



Petition Number: 1411-SPP-23

Subject Site Address: 701 E 191st Street

Petitioner: City of Westfield

Representative: Alen Fetahagic, American Structurepoint

Request: Primary Plat review for two (2) lots on approximately 141.27 +/- acres zoned Grand Park PUD and Agriculture Single Family-1.

Current Zoning: Grand Park PUD and Agriculture Single Family-1

Current Land Use: Sports Facility

Approximate Acreage: Approximately 141.27 +/- acres

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat

Staff Reviewer: Jennifer M. Miller, AICP

Procedural

Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for November 3, 2014.

Revised materials following the public hearing must be submitted by November 7, 2014 for approval consideration on November 17, 2014.

Chapter 10: Processes and Permits

10.12 Subdivision

I. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:

1. Location Map: (which may be prepared by indicating the data by notations on available maps) showing:

- a. Subdivision name and location.
- b. Any street related to the subdivision.



- c. Title, scale, north point and date.
- d. Adjacent property land uses and Property Owners' names.

2. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used. – **COMPLIANT**

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

- a. Proposed name of the subdivision. – **COMPLIANT**
- b. Names and addresses of the owner, owners, land surveyor or land planner. – **COMPLIANT**
- c. Title, scale, north point and date. – **COMPLIANT**
- d. Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **Not Compliant, gradients, types of pavement, curbs, sidewalks, cross-walks, and tree plantings not shown.**
- e. Easements (locations, widths and purposes). – **Representative is working with staff on compliancy.**
- f. Statement concerning the location and approximate size or capacity of utilities to be installed. – **Representative is working with staff on compliancy.**
- g. Layout of Lots (showing dimensions, numbers and square footage); – **Representative is working with staff on compliancy.**
- h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes. – **COMPLIANT**
- i. Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%). – **Not Compliant**
- j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners. – **COMPLIANT**
- k. Building setback lines. – **Not Compliant**
- l. Legend and notes. – **Representative is working with staff on compliancy.**
- m. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage. – **Representative is working with staff on compliancy.**
- n. Other features or conditions which would affect the subdivision favorable or adversely. – **COMPLIANT**



- o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land. – **Representative is working with staff on compliancy.**
- p. A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary. – **Representative is working with staff on compliancy.**
- q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property. - **COMPLIANT**
- r. If legal drain is involved, then a statement from the County Drainage Board or County Surveyor’s Office concerning easements, right-of-way, permits, etc. – **Representative is working with staff on compliancy.**
- s. If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. – **Not Applicable**

Chapter 7: Subdivision Regulations

7.1 Establishment of Controls – **COMPLIANT**

7.2 Procedures – **COMPLIANT**

7.3 Principles and Standards of Design

A. General: All Improvement Location Permits, Development Plans and Subdivisions shall conform to the principles and standards established by this Ordinance.

B. Construction Standards: The City of Westfield Utility and Infrastructure Construction Standards and Specifications (“Construction Standards), as published and maintained by the Westfield Public Works Department, are hereby incorporated, as amended, by cross-reference into this Ordinance. All Development Plans and Subdivisions shall conform to the Construction Standards, which include but are not limited to, standards for: – **Representative is working with staff on compliancy.**

1. Earthwork for Utilities
2. Paving and Surfacing
3. Erosion Control
4. Principles and Standards of Roadway Design
5. Minimum Standards of Improvement
6. Stormwater Management
7. Curbs and Gutters
8. Storm Sewers



C. Subdivision Control Waivers: The Plan Commission, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of this Ordinance. Such waiver shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments. A waiver may only be granted upon finding that: - **Not Applicable**

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

7.4 Plat Certificates and Deed of Dedication – **Please use the language provided below for the Secondary Plat.**

The following forms shall be used:

A. Plan Commission Certificate: Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the ____ day of _____, _____.

Westfield-Washington Township Plan Commission
By: _____
(Name), Director
Economic and Community Development Department

(SEAL)

B. Board of Public Works and Safety Certificate: The following certificate shall also be used if the plat lies wholly or partly within the City’s corporate limits: This plat and the acceptance of any public rights-of-way dedicated herein was given approval by the Board of Public Works and



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 3, 2014

1411-SPP-23

Exhibit 1

Safety of the City of Westfield, Indiana, at a meeting held on the ____ day of _____,
_____.

(Name), Mayor

(Name), Member

(Name), Member

C. County Commissioner's Certificate: The following certificate shall also be used if the plat lies wholly or partly outside of the City: Under authority provided by I.C. 36-7 as amended by the General Assembly of the State of Indiana, this plat was given approval by the Board of County Commissioners of Hamilton County, Indiana, at a meeting held on the ____ day of _____, _____.

