



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_04_2020

Wednesday, November 04, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, November 04, 2020 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes - October 19, 2020

Documents: [APC Minutes - October 19, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

2010-DDP-23

Unlimited Motors

NW of SR 32 and Ditch Road

Detailed Development Plan approval of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

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

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

2010-DDP-25

Westfield Washington Early Childhood Learning Center and Central Administration Office

19500 Tomlinson Rd

Detailed Development Plan approval of a 57,698 square foot school and administration building on 10.03 acres +/- in the AG-SF1: Agriculture and Single-family Rural District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

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

2010-DDP-26

Chick-fil-A (Wheeler Landing)

NWC of SR 32 and Wheeler Road

Detailed Development Plan approval of a 4,976 square foot restaurant on 1.47 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations & Renderings](#)

ITEMS OF BUSINESS

Plan Commission Order 20-03

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Wheeler Landing Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Order 20-03](#) | [Exhibit 3: Declaratory Resolution 12-2020](#) | [Exhibit 4: EDA Map](#) | [Exhibit 5: Comprehensive Plan Map](#)

PUBLIC HEARING ITEMS

2011-ODP-17 & 2011-SPP-17 [PUBLIC HEARING]

Chatham Village, Phase 1 Amendment

NE corner of 196th Street and Tomlinson Road

Chatham Hills LLP by Cripe requests Primary Plat and Overall Development Plan review of 108 Lots on 189.85 acres +/- in the Chatham Hills PUD District.

(Planner: Corey Harris - charris@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comments](#)

PETITION UPDATE

2009-PUD-11[UPDATE ONLY]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: District Map](#) | [Exhibit 2: Concept Plan](#) | [Exhibit 3: District 1 \(Commercial\) Architectural Exhibits](#) | [Exhibit 4: Conceptual Tennis Facility Exhibits](#) | [Exhibit 5: District 2 \(Suburban Rental Community\) Architectural Exhibits](#) | [Exhibit 6: District 3 \(Single-Family North\) Architectural Exhibits](#) | [Exhibit 7: District 4 \(Single-Family South\) Architectural Exhibits](#) | [Exhibit 8: District 5 \(Park/Trail Head\) Character Exhibits](#) | [Exhibit 9: District 6 \(Townhomes\) Character Exhibits](#) | [Exhibit 10: Petitioner's Issue List & Responses](#) | [Exhibit 11: Staff's Issue List & Responses](#)

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

2010-PUD-12 [CONTINUED]

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

2010-PUD-13 [CONTINUED]

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

(Planner: Corey Harris - charris@westfield.in.gov)

2010-PUD-14 [CONTINUED]

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Order Number: 20-03

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that Redevelopment Commission Declaratory Resolution 12-2020, to amend the Wheeler Landing Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Order 20-03
Exhibit 3: Declaratory Resolution 12-2020
Exhibit 4: Wheeler Landing EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The Westfield Redevelopment Commission adopted Declaratory Resolution 12-2020 (see **Exhibit 3**) to amend the Wheeler Landing Economic Development Area (the "Wheeler Landing EDA", see **Exhibit 4**) at its October 19, 2020 meeting.

PROCEDURAL

The Plan Commission's function for this item is to determine that Declaratory Resolution 12-2020 conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying Declaratory Resolution 13-2015, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

Declaratory Resolution 12-2020 proposes to amend the Wheeler Landing EDA. The developer, J.C. Hart, intends to construct a luxury apartment community.

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that Declaratory Resolution 12-2020 conforms to the Comprehensive Plan. As shown in **Exhibit 5**, this property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Comprehensive Plan. "Higher density residential uses" are considered an appropriate use within this area.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 20-03 as presented.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or pHoward@westfield.in.gov.

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION DETERMINING THAT AN AMENDING
DECLARATORY RESOLUTION AND PLAN AMENDMENTS ADOPTED
BY THE WESTFIELD REDEVELOPMENT COMMISSION FOR THE
WHEELER LANDING ECONOMIC DEVELOPMENT AREA CONFORM TO
THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING
DECLARATORY RESOLUTION AND PLAN AMENDMENTS

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

WHEREAS, the Westfield Redevelopment Commission (the “Redevelopment Commission”), the governing body for the City of Westfield Redevelopment Department (the “Department”) under Indiana Code 36-7-14, as amended (the “Act”), previously adopted, confirmed and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding the Wheeler Landing Economic Development Area (the “Economic Development Area”), designating the entire Economic Development Area as an allocation area in accordance with Section 39 of the Act (the “Allocation Area”), and approving an economic development plan for the Area (the “Plan”), pursuant to the Act;

WHEREAS, on October 19, 2020, the Redevelopment Commission approved and adopted Resolution No. 12-2020 (the “Amending Declaratory Resolution”) which further amended the Declaratory Resolution and Plan to (i) add the construction of approximately 214 luxury apartments on six acres, in or physically connected to the Allocation Area, and (ii) increase the cost estimate of the Public Improvements (as defined in the Original Plan) (collectively, (i) and (ii), the “2020 Plan Amendments”);

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution and the 2020 Plan Amendments to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act;

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2020 Plan Amendments and determined that the Amending Declaratory Resolution and the 2020 Plan Amendments conform to the plan of development for the City, and now desire to approve the Amending Declaratory Resolution and the 2020 Plan Amendments.

