



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_01_2018

Monday, October 01, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 01, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - September 17, 2018

Documents: [APC Minutes - September 17, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1809-DDP-22

Discount Tire Parking Lot Expansion

15164 Thatcher Lane

Halle Properties, LLC by raSmith requests Detailed Development Plan approval of a parking lot expansion for Discount Tire on 0.62 acres +/- in the LB-PD: Local Business / Planned Development District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#)

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

1806-PUD-14 [PUBLIC HEARING]

Lindley Run PUD

Southeast Corner of 196th Street and Grassy Branch Road

Southeast Corner of 196th Street and Grassy Branch Road

Otlhof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed PUD Ordinance](#) | [Exhibit 5: Comp Plan Exhibit](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: District Map](#) | [Exhibit 8: Character Exhibits](#) | [Exhibit 9: Facade Exhibits](#) | [Exhibit 10: Perimeter Landscaping](#) | [Exhibit 11: Townhome Landscaping](#) | [Exhibit 12: Amenity Exhibits](#) | [Exhibit 13: Neighborhood Meeting Summary](#) | [Exhibit 14 - Public Comments \(Received 10/1/18\)](#) | [Exhibit 15 - Presentation Slides \(Received 10/1/18\)](#)

1810-PUD-26 [PUBLIC HEARING]

Hahn Plaza PUD

Southeast Corner of 191st Street and Chad Hittle Drive

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural District and the GB: General Business District to the Hahn Plaza PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 18-38](#) | [Exhibit 4: Illustrative Layout](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Neighbor Meeting Summary](#)

1810-ODP-14 & 1810-SPP-14 [PUBLIC HEARING]

Hahn Plaza

Southeast Corner of 191st Street and Chad Hittle Drive

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of three (3) commercial blocks on 12.5 acres +/- in the proposed Hahn Plaza PUD District.

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

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

1810-PUD-27 [PUBLIC HEARING]

Stuckey Farm PUD

19975 Hamilton-Boone County Road

Stuckey Farm Orchard and Cider Mill by Onpointe Land Matters, LLC requests a change of zoning review of 40 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 18-39](#)

1810-ODP-15 & 1810-SPP-15 [PUBLIC HEARING]

Chatham Hills, Section 5

Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane

Chatham Hills LLP by Cripe Solutions by Design requests Overall Development Plan and Primary Plat review of 37 residential lots on 184.614 acres +/- in the Chatham Hills PUD District.

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

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

1810-PUD-28 [PUBLIC HEARING]

Grand Junction PUD Amendment

202 Mill Street

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

(Planner: Kevin Todd - KTodd@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Grand Junction Plaza PUD Ordinance \(Ord. 18-40\)](#)

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1809-DDP-22
Project Name: Discount Tire Parking Lot Expansion
Subject Site Address: 15164 Thatcher Lane
Petitioner: Halle Properties, LLC
Representative: raSmith
Request: Detailed Development Plan review of a parking lot expansion for Discount Tire.
Current Zoning: LB-PD: Local Business / Planned Development District
Current Land Use: Vacant
Approximate Acreage: 0.62 +/-
Property History: N/A

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is LB-PD: Local Business / Planned Development District (Article 4.23). This project is located within the US Highway 31 Overlay District but is exempt from the Overlay Standards as per Article 5.2(L).

The project is for the addition of approximately 27,000 square feet of a parking lot.

The petition was reviewed by the Technical Advisory Committee at its August 21, 2018, meeting and will be available for Consent Agenda approval at the October 1, 2018, Advisory Plan Commission (APC) meeting.

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

The plans comply.

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.

- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: The US Highway 31 Overlay District does not apply in accordance with UDO Chapter 5.2 (L).

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

- 21) 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.

DISTRICT STANDARDS

The plans comply with Article 4.23 (LB-PD District).

- | | |
|-----------------------------------|------------|
| 22) Minimum Tract Requirement: | 5 acres |
| 23) Minimum Road Frontage: | 330 feet |
| 24) Minimum Setback Lines: | |
| a) Front Yard: | 30 feet |
| b) Side Yard: | 15 feet |
| c) Rear Yard: | 20 feet |
| 25) Minimum Lot Width: | No Minimum |
| 26) Minimum Number of Structures: | No Minimum |
| 27) Minimum Building Size: | No Minimum |
| 28) Development Plan Review: | Required. |

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 29) Accessory use and Building Standards (Article 6.1):
- a) Screening of Receptacles and Loading Area: These standards shall apply to all garbage, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of way and where possible, adjoining properties.
 - ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - viii) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.
- 30) Architectural Standards (Article 6.3)
- 31) Building Standards (Article 6.4)
- 32) Fence Standards (Article 6.5)
- 33) Height Standards (Article 6.6)
- 34) Home Business Standards (Article 6.7)
- 35) Landscaping Standards (Article 6.8)

- a) 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) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

ii) Interior Parking Area Islands:

- (1) 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.
- (2) 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.

iii) Perimeter Parking Area Landscaping:

- (1) 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.

36) Lighting Standards (Article 6.9)

- a) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:
- 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 site.

- 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 illuminance 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.

37) Lot Standards (Article 6.10)

Comment: Please see District Standards.

38) Outside Storage and Display (Article 6.12)

39) Outdoor Café and Eating Areas (Article 6.13)

40) Parking and Loading Standards (Article 6.14)

- a) Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:
 - i) Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.
 - ii) Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - (1) Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.

41) Performance Standards (Article 6.15)

42) Setback Standards (Article 6.16)

Comment: See District Standards.

43) Sign Standards (Article 6.17)

44) Vision Clearance Standards (Article 6.19)

45) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

46) Easement Standards (Article 8.3)

47) Pedestrian Network Standards (Article 8.7)

Comment: Not applicable. (No street is adjacent or abuts property.)

48) Storm Water Standards (Article 8.8)

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

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

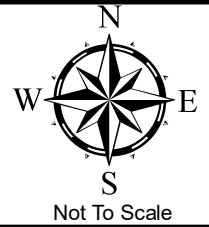
1) The Detailed Development Plan complies with the applicable zoning ordinances.

2) **ACTION: Approve Detailed Development Plan (1809-DDP-22).**

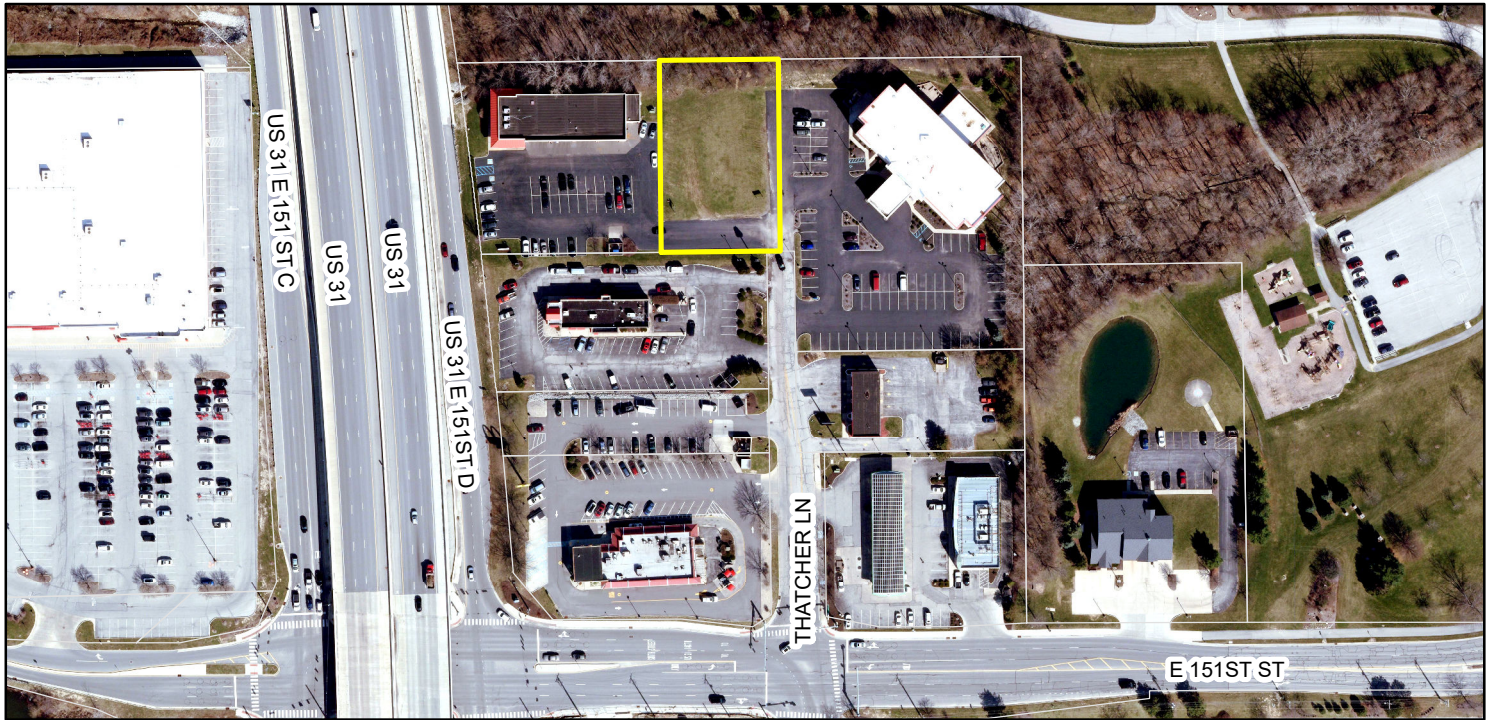
3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



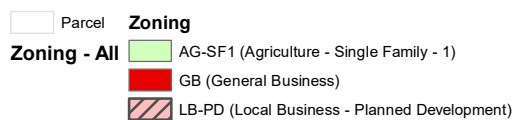
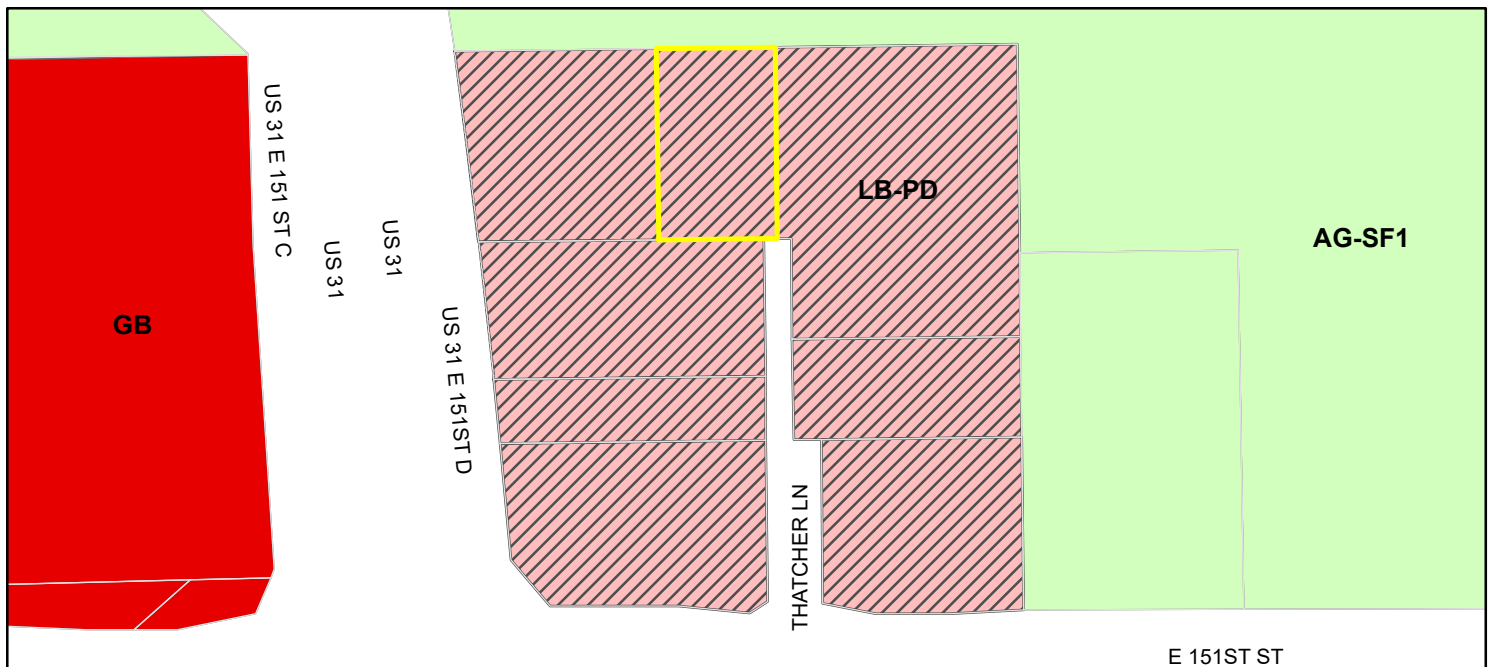
Property Location Map
Discount Tire Parking Lot Expansion
Detailed Development Plan
1809-DDP-22



Aerial Location Map



Zoning Map





DISCOUNT TIRE - INI 11747
15164 THATCHER LANE
CARMEL, IN 46033
HAMILTON COUNTY
ENGINEERING PLANS

REVIEWING / PERMITTING AUTHORITIES:

CITY OF WESTFIELD – ECONOMIC & COMMUNITY DEVELOPMENT DEPT (PLANNING)
CONTACT: CALEB ERNEST, ASSOCIATE PLANNER
PHONE: 317-519-8630
EMAIL: CERNEST@WESTFIELD.IN.GOV

CITY OF WESTFIELD – ECONOMIC & COMMUNITY DEVELOPMENT (BLDG SAFETY)
CONTACT: TYLER WERTENBERGER, BUILDING COMMISSIONER
PHONE: 317-804-3170
EMAIL: TWERTENBERGER@WESTFIELD.IN.GOV

CITY OF WESTFIELD – PUBLIC WORKS DEPT (ENGINEERING)
CONTACT: JOHN RANKIN, INFRASTRUCTURE PLAN REVIEWER
PHONE: 317-450-0923
EMAIL: JRANKIN@WESTFIELD.IN.GOV

HAMILTON COUNTY SURVEYOR’S OFFICE (STORMWATER)
CONTACT: GREG HOYES
PHONE: 317-776-8495
EMAIL: GREG.HOYES@HAMILTONCOUNTY.IN.GOV

UTILITY CONTACTS

WATER/SANITARY
CITIZENS WESTFIELD
CONTACT: MITCH HOUSE, REVIEW ENGINEER
PHONE: 317-917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

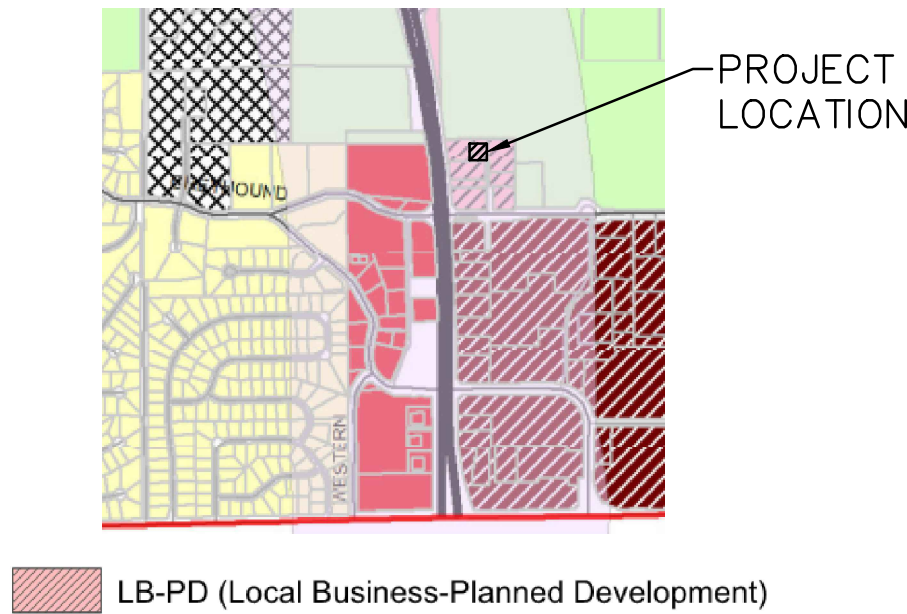
GAS
INDIANA GAS/VECTREN
CONTACT: CHAD MILLER
PHONE: 317-776-5550
EMAIL: CRMILLER@VECTREN.COM

ELECTRIC
DUKE ENERGY
CONTACT: BILL OLDHAM, ENGINEERING TECHNOLOGIST II
PHONE: 317-776-5331
EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

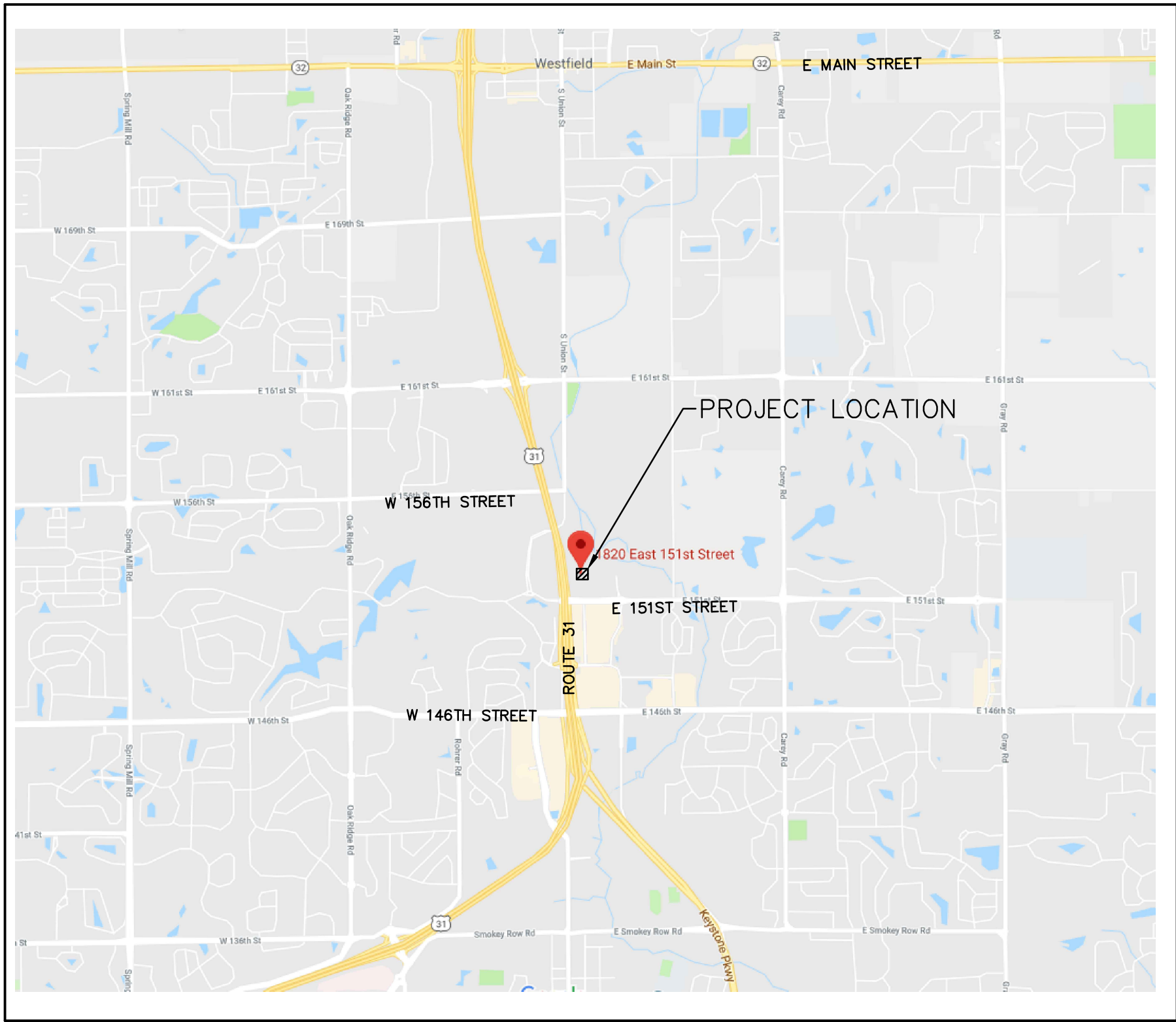
TELEPHONE/TELECOMMUNICATIONS
AT&T
CONTACT: TROY BISHOP
PHONE: 812-376-2887
EMAIL: TB2932@ATT.COM

CITY OF WESTFIELD – FIRE DEPARTMENT
CONTACT: GARRY HARLING, DIVISION CHIEF OF FIRE PREVENTION
PHONE: 317-804-3300
EMAIL: GHARLING@WESTFIELD.IN.GOV

CITY OF WESTFIELD
ZONING MAP



VICINITY MAP



PRELIMINARY SITE DEVELOPMENT
PLANS FOR MUNICIPAL REVIEW

APPROVAL PENDING

NOT FOR CONSTRUCTION

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET AND PROJECT INFORMATION
C001	EXISTING CONDITIONS PLAN
C100	DEMOLITION AND EROSION CONTROL PLAN
C200	DIMENSIONED SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL DETAILS
C501	SITE DETAILS
C502	UTILITY DETAILS
C503	UTILITY DETAILS
C504	SPECIFICATIONS
LS100	LANDSCAPE PLAN

PLAN PREPARED BY:

TOM GREEN
R.A. SMITH, INC.
(262)-901-2205
tom.green@rasmith.com

THOMAS J. GREEN
REGISTERED ENGINEER

PE11500258
NUMBER

09/14/2018
DATE

PLAN DATE: 09/14/2018

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DEVELOPER/OWNER:

HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PH.: (480) 606-6000
FAX: (480) 606-4370

ARCHITECT

EI DESIGN, INC.
1260 Corona Pointe Ct. STE 301
Corona, CA 92879
PH.: (951) 363-4467

CIVIL ENGINEER/LANDSCAPE ARCHITECT



1245 East Diehl Road, Suite 102
Naperville, IL 60563-4816
(630) 405-5722
rasmith.com

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION. THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS MAY BE REQUIRED BY THE CITY.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION

DATE

1245 East Diehl Road, Suite 102
Naperville, IL 60563-4816
(630) 405-5722
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

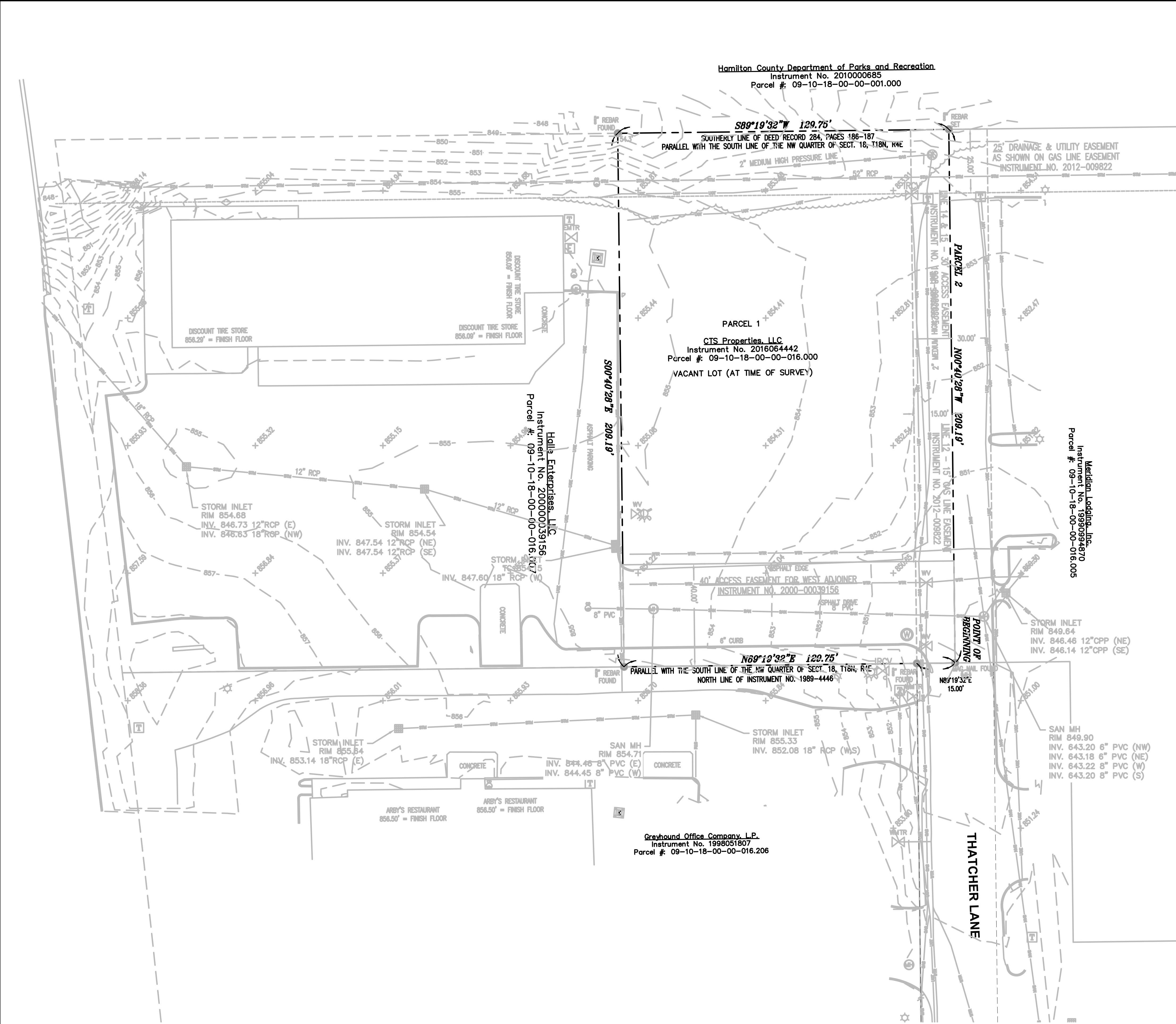
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - INI 11747
WESTFIELD, IN

TITLE SHEET AND
PROJECT INFORMATION

THOMAS J. GREEN
REGISTERED
9-14-2018
No. PE11500258
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Thomas J. Green

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R.A. Smith, Inc.
DATE: 09/14/2018
SCALE: NTS
JOB NO. 3180270
PROJECT MANAGER:
TODD MOSHER
DESIGNED BY: TJG
CHECKED BY: JAH
SHEET NUMBER
C000



LEGEND	
	PROPERTY LINE
	EXISTING 5-FT CONTOUR
	EXISTING 1-FT CONTOUR

SITE DATA

LEGAL DESCRIPTION:
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER 381.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF AS EASEMENT FOR PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT #93-56560 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY INDIANA (THE FOLLOWING (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY EASEMENT; THENCE (1) NORTH 00 DEGREES 40 MINUTES 20 SECONDS WEST 450.81 FEET; THENCE (2) NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS WEST 209.19 FEET TO A SOUTHERLY OF REAL ESTATE DESCRIBED IN DEED RECORD 264, PAGES 186-187 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE SOUTHERLY LINE OF REAL ESTATE 129.75 FEET; THENCESOUTH 00 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 209.19 FEET TO THE NORTH LINE OF REAL ESTATE DESCRIBED INSTRUMENT #88-4446 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE NORTHERLY LINE OF SAID REAL ESTATE 129.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AS SET OUT IN AN EASEMENT AGREEMENT DATED APRIL 13, 1999 AND RECORDED APRIL 20, 1999 AS INSTRUMENT #98-20225.

PARCEL ID: 09-10-18-00-00-016.000 PARCEL SIZE: 0.62 ACRES

PROPERTY ADDRESS: 15164 THATCHER LANE CARMEL, IN 46033

ZONING & USE:
CURRENT ZONING: LB-PD (LOCAL BUSINESS-PLANNED DEVELOPMENT DISTRICT
CURRENT USE: VACANT
PROPOSED USE: PARKING LOT EXPANSION FOR EXISTING TIRE SALES AND INSTALLATION CENTER ON ADJACENT PROPERTY TO THE WEST.

FLOOD_ZONE INFORMATION:
BY GRAPHIC SCALING, THE PROPERTY IS LOCATED WITHIN ZONE "X" AREA PER FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 18057C0120G AND COMMUNITY PANEL 180083, CITY OF WESTFIELD, WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2014. PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

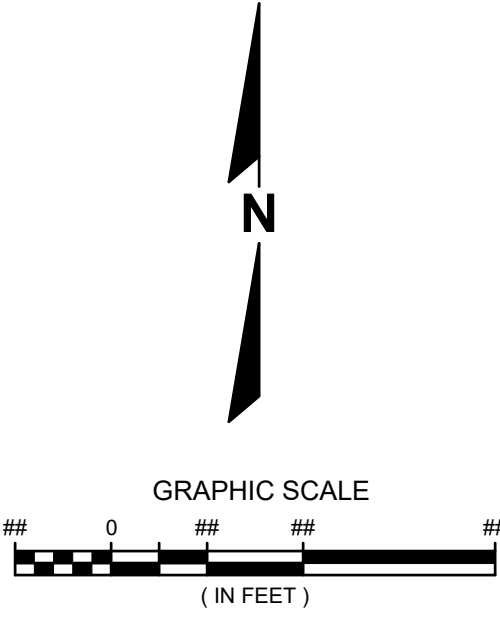
THE SITE IS OUTSIDE THE 100-YR FLOOD PLAIN.

NEIGHBORING USES
NORTH - PARK
EAST - HOTEL
SOUTH - FAST FOOD RESTAURANT
WEST - TIRE SERVICE AND SALES CENTER

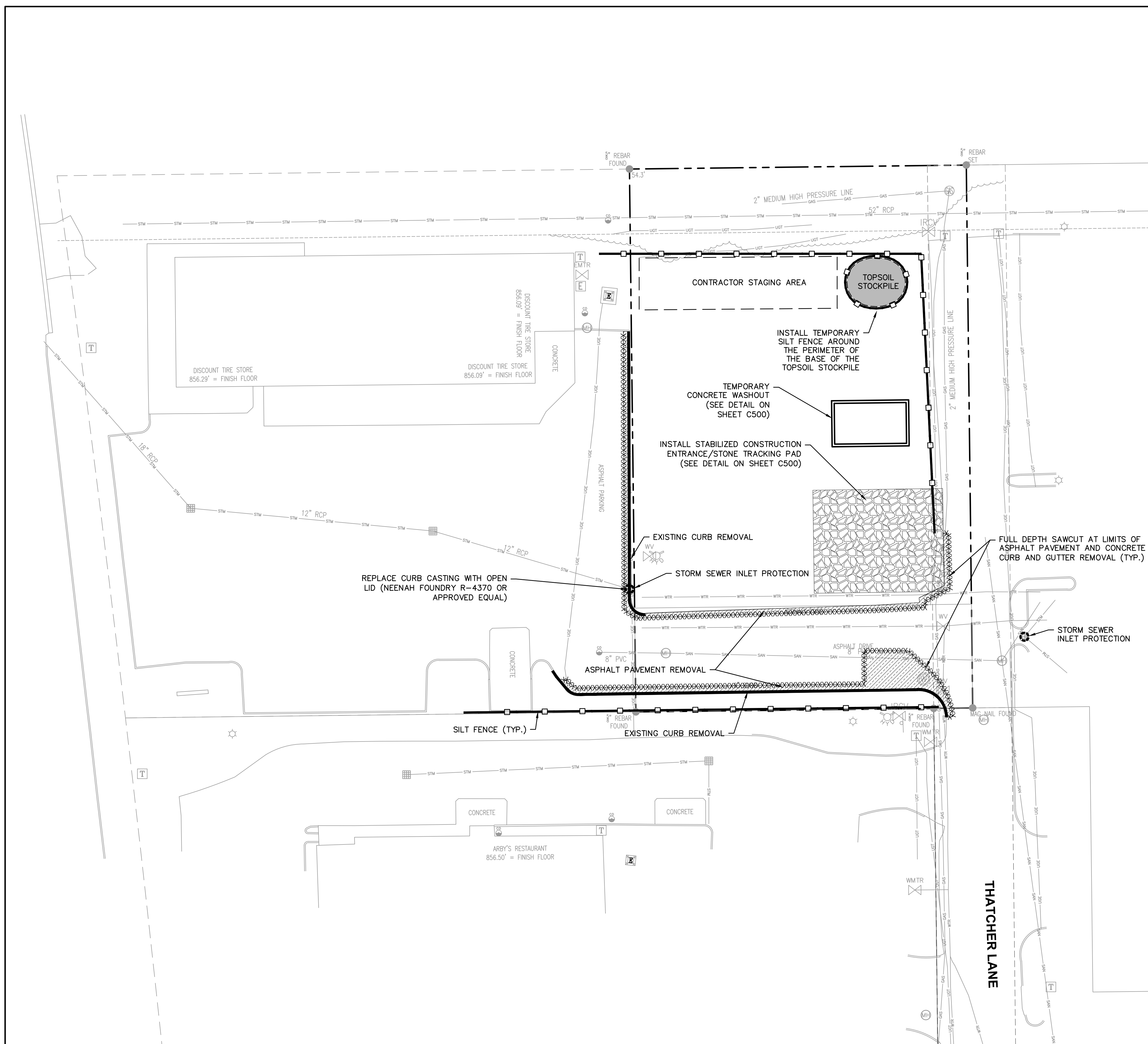
BENCHMARK INFORMATION:
REFERENCE BENCHMARK
HARRISON MONUMENT SET OVER STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST.
NAD 83 (CORS96)
NAVD 88 (GEOID09)
NORTHING: 1736425.26
EASTING: 201621.35
ELEVATION: 866.45
TEMPORARY BENCHMARK
CHISLED SQUARE SET ON TOP OF CONCRETE OF A LIGHT POLE BASE ON THE WEST SIDE BEING ON THE EAST ADJOINING PROPERTY IN THE MOST NORTHERN CURB ISLAND ON WEST SIDE OF HOLIDAY INN EXPRESS.
ELEVATION = 853.71

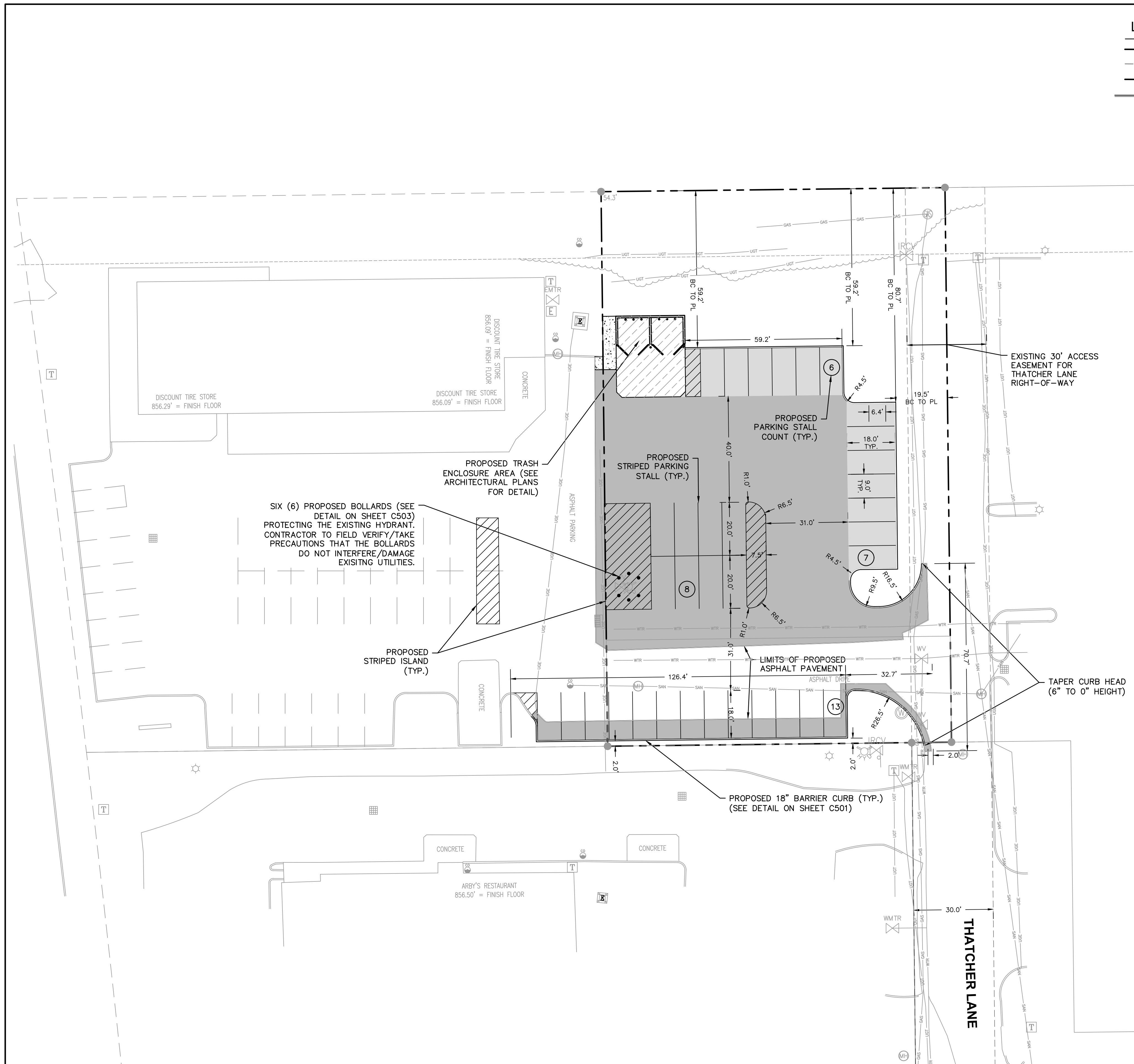


CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WESTFIELD EROSION CONTROL ORDINANCE, THE INDIANA IDEM STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.
RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.
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DESCRIPTION	
DATE	
1245 East Diehl Road, Suite 102 Naperville, IL 60563-4816 (630) 405-5722 rasmith.com	
CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
DISCOUNT TIRE - INI 11747 WESTFIELD, IN	EXISTING CONDITIONS PLAN
PRELIMINARY REVIEW DOCUMENTS NOT FOR CONSTRUCTION	
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DATE: 09/14/2018	
SCALE: 1" = 20'	
JOB NO. 3180270	
PROJECT MANAGER: TODD MOSHER	
DESIGNED BY: TJG	
CHECKED BY: JAH	
SHEET NUMBER	
C001	

[illegible]



1. EXISTING TOPOGRAPHY OBTAINED BY AXIS SURVEYING, LLC DATED AUGUST 30 2018.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
4. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE JURISDICTIONAL AGENCIES' REQUIREMENTS (CITY OF WESTFIELD SPECIFICATIONS, UTILITY COMPANY, ETC.)

SITE DATA

LEGAL DESCRIPTION:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH
RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER 381.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF AS EASEMENT FOR PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT #93-56560 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY INDIANA (THE FOLLOWING):

(2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY EASEMENT; THENCE (1) NORTH 00 DEGREES 40 MINUTES 20 SECONDS WEST 450.81 FEET; THENCE (2) NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS WEST 209.19 FEET TO A SOUTHERLY OF REAL ESTATE DESCRIBED IN DEED RECORD 264, PAGES 186-187 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 15.00 FEET TO THE SOUTH LINE OF REAL ESTATE 129.75 FEET; THENCE SOUTHWEST 89 DEGREES 19 MINUTES 32 SECONDS EAST DISTANCE OF 209.19 FEET TO THE NORTH LINE OF REAL ESTATE DESCRIBED INSTRUMENT #88-4446 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE NORTHERLY LINE OF SAID REAL ESTATE 129.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AS SET OUT IN AN EASEMENT AGREEMENT DATED APRIL 13, 1999 AND RECORDED APRIL 20, 1999 AS INSTRUMENT #98-20225.

PARCEL ID:
09-10-18-00-00-016.000

PARCEL SIZE:
0.62 ACRES

PROPERTY ADDRESS:

15164 THATCHER LANE
CARMEL, IN 46033

ZONING & USE:

CURRENT ZONING: LB-PD (LOCAL BUSINESS-PLANNED DEVELOPMENT DISTRICT)
CURRENT USE: VACANT

PROPOSED USE: PARKING LOT EXPANSION FOR EXISTING TIRE SALES AND INSTALLATION CENTER ON ADJACENT PROPERTY TO THE WEST.

PROPOSED PARKING STALLS 34

SITE COVERAGE CALCULATIONS:

PARCEL AREA	SQFT	AC	COVERAGE
EXISTING PERVIOUS AREA	21,055	0.48	78.0%
EXISTING IMPERVIOUS AREA	6,087	0.14	22.0%
PROPOSED PERVIOUS	10,802	0.25	39.8%
PROPOSED IMPERVIOUS	16,340	0.37	60.2%

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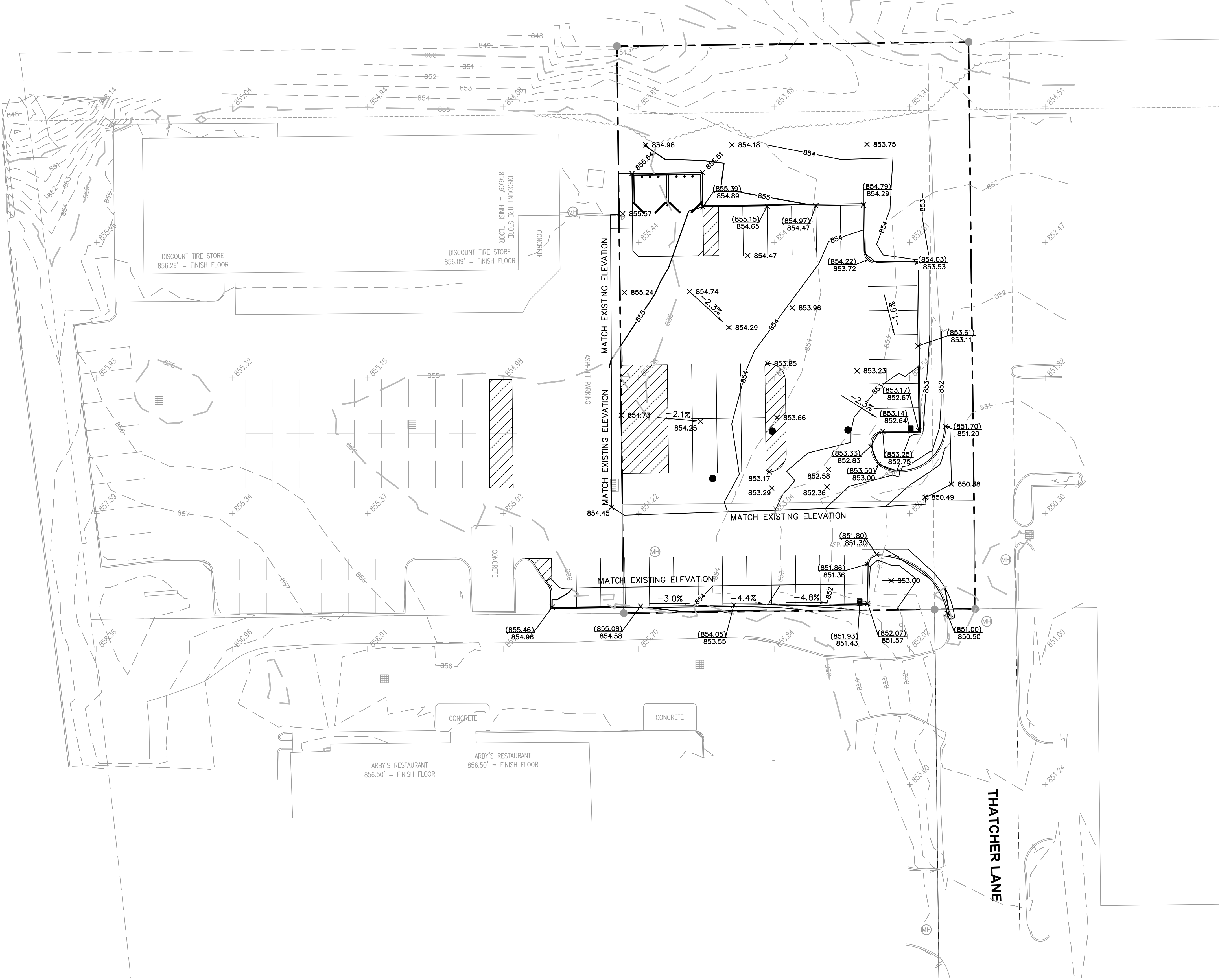
PROJECT MANAGER
TODD MOSHER

DESIGNED BY: TJG

SHEET NUMBER

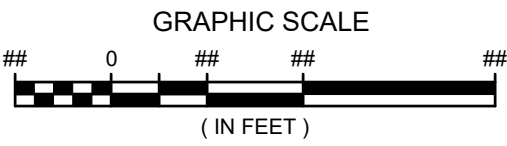
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LEGEND

- 835 --- EXISTING 5-FT CONTOUR
- 834 --- EXISTING 1-FT CONTOUR
- 835 — PROPOSED 5-FT CONTOUR
- 834 — PROPOSED 1-FT CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
- PROPOSED SPOT GRADE AT TOP OF CURB
- MATCHING GRADES INTO EXISTING
- PROPOSED DIRECTIONAL SLOPE ARROW
- PROPOSED SPOT GRADE OF SOIL AT TOP OF WALL
- PROPOSED SPOT GRADE OF SOIL AT BOTTOM OF WALL



N

GRADING AND DRAINAGE PLAN NOTES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT (IF ONE IS AVAILABLE).
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER FLOODING.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED AND MECHANICALLY COMPACTED IN 6" MAX. LIFTS OR IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS (IF ONE IS AVAILABLE) - WHICHEVER IS MORE STRINGENT.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.

DISCOUNT TIRE - INI 11747
WESTFIELD, IN

GRADING AND DRAINAGE PLAN

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DATE: 09/14/2018

SCALE: 1" = 20'

JOB NO. 3180270

PROJECT MANAGER:
TODD MOSHER

DESIGNED BY: TJG

CHECKED BY: JAH

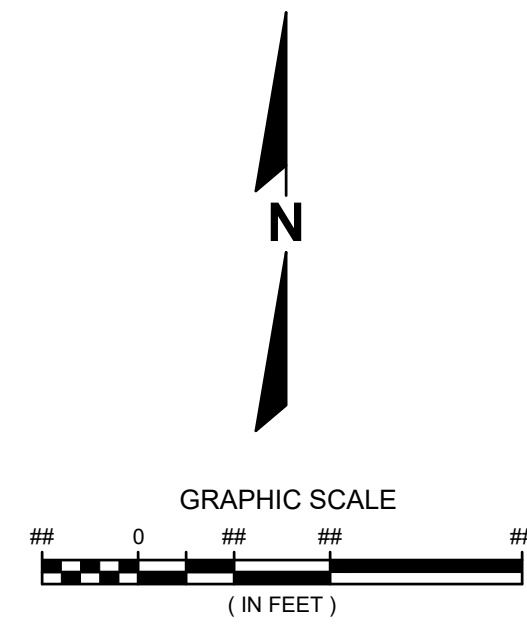
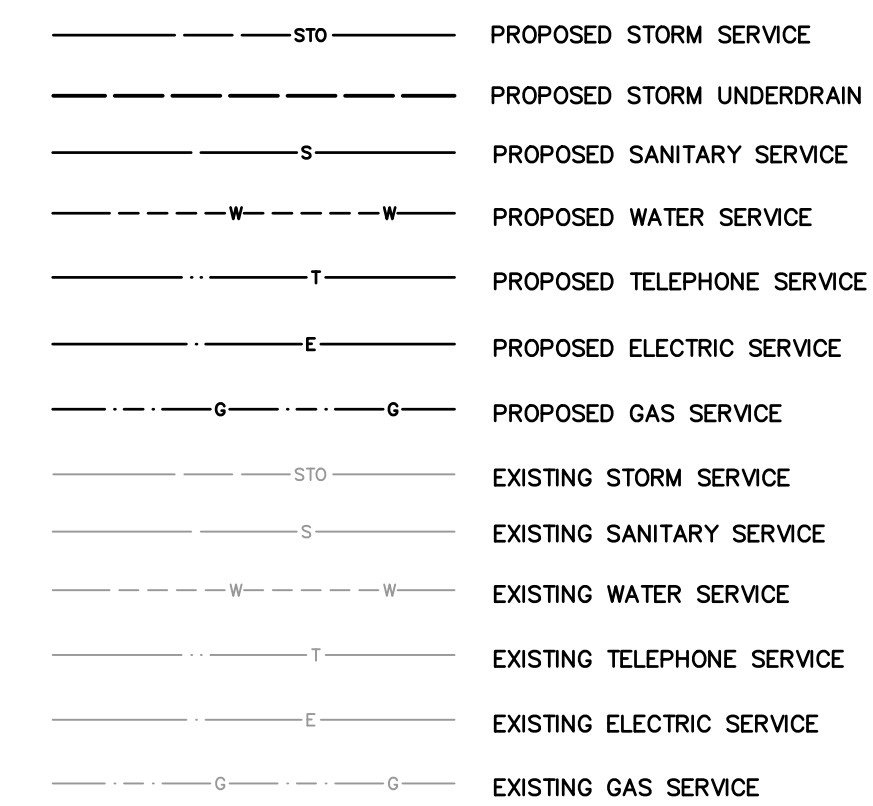
SHEET NUMBER

C300

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LEGEND



UTILITY PLAN NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE AND CONDITION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR TO COORDINATE WITH THE CITY OF WESTFIELD FOR UTILITY CONNECTIONS IN THE STREET R.O.W.
3. CONTRACTOR TO COORDINATE BUILDING GAS, ELECTRIC, COMMUNICATIONS UTILITY ENTRY LOCATIONS WITH ARCHITECTURAL AND MEP PLANS. CONTACT LOCAL UTILITY PROVIDERS FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.
5. ALL SANITARY SEWER AND WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITIZENS WESTFIELD SPECIFICATIONS AND REQUIREMENTS.
6. ALL STORM SEWER PIPE SHALL BE ADS N-12 WITH GASKETED WATERTIGHT JOINTS UNLESS OTHERWISE NOTED.