(Name)

(Name)

(Name)

(SEAL)

D. Registered Land Surveyor's Certificate: I _____, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana: That this plat correctly represents a survey completed by me on _____, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

(Name)

(SEAL)

E. Engineer's Certificate: I, _____, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as _____, and that such required improvements and installations



have been made and installed in accordance with the specifications heretofore approved therefore.

(Name)

(SEAL)

F. Deed of Dedication: Each Secondary Plat submitted for approval shall carry a deed of dedication in substantially the following form:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as _____, an addition to _____, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

[Additional easement certificates, dedications and protective covenants, or private restrictions would be inserted here upon the Applicant's initiative or the recommendations of the Plan Commission, Public Works Department; important provisions are those specifying the use to be made of the property, rights and authority of grantees, and, in the case of residential use, the minimum Living Area.]

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, _____, (a 25 year period is suggested), at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidity of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.



The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witnessed our hands and seals this _____ day of _____, ____.

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____, _____, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, ____.

(SEAL)

G. Easement Certificate: Each Secondary Plat submitted for approval shall include easement certificates, where appropriate and in accordance with Article 8.3 Easement Standards. – **Please see section 8.3 below.**

Chapter 8: Design Standards

8.1 Block Standards

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

8.2 [reserved]

8.3 Easement Standards

A. Applicability: This Article applies to all development.

B. General Easements:

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



from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services. – **COMPLIANT**

2. Surface Drainage: If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course. – **COMPLIANT**

C. Other Easements: – Representative is working with staff on compliancy.

1. Easement Instrument Specifications: Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner (“grantor”) shall execute the easement instrument in favor of the appropriate party or entity (“grantee”). Said instrument shall:

- a. Specify the docket numbers of the petitions with which the easement is associated.
- b. Specify those activities the grantee is authorized to perform in the easement.
- c. Specify those activities the grantor is prohibited from performing in the easement.
- d. Be binding on all heirs, successors, and assigns to the property on which the easement is located.
- e. Be enforceable by the grantee and the City.
- f. Specify any other specially affected persons and classes of specially affected persons that are entitled to enforce the easement.
- g. Provide for modification in the manner stipulated in this Ordinance.
- h. Be cross-referenced to the most recently recorded deed to the property on which the easement is to be established.
- i. Include a metes and bounds description of the easement.
- j. Be signed by a duly authorized representative of the property owner of record granting the easement and by a duly authorized representative of the grantee accepting the easement.

2. Easement Certificate:

- a. When a Secondary Plat is being recorded, the Applicant may forego a separate easement instrument in favor of printing an easement certificate on the Secondary Plat, the content of which has been approved by the Director or Public Works Department. - **Not Applicable**



b. If a Declaration of Covenants is included or cross-referenced on the Secondary Plat, then an easement certificate shall not be incorporated into the Declaration of Covenants, and shall be clearly separate from the Declaration of Covenants. – **Not Applicable**

D. Cross-access Easements: – **Representative is working with staff on compliancy.**

1. Easement Instrument Specifications: When required by this Ordinance, each Property Owner (“grantor”) shall execute a cross-access easement instrument in favor of the adjoining property owner (“grantee”). Said instrument shall:

- a. Specify the docket numbers of the petitions and/or the project numbers of the permits with which the easement is associated.
- b. Grant the public the right to utilize the easement for purposes of accessing adjoining Parking Areas.
- c. Prohibit any person from parking vehicles within the easement.
- d. Prohibit the Property Owners or any other person from placing any obstruction within the easement.
- e. Be binding on all heirs, successors, and assigns to the properties on which the easement is located.
- f. Be enforceable by each party to the easement and by the City.
- g. Specify any other specially affected persons and classes of specially affected persons that are entitled to enforce the easement.
- h. Provide for modification or termination in the manner stipulated in this Ordinance.
- i. Be cross-referenced to the most recently recorded deeds to the properties on which the easement is to be established.
- j. Include a metes and bounds description of the easement.
- k. Be signed by a duly authorized representative of each Property Owner granting the easement and by duly authorized representatives of each property owner accepting the easement.

2. Cross-access Easement Certificate: - **Not Applicable**

a. When a Secondary Plat is being recorded, the Applicant may forego a separate easement instrument in favor of printing the following cross-access easement certificate on the plat: “There are shown on this instrument areas that are designated as ‘Cross-access Easement’ or abbreviated as ‘C-A.E.’ Such easements are hereby established in favor of the adjoining property owner (‘grantee’), and grant the public the right to enter the easement for purposes of accessing adjoining Parking Areas. These easements prohibit any person from parking vehicles within the easement, and prohibit the property owners or any other person from placing any obstruction within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the City may enforce the provisions of



the easement. [_____] is also entitled to enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.”

b. The dedication and acceptance of easements shown on a recordable instrument shall be accomplished via a Certificate of Dedication signed by the Property Owner, and a Certificate of Acceptance signed by the grantee or its agent.

c. If a Declaration of Covenants is included on the Secondary Plat, then the cross-access easement certificate shall not be incorporated into the Declaration of Covenants, and shall be clearly separate from the Declaration of Covenants.