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

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2020 Plan Amendments conform, in all respects, to the plan of development for the City.

2. The Amending Declaratory Resolution and the 2020 Plan Amendments are, in all respects, hereby approved. This order hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2020 Plan Amendments pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2020 Plan Amendments with the minutes of this meeting.

Passed this 4th day of November, 2020

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

President

ATTEST:

Secretary

KD_(11100160.1).doc

FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT (the “First Amendment”) is made and entered into as of the ____ day of _____, 2020, by and among the CITY OF WESTFIELD, INDIANA (the “City”), the WESTFIELD REDEVELOPMENT COMMISSION (the “RDC”), WHEELER LANDING I, LLC, an Indiana limited liability company (the “Developer”), and J.C. HART COMPANY, Inc. an Indiana corporation (“J.C. Hart”) (each sometimes referred to as a “Party” or collectively as the “Parties”).

RECITALS

WHEREAS, on March 27, 2019, the City, the RDC and Developer entered into a certain Economic Development Agreement (the “Original Agreement”) in order to provide for and promote economic development in the Wheeler Landing Allocation Area (the “Allocation Area”), and now the Parties desire to make amendments to the Original Agreement;

WHEREAS, under the Original Agreement, the Developer proposed to construct Public Improvements (as defined in the Original Agreement) to support the Project (as defined in the Original Agreement);

WHEREAS, given current market conditions, the Developer is now subject to certain funding conditions by its lender related to the Public Improvements;

WHEREAS, to facilitate the construction of the Public Improvements and, subsequently, accelerate the collection of TIF Revenues (as defined in the Original Agreement), J.C. Hart or an affiliate or related entity thereof (collectively, the “J.C. Hart Developer”), proposes to construct apartment homes consisting of approximately 214 luxury apartments on six acres abutting the central green/community plaza focal point (“Apartment Project”), in or physically connected to the Allocation Area;

WHEREAS, the J.C. Hart Developer further proposes to enter into a taxpayer agreement, among the City, the RDC and the J.C. Hart Developer (the “Taxpayer Agreement”), guaranteeing a certain amount of TIF Revenues will be collected in the Allocation Area for the purpose of stabilizing the collection of TIF Revenues and satisfying the funding conditions of Developer’s lender;

WHEREAS, the J.C. Hart Developer further proposes that, in consideration for the Taxpayer Agreement, the City issue taxable economic development tax increment revenue bonds, pursuant to the EDC Statute (as defined in the Original Agreement), in an aggregate principal amount not to exceed \$2,750,000 (the “J.C. Hart Bonds”), for a term not to exceed eight (8) years from the date of issuance, payable from TIF Revenues, junior and subordinate to the Wheeler Bonds (as defined herein);

WHEREAS, all provisions of the Original Agreement not otherwise amended by this First Amendment shall remain in full force and effect; and

WHEREAS, capitalized terms not otherwise defined in this First Amendment shall have the meaning assigned to them in the Original Agreement;

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

SECTION 1. Recitals. The representations, covenants and recitations set forth in the foregoing recitals are material to this First Amendment and are hereby incorporated in and made a part of this First Amendment as if they were fully set forth in this Section 1.

SECTION 2. Mutual Assistance. The Parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this First Amendment and to aid and assist each other in carrying out said terms, provisions and intent of this First Amendment.

SECTION 3. Definitions.

“Apartment Project” means the construction of approximately 214 luxury apartment homes on six acres abutting the central green/community plaza focal point, in or physically connected to the Allocation Area, capitalized interest, if any, and costs of issuance and delivery of the J.C. Hart Bonds.

“Bonds” means, collectively, the Wheeler Bonds and J.C. Hart Bonds.

“Debt Service Coverage Ratio” means the ratio of annual estimated Net TIF Revenues to the debt service due on the Wheeler Bonds on the immediately succeeding February 1 and August 1, as calculated by the City on each January 15th during the term the Wheeler Bonds are outstanding.

“J.C. Hart Bonds” means taxable economic development tax increment revenue bonds issued by the City, pursuant to the EDC Statute, in a maximum aggregate principal amount not to exceed Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000).