CROSSING I.D.	BOTTOM OF TOP PIPE		TOP OF BOTTOM PIPE		SEPARATION (FT)
1	STO	HDPE 12" 848.19	SAN	PVC 6" 844.82	3.37
2	STO	HDPE 12" 848.13	WAT	PVC 6" 847.59	0.54
3	STO	HDPE 12" 848.07	WAT	PVC 6" 847.42	0.65

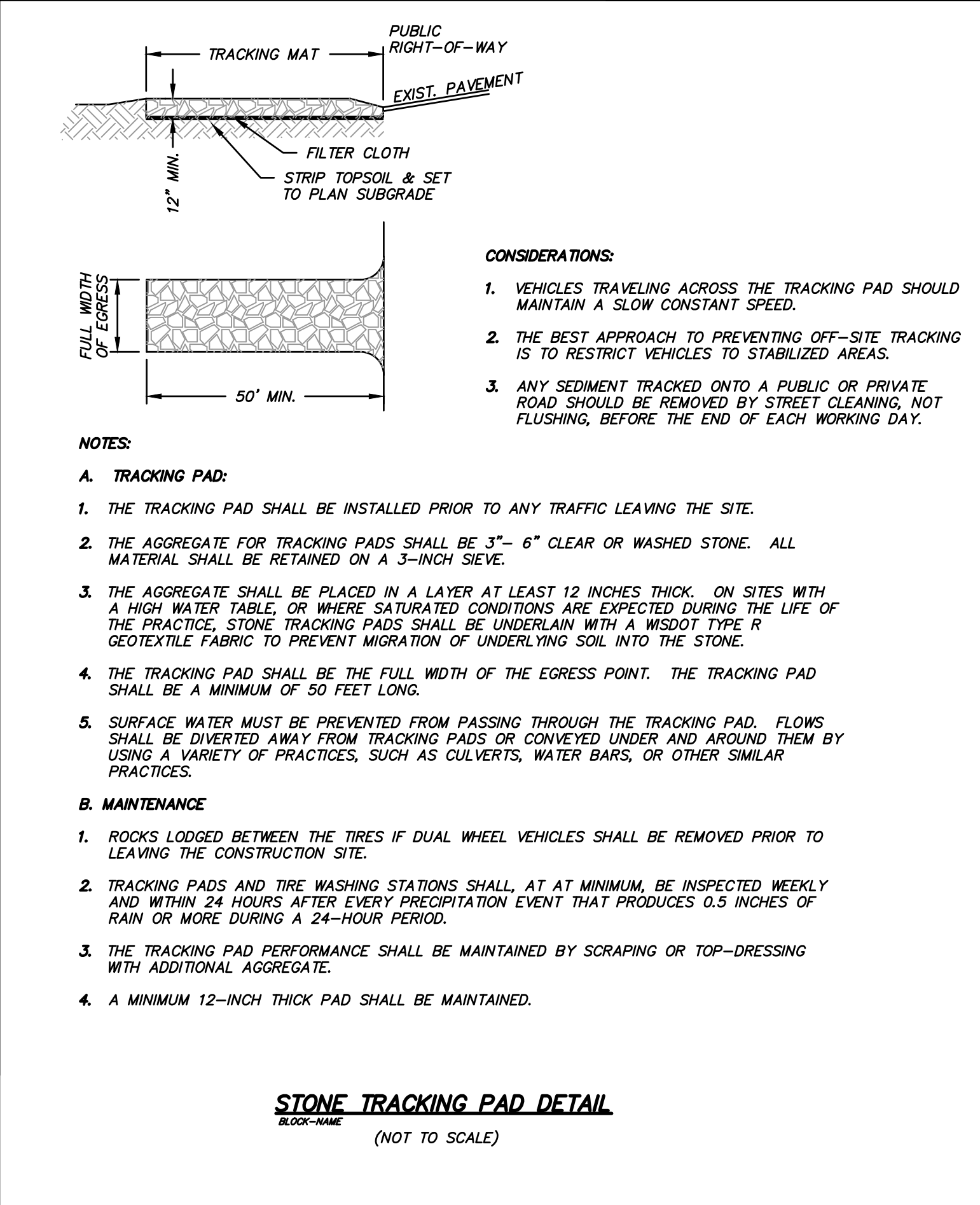
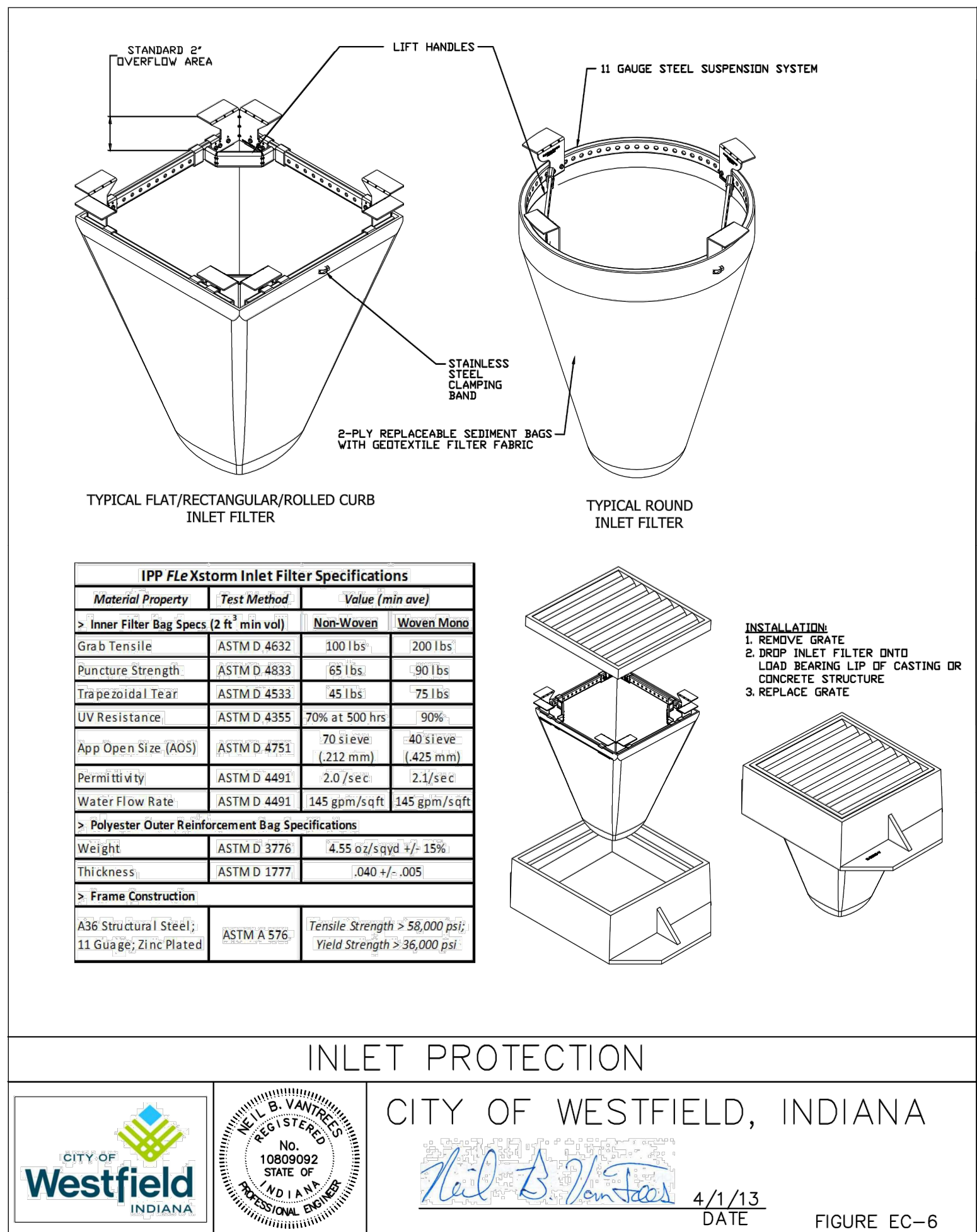
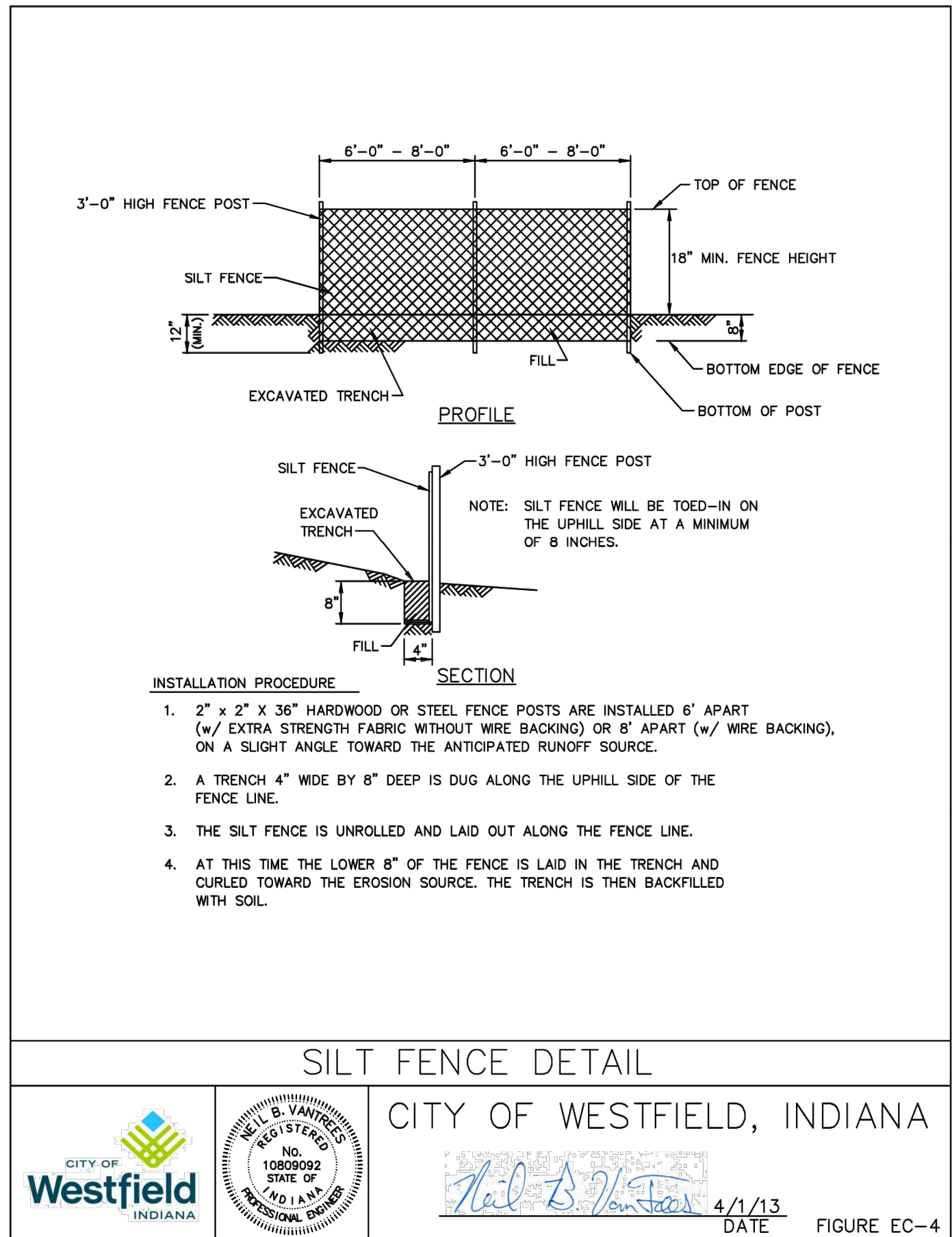
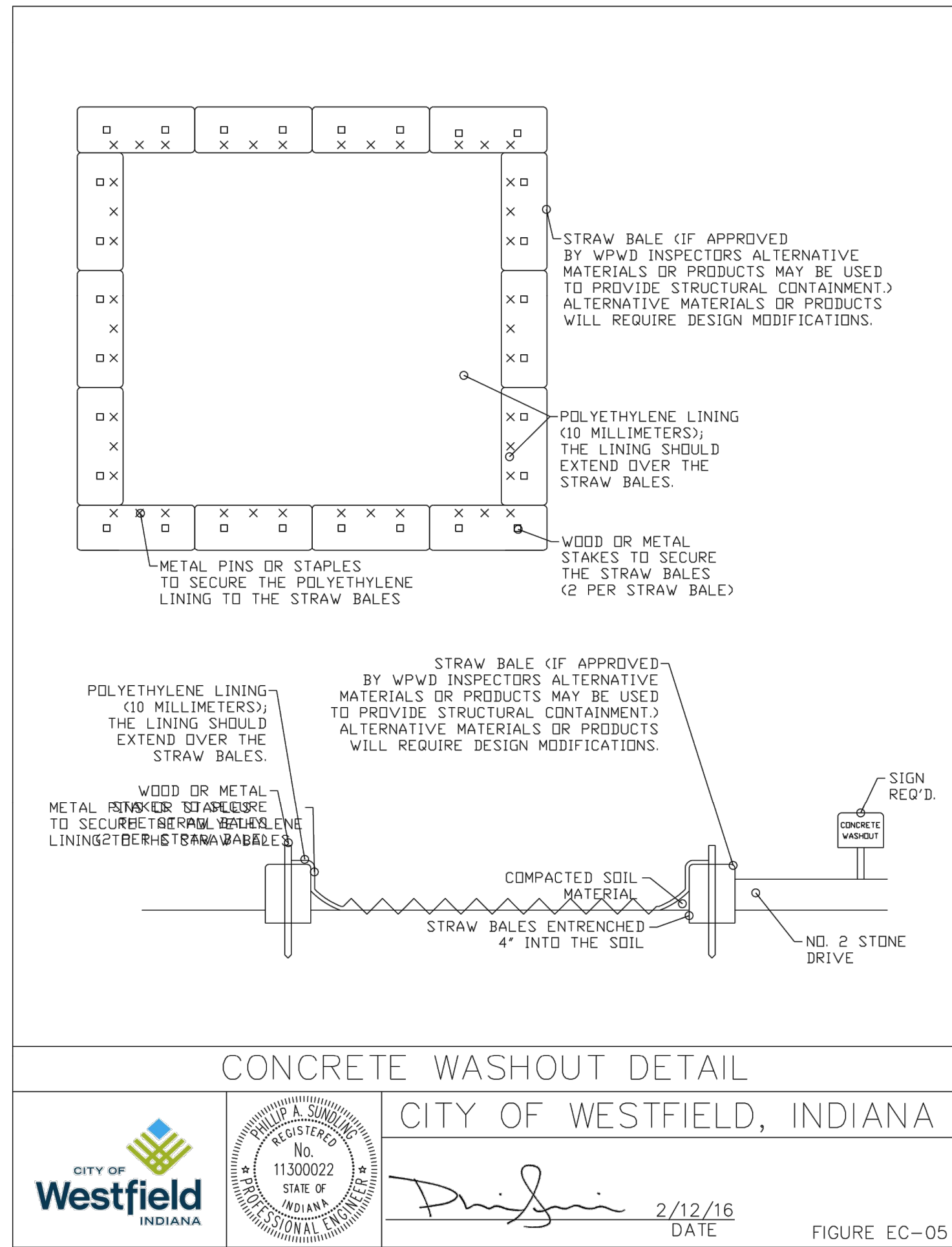
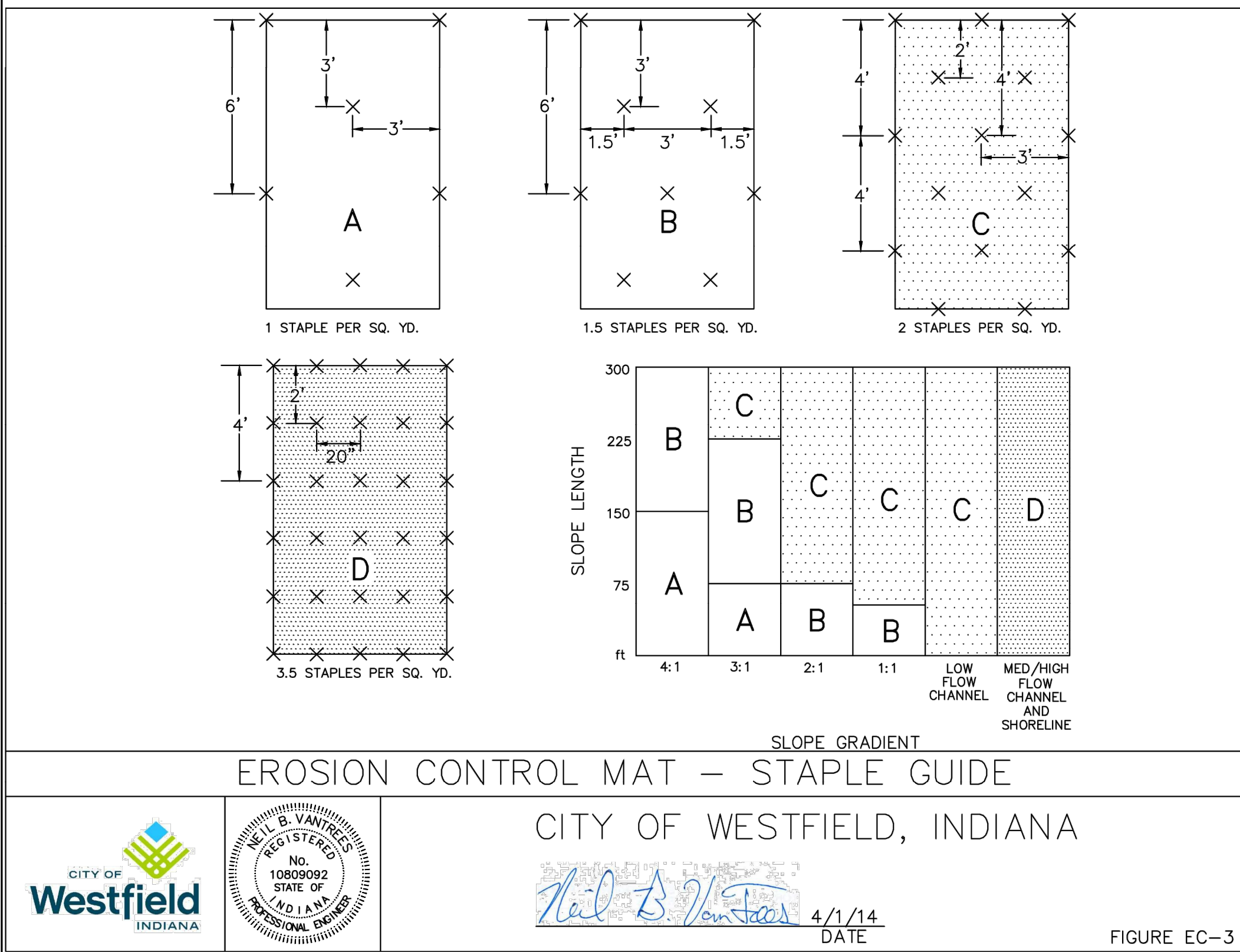
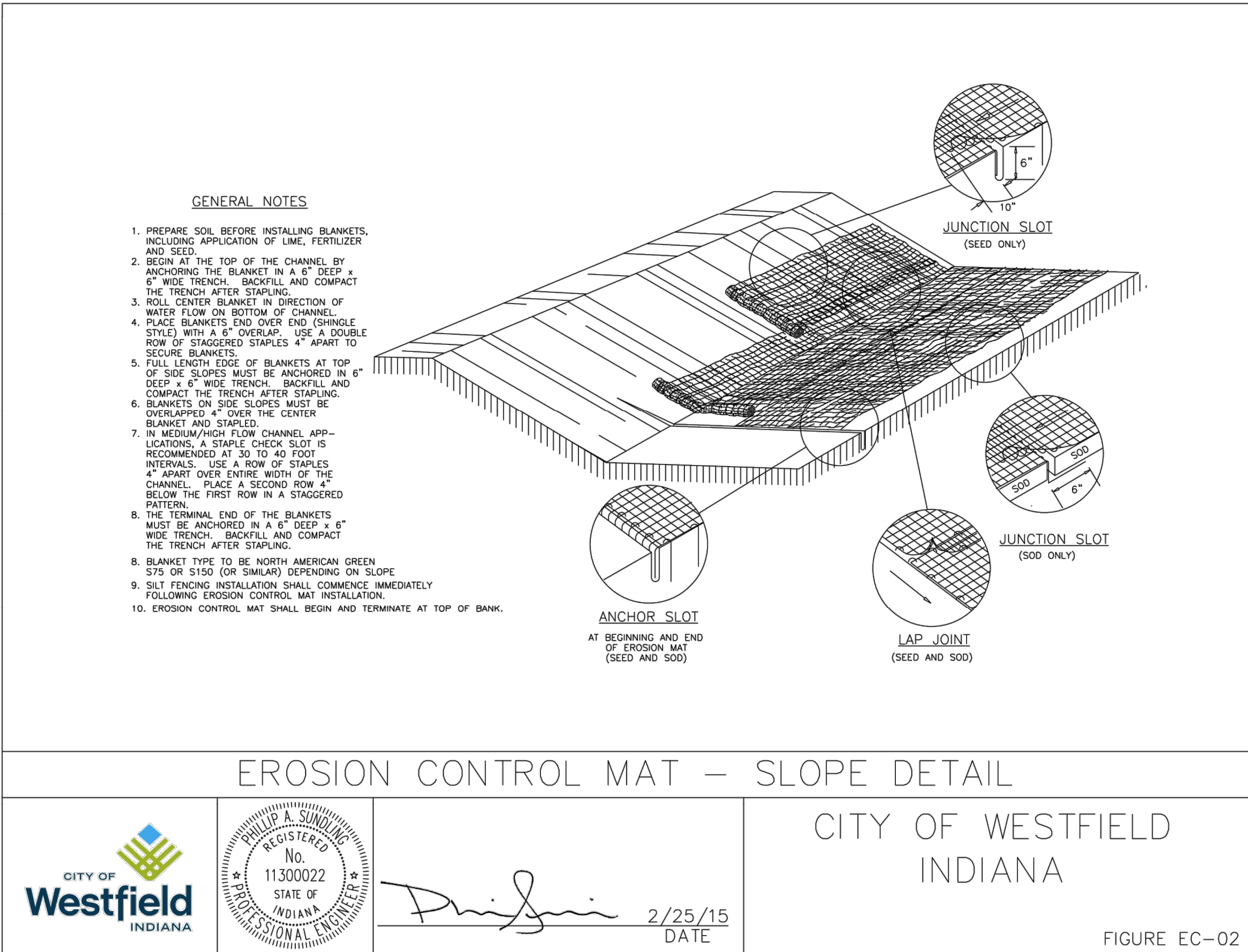
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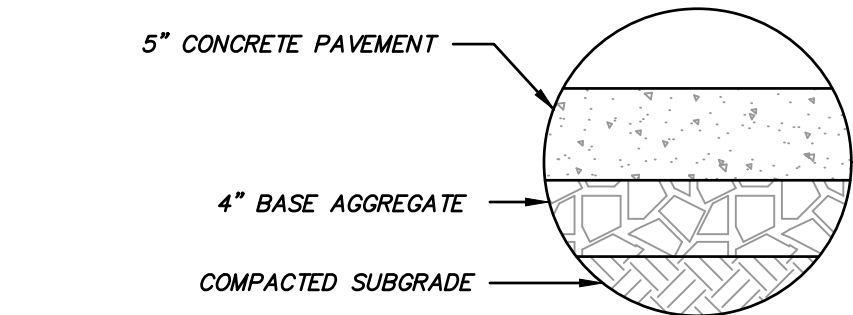
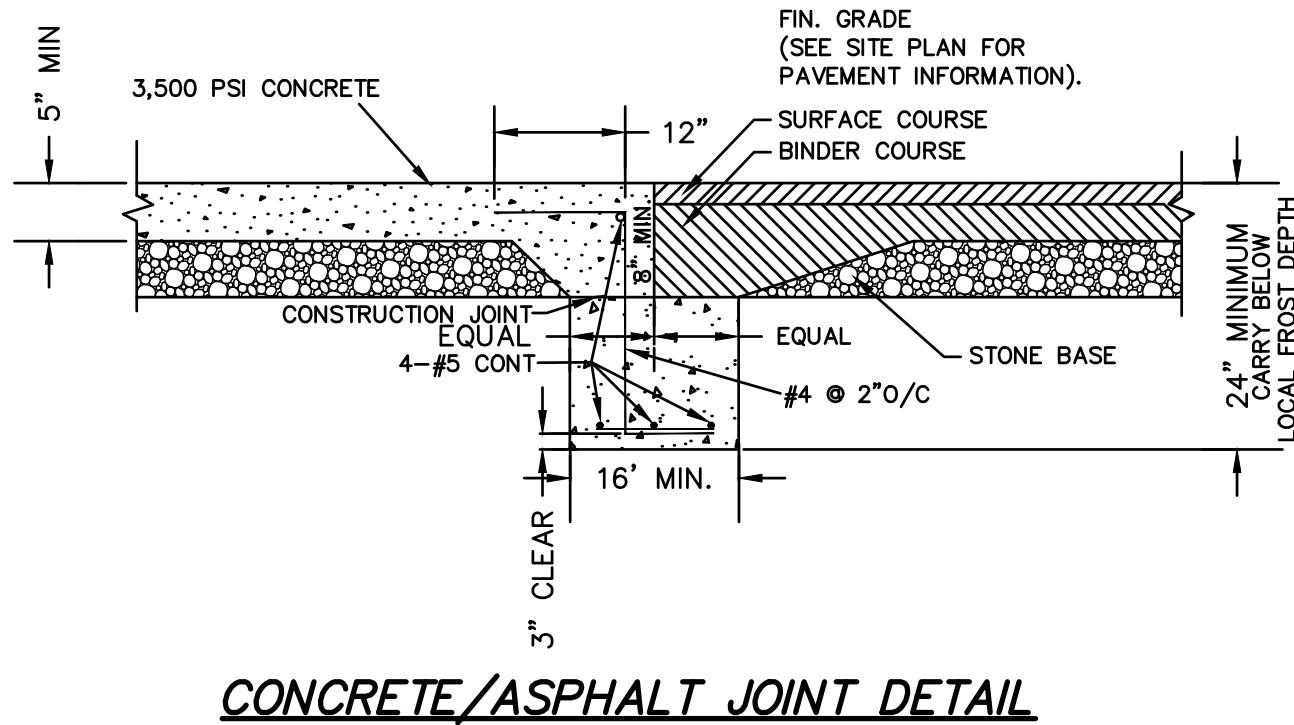
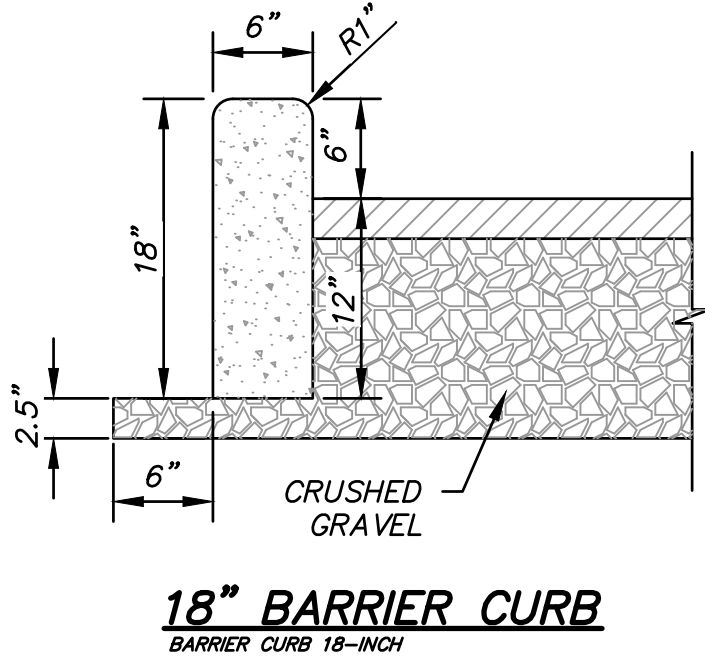
DISCOUNT TIRE - INI 11747 WESTFIELD, IN	
UTILITY PLAN	
PRELIMINARY REVIEW DOCUMENTS NOT FOR CONSTRUCTION	
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DATE: 09/14/2018	
SCALE: 1" = 20'	
JOB NO. 3180270	
PROJECT MANAGER: TODD MOSHER	
DESIGNED BY: TJG	
CHECKED BY: JAH	
SHEET NUMBER C400	



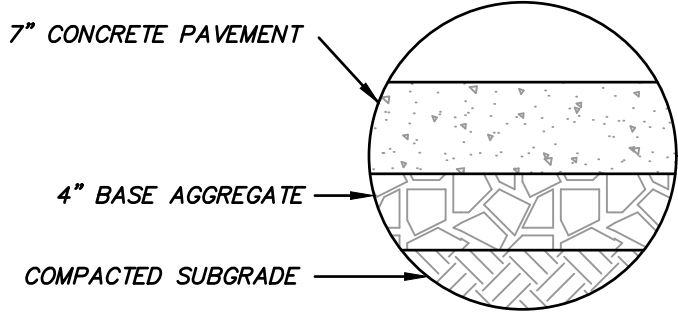
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1245 East Diehl Road, Suite 102 Naperville, IL 60563-4816 (630) 405-5722 rasmith.com	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
DISCOUNT TIRE - INI 11747	
WESTFIELD, IN	
EROSION CONTROL DETAILS	
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PROJECT MANAGER: TODD MOSHER	
DESIGNED BY: TJG	
CHECKED BY: JAH	
SHEET NUMBER	
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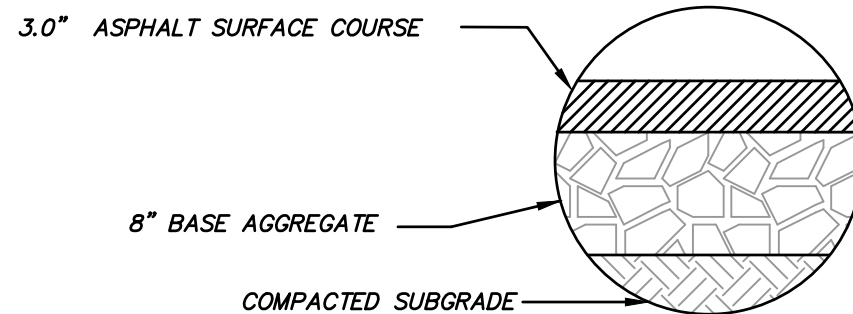
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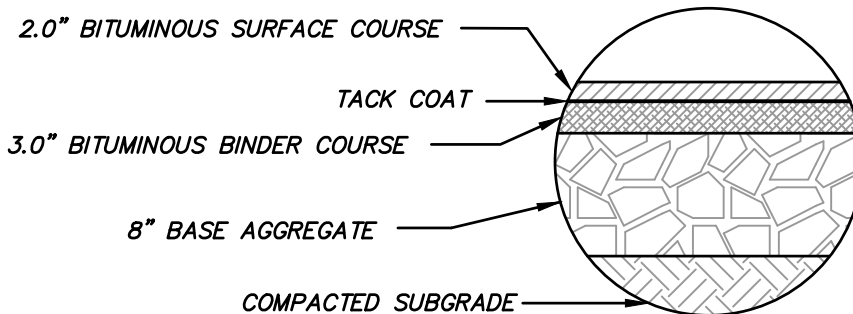
STANDARD CONCRETE SIDEWALK



HEAVY DUTY CONCRETE SECTION



STANDARD DUTY ASPHALT PAVEMENT SECTION



HEAVY DUTY ASPHALT PAVEMENT SECTION

NOTE: BASE AGGREGATE SHALL CONSIST OF 3/4" AGGREGATE WITH FINES MECHANICALLY COMPACTED IN 6" LIFTS.

NOTE: SEE THE GEOTECHNICAL REPORT (IF AVAILABLE) FOR ADDITIONAL INFORMATION. GEOTECHNICAL REPORT TAKES PRECEDENCE OVER THESE DETAILS.

DISCOUNT TIRE - INI 11747
WESTFIELD, IN

SITE DETAILS

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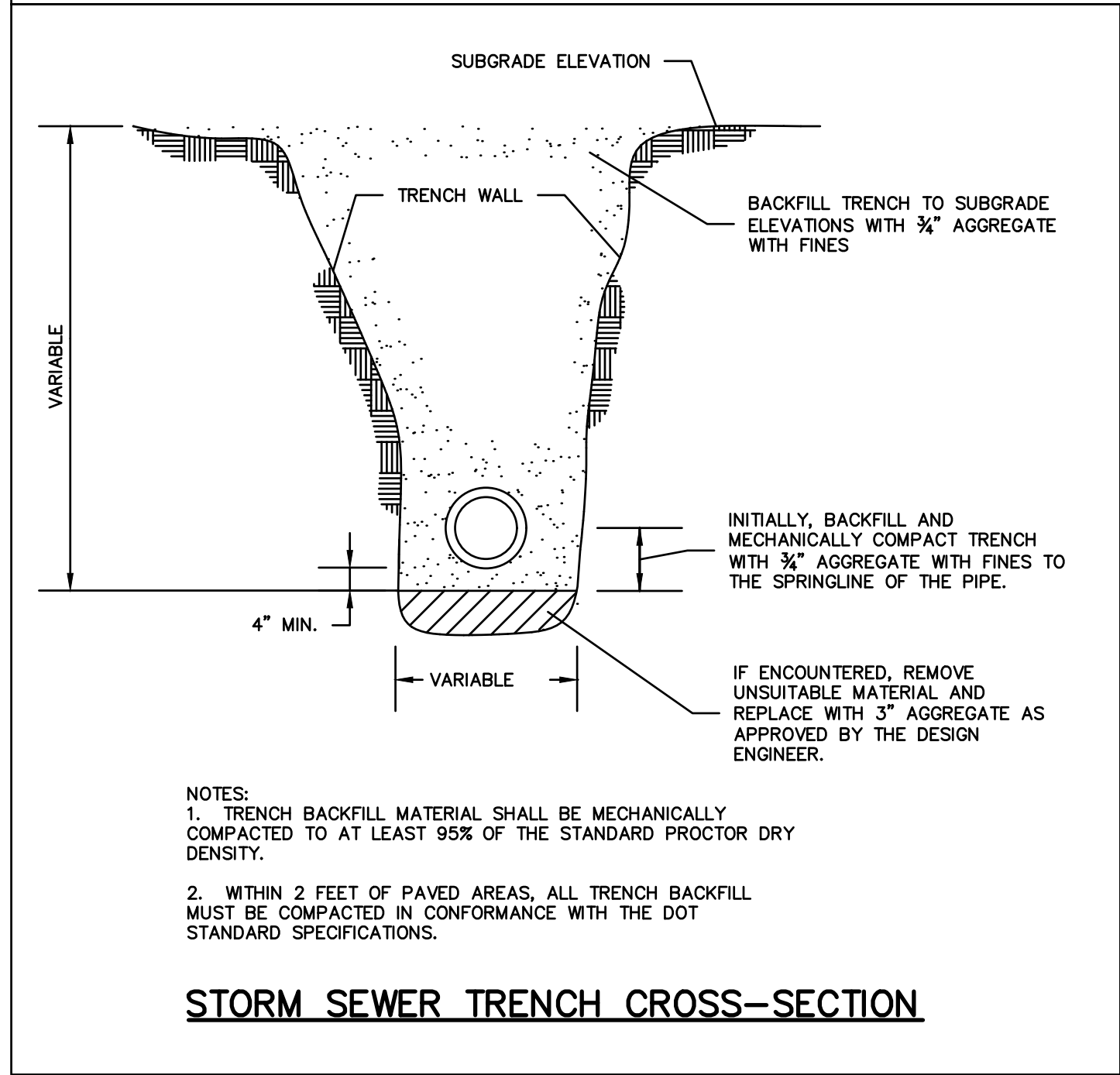
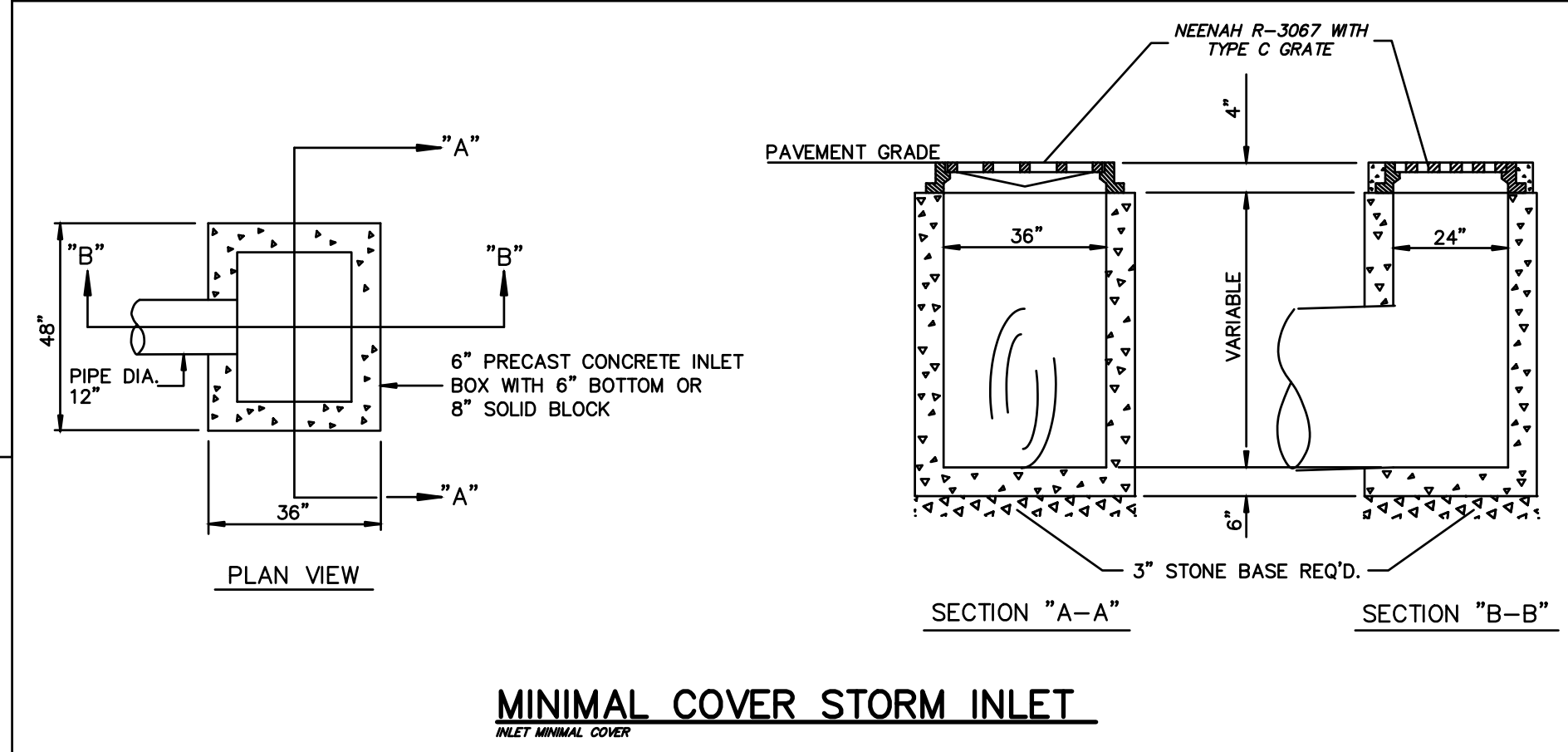
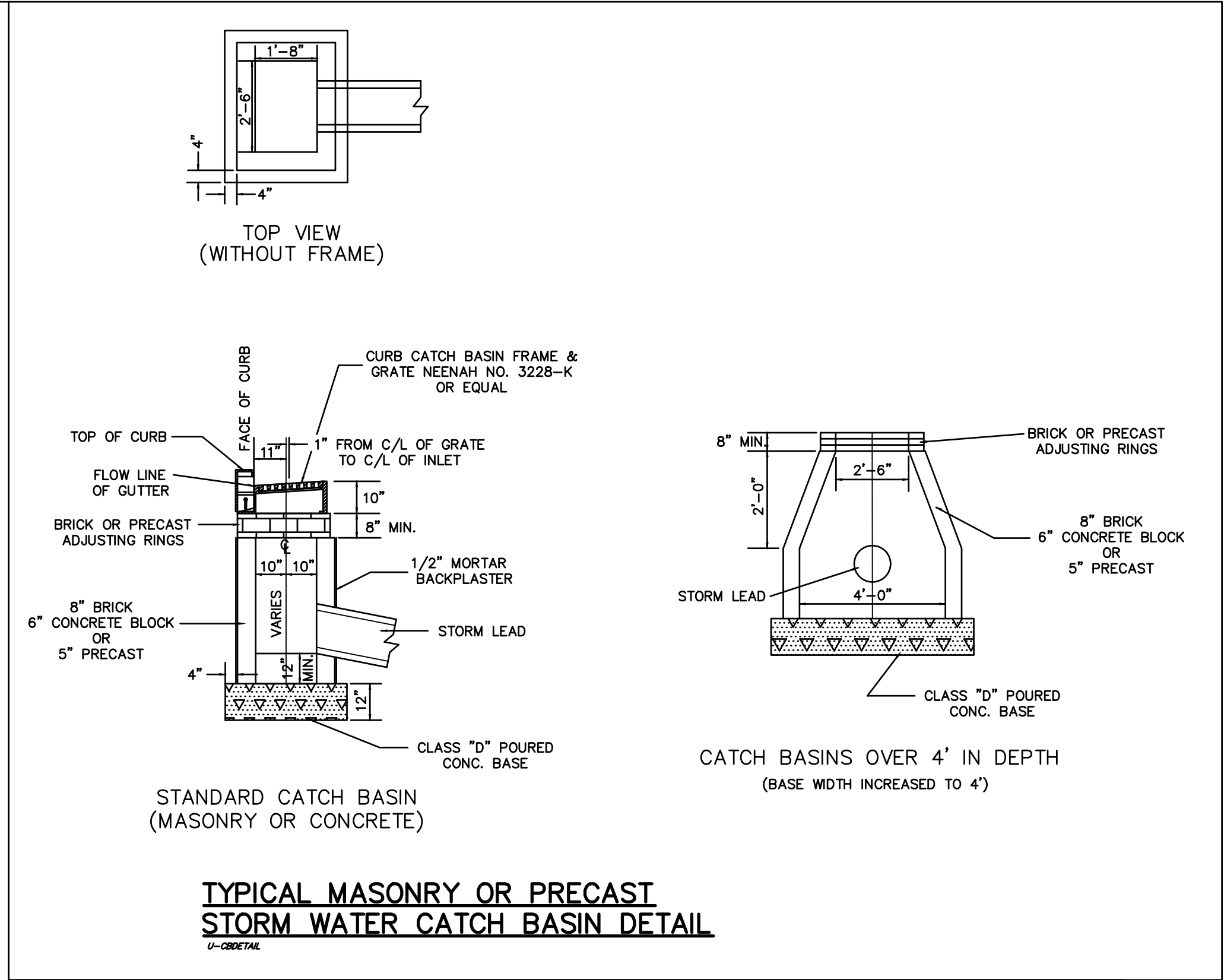
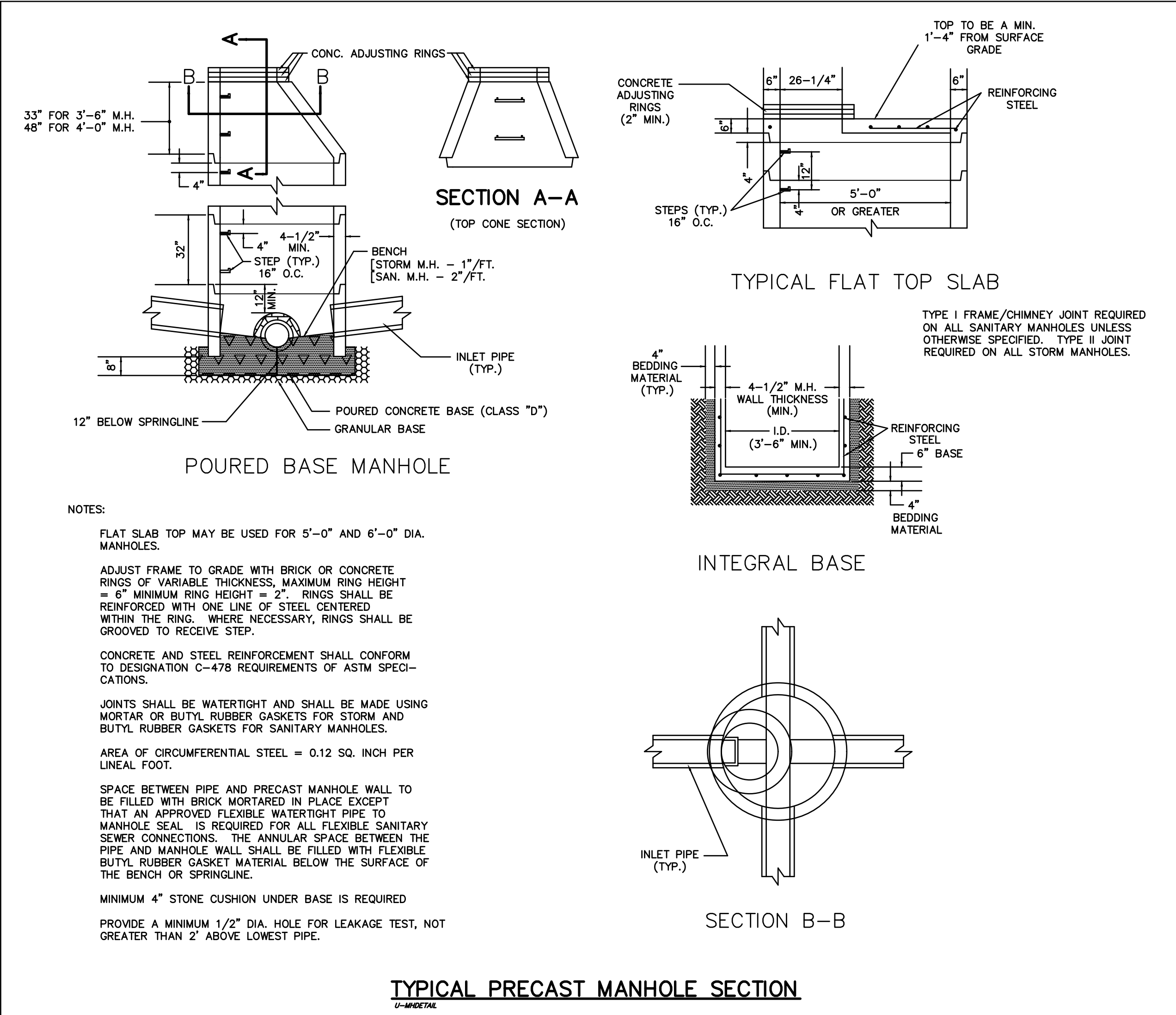
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(630) 405-5722
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

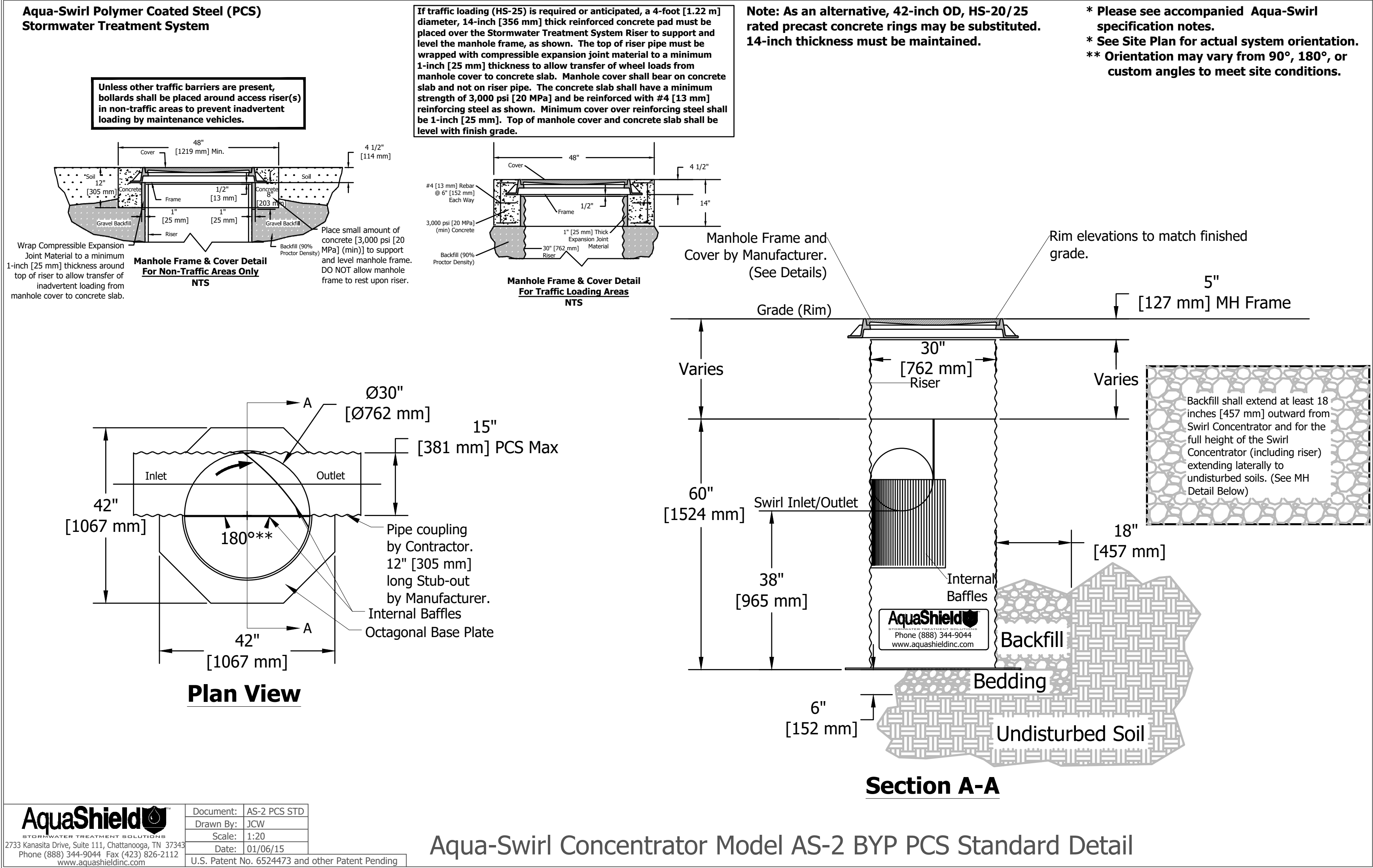
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

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C502	



AQUA-SWIRL™ PCS SPECIFICATION NOTES

- Manufacturer shall be responsible for complete assembly of Swirl Concentrator.
- Polymer Coated Steel (PCS) Swirl Concentrator shall be fabricated from polymer pre-coated steel sheet for corrugated steel pipe, and shall comply with ASTM A 760 and ASTM A 742.
- Stub outs and internal components shall be supplied by manufacturer and MIG welded using accepted welding practices.
- Manufacturer shall supply direct access to Swirl Concentrator via 30-inch ID riser(s). Riser should not be field cut by Contractor, Riser should maintain its finish cut length as supplied by manufacturer to match final grade per approved site elevations (as indicated on approved shop drawing). If necessary to extend riser, Contractor should use adjusting rings to bring top of structure to grade.
- Contractor shall supply pipe couplings to and from Swirl Concentrator, which shall be Mar-Mac, Fernco, or Mission style flexible boot with stainless steel tension bands and shear guard. **Mar-Mac couplings should be used for connections to corrugated plastic pipe and are recommended for pipe 24" ID and up.** Mar Mac can be reached at: 877-962-7622, or: cort.calk@marmac.com.
- Contractor shall prepare excavation and off-load Aqua-Swirl. Contractor is responsible for bedding and backfill around Aqua-Swirl as detailed on site plan (see notes 11 and 12). Contractor shall inspect AquaSwirl for any exposed metal (scratches or other damage to the polymer coating). This must be recoated using the touch up kit supplied with each PCS unit prior to installation or placement of backfill.
- Manufacturer shall supply standard manhole frame(s) and cover(s). (Traffic rated H20)
- Where traffic loading (H-20) is required or anticipated, a 4-foot diameter, 14-inch thick reinforced concrete pad must be placed over the Swirl Concentrator to support and level the manhole frame. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi and be reinforced with #4 reinforcing steel (per drawing). Minimum cover over reinforcing steel shall be 1-inch. Top of manhole cover and concrete slab shall be level with finish grade.
- Unless other traffic barriers are present, bollards shall be placed around access risers in non-traffic areas to prevent inadvertent loading by maintenance vehicles. Sample of typical bollard installation detail and recommended locations of bollards around the Swirl Concentrator can be provided upon request.
- Where high groundwater elevations are present or anticipated, Contractor shall supply concrete anti-floatation pad underneath and poured over the octagonal base plate of the swirl (see Anti-Floatation Base Detail) to prevent buoyancy and base plate deflection (details, if necessary, available upon request).
- Excavation and Bedding** - The trench and trench bottom shall be constructed in accordance with ASTM A 798 Section 5, Trench Excavation, Section 6, Foundation, and Section 7, Bedding. The PCS Swirl Concentrator shall be installed on a stable base consisting of at least 6-inches of fine, readily compacted soil or granular fill material, and compacted to 95% proctor density. Bedding shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. All required safety precautions for Swirl Concentrator installation are the responsibility of the Contractor and shall be per OSHA approved methods.
- Backfill Requirements** - Backfill materials shall be fine, readily compacted soil or granular fill material, and compacted to 90% proctor density. Processed granular materials with excellent structural characteristics are preferred. Coarse grained soils of USCS Groups GW, GP, GM, GC, SW, and SP as described in ASTM D 2487 are generally acceptable materials when compacted to 90% proctor density. Backfill shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. Backfilling shall conform to ASTM A 798, Section 10, Structural Backfill Placement. Backfill shall be placed in 6 to 12 inch layers or "lifts" and compacted before adding the next lift. Backfill shall extend at least 18 inches outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser(s)) extending laterally to undisturbed soils.

DISCOUNT TIRE - INI 11747
WESTFIELD, IN

UTILITY DETAILS

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R.A. Smith, Inc.
DATE: 09/14/2018
SCALE: NTS
JOB NO. 3180270
PROJECT MANAGER:
TODD MOSHER
DESIGNED BY: TJG
CHECKED BY: JAH
SHEET NUMBER

C503

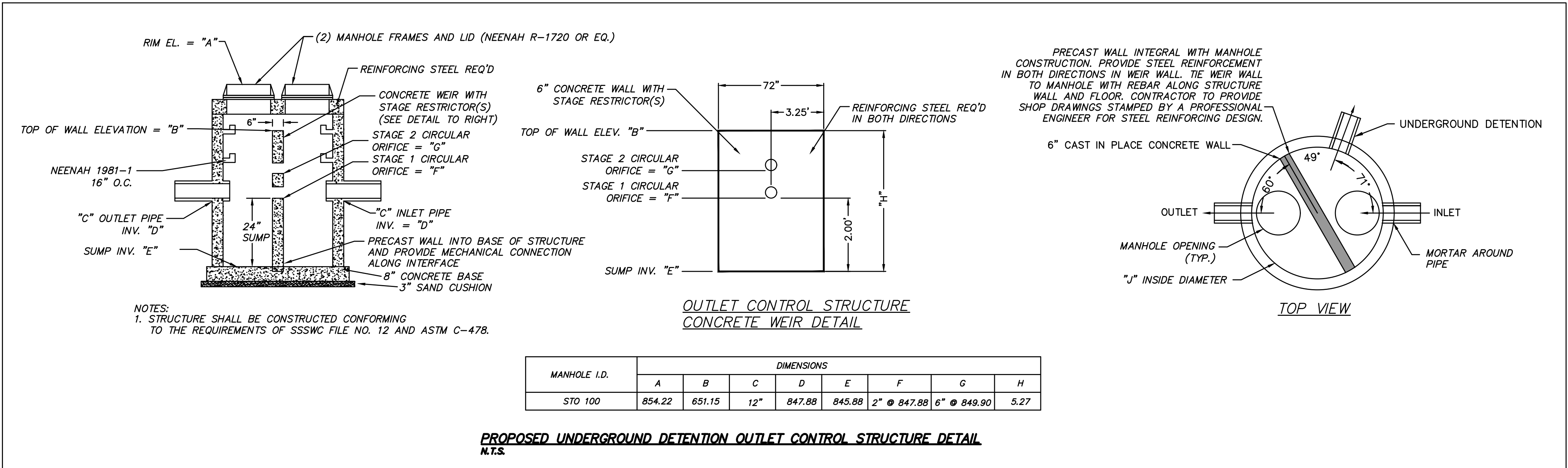
DESCRIPTION

DATE

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raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA



SPECIFICATIONS

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL 811 OR GO ONLINE AT 811NOW.COM TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. SUBMITTALS:
A) SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR SHOWN IN THE PLANS OR PART OF THE WORK TO BE COMPLETED THAT WILL BE CONSIDERED PART OF WORK ON A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR IF REQUIRED BY THE CITY ENGINEER. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
B) CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5-20 (5 FOR PRIVATE, 20 FOR PUBLIC) WORKING DAYS FOR SUBMITTAL REVIEW. C) IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.

B. PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE INDIANA D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (*-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SUPERPAVE (E-**) IN ACCORDANCE WITH SECTION 400 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 400 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE PG(**), AND LOWER LAYERS SHALL BE PG(***)
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (****), AND THE LOWER LAYER PAVEMENT SHALL BE (****).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.050-0.070 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 500 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS: (CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, AND CONCRETE SIDEWALKS)
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 400 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
FIRE LANES: PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

C. GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE INDIANA D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

D. PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL ORDINANCES AND SPECIFICATIONS AS WELL AS ANY JURISDICTIONAL AGENCY HAVING AUTHORITY OVER THE PROJECT..
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:

STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

STORM SEWER PIPE FROM 12" TO 24" SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNUULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.

STORM SEWER PIPE 10" AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D-3034, SDR 35, WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D-3212.
- C) REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
- TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.
- INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE CAST REINFORCED CONCRETE, ASTM C-478.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:

SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.
- TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS
7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

WATER SERVICE SHALL BE PVC, SDR-18, CLASS 235, AWWA C-900, WITH ELASTOMERIC JOINTS (ASTM D-3139), WITH A VALVE AT THE SUPPLY MAIN.
- WATER SERVICE SHALL BE DUCTILE IRON (DI), ASTM A-377, WITH ELASTOMERIC JOINTS (AWWA C-111), WITH A VALVE AT THE SUPPLY MAIN.
- WATER SERVICE SHALL BE COPPER, TYPE "K", WITH A VALVE AT THE SUPPLY MAIN.
- ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-111.
- HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C-509, AND SHALL BE INSTALLED WITH AN ADJUSTABLE VALVE BOX AND COVER MARKED "WATER".
- TRENCH SECTION SHALL CONFORM TO SECTION 4.3.C, FILE NO. 38 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(11)(h)(1). TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

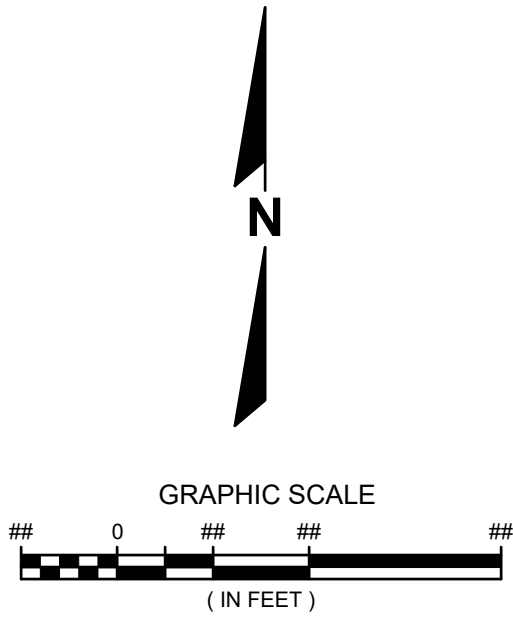
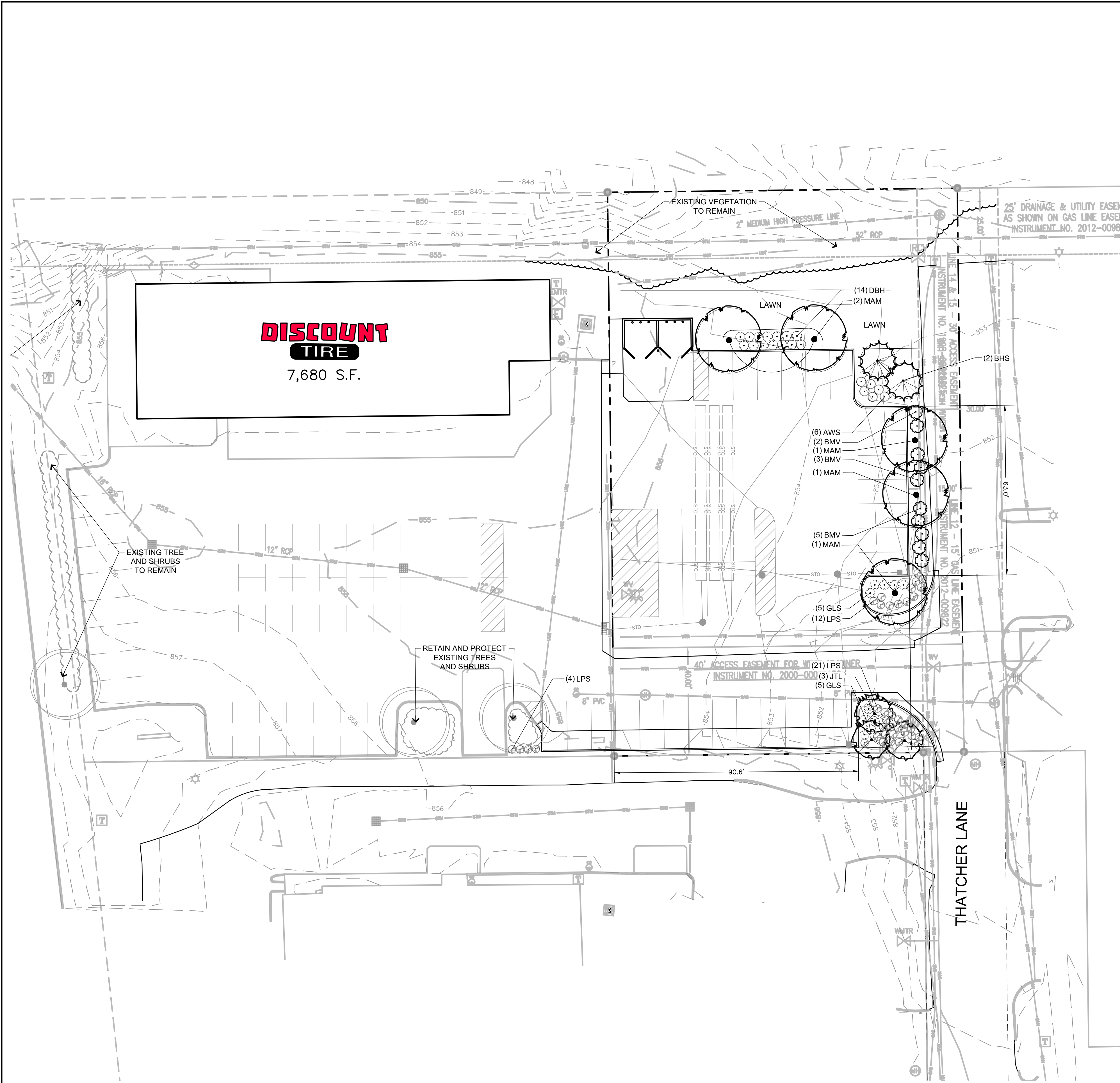
E. EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING IDEM NPDES DISCHARGE PERMITS (IF APPLICABLE), AND THE CITY OF WESTFIELD EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE IDEM NPDES GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH APPLICABLE IDEM TECHNICAL STANDARDS.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO THE IDEM STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH IDEM TECHNICAL STANDARD.
8. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
9. DEWATERING:
A) ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH IDEM TECHNICAL STANDARDS PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
B) PROVIDE DEWATERING PLAN FOR SITE DEWATERING THAT EXPLAINS AND ILLUSTRATES THE PROCESS USED IN EACH SCENARIO.
C) DESIGN AND PROVIDE DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE TO ELIMINATE WATER ENTERING THE EXCAVATION UNDER HYDROSTATIC HEAD FROM THE BOTTOM OR SIDES. DESIGN SYSTEM TO PREVENT DIFFERENTIAL HYDROSTATIC HEAD, WHICH WOULD RESULT IN FLOATING OUT SOIL PARTICLES IN A MANNER, TERMED AS A "QUICK" OR "BOILING" CONDITION. SYSTEM SHALL NOT BE DEPENDENT SOLELY UPON SUMPS OR PUMPING WATER FROM WITHIN THE EXCAVATION WHERE DIFFERENTIAL HEAD WOULD RESULT IN A QUICK CONDITION, WHICH WOULD CONTINUE TO WORSEN THE INTEGRITY OF THE EXCAVATION'S STABILITY. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO PREVENT GROUND AND SURFACE WATER FLOW INTO THE EXCAVATION AND TO ALLOW WORK TO BE INSTALLED IN A DRY CONDITION.
D) CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF THE WATER.
E) CONFINE DISCHARGE PIPING OR DITCHES TO AVAILABLE EASEMENT OR TO ADDITIONAL EASEMENT OBTAINED BY CONTRACTOR. PROVIDE NECESSARY PERMITS OR EASEMENTS.
F) CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION UTILIZING WELLS, WELLPOINTS, JET EJECTOR, OR SIMILAR POSITIVE METHODS. THE WATER LEVEL AS MEASURED BY PIEZOMETERS SHALL BE MAINTAINED A MINIMUM OF 3 FEET BELOW PREVAILING EXCAVATION LEVEL.
G) COMMENCE DEWATERING PRIOR TO ANY APPEARANCE OF WATER IN EXCAVATION AND CONTINUE UNTIL WORK IS COMPLETE TO THE EXTENT THAT NO DAMAGE RESULTS FROM HYDROSTATIC PRESSURE, FLOTATION, OR OTHER CAUSES.
H) OPEN PUMPING WITH SUMPS AND DITCHES WILL BE ALLOWED PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES.
I) CONTROL GRADING AROUND EXCAVATIONS TO PREVENT SURFACE WATER FROM FLOWING INTO EXCAVATION AREAS OR INTO PROPOSED UTILITY TRENCHES.
J) DEWATERING SHALL BE A CONTINUOUS OPERATION. INTERRUPTIONS DUE TO POWER OUTAGES, OR ANY OTHER REASON WILL NOT BE PERMITTED.
K) CONTINUOUSLY MAINTAIN EXCAVATION IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL CRITICAL PERIOD OF CONSTRUCTION OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES & UNDERGROUND DETENTION SYSTEM FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
L) PROVIDE STANDBY EQUIPMENT ON SITE, INSTALLED, WIRED, AND AVAILABLE FOR IMMEDIATE OPERATION IF REQUIRED TO MAINTAIN DEWATERING ON A CONTINUOUS BASIS IN THE EVENT ANY PART OF THE SYSTEM BECOMES INADEQUATE OR FAILS. IF DEWATERING REQUIREMENTS ARE NOT SATISFIED DUE TO INADEQUACY OR FAILURE OF DEWATERING SYSTEM, PERFORM SUCH WORK AS MAY BE REQUIRED TO RESTORE DAMAGED STRUCTURES AND FOUNDATION SOILS AT NO ADDITIONAL COST TO OWNER.
M) SYSTEM MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO 24-HOUR SUPERVISION BY PERSONNEL SKILLED IN THE OPERATION, MAINTENANCE, AND REPLACEMENT OF SYSTEM COMPONENTS, AND ANY OTHER WORK REQUIRED TO MAINTAIN EXCAVATION IN DEWATERED CONDITION.
N) UPON COMPLETION OF THE WORK, REMOVE DEWATERING EQUIPMENT FROM THE SITE, INCLUDING RELATED TEMPORARY ELECTRICAL SERVICE.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH APPLICABLE IDEM TECHNICAL STANDARDS.
11. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
12. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH APPLICABLE IDEM TECHNICAL STANDARDS.
13. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDD AREAS WILL BE FERTILIZED, RESEEDD AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DESCRIPTION	DATE	1245 East Diehl Road, Suite 102 Naperville, IL 60563-4816 (630) 405-5722 rasmith.com		raSmith CREATIVITY BEYOND ENGINEERING		1245 East Diehl Road, Suite 102 Naperville, IL 60563-4816 (630) 405-5722 rasmith.com		Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
DISCOUNT TIRE - INI 11747		WESTFIELD, IN		SPECIFICATIONS					
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R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MAM	5	Marmo Freeman Maple	Acer freemanii 'Marmo'	3" CAL	B&B	Full, matching heads
BHS	2	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground
JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	14	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
GLS	10	Gro-Low Fragrant Sunac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
AWS	6	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	
LPS	37	Little Princess Spiraea	Spiraea x japonica 'Little Princess'	15" HT	CONT.	
BMV	10	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	3' HT	B&B	

LANDSCAPE CALCULATIONS

WESTFIELD - WASHINGTON TOWNSHIP
UNIFIED ORDINANCE
LOT SIZE: 8,145 SF (0.19 ACRES)

J. STREET TREES - NA

K. MINIMUM LOT LANDSCAPE REQUIREMENTS
10 SHADE TREES PER ACRE REQUIRED
0.19 x10 = 2 SHADE TREES REQUIRED
10 EVERGREEN TREES PER ACRE REQUIRED
0.19 x10 = 2 EVERGREEN TREES REQUIRED
25 SHRUBS PER ACRE REQUIRED
0.19 x 25 = 5 SHRUBS REQUIRED

L. FOUNDATION PLANTINGS - NA

M. EXTERNAL STREET FRONTAGE - NA

N. BUFFER YARD - NA

O. PARKING AREA - 12,670 SF INTERIOR PARKING:
1. 7.5% OF PARKING AREA TO BE ISLANDS
12,670 x .075 = 951 SF REQUIRED
951 SF PROVIDED
2. 1 TREE AND 4 SHRUBS PER ISLAND
AND 100% GROUND COVER REQUIRED
AND PROVIDED

PERIMETER PARKING:
1. MINIMUM OF 5 FT WIDTH ALONG PERIMETER
2. 1 TREE PER 30 LF AND 1 SHRUB PER 3LF

NORTH: 60 LF
60/30 = 2 TREES AND 20 SHRUBS REQUIRED
2 TREES AND 20 SHRUBS PROVIDED

EAST: 163 LF
63/30 = 3 TREES AND 21 SHRUBS REQUIRED
3 TREES AND 27 SHRUBS PROVIDED

SOUTH: 90 LF
90/30 = 3 TREES AND 30 SHRUBS REQUIRED
3 TREES AND 30 SHRUBS PROVIDED



CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WESTFIELD EROSION CONTROL ORDINANCE, THE INDIANA IDEM STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION

DATE

1245 East Diehl Road, Suite 102
Naperville, IL 60563-4816
(630) 405-5722
rasmith.com

raSmith

CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - INI 11747
WESTFIELD, IN

LANDSCAPING PLAN

PRELIMINARY REVIEW
DOCUMENTS

NOT FOR
CONSTRUCTION

© COPYRIGHT 2018
R.A. Smith, Inc.