E. Private Street Easements: - Not Applicable

1. Easement Instrument Specification: When required by this Ordinance, the Property Owner (“grantor”) shall execute a Private Street easement instrument in favor of the owner of the Lot (“grantee”) to which the private street provides access. Said instrument shall:

- a. Specify the docket numbers of the petitions and/or the project numbers of the permits with which the easement is associated.
- b. Grant the grantee the right to access the easement for purposes of accessing their Lot.
- c. Specify the grantee’s financial responsibilities with respect to the alteration, repair, maintenance, and removal of the improvements.
- d. Prohibit the grantee or any other person from placing any obstruction within the easement.
- e. Require that the Private Street be built to the standards of the City.
- f. Be binding on all heirs, successors, and assigns to the property on which the easement is located.
- g. Be enforceable by the grantee and the City.
- h. Specify any other specially affected persons and classes of specially affected persons that are entitled to enforce the easement.
- i. Provide for modification or termination in the manner stipulated in this Ordinance.
- j. Be cross-referenced to the most recently recorded deeds to the properties on which the easement is to be established.
- k. Include a metes & bounds description of the easement.
- l. Be signed by a duly authorized representative of each Property Owner granting the easement and by duly authorized representatives of each Property Owner accepting the easement.



m. Shall include the following language: “The Property Owner expressly covenants and warrants on behalf of itself and all future owners of lots within this subdivision that because the streets are private that all maintenance, repairs and replacement now and forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair or replace any private street.”

2. Private Street Easement Certificate: - **Not Applicable**

a. When a Secondary Plat is being recorded, the Applicant may forego a separate easement instrument in favor of printing the below easement certificate on the plat: “There are shown on this instrument areas that are designated as ‘Private Street Easement’ or abbreviated as ‘P.S.E.’ Such easements are hereby established in favor of the adjoining property owners (‘grantee’), and grant the grantee the right to enter the easement for purposes of accessing their lot. These easements prohibit the property owners or any other person from placing any obstruction within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the City may enforce the provisions of the easement. [] is also entitled to enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.”

b. In addition, the Secondary Plat shall include the following language: “The subdivider expressly covenants and warrants on behalf of itself and all future owners of lots within this subdivision that because the streets are private that all maintenance, repairs and replacement now and forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. The subdivider, and their successors and assignees, hereby waive all rights to petition a governmental entity to be responsible for the maintenance and ownership of such private streets. No governmental entity has any duty or responsibility to maintain, repair or replace any private street.”

c. The dedication and acceptance of easements shown on a recordable instrument shall be accomplished via a Certificate of Dedication signed by the Property Owner, and a Certificate of Acceptance signed by the grantee or its agent.

d. If a Declaration of Covenants is included on the Secondary Plat, then the Private Street easement certificate shall not be incorporated into the Declaration of Covenants, and shall be clearly separate from the Declaration of Covenants.

F. Shared Driveway Easements: - **Not Applicable**



1. Easement Instrument Specifications: When required by this Ordinance, each Property Owner (“grantor”) shall execute a shared driveway easement instrument in favor of the adjoining Property Owner (“grantee”). Said instrument shall:

- a. Specify the docket numbers of the petitions and/or the project numbers of the permits with which the easement is associated.
- b. Grant the adjoining property owners the right to access the easement for purposes of maneuvering vehicles.
- c. Specify the adjoining Property Owners’ financial responsibilities with respect to the alteration, repair, maintenance, and removal of the improvements.
- d. Prohibit the Property Owner or any other person from placing any obstruction within the easement.
- e. Be binding on all heirs, successors, and assigns to the properties on which the easement is located.
- f. Be enforceable by the parties to the easement and the City.
- g. Specify any other specially affected persons and classes of specially affected persons that are entitled to enforce the easement.
- h. Provide for modification or termination in the manner stipulated in this Ordinance.
- i. Be cross-referenced to the most recently recorded deeds to the properties on which the easement is to be established.
- j. Include a metes and bounds description of the easement.
- k. Be signed by a duly authorized representative of each Property Owner of record granting the easement and by duly authorized representatives of each Property Owner accepting the easement.