“J.C. Hart Developer” means, collectively, J.C. Hart Company and/or one or more affiliates and/or designees thereof.

“Taxpayer Agreement” means the Taxpayer Agreement, dated the date of delivery of the J.C. Hart Bonds, among the J.C. Hart Developer, the City and the RDC.

“Trust Indenture” means the Trust Indenture securing the Bonds, between the City and the Trustee, dated as of the first day of the month in which the Bonds are issued, and all amendments and supplements thereto.

“Trustee” means the trustee serving under the Trust Indenture.

“Wheeler Bonds” means taxable economic development tax increment revenue bonds issued by the City, pursuant to the EDC Statute, in a maximum aggregate principal amount not to exceed Eight Million Eight Hundred Thousand Dollars (\$8,800,000).

SECTION 4. Amendments to Article I of the Original Agreement.

- (a) The term “Improvement Costs” is hereby amended and restated as follows:

“Improvement Costs” means the following costs incurred to provide for completion of the Public Improvements as “economic development facilities” as such term is defined and set forth in the EDC Statute: (i) all costs and expenses which the Developer shall be required to pay or has paid, or advance, under the terms of any contract or contracts (including architectural and engineering development services with respect thereto) for the construction of the Public Improvements, and other expenses customary for a project of this type, all in accordance with the EDC Statute; (ii) capitalized interest, from the date of the original delivery of the Wheeler Bonds through and including the anticipated period of construction of the Public Improvements financed by the Wheeler Bonds, plus no later than one year thereafter, as determined under the EDC Statute; and (iii) “Bond Issuance Costs” namely the costs, fees and expenses incurred or to be incurred in connection with the issuance and delivery of the Bonds, including financial, legal, publication costs, filing and recording fees, preparing and printing the Bonds and the documentation supporting the issuance of the Bonds, costs of reproducing documents, and any other costs of a similar nature reasonably incurred.

- (b) “Net TIF Revenues” is hereby amended and restated as follows:

“Net TIF Revenues” means TIF Revenues, plus taxpayer payments received under the Taxpayer Agreement, less RDC Direct Costs.

- (c) The term “RDC Direct Costs” is hereby amended and restated as follows:

“RDC Direct Costs” means all costs of the RDC to pay annual fees of the Trustee and any fees related to monitoring of TIF Revenues.

- (d) The term “Public Improvements” is hereby amended and restated as follows:

“Public Improvements” means, collectively, (i) design and construction of the extension of Oak Ridge Road to be renamed Grand Park Boulevard (“Renamed Grand Park Boulevard”) to State Road 32 consistent with the design and configuration in Exhibit D, including the “T” intersection for the east/west road south of 186th Street connecting the existing Wheeler Road roundabout to Renamed Grand Park Boulevard; (ii) design and construction of the extension of Tournament Trail from Renamed Grand Park Boulevard to Wheeler Road; (iii) design and construction of a yet to be named east/west road connecting Wheeler Road to Renamed Grand Park Boulevard, such road being to the north of Tournament Trail and to the south of 181st; (iv) the cost of improvements to the existing signal and turn lanes at Wheeler Road and State Road 32; (v) the cost of the traffic signal at

Wheeler Road and Tournament Trail; and (vi) design, obtaining the regulatory approvals, and construction of storm water infrastructure to serve the Project, local public improvements, and certain future needs of the City, including a regional storm water retention/detention pond, all in or physically connected to the Allocation Area.

SECTION 5. Amendments to Article II of the Original Agreement. Article II of the Original Agreement is hereby amended to include the following at the end of Article II:

2.4 Wheeler Bonds. (a) In lieu of the Note, the City shall, subject to the formal approvals of the City Parties, and satisfaction of the conditions precedent set forth in Section 2.7, use its best efforts to cause the issuance of the Wheeler Bonds for the purpose of procuring funds to pay for the Improvement Costs. The Wheeler Bonds will be issued under the terms described in paragraph (b) below, regardless of the terms and conditions of the Developer Financing.

(b) The Wheeler Bonds shall (1) be issued pursuant to a Trust Indenture; (2) mature not later than twenty-five (25) years from the date of issuance of the Wheeler Bonds; (3) be issued in a principal amount not to exceed Eight Million Eight Hundred Thousand Dollars (\$8,800,000); (4) bear a maximum per annum fixed interest rate not to exceed six percent (6.0%); (5) be payable as to principal and interest semiannually on February 1 and August 1 from Net TIF Revenues, senior to the J.C. Hart Bonds, and to the extent available, RIF as described in paragraph (c) below; (6) be prepay able at any time, in whole or in part, without penalty; (7) be subject to optional and mandatory sinking fund redemption; (8) be purchased by the Developer or, alternatively, Developer's bank; (9) be issued in fully registered form in minimum denominations of \$100,000 and any \$1,000 integral multiples thereafter or as provided in the Trust Indenture; and (10) may be purchased in installments and drawn down by the Developer in installments.