DATE: 09/14/2018

SCALE: 1" = 20'

JOB NO. 3180270

PROJECT MANAGER:
TODD MOSHER

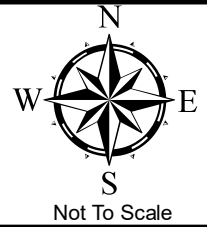
DESIGNED BY: TJG

CHECKED BY: JAH

SHEET NUMBER
LS100



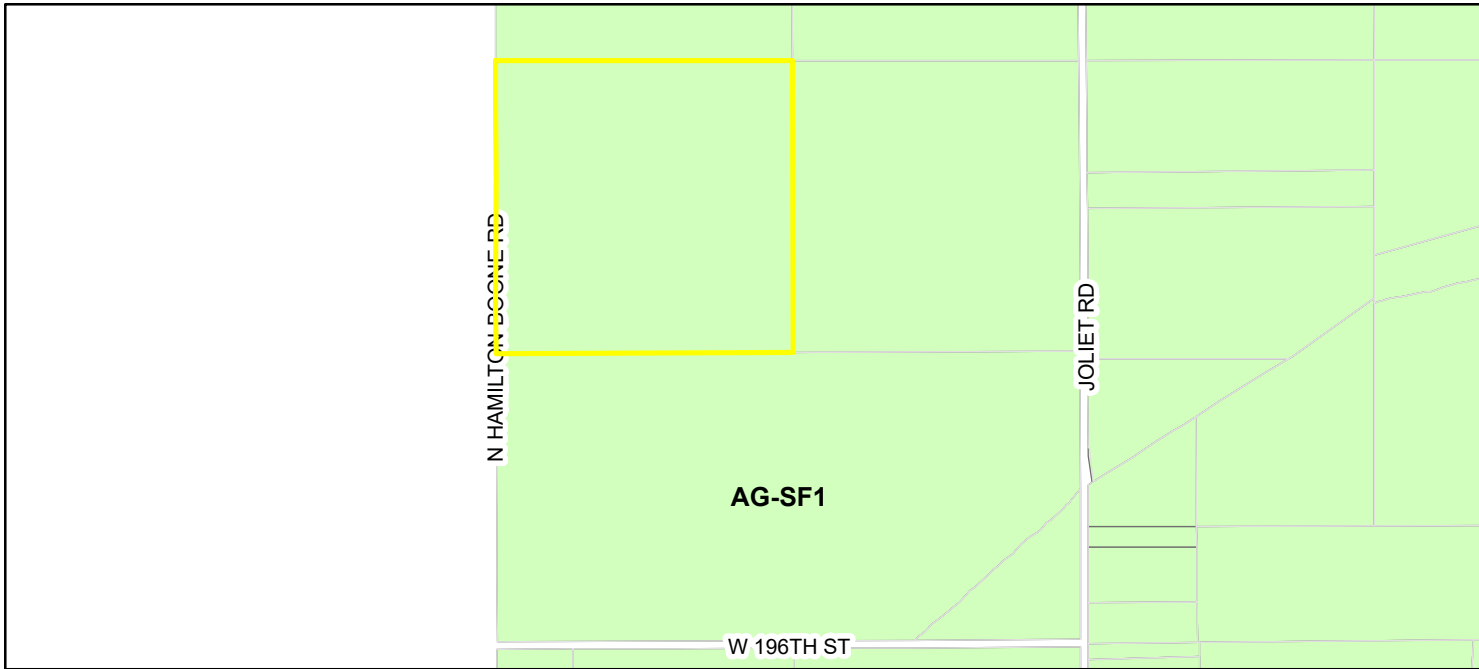
Property Location Map
Stuckey Farm PUD
Planned Unit Development
1810-PUD-27



Aerial Location Map



Zoning Map



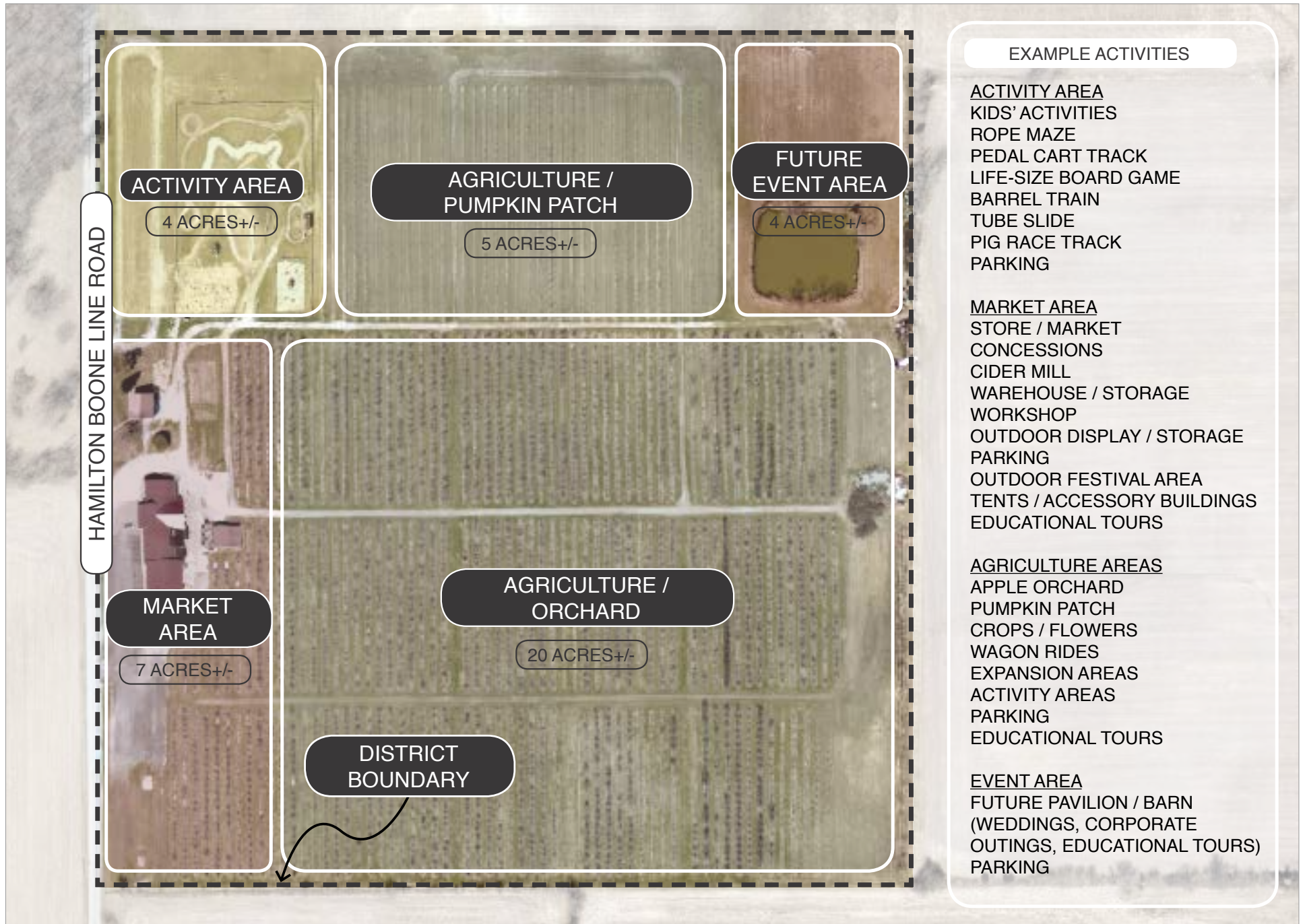


EXHIBIT B: CONCEPT PLAN
STUCKEY FARM ORCHARD AND CIDER MILL
PLANNED UNIT DEVELOPMENT DISTRICT





EXHIBIT C-1: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C-2: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NUMBER 18-39

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-27**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-27** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Special Events: The use of the Real Estate for activities and events that typically include cultural (e.g., weddings), community (e.g., educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g., festivals), and other similar uses.
- 2.2 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent and ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use permit.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan illustrates the general character and example activities within the District. The location of improvements and activities are not limited to the Concept Plan; rather, new improvements and uses shall be permitted throughout the District and shall be subject to the terms and conditions of this Ordinance.

Section 4. Legally Established Pre-Existing Improvements. The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the “Existing Character Exhibit”), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the “Existing Improvements”). Existing Improvements may continue after the effective date of this Ordinance. Substantial modifications to Existing Improvements on the Real Estate, including any new building construction,

new sign permits, major building renovations, or major site plan changes shall comply with the standards set forth in this Ordinance. Repair, maintenance, restoration, minor building renovations, and/or minor site plan changes of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance; however, minor building renovations and/or minor site plan changes shall comply with the Minimum Building Setbacks Lines in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the AG-SF1: Agriculture / Single-Family Rural District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

6.1 Additional Uses: The following uses shall be permitted:

- A. Agritourism Use (or Agritainment Use), including related outdoor storage and display.
- B. Agricultural Use, including Agricultural Processing (e.g., cider mill) of on-site crops and related outdoor storage and display.
- C. Special Events.
- D. Temporary Use and Events.

6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:

- A. Special Exception Uses not otherwise permitted herein.

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

7.1 Minimum Building Setback Lines:

- A. Abutting External Street: Thirty (30) feet.
- B. District Perimeter Not Abutting Street: Thirty (30) feet.
- C. All Other: No minimum.

7.2 Minimum Building Separation: Twenty (20) feet.

7.3 Maximum Building Height: Twenty-five (25) feet; however, if a building has a minimum roof pitch of five (5) (vertical units) to twelve (12) (horizontal units), then the maximum Building Height shall be forty-five (45) feet (see also Article 6.6 Height Standards of the UDO).

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

8.1 Article 6.3 Architectural Standards: Shall not apply; rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that

are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit.

8.2 Article 6.8 Landscaping Standards: Shall not apply.

8.3 Article 6.14 Parking and Loading Standards: Shall not apply. New or expanded Parking Areas may include limited grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval by the Department of Public Works to ensure appropriate erosion control and drainage measures are in place.

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

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

10.1 Article 8.7 Pedestrian Network Standards. Shall not apply.

Section 11. **Processes & Permits.** The standards of Chapter 10 Processes & Permits shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Development Plan Review. New improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit or a Certificate of Compliance, if an Improvement Location Permit is not otherwise required for the proposed improvements. If improvements are determined by the Director to be substantial (e.g., new buildings intended for use by the public), then at the Director's determination, review by the Technical Advisory Committee may be required prior to approval.

[Remainder of page intentionally left blank.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-39** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-39**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-39**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Stuckey Farm Orchard and Cider Mill
19975 Hamilton Boone Co Rd
Sheridan, Indiana 46069

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 19, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING
40 ACRES.

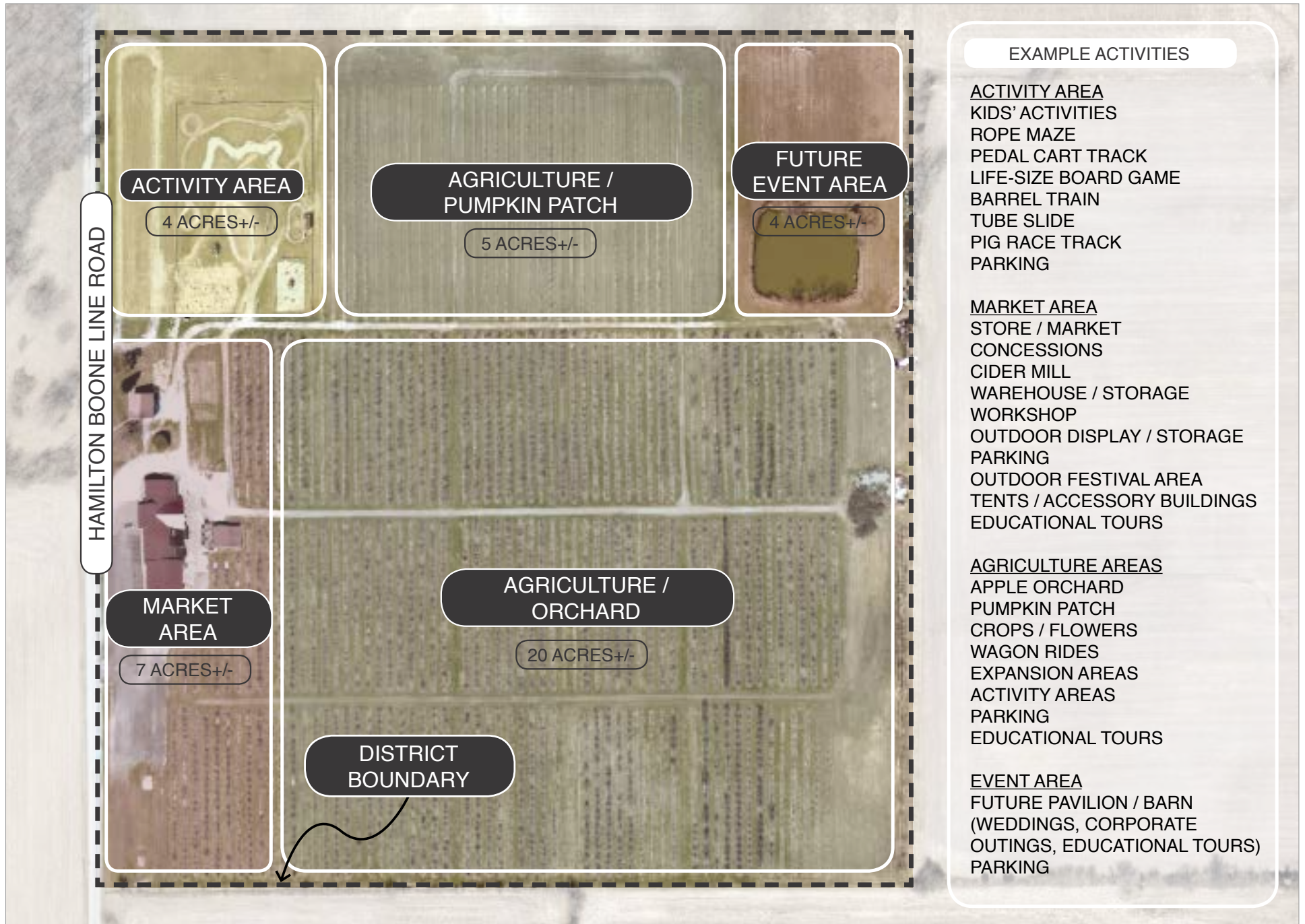


EXHIBIT B: CONCEPT PLAN
STUCKEY FARM ORCHARD AND CIDER MILL
PLANNED UNIT DEVELOPMENT DISTRICT





EXHIBIT C-1: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C-2: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT



Petition Number: 1810-SPP-15 & 1810-ODP-15

Project Name: Chatham Hills, Section 5

Subject Site Address: Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane (the "Property")

Petitioner: Chatham Hills, LLP

Representative: Chris Solutions by Design

Request: Overall Development Plan & Primary Plat review of 37 Single-Family detached lots on 184.614 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 184.614 +/-

Property History: Chatham Hills PUD, Ordinance 13-24

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development and Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is zoned Chatham Hills PUD District (Ordinance 13-24).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the September 18, 2018, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its September 18, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 1, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 184.614 acres +/- and is located south north of the intersection of Chatham Ridge Blvd. and Promontory Lane (see **Exhibit 2**). The property is currently zoned the Chatham Hills PUD District. Adjacent properties to the north and west are zoned the Chatham Hills PUD District. Adjacent properties to the south are zoned AG-SF1: Agriculture and Single-Family Rural District and the Chatham Hills PUD District. Adjacent property to the east is US Highway 31.

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

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

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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



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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Please see District Standards.

- 12) Legend and notes.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

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

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



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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

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

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

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

Comment: The Petitioner is coordinating with DNR to address outstanding issues.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.



24) Boundary lines of the property including all dimensions.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

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

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Please see District Standards for Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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



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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

36) Identify buildings proposed for demolition.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.

39) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)

a) Permitted Uses within District I (Section 7)

i) Single-Family Residential

ii) Golf Course and Club Uses

b) Bulk and Density Standards (Section 9)



c) District Subarea 1-A

- i) Minimum Lot Width – 120’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 15,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
- v) Maximum Number of Dwelling Units in Subarea – 1,500

d) District Subarea 1-B

- i) Minimum Lot Width – 120’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 15,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
- v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



e) District Subarea 1- C

i) Minimum Lot Width – 110’

ii) Minimum Lot Frontage – 30’

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

(1) Front—25’

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

(2) Side—8’

(3) Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

f) District Subarea 1-D

i) Minimum Lot Width – 105’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—30’



- v) Maximum Number of Dwelling Units in Subarea – 1,500
- g) District Subarea 1-E
 - i) Minimum Lot Width – 90’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 10,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- h) District Subarea 1-F
 - i) Minimum Lot Width – 80’
 - ii) Minimum Lot Frontage – 25’
 - iii) Minimum Lot Area – 10,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
 - v) Maximum Number of Dwelling Units in Subarea – 975
- i) District Subarea 1-G



- i) Minimum Lot Width – 70’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,750 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—5’
 - (3) Rear—10’
 - v) Maximum Number of Dwelling Units in Subarea – 600
- j) District Subarea 1-H
- i) Minimum Lot Width – 65’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,750 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—5’
 - (3) Rear—10’
 - v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
- i) Minimum Lot Width – 60’
 - ii) Minimum Lot Frontage – 20’



- iii) Minimum Lot Area – 7,500 SF
- iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—5’
 - (3) Rear—10’
- v) Maximum Number of Dwelling Units in Subarea – 600
- l) Maximum Density (number of dwellings) in District I – 1,500

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

Comment: Please see District Standards.

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

44) Architectural Standards (Article 6.3)

45) Building Standards (Article 6.4)

46) Fence Standards (Article 6.5)

47) Height Standards (Article 6.6)

48) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

- i) Preservation of Trees (Section 11.1 Ord. 13-24): 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.
- i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) Selection, Installation, and Maintenance of Plant Materials:

- i) Installation of Landscaping (Section 11.2 Ord. 13-24): 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).

c) General Landscape Design Standards:

- i) 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.

d) Detention and Retention Areas:

- i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

f) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.

g) External Street Frontage Landscaping

- i) Road Frontage Standards (Section 11.3 Ord. 13-24): 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.

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

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

- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) 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.
- iv) 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.
- v) 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).

2) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) 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.
 - ii) 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.
 - iii) 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: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- iv) 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: The Petitioner is coordinating with WPWD to address outstanding issues.

- v) Real or faux gas lights may be used without shielding.
- vi) 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).

3) Lot Standards (Article 6.10)

Comment: Please see District Standards.

4) Setback Standards (Article 6.16)

Comment: Please see comments in District Standards.

5) Vision Clearance Standards (Article 6.19)

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

- 1) Block Standards (Article 8.1)

Comment: Not applicable for golf course community.

- 2) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)

- a) Natural Areas (Section 12.1 Ord. 13-24): 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: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) Minimum Open Space (Section 12.2 Ord. 13-24): 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.

- 5) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) 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: The Petitioner is coordinating with WPWD to address outstanding issues.

6) Pedestrian Network Standards (Article 8.7)

- a) 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. (Section 15.1 Ord. 13-24).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) 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. (Section 15.2 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- c) 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. (Section 15.3 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

7) Storm Water Standards (Article 8.8)

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

9) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

- a) 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.

- b) **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.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- c) **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.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

10) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

11) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

12) Utility Standards (Article 8.13)

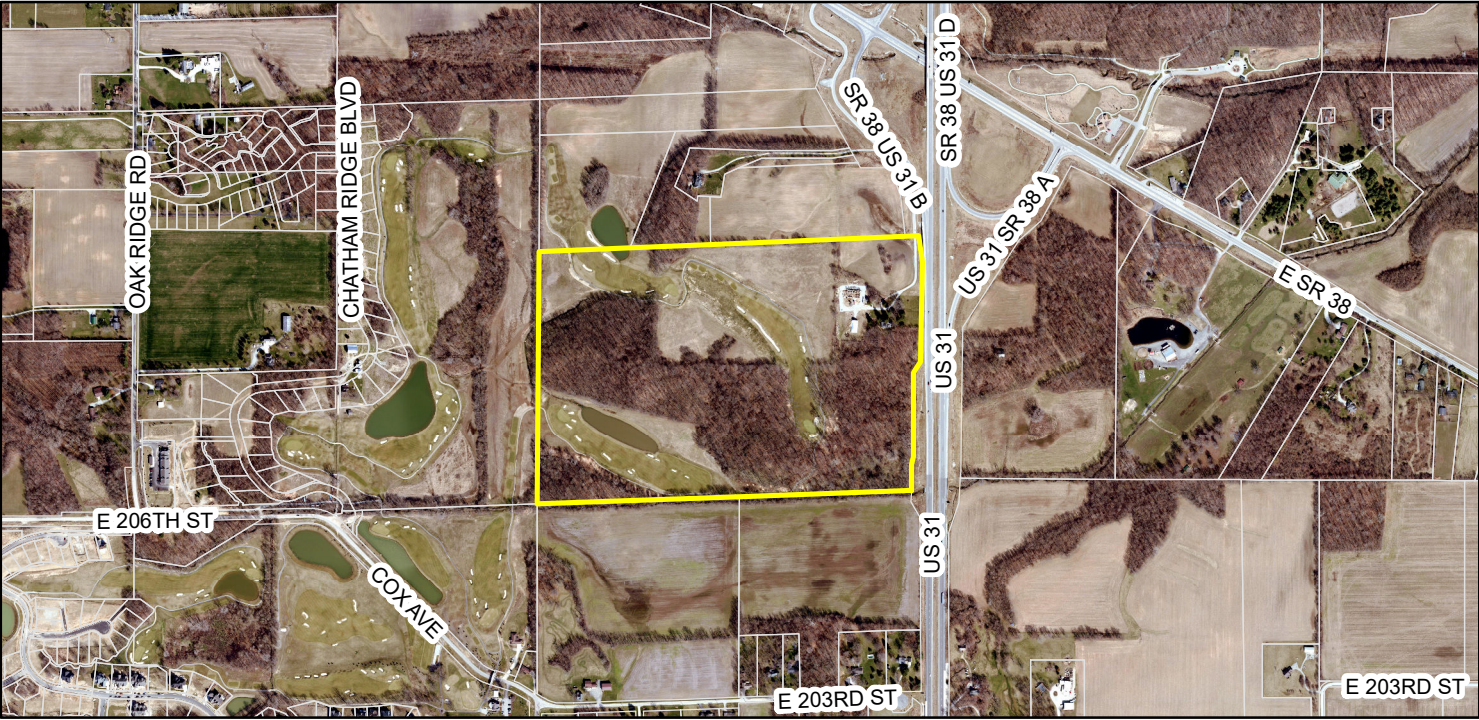
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.



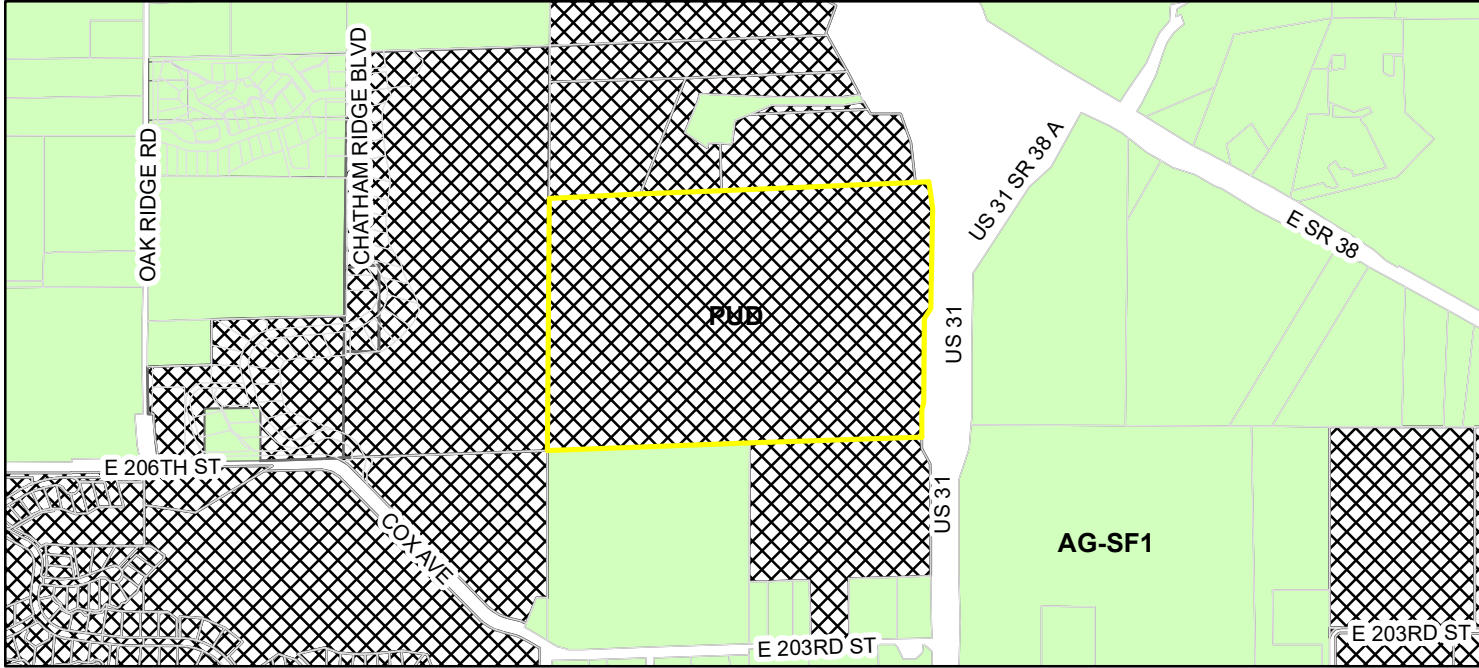
Property Location Map
Chatham Hills, Section 5
Overall Development Plan & Primary Plat
1810-ODP-15 & 1810-SPP-15



Aerial Location Map



Zoning Map



Parcel Zoning

Zoning - All AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

 CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, IN 46074

CONTACT: STEVE HENKE



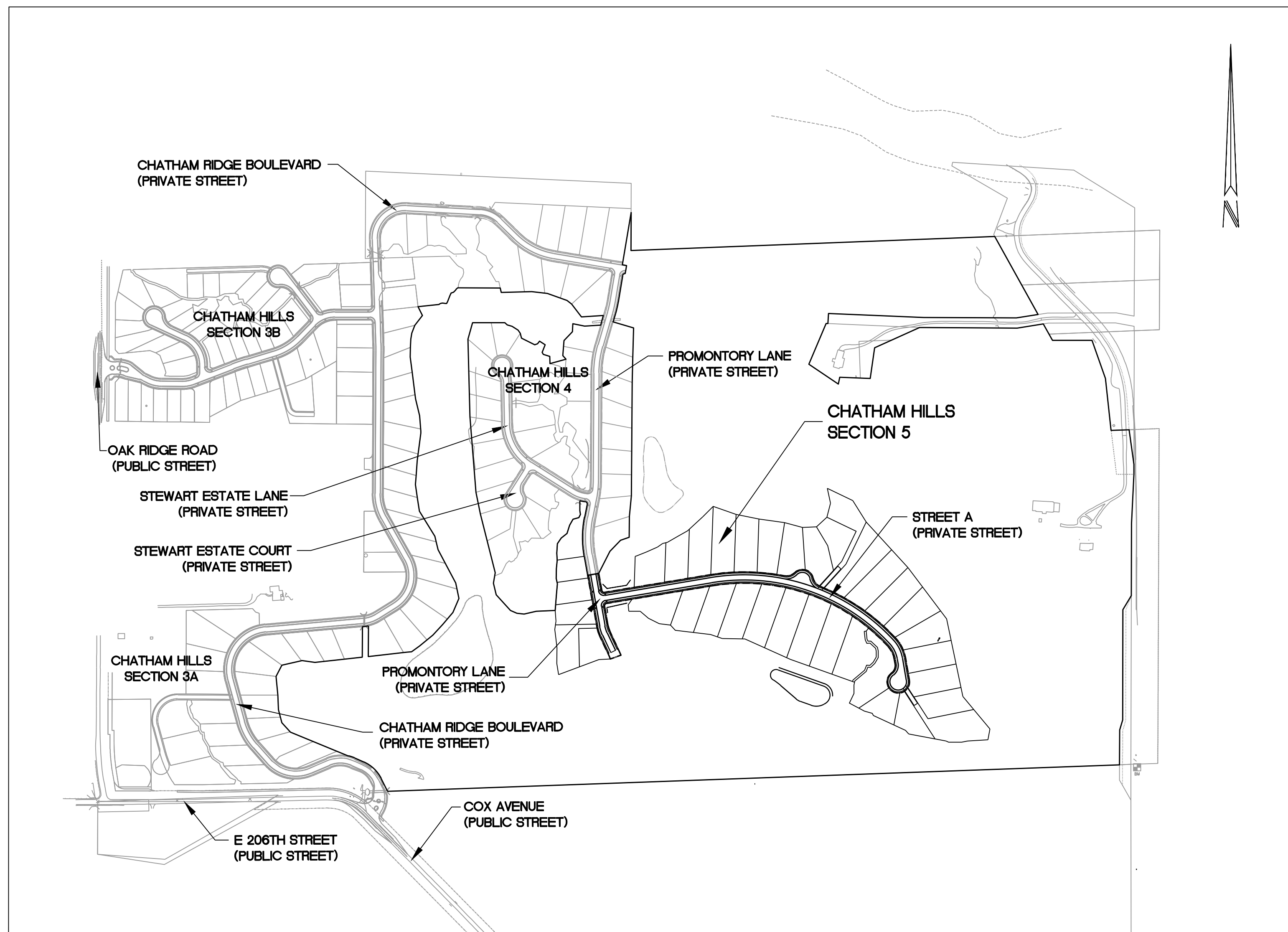
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

[illegible]

Block 1 of recorded Secondary Plat Chatham Hills - Section 4 containing 184.614 acres, more or less.



CHATHAM HILLS - SECTION 5 PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



SCALE : 1" = 400'

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'	25'	16'	40'	1,500	4	2	4
 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

TOTAL ACREAGE - 184.614 ACRES (BLOCK 1 AND SECTION 5)
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COMMON AREA/OPEN SPACE - 3.246 ACRES (SECTION 5)
OF LOTS - 37
DENSITY - 1.27 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 2.230 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C100	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P103	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D103	DEVELOPMENT PLAN
L101-L103	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/?CENTER.EGOV?VIEW=ITEM;ID=50](http://www.westfield.in.gov/egov/apps/document/?center.egov?view=item;id=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

PUBLIC WORKS – CITY OF WESTFIELD
JEREMY LOLLAR / PHIL SUNDLING – (317) 804-2100

STORMWATER – CITY OF WESTFIELD
JOHN RANKIN – (317) 450-0923

FIRE DEPARTMENT – CITY OF WESTFIELD
GARY HARLING – (317) 804-3000

PARKS DEPARTMENT – CITY OF WESTFIELD
MELODY JONES – (317) 804-3184

GAS – VECTREN
RESA GLOVER / CHAD MILLER – (317) 776-5331

GAS – CITIZENS GAS OF WESTFIELD
RICHARD MILLER JR. – (317) 927-4685

SANITARY SEWER AND WATER – CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
BRAD HOSTETLER – (317) 927-4351

SURVEY – HAMILTON COUNTY
GREG HOYES – (317) 776-8495

HIGHWAY DEPARTMENT – HAMILTON COUNTY
DAVE LUCAS – (317) 773-7770

ELECTRIC – DUKE ENERGY – NOBLESVILLE OFFICE
BILL OLDHAM – (317) 776-5331

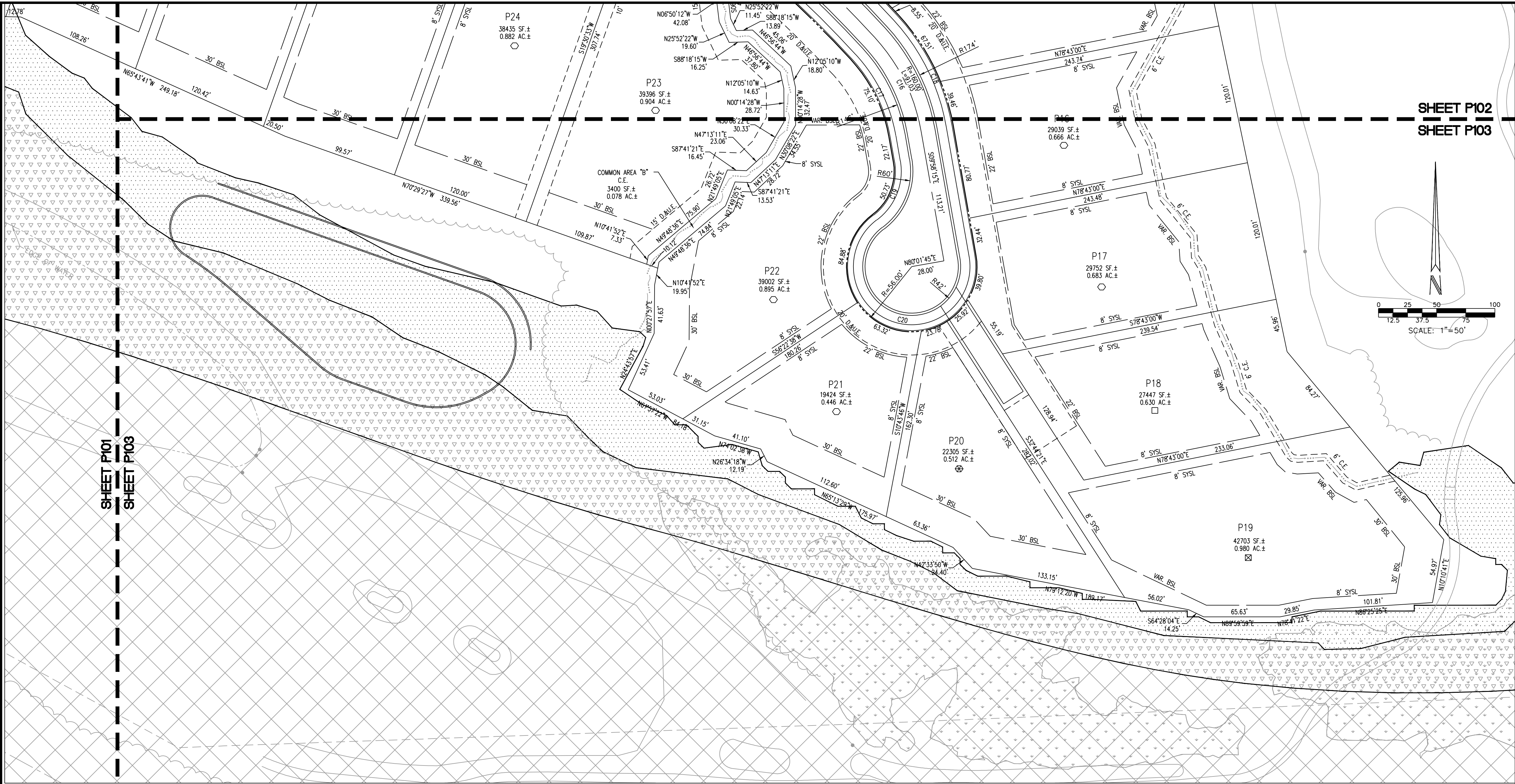
COMMUNICATIONS – COMCAST CABLE
EARL SMALL JR. – (317) 982-1161

COMMUNICATIONS – AT&T

CALITON

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 SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394



SITE DATA TABLE

TOTAL ACREAGE - 184.614 ACRES (BLOCK 1 AND SECTION 5)
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SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE
CENTERLINE STREET
MATCH LINE
SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
POND TOP OF BANK

P.S., D. & U. E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
S., D., U. & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D. & U. E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

LOT NUMBER
ACCESSIBLE RAMP
STOP SIGN
DISTRICT SUBAREA

WETLAND AREA
FLOODPLAIN ZONE X
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE

PRIVATE STREET TYPICAL SECTION

COMMON AREA "A"
56" P.S. & D. & U. E.

28' PRIVATE STREET
12' ROLL CURB
12' ROLL CURB
2' ROLL CURB
2' ROLL CURB
5' SIDEWALK
5' SIDEWALK

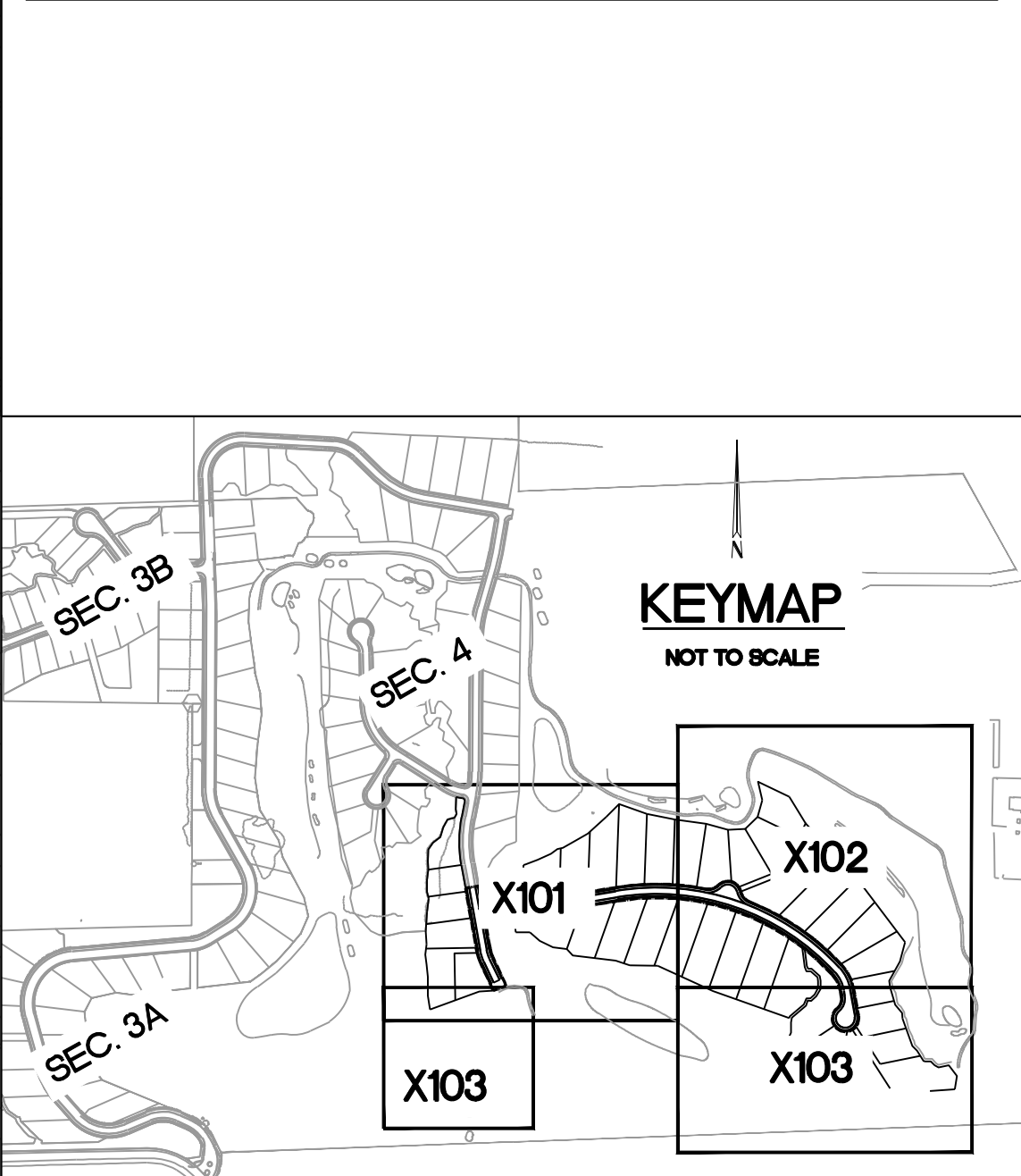
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED PERFORATED DRAIN TILE
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PARALLEL.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO.

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PROMONTORY LANE, STREET A, 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.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	160.00'	42.12'	15°05'02"	N17°40'09"W	42.00'
C2	132.00'	34.75'	15°05'02"	S17°40'09"E	34.65'
C3	188.00'	49.49'	15°05'02"	S17°40'09"E	49.35'
C4	160.00'	17.23'	6°10'10"	N22°07'36"W	17.22'
C5	132.00'	14.21'	6°10'10"	N22°07'36"W	14.21'
C6	188.00'	20.24'	6°10'10"	N22°07'36"W	20.23'
C7	11.00'	17.40'	90°39'08"	S35°11'54"W	15.64'
C8	11.00'	17.15'	89°20'52"	S54°48'05"E	15.47'
C9	1000.00'	993.20'	56°54'22"	N71°01'19"W	952.88'
C10	972.00'	965.39'	56°54'22"	N71°01'19"W	926.20'
C11	1028.00'	370.21'	20°38'01"	N89°09'30"W	368.21'
C12	61.00'	59.25'	55°39'13"	N73°19'54"E	56.95'
C13	54.00'	114.81'	121°48'51"	N73°35'17"W	94.37'
C14	60.00'	58.28'	55°39'13"	S40°30'29"E	56.02'
C15	1028.00'	462.29'	25°45'57"	N55°27'07"W	458.41'
C16	160.00'	91.03'	32°35'53"	N26°16'12"W	89.81'
C17	132.00'	75.10'	32°35'53"	N26°16'12"W	74.09'
C18	188.00'	106.96'	32°35'53"	N26°16'12"W	105.52'
C19	46.00'	50.73'	63°11'36"	N21°37'33"E	48.20'
C20	55.00'	233.45'	243°11'36"	S68°22'27"E	93.69'



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PRIMARY PLAT
CHATHAM HILLS - SECTION 5
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 08-31-2018

Scale: 0" = 50'

Sheet: **P103**

Date: 08-31-2018

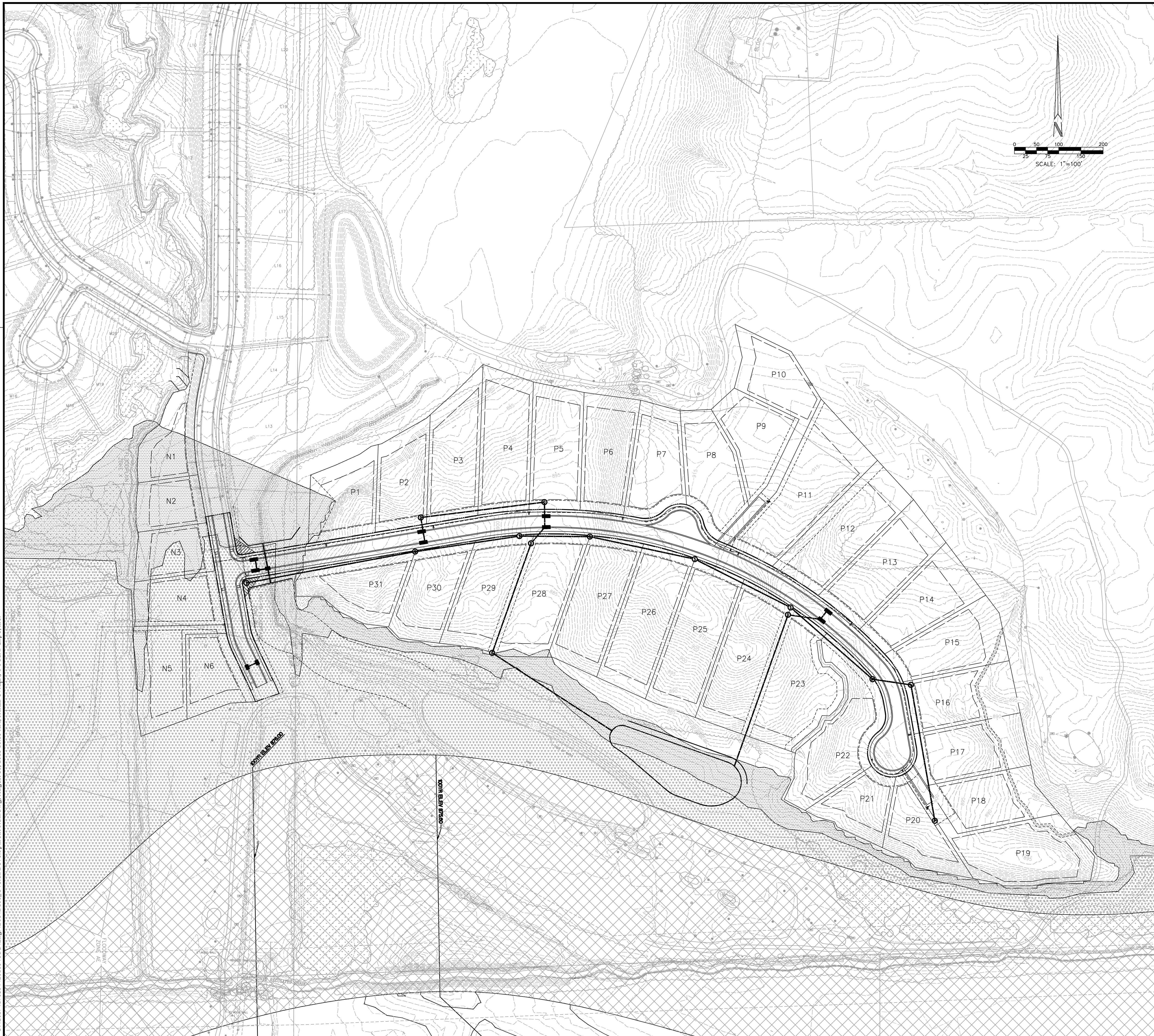
Project Number: 170504-20100

ARCHITECTURE - INTERIORS
SURVEY - 3D LASER SCANNING
ENGINEERING - FACILITIES
REAL ESTATE SERVICES

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Checked By: C. WISEMAN, PE/J. SVALDI, EI
Quality Assurance: D. RUEHEN, PE

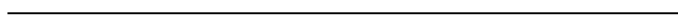
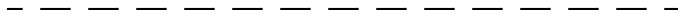


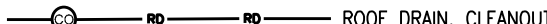
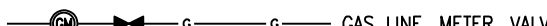
DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot		Minimum Setbacks					Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade trees	Ornamental Evergreens	Shrubs
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1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
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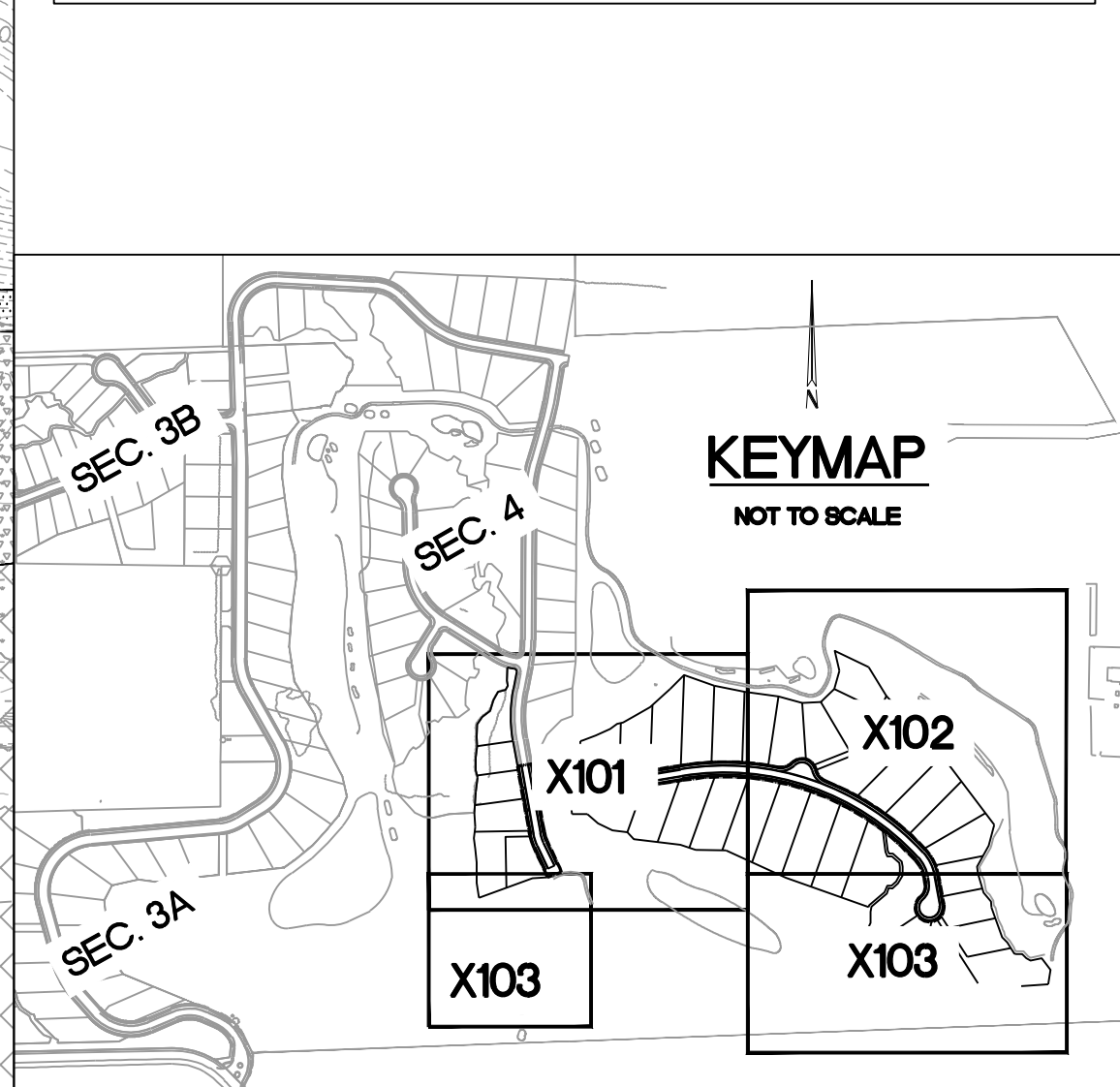
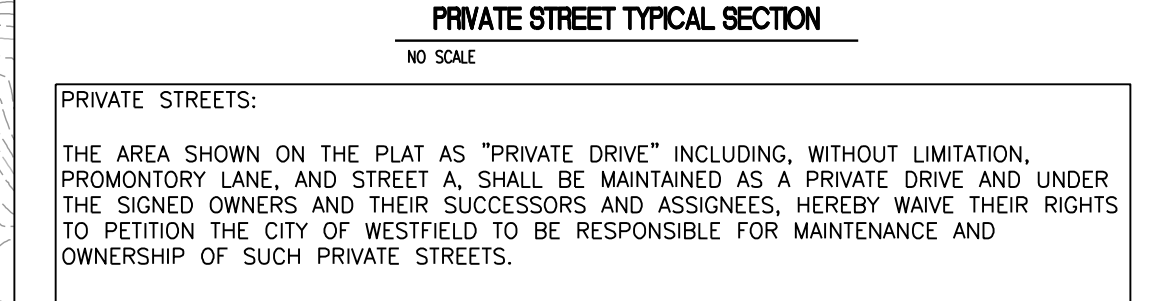
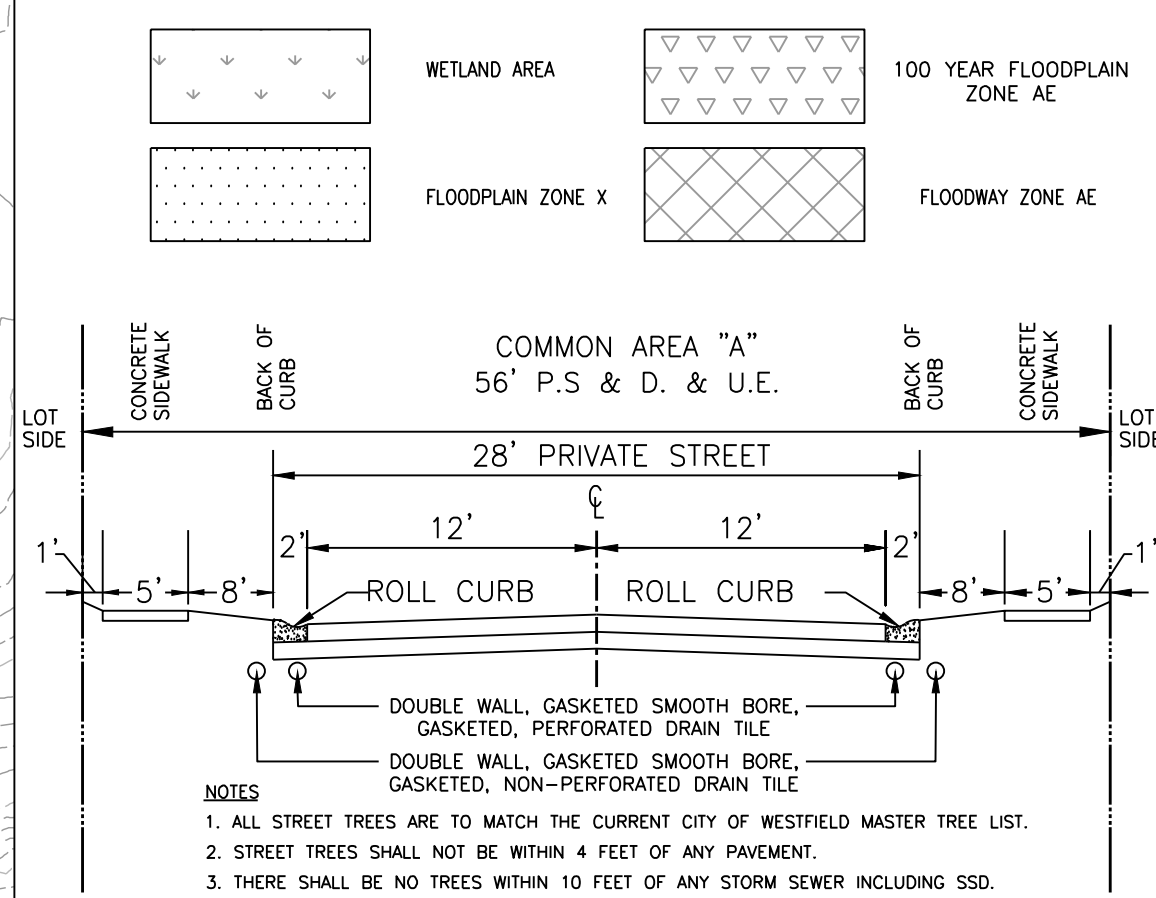
SITE PLAN LEGEND

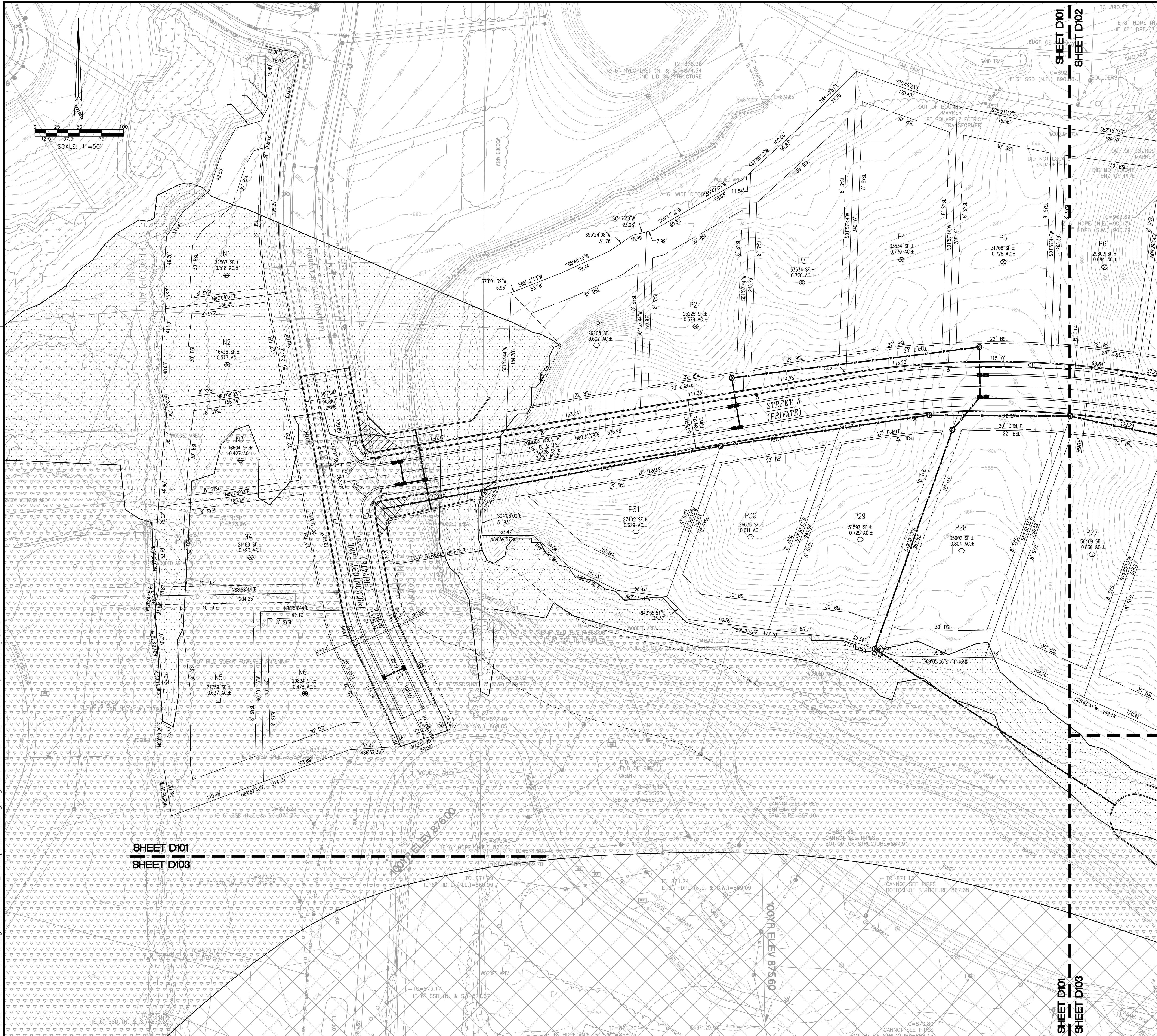
	LOT LINE	
	EASEMENT LINE	
	RIGHT-OF-WAY	
	BSL = BUILDING SETBACK LINE	
	CENTERLINE STREET	
	WATCH LINE	
	SECTION 4 BOUNDARY LIMITS	
	EXISTING SWALE, CREEK, STREAMS	
	POND NORMAL POOL	
	POND TOP OF BANK	

	STORM SEWER, MANHOLE, CURB INLET, END SECTION	
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER	
	ROOF DRAIN, CLEANOUT	
	WATER LINE, METER, VALVE	
	SANITARY SEWER, MANHOLE	
	OVERHEAD ELECTRIC, POLE	
	BURIED ELECTRIC, MANHOLE	
	GAS LINE, METER, VALVE	

	L18	LOT NUMBER
	STREET LIGHT	
	ACCESSIBLE RAMP	
	STOP SIGN	
	FIRE HYDRANT ASSEMBLY	

P.S., D. & U. E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
S., D., U. & W. E.	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D. & U.E.	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT





SHEET D101
SHEET D103

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SCHOOL SYSTEM - WESTFIELD SCHOOLS	

SITE PLAN LEGEND	
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	EASEMENT LINE
	RIGHT-OF-WAY
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	CENTERLINE STREET
	MATCH LINE
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	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAS LINE, METER, VALVE
	FIRE HYDRANT ASSEMBLY
	STREET LIGHT
	ACCESSIBLE RAMP
	STOP SIGN
	WETLAND AREA
	FLOODPLAIN ZONE X
	FLOODWAY ZONE AE
	100 YEAR FLOODPLAIN ZONE AE

COMMON AREA "A"
56' P.S. & D. & U.E.

