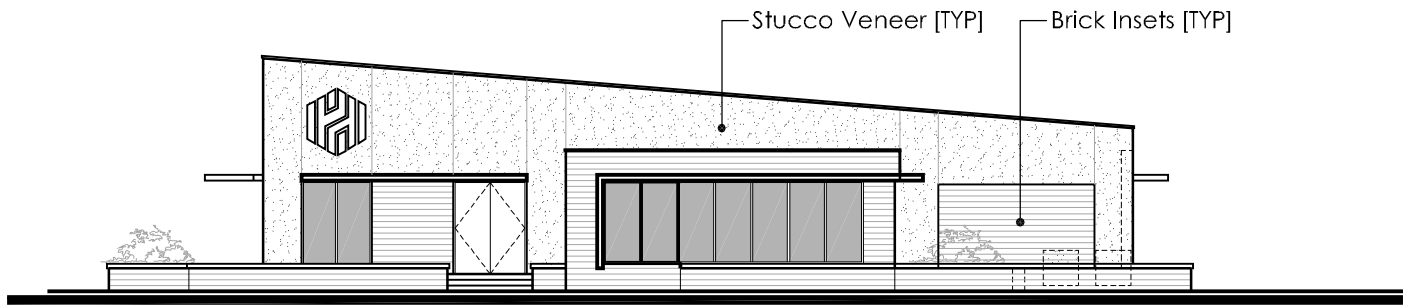
Location Map

Site

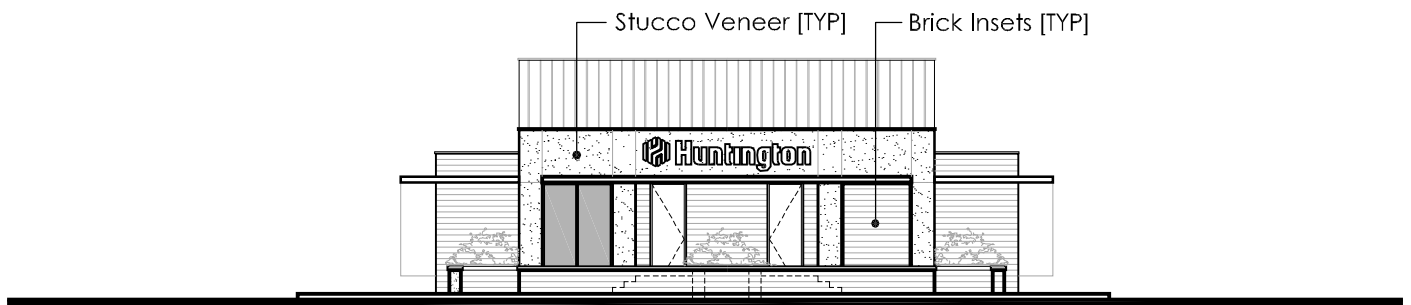




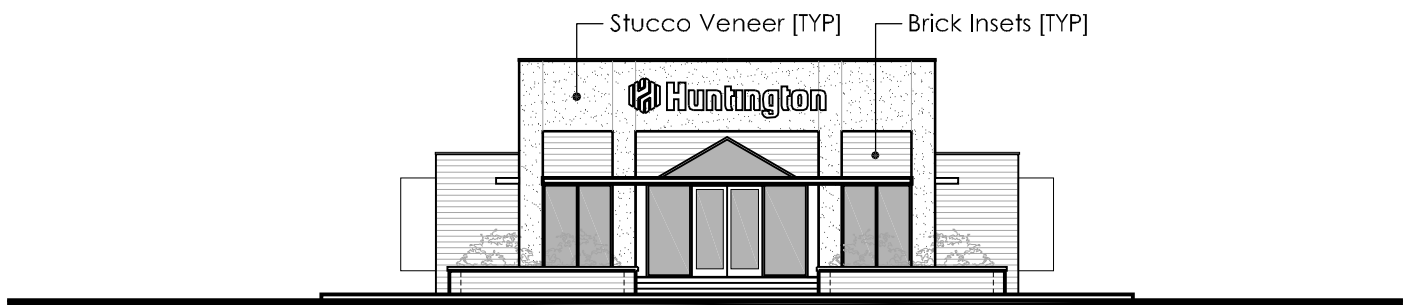
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT [ENTRY] ELEVATION

Note | Reference : Schematic Design NOT for Construction



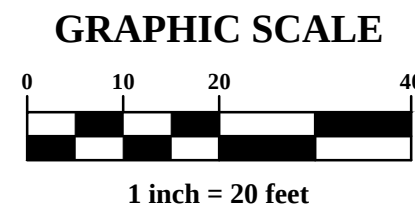
JUNTO Design Studio : Architecture + Interior Design

HUNTINGTON BANK :: GREYHOUND PASS [SPOKE]

Date : 11.24.2014 | Scale : 1/16"=1'-0"

EE.01

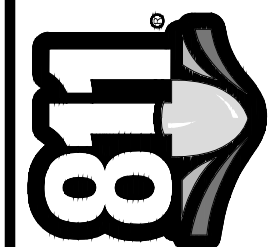
Exterior Elevations v1



1. ALL PLANTING BEDS TO INCORPORATE DEWITT WEEB BARRIER, OR EQUIVALENT, BETWEEN A MINIMUM OF 3" OF SHREDDED HARDWOOD BARK MULCH AND A MINIMUM OF 12" OF PLANTING SOIL.
2. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS BEFORE AND AFTER MULCHING AT RATES SPECIFIED BY THE MANUFACTURER.
3. ALL SOIL IN DESIGNATED PLANTING AREAS TO BE LOOSENED BY LANDSCAPE CONTRACTOR TO DEPTH OF 12" PRIOR TO PLANTING.
4. IT IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND VERIFY THAT THE TOPSOIL IN THE PLANTING AREAS IS NOT OVER COMPACTED AND IS REASONABLY FREE FROM ROCKS, STONES, DOWNED TIMBER, BRUSH, ROOTS, STUMPS, RUBBISH, BROKEN CONCRETE, AND ANY OTHER MATERIAL THAT MAY IMPED THE ESTABLISHMENT OF THE PROPOSED PLANT MATERIAL.
5. ALL DISTURBED LAWN AREAS TO BE SEEDED OR SODDED.
6. ALL TREES AND EVERGREEN PLANT MATERIAL TO BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED.
7. ALL SHRUBS MAY EITHER BE CONTAINER GROWN, OR BALLED AND BURLAPPED.
8. TREE CALIPER SIZE INDICATES THE DIAMETER OF THE TRUNK TAKEN AT 6" ABOVE GROUND LEVEL.
9. KEEP THE SOIL OF ALL BALLED AND CONTAINER PLANTS MOIST UNTIL THEY ARE PLANTED.
10. ALL MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL PROPOSED PLANT MATERIALS ARE SHOWN AT MATURE GROWTH. SPACE AS INDICATED ON PLANT LIST OR TO PROPER HORTICULTURAL METHODS.
12. THE CONTRACTOR IS RESPONSIBLE FOR WEEDING, WATERING, AND MAINTENANCE OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE.