(c) To the extent RIF is available, RIF shall be applied to the payment of Improvement Costs during the period of construction to reduce the principal amount of the Wheeler Bonds, and, thereafter, to the payment of principal and interest on the Wheeler Bonds. In addition, on any principal and interest payment date, after the payment of current interest and principal, available RIF may be used to redeem in whole, or in part, the Wheeler Bonds as described in the Trust Indenture.

(d) The Wheeler Bonds shall initially be issued in the maximum principal amount of \$8,800,000 (the "Original Principal Amount"). Upon completion of the Public Improvements, and before the first principal and interest payment due and payable on the Wheeler Bonds, the Trustee shall reduce the Original Principal Amount to an amount which equals actual Improvement Costs less RIF applied to Improvement Costs during the period of construction. Notwithstanding the application of RIF during the period of construction, total Improvement Costs incurred are expressly limited to \$8,800,000.

(e) During the period of construction, the Developer shall submit to the City all documentation the City deems necessary to approve the Improvement Costs, the approval

of which shall not be unreasonably withheld, delayed or conditioned. Such documentation shall be provided to the City in the manner described in the Trust Indenture.

(f) Sufficient sums of Net TIF Revenues, when and if available, shall be deposited as provided in the Trust Indenture to meet and pay the principal and interest on the Wheeler Bonds, senior to the J.C. Hart Bonds, as the same become due and payable. Nothing herein should be construed as requiring the RDC or the City to deposit or cause to be paid to the holder of the Wheeler Bonds, funds from any source other than receipts derived from the Net TIF Revenues.

(g) The Wheeler Bonds shall never constitute a general obligation of, an indebtedness of, or a charge against the general credit of the City nor are the Wheeler Bonds payable in any manner from revenues raised by taxation, except from the Net TIF Revenues, when and if available, senior to the J.C. Hart Bonds.

(h) Bond Issuance Costs shall be paid at the time of closing on the Wheeler Bonds, including reimbursement of any financial and legal costs paid by the City prior to such closing in connection with the Original Agreement and this First Amendment.

(i) The RDC shall provide to Developer all documentation the Developer deems reasonably necessary to review RDC Direct Costs; provided, however, such review shall not limit or prohibit the RDC from making reasonable and necessary expenditures to pay annual Trustee fees or financial advisory fees related to monitoring the TIF Revenues during the term the Wheeler Bonds are outstanding.

(j) The Developer will apply the proceeds of the Wheeler Bonds to pay for or reimburse Improvement Costs. Prior to the issuance of the Wheeler Bonds, Developer shall provide to the City a list of the specific Improvement Costs the Developer proposes to pay for or reimburse from proceeds of the Wheeler Bonds, which must be approved by the City, such approval not to be unreasonably withheld or delayed.

2.5 J.C. Hart Bonds. (a) For the purpose of accelerating the completion of the Public Improvements, essential to economic development and collection of TIF Revenues within the Allocation Area, and subject to the formal approvals of the City Parties and satisfaction of the conditions precedent set forth in paragraph 2.7, the City will use its best efforts to cause the issuance of the J.C. Hart Bonds for the purpose of procuring funds to pay a portion of the costs of the Apartment Project. The J.C. Hart Bonds shall be issued under the terms described below in paragraph (c).

(b) The J.C. Hart Developer shall guarantee, at a minimum, \$530,000 annually of taxpayer payments under the Taxpayer Agreement, with such payments payable each January 1 and July 1 over the term the J.C. Hart Bonds are outstanding.

(c) The J.C. Hart Bonds shall (1) be issued pursuant to a Trust Indenture; (2) mature not later than eight (8) years from the date of issuance; (3) be issued in the maximum aggregate principal amount not to exceed Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000); (4) bear a maximum per annum fixed interest rate not to exceed six

percent (6.0%); (5) be payable as to principal and interest semiannually on February 1 and August 1 from TIF Revenues, junior and subordinate to the Wheeler Bonds; (6) be prepayable at any time, in whole or in part, without penalty; (7) be subject to optional and mandatory sinking fund redemption; (8) be purchased by the J.C. Hart Developer; (9) be issued in fully registered form in minimum denominations of \$100,000 and any \$1,000 integral multiples thereafter or as provided in the Trust Indenture; and (10) be fully funded on the date of issuance.