2. Shared Driveway Easement Certificate: - **Not Applicable**

- a. When a Secondary Plat is being recorded, the Applicant may forego a separate easement instrument in favor of printing the following shared driveway easement certification the plan: “There are shown on this instrument areas that are designated as ‘Shared Driveway Easement’ or abbreviated as ‘S.D.E.’ Such easements are hereby established in favor of the adjoining property owners (‘grantee’), and grant the grantee the right to enter the easement for purposes of maneuvering vehicles. The easement prohibits the property owners or any other person from placing any obstruction within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the City may enforce the provisions of the easement. [_____] is also entitled to enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.”
- b. The dedication and acceptance of easements shown on a recordable instrument shall be accomplished via a Certificate of Dedication signed by the



Property Owner, and a Certificate of Acceptance signed by the grantee or its agent.

c. If a Declaration of Covenants is included on the Secondary Plat, then the shared driveway easement certificate shall not be incorporated into the Declaration of Covenants, and shall be clearly separate from the Declaration of Covenants.

G. Subdivision Sign Easements: - Not Applicable

1. Easement Instrument Specification: When required by this Ordinance, the Property Owner (“grantor”) shall execute a subdivision sign easement instrument in favor of the subdivision’s homeowners’ association (“grantee”). Said instrument shall:

- a. Specify the docket numbers of the petitions and/or the project numbers of the permits with which the easement is associated.
- b. Grant the grantee the right to alter, repair, maintain, or remove the improvements.
- c. Prohibit the Property Owner or any other person from placing any obstruction in front of, altering, removing, or otherwise impairing the improvements within the easement.
- d. Be binding on all heirs, successors, and assigns to the property on which the easement is located.
- e. Be enforceable by the grantee and the City.
- f. Specify any other specially affected persons and classes of specially affected persons that are entitled to enforce the easement.
- g. Provide for modification or termination of the easement in the manner stipulated in this Ordinance.
- h. Be cross-referenced to the most recently recorded deed to the property on which the easement is to be established.
- i. Include a metes and bounds description of the easement.
- j. Be signed by a duly authorized representative of the Property Owner granting the easement and by duly authorized representatives of the grantee accepting the easement.

2. Conflict: Subdivision sign easements shall be exclusive of drainage and utility easements and improvements within such an easement shall comply with Article 6.19 Vision Clearance Standards. - **Not Applicable**

3. Subdivision Sign Easement Certificate: - Not Applicable

a. When a Secondary Plat is being recorded, the Applicant may forego a separate easement instrument in favor of printing the following subdivision sign easement certificate on the plat: “There are shown on this instrument areas that are designated as ‘Subdivision Sign Easement’ or abbreviated as [‘_____’]. Such easements are hereby established in favor of the [_____] Homeowners’ Association (‘grantee’), and grant the grantee the right to enter the easement



for purposes of altering, repairing, maintaining, or removing the improvements. These easements prohibit the property owner or any other person from placing any obstruction in front of, altering, removing, or otherwise impairing the improvements within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the City may enforce the provisions of the easement. [_____] is also entitled to enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Westfield-Washington Township Unified Development Ordinance, or its successor ordinance.”

b. The dedication and acceptance of easements shown on a recordable instrument shall be accomplished via a Certificate of Dedication signed by the Property Owner, and a Certificate of Acceptance signed by the grantee or its agent.

c. If a Declaration of Covenants is included on the Secondary Plat, then the subdivision sign easement certificate shall not be incorporated into the Declaration of Covenants, and shall be clearly separate from the Declaration of Covenants.

8.4 [reserved]

8.5 Monument and Marker Standards

A. General Standards: - **Please see comments below for Markers and Monuments.**

1. All monument and marker improvements shall be installed per Indiana Administrative Code, 865 IAC 1-12-18, and the standards set forth herein.

2. Permanent reference monuments shall be placed so that the center of the pipe or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the finished grade.

3. Required monuments and markers shall include a surveyor’s cap as required by Indiana law, and at a minimum shall include a substantial plastic or metal cap permanently affixed showing the registered professional surveyor’s surname and professional license number or firm/agency identification number.

4. Upon completion of the development, as-built drawings shall be submitted showing where monuments and markers were placed. This shall be accompanied by an affidavit by the surveyor, registered in the State of Indiana, attesting to the accuracy of installed monuments and markers and certifying that the monuments and markers are still accurately in place, and were not removed, moved, or buried such that they do not accurately denote surveyed lines or cannot be easily located.

5. Monuments which are damaged or altered shall be reset by the party responsible for damage/alteration. If a responsible party cannot be readily determined, then the active Developer shall bear the costs of having the monument(s) reset.



B. Monument Standard: Monuments shall be of stone, pre-cast concrete, or concrete poured in place with minimum dimensions of four (4) inches by four (4) inches by thirty (30) inches, set vertically in place. They shall be marked on top with an iron or copper dowel set flush with the top of the monument or deeply scored on top with a cross.