28' PRIVATE STREET
12' ROLL CURB 12' ROLL CURB
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

NOTES

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

PRIVATE STREET TYPICAL SECTION
NO SCALE

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	160.00'	42.12'	15°05'02"	N17°40'09"W	42.00'
C2	132.00'	34.75'	15°05'02"	S17°40'09"E	34.65'
C3	188.00'	49.49'	15°05'02"	S17°40'09"E	49.35'
C4	160.00'	17.23'	6°10'10"	N22°07'36"W	17.22'
C5	132.00'	14.21'	6°10'10"	N22°07'36"W	14.21'
C6	188.00'	20.24'	6°10'10"	N22°07'36"W	20.23'
C7	11.00'	17.40'	90°39'08"	S35°11'54"W	15.64'
C8	11.00'	17.15'	89°20'52"	S54°48'05"E	15.47'
C9	1000.00'	993.20'	56°54'22"	N71°01'19"W	952.88'
C10	972.00'	965.39'	56°54'22"	N71°01'19"W	926.20'
C11	1028.00'	370.21'	20°38'01"	N89°09'30"W	368.21'
C12	61.00'	59.25'	55°39'13"	N73°19'54"E	56.95'
C13	54.00'	114.81'	121°48'51"	N73°35'17"W	94.37'
C14	60.00'	58.28'	55°39'13"	S40°30'29"E	56.02'
C15	1028.00'	462.29'	25°45'57"	N55°27'07"W	458.41'
C16	160.00'	91.03'	32°35'53"	N26°16'12"W	89.81'
C17	132.00'	75.10'	32°35'53"	N26°16'12"W	74.09'
C18	188.00'	106.96'	32°35'53"	N26°16'12"W	105.52'
C19	46.00'	50.73'	63°11'36"	N21°37'33"E	48.20'
C20	55.00'	233.45'	243°11'36"	S68°22'27"E	93.69'

KEYMAP
NOT TO SCALE

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
www.cripe.biz

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DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 5
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

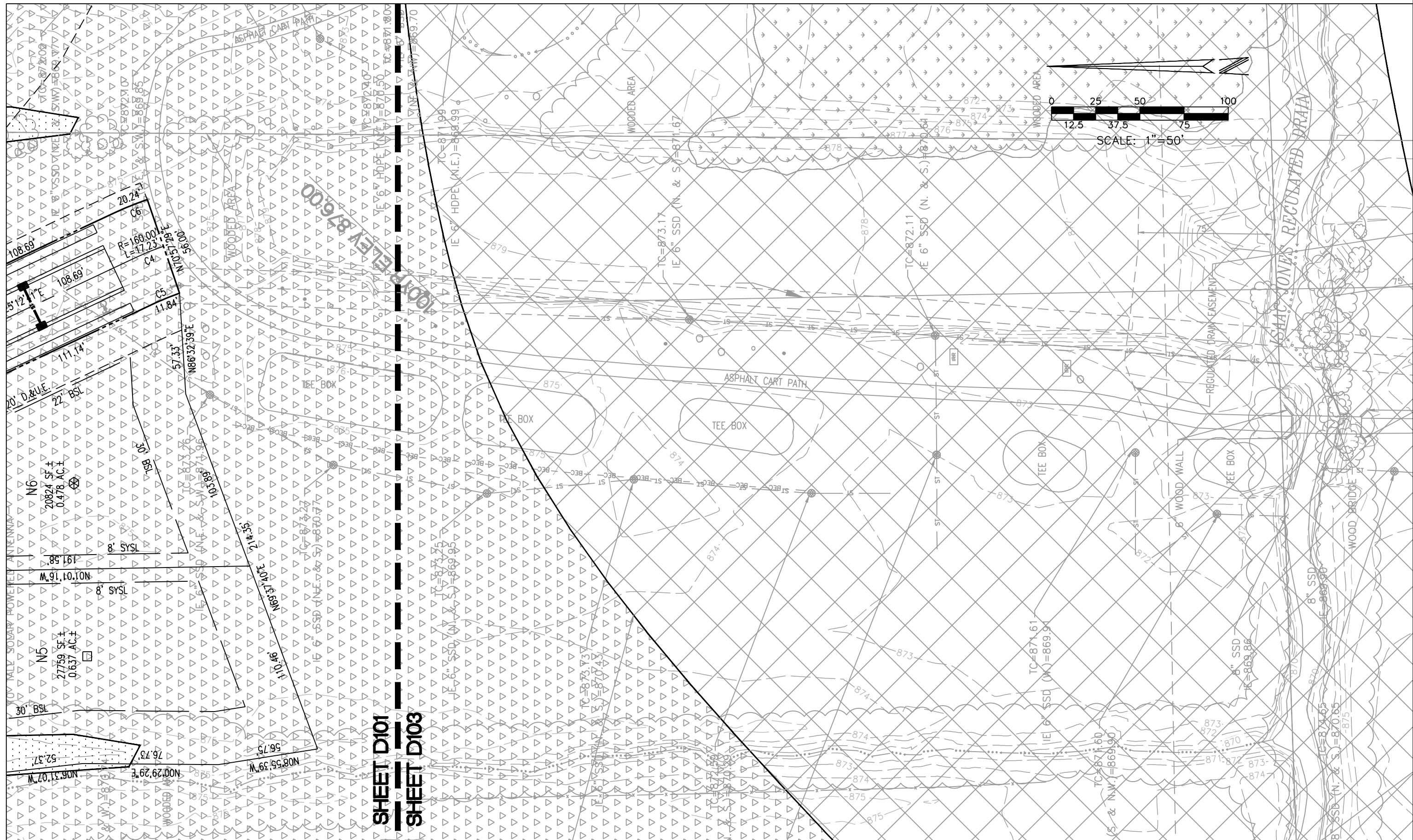
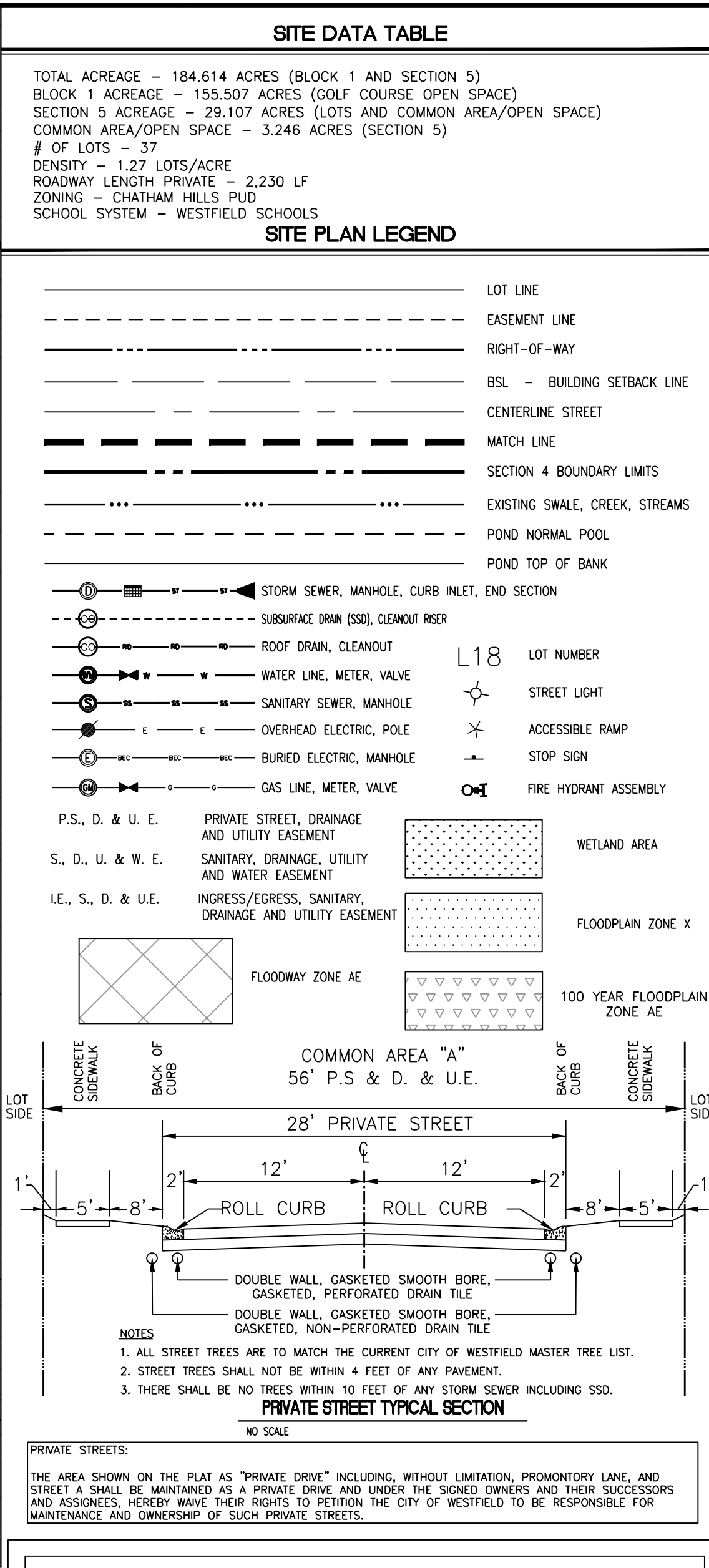
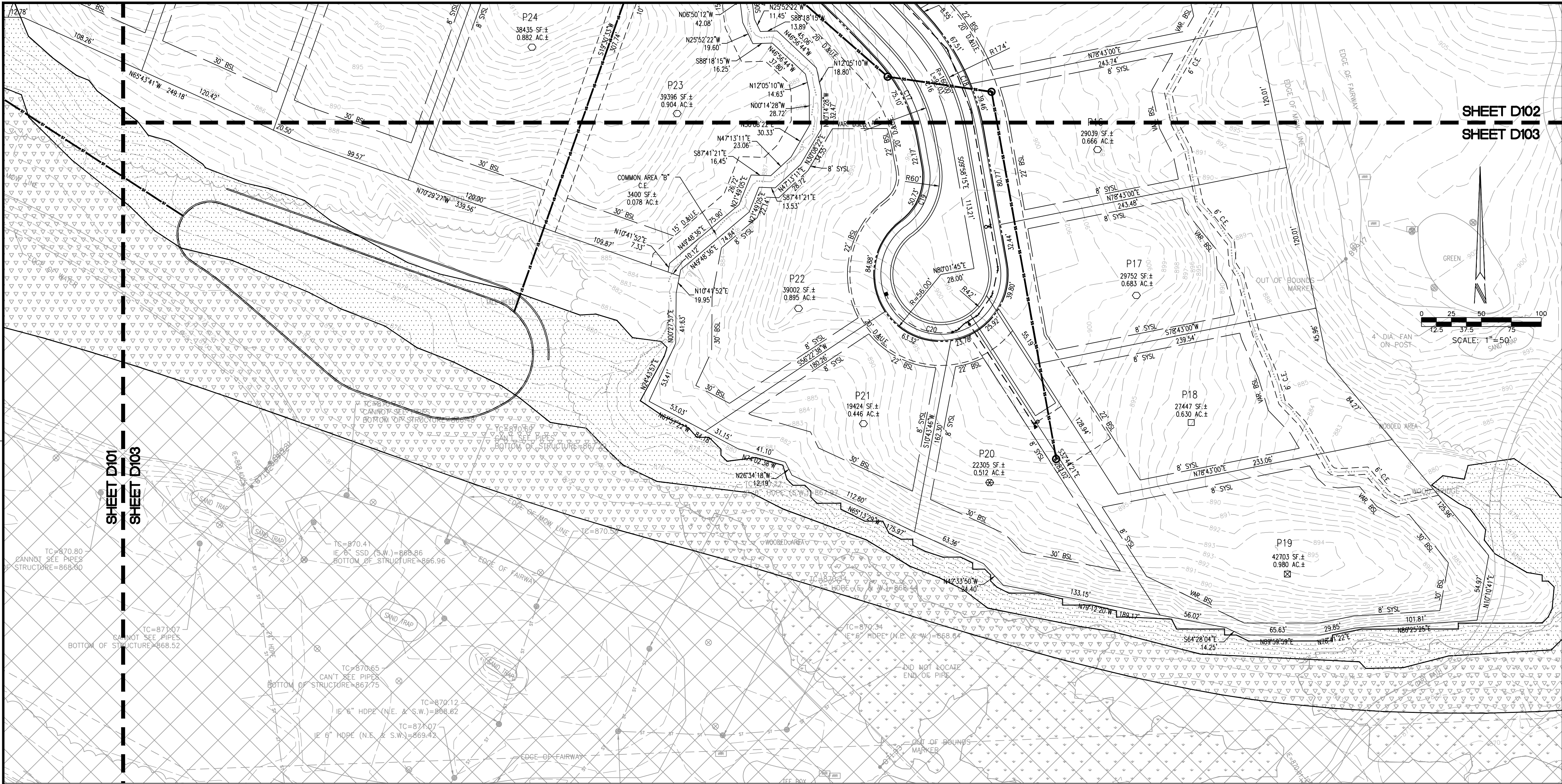
Date: 08-31-2018

Scale: 0" = 50'

Sheet: D101

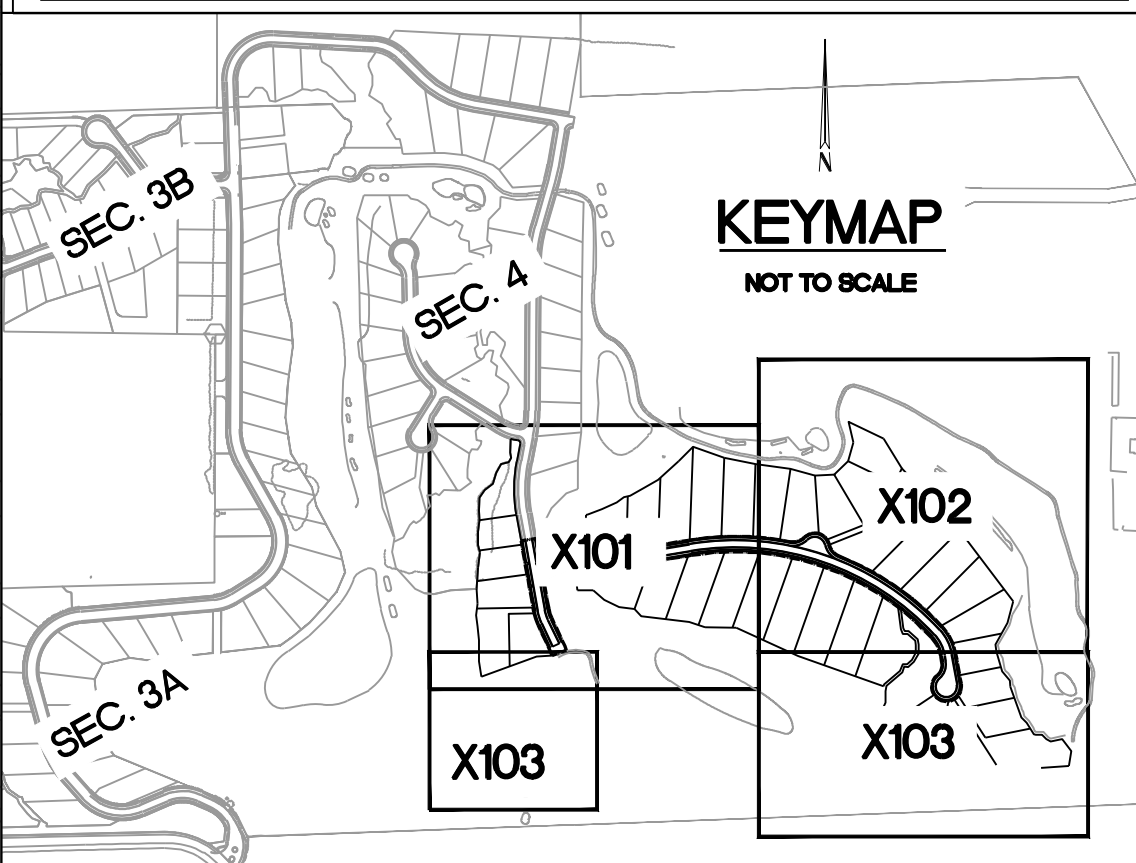
Date: 08-31-2018

Project Number: 170504-201000



CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	160.00'	42.12'	15°05'02"	N17°40'09"W	42.00'
C2	132.00'	34.75'	15°05'02"	S17°40'09"E	34.65'
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CHATHAM HILLS - SECTION 5

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 08-31-2018

Scale: 0" = 50'

Sheet: **D103**

Date: 08-31-2018

Project Number: 170504-20100

Drawn By: J. GUSTAFSON
Checked By: C. WISEMAN, PE/J. SVALDI, EI
Quality Assurance: D. KUHNEN, PE

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 1, 2018
1806-PUD-14
Exhibit 1

Docket Number: 1806-PUD-14 (Ordinance No. 18-17)

Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")

Request: A change of zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

Current Zoning: SF2: Single-Family Low Density

Current Land Use: Undeveloped / Agriculture

Acreage: 106.5 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ordinance 18-17
5. Comprehensive Plan Exhibit
6. Concept Plan
7. District Map
8. Character Exhibits
9. Façade Exhibits
10. Perimeter Landscaping Exhibits
11. Townhome Landscaping Exhibits
12. Amenity Exhibits
13. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petition will receive a public hearing at the October 1, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted a neighborhood meeting on September 19, 2018, at CrossRoads Church at Westfield, which adjoins the Property, for neighbors and other interested parties. A summary of the meeting is included at **Exhibit 13** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: This subject properties (collectively, the “Property”) encompass approximately one hundred six and a half (106.5) acres and includes real estate east of Grassy Branch Road between 191st and 196th Street (see **Exhibit 2**). The Property is zoned SF2: Single-Family Low Density, but is currently vacant or used for agricultural purposes. Other properties to the west and south of the Property are zoned SF2 while AG-SF1: Agriculture/Single-Family zoned properties exist to the north and south, the Northpoint PUD (residential (SF4 underlying zoning) and industrial uses) exist to the northwest, and the Scofield Farms PUD (residential (SF4 underlying zoning)) exists to the east.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Lindley Run” which plans for 130 single-family detached homes and approximately 300 attached for sale duplexes and townhomes.

The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the District Map (see **Exhibit 7**):

- **Area A:** ‘The Villas’ – ranch-style homes
- **Area B:** Mix of ranches and two-story homes
- **Area C:** Duplexes (aka ‘paired villas’) and townhomes

Concept Plan: A Concept Plan (see **Exhibit 6**) is made a part of the PUD, in which the Real Estate must be developed in substantial compliance.

Underlying Zoning: The proposed underlying zoning of the PUD is SF4: Single-Family High Density for Areas A & B, while Area C proposes an underlying zoning of SFA: Single-Family Attached.

Maximum Dwelling Units: The PUD proposes a maximum number of dwelling units for each area:

- **Area A:** 45 Single-family dwellings
- **Area B:** 85 Single-family dwellings
- **Area C:** 60 Duplex dwellings, 240 Townhome dwellings

The PUD also states that the maximum number of dwellings permitted throughout the entire district is four hundred and twenty-five (425).

General Regulations: The PUD sets forth specific lot area, frontage, width, building setback, height and living area standards. The tables below outlines the lot standards for each area as compared to the Westfield-Washington Township Unified Development Ordinance (the “UDO”) requirements for SF4 lots and SFA lots.

	Area A	Area B	UDO (SF4)
Min. Lot Area	6,700 SF	8,400 SF	9,000 SF
Min. Lot Frontage	35'	35'	40'
Min. Lot Width	55'	70'	50'
Min. Front Yard Setback	20'	20'	25'
Min. Side Yard Setback	5'	6'	8'
Min. Rear Yard Setback	20'	20'	25'
Max. Building Height	1 Story	2 ½ Stories	25 Feet
Min. Living Area – Single Story	1,400 SF	1,900 SF	1,000 SF
Min. Living Area – Two Story	N/A	2,000 SF	750 SF (Ground Floor)

	Paired Villas	Townhomes	UDO (SFA)
Min. Lot Area	5,000 SF	1,700 SF	None
Min. Lot Frontage	40'	20'	None
Min. Lot Width	45'	20'	None
Min. Front Yard Setback	25'	20'	20' - 50'
Min. Front Yard Setback Facing Perimeter Streets	N/A	0'	20' – 50'
Min. Side Yard Setback	5'	0'	None
Min. Rear Yard Setback	20'	0'	None
Min. Distance Between Buildings	10'	30'	25' – 30'
Max. Lot Coverage	No Max	No Max	No Max
Max. Dwellings Per Building	2 Dwellings	12 Dwellings	4 Dwellings
Min. Living Area (Total) Per Dwelling	1,300 SF	1,000 SF	Single: 1,300 SF Two Story: 1,800 SF

Development Standards

Architectural Standards: Article 6.3 of the UDO ('Architectural Standards') shall apply except for the following:

- **Character Exhibit:** The PUD includes a Character Exhibit which sets a benchmark for quality in the development.
- Article 6.3(C) of the UDO ('Single-Family Districts (Residential Uses)') shall apply to Areas A & B except that the PUD proposes modifications and/or commitments regarding Building Materials (vinyl & aluminum siding prohibited), Overhangs, Garage Compositions and Orientation, Front Building Façade and Side Building Façade (implementation of a pick-list) standards. The UDO's Streetscape Diversity standards will be followed.
- Article 6.3(C) of the UDO shall not apply to Area C. Rather, the following shall apply:
 - **Building Materials:** Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters shall be permitted.
 - **Overhang:** The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of Masonry Materials.
 - **Paired Villas:** The PUD proposes modifications and/or commitments regarding Streetscape Diversity (specific diversity requirements implemented), Garage Composition and Trim, Roof Pitch, and Front, Side, and Rear Building Façade requirements.
 - **Townhomes:** The PUD proposes modifications and/or commitments regarding Garages (alley-load and overhang), Roof Pitch, and Front, Side, and Rear Building Façade standards.

Landscaping: Article 6.8 of the UDO ('Landscaping Standards') shall apply, except that

- **Perimeter Landscaping:** The PUD proposes a Landscape Plan (see **Exhibit 10**) for perimeter landscaping.
- **Lot Landscaping:** The PUD also modifies lot landscaping requirements for each home product type including specific landscaping requirements for the Townhome area (see **Exhibit 11**). The tables below outlines the landscaping standards proposed for Single-Family Residential Lots and Paired Villas as compared to the UDO requirements.

	Area A Single-Family	UDO (Under 8,000 SF)	Area B Single-Family	UDO (Over 8,000 SF)
Shade Tree	2	2	2	4
Ornamental Tree	2	1	2	2
Shrub	8	4	8	4

	Paired Villa	UDO (Under 8,000 SF)
Shade Tree	1*	2
Ornamental Tree	1*	1
Shrub	8	4

*Corner lots are required to have an additional tree in the yard adjoining the street

Open Space and Amenity Standards: The PUD sets forth a twenty-five percent (25%) Open Space requirement. Twenty-five percent (25%) is an increase from the fifteen percent (15%) required by the UDO for SF4 Districts, but a decrease from the thirty-five percent (35%) required by the UDO for SFA Districts.

A commitment to providing amenities including passive amenities, a playground, picnic shelter, fitness trail and community fire pit have also been written into the PUD.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Per the Comprehensive Plan, detached dwellings and attached dwellings are considered appropriate land uses in New Suburban areas.¹

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms, and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating

¹ Comprehensive Plan, page 41

pressure for more dense development in this area. It is expected that over time, the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout new suburban areas².

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 196th Street, (ii) Primary Arterials: 191st Street, Grassy Branch Road, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 10, 2018, Council meeting.

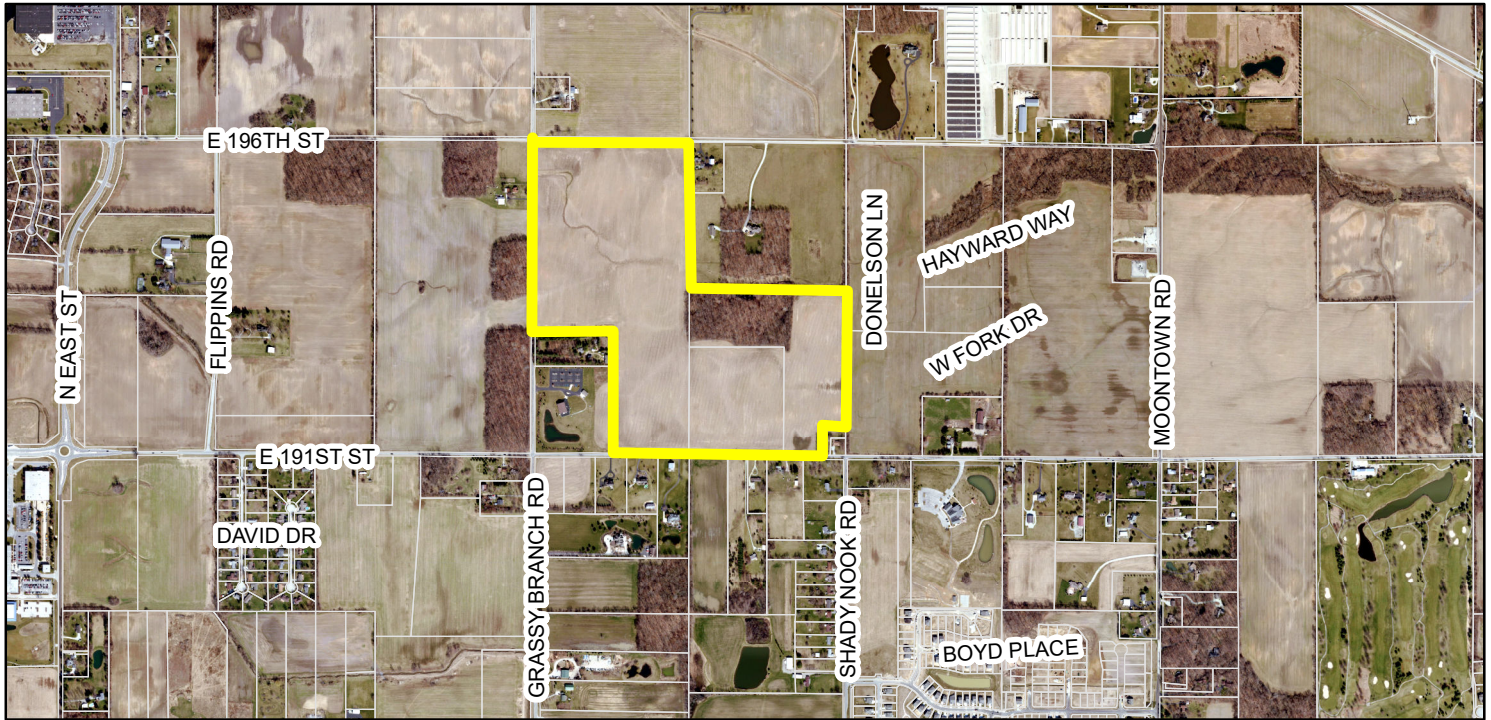
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 1, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments, and any additional Department comments prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

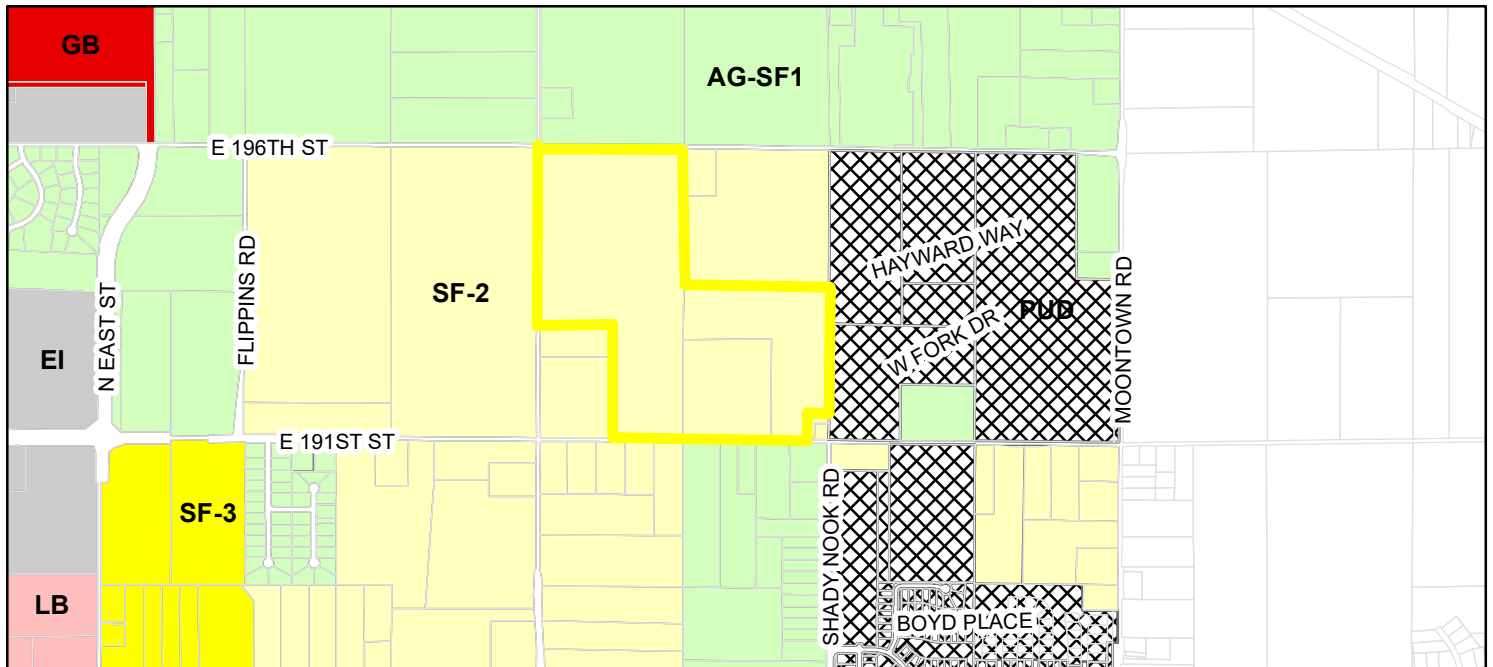
² Comprehensive Plan, page 40

Aerial Location Map

Site



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)

NARRATIVE STATEMENT

“Lindley Run” is a proposed residential Planned Development consisting of approximately 107 acres +/- . The site is generally located between 191st Street and 196th Street, east of and adjacent to Grassy Branch Road and across from the Northpoint PUD, and west of and adjacent to the Scofield Farms development and is shown on the aerial photograph (see **Exhibit A** page 2) included with this application. The property is currently zoned AGSF-1 and the applicant, Olthof Homes, LLC, is seeking rezone approval to a Planned Development District to permit the neighborhood layout including the associated architectural and site plan standards as provided in the PUD.

As proposed, Lindley Run will incorporate a diverse mix of residential home offerings within three districts (see page 5) including approximately 130 single-family detached homes and 300 attached for-sale homes (townhomes and duplex dwellings) as shown on the Concept Plan and attached as **Exhibit B** (see page 3). The development will connect with the neighboring Scofield Farms.

This proposed Lindley Run will provide over 25% open space, both passive and active amenities, and provide a unique landscaping plan that will include specifically positioned native plantings and a detailed four-board fence. The Lindley Run PUD is proposing to provide: a large picnic shelter, a community firepit, a fitness trail that will include multiple fitness stations, and a large playground. These amenities, found on **Exhibit D** (pages 13-15), will be open to the entire development maintained by an HOA.

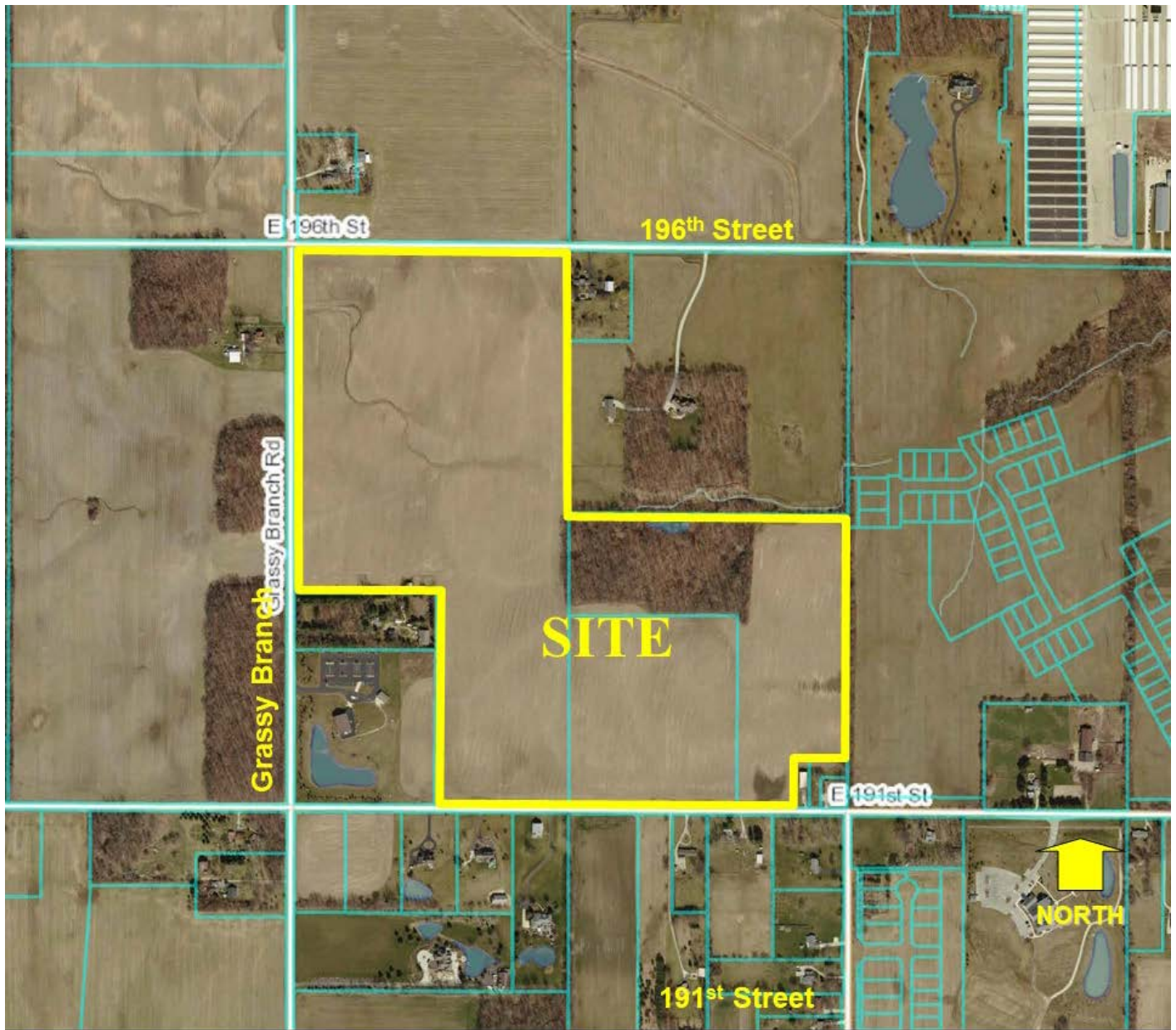
The residential product types associated in this proposal will satisfy the goal of “aging in place” by offering diverse housing options. These options include townhomes, duplexes, detached ranch homes, and two-story detached homes to capture all homebuying stages from first-time homebuyers to second and third homes, to downsizing for the empty-nester community. Examples of the home products have been included in **Exhibit C** (see page 6).

The duplexes, also called “Paired Villas”, and the townhomes can be found within Area C. The Paired Villas (see pages 9-10) are anticipated to sell in the low \$200,000’s. The individually for sale townhomes offer a variety of colors and building materials complimented with an extensive landscape plan as required by the proposed PUD which will result in an attractive and desirable investment. Each townhome will include detached alley-load two-car garage for each unit and provide extra parking for guests. A townhome dwelling (see pages 11-12) is expected to have an average sales price in the high \$100,000’s.

The Area A and Area B will have high architectural standards (see page 6). The Villas, a ranch style home, will be located in Area A and are anticipated to sell in the mid \$200,000’s. The homes within Area B will be a mix of ranches and two-story homes that can accommodate a three-car garage (see pages 7-8). The average home price within Area B is anticipated to be in the low-mid \$300,000’s.

In conclusion, Lindley Run will foster and encourage the concept of “aging in place”, provide diverse active and passive amenities unique to Westfield, and implement multiple housing options lacking in Westfield today. With over 50 years of homebuilding experience, Olthof Homes accommodates homes for multiple stages in life while maintaining the quality of product and lifestyle. We are excited for this development to be included in the Westfield community. As always, if you should have any questions, please feel free to contact us throughout this zoning review process.

EXHIBIT A
LOCATION MAP



Lindley Run
Site Location Map

EXHIBIT B
CONCEPT PLAN

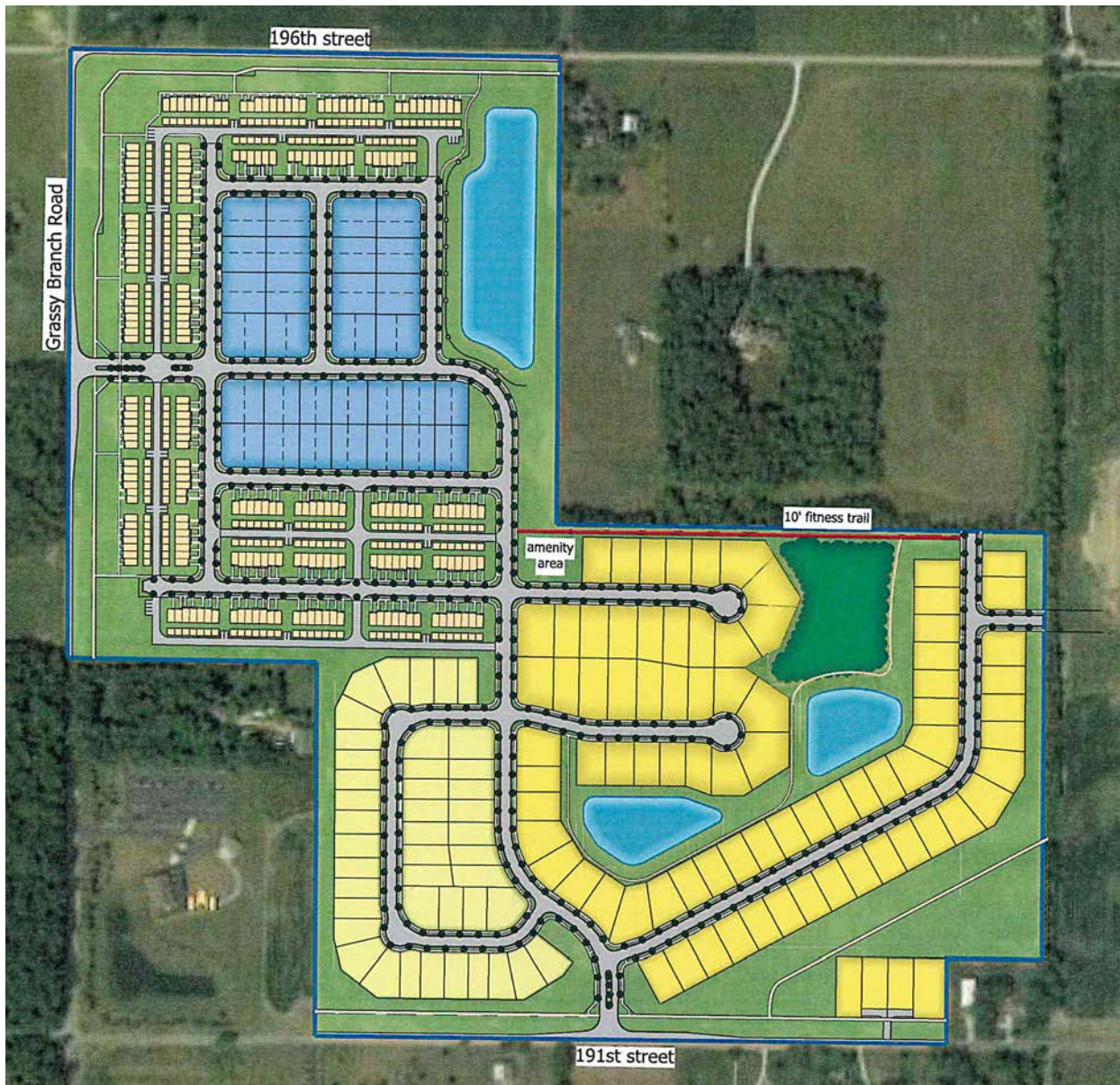


EXHIBIT B
CONCEPT PLAN

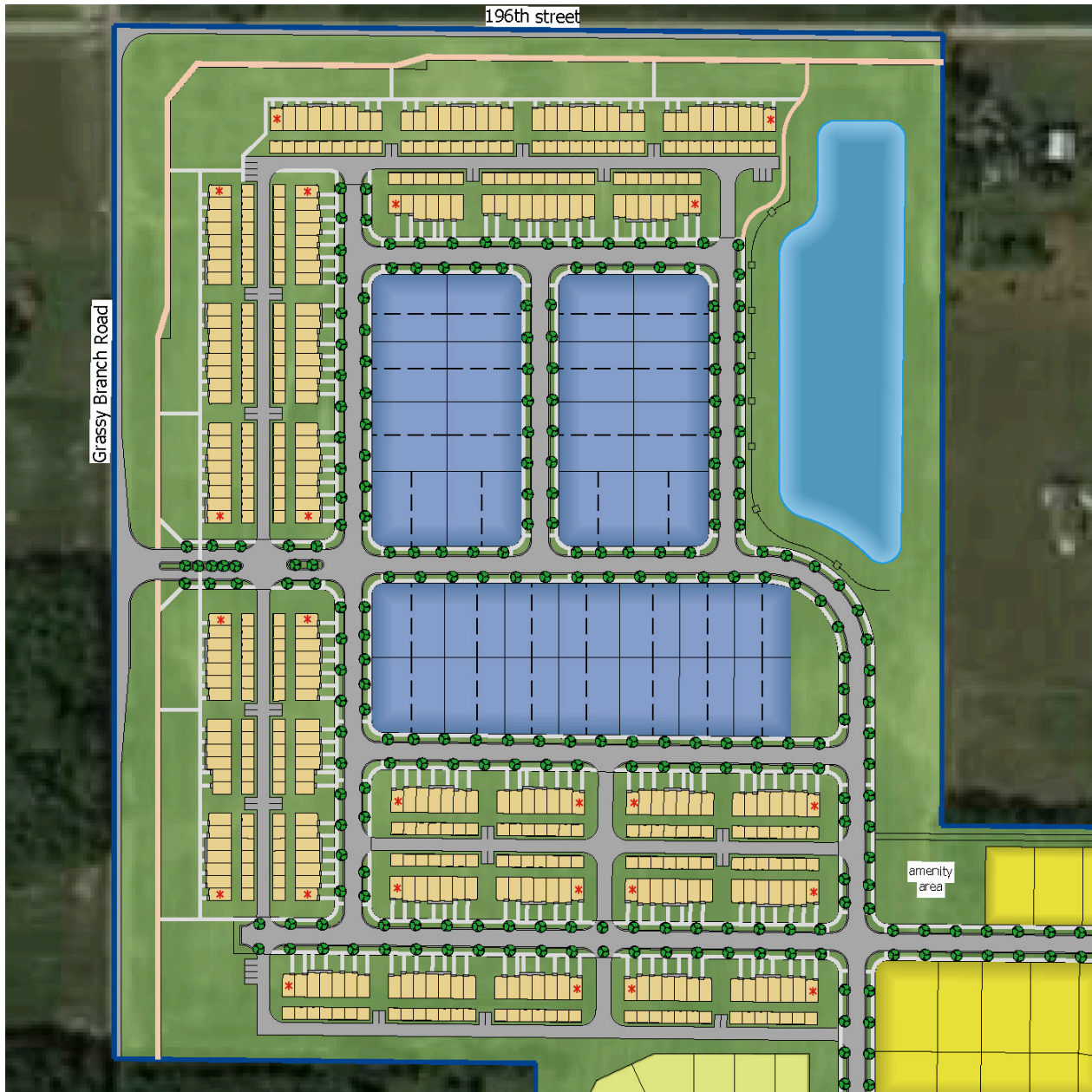


EXHIBIT B
District Map

AREA MAP

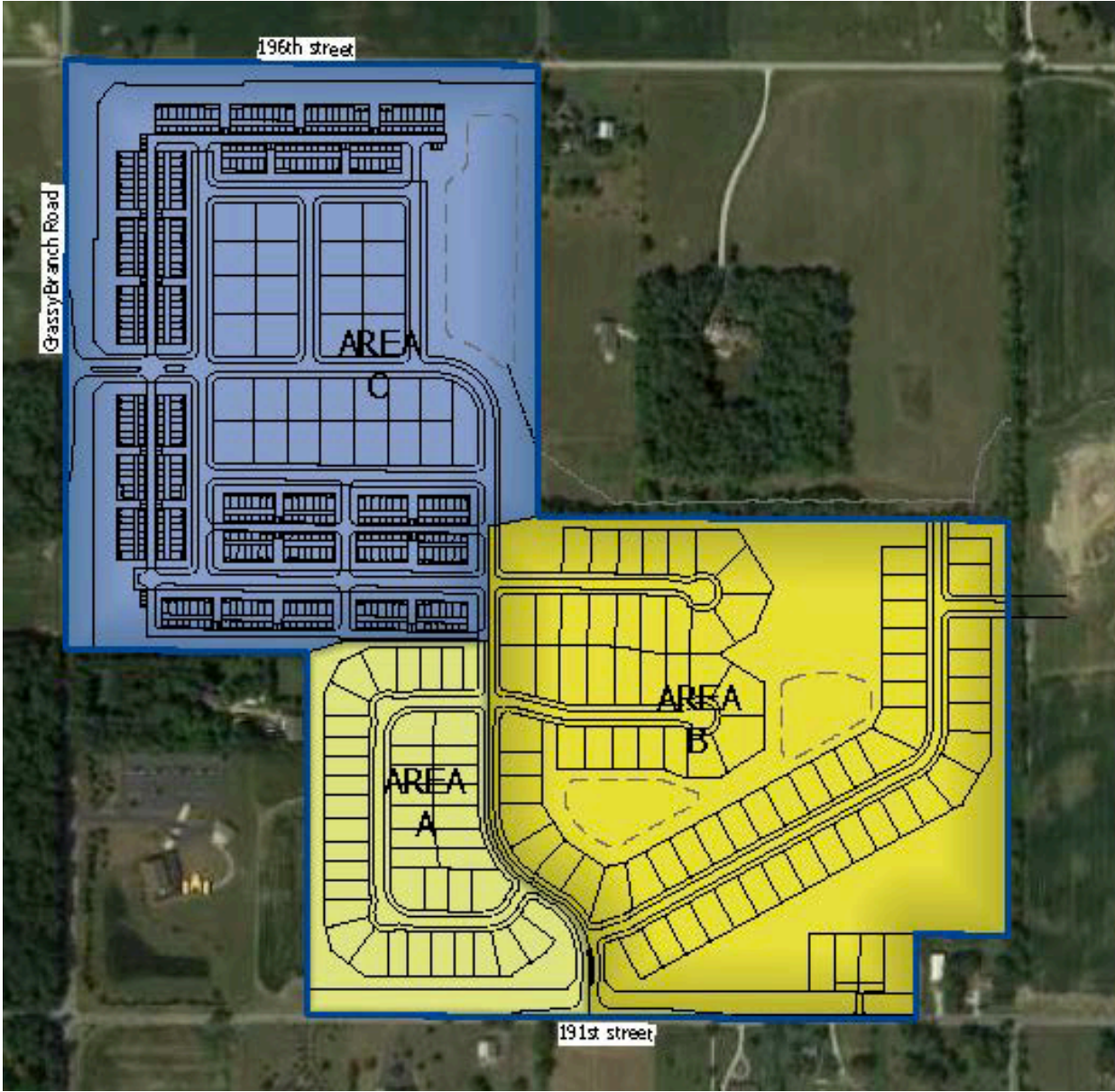


EXHIBIT C
CHARACTER EXHIBITS

AREA A



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C - Townhomes



EXHIBIT C
Townhome Façade Exhibit

Abutting Common Area or ROW



EXHIBIT D Perimeter Landscape Plan

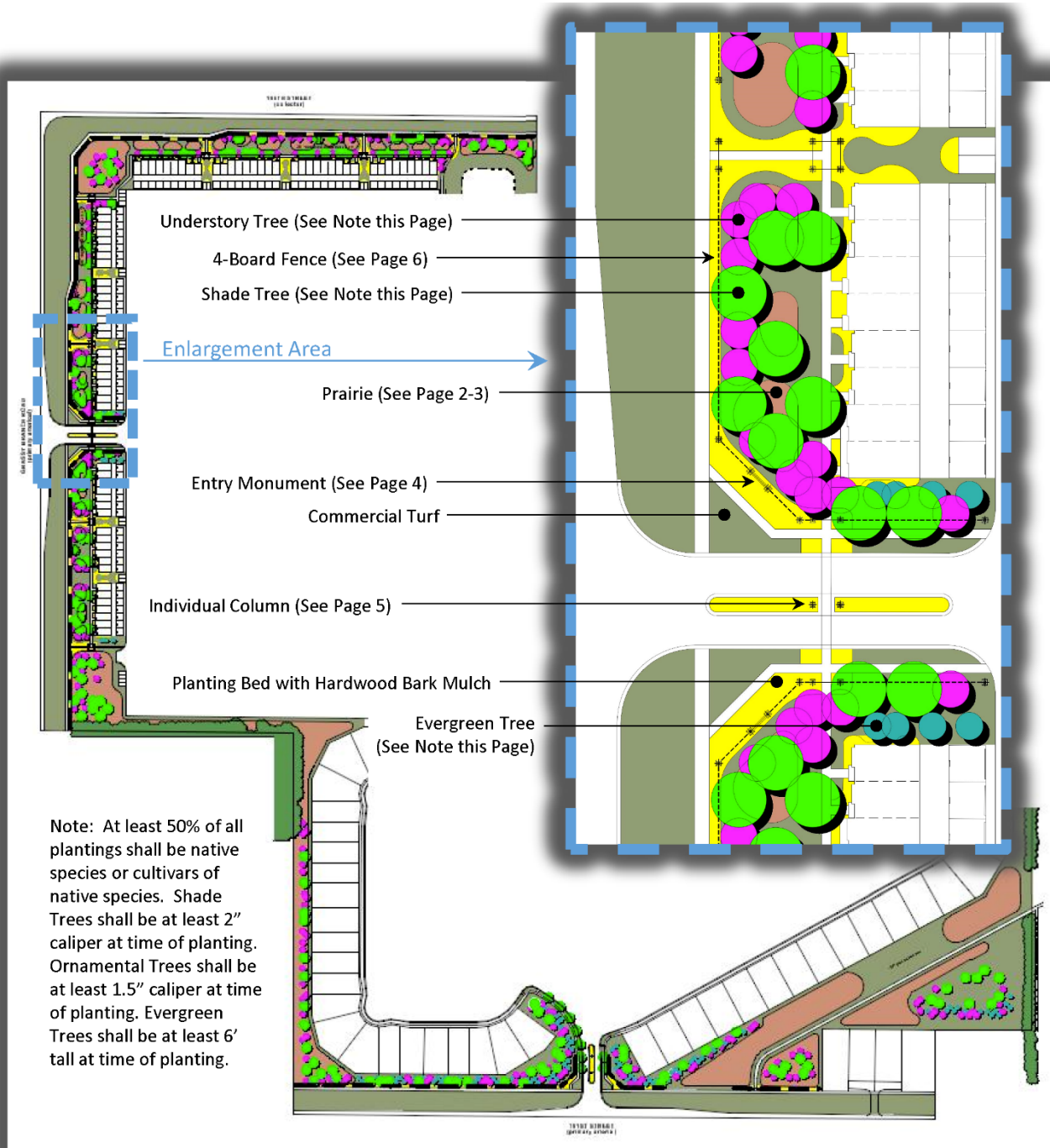


EXHIBIT D
Perimeter Landscape Plan



Note: At least 50% of total fence length shall be fronted with planting bed and plantings.



