



<b>Petition Number:</b>	1612-ODP-12 & 1612-SPP-12
<b>Subject Site Address:</b>	Northeast corner of 206 <sup>th</sup> Street & Oak Ridge Road
<b>Petitioner:</b>	Chatham Hills LLP
<b>Representative:</b>	Andy Taylor, American Structurepoint, Inc.
<b>Request:</b>	Overall Development Plan and Primary Plat approval of 93 single-family residential lots and golf course on 130.02 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
<b>Current Zoning:</b>	Chatham Hills PUD District
<b>Current Land Use:</b>	Agricultural/Undeveloped
<b>Approximate Acreage:</b>	130.02 acres+/-
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Primary Plat</li><li>4. Overall Development Plan</li><li>5. Landscape Plan</li></ol>
<b>Property History:</b>	1311-PUD-11 Chatham Hills PUD (Ord. 13-24)(01/13/14) 1612-PUD-24 PUD Amendment (Ord. 16-46)(pending)
<b>Staff Reviewer:</b>	Pam Howard, Associate Planner

---

### **PROCEDURAL**

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

The petition was reviewed by the Technical Advisory Committee at its November 15, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's December 5, 2016, meeting.

---

### **PROJECT OVERVIEW**

**Location:** The 130-acre site is located on northeast corner of 206<sup>th</sup> Street and Oak Ridge Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the "plans") for section 3 of the Chatham Hills Subdivision to create 93 Single-family residential lots.



Applicable Zoning: The applicable zoning district is the Chatham Hills PUD District Ordinance No. 13-24 (the "PUD Ordinance" or "Ord. 13-24"). The subject property is within "District I" of the of the PUD Ordinance. The applicable underlying zoning district is the \_\_\_\_\_ District.

Pending PUD Amendment: The petitioner has requested a change of zoning to incorporate \_\_\_\_\_ acres+/- of the property into the Chatham Hills PUD District (Ordinance 16-46), and that request is currently pending. The comments herein reflect that ordinance (1612-PUD-24), which is currently also scheduled for a public hearing at the December 5, 2016, Plan Commission meeting.

---

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

**The plans comply with the below.**

- 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):**

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.

**Comment: Please see District Standards comments herein.**

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 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 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.**

22) **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

**Comment: Plans comply; 0 lots are proposed in sec 3 + 0 (sec 2) + 0 (sec 1) = 0.**

d) District Subarea 1-B (**Lots K73-76, K81-93**)

- 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: Plans comply; 17 lots are proposed in sec 3 + 0 (sec 2) + 24 (sec 1) = 41.**



e) District Subarea 1- C (Lots K18-19, 28, 40-68, 72, 80)

- i) Minimum Lot Width – 110'
- 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

**Comment: Plans comply; 34 lots are proposed in sec 3 + 8 (sec 2) + 13 (sec 1) = 55.**

f) District Subarea 1-D (Lot K77)

- 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

**Comment: Plans comply; 1 lot is proposed in sec 3 + 53 (sec 2) + 23 (sec 1) = 77.**

g) District Subarea 1-E (Lots K69-71, 78-79)

- 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



**Comment: Plans comply; 5 lots are proposed in sec 3 + 45 (sec 2) + 54 (sec 1) = 104.**

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

**Comment: Plans comply; 0 lots are proposed in sec 3 + 18 (sec 2) + 26 (sec 1) = 44.**

i) District Subarea 1-G (Lots K20-26)

- 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

**Comment: Plans comply; 8 lots are proposed in sec 3 + 10 (sec 2) + 0 (sec 1) = 18.**

j) District Subarea 1-H (Lots K1-17, 29-39)

- 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  
**Comment: Plans comply; 28 lots are proposed in sec 3 + 0 (sec 2) + 56 (sec 1) = 84.**
  - 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  
**Comment: Plans comply; 0 lots proposed in sec 3 + 0 (sec 2) + 0 (sec 1) = 0.**
  - l) Maximum Density (number of dwellings) in District I – 1,500  
**Comment: Plans comply; 93 lots proposed in sec 3 + 134 (sec 2) + 196 (sec 1) = 423.**
- 

### **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:**

#### 23) Landscaping Standards (Article 6.8):

- a) Preservation and Replacement of Trees:
  - i) **Preservation of Trees:** The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan. (Section 11.1 of PUD Ordinance).  
**Comment: The Department is working with the petitioner to ensure compliance.**
- b) Selection, Installation, and Maintenance of Plant Materials:
  - i) **Installation of Landscaping:** The installation of landscaping required by this Ordinance may be delayed, at the Director's determination, due to: (i) periods of adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development



Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course). (Section 11.2 of PUD Ordinance).

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.

**Comment: Petitioner is coordinating with applicable utilities to confirm that no conflicts exist.**

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.

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

e) Street Trees:

- i) Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk. If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

**Comment: Petitioner is coordinating with the Public Works Department.**

f) Minimum Lot Landscaping Requirements

**Comment: To be reviewed at the time of each Lot's Improvement Location Permit, except as noted herein regarding the common areas.**

g) External Street Frontage Landscaping

- i) Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.3 of PUD Ordinance).