(d) During the period of construction, the J.C. Hart Developer shall submit to the City all documentation the City deems necessary to approve the costs of the Apartment Project, but only to the extent such costs are to be funded from proceeds of the J.C. Hart Bonds, the approval of which shall not be unreasonably withheld, delayed or conditioned. Such documentation shall be provided to the City in the manner described in the Trust Indenture.

(e) Sufficient sums of Net TIF Revenues, when and if available, shall be deposited as provided in the Trust Indenture promptly to meet and pay the principal and interest on the J.C. Hart Bonds, junior and subordinate to the Wheeler Bonds, as the same become due and payable. Nothing herein should be construed as requiring the RDC or the City to deposit or cause to be paid to the holder of the J.C. Hart Bonds, funds from any source other than receipts derived from the Net TIF Revenues.

(f) The J.C. Hart Bonds shall never constitute a general obligation of, an indebtedness of, or a charge against the general credit of the City nor are the J.C. Hart Bonds payable in any manner from revenues raised by taxation, except from the Net TIF Revenues, when and if available, junior and subordinate to the Wheeler Bonds.

(g) Bond Issuance Costs shall be paid at the time of closing on the J.C. Hart Bonds, including any financial and legal costs paid by the City prior to such closing.

2.6 Pledged Net TIF Revenues. (a) The Redevelopment Commission shall use its best efforts to cause the pledge of Net TIF Revenues to the repayment of the Bonds (“Pledged Net TIF Revenues”). Pledged Net TIF Revenues shall be applied as follows: (i) *first*, to pay current principal and interest on the Wheeler Bonds, senior to the J.C. Hart Bonds, (ii) *second*, to pay current principal and interest on the J.C. Hart Bonds, junior and subordinate to the Wheeler Bonds, (iii) *third*, to pay overdue principal and interest, if any, due on the Wheeler Bonds and, next, on the J.C. Hart Bonds, for which the Pledged Net TIF Revenues were insufficient at the time such amounts were then due, and (iv) *fourth*, to provide for a Debt Service Coverage Ratio up to 1.5x on each January 15th to be held under the Trust Indenture for the purpose of redeeming outstanding Wheeler Bonds, in whole or in part, in the manner provided for in the Trust Indenture.

(b) Net TIF Revenues in excess of a Debt Service Coverage Ratio of 1.5x shall remain in the “allocation fund” created under Indiana Code 36-7-14-39 for the Allocation Area, and may be used by the RDC for any permitted use under Indiana Code 36-7-14 and Indiana Code 36-7-25.

2.7 Conditions Precedent to Issuance of the Wheeler Bonds and the J.C. Hart Bonds.

- (a) the requirements of Section 2.4 and 2.5 have been satisfied;
- (b) the Economic Development Plan for the Allocation Area has been amended to include the Apartment Project, in accordance with Indiana Code 36-7-14;
- (c) the Wheeler Bonds, J.C. Hart Bonds and Taxpayer Agreement have each been authorized by appropriate actions of the City Parties;
- (d) Net TIF Revenues have been pledged to the payment of the Wheeler Bonds, senior to the J.C. Hart Bonds, and to the J.C. Hart Bonds, junior and subordinate to the Wheeler Bonds;
- (e) the Developer has obtained a firm commitment from its lender to fund the purchase of the Wheeler Bonds.

SECTION 6. Amendments to Article IV of the Original Agreement. Article IV paragraph 4.2(a) of the Original Agreement is hereby amended and restated as follows:

- “(a) The City will construct items (iv) and (v) of the Public Improvements, provided, however, upon completion of such items (iv) and (v), the Developer will reimburse the City for the actual cost of items (iv) and (v) above from the Developer Financing, but in no event will that reimbursement exceed \$1,090,840. The City will coordinate plans and specifications and timing of construction of items (iv) and (v) of the Public Improvements with the Developer’s undertaking of items (i), (ii), (iii) and (vi) of the Public Improvements.”

SECTION 7. Counterparts. This First Amendment to Economic Development Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signature page follows.]

IT WITNESS WHEREOF, the Parties below have caused this Agreement to be duly executed on or as of the day and year first written above.