EXHIBIT D
Amenity Exhibit



ORDINANCE NUMBER 18-17

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1806-PUD-14**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1806-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lindley Run PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) living units.
- 2.3 Single-family Residential Lots: Lots consisting of Single-Family homes in Area A and Area B.
- 2.4 Private Courtyard: Within the Townhomes, the area located between the unit and the alley-loaded garage.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the Concept Plan and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A and Area B: SF4: Single-Family High Density District.

4.2 Area C: SFA: Single-Family Attached District.

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

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

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	
45 Single-Family Dwellings	85 Single-Family Dwellings	60 Duplex Dwellings	240 Townhome Dwelling Units

5.3 Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed four hundred and twenty-five (425).

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

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The standards for Area A and Area B shall be applied to the Areas as depicted on the District Map.

Standard	Area A	Area B
Minimum Lot Area	6,700sqft	8,400sqft
Minimum Lot Frontage	35'	35'
Minimum Building Setback		
Front Yard	20'	20'
Side Yard	5'	6'
Rear Yard	20'	20'
Minimum Lot Width	55'	70'
Maximum Building Height	1 Story	2 ½ Stories
Minimum Living Area (Total)		
Single Story	1,400sqft	1,900sqft
Two Story	N/A	2,000sqft

6.3 The standards for Area C shall be applied to the Area as depicted on the District

Map.

Standard	Paired Villas	Townhomes
Minimum Lot Area	5,000sqft	1,700sqft
Minimum Lot Frontage	40'	20'
Minimum Building Setback		
Front Yard	25'	20'
Front Yard Facing Perimeter Streets	N/A	0'
Side Yard	5'	0'
Rear Yard	20'	0'
Minimum Distance Between Buildings	10'	30'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	45'	20'
Maximum Dwellings Per Building	2 Dwellings	12 Dwellings
Minimum Living Area (Total) Per Dwelling	1,300sqft	1,000sqft

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

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

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - i. Building Materials:
 - a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.

- b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles will be utilized. Different windows and door hardware do not count as a different style.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. Both designs shall include a gabled end or jerkinhead roof. 7.1(B)(iii)(b) of this Ordinance shall also apply.
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- a) Wood, Composite, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) A minimum of two (2) offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) All front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof; dormer; Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
 - b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

- c) Sunroom or morning room (square footage range of 100 square feet to 160 square feet of additional living space) located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.
- i) Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted above on the Side Building Façade that adjoins the internal street.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

i. Building Materials:

- a) Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.

ii. Minimum Overhang:

- a) The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.

iii. Paired Villas: The following standards shall apply to the Paired Villas of Area C:

a) Streetscape Diversity Standards:

- i. Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or directly across the street shall not have the same elevation or color package.

b) Garages:

- i. All Dwellings shall have a minimum two (2) car attached garage.
- ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors will match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 5 of **Exhibit D**.
- iii. All garage doors shall have trim of not less than six (6) inch nominal width.

c) Roof Pitch:

- i. The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.

d) Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. The exterior Building Materials shall consist of not less than three (3) of the following material combinations one of which shall be of Masonry Material: composite trim, composite veneer panels, horizontal siding, shake siding, board and batten siding, and Masonry Materials.
- ii. All windows shall have either shutters or a nominal six inch (6") trim board.
- iii. A minimum of two (2) offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
- iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip,

jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

e) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of two (2) windows shall apply to each Dwelling.
- ii. All windows shall have a minimum four (4) inch nominal width trim.
- iii. Architectural treatment, which includes: brackets, louvers, shutters, trim detail, or a change in material pattern, shall be utilized on gable ends.

f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of five (5) windows shall apply to each Dwelling.
- ii. All windows shall have a minimum four (4) inches nominal width trim.

iv. Townhomes: The following standards shall apply to the Townhomes of Area C:

a) Garages:

- i. All Dwellings shall have an alley-loaded two (2) car detached garage.
- ii. The garage buildings shall have a twelve (12) inch overhang on all façades.

b) Roof Pitch:

- i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12 other than shed roof dormer accents which shall be no less than 3:12.

c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

- i. Shall consist of not less than three (3) of the following material combinations one of which shall be masonry: masonry (brick or cultured stone), composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of five (5) windows.
 - v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any masonry material).
 - vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
 - viii. Faux shutters may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- i. A minimum of two (2) windows shall apply.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of masonry material extending from the front on the first floor.

- iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends of end units that shall be required on the corresponding end unit's garage side elevation.
 - v. For all Townhomes abutting a Common Area or Public Streets, as identified with an asterisk "*" on **Exhibit B**, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages, as generally depicted on **Exhibit E**.
 - e) **Rear Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
- 7.2. **Article 6.8 Landscaping Standards:** Shall apply, except as otherwise modified or enhanced below.
- A. **Perimeter Landscape Plan Standard:** Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit F**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Perimeter Landscape Plan, then the Perimeter Landscape Plan shall control.
 - B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. **Single-Family Residential Lots:** The following shall apply to all Single-Family Residential Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - iii. **Paired Villas:** The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Dwelling lot

- b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either the front yard or in the side yard adjoining the street.
- iv. Townhomes: The following shall apply to the Townhomes within Area C:
 - a) The Front and Side Yard landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
 - b) Private Courtyards shall not be subject to 7.2(i)(a) of this Ordinance, rather, the Private Courtyard shall include a minimum ten-foot-wide by ten-foot-deep (10' X 10') concrete patio. Mulch shall be placed in any remaining areas.
 - c) The Private Courtyard shall include a white PVC privacy fence between units (including end units) that extend from the Dwellings rear façade to the garage façade.

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

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

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

A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-five (25%) of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. That portion of the trails labeled Fitness Path on the Concept Plan shall be 10' in width. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- iii. Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit G**, with a minimum of five (5) picnic tables and five (5) grills shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- iv. Fitness Stations. A minimum of five (5) Fitness Stations and related signage, as generally depicted on **Exhibit G**, shall be located along the Fitness Trail as labeled on the Concept Plan.
- v. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Townhome Façade Exhibits
Exhibit F	Perimeter Landscape Plan
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

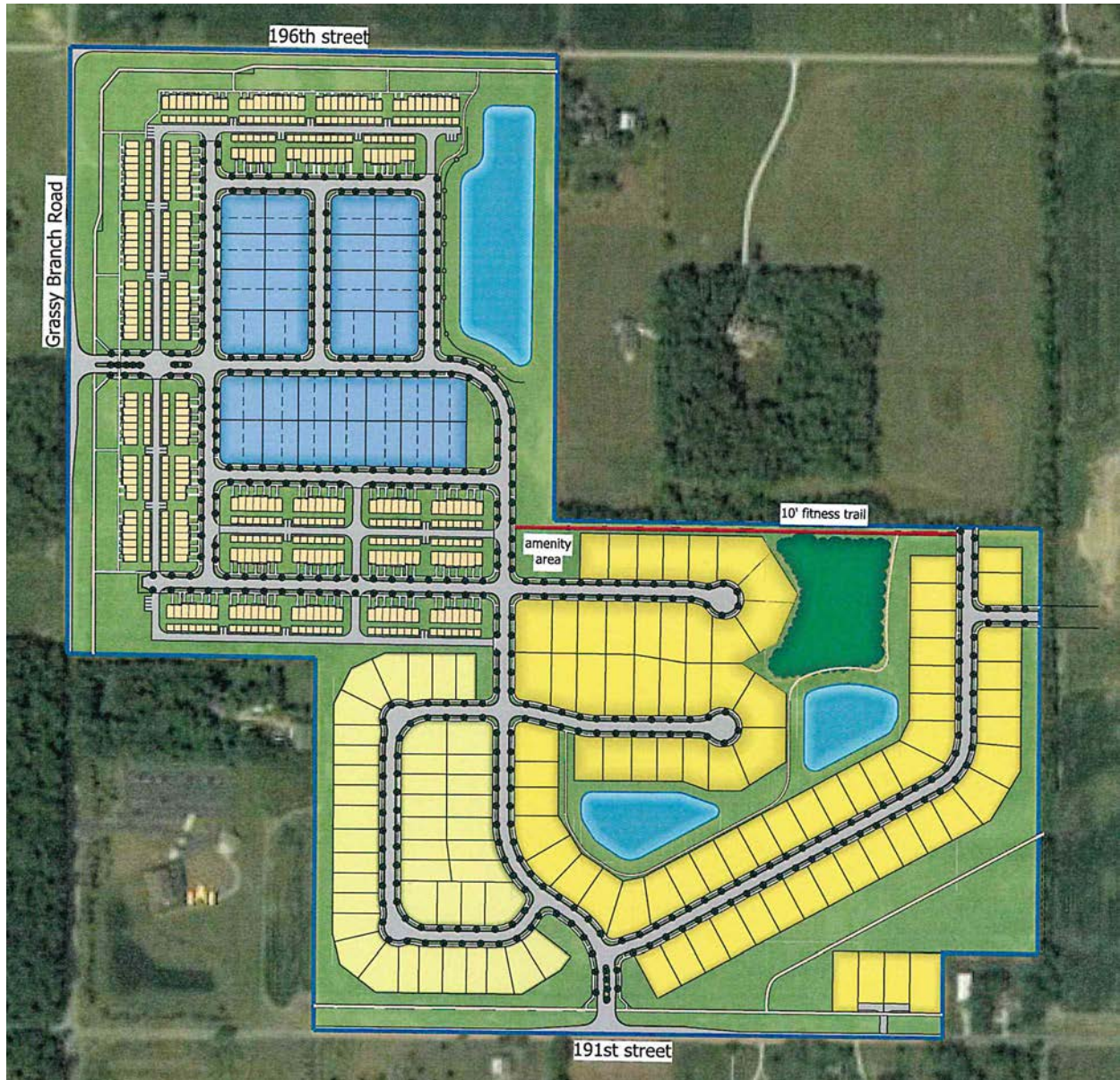
Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

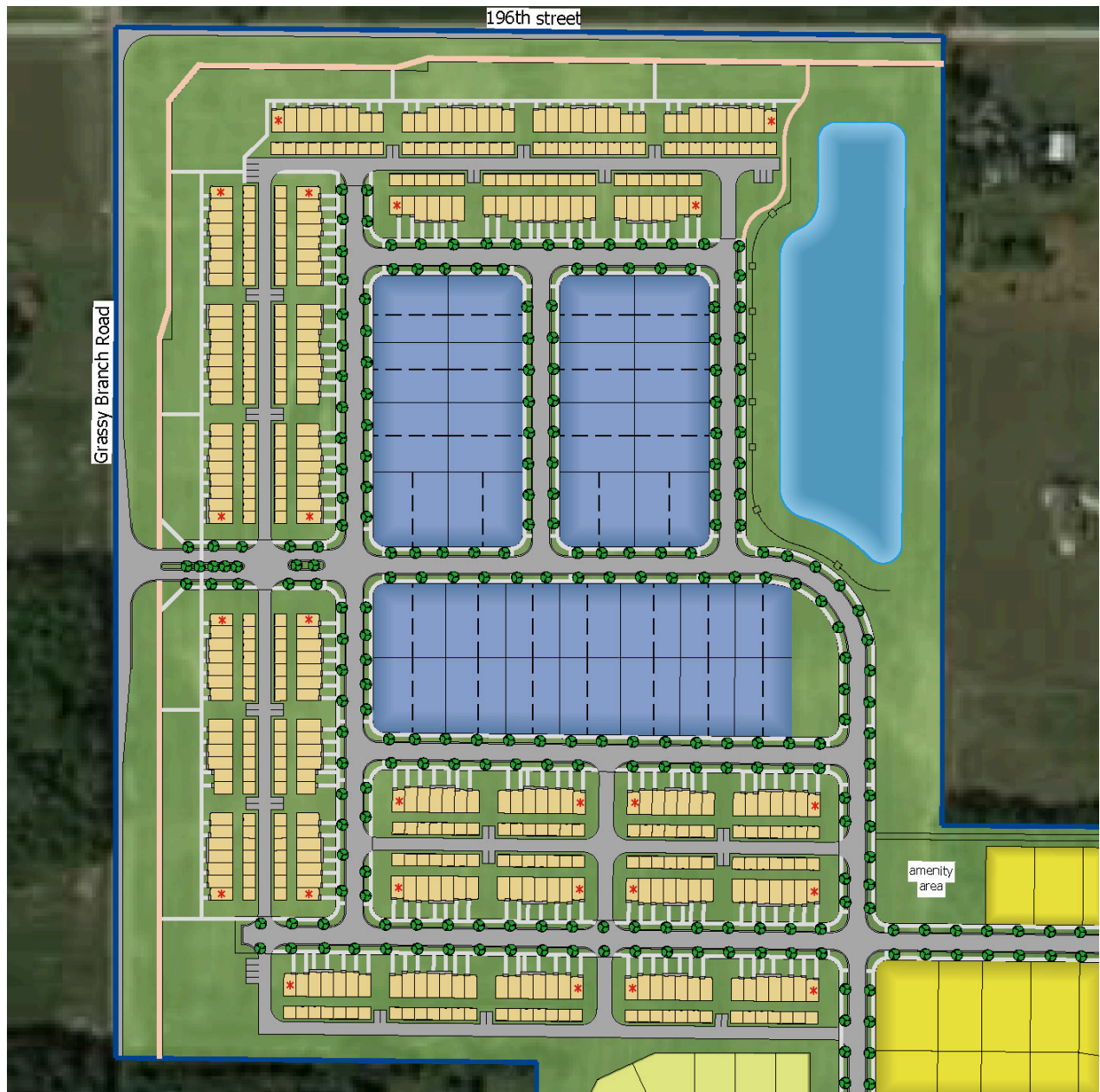
Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

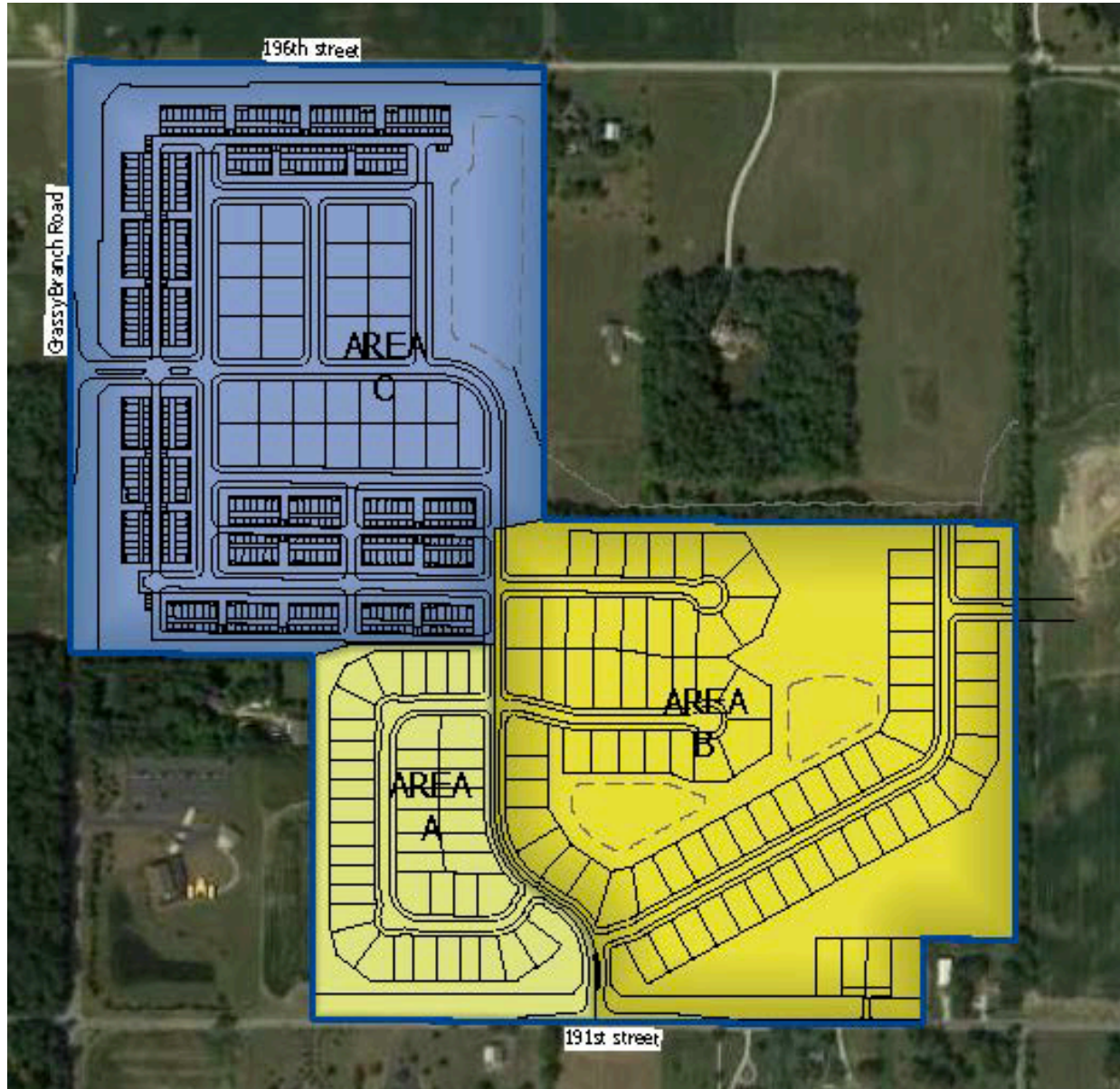


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 9)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 9)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 9)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 9)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 9)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 9)

AREA C - Townhomes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

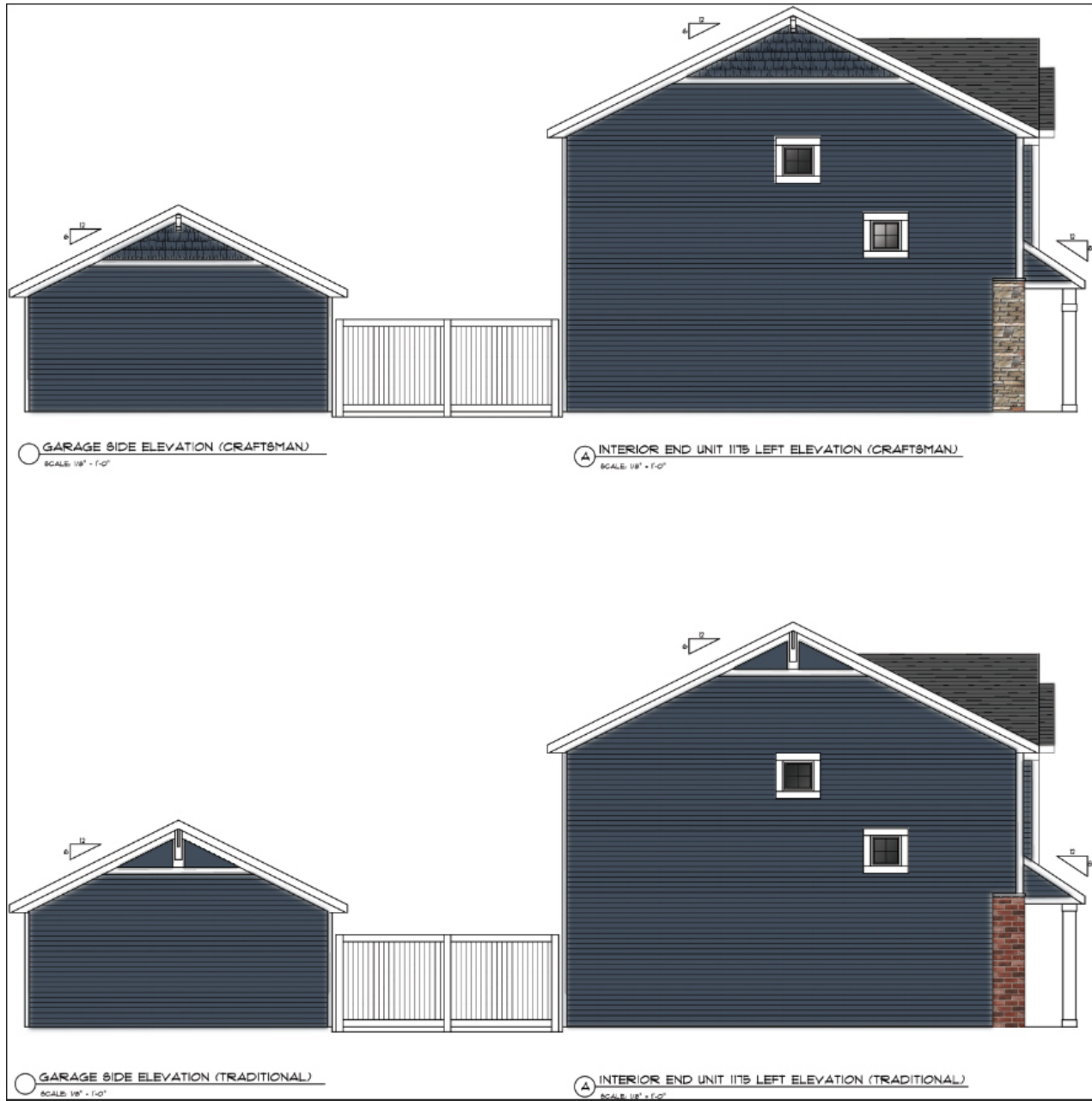


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

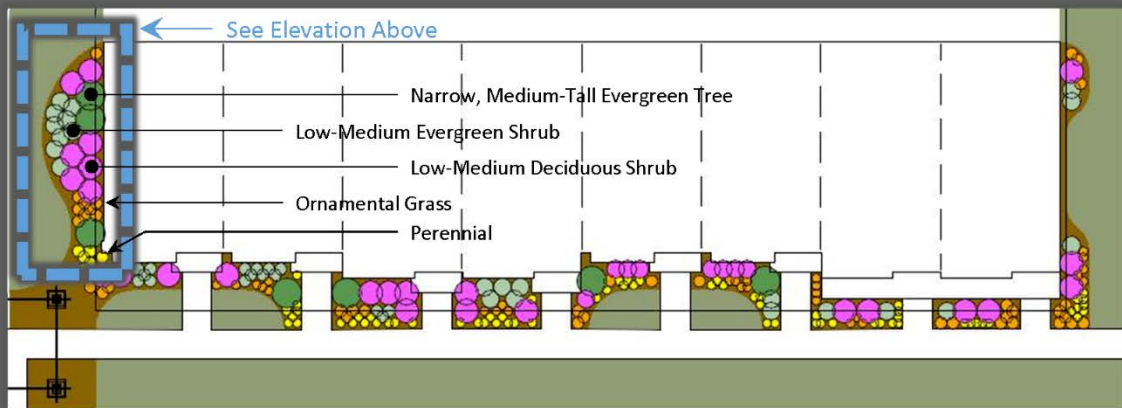


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

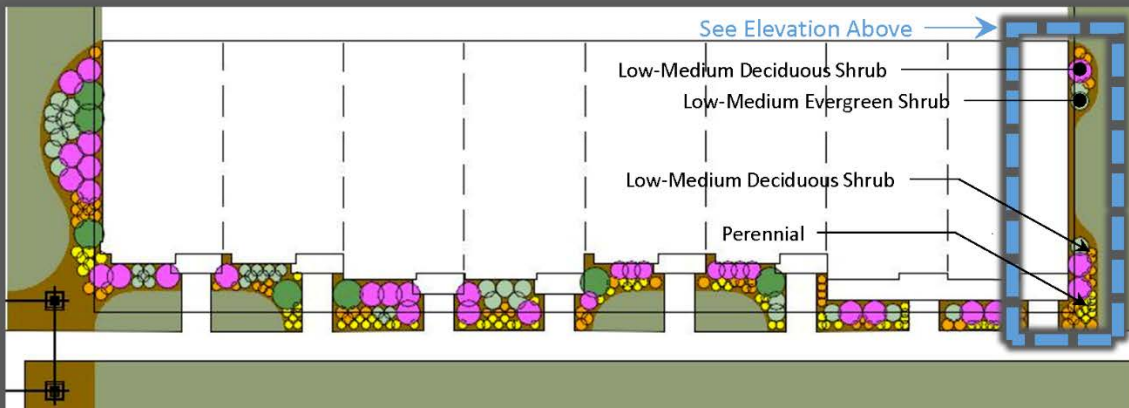
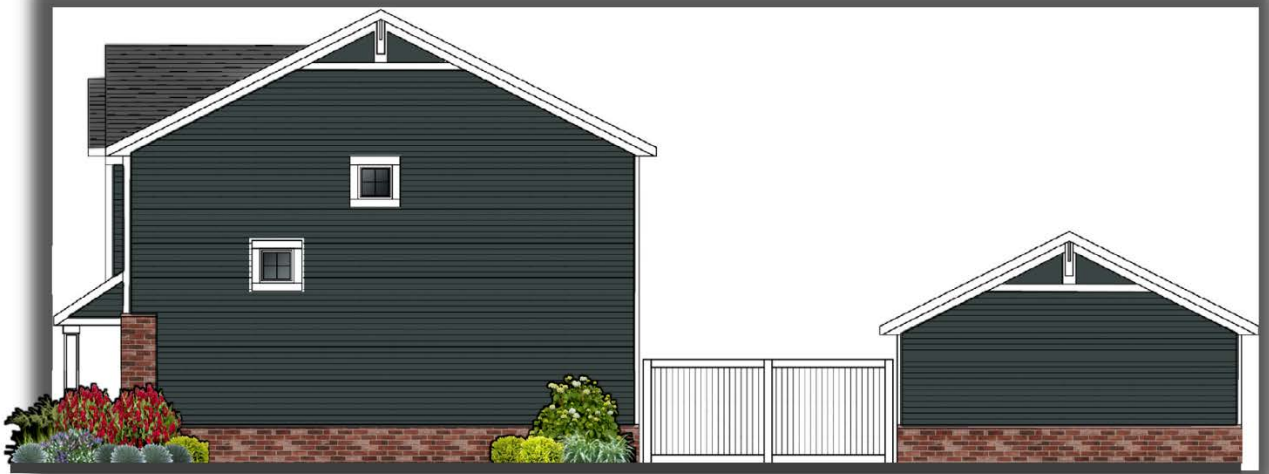


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

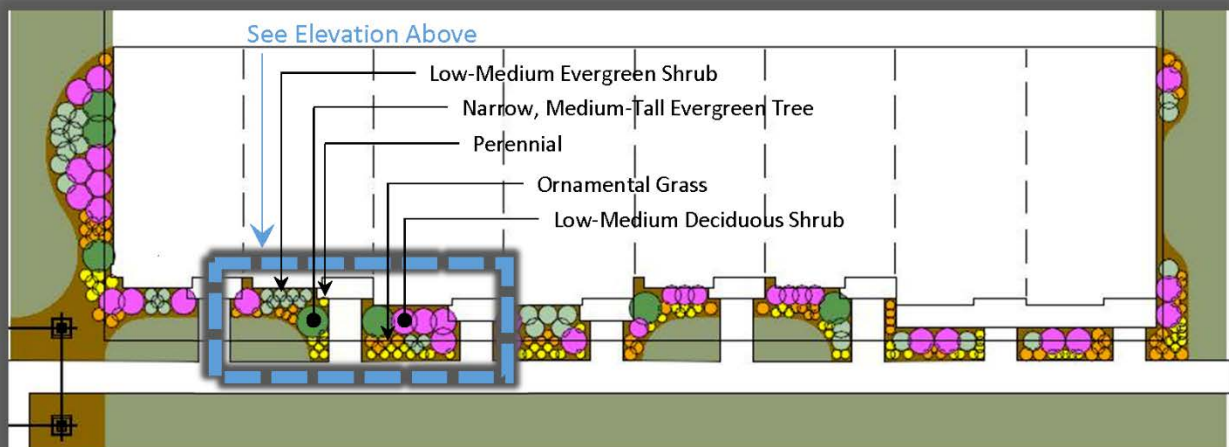


EXHIBIT F **Perimeter Landscape Plan** (Page 1 of 2)

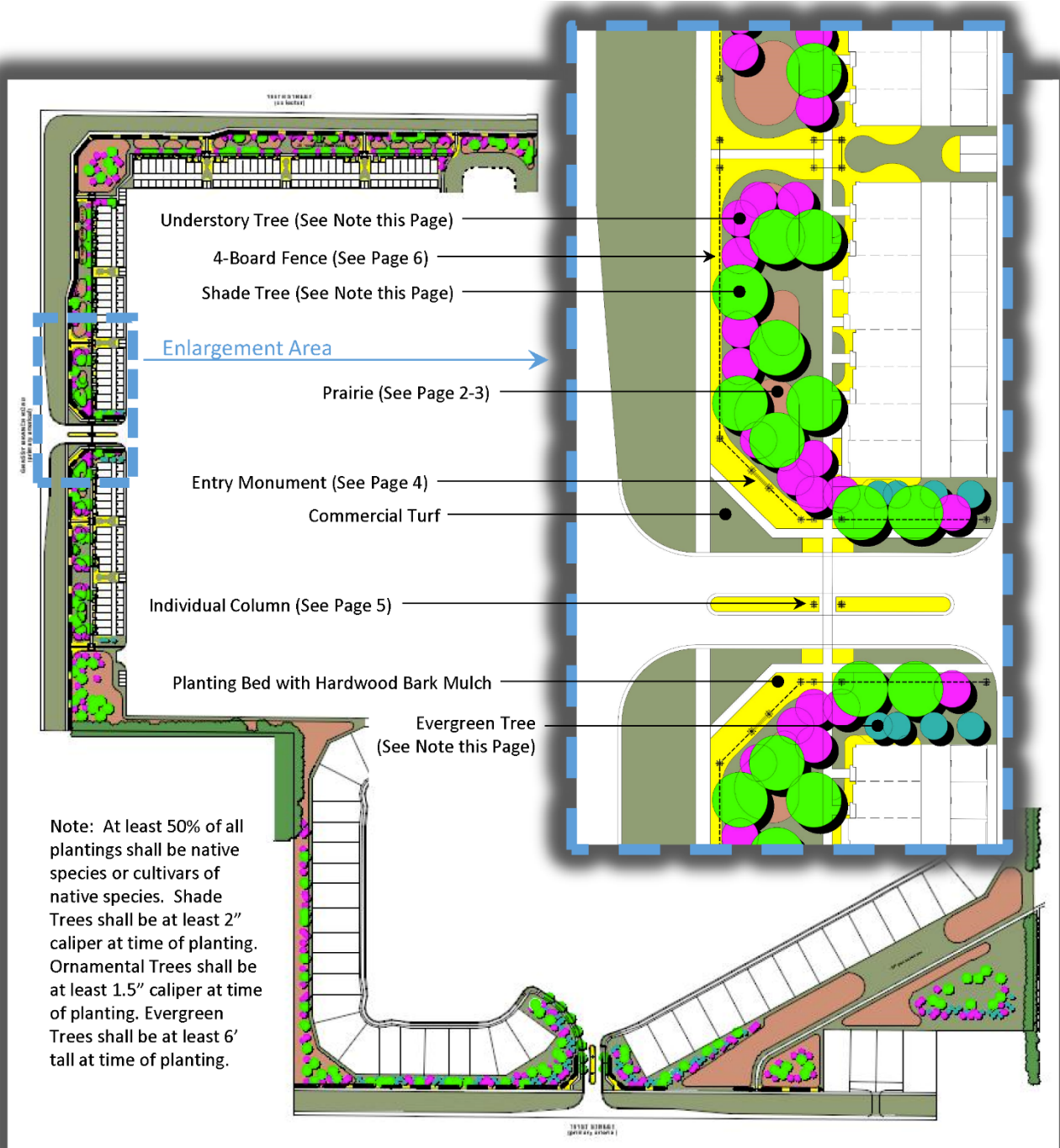


EXHIBIT F
Perimeter Landscape Plan
(Page 2 of 2)



Note: At least 50% of total fence length shall be fronted with planting bed and plantings.

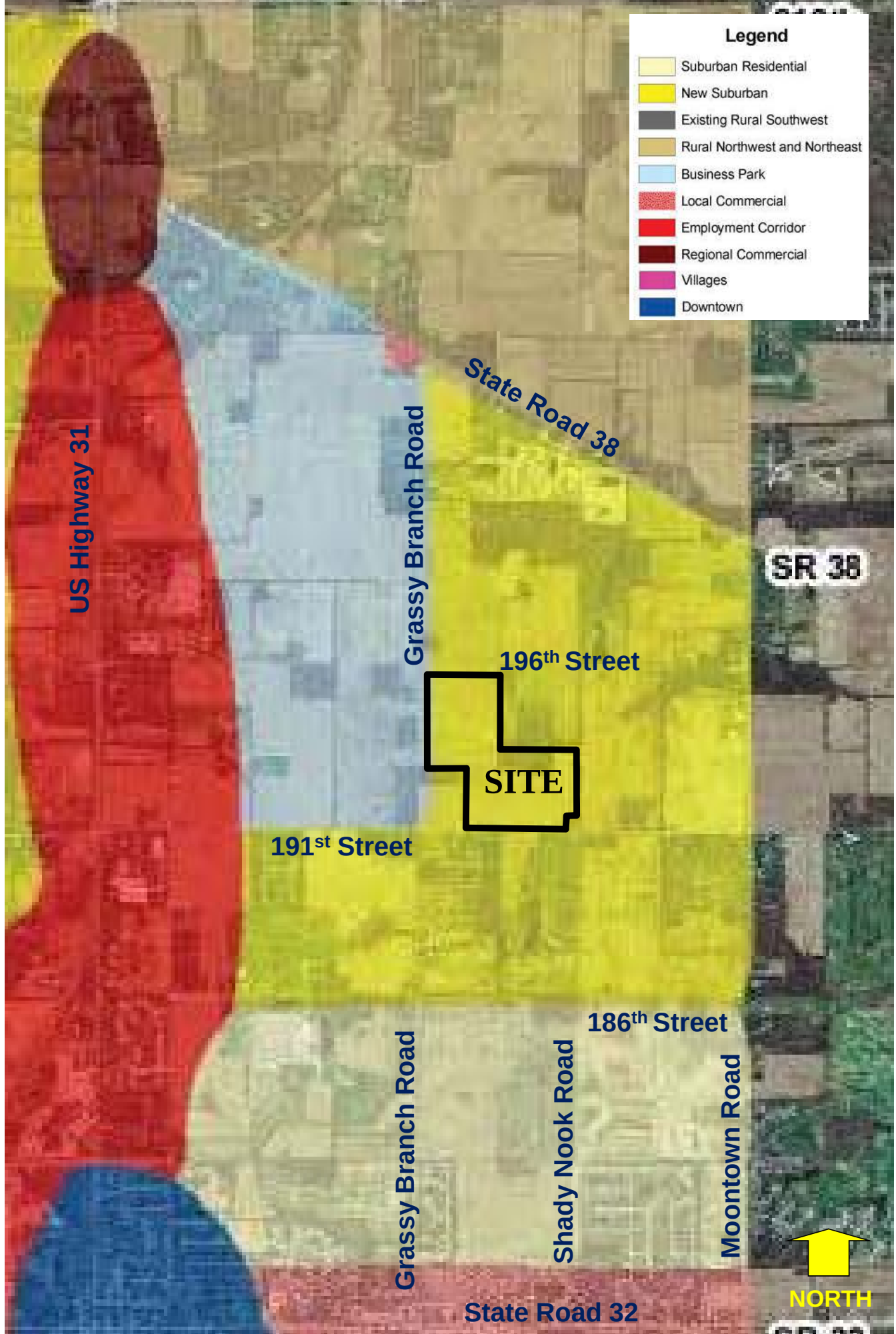


EXHIBIT G
Amenity Exhibit
(Page 1 of 2)



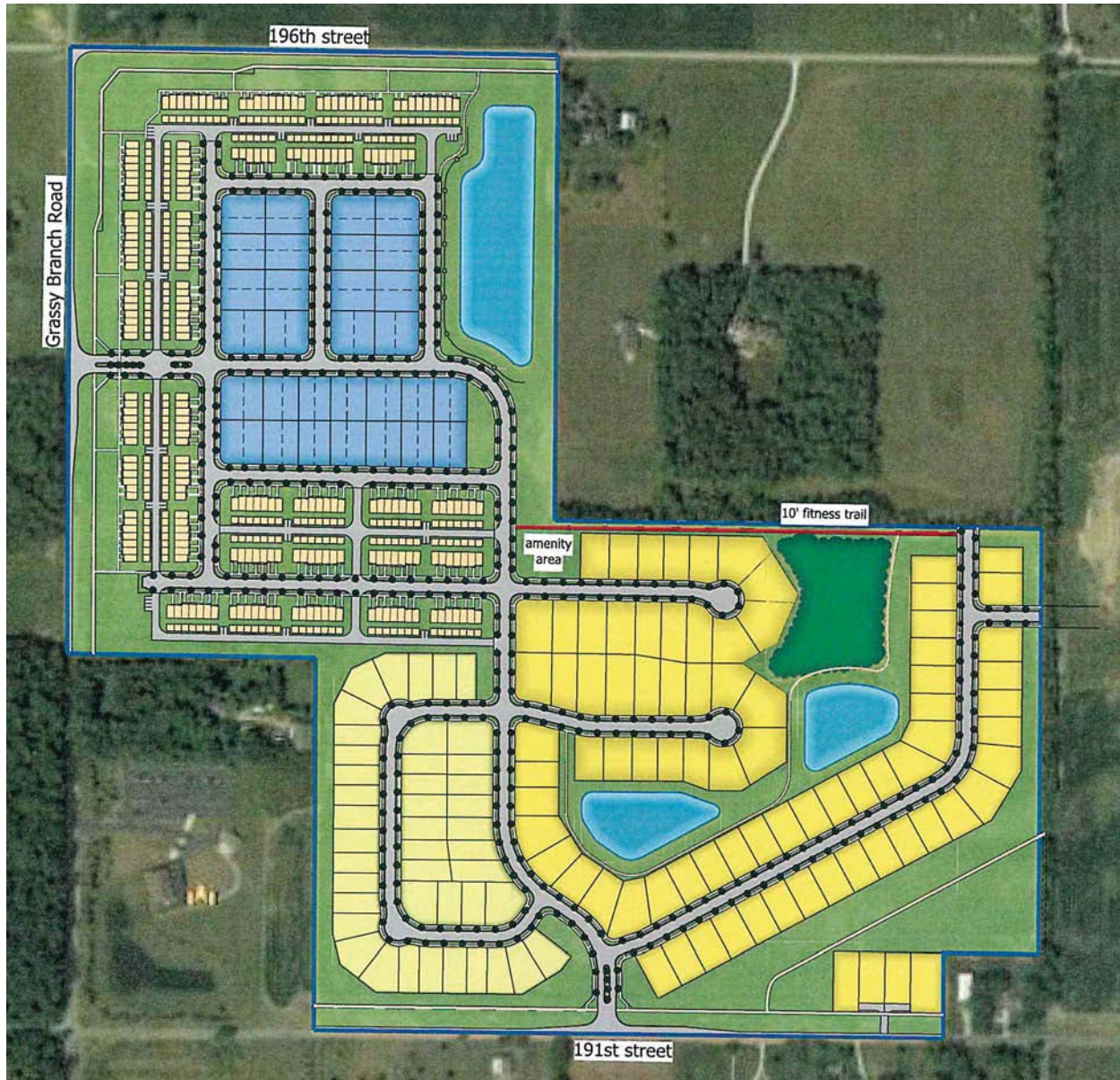
EXHIBIT G
Amenity Exhibit
(Page 2 of 2)





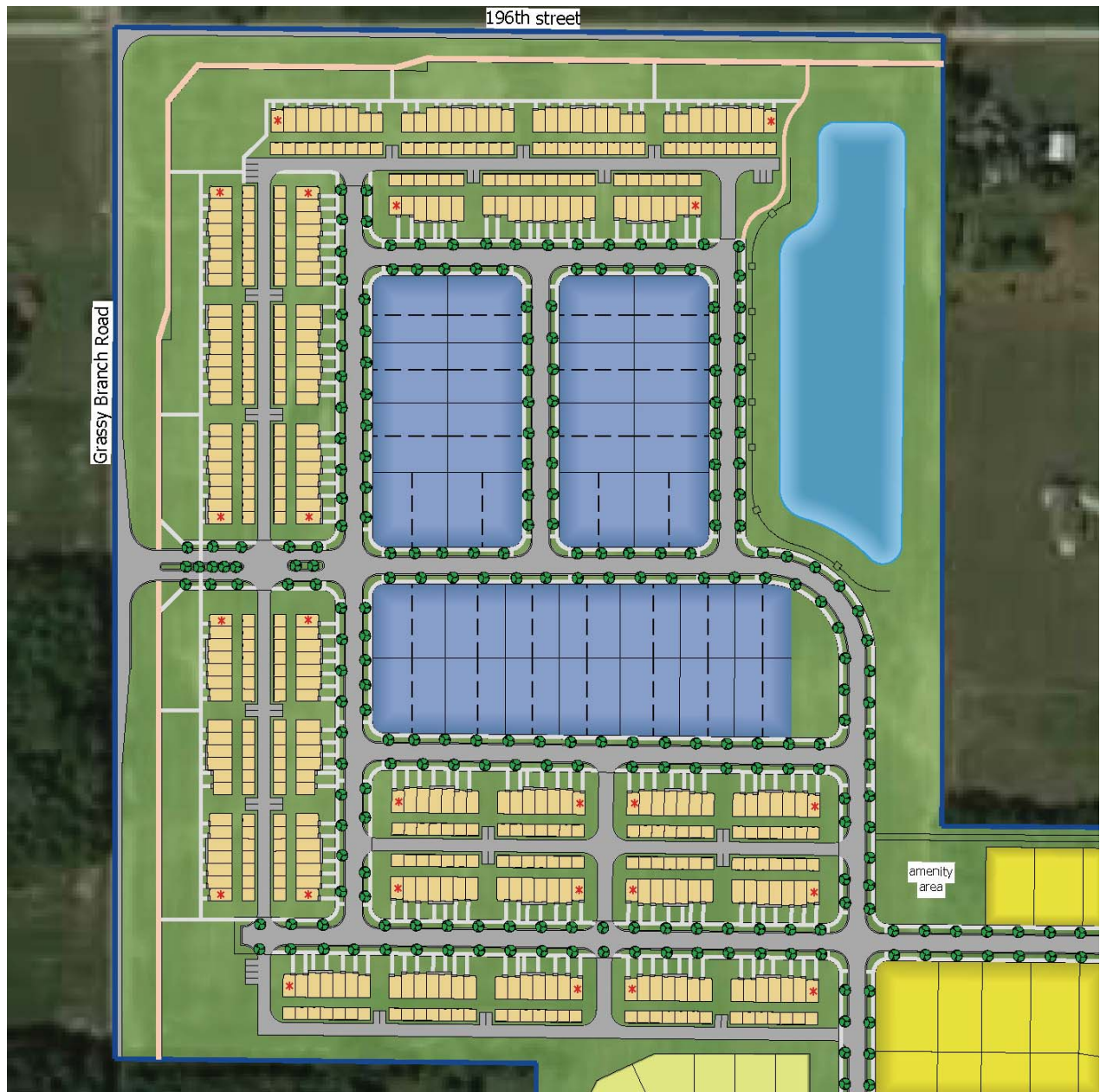
Lindley Run- Westfield Comprehensive Plan

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



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EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



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EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

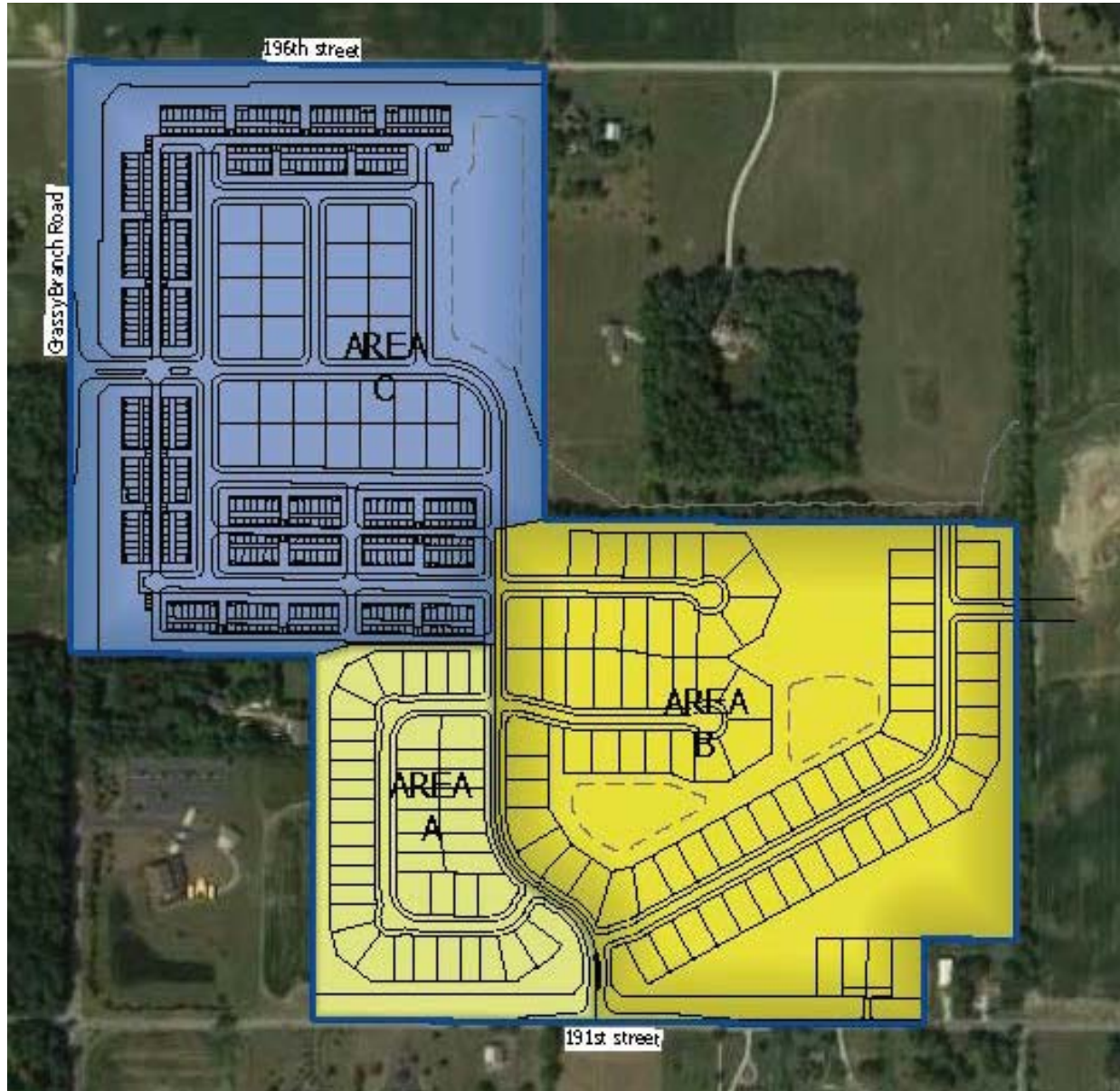


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 8)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
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AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
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AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
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AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
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AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
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AREA C - Townhomes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

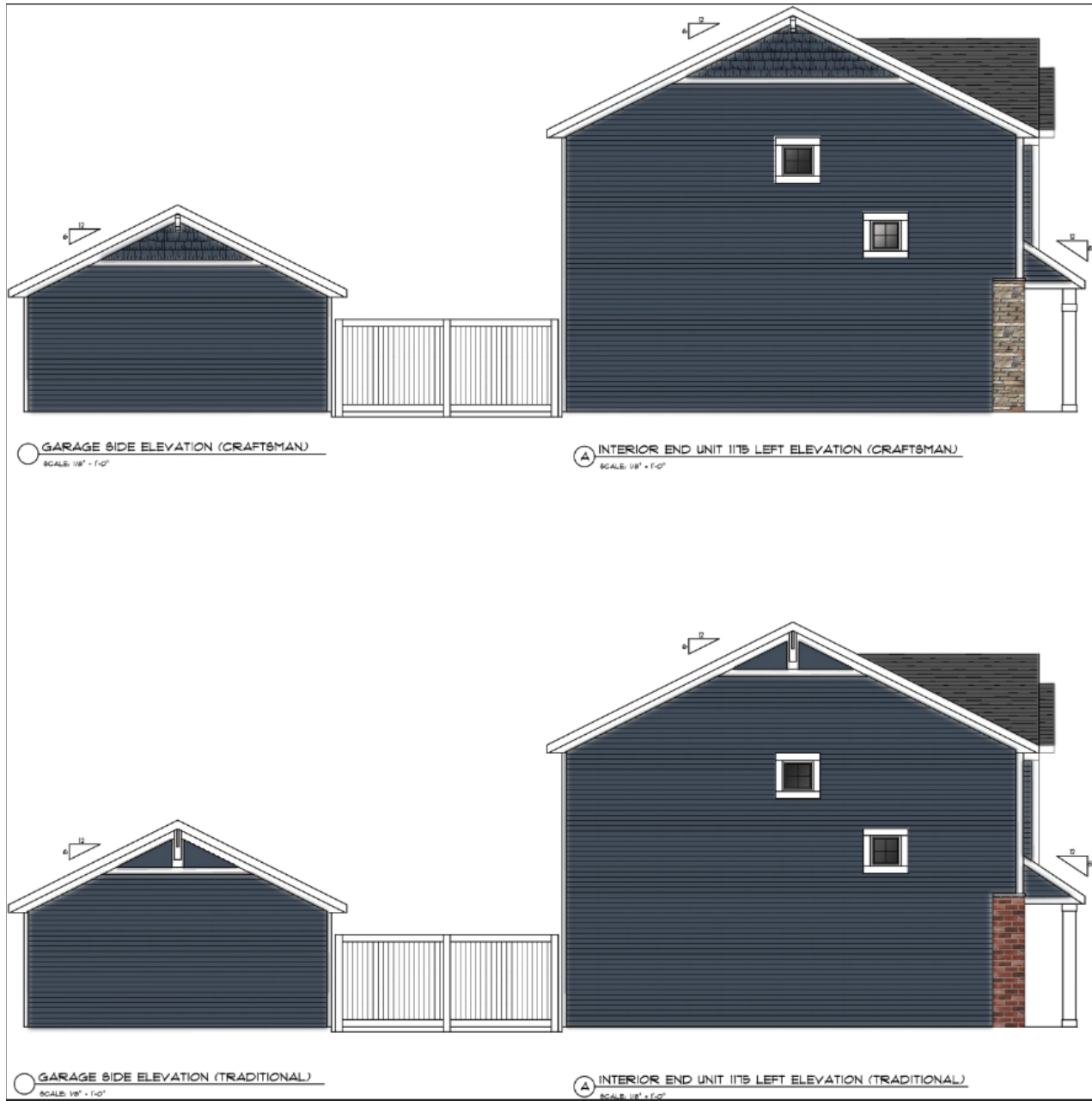


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

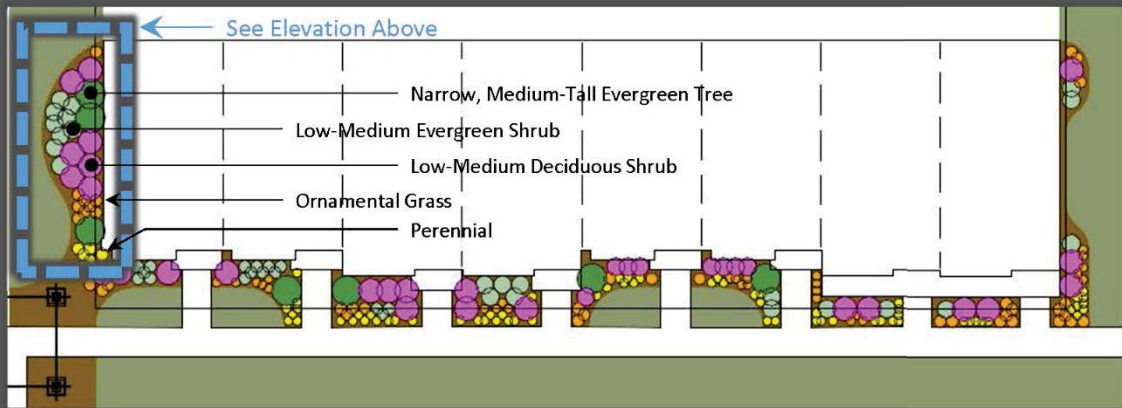


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

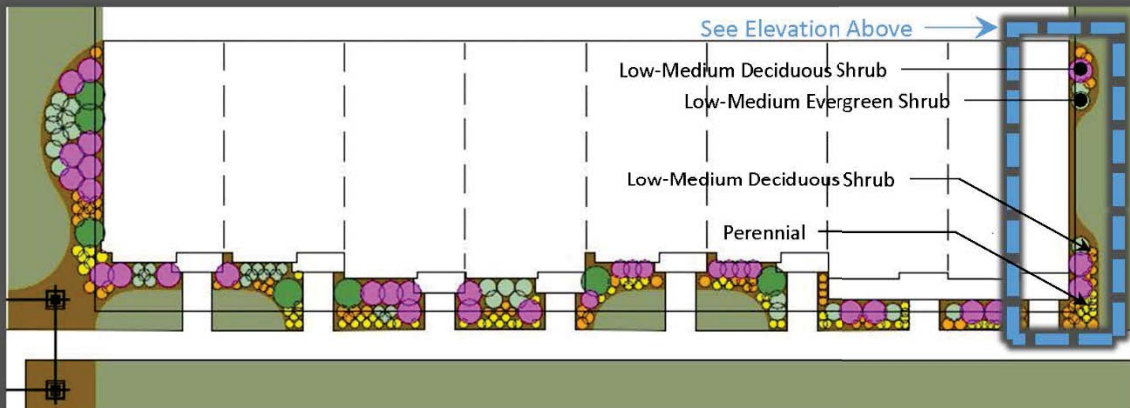


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

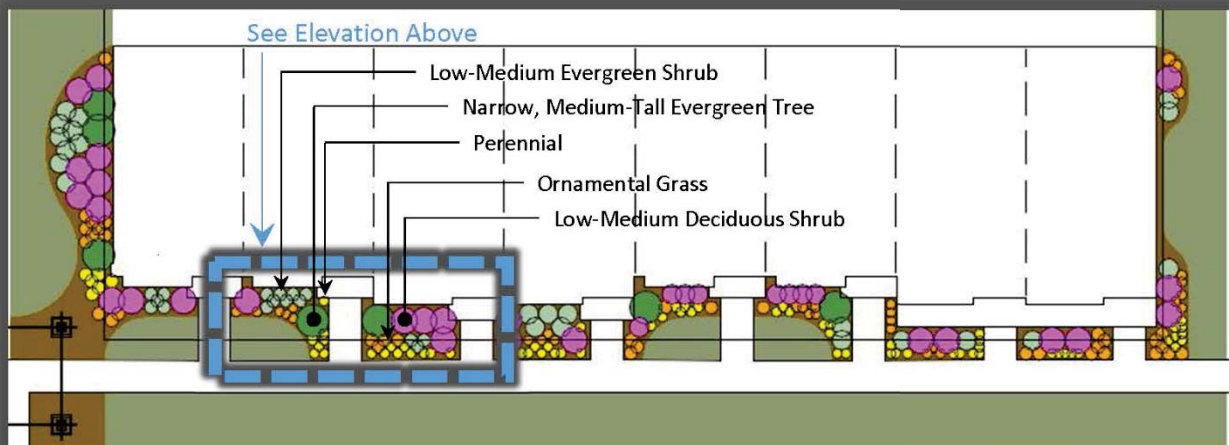


EXHIBIT F **Perimeter Landscape Plan** (Page 1 of 2)

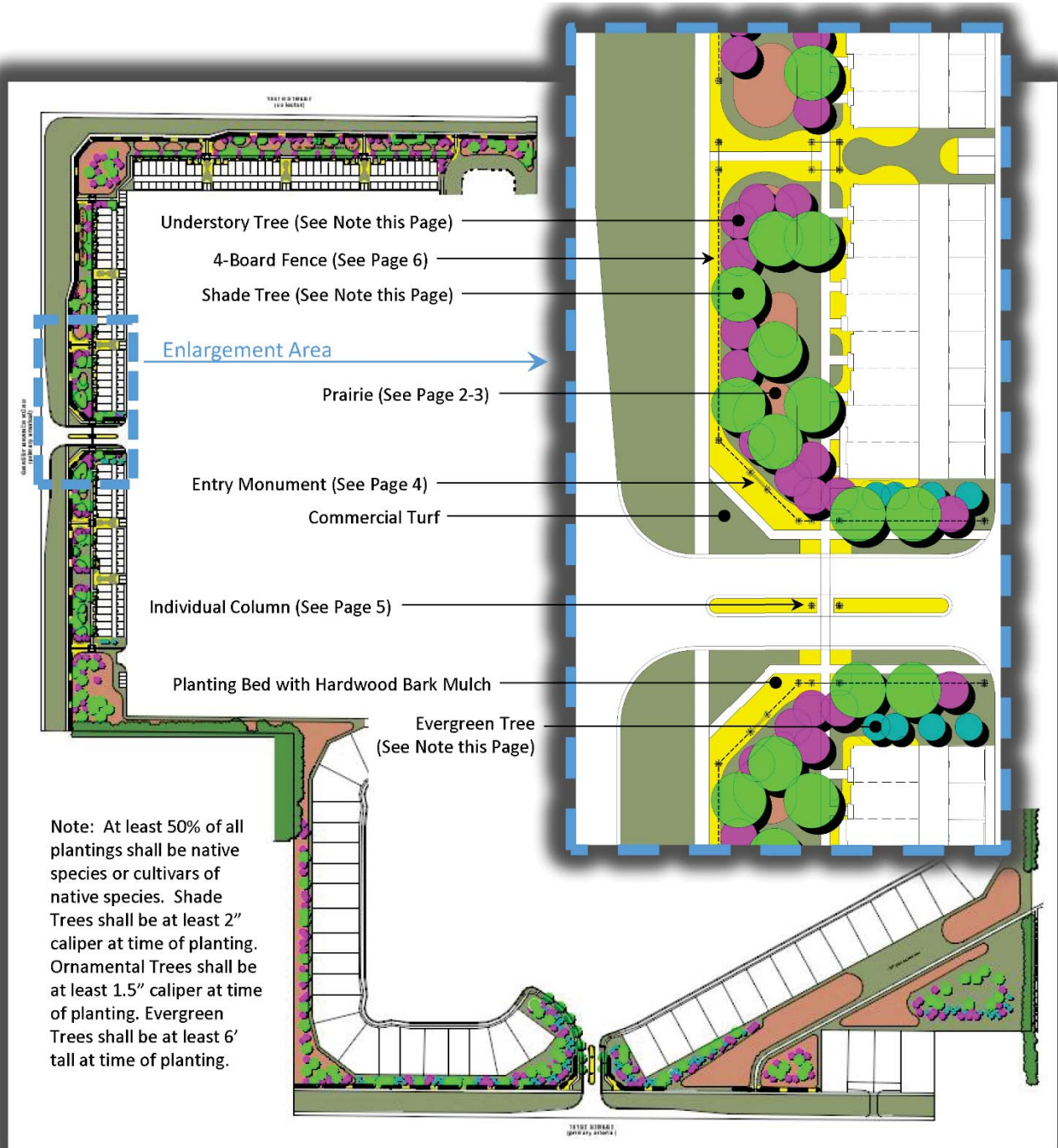


EXHIBIT F
Perimeter Landscape Plan
(Page 2 of 2)



Note: At least 50% of total fence length shall be fronted with planting bed and plantings.



EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

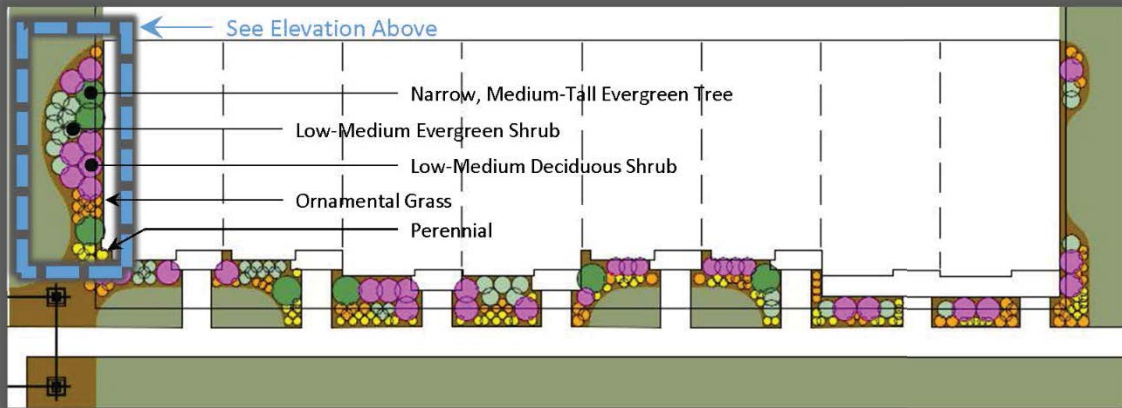


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

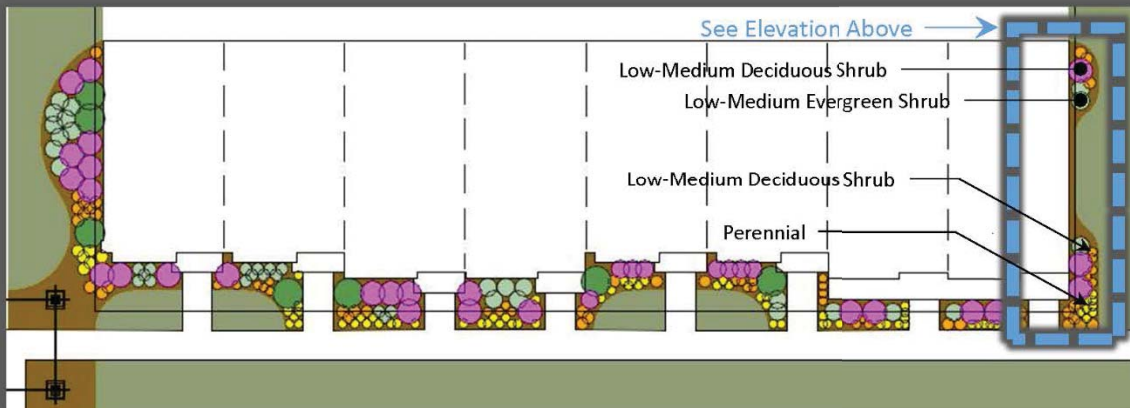


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

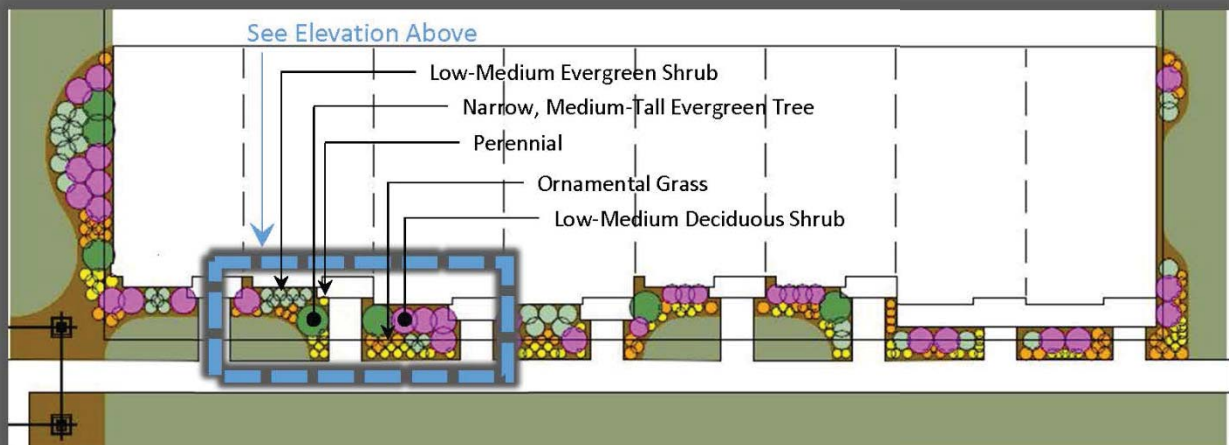


EXHIBIT G
Amenity Exhibit
(Page 1 of 2)



EXHIBIT G
Amenity Exhibit
(Page 2 of 2)



September 19, 2018 Lindley Run PUD - Neighborhood Meeting Summary

Project: Proposed Lindley Run Planned Unit Development

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Date: September 19, 2018 at 6:30pm

Location: Crossroads Church, 19201 Grassy Branch Rd., Westfield, Indiana.

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Jeffrey Pape – Olthof Homes
Gordan Kritz – Stoeppelwerth & Associates, Inc.
Daine Crabtree – Westfield Planning Staff
Joe Edwards – City Council
See **Exhibit A: Sign In Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. From my estimate, there will be over 840 cars in and out of the development. Will there be widening on 191st Street?

Response: We went through TAC and improvements at the entrance will be required, as well as road impact fees to offset traffic impacts.

2. 191st Street needs improvements. The intersection at 191st Street and Shady Nook Road needs to be addressed.

Response: We will share the concerns with Staff and the City prioritizes the road improvements.

3. High density will have more cars in the area. 196th Street and Grassy Branch Road and 191st Street are dangerous right now.

Response: Our understanding is that a roundabout is planned for the intersection of Grassy Branch Road and 191st Street.

4. Who is the target housing?

Response: Empty-nesters, first-time homebuyers, and all stages of life with multiple product types.

5. I am concerned about first-time homebuyers being low-income people

Response: The homes will be from \$150,000 range in the mid to high \$100s for the townhomes.

6. When will the engineered drawings be available?

Response: If zoning is approved then a Primary Plat and Overall Development Plan will be filed. If you received a letter for this request, you will receive a letter in the mail just as you did for this proposal.

7. Explain the ponds and the drainage issues.

Response: We are responsible to keep all water on the development discharged into an approved outlet.

8. We are in the County and we have guns and pigs. What will you do to address the people coming in?

Response: The project will be annexed into the City. We can consider adding language in the CCRs recognizing the surrounding area.

9. How will the trash be taken care of in Area C?

Response: There will be individual pick up from the City.

10. I do not like high density homes in this area.

Response: We understand. The proposal is responsive to the Comprehensive Plan and a gap in available housing in Westfield.

11. Does the pipeline need to approve it?

Response: All plans will need to comply with the pipeline easement requirements.

12. Drainage in section A?

Response: We will capture all water and put it into ponds. We can also allow some water if you request it for your existing pond.

13. What improvements are being done with the legal drain.

Response: Currently goes through the middle of the site. The legal drain will be moved to the north side of the property and redirected.

14. What are the lot dimensions of the duplexes?

Responses: 45' lot widths and 5,000sqft lots per home.

15. We don't want any rentals.

Response: The plan will include language in the CCRs that only 15% can be rented and the owners must show hardship.

16. What is the background of Olthof.

Response: Jon and Jeff provided a summary of information of the background of Olthof.

17. It is my experience that first-time homebuyers don't take care of their property. They will lose the house and it will be boarded up.

Response: These owners will have the same responsibilities for property. The HOA will maintain the landscaping and lawns of Area C.

18. Are there other communities in Westfield that Olthof has?

Response: Yes. Shelton Cove on the southeast corner of Casey Road and 186th Street behind the church.

19. Has Olthof ever done townhomes?

Response: Yes, Olthof currently has two active projects in Northwest Indiana.

20. Will there be a pool?

Response: Council has asked us to provide a pool and is being considered.

21. Where would the pool go?

Response: Within the central amenity area if the decision is made to provide a pool.

The meeting ended at 7:36p

Neighborhood Meeting Sign In-Sheet

Proposed Lindley Run Planned Unit Development

Olthof Homes, LLC

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Wednesday, September 19, 2018 at 6:30 p.m., Crossroads Church, 19201 Grassy Branch Rd., Westfield, IN.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Joe Edward			joe.
2. Linda Bocchetta	19002 Shadybrook Rd		lnb55b@frontier.com
3. Mary Kathleen Whitaker	3702 East 196 th St.	317 349 9497	Katmilwh@gmail.com
4. Joseph R. Roberts		317 896 3380	
5. Jeff Strickland	4130 PONCE DE LEON CT	317-289034	
6. Downy McKinnon	19629 Grassy Branch Rd	317-690-2120	dmmckinnon@att.net
7. JESHA MORRIS	19024 SHADY BROOK RD.		jeshua.morristy@gmail.com
8. JANIS & TOM MORRIS	3501 E 191st St		TGMORRIS99@GMAIL.COM
9. MICK SCHNEZ	270 E. CARMEL DR.	317-418-9878	MSCHNEZ@CZ1SCHNEZ.COM
10. Michael Todd McQueen	19329 Grassy Branch Rd	317-880-3117	MTMFB@MNTB.COM
11. Jeff Roudabush	3911 E 191	317 896 3088	Jroudebush1150@gmail.com
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 1, 2018
1810-PUD-26

Docket Number: 1810-PUD-26 (Ord. 18-38)

Petitioner: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Subject Site Address: Southeast corner of 191st Street & Chad Hittle Drive

Request: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC requests a change in zoning on 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural and GB: General Business Districts to the Hahn Plaza Planned Unit Development (PUD) District

Current Zoning: GB: General Business & AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Residential & Vacant

Approximate Acreage: 12.5 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 18-38
4. Illustrative Layout
5. Character Exhibits
6. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petition will receive a public hearing the October 1, 2018, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Tuesday, September 18th; there was one (1) public attendee (see **Exhibit 6**).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Hahn Plaza PUD District (the "District") for approximately 12.5 acres +/- (the "Property") located at the southeast corner of 191st Street & Chad Hittle Drive.

The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural and GB: General Business. Properties to the north are zoned the Chatham Commons PUD; Properties to the east



are zoned the Hittle at ThirtyOne PUD; Properties to the south are zoned General Business and properties to the west are zoned Agriculture/Single-Family Rural.

This petition will have a public hearing at the October 1, 2018, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: A Concept Plan (see **Exhibit B** of the PUD) is made a part of the PUD. The PUD District is divided into three (3) subareas.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Illustrative Layout: The PUD sets forth an Illustrative Layout (see **Exhibit 4**) which provides a possible site layout for parking, internal drives and improvements. The final layout may vary.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted, except that one (1) Gasoline Service Station is permitted and Special Exception Uses are prohibited.

General Regulations: The standards of Chapter 4 Zoning Districts shall apply to the Real Estate except that Minimum Setback Lines, Minimum Building Height, Maximum Building Height, and Minimum Building Size are modified.

Overlay Districts: The US Highway 31 Overlay Zone shall not apply to the development of the Real Estate while the Architectural Design Requirements of the State Road 32 Overlay District shall apply, except as otherwise modified.

Development Standards: Screening of Receptacles and Loading Areas shall apply only to enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.

External Street Frontage Landscaping and Buffer Yard Landscaping requirements shall not apply. Parking Area Landscaping is modified.

Center Monument Signage and Outlot Signage standards are modified.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.



PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

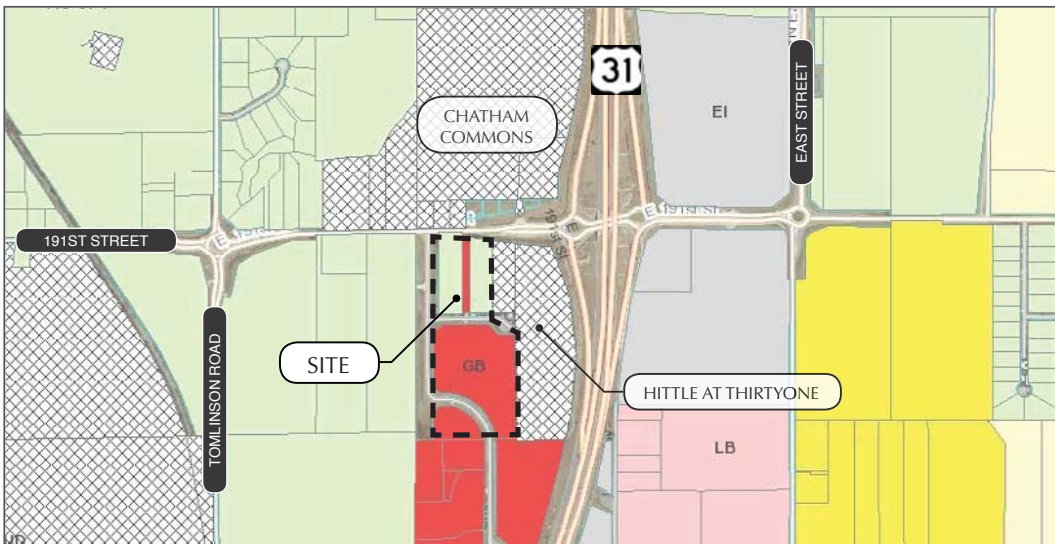
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 1, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

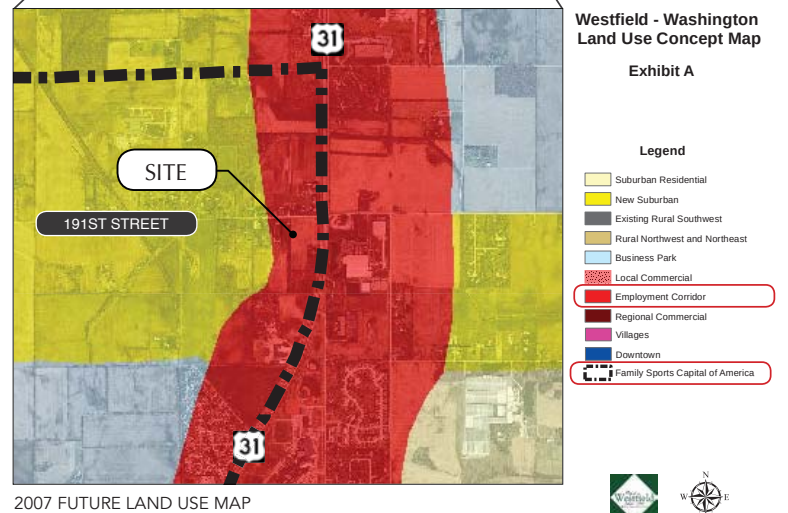
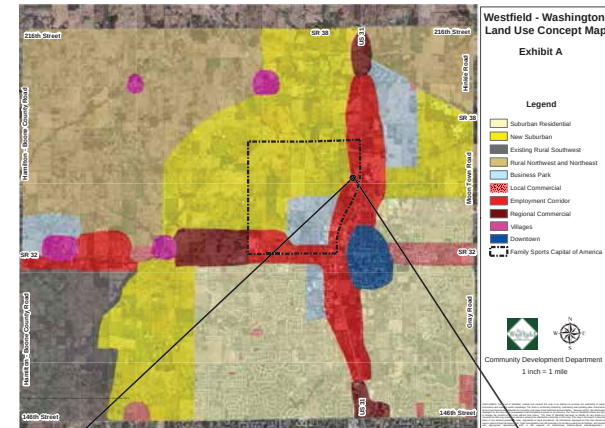
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



**GREENWALT
CORPORATION**
Construction ♦ Development

HAHN PLAZA PLANNED UNIT DEVELOPMENT DISTRICT

**WEIHE
ENGINEERS**



ORDINANCE NUMBER 18-38

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II, and Area III (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. Illustrative Layout. The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. One (1) Gasoline Service Station.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses.

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

7.1 Minimum Building Setback Lines:

- A. Abutting Existing Street¹: Thirty (30) feet.
- B. District Perimeter Not Abutting Street: Ten (10) feet.
- C. All Other: No minimum.

7.2 Minimum Building Height: Eighteen (18) feet.

7.3 Maximum Building Height: No maximum.

7.4 Minimum Building Size: Four Thousand (4,000) square feet. Outdoor seating area(s) shall count towards the Minimum Building Size requirement. One (1) Building within Area I shall be permitted to be a minimum of Two Thousand (2,000) square feet, as generally depicted on the Illustrative Layout.

Section 8. Overlay Districts.

8.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

8.2 State Highway 32 Overlay District: Article 5.3(K) Architectural Design Requirements of the State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified by this Ordinance.

Section 9. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.

9.2 Article 6.3 Architectural Standards: Shall apply. In addition, Article 5.3(K) Architectural Design Requirements of the 32 Overlay shall apply. If a provision of Article 5.3(K) is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

¹ For purposes of this Ordinance, an Existing Street includes 191st Street, Chad Hittle Drive, and Chad Hittle Court.

- 9.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
- A. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.
 - B. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
 - C. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
 - D. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- 9.4 Article 6.17 Sign Standards: Shall apply, except as modified below.
- A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one (1) Monument Sign (Center Only) shall be permitted along Area II's Chad Hittle Drive frontage with a maximum of Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
 - B. Outlot Signage (Article 6.17(J)(8)). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 11. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-38** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-38**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-38**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Greenwalt Development Group, LLC
740 West Green Meadows Drive, Suite 320
Greenfield, Indiana 46140

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

THIS DESCRIPTION INCLUDES THREE (3) PARCELS.

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

AREA I:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

AREA II:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BERAING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HTTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALLONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00

FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

AREA III:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 334.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHAD HITTLE DRIVE AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE AFORESAID RIGHT OF WAY LINE OF CHAD HITTLE DRIVE, 1.) THENCE NORTHWESTERLY 371.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF NORTH 48 DEGREES 50 MINUTES 55 SECONDS WEST AND A LENGTH OF 341.06 FEET; 2.) THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS WEST 27.06 FEET; 3.) THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 181.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.39 ACRES, MORE OR LESS.

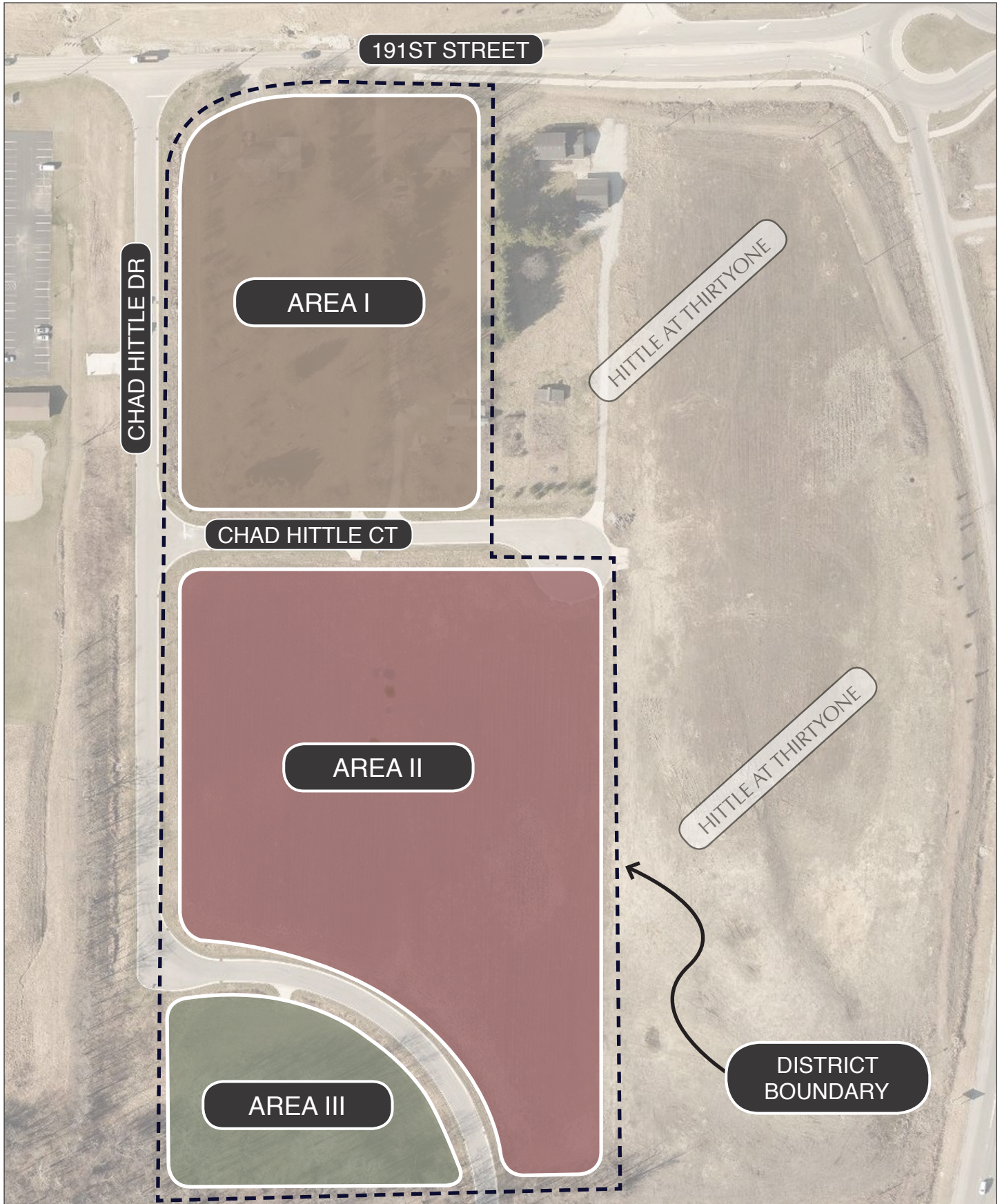


EXHIBIT B: CONCEPT PLAN
HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT



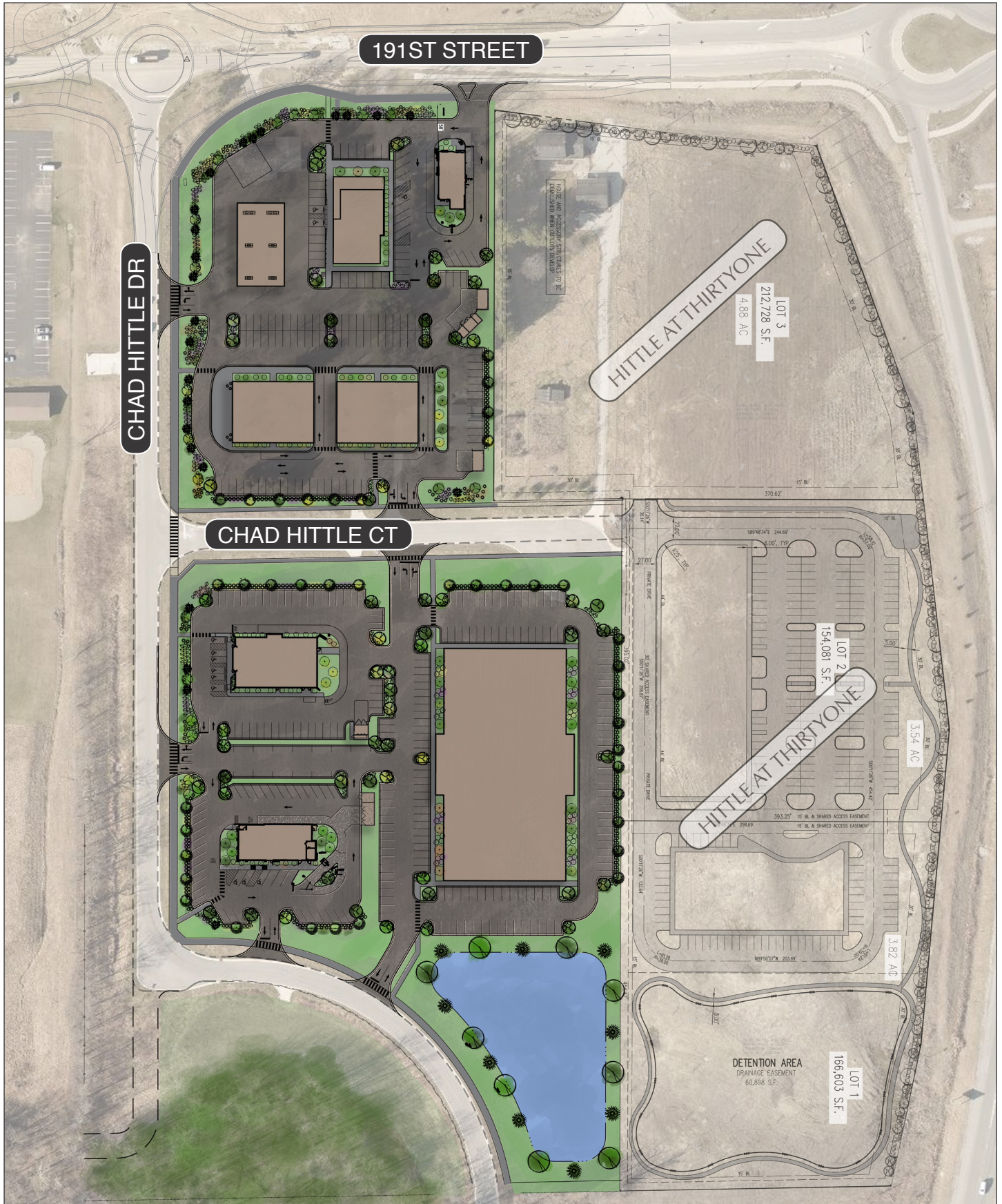
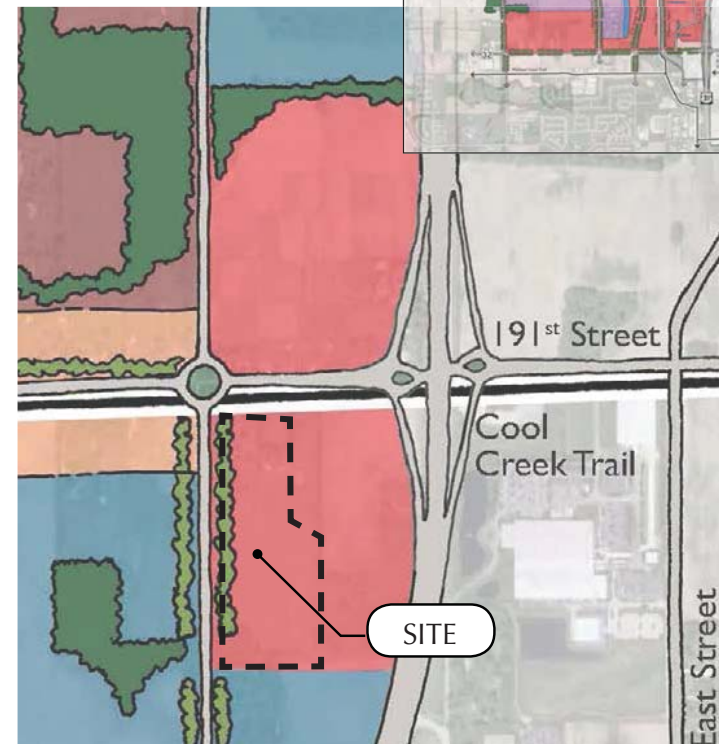
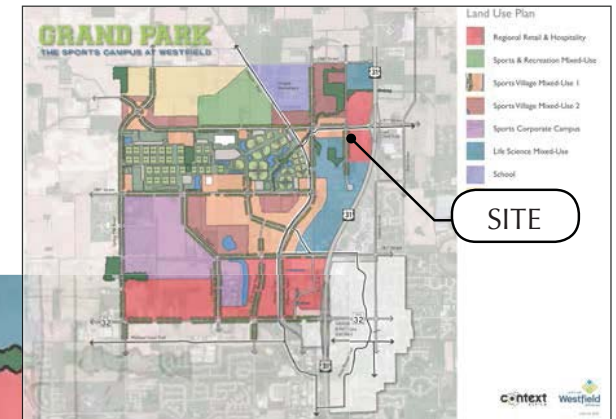


EXHIBIT C: ILLUSTRATIVE LAYOUT
HAHN PLAZA
 PLANNED UNIT DEVELOPMENT DISTRICT

ILLUSTRATIVE LAYOUT



ILLUSTRATIVE GRAND PARK LAND USE MAP



GREENWALT CORPORATION
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS





**GREENWALT
CORPORATION**
Construction ♦ Development

HAHN PLAZA

PLANNED UNIT DEVELOPMENT DISTRICT

**WEIHE
ENGINEERS**



08.31.18



**GREENWALT
CORPORATION**
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

**WEIHE
ENGINEERS**



08.31.18

Memorandum

Date: September 20, 2018

To: Daine Crabtree, Associate Planner
Economic and Community Development Department

From: Jesse M. Pohlman

Re: Hahn Plaza Planned Unit Development (1810-PUD-26)
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, R. Lynn Greenwalt with Greenwalt Development Group, LLC hosted an open house for adjoining property owners on Tuesday, September 18, 2018, at 17409 Wheeler Road, Suite 106, Westfield, Indiana (currently vacant space adjacent to Noble Roman's in the Monon Marketplace commercial center). Below please find a brief written report of the open house.

Open house began at 6:05 p.m.

Petitioner representatives included Lynn Greenwalt (Greenwalt Development Group) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included one (1) adjacent property owner (D. Wyatt, Almost Home Boarding Kennel), two (2) Council members (S. Hoover, C. Spoljaric), and a representative from the City's Economic and Community Development Department (D. Crabtree).

After introductions and an overview of the proposed change of zoning, discussion included the following: clarification on extent of subject property and adjacent hotels planned or under construction; current stage in the development process and potential tenants; City's potential plans for extending Chad Hittle Drive (west of Almost Home Boarding Kennel); existing wetland within Area III; preferences on architecture for inline multi-tenant commercial buildings; general discussion and observation of development patterns.

The open house concluded around 6:35 p.m.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 1, 2018
1810-SPP-14 & 1810-ODP-14

Petition Number: 1810-SPP-14 & 1810-ODP-14

Subject Site Address: Southeast corner of 191st Street & Chad Hittle Drive

Petitioner: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 3 commercial lots on approximately 12.5 acres +/- located in the pending Hahn Plaza Planned Unit Development (PUD) District

Current Zoning: GB: General Business & AG-SF1: Agriculture/Single-Family Rural

Pending Zoning: Hahn Plaza PUD (Ord. No. 18-38) (pending)

Current Land Use: Residential & Vacant

Approximate Acreage: 12.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PROJECT OVERVIEW

The 12.5 acre +/- site is located at the southeast corner of 191st Street and Chad Hittle Drive.

The applicable zoning district is the pending Hahn Plaza PUD District (Ord.No. 18-38). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district for site.

This Primary Plat and Overall Development Plan represent the first phase for planned commercial and office development on the Property.

This petition will have a public hearing at the October 1, 2018, Plan Commission meeting.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 1, 2018
1810-SPP-14 & 1810-ODP-14

- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - 10) Easements (locations, widths and purposes). (Article 8.3)
 - 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
 - 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
 - 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - 16) Building setback lines. (Article 4.23 & Article 5.3(G))
 - 17) Legend and notes.
 - 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 19) Other features or conditions which would affect the subdivision favorable or adversely.
 - 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
-



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

The plans comply except as otherwise noted below:

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

Comment: Staff is working with petitioner to finalize location of proposed sidewalks around the Real Estate.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.



- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements



- 47) Lot Standards (Article 6.10)
- 48) Setback Standards (Article 6.16)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)

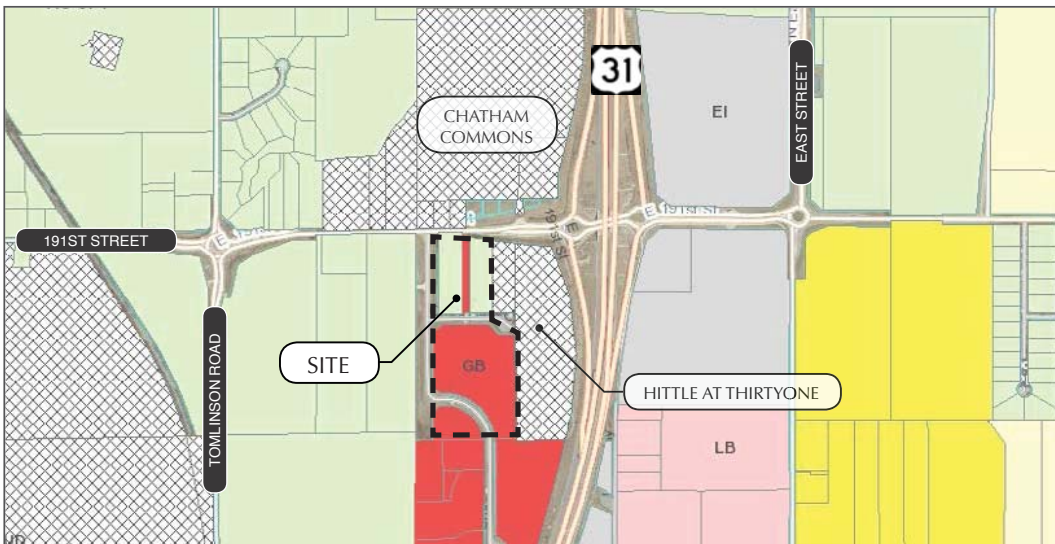
DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the October 1, 2018, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

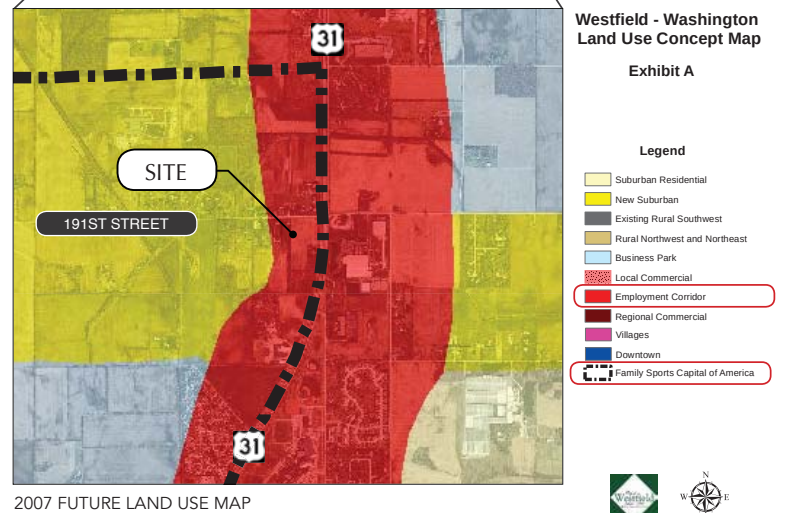
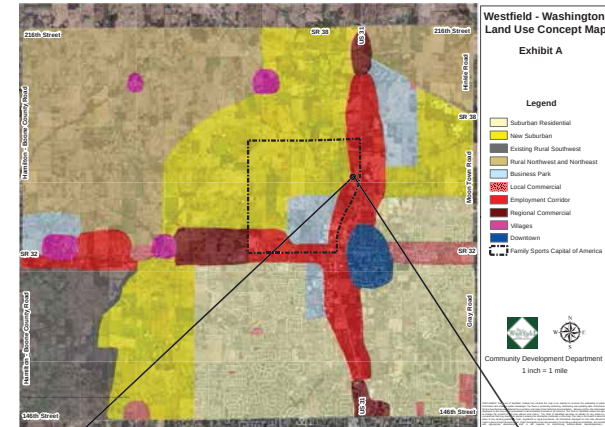
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



GREENWALT CORPORATION
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS



HAHN PLAZA

PRIMARY PLAT AND DEVELOPMENT PLANS

ZONING : PUD

PLANS PREPARED FOR

HAHN SURVEYING GROUP, INC.
2850 E. 96TH STREET
INDIANAPOLIS, IN 46240
OFFICE: 317-846-0840
ALT. OFFICE: 317-846-4119
FAX: 317-846-4298
CONTACT PERSON: FRANK HAHN
EMAIL: ENGRALTERNATIVES@HOTMAIL.COM

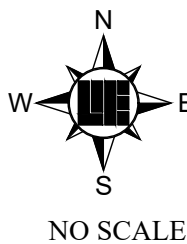
GREENWALT DEVELOPMENT
740 WEST GREEN MEADOWS DRIVE, SUITE 320
GREENFIELD, IN 46140
TELEPHONE: (317) 462-8048
CONTACT PERSON: LYNN GREENWALT
EMAIL: LGREENWALT@GREENWALT CORP.COM

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET



LOCATION MAP
★ PROJECT LOCATION
WESTFIELD, INDIANA



VICINITY MAP
★ PROJECT LOCATION

SHEET INDEX	
Sheet Number	Sheet Title
01	TITLE SHEET
02	OVERALL PRIMARY PLAT
03	PRIMARY PLAT
04	PRIMARY PLAT
05	EXISTING CONDITIONS AND DEMOLITION PLAN
06	EXISTING CONDITIONS AND DEMOLITION PLAN
07	DEVELOPMENT PLAN
08	DEVELOPMENT PLAN
09	LANDSCAPE PLAN
10	LANDSCAPE PLAN

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE LIES PARTIALLY IN A SPECIAL FLOOD HAZARD AREA UNSHADED ZONE X, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115G, DATED NOVEMBER 19, 2014.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; NATIONAL WETLANDS INVENTORY MAP.

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560

AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275

DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336

CITIZENS WESTFIELD
(WATER AND WASTEWATER)
MITCH HOUSE
MHOUSE@HNHB.COM
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CITIZENS WESTFIELD
(GAS)
RYAN BASCORE
RBASORE@CITIZENSENERGYGROUP.COM
317-927-6415

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.776.9626

CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
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BUCKEYE PIPELINE
ROY BAUER
RBAUER@BUCKEYE.COM
317-370-3013

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
GREENFIELD, IN 46140
317.467.3492

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

BENCHMARK INFORMATION

BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH THE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)

LAND DESCRIPTION

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

PROPOSED PARCEL 1:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

PROPOSED PARCEL 2:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00 FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

PROPOSED PARCEL 3:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 334.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHAD HITTLE DRIVE AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE AFORESAID RIGHT OF WAY LINE OF CHAD HITTLE DRIVE, 1.) THENCE NORTHWESTERLY 371.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF NORTH 48 DEGREES 50 MINUTES 55 SECONDS WEST AND A LENGTH OF 341.06 FEET; 2.) THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS WEST 27.06 FEET; 3.) THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 181.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.39 ACRES, MORE OR LESS.



SOILS MAP
★ PROJECT LOCATION

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENSING WORK.

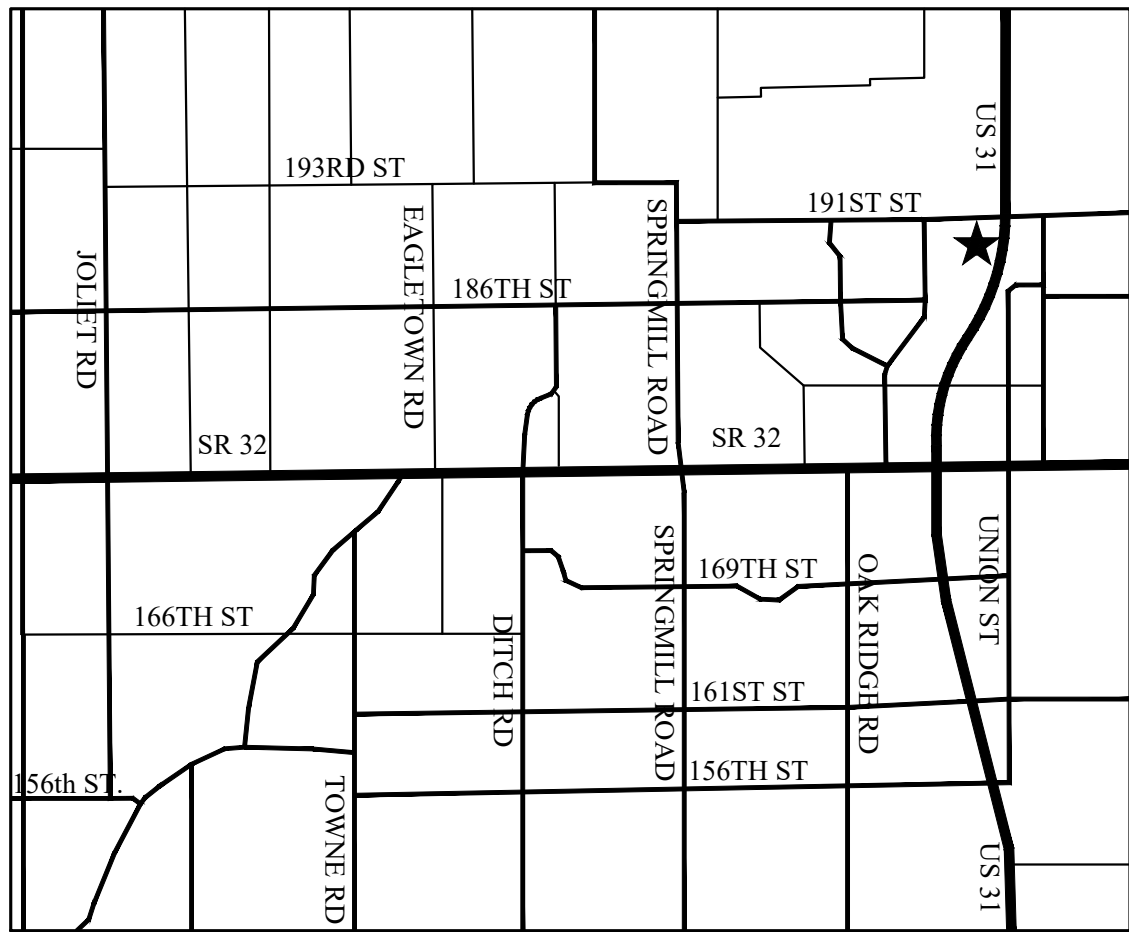
DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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08/21/2018	BUS	W170561	W170561	W170561	W170561	W170561	08/21/2018
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08/21/2018	BUS	W170561	W170561	W170561	W170561	W170561	08/21/2018
08/21/2018	BUS	W170561	W170561	W170561	W170561	W170561	08/21/2018
08/21/2018	BUS	W170561	W170561	W170561	W170561	W170561	08/21/2018
08/21/2018	BUS	W170561	W170561	W170561	W170561	W170561	08/21/2018

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
TITLE SHEET
PROJECT NO. W170561

01

LOCATION: H:\2017\W170561\Surveying\Plot\w170561 Primary Plat.dwg
DATE: 08/31/2018
PLOT: 27, 2018 - 11:28am
PLOTTER: wspere



VICINITY MAP
NOT TO SCALE

★ - PROJECT LOCATION

LAND DESCRIPTION

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

PROPOSED PARCEL 1:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

PROPOSED PARCEL 2:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00 FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

PROPOSED PARCEL 3:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
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WESTFIELD REQUIRED NOTES

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

BENCHMARK INFORMATION

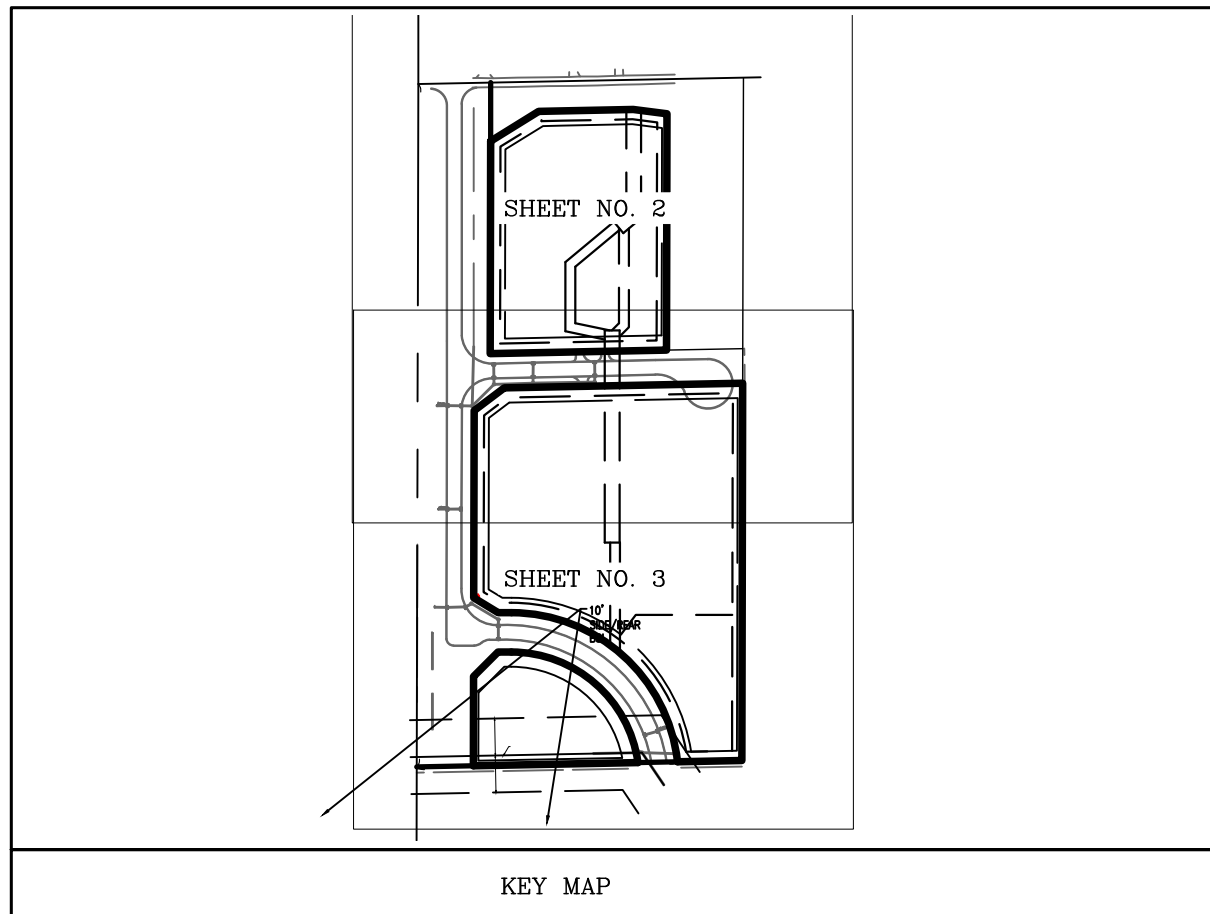
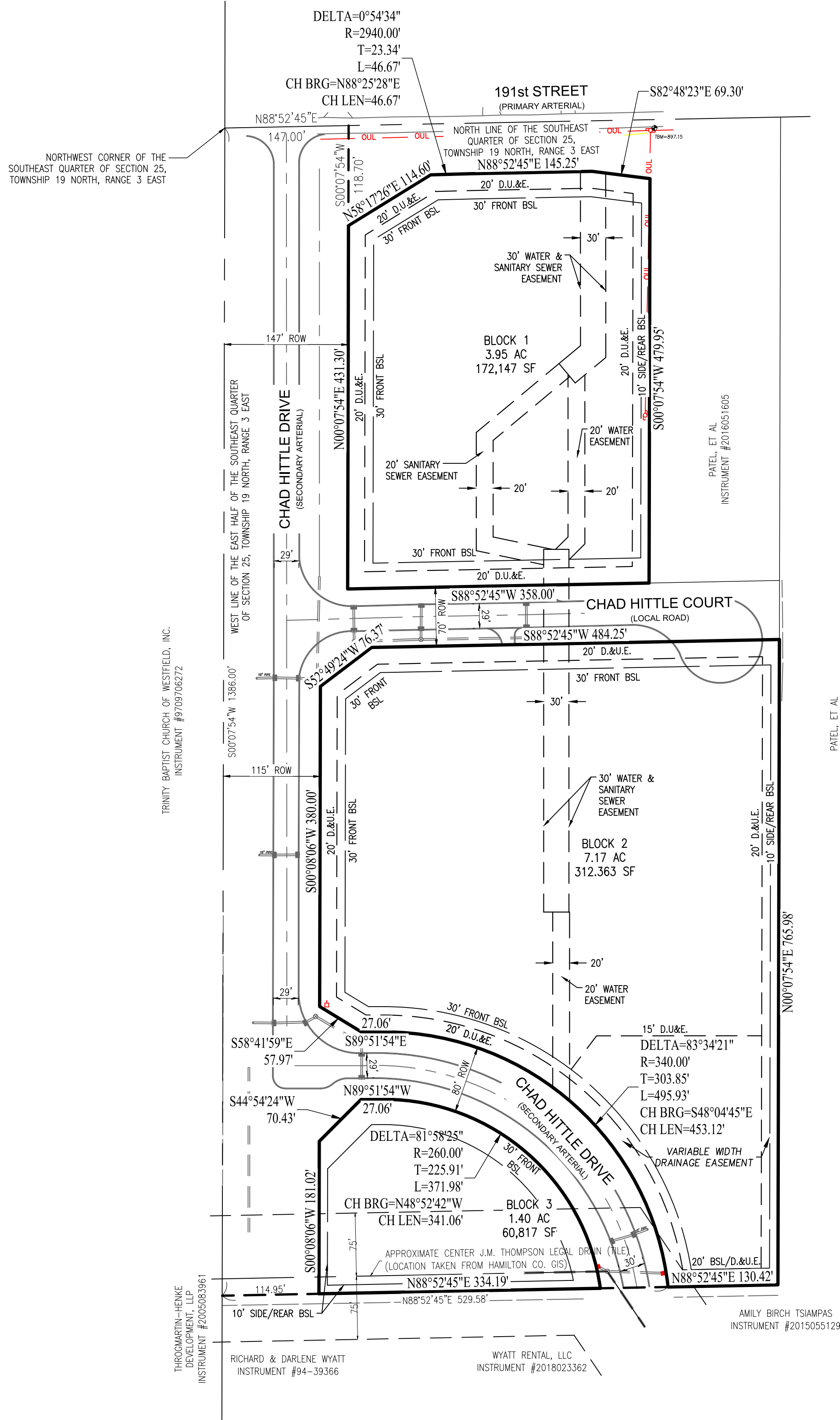
BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)

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

THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED DATED: AUGUST 30, 2018

KAREN SUTTON
PROFESSIONAL LAND SURVEYOR #LS21200013



THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) (HTTP://INCORS.IN.GOV). THE BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0. THE VERTICAL DATUM IS BASED UPON NAVD 88.

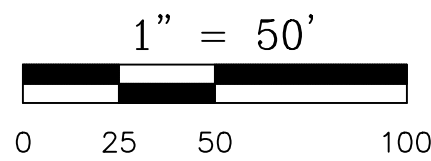
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 / fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
08/31/2018	BJS	W170561					08/31/2018
09/21/2018	BJS						
ISSUED FOR TAG SUBMITTAL							
ISSUED FOR TAG REVISIONS							

APPROVAL PENDING NOT FOR CONSTRUCTION

PREPARED FOR:
HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
OVERALL PRIMARY PLAT
PT. SE 1/4 SEC. 25, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA
SHEET NO. **02**
PROJECT NO. **W170561**



- | | | | |
|---|------------------------|---|--------------------------|
|  | FIRE HYDRANT |  | IRON PN FOUND/SET (IPF) |
|  | WATER METER |  | PK OR MAG NAIL FOUND/SET |
|  | WATER VALVE |  | ALUMINUM DISK |
|  | GUY ANCHOR |  | T-POST |
|  | UTILITY POLE | | |
|  | SANITARY SEWER MANHOLE | | |
|  | POST |  | GAS VALVE |
|  | SIGN |  | CORRUGATED METAL PIPE |
|  | MAIL BOX |  | REINFORCED CONCRETE PIPE |
|  | BOLLARD |  | HEADWALL |
|  | STORM MANHOLE |  | TOP OF CASTING |
|  | TEMPORARY BENCH MARK |  | TELEPHONE PEDESTAL |
|  | SANITARY STUB MARKER |  | CURB INLET |
| | |  | SQUARE INLET |
| | |  | ROUND INLET |
| | |  | STORM MANHOLE |

(M)	MEASURED DIMENSION	RCP	REINFORCED CONCRETE PIPE
(R)	RECORD DIMENSION	PVC	POLYVINYL CHLORIDE PIPE
AG	ABOVE GROUND	CES	CONCRETE END SECTION
BG	BELOW GROUND	TC	TOP OF CURB
B.S.L.	BUILDING SETBACK LINE	INV	INVERT
ROW	RIGHT OF WAY		
D.&U.E.	DRAINAGE AND UTILITY EASEMENT		

BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE
SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)

HAHN PLAZA

PT. SE 1/4 SEC. 25, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

03

PROJECT NO.
W170561

APPROVAL PENDING NOT
FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.:
ISSUED FOR TAC SUBMITTAL	08/31/2018	BJS	WT 70561
ISSUED FOR TAC REVISIONS	09/21/2018	BJS	WT 70561
			DESIGNED BY:
			TRAVIS G. BJS
			DRAWN BY:
			ALW
			CHECKED BY:
			BJS
			DATE:
			08/31/2018

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

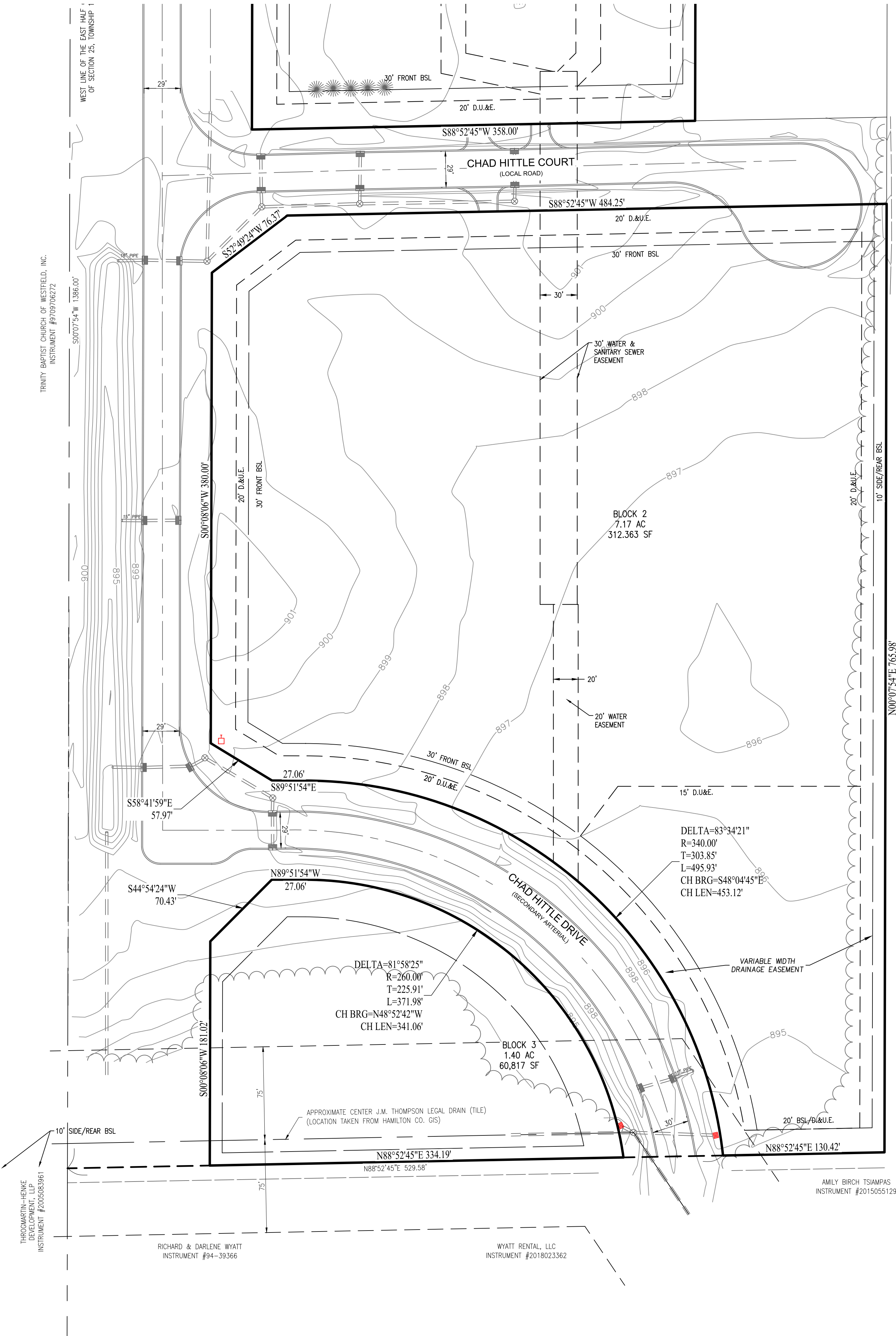
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Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 f_{ax}

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

LOCATION: H:\2017\W170561\Survey\Plot\W170561 Primary Plot.dwg
DATE: 23 September 27, 2018 -- 11:28am
PLOTTER: wjw



PATEL ET AL
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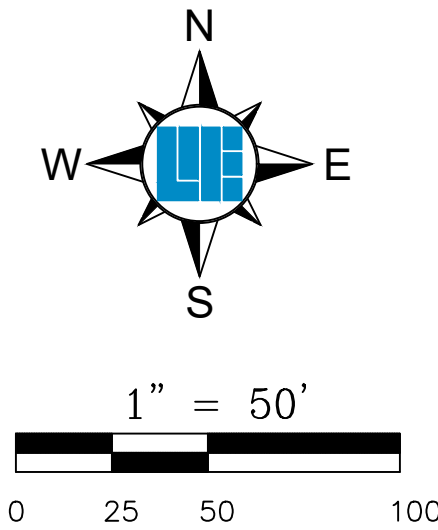
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WYATT RENTAL, LLC
INSTRUMENT #2018023362

RICHARD & DARLENE WYATT
INSTRUMENT #94-39366

THOMPSON-LENCE
INSTRUMENT #2005033961



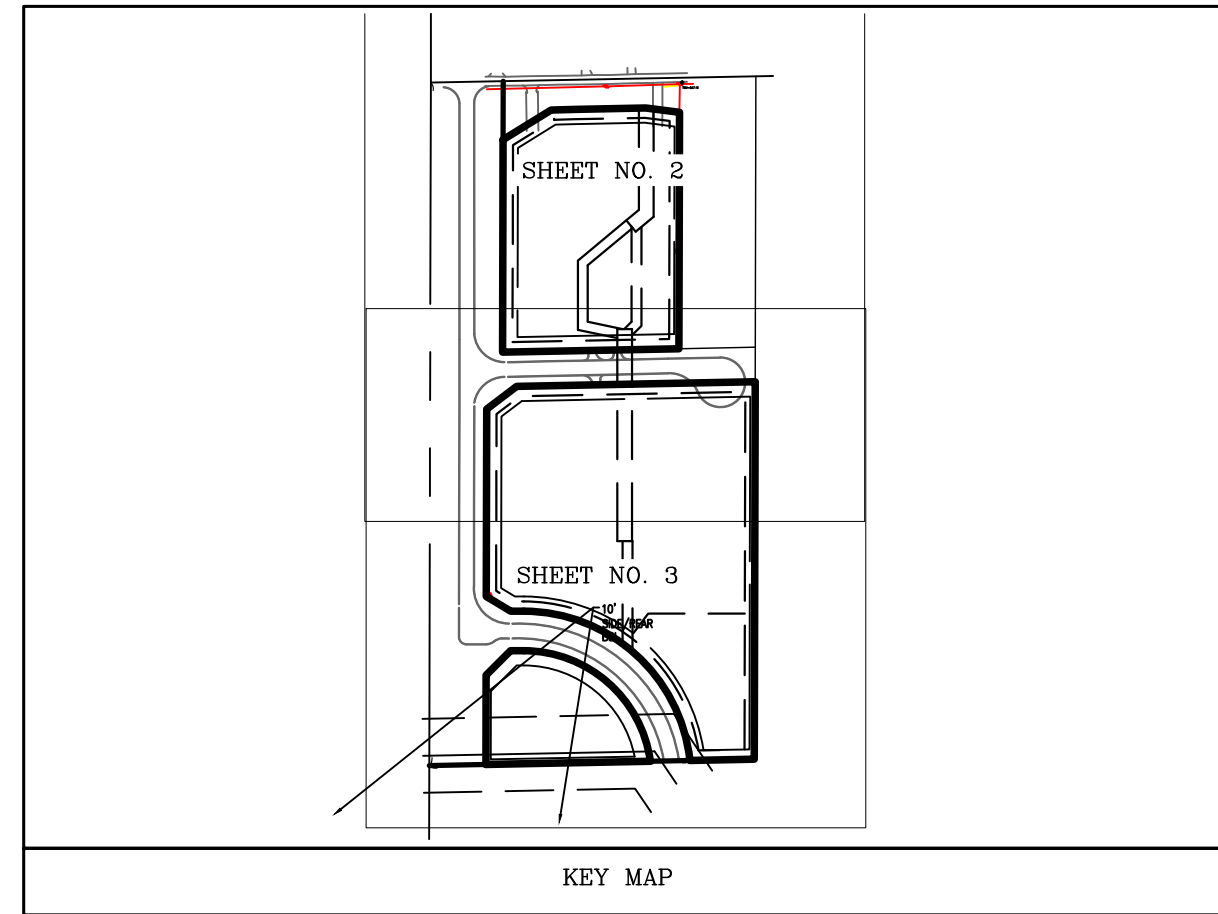
- LEGEND**
- | | |
|-----|--------------------------|
| FO | UNDERGROUND FIBER OPTIC |
| SAN | EXISTING SANITARY |
| G | UNDERGROUND GAS |
| W | UNDERGROUND WATER |
| CHU | OVERHEAD UTILITY |
| E | UNDERGROUND ELECTRIC |
| x | BOARD FENCE |
| x | FARM FENCE |
| --- | FLOW LINE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR |
| ✱ | DECIDUOUS TREE |
| ✱ | CONFEROUS BUSH |
| ✱ | DECIDUOUS BUSH |
| ⊙ | FIRE HYDRANT |
| ⊙ | WATER METER |
| ⊙ | WATER VALVE |
| ⊙ | GUY ANCHOR |
| ⊙ | UTILITY POLE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | POST |
| ⊙ | SIGN |
| ⊙ | MAIL BOX |
| ⊙ | BOLLARD |
| ⊙ | STORM MANHOLE |
| ⊙ | TEMPORARY BENCH MARK |
| ⊙ | SANITARY STUB MARKER |
| ⊙ | GAS VALVE |
| ⊙ | CORRUGATED METAL PIPE |
| ⊙ | REINFORCED CONCRETE PIPE |
| ⊙ | TOP OF CASTING |
| ⊙ | TELEPHONE PEDESTAL |
| ⊙ | CURB INLET |
| ⊙ | SQUARE INLET |
| ⊙ | ROUND INLET |
| ⊙ | STORM MANHOLE |

- ABBREVIATIONS**
- | | | | |
|---------|-------------------------------|-----|--------------------------|
| (M) | MEASURED DIMENSION | RCP | REINFORCED CONCRETE PIPE |
| (R) | RECORD DIMENSION | PVC | POLYVINYL CHLORIDE PIPE |
| AG | ABOVE GROUND | CES | CONCRETE END SECTION |
| BG | BELOW GROUND | TC | TOP OF CURB |
| B.S.L. | BUILDING SETBACK LINE | INV | INVERT |
| ROW | RIGHT OF WAY | | |
| D.&U.E. | DRAINAGE AND UTILITY EASEMENT | | |

BENCHMARK INFORMATION

BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)



DATE	BY	PROJECT NO.	ISSUED FOR TAG SUBMITTAL	ISSUED FOR TAG REVISIONS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:
08/31/2018	BJS	W170561	W170561	W170561	BJS	ALW	BJS	08/21/2018

APPROVAL PENDING NOT FOR CONSTRUCTION

PREPARED FOR:

HAHN PLAZA

SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT SE 1/4 SEC 25, T19N, R5E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.