PLANT LIST						
CODE	BOTANICAL NAME		COMMON NAME	MINIMUM SIZE	ROOT	QUANTITY
SHADE TREES		20 TOTAL				
CLA-L	<i>Cladrasis lutea</i>		YELLOWWOOD	2" CAL, 8' HGT	B&B	6
TIL-T	<i>Tilia tomentosa</i>		SILVER LINDEN	2" CAL, 8' HGT	B&B	10
ZEL-S	<i>Zelkova serrata</i> 'Green Vase'		GREEN VASE ZELKOVA	2" CAL, 8' HGT	B&B	6
ORNAMENTAL TREES		26 TOTAL				
MAL-C	<i>Malus</i> 'Centennial'		CENTENNIAL CRABAPPLE	2" CAL	B&B	12
SHRUBS		85 TOTAL				
FOR-I	<i>Forsythia x intermedia</i>		BORDER FORSYTHIA	18" HGT	5 GAL	76
KOL-A	<i>Kolkwitzia amabilis</i>		BEAUTYBUSH	18" HGT	5 GAL	104
TAX-D	<i>Taxus media</i> 'Densiformis'		DENSE YEW	18" HGT	5 GAL	16

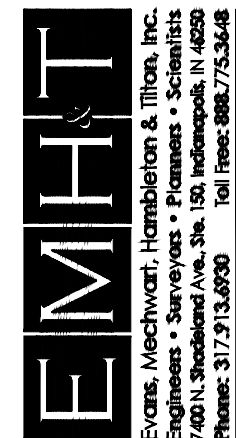


Know what's below.
Call before you dig.

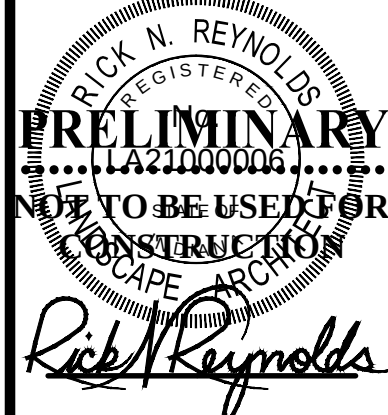
PREPARED FOR:

HUNTINGTON BANK
37 W. BROAD STREET, HP1097
COLUMBUS, OH 43215
Ph: 614.480-4100 Fx: 614.480.5100

DEVELOPMENT PLANS
FOR
HUNTINGTON BANK

**PREPARED BY:**

JOB NO. 2014-1086



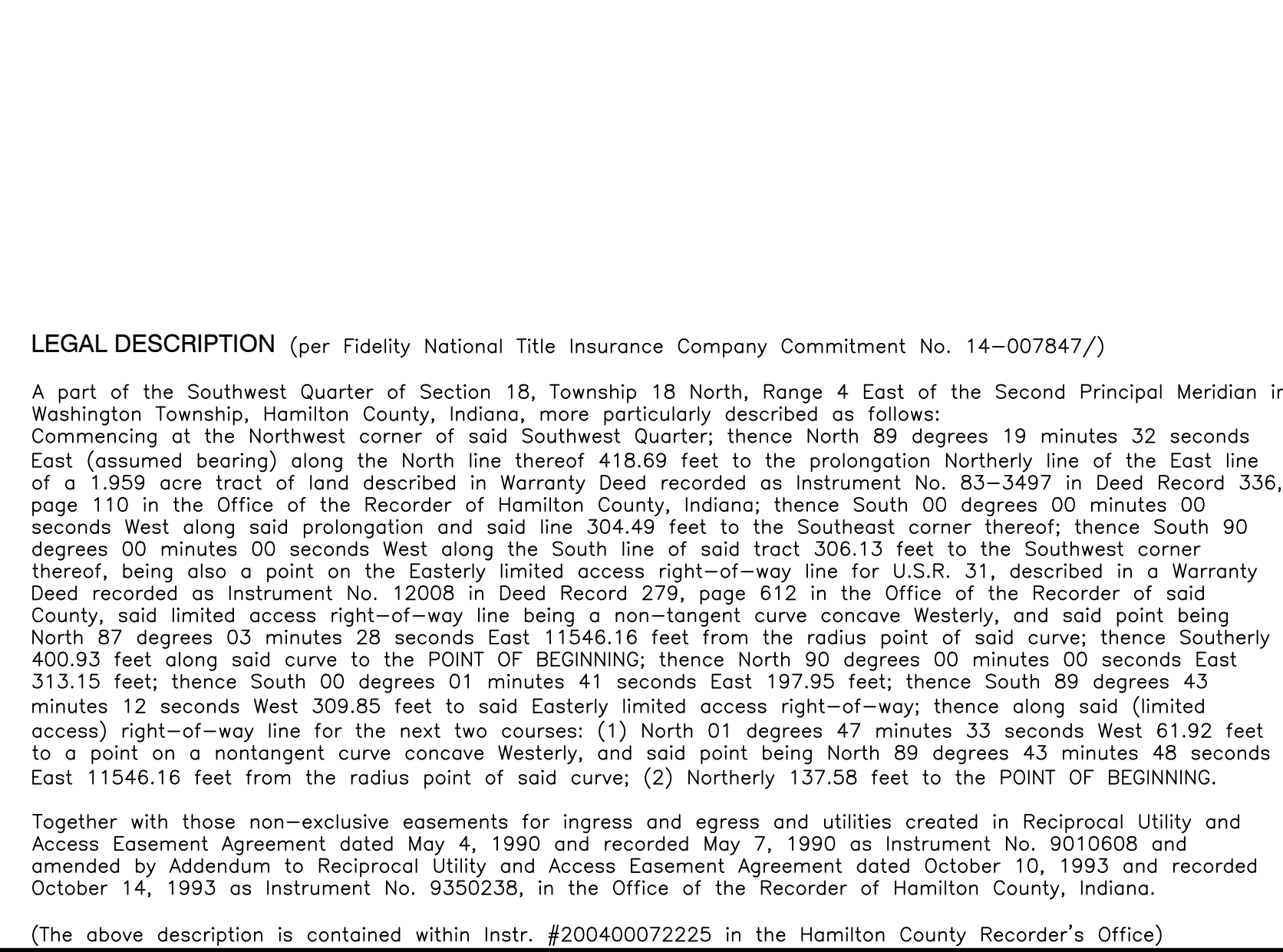
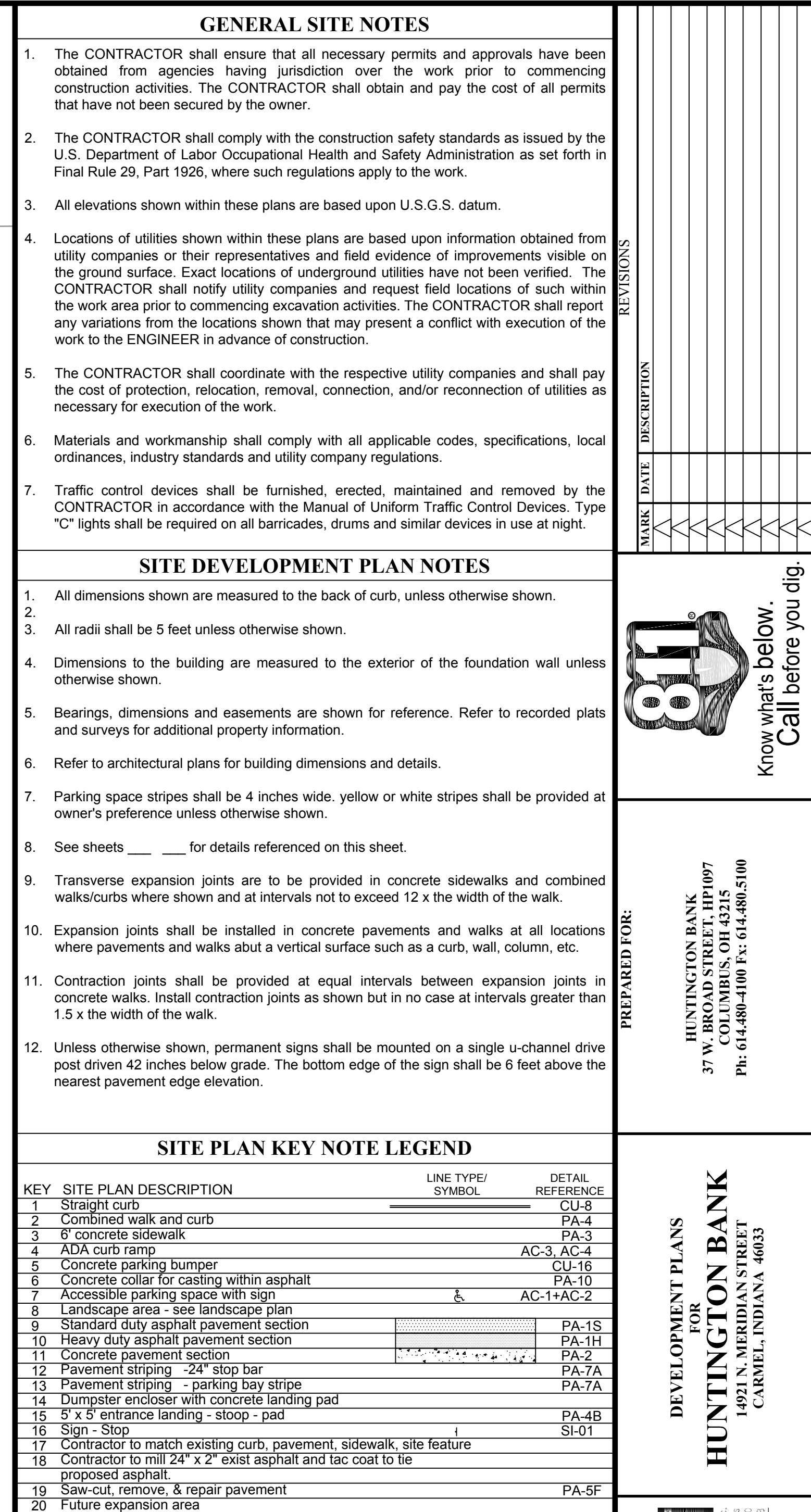
DATE: November 25, 2014