“DEVELOPER”

WHEELER LANDING I, LLC,
an Indiana limited liability company

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for the State of Indiana, personally appeared _____, the _____ of Wheeler Landing I, LLC, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

My Commission Expires:

My County of Residence:

NOTARY PUBLIC

Printed

“J.C. HART DEVELOPER”

J.C. Hart Company,
an Indiana corporation

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for the State of Indiana, personally appeared _____, the _____ of J.C. Hart Company, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

My Commission Expires:

My County of Residence:

NOTARY PUBLIC

Printed

“RDC”

CITY OF WESTFIELD
REDEVELOPMENT COMMISSION

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for the State of Indiana, personally appeared _____, the _____ of the Westfield Redevelopment Commission, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of the Westfield Redevelopment Commission.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

My Commission Expires:

My County of Residence:

NOTARY PUBLIC

Printed

“CITY”

CITY OF WESTFIELD

By: _____
J. Andrew Cook, Mayor

STATE OF INDIANA)
)SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for the State of Indiana, personally appeared. Andrew Cook, the Mayor of the City of Westfield, Indiana, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of the City of Westfield, Indiana.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

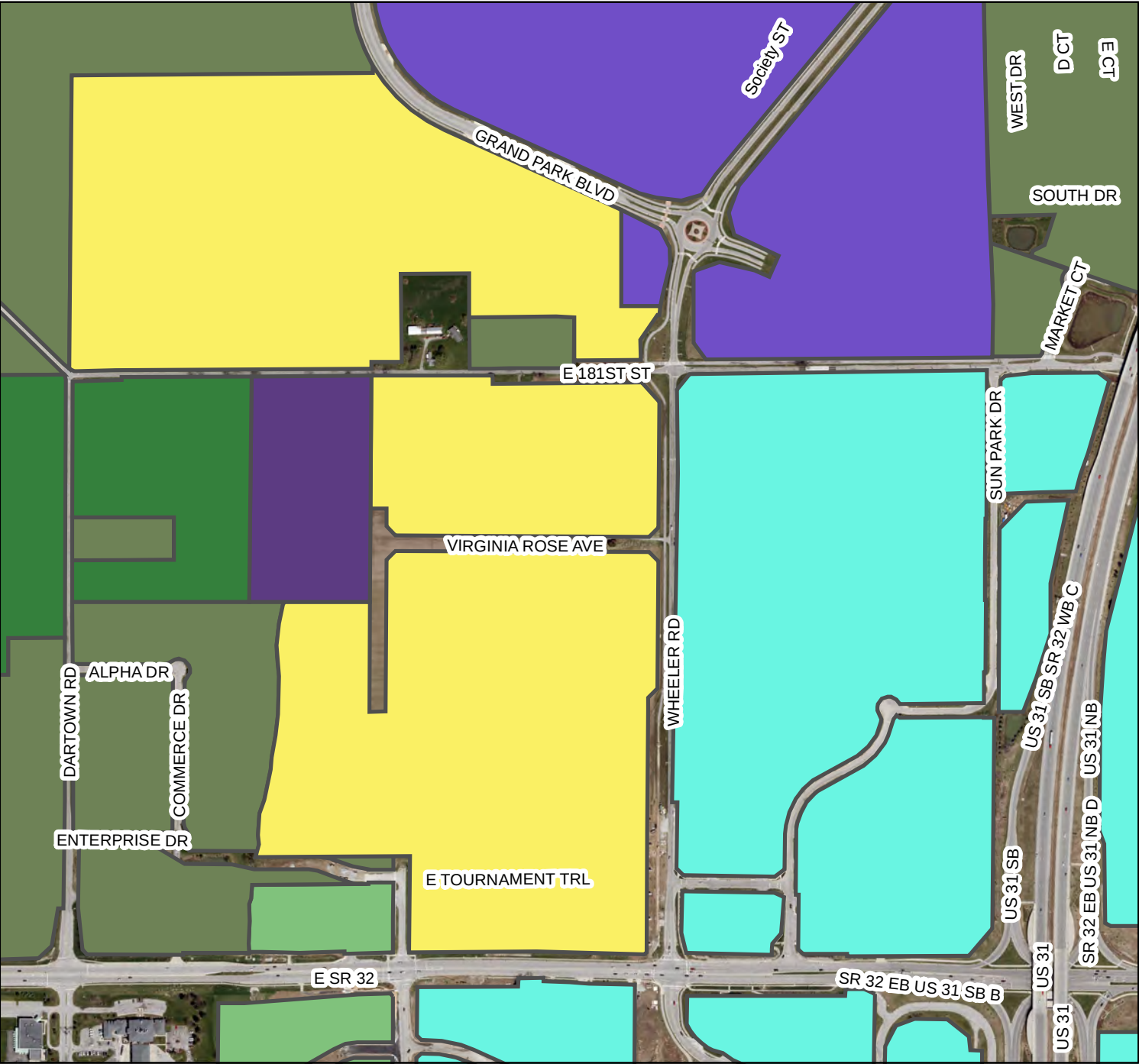
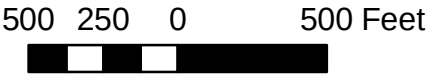
My Commission Expires:

My County of Residence:

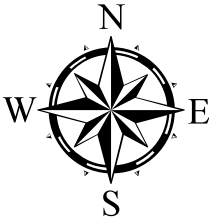
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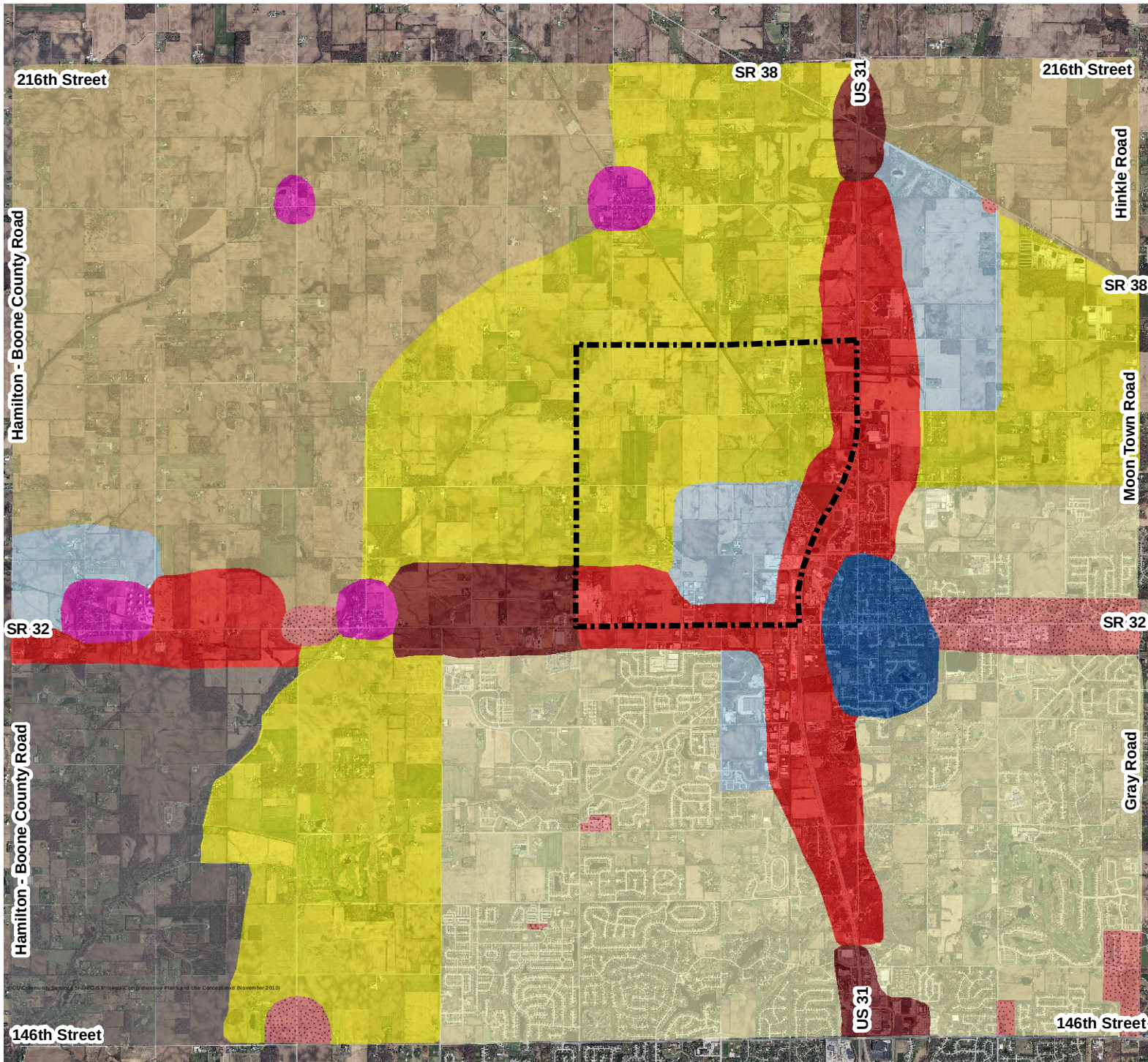
Printed

Property Location Map
Wheeler Landing EDA Amendment
APC Order 20-03



- TIF District**
- Eagletown-Westfield
 - Grand Junction 09A Expansion Area 1
 - Grand Junction WF Expansion Area 1
 - Grand Junction-Westfield
 - Mainstreet
 - Wheeler Landing 09A
 - Wheeler Landing WF





Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based recommendations.



Westfield–Washington Township Advisory Plan Commission Minutes of the October 19, 2020 APC Meeting

Presented for approval: November 4, 2020

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Tuesday, October 19, 2020 scheduled for 7:00 p.m. online via Skype.**

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Robert Horkay, Mike Johns, Ginny Kelleher; Andre Maue, Victor McCarty, and Cindy Spoljaric.