04

PROJECT NO.

W170561

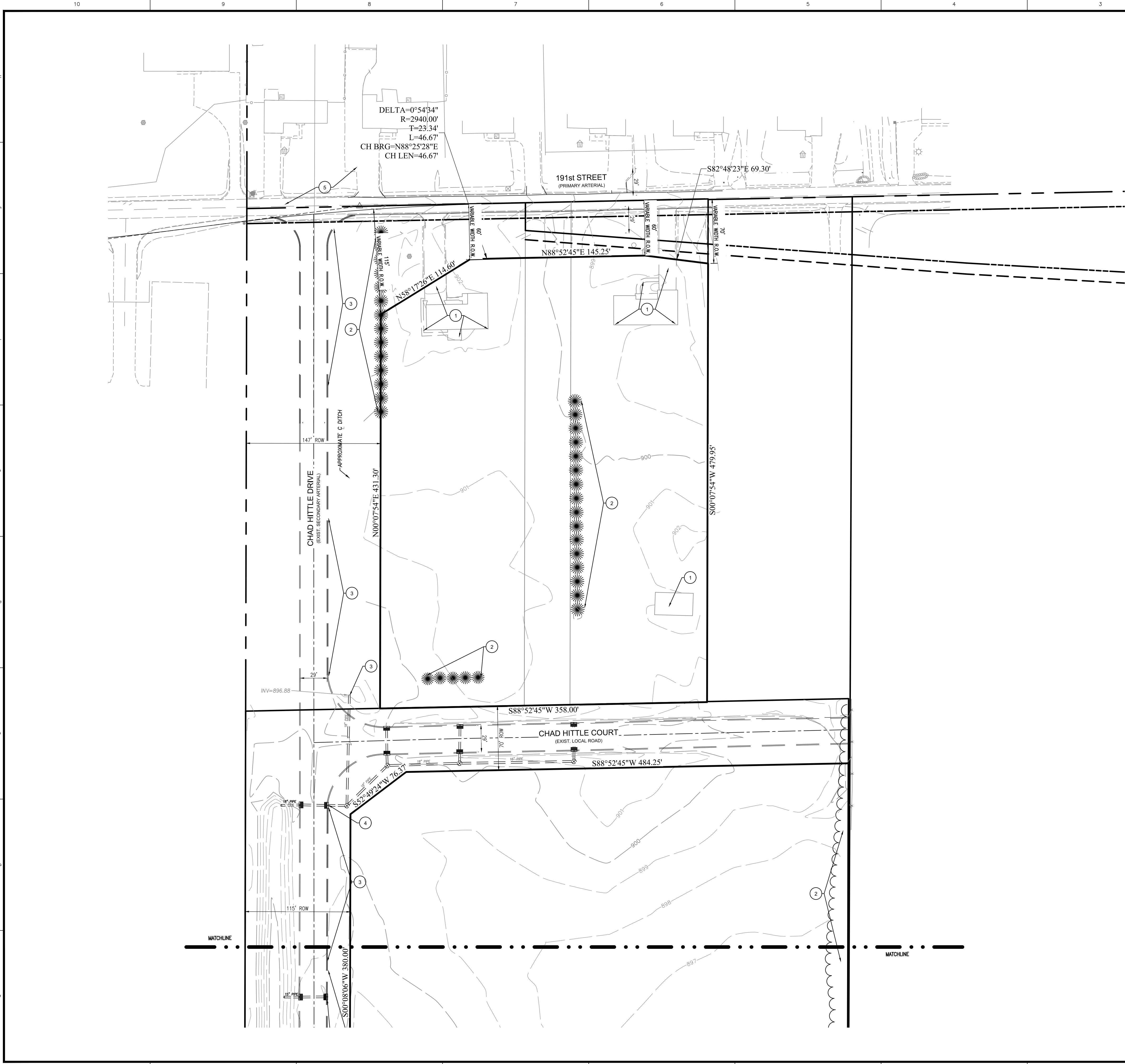
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317 | 843 - 0546 /ax

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

WEIHE
ENGINEERS
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LOCATION: H:\2017\W170561\Engineering\design\counsel\w170561-C100-exist.dwg
DATE: 09/21/2018
DRAWN BY: C.100
PLOTED BY: wsegers



LEGEND

UTILITIES

OTHER

LINE TYPES

ABBREVIATIONS

ROW

ESMT

D&UE

FFE

TOC

TC

GUT

CMP

RCP

PVC

VCP

HDPE

DIP

SSD

STM

SAN

STR

CO

RIGHT OF WAY

EASEMENT

DRAINAGE AND UTILITY EASEMENT

FINISH FLOOR ELEVATION

TOP OF CASTING

TOP OF CURB

GUTTER

CORRUGATED METAL PIPE

REINFORCED CONCRETE PIPE

POLYVINYL CHLORIDE PIPE

VITRIFIED CLAY PIPE

HIGH DENSITY POLYETHYLENE PIPE

DUCTILE IRON PIPE

SUB SURFACE DRAIN PIPE

STORM

SANITARY

STRUCTURE

CLEANOUT

DEMOLITION NOTES

1

2

3

4

5

REMOVE EXISTING RESIDENTIAL STRUCTURES, SIDEWALK AND DRIVEWAY.

REMOVE EXISTING VEGETATION.

SAWCUT AND REMOVE THE EXISTING CURB WHERE SHOWN FOR THE INGRESS/EGRESS LANES REQUIRED FOR THE PROPOSED DEVELOPMENT.

DRAINAGE STRUCTURE TO BE RELOCATED.

FUTURE ROUNDABOUT (BY OTHERS).

PLAN GENERAL NOTES

1.

2.

3.

4.

5.

6.

7.

8.

9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.

BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.

THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.

COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.

FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.

THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

1.

2.

3.

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

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

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

LEGEND

UTILITIES

OTHER

LINE TYPES

ABBREVIATIONS

ROW

ESMT

D&UE

FFE

TOC

TC

GUT

CMP

RCP

PVC

VCP

HDPE

DIP

SSD

STM

SAN

STR

CO

RIGHT OF WAY

EASEMENT

DRAINAGE AND UTILITY EASEMENT

FINISH FLOOR ELEVATION

TOP OF CASTING

TOP OF CURB

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CORRUGATED METAL PIPE

REINFORCED CONCRETE PIPE

POLYVINYL CHLORIDE PIPE

VITRIFIED CLAY PIPE

HIGH DENSITY POLYETHYLENE PIPE

DUCTILE IRON PIPE

SUB SURFACE DRAIN PIPE

STORM

SANITARY

STRUCTURE

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DEMOLITION NOTES

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SAWCUT AND REMOVE THE EXISTING CURB WHERE SHOWN FOR THE INGRESS/EGRESS LANES REQUIRED FOR THE PROPOSED DEVELOPMENT.

DRAINAGE STRUCTURE TO BE RELOCATED.

FUTURE ROUNDABOUT (BY OTHERS).

PLAN GENERAL NOTES

1.

2.

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9.

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WESTFIELD REQUIRED NOTES

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

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

LEGEND

UTILITIES

OTHER

LINE TYPES

ABBREVIATIONS

ROW

ESMT

D&UE

FFE

TOC

TC

GUT

CMP

RCP

PVC

VCP

HDPE

DIP

SSD

STM

SAN

STR

CO

RIGHT OF WAY

EASEMENT

DRAINAGE AND UTILITY EASEMENT

FINISH FLOOR ELEVATION

TOP OF CASTING

TOP OF CURB

GUTTER

CORRUGATED METAL PIPE

REINFORCED CONCRETE PIPE

POLYVINYL CHLORIDE PIPE

VITRIFIED CLAY PIPE

HIGH DENSITY POLYETHYLENE PIPE

DUCTILE IRON PIPE

SUB SURFACE DRAIN PIPE

STORM

SANITARY

STRUCTURE

CLEANOUT

DEMOLITION NOTES

1

2

3

4

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LEGEND

UTILITIES

OTHER

LINE TYPES

LOCATION: H:\2017\W170561\Engineering\design\counsel\w170561-C100-exist.dwg
LAYOUT: C100 (2) sheet 27, 2018 - 11:28am
PLOTED BY: wsiptec

APPROXIMATE LOCATION OF EXISTING
WETLAND, AS TRACED FROM THE
NATIONAL WETLANDS INVENTORY MAP

APPROXIMATE CENTER J.M. THOMPSON LEGAL DRAIN (TILE)
(LOCATION TAKEN FROM HAMILTON CO. GIS)

TC=894.78
E INV=891.3
NW INV=891.0
W INV=887.5
INV=887.5

DELTA=83°34'21"
R=340.00'
T=303.85'
L=495.93'
CH BRG=S48°04'45"E
CH LEN=453.12'

DELTA=81°58'25"
R=260.00'
T=225.91'
L=371.98'
CH BRG=N48°52'42"W
CH LEN=341.06'

PROPOSED DETENTION
0.66± ACRES

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PROPOSED DETENTION
0.66± ACRES

LEGEND

UTILITIES		OTHER	
	FIRE DEPT HOOKUP		COMMUNICATIONS JUNCTION BOX
	FIRE HYDRANT		COMMUNICATIONS MANHOLE
	POST INDICATOR VALVE		COMMUNICATIONS PEDESTAL
	WATER MANHOLE		COMMUNICATIONS RISER
	WATER METER		TRAFFIC SIGNAL POLE
	WATER VALVE		TRAFFIC SIGNAL
	GAS METER		STORM CLEANOUT
	GAS VALVE		BEEHIVE INLET
	ELECTRIC MANHOLE		CURB INLET
	ELECTRIC METER		FLOOR DRAIN
	ELECTRIC RISER		ROUND INLET
	TRANSFORMER		SQUARE INLET
	GUY ANCHOR		STORM MANHOLE
	ELECTRIC JUNCTION BOX		DOWN SPOUT
	UTILITY POLE		SANITARY SEWER CLEANOUT
	UTILITY POLE W/ TRANSFORMER		LIFT STATION
	MONITORING WELL		SANITARY SEWER MANHOLE
	ORNAMENTAL LIGHT		SANITARY STUB MARKER
	STREET LIGHT		
			SIGN
			MAIL BOX
			PAVEMENT SPOT ELEVATION
			GROUND SPOT ELEVATION
			EXISTING SPOT ELEVATION
			EMERGENCY FLOOD ROUTE
			FLOW DIRECTION AND SLOPE
			DECIDUOUS TREE
			CONIFEROUS TREE
			IRON PIN FOUND/SET (IPF)
			PK OR MAG NAIL FOUND/SET
			ALUMINUM DISK
			T-POST
			HARRISON MONUMENT FOUND
			RIGHT OF WAY MONUMENT

LINE TYPES

	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D&UE	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
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DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

DEMOLITION NOTES

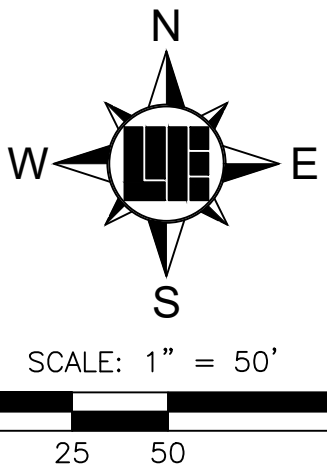
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PLAN GENERAL NOTES

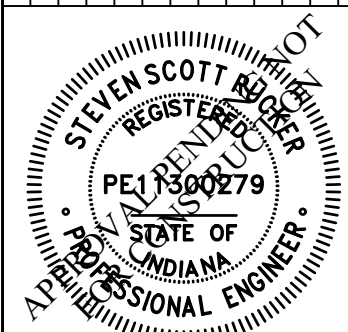
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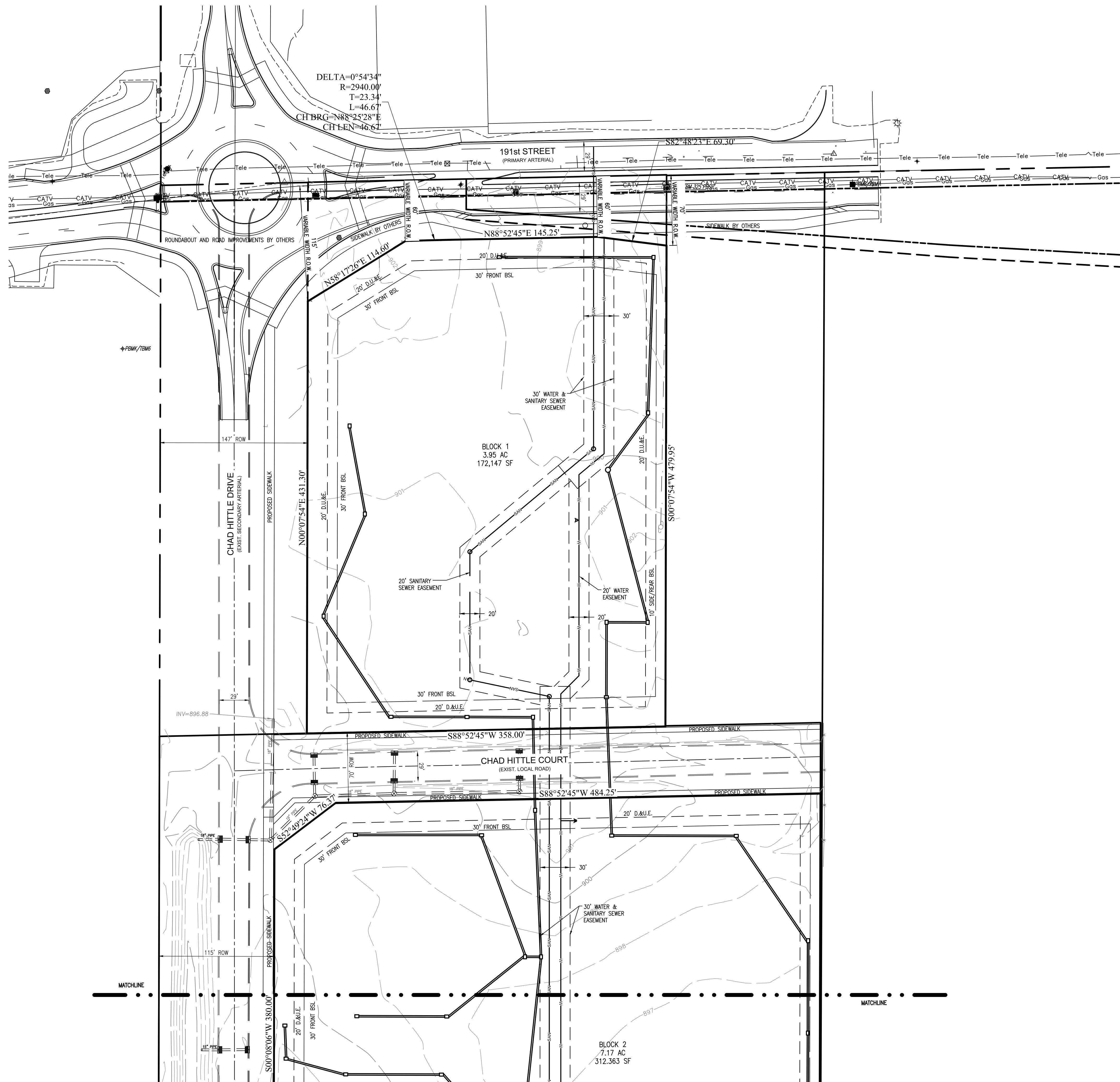
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DATE	BY	REVISIONS AND NOTES
08/31/2018	BJS	PROJECT NO. W170561
09/21/2018	BJS	DWG NAME: W170561-C100-exist
		ISSUED FOR TAG SUBMITTAL
		ISSUED FOR TAG REVISIONS
		DESIGNED BY: BJS
		DRAWN BY: BJS
		ALW
		CHECKED BY: BJS
		DATE: 08/21/2018



PREPARED FOR: HAHN PLAZA	PROJECT NO. W170561
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074	
EXISTING CONDITIONS AND DEMOLITION PLAN	
PT SE 1/4 SEC 25, T18N, R5E, WASHINGTON TWP., HAMILTON CO., INDIANA	
SHEET NO. 06	



LEGEND

UTILITIES

- | | | | |
|---|-----------------------------|---|-----------------------------|
|  | FIRE DEPT HOOK |  | COMMUNICATIONS JUNCTION BOX |
|  | FIRE HYDRANT |  | COMMUNICATIONS MANHOLE |
|  | POST INDICATOR VALVE |  | COMMUNICATIONS PEDESTAL |
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|  | TRANSFORMER |  | SQUARE INLET |
|  | GUY ANCHOR |  | STORM MANHOLE |
|  | ELECTRIC JUNCTION BOX |  | DOWN SPOUT |
|  | UTILITY POLE |  | SANITARY SEWER CLEANOUT |
|  | UTILITY POLE W/ TRANSFORMER |  | LIFT STATION |
|  | MONITORING WELL |  | SANITARY SEWER MANHOLE |
|  | ORNAMENTAL LIGHT |  | SANITARY STUB MARKER |

OTHER

- | | | |
|----------|---|--------------------------|
| TRON BOX |  | SIGN |
| POLE |  | MAIL BOX |
| CRISTAL |  | PAVEMENT SPOT ELEVATION |
| |  | GROUND SPOT ELEVATION |
| |  | EXISTING SPOT ELEVATION |
| |  | EMERGENCY FLOOD ROUTE |
| |  | FLOW DIRECTION AND SLOPE |
| |  | DECIDUOUS TREE |
| |  | CONIFEROUS TREE |
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LINE TYPES

- | | |
|--|----------------------------|
| | RIGHT OF WAY LINE |
| | FENCE |
| | GUARD RAIL |
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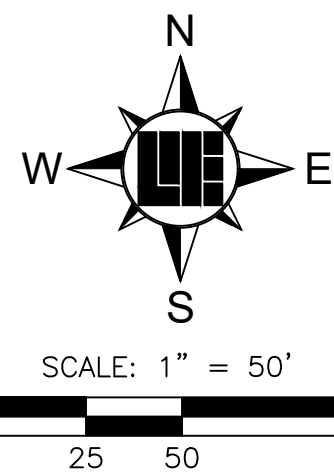
- | | |
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| SAN | SANITARY |
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Know what's **below**.
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800 | 452 - 6408
317 | 843 - 0546 *fax*

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

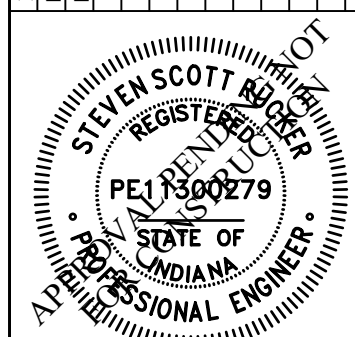


WEIHE
ENGINEERS

—and Surveying | Civil Engineering
| Landscape Architecture

*Build with confidence.*TM

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.:
ISSUED FOR TAG SUBMITTAL	08/31/2018	BJS	W70561
ISSUED FOR TAG REVISIONS	09/12/2018	BJS	DWG NAME:
			w70561-2200.dwg
			DESIGNED BY:
			BJS
			DRAWN BY:
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			CHECKED BY:
			BJS
			DATE:
			09/26/2018



PREPARED FOR:

HAHN PLAZA

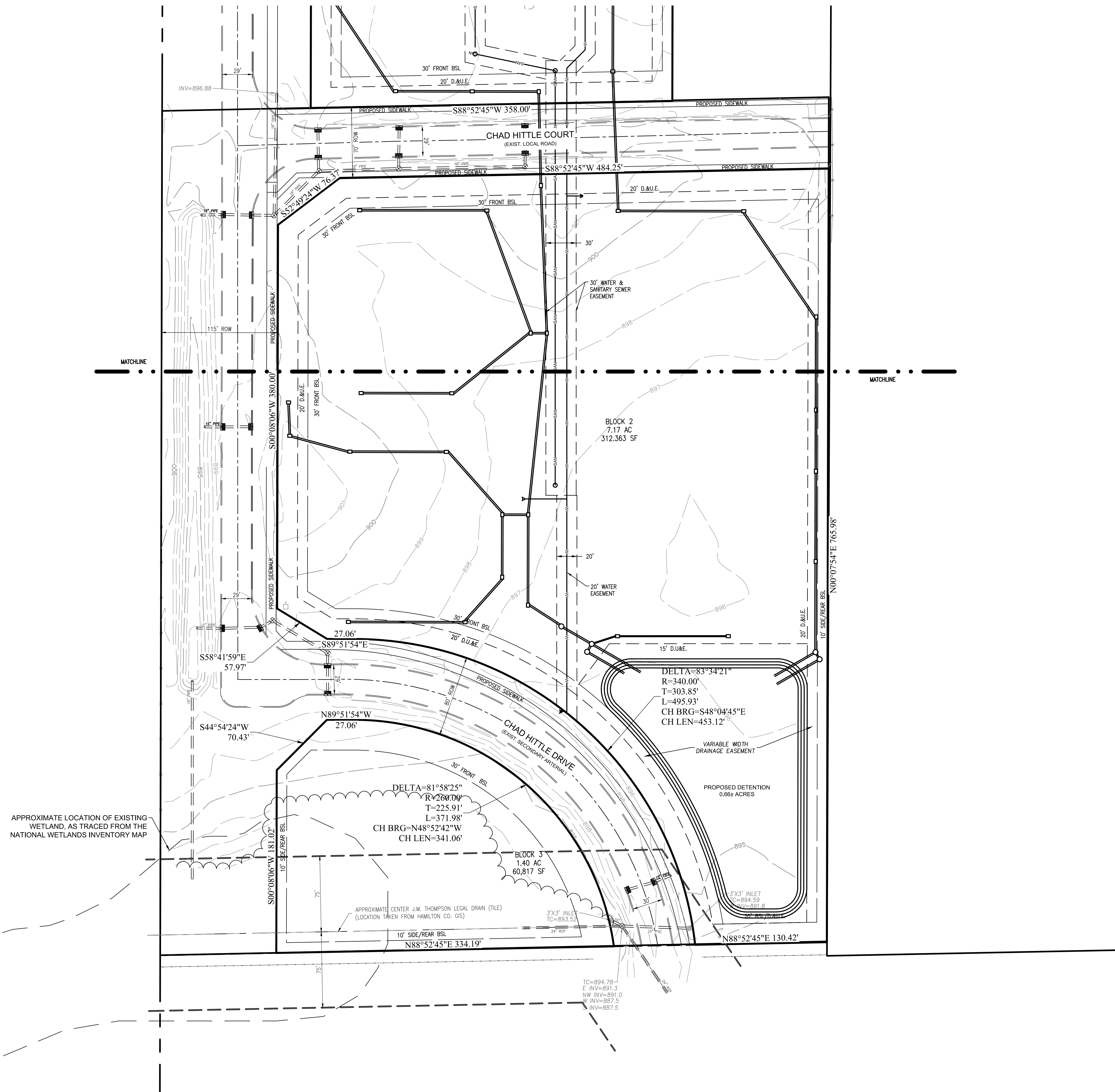
1000 CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

EVERETT CONCRETE PUMP AND

SHEET NO.
07

PROJECT NO.
W170561

LOCATION: H:\2017\w170561\Engineering\design\conset\w170561-C200 dev.dwg
LAYOUT: 07
DATE/TIME: September 27, 2018 - 11:29am
PLOTTED BY: mcarro



LEGEND

UTILITIES

-  FIRE DEPT HOOKUP
-  FIRE HYDRANT
-  POST INDICATOR VALVE
-  WATER MANHOLE
-  WATER METER
-  WATER VALVE
-  GAS METER
-  GAS VALVE
-  ELECTRIC MANHOLE
-  ELECTRIC METER
-  ELECTRICAL RISER
-  TRANSFORMER
-  GUY ANCHOR
-  JUNCTION BOX
-  UTILITY POLE
-  UTILITY POLE W/ TRANSFORMER
-  MONITORING WELL
-  ORNAMENTAL LIGHT
-  STREET LIGHT

-  COMMUNICATIONS JUNCTION BOX
-  COMMUNICATIONS MANHOLE
-  COMMUNICATIONS PEDESTAL
-  COMMUNICATIONS RISER
-  TRAFFIC SIGNAL POLE
-  TRAFFIC SIGNAL
-  STORM CLEANOUT
-  BEEHIVE INLET
-  CURB INLET
-  FLOOR DRAIN
-  ROUND INLET
-  SQUARE INLET
-  STORM MANHOLE
-  DOWN SPOUT
-  SANITARY SEWER CLEANOUT
-  LIFT STATION
-  SANITARY SEWER MANHOLE
-  SANITARY STUB MARKER

OTHER

- | | | |
|---------|---|--------------------------|
| ION BOX |  | SIGN |
| OLE |  | MAIL BOX |
| ENTAL |  | PAVEMENT SPOT ELEVATION |
| |  | GROUND SPOT ELEVATION |
| |  | EXISTING SPOT ELEVATION |
| |  | EMERGENCY FLOOD ROUTE |
| |  | FLOW DIRECTION AND SLOPE |
| |  | DECIDUOUS TREE |
| |  | CONIFEROUS TREE |
| OUT |  | IRON PIN FOUND/SET (IPF) |
| |  | PK OR MAG NAIL FOUND/SET |
| LE |  | ALUMINUM DISK |
| |  | T-POST |
| |  | HARRISON MONUMENT FOUND |
| |  | RIGHT OF WAY MONUMENT |

LINE TYPES

- | | |
|--|----------------------------|
| | RIGHT OF WAY LINE |
| | FENCE |
| | GUARD RAIL |
| | BOUNDARY LINE |
| | FLOW LINE |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | UNDERGROUND GAS |
| | UNDERGROUND WATER |
| | AERIAL ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | UNDERGROUND COMMUNICATIONS |
| | AERIAL COMMUNICATIONS |
| | UNDERGROUND FIBER OPTIC |
| | AERIAL FIBER OPTIC CABLE |
| | OVERHEAD UTILITY |
| | FORCE MAIN |
| | SANITARY SEWER LATERAL |
| | STORM SEWER MAIN |

ABBREVIATIONS

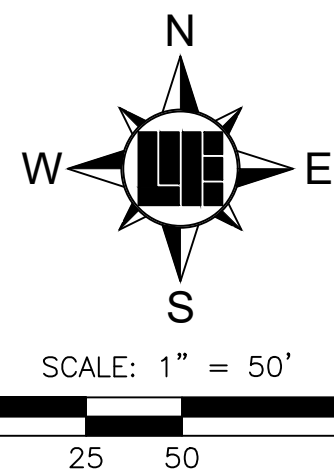
- | | |
|---------|--------------------------------|
| ROW | RIGHT OF WAY |
| ESMT | EASEMENT |
| D.&U.E. | DRAINAGE AND UTILITY EASEMENT |
| FFE | FINISH FLOOR ELEVATION |
| TOC | TOP OF CASTING |
| TC | TOP OF CURB |
| GUT | GUTTER |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| DIP | DUCTILE IRON PIPE |
| SSD | SUB SURFACE DRAIN PIPE |
| STM | STORM |
| SN | SANITARY |
| STR | STRUCTURE |
| CO | CLEANOUT |

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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



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

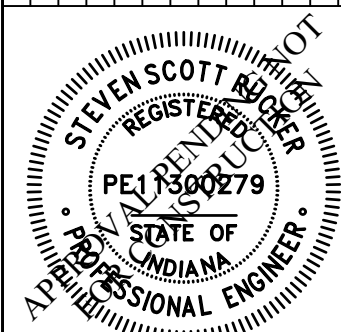
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| Landscape Architecture

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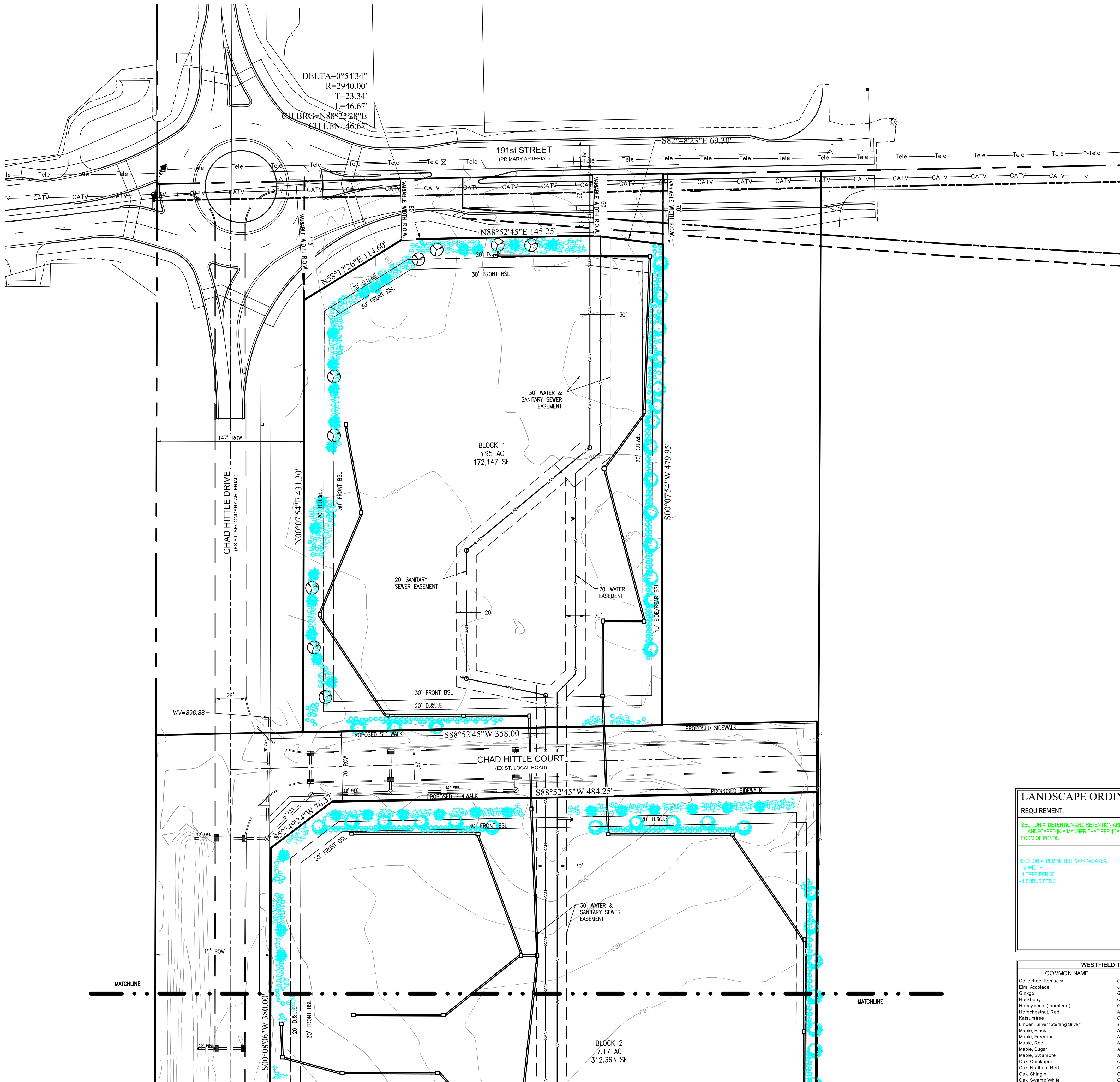
PROJECT NO.:	W70561
DWG NAME:	
DESIGN NO. BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	



PROJECT NO. **W170561**
 SHEET NO. **08**
 PREPARED FOR: **HAHN PLAZA**
 SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
 DEVELOPMENT PLAN
 PROJECT NO. 2009-0001, CITY OF WESTFIELD, INDIANA
 PROJECT NO. 2009-0001, CITY OF WESTFIELD, INDIANA

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LAYOUT: 08
DATE/TIME: September 27, 2018 - 11:29am

LOCATION: H:\2017\W170561\Engineering\design\counsel\w170561-1100.dwg
DATE: 09/21/2018
DRAWN BY: wsegers
PLOTED BY: wsegers



LEGEND	
UTILITIES	
	FIRE DEPT HOOKUP
	FIRE HYDRANT
	POST INDICATOR VALVE
	WATER MANHOLE
	WATER METER
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	TRANSFORMER
	GUY ANCHOR
	ELECTRIC JUNCTION BOX
	UTILITY POLE
	UTILITY POLE W/ TRANSFORMER
	MONITORING WELL
	ORNAMENTAL LIGHT
	STREET LIGHT
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	COMMUNICATIONS MANHOLE
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS RISER
	TRAFFIC SIGNAL POLE
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	STORM CLEANOUT
	BEEHIVE INLET
	CURB INLET
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	LIFT STATION
	SANITARY SEWER MANHOLE
	SANITARY STUB MARKER
OTHER	
	SIGN
	MAIL BOX
	PAVEMENT SPOT ELEVATION
	GROUND SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EMERGENCY FLOOD ROUTE
	FLOW DIRECTION AND SLOPE
	DECIDUOUS TREE
	CONIFEROUS TREE
	IRON PIN FOUND/SET (IPF)
	PK OR MAG NAIL FOUND/SET
	ALUMINUM DISK
	T-POST
	HARRISON MONUMENT FOUND
	RIGHT OF WAY MONUMENT

LINE TYPES	
	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
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PVC	POLYVINYL CHLORIDE PIPE
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HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

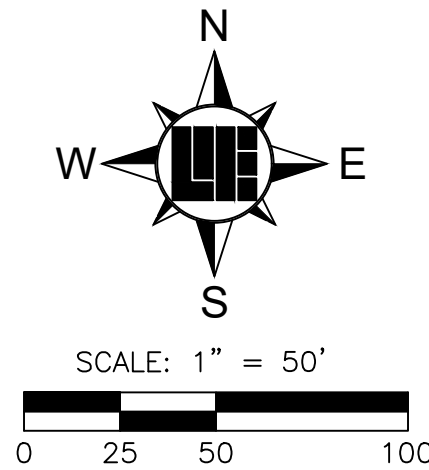
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WESTFIELD REQUIRED NOTES

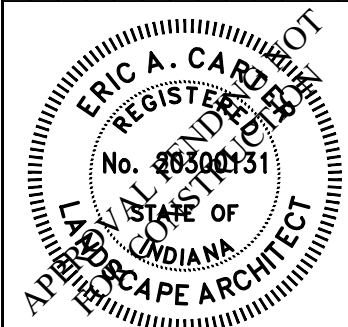
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LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION X: DETENTION AND RETENTION AREAS - LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS	- PLANTINGS AROUND POND	- PLANTINGS AROUND POND
SECTION Y: PERIMETER PARKING AREA - 9' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	999' OF PERIMETER PARKING - 33 TREES - 333 SHRUBS - 191ST ST = 329' - 11 TREES - 110 SHRUBS CHAD HITTLE DR = 1,358' - 38 TREES - 328 SHRUBS CHAD HITTLE CT = 842' (2 SIDES) - 28 TREES - 281 SHRUBS	999' OF PERIMETER PARKING - 33 TREES - 333 SHRUBS - 191ST ST = 329' - 11 TREES - 110 SHRUBS CHAD HITTLE DR = 1,358' - 38 TREES - 328 SHRUBS CHAD HITTLE CT = 842' (2 SIDES) - 28 TREES - 281 SHRUBS

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Colicetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Mortui'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Honeylocust, Red	<i>Aesculus x carnea 'Broli'</i>
Katsun tree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa 'Sterling Silver'</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>



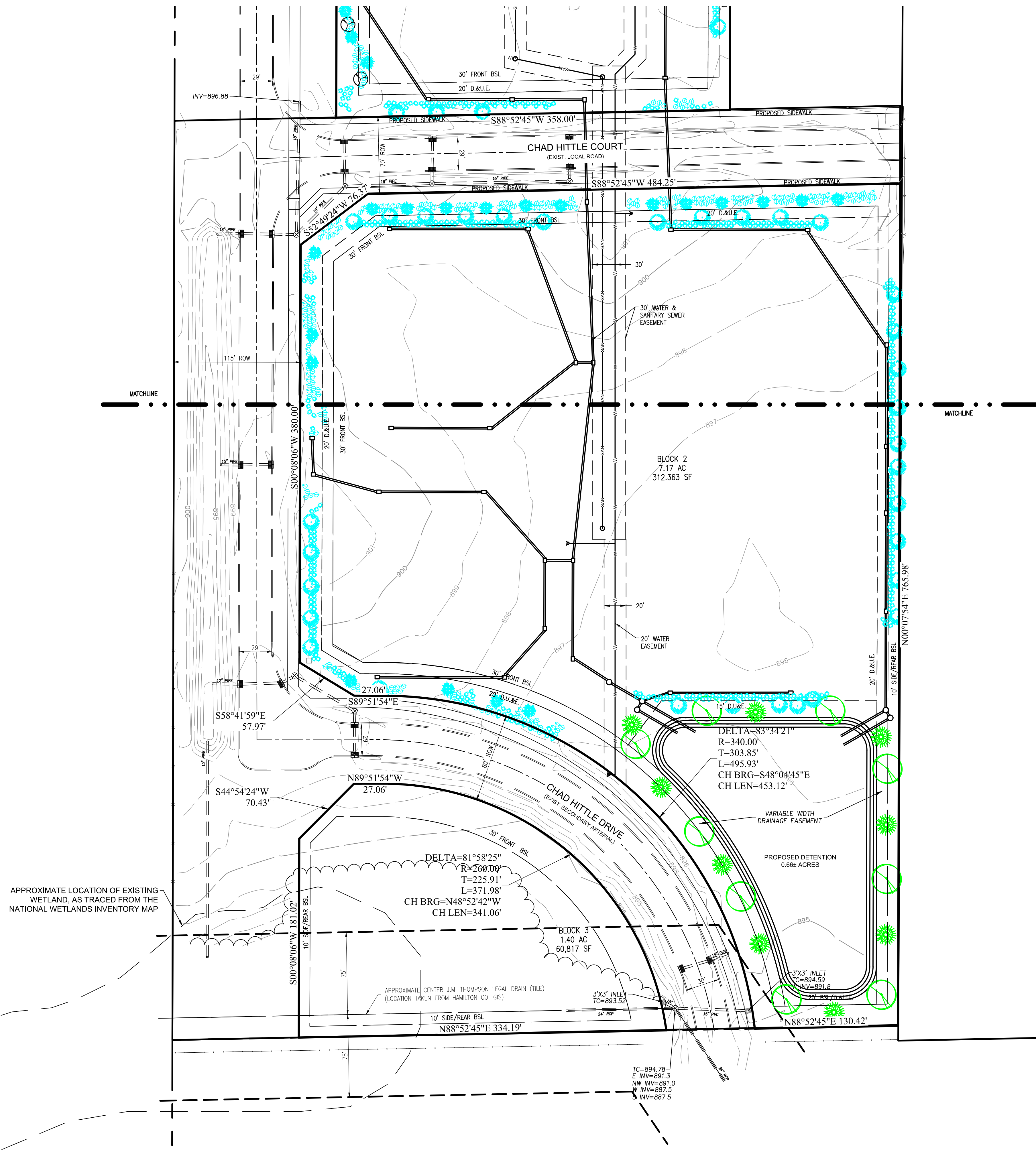
REVISIONS AND ISSUES	
DATE	BY
08/31/2018	BUS
09/21/2018	BUS
PROJECT NO.: W170561	
DWG NAME: W170561-1100	
DESIGNED BY: W170561-1100	
DRAWN BY: ALW	
CHECKED BY: BUS	
DATE: 09/21/2018	



ERIC A. CARTER RIA 20300131

PREPARED FOR:
HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
LANDSCAPE PLAN

SHEET NO.
09
PROJECT NO.
W170561



UTILITIES			OTHER		
	FIRE DEPT HOOKUP		COMMUNICATIONS JUNCTION BOX		SIGN
	FIRE HYDRANT		COMMUNICATIONS MANHOLE		MAIL BOX
	POST INDICATOR VALVE		COMMUNICATIONS PEDESTAL		PAVEMENT SPOT ELEVATION
	WATER MANHOLE		COMMUNICATIONS RISER		GROUND SPOT ELEVATION
	WATER METER		TRAFFIC SIGNAL POLE		EXISTING SPOT ELEVATION
	WATER VALVE		TRAFFIC SIGNAL		EMERGENCY FLOOD ROUTE
	STORM MANHOLE		STORM CLEANOUT		FLOW DIRECTION AND SLOPE
	GAS VALVE		BEEHIVE INLET		DECIDUOUS TREE
	ELECTRIC MANHOLE		CURB INLET		CONIFEROUS TREE
	ELECTRIC METER		FLOOR DRAIN		
	ELECTRICAL RISER		ROUND INLET		
	TRANSFORMER		SQUARE INLET		
	GUY ANCHOR		STORM MANHOLE		
	ELECTRIC JUNCTION BOX		DOWN SPOUT		
	UTILITY POLE		SANITARY SEWER CLEANOUT		IRON PIN FOUND/SET (IPF)
	UTILITY POLE W/ TRANSFORMER		LIFT STATION		P.C. OR M.G. NAIL FOUND/SET
	MONITORING WELL		SANITARY SEWER MANHOLE		ALUMINUM DISK
	ORNAMENTAL LIGHT		SANITARY STUB MARKER		T-POST
	STREET LIGHT				HARRISON MONUMENT FOUND
					RIGHT OF WAY MONUMENT

<u>LINE TYPES</u>		
		RIGHT OF WAY LINE
		FENCE
		GUARD RAIL
		BOUNDARY LINE
		FLOW LINE
		INDEX CONTOUR
		INTERMEDIATE CONTOUR
		UNDERGROUND GAS
		UNDERGROUND WATER
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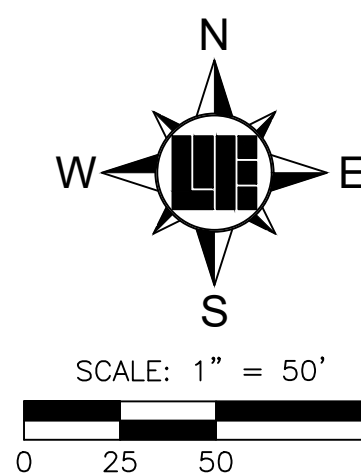
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WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Coffeeberry, Kentucky	<i>Gymnocladus dioica</i> (male only)
Em. Alcedo	<i>Ulmus</i> 'Morton'
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Hopchestrut, Red	<i>Aesculus</i> 'carnea' (Brazil)
Katsurubee	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer</i> 'negundo'
Maple, Freeman	<i>Acer</i> 'freemanii'
Maple, Red	<i>Acer</i> 'rubrum'
Maple, Sugar	<i>Acer</i> 'saccharum'
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chickapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Swetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Sequoia serrata</i>



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

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800 | 452 - 6408
317 | 843 - 0546

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

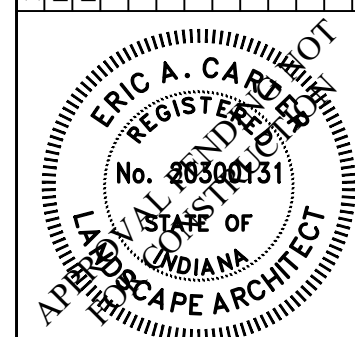


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REVISIONS AND ISSUES	DATE	BY	PROJECT NO:
ISSUED FOR TAC SUBMITTAL	08/31/2018	BJS	WT 70561
ISSUED FOR TAC REVISIONS	09/21/2018	BJS	DWG NAME:
			wt70561-L100
			DESIGNED BY:
			BJS
			DRAWN BY:
			AW
			CHECKED BY:
			BJS
			DATE:



ERIC A. CARTER RLA 20300131

REPAIRED FOR:

HAHN PLAZA

CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

NOT BE A SEP. 25, 1988 SITE WASHINGTON TWP. HAHN TOWNSHIP, INDIANA

SHEET NO.

10
PROJECT NO.
W170561

LOCATION: H:\2017\w170561\Engineering\design\consel\w170561-L100.dwg
LAYOUT: 10
DATE/TIME: September 27, 2018 - 11:30am



Petition Number: 1810-PUD-27

Project Name: Stuckey Farm PUD District

Subject Site Address: 19975 Hamilton Boone Co Road (the "Property")

Petitioner: Stuckey Farm Orchard and Cider Mill

Representative: Onpointe Land Matters, LLC

Request: Requests a change in zoning review of 40.0 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm Planned Unit Development (PUD) District.

Current Zoning: AG-SF1

Current Land Use: Agritourism

Approximate Acreage: 40.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-39

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the September 10, 2018 City Council meeting. The petitioner held a neighborhood meeting at Stuckey Farm Orchard and Cider Mill on September 11, 2018. The petition will receive a public hearing at the October 1, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 19975 Hamilton Boone Co Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Stuckey Farm PUD District (Ordinance 18-39, *pending*). The proposed PUD Ordinance establishes the AG-SF1: Agriculture / Single-Family Rural District as the Underlying Zoning District.



Permitted Uses: the proposed PUD Ordinance defaults to the uses of the Underlying Zoning of AG-SF1: Agriculture / Single-Family Rural District and adds the following uses:

Agritourism Use (or Agritainment Use), including related outdoor storage and display.

Agricultural Use, including Agricultural Processing (e.g., cider mill) of onsite crops and related outdoor storage and display.

Special Events (as defined in Ord. 18-39 Section 2 Definitions).

Temporary Use and Events (as defined in Ord. 18-39 Section 2 Definitions).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), and as modified below:

Minimum Building Setback Lines:

Abutting External Street: Thirty (30) feet.

District Perimeter Not Abutting Street: Thirty (30) feet.

All Other: No minimum.

Minimum Building Separation: Twenty (20) feet.

Maximum Building Height: Twenty-five (25) feet; however, if a building has a minimum roof pitch of five (5) (vertical units) to twelve (12) (horizontal units), then the maximum Building Height shall be forty-five (45) feet (see also Article 6.6 Height Standards of the UDO).

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Architectural Standards: Shall not apply; rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit (see **Exhibit 4**).

Landscaping Standards: Shall not apply.

Parking and Loading Standards: Shall not apply. New or expanded Parking Areas may include limited grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval by the Department of Public Works to ensure appropriate erosion control and drainage measures are in place.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:



Pedestrian Network Standards: Shall not apply.

COMPREHENSIVE PLAN

The Property falls within the Rural Northwest and Northeast land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Single-family detached houses on large lots or in a rural or conservation subdivision, accessory dwellings, equestrian uses, agriculture, including artisan farms, institutional uses, such as schools, churches, public safety facilities, and similar uses are contemplated as appropriate uses within the Rural Northwest and Northeast area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 10, 2018, Council meeting.

DEPARTMENT COMMENTS

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

Minutes of the September 17, 2018 APC Meeting*Presented for approval: October 1, 2018*

Page 1 of 2

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 17, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

City Staff Present: Matt Skelton, Director; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve September 4, 2018 meeting minutes as presented.

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

Robert Smith arrived at 7:02 p.m.

REVIEW OF RULES AND PROCEDURES

Crabtree reviewed the meeting rules and procedures.

ITEMS OF BUSINESS**1809-PUD-25****Charles Towne at Grand Park Village**

West Side of Wheeler Road between Grand Park Boulevard and 186th Street

Henke Development Group by Freeman Development Corp. requests an amendment to development, architectural, and landscaping standards to accommodate a multi-family development on 12 acres +/- in the Grand Park Village PUD District.

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

Crabtree presented an overview of this petition.

Smith stated that he encourages the petitioner to use the original Cape Cod design instead of the newly proposed Southern Colonial Style.

Motion: Forward 1809-PUD-25 to the City Council with a favorable recommendation.

Motion: Hoover; second, Woodard. Motion passed. Vote: 7-2 (Kelleher and Smith voted no.)

CONSENT AGENDA ITEMS**1809-DDP-24****Westfield High School Addition**

18250 N. Union Street

Westfield Washington Schools by Cripe Engineering requests Detailed Development Plan approval of a 53,285 square foot +/- building addition on approximately 13 acres +/- in the GB-PD: Business / Planned Development District and EI: Enclosed Industrial District.

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

Agendas for all City meetings are updated and available at our website.

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Minutes of the September 17, 2018 APC Meeting*Presented for approval: October 1, 2018*

Page 2 of 2

1809-DDP-24**Charles Towne at Grand Park Village***West Side of Wheeler Road between Grand Park Boulevard and 186th Street*

Henke Development Group requests Detailed Development Plan approval of a seventeen (17) building multi-family development on 12 acres +/- in the Grand Park Village PUD District.

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

1806-DDP-13**Grassy Branch Marketplace, Lot 2***3302 East SR 32*

Kennmar, LLC by American Structurepoint, Inc. requests approval of a parking lot expansion and building facade modifications on 2.19 acres +/- in the Grassy Branch Marketplace PUD District.

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

Motion: Approve Consent Agenda as presented.

Motion: Hoover; Kelleher, Woodard. Motion passed. Vote: 9-0

CONTINUED ITEMS**1805-PUD-09****Lyons Team PUD***750 Liberty Drive*

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn meeting.

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

The meeting adjourned at 7:14 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

Agendas for all City meetings are updated and available at our website.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 1, 2018
1810-PUD-28
Exhibit 1

Docket Number: 1810-PUD-28 (Ordinance No. 18-40)

Petitioner: City of Westfield (the "Petitioner")

Request: A change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

Current Zoning: MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District

Current Land Use: Vacant/Storm Water Detention

Acreage: 12.52 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ord. 18-40 (Grand Junction Plaza PUD)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petition is scheduled to receive a public hearing at the October 1, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The subject properties (collectively, the "Property") encompass approximately 12.52 acres +/- and includes real estate located at the southwest corner of Union Street and Jersey Street (see **Exhibit 2**). The Property is currently zoned a combination of the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District.

Project Description and Analysis: The purpose of the proposed PUD Ordinance is to support the vision of the Westfield-Washington Township Comprehensive Plan's [Grand Junction Addendum](#). The proposed PUD Ordinance also establishes the regulatory framework to allow the Real Estate to be platted and developed in accordance with that vision. Having the entire Grand Junction Plaza area under a single zoning classification would simplify future platting of the Property.

The proposed PUD Ordinance establishes the underlying zoning of the Property to be LB-H: Local Business / Historical District ("LB-H"). The southern portion of the Property incorporates a large storm water detention area, and the northern portion of the Property will be home to the Grand Junction

Plaza (the “Plaza”). The proposal accommodates the development of the Plaza by including character exhibits of the Plaza’s design, development features, and signage.

COMPREHENSIVE PLAN

The Property falls within the “Junction Sub-District” of Downtown Westfield, as identified in the Westfield-Washington Township Comprehensive Plan’s [Grand Junction Addendum](#). The Addendum describes the Grand Junction Plaza as the geographic and activity centers of downtown. It further describes the Plaza as follows:

Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield’s complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 10, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 1, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission’s further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

GRAND JUNCTION PLAZA PUD





AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Roberts
Addition To
Westfield

Mill
Stream

I B
Anderson

ORDINANCE NUMBER 18-40

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1810-PUD-28**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area A, Area B, and Area C. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical District (the “Underlying Zoning District”).

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

- 5.1 All uses permitted in the Underlying Zoning District shall be permitted.
- 5.2 Additional Uses: The following additional uses shall be permitted:
 - A. Assembly halls / auditoriums
 - B. Park, public or private.
 - C. Recreational Facility, Commercial.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the District.

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

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

Character Exhibit. New building(s) in Area A, as identified on the Concept Plan, shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C.** If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control. Area B, as identified on the Concept Plan, shall remain as a passive use Park area. No additional buildings are contemplated in Area B. Area C, as identified on the Concept Plan, shall be platted as public right-of-way.