SCALE:
1" = 20'

TITLE:
LANDSCAPE PLAN
AND DETAILS

SHEET

EET L101





Petition Number: 1501-SPP-01, 1501-DP-01 and 1501-SIT-02

Subject Site Address: Southwest corner of 186th Street & Springmill Road

Petitioner: Integrity Investment Partners, LLC by Civil Site Group

Request: Primary Plat and Development Plan review for **Garden Market – Lot 1**

Current Zoning: Garden Market PUD District

Current Land Use: Agricultural/Landscape Contractor

Approximate Acreage: 15.27 acres+/-

Property History: Garden Market PUD Ordinance 14-21

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Detailed Development Plan
6. Landscape Plan
7. Building Elevations
8. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

History and Procedural

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 January 5, 2014 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

Primary Plat Documentation and Supporting Information (*Article 10.12(I)*)

1. Location Map: (which may be prepared by indicating the data by notations on available maps) showing:
 - a. Subdivision name and location
 - b. Any street related to the subdivision
 - c. Title, scale, north point and date
 - d. Adjacent property land uses and Property Owners' names



Comment(s): Compliant

2. 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 dimensions, then a scale as determined by the Director may be used

Comment(s): Compliant

3. 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:
 - 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
 - d. 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
 - e. Easements (locations , widths and purposes)
 - f. Statement concerning the location and approximate size or capacity of utilities to be installed
 - g. Layout of Lots (showing dimensions, numbers and square footage)
 - h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes
 - 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 intervals 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 surfaces 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

Comment(s): The Department is working with the petitioner to (1) change the title of the primary plat to read "Plats and Development Plans for Sundown Gardens – Garden Market Lot 1;" (2) correct the Building Setback Line along the east property line to twenty (20) feet, pursuant to the Underlying Zoning District Standards; (3) maintain consistency between "R/W" and/or "ROW;" (4) add "B.S.L." and "R/W" (or ROW, whichever is chosen) to the legend; and (5) confirm with the Hamilton County Health Officer regarding the viability of future use and capacity of existing septic system.

**This information will be corrected on the Overall and Detailed Development Plans as well.*

- 4. 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 or Plan Commission

Comment(s): The Department will work with the petitioner to obtain Covenants and Restrictions, if any.

Garden Market PUD District Standards (Ordinance 14-21)

- 1. Permitted Uses:
 - a. All uses permitted in the Underlying Zoning District shall be permitted
 - b. Agritourism Uses (or Agritainment Uses)
 - c. Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1 (see the [Concept Plan](#))
 - d. Nursery
 - e. Outdoor café, dining and related services



Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

2. Prohibited Uses:

- a. Apartment-Hotels, Motels, Hotels
- b. Auto Parts Sales
- c. Auto Sales, New or Used, Service and Repair
- d. Boat and Trailer Sales and Service
- e. Bowling Alley

Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

3. Off-Street Loading and Parking:

- a. Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4 (see the [Concept Plan](#))

Comment(s): Will also be reviewed in the future as "Block A Future Development" develops

b. Bicycle Accommodation:

- i. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building
- ii. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces
- iii. Bicycle Parking: No more than fifteen (15) bicycle parking spaces shall be required for any principal building
- iv. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles

Comment(s): The Department is working with the Petitioner to ensure that bicycle parking spaces are provided per item (i) above. Sixty-eight (68) parking spaces provided, so at least two (2) bicycle parking spaces shall be provided. Additional spaces shall be provided as the development builds-out and parking space increases.

**Petitioner shall indicate this location on the Detailed Development Plan.*

4. Landscaping and Screening:

- a. Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance [sic] shall apply

Comment(s): Compliant



- b. Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance *[sic]*; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the [Conceptual Plan](#)
 - i. GB District abutting AG-SF1 District requires Buffer A (small):
 - 1. Thirty (30) feet wide
 - 2. Three (3) shade trees, three (3) evergreen trees, ten (10) shrubs and a four foot (4') undulating mound for at least 60% of the shared Lot Line

Comment(s): The Department is working with the Petitioner to (1) provide more information in order to ensure compliance with the above standards; (2) label the Buffer Yard and/or identify the required Buffer Yard within a "Common Area" pursuant to Article 6.8(G)(4)(f) of the UDO on the Detailed Development Plan and landscape plan.