**Comment: Please revise plans accordingly:**

Oak Ridge Road, 770.2'			
Standard per 100'	Required	Provided	Remaining
4 Evergreens	31	31	complies



<b>3 Shade</b>	24	26	<b>-2</b>
<b>3 Ornamental</b>	24	0	<b>-24</b>
<b>25 Shrubs</b>	193	73	<b>-120</b>
<b>3' tall undulating mound</b>		<b><u>Comment:</u> Please confirm and label accordingly.</b>	

ii) 206<sup>th</sup> Street

**Comment: The Department is continuing to work with the petitioner to determine compliance of existing landscaping along 206<sup>th</sup> Street (see comment 26a).**

h) Buffer Yard Requirements

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.4 of PUD Ordinance).
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein. (Section 11.4 of PUD Ordinance).
- 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. (Section 11.4 of PUD 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. (Section 11.4 of PUD Ordinance).

**Comment: See charts on next page. Please revise accordingly. The Department is continuing to work with the petitioner to determine compliance of existing landscaping in the buffer yards.**



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

December 5, 2016  
1612-ODP-12 & 1612-SPP-12

North Burns buffer; 1,273.84'			
Standard per 100'	Required	Provided	Remaining
4 shade	51	44	-7
4 evergreen	51	47	-4
10 shrubs	128	124	-4
4' tall undulating mound for 60% of shared lot line		<b>Comment:</b> Please confirm and label accordingly.	

South Burns buffer; 884.4'			
Standard per 100'	Required	Provided	Remaining
4 shade	36	10	-26
4 evergreen	36	13	-23
10 shrubs	85	18	-67
4' tall undulating mound for 60% of shared lot line		<b>Comment:</b> Please confirm and label accordingly.	

East Godby buffer; 298.13'			
Standard per 100'	Required	Provided	Remaining
4 shade	12	12	complies
4 evergreen	12	12	complies
10 shrubs	30	36	-6
4' tall undulating mound for 60% of shared lot line		<b>Comment:</b> Please confirm and label accordingly.	

South Godby buffer; 388.56'			
Standard per 100'	Required	Provided	Remaining
4 shade	16	14	2
4 evergreen	16	16	0



10 shrubs	39	40	-1
4' tall undulating mound for 60% of shared lot line		<b>Comment: Please confirm and label accordingly.</b>	

- 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). (Section 11.4 of PUD Ordinance).

24) 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 of PUD Ordinance).
  - 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: This will be reviewed for compliance during the building permitting/inspection stage.**

- 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: Petitioner is coordinating with the Public Works Department.**

- 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).

25) Lot Standards (Article 6.10)

26) Setback Standards (Article 6.16)

27) 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: The Department is working with the petitioner to ensure compliance.**

28) 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:**

29) Block Standards (Article 8.1)

30) Easement Standards (Article 8.3)

- Comment: Petitioner is coordinating with the Public Works Department and utility providers. Also see comments herein regarding pedestrian access.**

31) Monument and Marker Standards (Article 8.5)

- Comment: Will be reviewed on Secondary Plat.**

32) Open Space and Amenity Standards (Article 8.6)

- a) Natural Areas: The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development. (Section 12 of PUD Ordinance).
- b) Minimum Open Space: The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and



transferred by the Master Developer to an Owners' Association. (Section 12 of PUD Ordinance).

33) 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: Petitioner is coordinating with the Public Works Department.**

34) 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 of PUD Ordinance).
- 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 of PUD Ordinance).

**Comment: Petitioner is coordinating with the Public Works Department.**

- 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 of PUD Ordinance).

35) Storm Water Standards (Article 8.8)

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

- a) The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the Monon & Midland Trace Trail Master Plan. (Section 20 of PUD)



**Comment: Petitioner is coordinating with the Public Works Department.**

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

**Comment: Not applicable to this section.**

- 37) Street Light Standards (Article 8.10)
- 38) Street Sign Standards (Article 8.11)
- 39) Surety Standards (Article 8.12)
- 40) Utility Standards (Article 8.13)

**Comment: Petitioner is coordinating with the Public Works Department.**

---

**PRIMARY PLAT REVIEW COMMENTS**

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

- 41) Proposed name of subdivision.
- 42) Names and addresses of the owner, owners, land surveyor or land planner.
- 43) Title, scale, north arrow and date.
- 44) 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.
- 45) Easements (locations, widths and purposes). (Article 8.3)
- 46) Statement concerning the location and approximate size or capacity of utilities to be installed.

**Comment: Petitioner is coordinating with applicable utilities.**

- 47) Layout of Lots (showing dimensions, numbers and square footage).
- 48) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 49) 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%).
- 50) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 51) Building setback lines.
- 52) Legend and notes.
- 53) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 54) Other features or conditions which would affect the subdivision favorable or adversely.
- 55) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 56) 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.
- 57) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 58) 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.
- 59) 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.

---

#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the December 5, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).