C. Monument Locations: Monuments shall be set: – **Representative is working with staff on compliancy.**

1. At the intersection of lines forming angles in the boundary of the Subdivision.
2. At least two (2) monuments shall be set on each side of a straight section of a Street and on Lot corners near each end of the Street.
3. At least two (2) monuments shall be set on any straight line over four hundred (400) feet in length and on Lot corners near each end of the line.
4. Any location a bearing changes.

D. Marker Standard: Markers shall consist of iron pipes or steel bars at least thirty (30) inches long, and not less than five-eighths (5/8) inch in diameter.

E. Marker Locations: Marker shall be set on boundaries not covered by required monument locations, including: – **Representative is working with staff on compliancy.**

1. At the beginning and ending of all curves along Street Lot Lines.
2. At all points where Lot Lines intersect curves, either front or rear.
3. At all angles in Lot Lines.
4. At all other Lot corners not established by a monument.

8.6 Open Space and Amenity Standards

A. Applicability: This Article shall apply to all residential Development Plans and Primary and Secondary Plats. All residential developments shall set aside Open Space in accordance with this Article.

B. Minimum Open Space:

1. Minimum: The minimum Open Space required for each development, as a percentage of its Gross Acreage, shall be as set forth below: - **Not Applicable**



Chart: Minimum Open Space

| Zoning District | Minimum Open Space Required |
|-----------------|-----------------------------|
| SF1 | 5% |
| SF2 | 8% |
| SF3 | 12% |
| SF4 | 15% |
| SF5 | 15% |
| SFA | 35% |
| MF1 | 20% |
| MF2 | 20% |

2. Exemption: Residential developments with a gross density of 0.33 Dwelling Units per acre or less shall be exempt from providing Open Space under this Article. - **Not Applicable**

3. Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards. - **Not Applicable**

C. Access: A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space. – **Representative is working with staff on compliancy.**

D. Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features. - **COMPLIANT**

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

F. Open Space and Development Amenity Improvements:

1. Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance



with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance). - **COMPLIANT**

2. Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements. - **COMPLIANT**

3. Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first. - **COMPLIANT**

G. Qualifying Site Features:

1. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director. – **Not Applicable**

2. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development. – **Not Applicable**

3. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements. – **Not Applicable**

H. Multi-Family Districts: Multi-family Districts shall be provided with development amenities in accordance with this section. – **Not Applicable**

1. Minimum Number of Amenities: The number of amenities required shall be proportional to the size of the development as follows:

CHART: MF DISTRICT AMENITY REQUIREMENTS



| Number of Dwelling Units | Minimum Number of Amenities Required |
|--------------------------|--------------------------------------|
| 1 to 60 | 2 |
| 61 to 90 | 3 |
| 91 to 120 | 4 |
| 121 to 150 | 5 |

2. Qualifying Amenities: Each type of amenity shall count as one (1) amenity, regardless of the quantity of the amenity that is provided (e.g., if two basketball courts are provided, then collectively the courts shall count only as one amenity). Qualifying amenities may include, but is not limited to: clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards, or as otherwise approved the Plan Commission or Director:

- a. One picnic/barbecue area (that shall include at least one barbecue grill and one picnic table) per 50 Dwelling Units; and
- b. One large playground at least 5,000 square feet in area per 150 Dwelling Units. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
 - i. Six (6) swings
 - ii. Three (3) detached/freestanding play elements
 - iii. Three (3) sliding elements
 - iv. Six (6) climbing elements
 - v. One (1) overhead element
 - vi. Panels featuring play elements
 - vii. Decks, bridges, tunnels as required to attach various play elements to each other.
- c. One small playground at least 2,000 square feet in area per 50 Dwelling Units. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements with a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
 - i. Three (3) detached/freestanding play elements
 - ii. Three (3) sliding elements
 - iii. Three (3) climbing elements
 - iv. One (1) overhead element
 - v. Panels featuring play elements
 - vi. Decks, bridges, tunnels as required to attach various play elements to each other.



d. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

8.7 Pedestrian Network Standards

A. Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats. – **Compliant**

B. General Standards:

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended. – **Representative is working with staff on compliancy.**

2. Curb ramps for handicapped accessibility shall be provided at all intersections of streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways. – **Representative is working with staff on compliancy.**

3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices. – **Representative is working with staff on compliancy.**

C. Internal Pedestrian Network Standards:

1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater. – **Representative is working with staff on compliancy.**

2. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments. – **Representative is working with staff on compliancy.**



3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed. – **Representative is working with staff on compliancy.**

4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety. – **Representative is working with staff on compliancy.**

D. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. – **Representative is working with staff on compliancy.**

2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department. – **Representative is working with staff on compliancy.**

3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply). – **Representative is working with staff on compliancy.**

8.8 Storm Water Standards

All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design). – **Representative is working with staff on compliancy.**

8.9 Street and Right-of-Way Standards

A. Applicability: All proposed development shall allocate adequate areas for new streets in conformity with Article 7.3 Principles and Standards of Design and the Thoroughfare Plan.