5. Architectural and Streetscape Design Standards:

- a. Character Exhibit: The exhibits are 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

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- b. Alternative Architectural Styles: Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the [Character Exhibits](#). The Department's decision may be appealed to the Plan Commission

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- c. Design Elements: Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process



d. Building Facades:

- i. All building facades fronting Springmill Road in Area 3 shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice
- ii. All buildings in Area 1 may be constructed of wood or metal exterior
- iii. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters shall be selected to complement or be consistent with the building materials used

Comment(s): Appears compliant; however, final compliance will be determined at the Improvement Location Permit application process and/or until such time that Area 3 develops pursuant to the [Conceptual Plan](#) and an Improvement Location Permit is applied for.

e. Awnings:

- i. Fixed or retractable awnings are permitted if they complement that building's architectural style, material, color and details
- ii. Awnings shall be made of non-reflective material
- iii. All awnings shall be kept in good repair
- iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

6. Exterior Building Materials:

- a. A minimum of eighty percent (80%) of each building façade in Area 3 (see the [Concept Plan](#)) (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process for future buildings proposed in Area 3

7. Windows and Openings: All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

8. Roofs:



- a. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels
- b. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material
- c. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material
- d. Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature
- e. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening)
- f. Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with a least one of the following:
 - i. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line
 - ii. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet
- g. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs
- h. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

9. Dumpsters:



- a. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties
- b. Solid masonry wall enclosures used for screening shall be of a material that matched or compliments the primary structure to which it is associated
- c. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use

Comment(s): The Department is working with the Petitioner to identify the location of such facilities on the Detailed Development Plan to ensure the screening effect complies with that intended above

10. Outdoor Storage: The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1

Comment(s): Compliant. Will be monitored by code enforcement to ensure compliance into the future

11. Mechanical Equipment:

- a. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-ways
- b. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant
- c. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant

Comment(s): The Department is working with the Petitioner to identify existing or proposed locations of mechanical equipment on the Detailed Development Plan to ensure compliance with screening effect intended above

12. Accessory Structures: All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated

Comment(s): To be reviewed at the Improvement Location Permit application process

13. Infrastructure Standards:

- a. The Developer shall dedicated additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the [Conceptual Plan](#).



- b. The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the [Conceptual Plan](#).
- c. The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements

Comment(s): Petitioner is working with the Department and Westfield Public Works Department to coordinate compliance with the above standards

14. Annexation:

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

Comment(s): Compliant

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

- | | |
|---|------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | 20 feet |
| i. Abutting a residential district: | 60 feet |
| c. Rear Yard: | 20 feet |
| 4. <u>Minimum Lot Width:</u> | No Minimum |
| 5. <u>Maximum Building Height:</u> | 60 feet |
| 6. <u>Minimum Building Size:</u> | No Minimum |

Comment(s): The Department is working with the Petitioner to correct Side Yard Setback Lines to twenty (20) feet; rather than fifteen (15) feet, as currently shown on the Overall and Detailed Development Plans

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))



Purpose: *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.*

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

Comment(s): The Department is working with the petitioner to: (1) adjust view to show the entire site in the Overall Development Plan (C2.0) because the south property line is not visible; (2) change title of C2.0 to read "Detailed Development Plan;" and (3) pursuant to item (m) above, show proposed buildings in cross-hatching to distinguish them from those currently existing on site and indicate this cross-hatching in the legend.

- 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*)

Comment(s): Compliant. A Primary Plat and Secondary Plat was submitted contemporaneous with this Development Plan.

- 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(s): The Department is working with the Petitioner to confirm landscaping for perimeter of site

- a. Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: (i) decorative mulch planting beds containing



stone or other inert materials, trees and/or shrubs; (ii) inert stabilization in areas subject to severe runoff or erosion; or (iii) or low impact development areas (e.g., rain gardens). Areas not so designated shall be required to have grass or other Groundcover and shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

Comment(s): Compliant

- b. Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees
 - ii. Vision Clearance: Plantings and mounds shall also comply with *Article 6.19 Vision Clearance Standards*
 - iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or easement holder
 - iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk
 - v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department
 - vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping
 - vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands

Comment(s): The Department is currently working with the Petitioner to either establish an easement or identify "Common Area" for all required landscaping, pursuant to item (vi) above. This also applies to the Street Frontage requirements written into the PUD District Ordinance

- c. 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 plantings evergreens on the north of buildings to insulate against winter winds

Comment(s): Compliant

- d. Noise Reduction: Properties adjacent to highly trafficked Streets or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using berms, walls, fences, or plantings to provide physical separation and to absorb noise

Comment(s): Compliant. To be reviewed when "Block A Future Development" develops consistent with the Conceptual Plan

- e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
 - i. Business Uses:
 - 1. 10 Shade Trees / acre
 - 2. 10 Ornamental or Evergreen Trees / acre
 - 3. 25 shrubs / acre

Comment(s): Petitioner must provide the amount of landscaping below in "Block A Future Development" to comply (will be reviewed at a later date):

- 115 shade trees required
- 114 ornamental or evergreen trees required
- 121 shrubs required
- ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): The Department is currently working with the Petitioner to provide more information to ensure compliance and determine credits

- f. External Street Frontage Landscaping Requirements: A landscaping area within 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 three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) linear 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



Comment(s): The Department is currently working with the Petitioner to include a thirty (30) foot strip denoted as "Common Area" to the Overall Development Plan for external street frontage requirements, which shall include:

- 49 shade or evergreen trees
- 33 ornamental trees
- 412 shrubs

- g. Buffer Yard Requirements: Buffer Yards shall be required in order to soften the potential conflicts between land uses by using distance, plantings, fences, walls and mounds as set forth in this section
- i. General: Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses
 - ii. Location: Buffer Yards shall apply along the entire length of all abutting Lot Lines where conflicting Zoning Districts are adjacent.

Comment(s): Not applicable along road frontages, superseded by PUD District Ordinance

- h. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Rights-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas
- i. Interior Parking Area Landscaping:
 - 1. 0-4 spaces = 0% of parking area islands
 - 2. 5-24 spaces = 5% of parking area islands
 - 3. 25-49 spaces = 7.5% of parking area islands
 - 4. 50 or more = 10% of parking area islands

Comment(s): The Department is currently working with the Petitioner to provide more information to ensure compliance

- ii. Interior Parking Area Islands:
 - 1. Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island 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
 - 2. Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a



minimum of seven (7) feet in width, measured from back of curb to back of curb

3. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage
4. Vision Clearance: No landscaping within Parking Area islands, may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with *Article 6.19 Vision Clearance Standards*

Comment(s): Compliant

iii. Perimeter Parking Area Landscaping:

1. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - a. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner
 - b. A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner
 - c. Grass or other permitted Groundcover for areas not planted with trees or shrubs
3. Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and drive aisle

Comment(s): The Petitioner must add the following to comply:

- *5 shade or evergreen trees*
- *72 shrubs*

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*)

Comment(s): Compliant

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 - a. General Lighting Standards
 - i. 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
 - ii. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way
 - iii. 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
 - iv. 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
 - v. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class
 - vi. See also *Article 8.10 Street Light Standards*

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

- b. Multi-Family Residential, Business, and Industrial Standards:
 - i. All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level
 - ii. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines
 - iii. All lights on poles, stands, or mounted on a building shall have a shield adjustable reflector, and non-protruding diffuser
 - iv. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the Earth's surface
 - v. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself



- vi. All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- vii. No outdoor sports or Recreational facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting even in progress prior to 11:00 p.m.
- viii. The off-street Parking Areas and service facility areas for multi-family residential uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

c. Lighting Plan

- i. A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the sight
- ii. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs
- iii. A site plan with luminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram
- iv. All plot lighting levels shall be depicted at ten-foot intervals or less
- v. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less
- vi. Photometric data depicting the angle of cut off of light emissions
- vii. Any other information that the Director determines necessary to ensure compliance with the provisions of this Article

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

- 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): To be reviewed as a separate sign permit process. Center signage for proposed "Block A Future Development" may be determined at the Secondary Plat process or Detailed Development Plan process for that Block