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

- A. Article 6.8(H)(2) Service and Loading Areas: Shall not apply to the Real Estate.
- B. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Real Estate.
- C. Article 6.8(L) Foundation Plantings: Shall not apply to the Real Estate.
- D. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply to the Real Estate.
- E. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.
- F. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

7.3 Article 6.9 Lighting Standards: Shall not apply to the Real Estate.

7.4 Article 6.12 Outside Storage and Display: Shall not apply to the Real Estate.

7.5 Article 6.14 Parking and Loading Standards: Shall not apply to the Real Estate.

7.6 Article 6.15 Performance Standards: Shall not apply to the Real Estate.

7.7 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

- A. Signs that are substantially similar to the concepts depicted in **Exhibit D.** Modifications to the signage depicted in **Exhibit D** may be made, as

approved by the Director.

B. Temporary Signs, as approved by the Director.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as modified below:

8.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

Section 10. **Right-of-Way Vacation.** All portions of Park Street contained within Area A of the Concept Plan are hereby vacated.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-40** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

This document prepared by: Kevin M. Todd, Senior Planner; City of Westfield; 2728 E. 171st Street; Westfield, IN 46074; 317.804.3170.

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

Legal Description

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows: Commencing at northeast corner of said Section 1; thence South 0 degrees 19 minutes 13 seconds East (assumed) 375.60 feet along the east line of said quarter section to the point of beginning of this description: thence continuing along said east line, South 0 degrees 19 minutes 13 seconds East 673.93 feet to the northeast corner of that 0.86 acre parcel described in the Warranty Deed recorded as Instrument Number 9352599; thence South 89 degrees 58 minutes 9 seconds West 297.73 feet along the northern line of said 0.86 acre parcel to the northeast corner of that 0.198 acre parcel described in the Warranty Deed recorded as Instrument Number 2014057661; thence South 22 degrees 18 minutes 31 seconds West along the southeastern line of said 0.198 acre parcel and along the southeastern lines of "Parcels 6, 6A and 6B" as described in the Warranty Deed recorded as Instrument Number 2014018490, 323.26 feet to the southeast corner of said "Parcel 6"; thence South 89 degrees 49 minutes 12 seconds West 203.44 feet along the southern line of said "Parcel 6" to the eastern line of "Parcel 5A" as described in the Warranty Deed recorded as Instrument Number 2014022899; thence South 01 degree 50 minutes 41 seconds East 4.50 feet along the east line of said "Parcel 5A" to the southeast corner thereof; thence North 87 degrees 51 minutes 42 seconds West along the southern lines of said "Parcel 5A", "Parcel 4" as described in the Warranty Deed recorded as Instrument Number 2014018487 and "Parcel 5" as described in said Warranty Deed recorded as Instrument Number 2014022899, 399.87 feet to the southwest corner of said "Parcel 5"; thence North 20 degrees 18 minutes 3 seconds East along the northwestern line of said "Parcel 5", 61.26 feet to the western line of said "Parcel 4"; thence along the western, northern and eastern lines of said "Parcel 4" the following three (3) courses: 1) North 01 degree 20 minutes 5 seconds West 173.31 feet; 2) South 89 degrees 56 minutes 0 seconds East 93.39 feet; 3) South 01 degree 20 minutes 5 seconds East 77.12 feet to the northwest corner of the aforementioned "Parcel 5A"; thence along the northern lines of said "Parcel 5A" the following two (2) courses: 1) North 81 degrees 53 minutes 36 seconds East 230.60 feet; 2) North 49 degrees 3 minutes 4 seconds East 67.52 feet; thence North 01 degree 50 minutes 41 seconds West 180.03 feet; thence South 89 degrees 55 minutes 49 seconds East 38.34 feet; thence North 0 degrees 19 minutes 13 seconds West 186.07 feet, more or less, to the center of Park Street; thence South 89 degrees 55 minutes 49 seconds East 50.11 feet, more or less, to the centerline extension of Mill Street; thence North 0 degrees 16 minutes 56 seconds West along said centerline 367.85 feet, more or less, to the centerline of Jersey Street; thence South 89 degrees 55 minutes 49 seconds East 548.06 feet along said centerline to the point of beginning and containing 12.52 acres, more or less.

EXHIBIT B
CONCEPT PLAN



AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Roberts
Addition To
Westfield

Mill
Stream

I B
Anderson

EXHIBIT C
CHARACTER EXHIBIT



GRAND
**JUNC-
-TION**
PLAZA

LAND
COLLECTIVE



NARRATIVE AND PROJECT GOALS

Grand Junction Plaza, a new six acre park in Westfield, Indiana, is primed to become the landmark park of the Midwest. LAND COLLECTIVE has worked with the City of Westfield to design a civic space that will be the central focus of the City's development plan while mitigating regional stormwater and facilitating the restoration of Grassy Branch Creek to its pre - Swamp Act beauty. LAND COLLECTIVE and the City of Westfield have worked with the Army Corps of Engineers, Indiana Department of Environmental Management (IDEM), and the Hamilton Drainage Board to facilitate the remediation of the stream central to the site and to tie it into the regional stormwater mitigation system. Doing so has allowed the design of the park to engage the citizens of Westfield and their friends, giving everyone access to Grassy Branch Creek once more — an opportunity lost in Westfield's history but something for which the City was once known.

The park incorporates four key spaces, imaginatively extracted from a singular cube of limestone. They consist of three pavilions: an outdoor performance venue, a café, and a trailhead pavilion at the convergence of several highly utilized bicycle and pedestrian thoroughfares, and a children's play area defined by the fourth missing piece of the cube. In concert with these pavilions, the park features fountains, a winter ice skating loop, and age-specific child play areas. The Plaza area at the northwest quadrant of the park will become a central gathering place for festivals, markets, and other events hosted by the City throughout the year. In collaboration with the City, LAND COLLECTIVE has designed this signature park along with a team of extraordinary collaborators, including: Hollwich Kushner Architects (HWKN), Ratio Architects, Linnaea Tillett Lighting Design Associates, Bruce Mau Design, Stantec, ETM Associates, and FlatLand Resources.



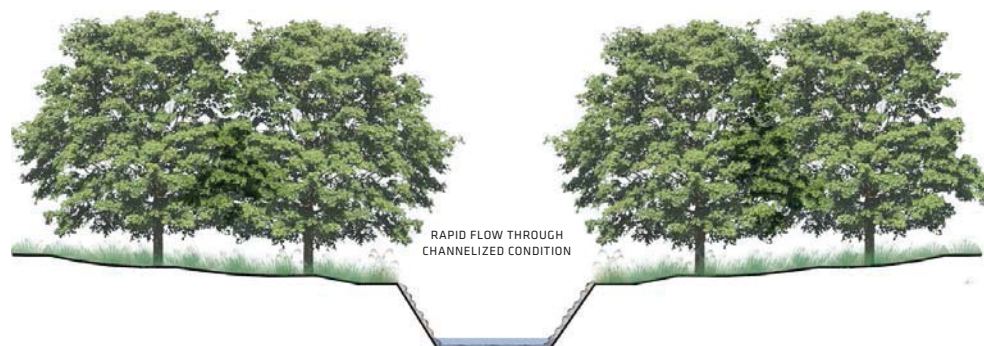
PROJECT ORIGINS **STORMWATER MANAGEMENT, RIPARIAN** **RESTORATION AND THE SWAMP ACT OF 1850**

In 1850, Indiana adopted the Swamp Act, channelizing streams as a way to turn “useless” wetland into profitable and productive agricultural fields. As a result, naturally stable stream conditions deteriorated rapidly and tons of topsoil has been lost to erosion in times since, affecting silt build-up as far south as the Mississippi Delta.

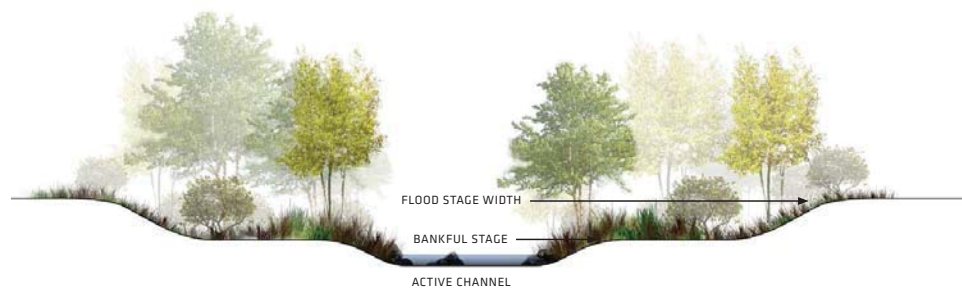
Upon accepting the commission for the design of Grand Junction Plaza, LAND COLLECTIVE identified the instability of Grassy Branch Creek’s channel as a condition in need of repair, if the project was to be successful. Although Westfield’s plans for a regional stormwater mitigation area were underway, its completion was months shy of the 500-year storm event that made evident the challenges of stream channelization undertaken 163 years earlier. In April 2013, a major storm event took place in Westfield. Debris in the channelized stream was constrained by a 48 inch pipe, blocking the flow of water downstream. As a result, a flash flood broke the levee and flooded the project site and significant portions of downtown Westfield. This event highlighted the necessity of the Grand Junction Plaza project and the restoration of the riparian corridor to its pre - Swamp Act conditions, as well as the establishment of a new levee, Mill Street, and weir. This opportunity for a healthy riparian corridor allows the citizens of Westfield to engage with the Grassy Branch Creek, turning the waterway into a public amenity once more.



STORM OF APRIL 10, 2013



CHANNELIZED SECTION, SWAMP LAND ACT OF 1850



PROPOSED CROSS SECTION OF RESTORED RIPARIAN CORRIDOR

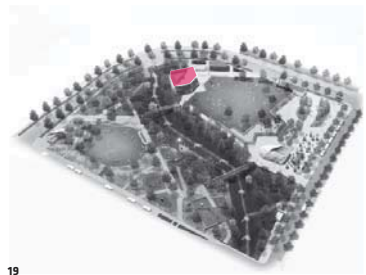
- 1 Stage Pavilion / Amphitheater
- 2 Riparian Corridor Restoration
- 3 Ice Skating Loop and Support Structure
- 4 Cafe Pavilion
- 5 Cascading Fountain
- 6 Trailhead Pavilion
- 7 Stage Support Structure / Green Room
- 8 Children's Play Area 5-12 Years
- 9 Children's Play Area 2-5 Years
- 10 Plaza Overlook and Terrace Seating
- 11 Wetland Amphitheater
- 12 Boardwalk
- 13 Confluence Seating
- 14 Jet Fountain
- 15 Plaza Garden and Seating
- 16 Northern Bridge
- 17 Southern Bridge
- 18 Meadow Overlook
- 19 Meadow Lawn
- 20 Plaza Lighting

Plaza Furniture
 Plaza Pillows
 Meadow Furniture
 Inflatable Movie Screen
 Benches
 Planting Areas / Gardens
 Trees



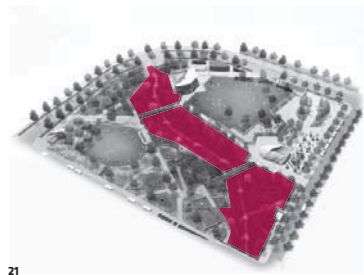
1 - STAGE PAVILION / AMPHITHEATER

Grand Junction Plaza will be one of the premiere outdoor performance venues in Indiana and the Midwest. The Stage Pavilion and Amphitheater Lawn are designed with careful thought to elevate the performance possibilities of an outdoor venue. Inspired by the breaking of a limestone block, the Stage Pavilion is comprised of thousands of square stones that form a unique aesthetic, but more importantly, an acoustic backdrop capable of diffusing sound efficiently, providing optimal sound for performers and attendees alike. This is an asset that will entice performers to frequent this new venue, including the Indianapolis Symphony Orchestra and other headliners. Supported by the Great Lawn, visitors will experience exceptional sound quality. The Lawn has the capacity to formally seat up to 3,000, but can also accommodate smaller events whilst providing ample space for people picnicking on blankets or relaxing on lawn chairs.



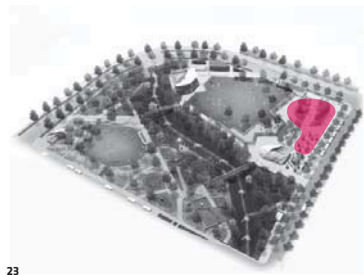
2 - RIPARIAN CORRIDOR RESTORATION

What makes Grand Junction Plaza one of the most unique parks in Indiana is the Grassy Branch Creek that bisects the site, creating two distinct sides. At the onset of this project, the Creek was challenged with ever-eroding banks, downed trees, and uncontrolled flooding. To make this park a success, the first step was to ensure the Riparian Corridor became a healthy, stable ecosystem and an amenity for the people of Westfield. To do this, the stream is undergoing rehabilitation with the implementation of a series of stone weirs that allow for pooling and rippling to slow and aerate the water, establishing new habitats for wildlife. At the same time, the Riparian Corridor will be widened to broaden stream banks, reconstituting the channelized creek allowing for the eradication of erosion. With these steps, the revitalized Riparian Corridor will become a place for everyone to engage with their natural environment.

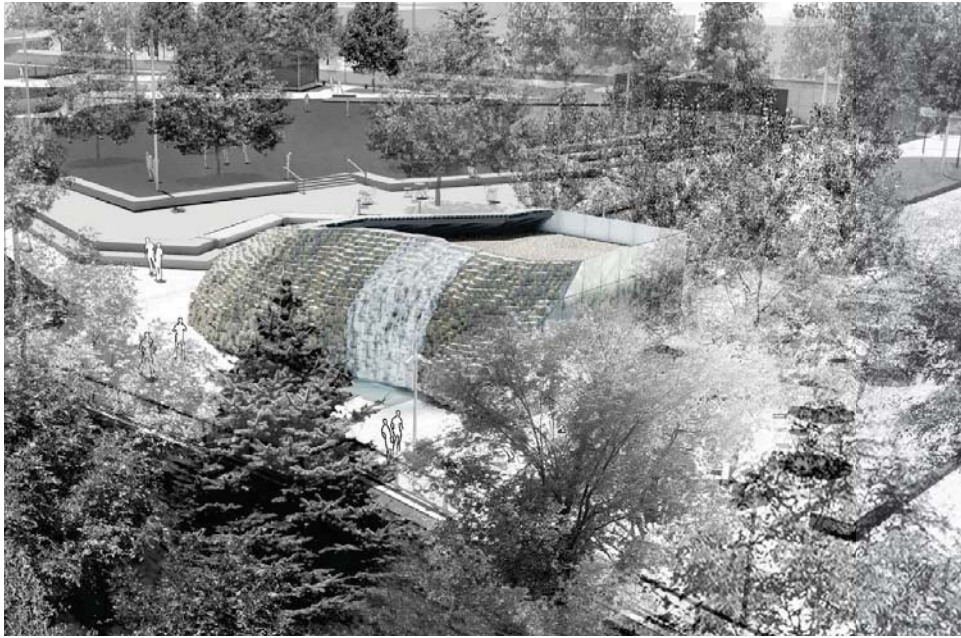


3 - ICE SKATING LOOP AND SUPPORT STRUCTURE

In the cold winter weather, citizens of Westfield will stay warm gliding along Jersey Plaza's winter ice loop. Grand Junction Plaza will feature one of the first outdoor ice ribbons in the area. The loop allows for changing perspectives as you glide around under the warm glow of the catenary lights. Novices just starting out can learn to skate and practice their pirouettes in the small ellipse closest to the Café pavilion. The Ice Loop allows the community to engage in the park throughout the winter, whether skating or enjoying hot chocolate on the nearby terrace seating. The ice loop becomes a draw for people across the county to enjoy a winter outing filled with fun, laughter, holiday music and hot treats!



4 - CAFE PAVILION



The Café Pavilion will be one of the most iconic and functionally important structures in the park. While the outer facade displays the highly articulated stone pixel concept, the interior is lined with warm wood, embracing visitors in comfort. In the summer months, guests

can enjoy sandwiches, coffee, or cool iced tea, and in the winter the café will provide a plentiful supply of hot chocolate and homemade soups. It is here in the winter months where visitors will rent their skates and buy a ticket for an afternoon of fun on the Ice Loop.

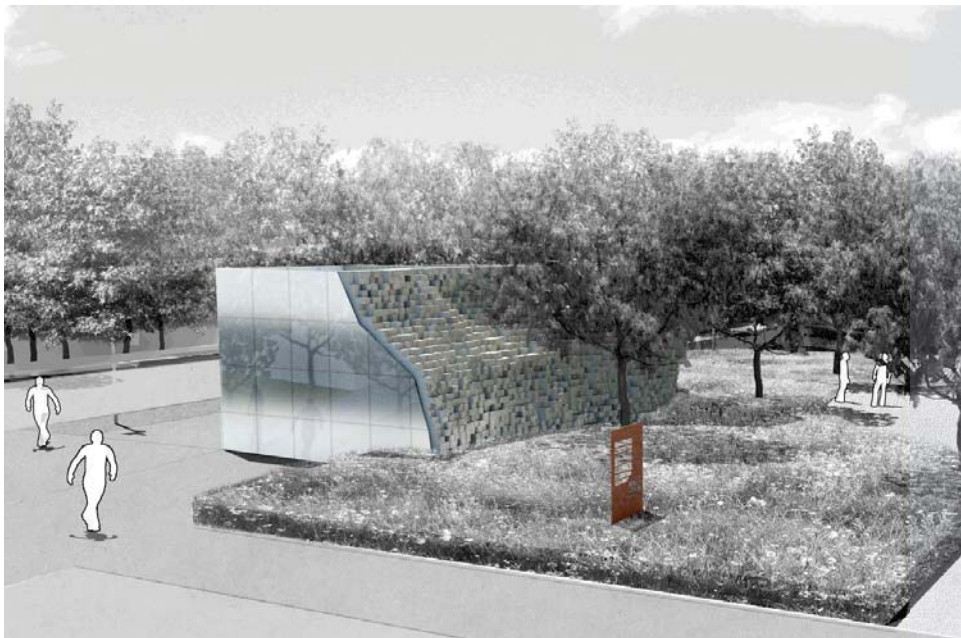
5 - CASCADING FOUNTAIN



The Cascading Fountain is a whimsical element that adds levity and play to the plaza. The water overflows from the top of the Café Pavilion and spills down the side of the facade falling onto hundreds of stone "pixels," creating an enchanting experience. At times the water will

well up, creating a deluge down the side; at other times it will gently cascade. Additional spouts in the wall shoot out water at unexpected intervals.

6 - TRAILHEAD PAVILION



The Trailhead Pavilion plays a key role in the southeast portion of the park. It sits at the intersection of the Midland Trace Trail and Natalie Wheeler Trail. As cyclists, runners, and walkers arrive, they will find respite at the Trailhead Pavilion. Here visitors will be able to find restroom facilities as well as information on local downtown restaurants, trail connections, and upcoming events in the park, region, and city. This pavilion will be the home of Welcome Westfield and be accessible year - round.

7 - STAGE SUPPORT STRUCTURE / GREEN ROOM



Although disguised in vines, the Stage Support Structure / Green Room houses extremely important functional equipment in support of the performance venue. It also houses highly flexible space to accommodate family and group gatherings, birthdays, wedding parties, or additional event space, as needed. During performances, this space becomes essential as a changing and green room space for performers.

8 - CHILDREN'S 5 - 12 YEAR PLAY AREA



Children need challenges to grow. When engaged in running, swinging, and climbing on the rope structure, they learn how to deal with challenges in a fun and interactive way. The Wave is a simple form that incorporates a range of obstacles and rope constructions.

Children (and adventurous adults) will love hanging upside down, scaling the rope ladders, sliding down the slick rubber mats, and relaxing in the rope "nests" hanging below.

9 - CHILDREN'S 2 - 5 YEAR PLAY AREA



Even younger visitors to the Park can engage in play specifically designed for their skill sets. This play area is designed for families with young children in the 2-5 year age range. Mom's, dad's and baby-sitters can sit on one of the many benches in the area and keep an

eye on their toddler while still seeing their older children playing on the adjacent Wave structure. The close proximity allows children to gradually expand their skills and move to the larger play structure when they feel ready.

10 - PLAZA OVERLOOK AND TERRACE SEATING



The southern side of the plaza is an articulated seating element that rises in three distinct tiers. Here, the community can gather to connect with one another and engage in conversation or simply people-watch. The tiered seating is a combination of local Indiana limestone and

wood slat seating that provides a comfortable material to sit upon. The terrace offers an elevated perspective over the plaza where one can observe the festivities below.

11 - WETLAND AMPHITHEATER



The Wetland Amphitheater offers space for people to gather nestled into the slope of the Riparian corridor. Very few places offer this unique engagement with the creek. The amphitheater allows for a new perspective and opportunities for performance with a stage

surrounded by wetland reeds. The intimacy of the space is ideal for small performances, Shakespearean readings, music events, or small weddings.

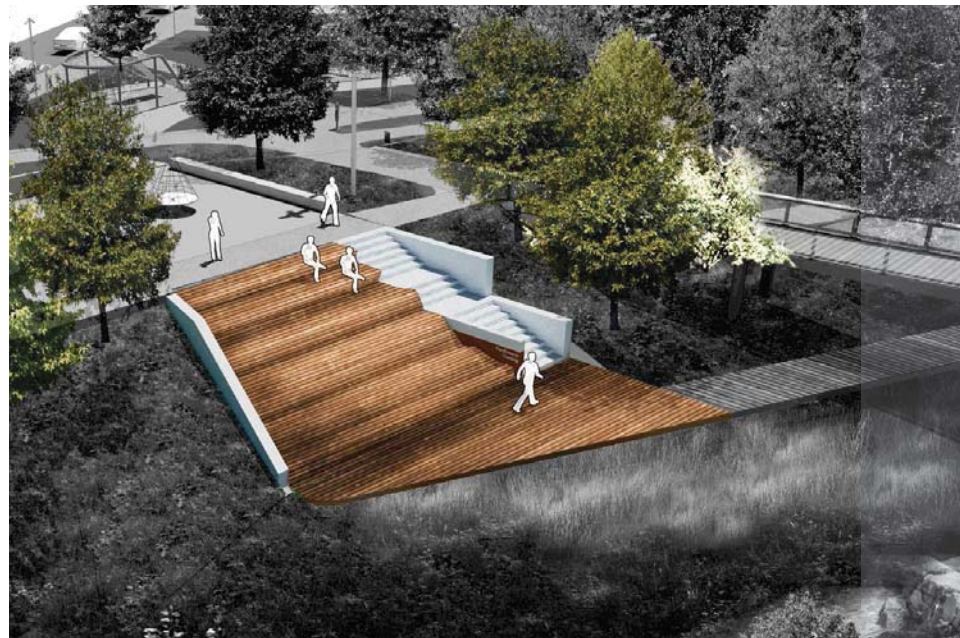
12 - BOARDWALK



The Riparian Boardwalk is one of the most important elements in the project, as it allows people to get down close to the Creek. The Boardwalk connects the Confluence Seating with the stage at the Wetland Amphitheater. Here children can see fish swimming and other

flora and fauna that comprise a healthy ecosystem. The boardwalk also provides a unique opportunity to walk within the riparian corridor and view the park from a new perspective.

13 - CONFLUENCE SEATING



The Confluence Seating is designed for the sole purpose of gathering and relaxation. This will be one of the most engaging elements in the park as the wood form pours down the side of the hill to create distinctive ergonomic seating. Here on the wooded hillside, your

body can melt into the sculpted forms, a perfect place to observe the confluence of the two streams whilst listening to the splashing of the creek below.

14 - JET FOUNTAIN



The Jet Fountain is a key element of the plaza design. The fountain is comprised of nine jets that will allow for varying heights set in a shallow skim of water. Lights integrated into the paving provide additional interest during the evening hours. The fountain provides a focal point in the Plaza area set under the dappled light of a grove of columnar Ginkgo trees.

15 - PLAZA GARDEN AND SEATING



Located within the heart of the Plaza, the Plaza Garden and Seating allows for small groups to gather in a quiet setting, separated from the offer a more intimate gathering experience. Surrounded by a grove activity of the surrounding Plaza. of Quaking Aspen and a perennial garden, this inward-facing bench

16 - NORTHERN BRIDGE



The Northern Bridge unites the childrens' play area with the Cafe time, it provides a unique view above the Riparian Corridor for visitors to watch the Creek flowing by below.

17 - SOUTHERN BRIDGE



The Southern Bridge has a distinct humpback form to comply with flood regulations, and has a comfortable wood lean for people to observe the Riparian Corridor below. From this spot you can look out to the water below and beyond, observing friends in the Wetland Amphitheater or kids engaging in play along the creek edge.

18 - MEADOW OVERLOOK



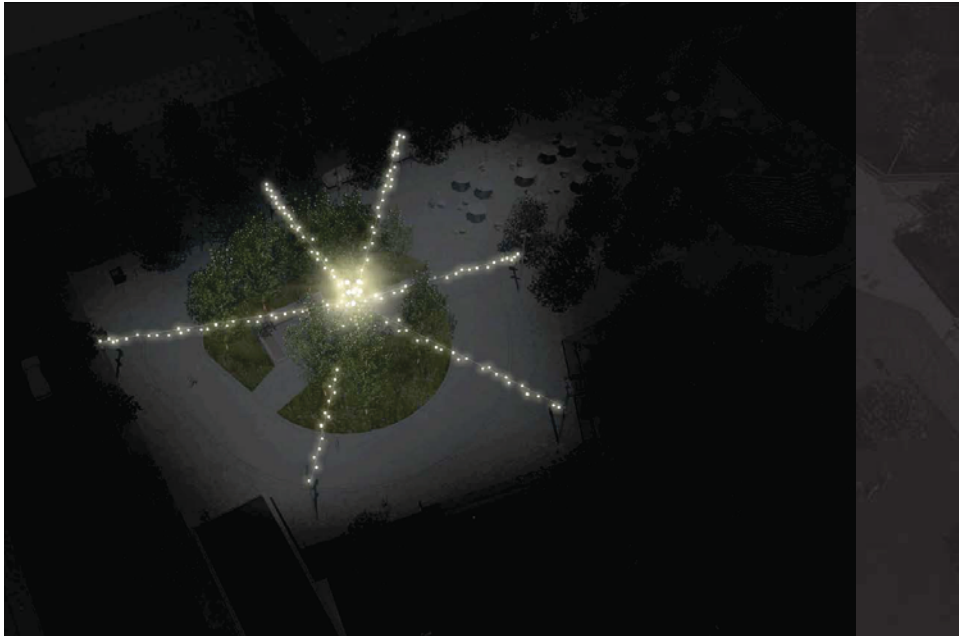
The Meadow Overlook is an elevated plateau where visitors can observe the activity of the meadow and lawn. This overlook is set within a bosque of Yellowwood trees complete with Adirondack chairs.

19 - MEADOW AND MEADOW LAWN



The meadow lawn provides a space in the park that is tucked away, with Adirondack chairs scattered throughout and three long benches forming the perimeter. The meadow itself recalls the local prairie typologies that are ubiquitous across the Indiana landscape.

20 - PLAZA LIGHTING



Bringing the plaza to life after the sun has set is crucial for the success of Grand Junction Plaza. After enjoying a dinner at local restaurants, people will gather at the Plaza guided by the distinct illumination. The unique quality and warm nature of the catenary lights provides memorable evening experiences and adds a festival vibe for visitors throughout the year.

JERSEY PLAZA DONOR WALL



The Donor Wall, located on the Ice Rink Support Structure green wall at Jersey Plaza, will be used to recognize those who helped make Grand Junction Plaza a reality. Individual Corten Steel plaques will be available for donors and memorial or legacy donation names.

PLAZA FURNITURE



Moveable tables, bistro chairs, and umbrellas allow for flexible seating and the accommodation of multiple events.

MEADOW FURNITURE



Adirondack Chairs offer a comfortable means to rest your feet and enjoy the beauty of the meadow. Name plaques located on the back of the chairs are available for recognition.

PLAZA PILLOWS



Branded pillows brighten the plaza in vibrant colors and heighten the comfort of the lounge experience.

INFLATABLE MOVIE SCREEN



Bring your living room into the park for movie nights, sporting events, concerts, and more!

BENCHES



Beautiful wood benches fold over concrete forms to provide unique linear seating where people can relax in the meadow. Plaques are available to memorialize / recognize donors.

TREES



What makes a public space more inviting than trees? Breathe new life into the park and leave a legacy for many generations to come. Name plaques are available for recognition.

PLANTING AREAS/ GARDENS



Enhance the project with lush plantings and scented blooms. Have your name or the name of a loved one located on a plaque within the garden.

EXHIBIT D
SIGNAGE CHARACTER EXHIBIT

Entry ID



Entry ID — Trailhead Pavilion



Facility ID — Wetland Amphitheater



Facility ID — Jersey Plaza



Facility ID — The Great Lawn



Facility ID — Meadow Lawn



Facility ID — Stage Pavilion



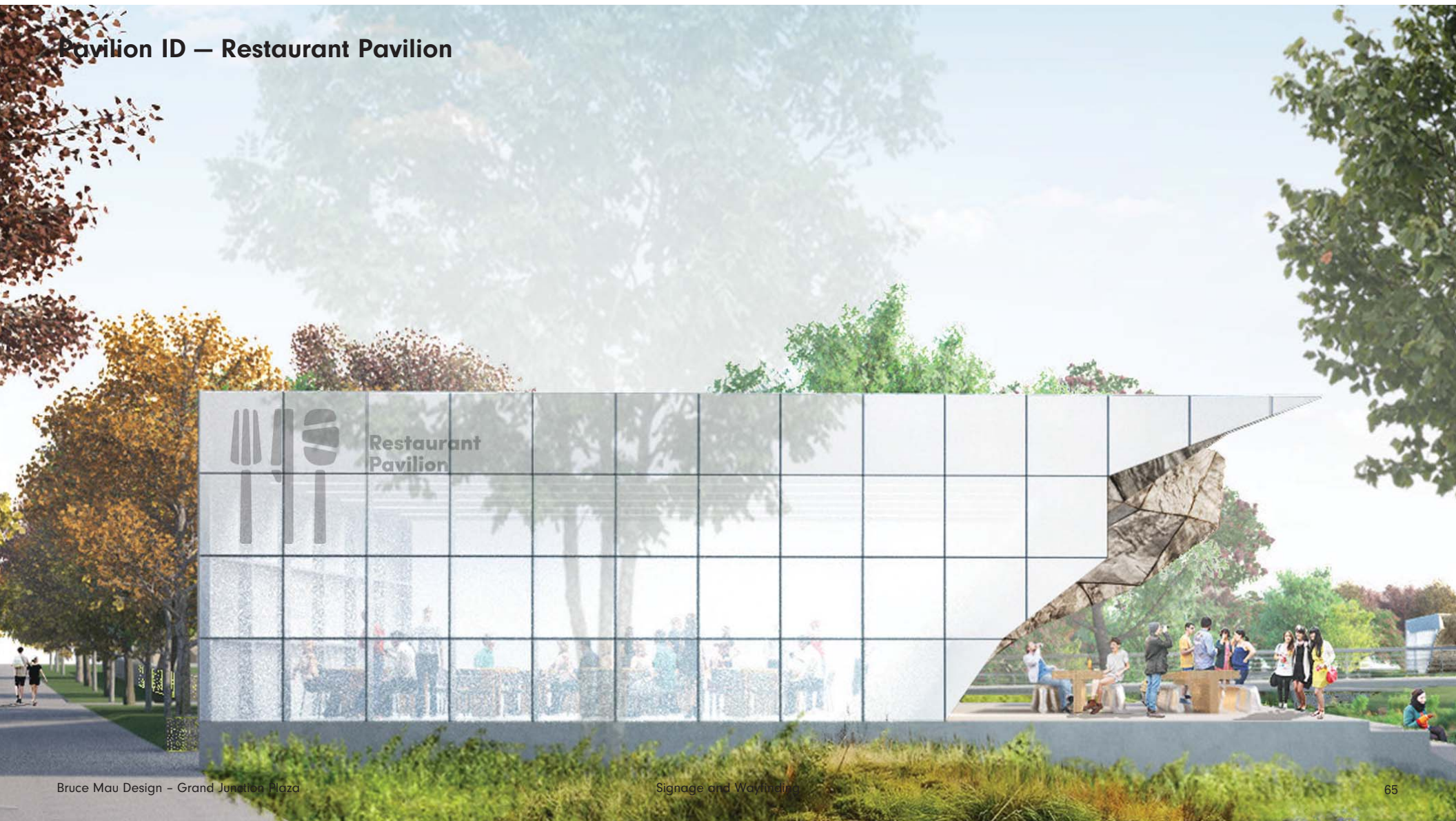
Wayfinding — Stackable System



Wayfinding — Large Pillar



Pavilion ID — Restaurant Pavilion



Pavilion ID — Cafe Pavilion



Brueggli Design - Grand Junction Plaza

Signage and Wayfinding



66

Pavilion ID — Trailhead Pavilion



Pavilion ID — Stage Pavilion



WRITTEN PUBLIC COMMENTS

Docket Number: 1806-PUD-14

Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")

Request: A change in zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

Enclosed Attachments:

October 1, 2018 Advisory Plan Commission Meeting

1. Westfield Chamber of Commerce Board of Directors

(10/1/2018)

Matthew S. Skelton, Esq., AICP

From: Westfield Chamber <nick.verhoff@westfield-chamber.org>
Sent: Monday, October 1, 2018 12:20 PM
To: Andy Cook; Jim Ake; Matthew S. Skelton, Esq., AICP
Subject: Chamber's support of Lindley Run
Attachments: Westfield Chamber Housing statement.docx

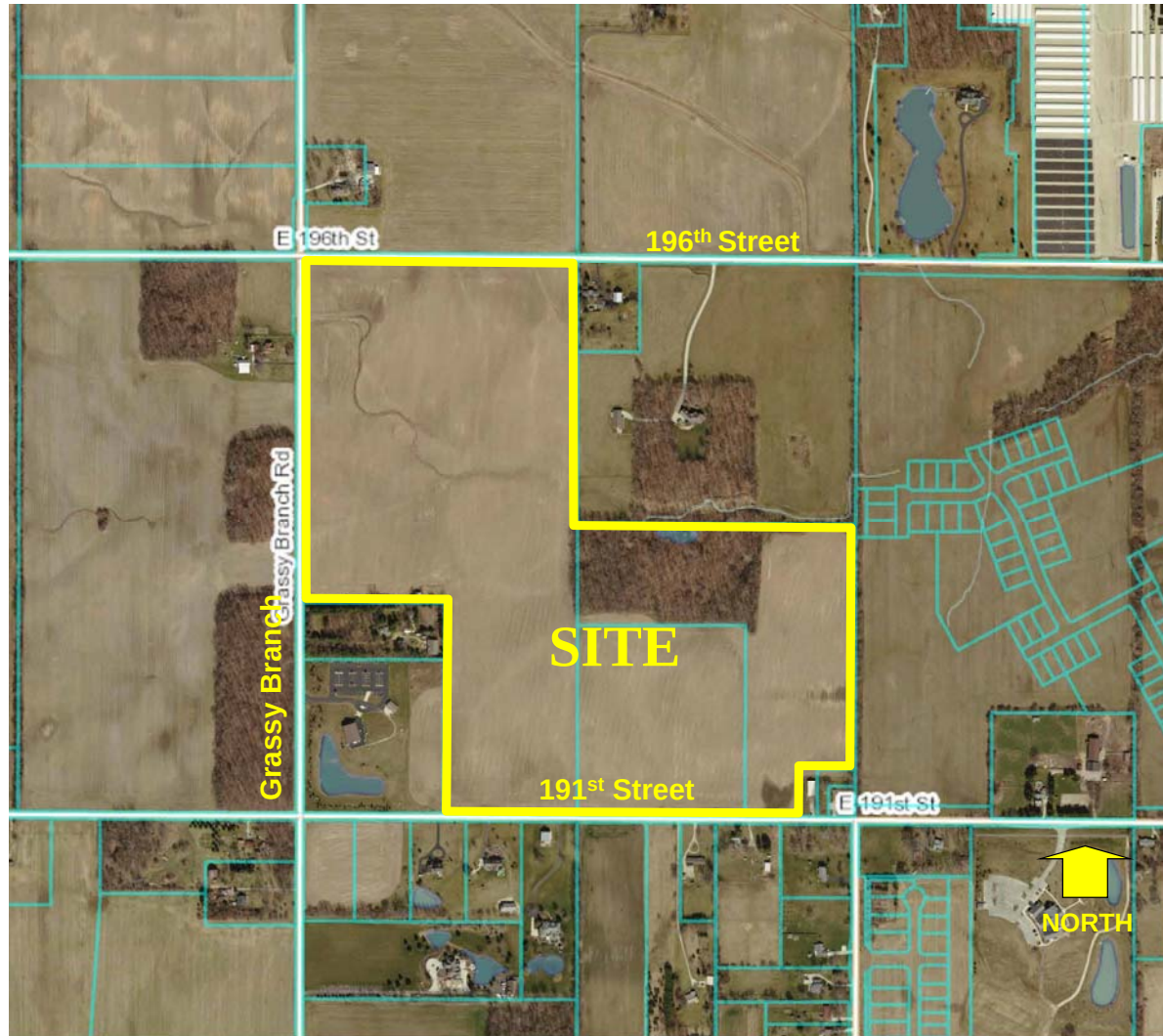
Attached is a letter of support for affordable housing by the Westfield Chamber of Commerce. The board does not endorse specific developments, but does support the City's effort in addressing the housing and work force issues in Westfield.

Let me know if you have any questions.

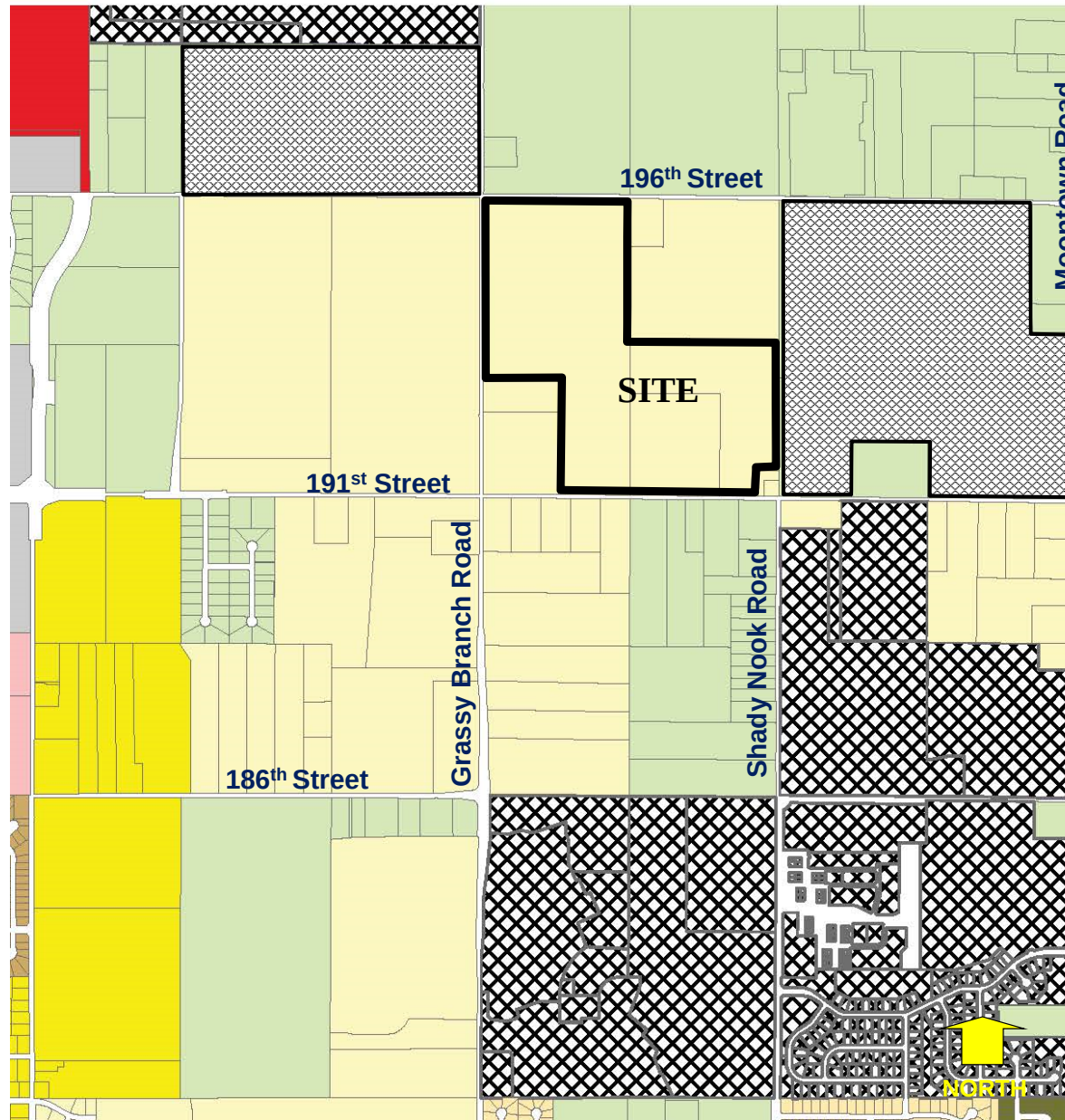


The Westfield Chamber of Commerce Board of Directors supports positive efforts toward workforce development in Westfield. Increasing the number of qualified employees for local businesses and providing for the needs of those employees is crucial to a healthy business environment and sustained economic growth. We endorse the concept of providing real housing opportunities for qualified employees of the Westfield community so they can both work *and live* in our city. Price points that reach a lower socioeconomic level helps to diversify that workforce and fill much needed positions across our business base by providing an economic balance within the workforce. Considering the Indiana median income is \$53K, townhouses, duplex villas and single family homes that will address the needs for home ownership in the \$200-250,000 range is a price point that is very limited within the City of Westfield. Development concepts that provide quality home ownership choices and especially provides attainable housing options for those Westfield employees around the average income levels are needed. We encourage the Westfield City Council to support quality concepts of this nature.

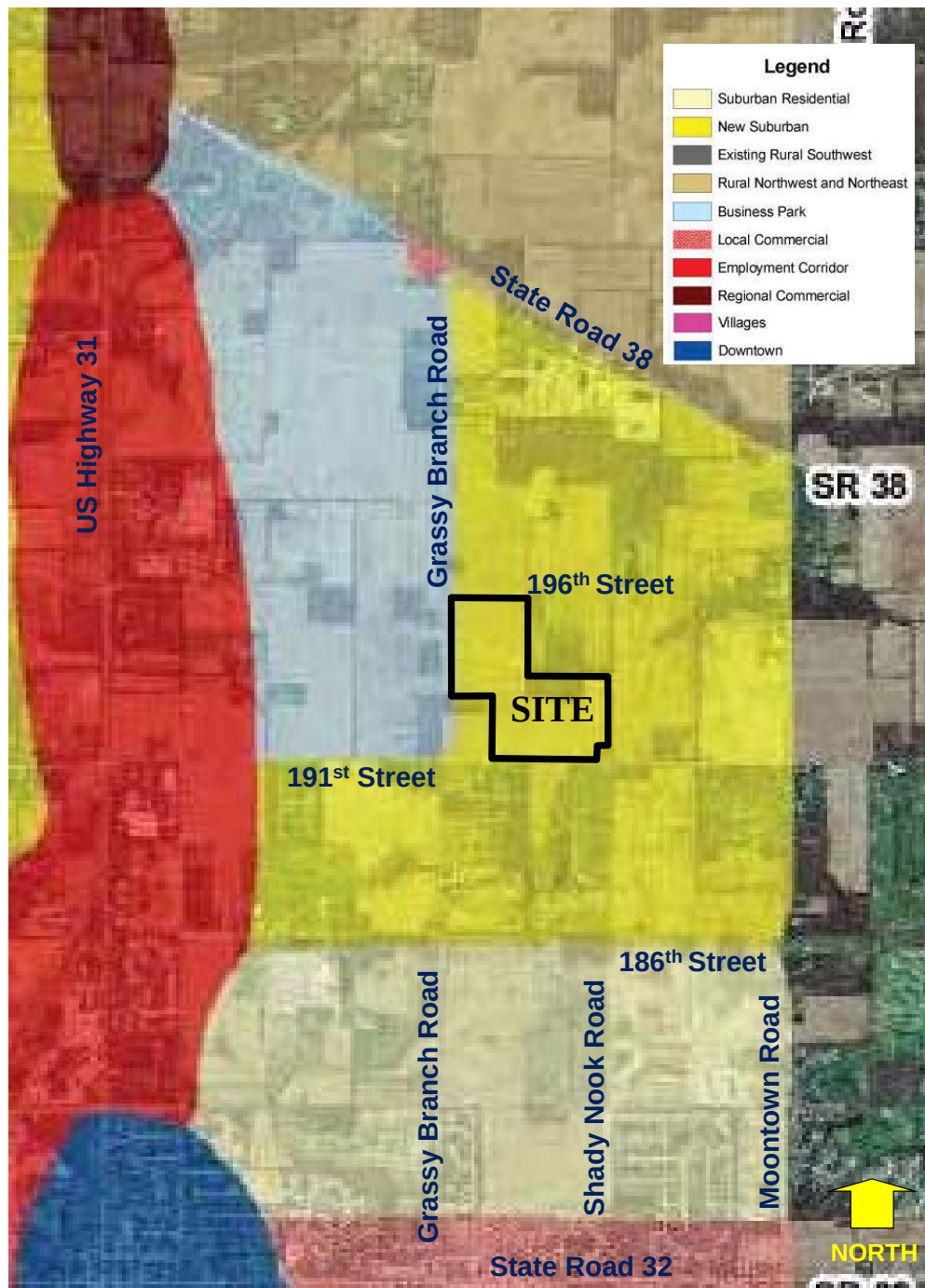
Westfield Chamber of Commerce Board of Directors



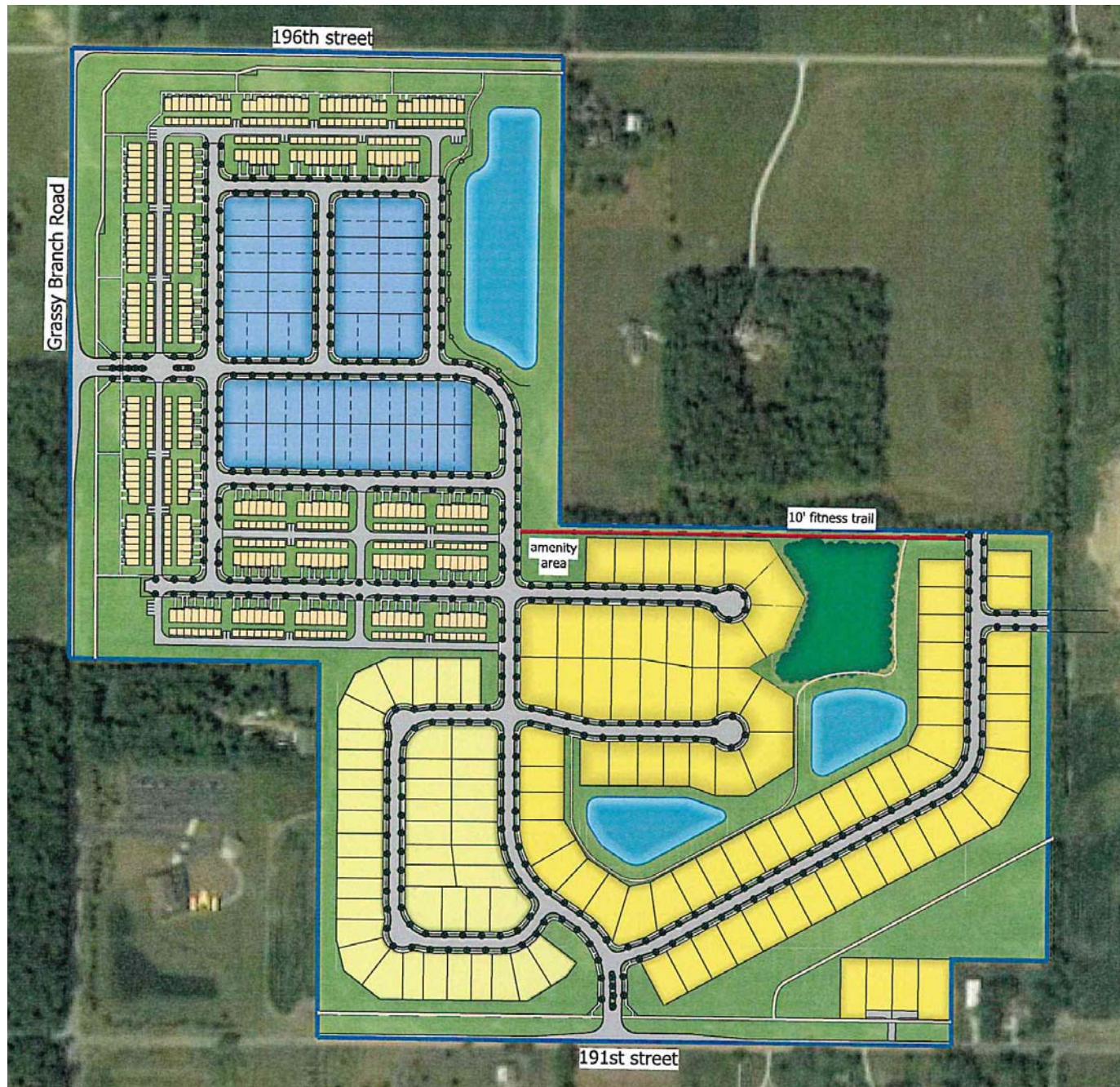
LINDLEY RUN – SITE LOCATION MAP



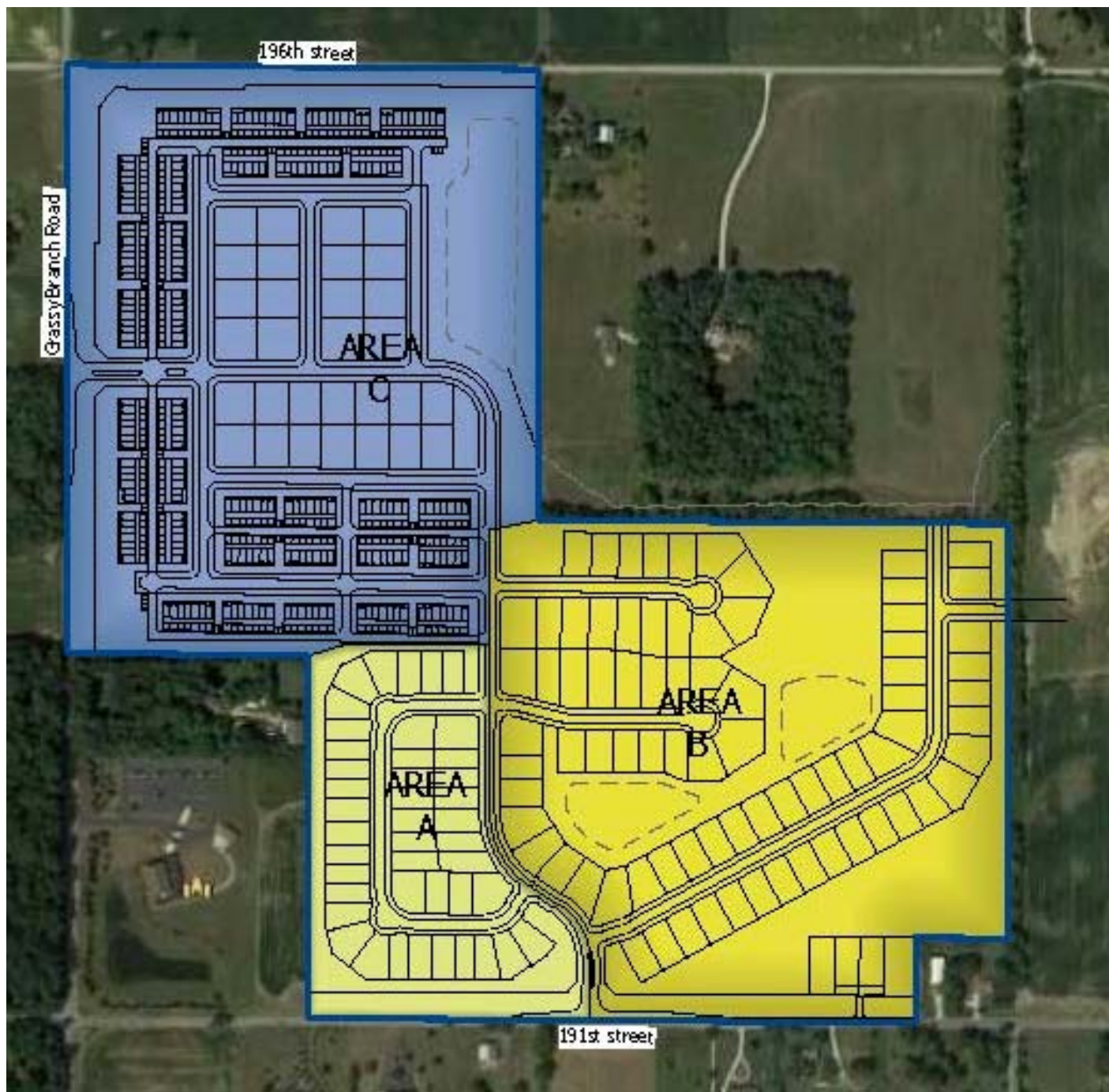
LINDLEY RUN – ZONING MAP



LINDLEY RUN – COMPREHENSIVE PLAN MAP



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – AREA MAP



AREA A – CHARACTER EXHIBITS



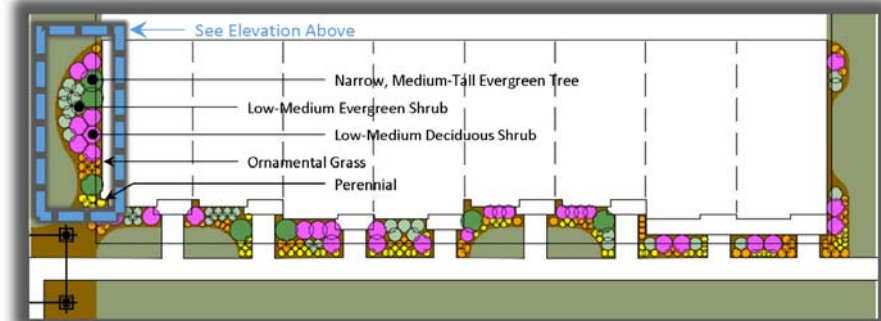
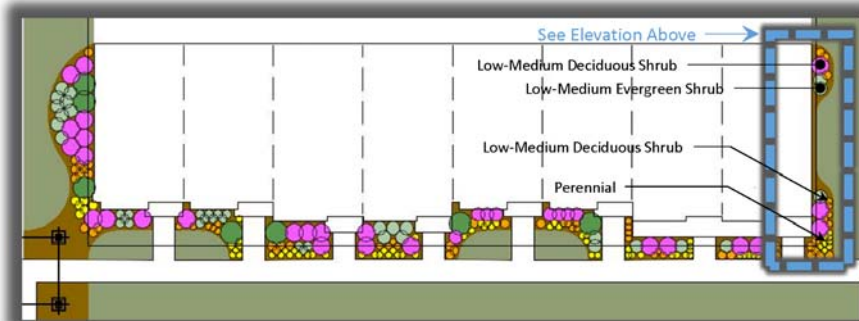
AREA B – CHARACTER EXHIBITS



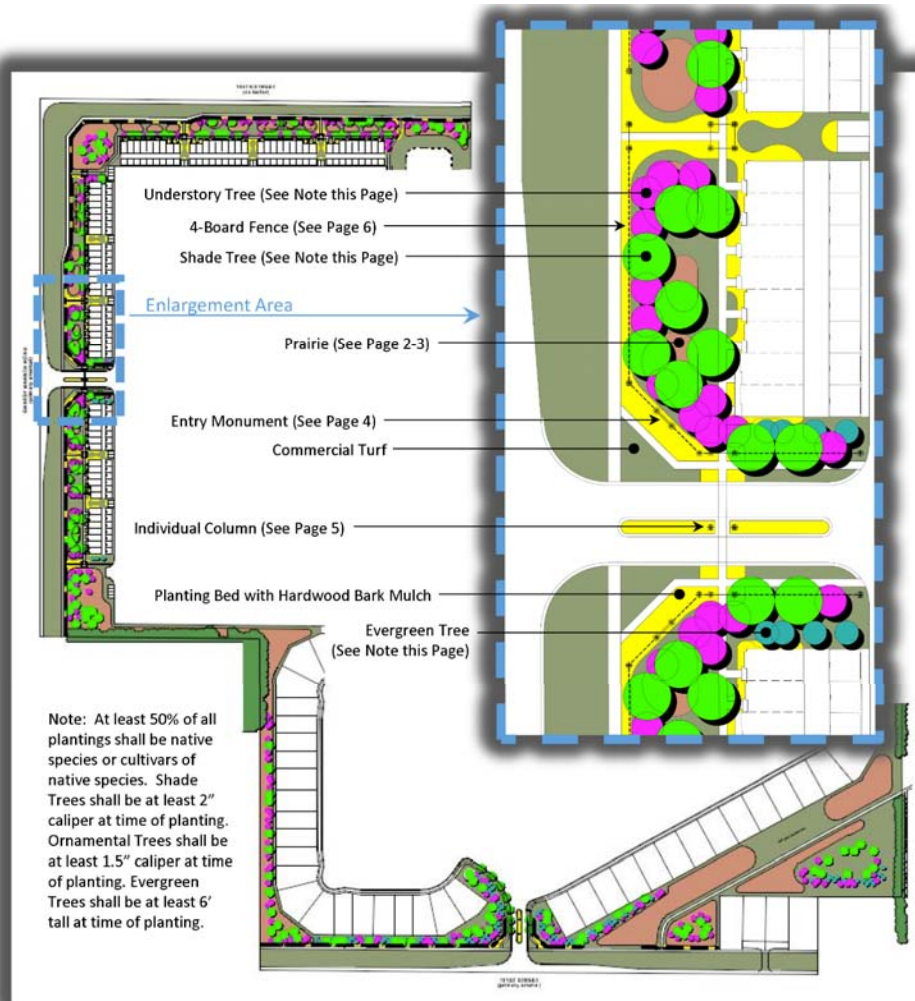
AREA C – PAIRED VILLAS CHARACTER EXHIBITS



AREA C – TOWNHOME CHARACTER EXHIBITS



TOWNHOME BUILDING AND LANDSCAPING ENHANCEMENTS



PERIMETER LANDSCAPING EXHIBITS



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – REQUIRED AMENITIES



LINDLEY RUN CONCEPT PLAN



38ac ± (35%)

LINDLEY RUN – OPEN SPACE EXHIBIT