B. Thoroughfare Plan: The Westfield Thoroughfare Plan, a part of the Comprehensive Plan, as amended, (the "Thoroughfare Plan") is hereby declared to be a part of this Ordinance. The Thoroughfare Plan shall be available for review in the office of the Clerk/Treasurer and in the office of the Department. – **COMPLIANT**

C. Compliance with Thoroughfare Plan: In addition to meeting requirements of the Americans with Disabilities Act (ADA), all development that adjoins, includes, is served by or affects Streets or alternative transportation corridors bearing a designation on the Thoroughfare Plan shall conform to the requirements of the Thoroughfare Plan in regard to:

- a. The dedication of Rights-of-way; – **Representative is working with staff on compliancy.**
- b. Building Setback Lines; and– **Representative is working with staff on compliancy.**
- c. Any other affected development or design standards set forth in the Thoroughfare Plan or this Ordinance.

D. Dedication of Right-of-way: In developments that adjoin or include existing Streets that do not conform to the minimum Right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such Streets sufficient to meet the requirements of the Thoroughfare Plan. If the Developer only controls the property on one (1) side of the Street, then sufficient Right-of-way shall be dedicated to bring the half Right-of-way up to the dimensions required in the Thoroughfare Plan. – **Representative is working with staff on compliancy.**

1. Passing Blister: Where a passing blister is required and inadequate Right-of-way exists to install the passing blister, then the Developer shall make a good faith effort to acquire property sufficient for the installation of the passing blister. If the Property Owner on which the passing blister is to be installed refuses to sell the property, then the Developer shall provide the Department copies of all surveys, appraisals, written offers made by the Developer to the Property Owner, and correspondence from the Property Owner. – **Not Applicable**

2. Acceleration and Deceleration Lanes: Where an acceleration lane and/or deceleration lane is required and the Developer does not control street frontage adequate to install the lane, then the Developer shall make a good faith effort to acquire property sufficient for the installation of the acceleration lane and/or deceleration lane. If the Property Owner on which the acceleration lane and/or a deceleration lane is to be installed refuses to sell the property, then the Developer shall provide the Department copies of all surveys, appraisals, written offers made by the Developer to the Property Owner, and correspondence from the Property Owner. – **Not Applicable**

3. Eminent Domain: Whereas the installation of passing blisters, acceleration lanes, and deceleration lanes is vital to the health, safety, and welfare of the motoring public, the City may begin eminent domain proceedings in accordance with IC 32-24: Eminent Domain for the acquisition of public right-of-way sufficient for the installation of the



passing blister, acceleration lane, and/or deceleration lane upon receipt of the aforementioned documentation illustrating the Developer's failure to acquire the needed property. Upon completion of the eminent domain proceedings, the Developer shall reimburse the City in an amount equal to the price paid by the City for the public Right-of-way and associated professional and legal expenses, anything that had to be condemned within the acquired Right-of-way, and anything for which the City paid the price of relocation. – **Not Applicable**

4. Installation of Improvements: The Developer shall then install the passing blister, acceleration lane, and/or deceleration lane in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design). – **Not Applicable**

E. Private Streets: - Not Applicable

1. Standards: Private Streets are permitted, but shall conform to the Street and Right-of-way standards of this Ordinance and shall be constructed in accordance with the City's Construction Standards.

2. Private Street Easements: Private Streets shall be established in access easements that may be placed in common area, rather than Rights-of-way, that comply with Article 8.3 Easement Standards.

3. Platted Private Streets: When a Private Street easement appears on a Secondary Plat, then a Private Streets certificate (see Article 8.3 Easement Standards) shall be printed on the plan or plat. Unplatted easements for Private Streets shall have the same language included on the recorded easement instrument.

4. Financial Sureties: Shall be required in accordance with Article 8.12 Surety Standards and the City's Construction Standards.

5. Usage: When the term Right-of-way is used in this Article, it shall also apply to private street easements in the context of this Article only.

F. Design Principles: - Not Applicable

1. General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:

- a. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
- b. In an orderly and logical manner.
- c. With concern for connectivity to adjacent parcels.
- d. With concern for pedestrian and vehicular safety.
- e. To provide reasonably direct access to the primary circulation system.



2. Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community. - **Not Applicable**

3. Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property. - **Not Applicable**

G. Improvement Standards: Streets shall conform to the following standards of improvement:

1. Street and Right-of-way Widths: Widths of Streets and minimum Right-of-way widths shall conform to the Thoroughfare Plan and Article 7.3 Principles and Standards of Design. – **Representative is working with staff on compliancy.**

2. Construction: All Street improvements, public or private, shall be designed, constructed and installed in accordance with Article 7.3 Principles and Standards of Design. - **COMPLIANT**

a. Streets and Alleys shall be completed as shown on approved plans, profiles and cross-sections provided by the Developer, and prepared by a qualified engineer or surveyor.

b. Streets shall be graded, surfaced and improved to the dimensions required by the cross-sections and the work shall be performed in the manner prescribed in the Indiana Department of Transportation's "Standard Specifications".

c. Where parkways or special types of Streets are involved, the Plan Commission may apply special standards to be followed in their design.

3. Cul-de-sac Design: Where a street does not extend beyond the boundary of the development and its continuation is not required, as set forth herein, for access to adjoining property, its terminus shall comply with the following: - **Not Applicable**

a. Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

b. Terminus Design: Shall be nearly circular shape with a minimum Right-of-way diameter in accordance with Article 7.3 Principles and Standards of Design.



c. Drainage Easement: A drainage easement shall be provided near the center perimeter of the cul-de-sac, opposite of the cul-de-sac entrance. The easement shall be a minimum of twenty (20) feet wide and ten (10) feet deep. The easement and Right-of-way adjacent to the easement shall be free of above ground improvements (e.g., driveways, mailboxes, fire hydrants, landscaping and Public Utility Installations), unless otherwise approved by the Public Works Department, in order to accommodate snow removal maintenance of the cul-de-sac.

d. Dead-end Streets: A temporarily dead-ended Street shall be permitted if a Street is proposed to be and should logically be extended but is not yet constructed. An adequate easement or Right-of-way for a turn-around shall be provided which extends one hundred and fifty (150) feet or more in length. If an easement, then such easement shall be automatically vacated to abutting Property Owners when the street is legally extended.

e. Pedestrian Connection: The Plan Commission or Director may require a pathway or sidewalk to connect one cul-de-sac to an adjacent cul-de-sac or Street to provide reasonably direct connection between likely pedestrian destinations. Such connection shall be constructed in accordance with Article 8.7 Pedestrian Network Standards and located within an easement or common area.

4. Alleys: Alleys shall be constructed in accordance with the City's Construction Standards, unless otherwise approved by the Public Works Department. – **Not Applicable**

5. Intersections: – **Representative is working with staff on compliancy.**

a. All Street intersections, including at angles and minimum distances from the intersection of Right-of-way lines, shall be designed and improved in accordance with Article 7.3 Principles and Standards of Design.

b. Lot Line corners shall be rounded by arcs with minimum radii in accordance with Article 7.3 Principles and Standards of Design.

6. Access Points: The following standards shall apply; however, the Plan Commission, Council, or Public Works Department may otherwise approve access points if deemed appropriate to improve traffic circulation in the area or due to the size of the development: - **COMPLIANT**

a. Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.

b. The primary access for a multi-family development shall be from an Arterial, if available, and at least two (2) access points shall be provided for adequate accessibility for emergency vehicles and school busses.



c. Developments shall not be designed to permit direct access by a driveway to any Arterial or Collector, unless such design accommodates the Lot's only means of access.

7. Curved Streets: Minimum visibility (horizontal and vertical), curvature radii, and tangents on reversed curves on curved Streets shall comply with Article 7.3 Principles and Standards of Design. – **Representative is working with staff on compliance.**

8. Traffic Control Devices: All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices. - **COMPLIANT**

9. Subsurface Drainage: Prior to placing street surfaces, adequate subsurface drainage for Streets shall be provided by the Developer. Subsurface drainage pipe, when required, shall be as described by the current edition of INDOT standard specifications and as approved by the Plan Commission. Upon completion of street improvements, plans and profiles as built shall be filed with the Plan Commission and the proper governing body of the City or County. - **COMPLIANT**

H. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. - **COMPLIANT**

I. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. - **COMPLIANT**

J. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **Not Applicable**

1. If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall stability, flow and density test, and percent of compaction determination on completed asphalt work.

2. If requested core borings are for the acceptance of concrete Street, then the Developer shall provide satisfactory test results from an independent testing laboratory.



K. Rail Corridors: The following regulations affecting the Alternative Transportation Plan, as incorporated into the Thoroughfare Plan, shall apply to all property that abuts a railroad property line, current or former ("Rail Corridor"): - **Not Applicable**

1. The railroad property lines used for plats shall be those boundaries in place as of January 2001, according to County mapping records.