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*):
- Address of the property and graphic scale
 - Proposed name of the development
 - Elevations for each Building Façade (360 degrees)
 - Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
 - A separate true color rendering, or other realistic depiction, of the proposed building, including any areas designated for signage
 - Details of any exterior architectural lighting

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

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): Not applicable

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(s): The Petitioner will coordinate with Public Works to determine if the above is necessary/desired

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): The Department is working with the Petitioner to provide more information to ensure compliance

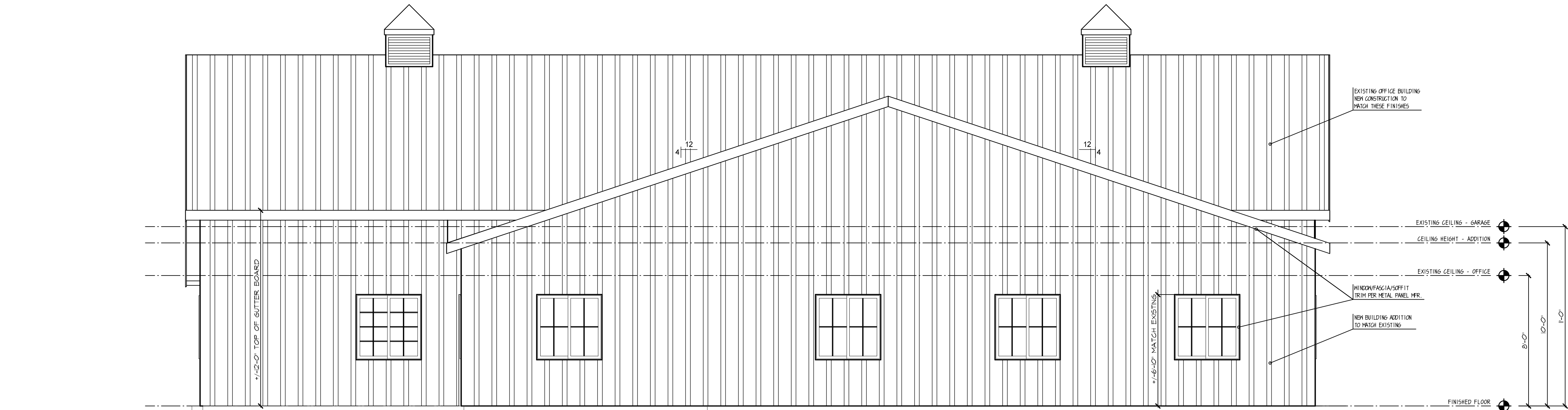
Staff Comments



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

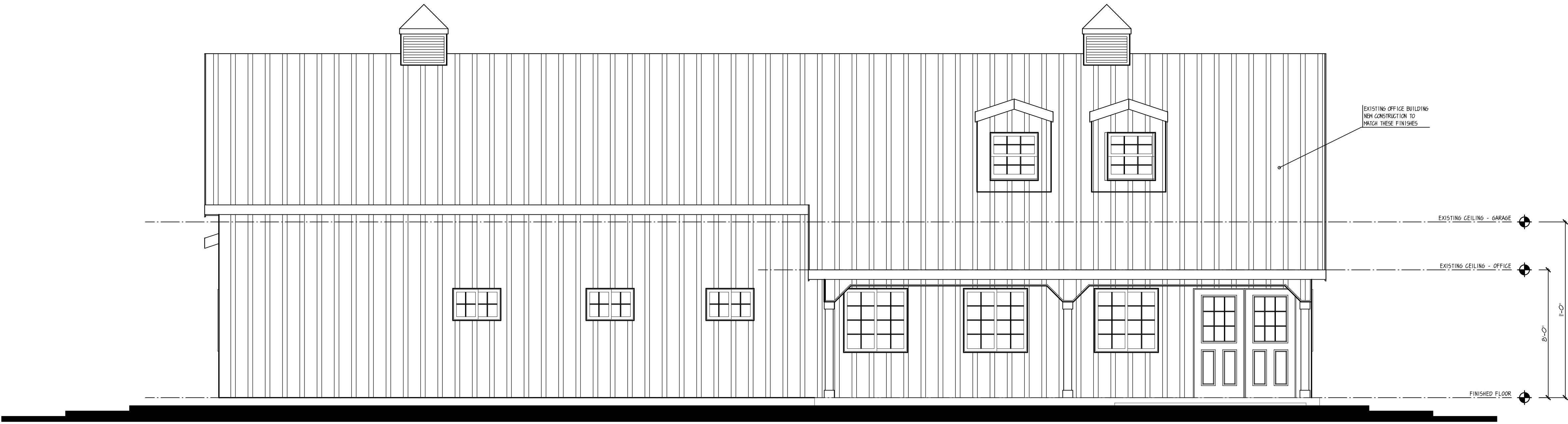
January 5, 2015
1412-DP-35, 1412-SPP-24 & 1501-SIT-02

1. 1501-SPP-01 (Primary Plat), 1501-DP-01 (Overall Development Plan) and the 1501-SIT-02 (Detailed Development Plan) are eligible for a public hearing at the January 5, 2015 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 Jeffery M. Lauer at 317.910.2927 or jlauer@westfield.in.gov



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

WedgeWood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

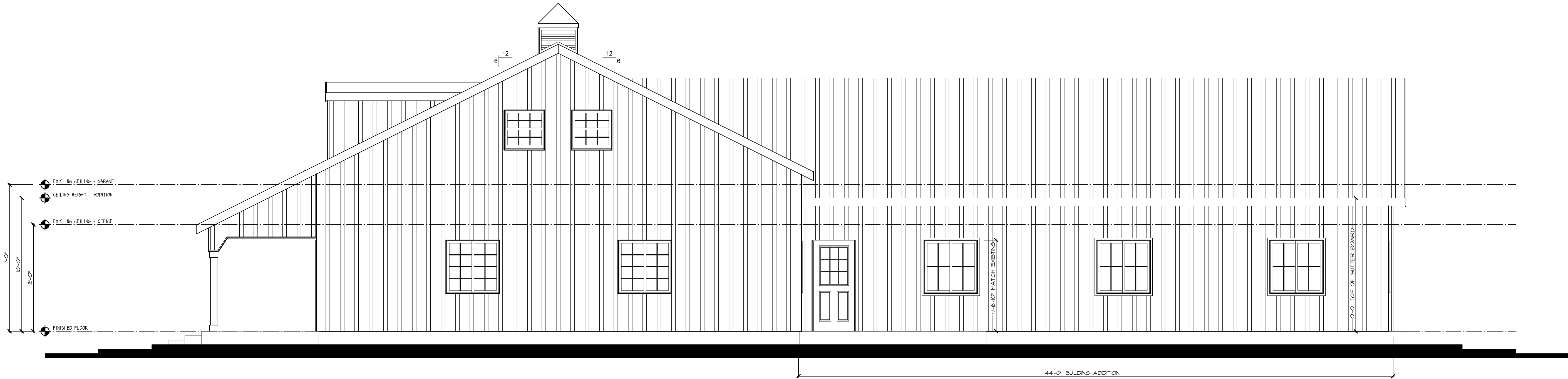
ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

© 2014 COPYRIGHT
WEDGEWOOD
BUILDING CO., LLC

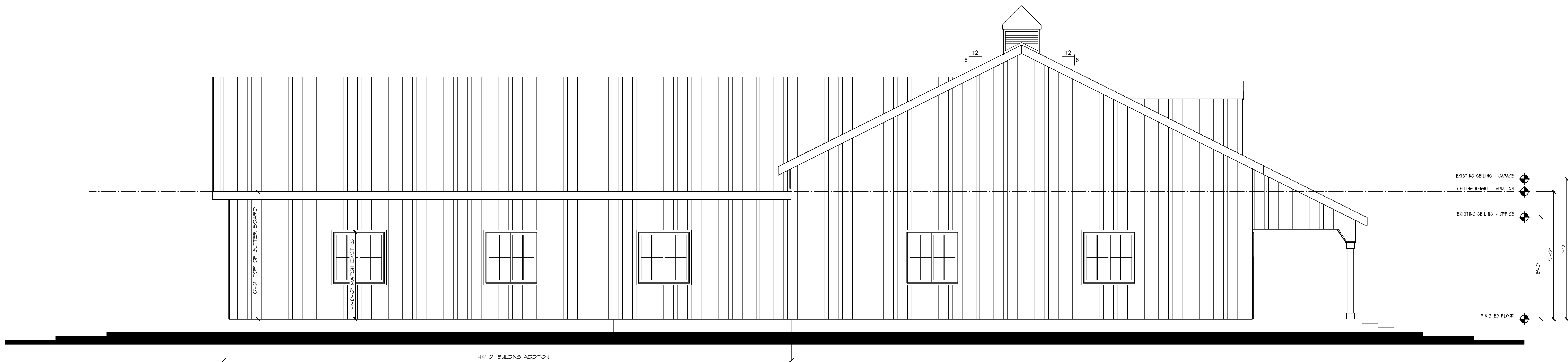
CUSTOMER: Sundown Gardens - Office		DRAWN BY: BETH CRANFORD	
PROJECT NAME: WBC_Sundown08V2		LOCATION: Westfield Indiana	
DRAWING TITLE: FRONT ELEVATION		DRAWING DATE: 10/14/2014	





RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

Wedge
wood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

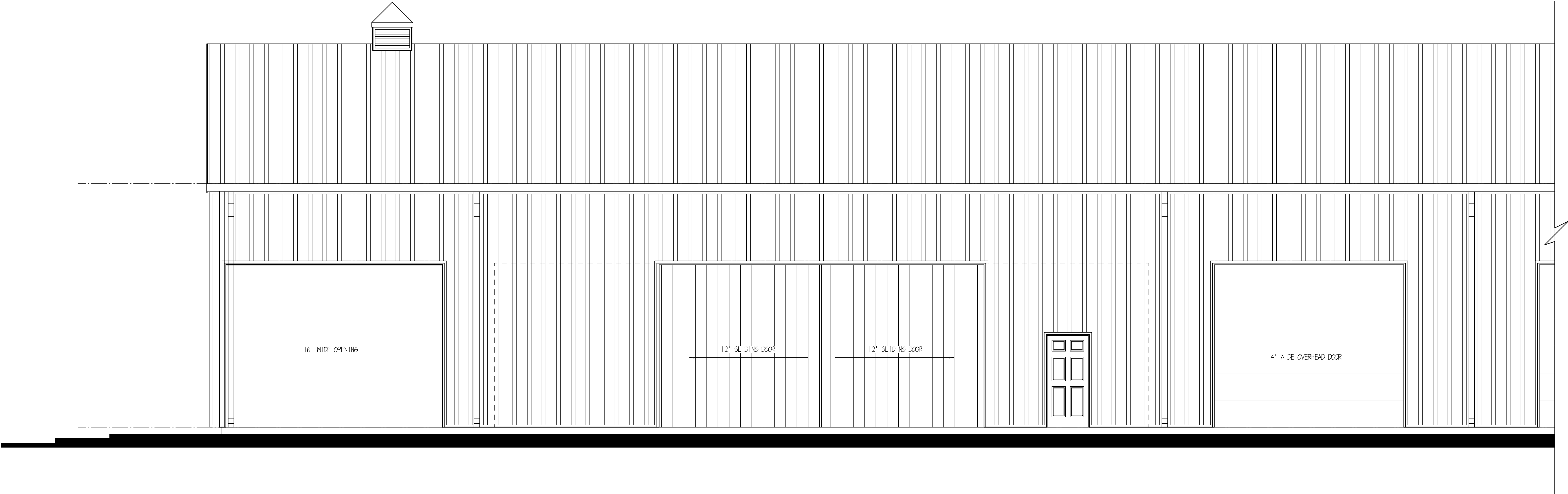
© 2014 COPYRIGHT
WEDGEWOOD
BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Office		DRAWING TITLE: LEFT ELEVATION	
PROJECT NAME: WBC_SundownOBV2		DRAWN BY: BETH CRANFORD	
LOCATION: 186th & Springmill Road		Westfield Indiana	
10/14/2014		A3	