2. The Department will work with owners of property adjacent to a Rail Corridor should any question of development arise. Any new development proposal that is adjacent to a Rail Corridor and requires an Improvement Location Permit or Development Plan Review shall be brought to the attention of the Director, who will address this section with the Applicant. The Director shall then inform the Director of the Parks Department and Mayor, as appropriate, of said development.

3. For any activity that would require an Improvement Location Permit, the Department shall work together with owners of property adjacent to a Rail Corridor regarding setback, landscaping and any other development standards deemed appropriate for the future development of the alternative transportation system and for the Property Owner. For new development proposals adjacent to a Rail Corridor that require an Improvement Location Permit or Development Plan Review, the Director will work with the Applicant to determine how the Rail Corridor will be used regarding setback, landscaping and any other development standards deemed appropriate by the Director.

4. The City will work with any Rail Corridor Property Owner that can show best title as determined by a court of law with the intent of protecting the Rail Corridor right-of-way for the use as presented in the Alternative Transportation Plan in a way that is beneficial to all.

5. Any agreement shall be approved by the Council and incorporated into the City's plan approval process.

8.10 Street Light Standards - **COMPLIANT**

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.



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.

D. Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminaires shall be shielded to prevent glare on residential properties.

E. Alternative Standard: Decorative street lights may differ from the City's Construction Standards if approved by the Public Works Department. Decorative street lights shall be installed at the expense of the Developer and maintained by the Property Owners' Association. An agreement between the City and the Property Owner's association shall be required establishing that the Property Owner's Association is responsible for replacing the decorative street lights and poles when the original street lights installed are lost or damaged; otherwise, such street lights may not be replaced or be replaced with a street light consistent with the City's Construction Standards.

8.11 Street Sign Standards - **COMPLIANT**

A. General: Streets shall have minimum number of street signs necessary to: (i) provide a safe environment for drivers and pedestrians; and (ii) provide an information system so visitor can efficiently find a certain street, address, or development amenity.

B. Location: The Developer shall install a minimum of one (1) street name sign at each street intersection within the development indicating the name of each street thereat and on all perimeter intersections prior to the issuance of any Building Permit within the development section. At least one (1) sign shall be set on the most conspicuous corner of the intersections.

C. Sign Specifications: Street signs shall comply with the current edition of the Indiana Manual on Uniform Traffic Control Devices and the City's Construction Standards (see Article 7.3 Principles and Standards of Design). Street name signs shall be lighted or reflectorized.

D. Applicant's Responsibilities: The Applicant shall be required to install street name and regulatory signs prior to any street being opened to the public. Signs shall be installed in the location and to the height determined by the Public Works Department and the City's Construction Standards.

E. Alternative Standard: Decorative street signs may differ from the City's Construction Standards if approved by the Public Works Department. Decorative street signs shall be installed at the expense of the Developer and maintained by the Property Owners' Association. An



agreement between the City and the Property Owner's association shall be required establishing that the Property Owner's Association is responsible for replacing the decorative street signs and poles when the original signs installed are lost or damaged; otherwise, such signs may be replaced with a street sign consistent with the City's Construction Standards.

8.12 Surety Standards – **Not Applicable**

8.13 Utility Standards

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

B. Sewer and Water: Public Sanitary Sewer and water hook-up shall be required for development in all Zoning Districts, except the AG-SF1: Agriculture / Single-Family Rural District. - **COMPLIANT**

C. Location and Character: Utilities shall be installed underground in designated utility easements or Rights-of-way. - **COMPLIANT**

D. Sanitary Sewer Standards: All development shall provide for the collection of all sanitary sewage discharges by the installation of sanitary sewers. These sewers shall be tied into a Public Sanitary Sewer system and constructed within the Right-of-way or dedicated sewer and utility easement. When a Public Sanitary Sewer is not available, then a septic sewer system on an individual Lot may be provided if permitted by this Ordinance and if constructed in accordance with the minimum requirements of the County Health Officer. - **COMPLIANT**

E. Water Service Standards: All development shall provide a complete water main supply system, which shall be connected to a municipal or a community water supply system approved by the County Health Officer. When such municipal or community water supply is not available, then an individual water supply on each Lot shall be provided in accordance with minimum requirements of the County Health Officer. - **COMPLIANT**

Staff Comments

No action is required at the time of the public hearing.

Prior to the final deposition, the Representative will make any necessary revisions to the plans, as noted in this report. The ECD staff will confirm compliance prior to this item being placed on the next APC agenda.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 3, 2014

1411-SPP-23

Exhibit 1

If there are any questions prior to the public hearing on November 3, 2014; then please contact Jennifer Miller at jmiller@westfield.in.gov or 317.223.6420.