FRONT ELEVATION - CONTINUED

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

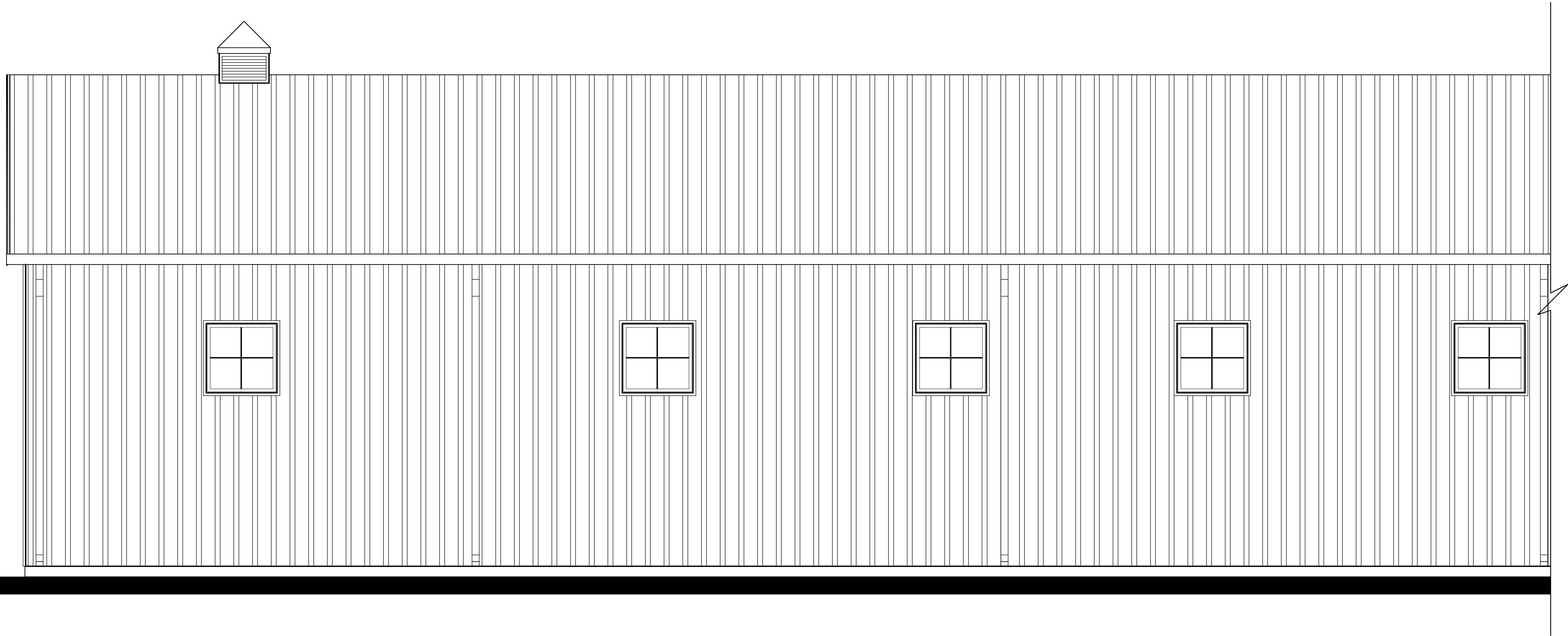
REV.	DATE

WedgeWood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO
BY
Greg Cradick

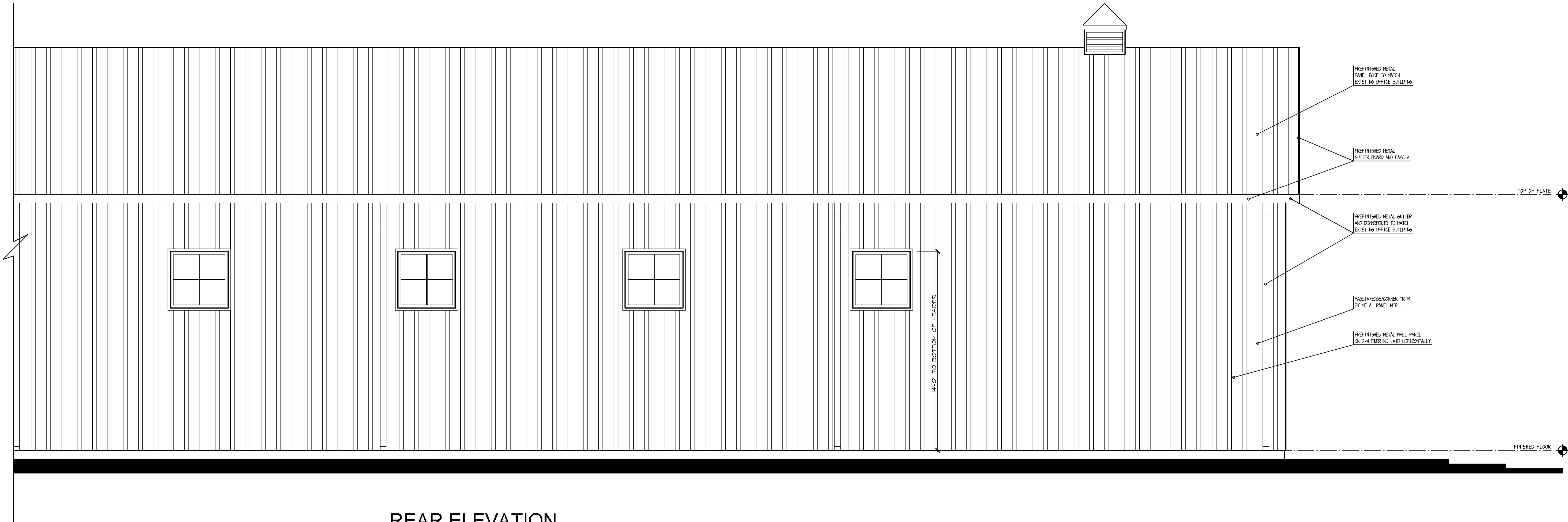
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WEDGEWOOD
BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Pole Barn	PROJECT NAME: WBC_SundownPB	LOCATION: 186th & Springmill Road Westfield Indiana	DRAWN BY: BETH CRANFORD
DRAWING TITLE: FRONT ELEVATION			10/13/2014



REAR ELEVATION - CONTINUED

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

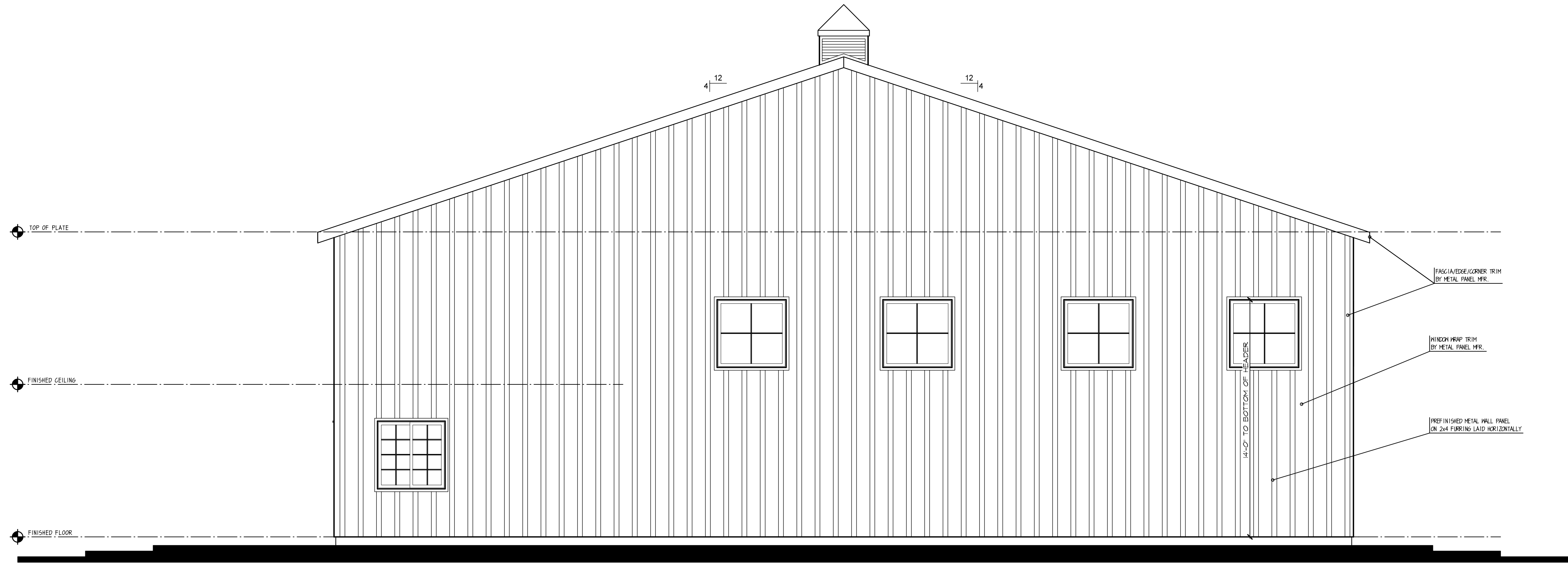
Wedgewood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

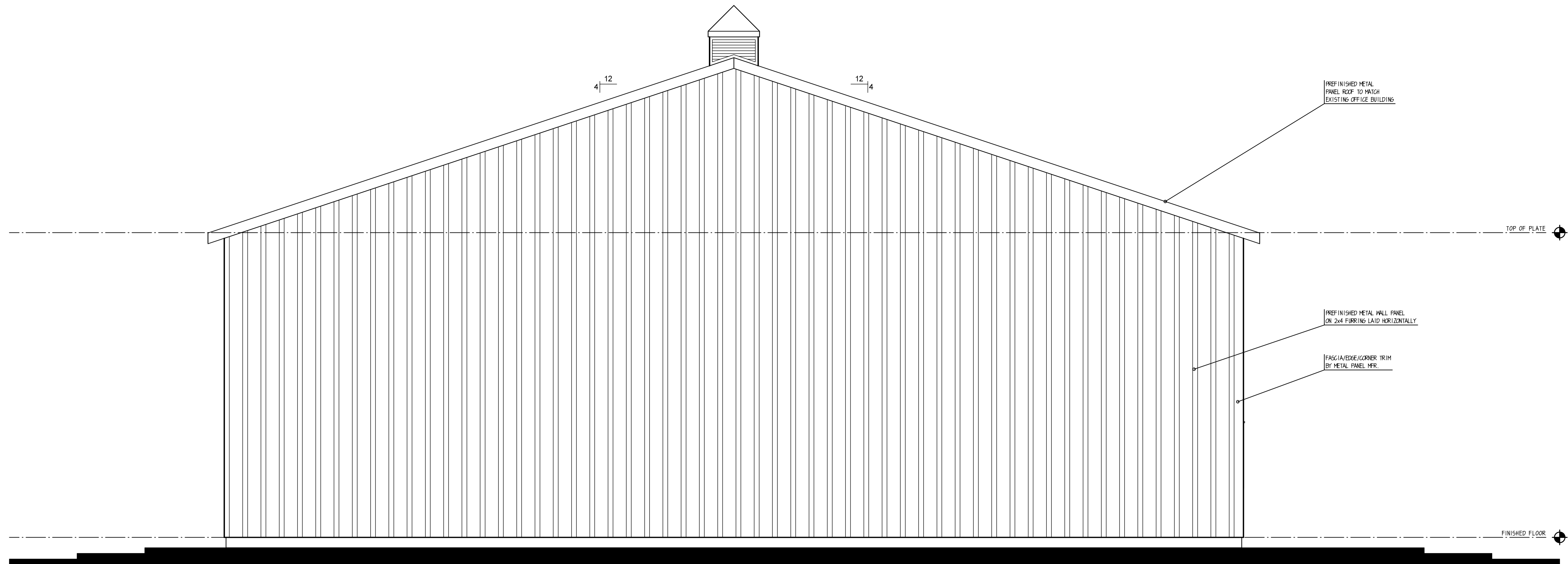
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BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Pole Barn	
PROJECT NAME: WBC_SundownPB	
LOCATION: 186th & Springmill Road Westfield Indiana	
DRAWING TITLE: REAR ELEVATION	DRAWN BY: BETH CRANFORD
10/13/2014	
A2	



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

WedgeWood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

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CUSTOMER: Sundown Gardens - Pole Barn 	











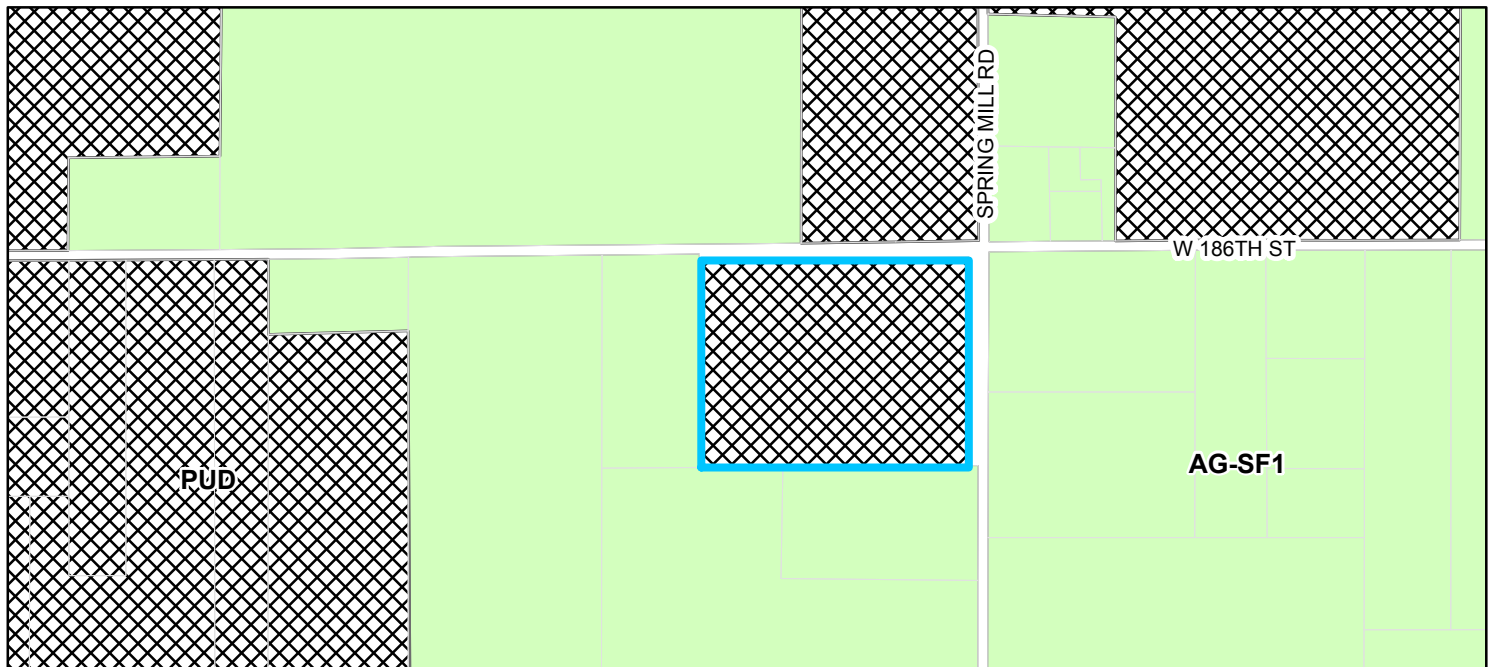


Location Map

Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)

505 W. 186TH STREET



October 2, 2014

1:1,560
0 65 130 195 260 Feet

Kevin M. Todd, AICP

From: Jeffrey Lauer
Sent: Tuesday, December 30, 2014 8:19 AM
To: Kevin M. Todd, AICP
Subject: FW: Twenty Foot Setback and Water RunoffJeffrey,

Kevin,

Chatham is scheduled for approval consideration on Monday. Is there anything you want me to do with this (see below)?

Best,

J

-----Original Message-----

From: Karl Manders [mailto:Kmanders@ce-ip.com]
Sent: Monday, December 29, 2014 4:11 PM
To: Jeffrey Lauer
Subject: Twenty Foot Setback and Water RunoffJeffrey,

Jeffrey,

Please bring to the attention of the Planning Commission the following concerns that I have concerning the construction taking place for the Chatham Hills development, adjacent to the east side of my property.

According to the map you sent me, it appears that the planned road is to be built closer than twenty feet from the northeast corner of my property line. This road should not encroach within twenty feet of my property at that point.

I am concerned that no water be diverted onto my property.

Thank you for bringing these concerns to the attention of the proper individuals and the Board.

Regards,

Karl Manders

Sent from my iPad

STAFF RECOMMENDED MOTION FOR 1412-DP-35 and 1412-SPP-24

1. Approve the petitioner's request to reduce the minimum rear setback requirement from 30' to 25.5' for Lots C16-20; and,
2. Approve 1412-DP-35 and 1412-SPP-24 with the following conditions:
 1. That final approval of the landscaping plan be delegated to staff;
 2. That final approval of the development plan and primary plat be delegated to staff in order to ensure compliance with the following:
 - i. Necessary corner-cut right-of-way at the intersection of Tomlinson Road and 199th Street;
 - ii. Proper location of all perimeter pathways;
 - iii. All location and safety criteria for retention ponds; and,
 3. 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.