Members Absent: Randy Graham and Dave Schmitz.

City Staff Present:

Pam Howard, Senior Planner and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES

Motion: McCarty motioned to approve the October 5, 2020 meeting minutes as written.
Horkay seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2006-DDP-12

Citizens Storage Building

3511 W. 166th Street

Detailed Development Plan review of a 6,000 square foot storage building on 40.11 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2008-DDP-20

SEP

SWC of 161st Street and US 31

Detailed Development Plan approval of a new 70,000 square foot office building on 21.85 acres +/- in the LB: Local and Neighborhood Business District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Motion: Maue motioned to approve the Consent Agenda as presented.

Horkay seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07

[CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

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

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

2008-PUD-09
[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

2010-PUD-12
[CONTINUED]

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

2010-PUD-13
[CONTINUED]

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

2010-PUD-14
[CONTINUED]

Courtyards OF Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

Planner: Pam Howard ▪ phoward@westfield.in.gov)

2009-PUD-11
[CONTINUED]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Maue; Second: Johns. Motion passed.

Vote: 7-0. Meeting adjourned at 7:05 p.m.

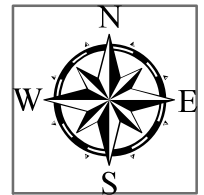
Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Property Location Map
Chatham Villages Phase 1 Amendment
2011-SPP-17 & 2011-ODP-17

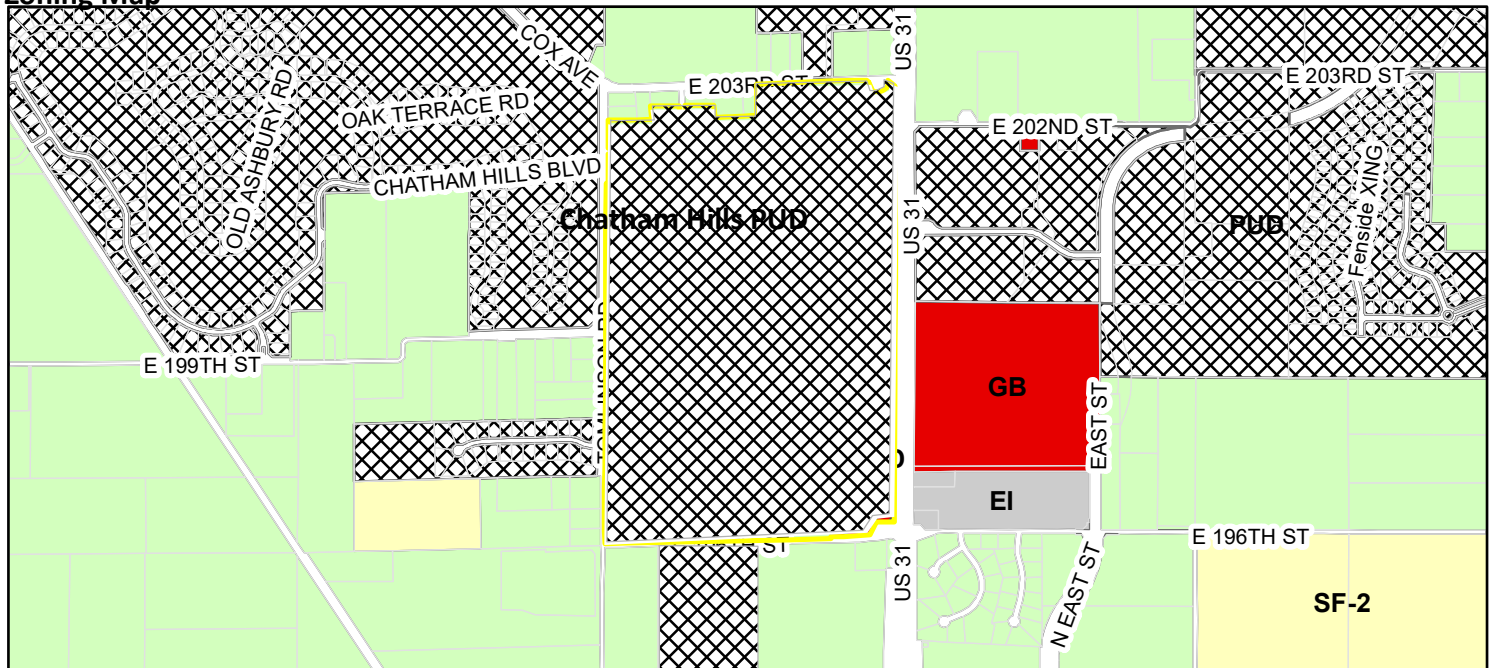


Not To Scale

Aerial Location Map



Zoning Map



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



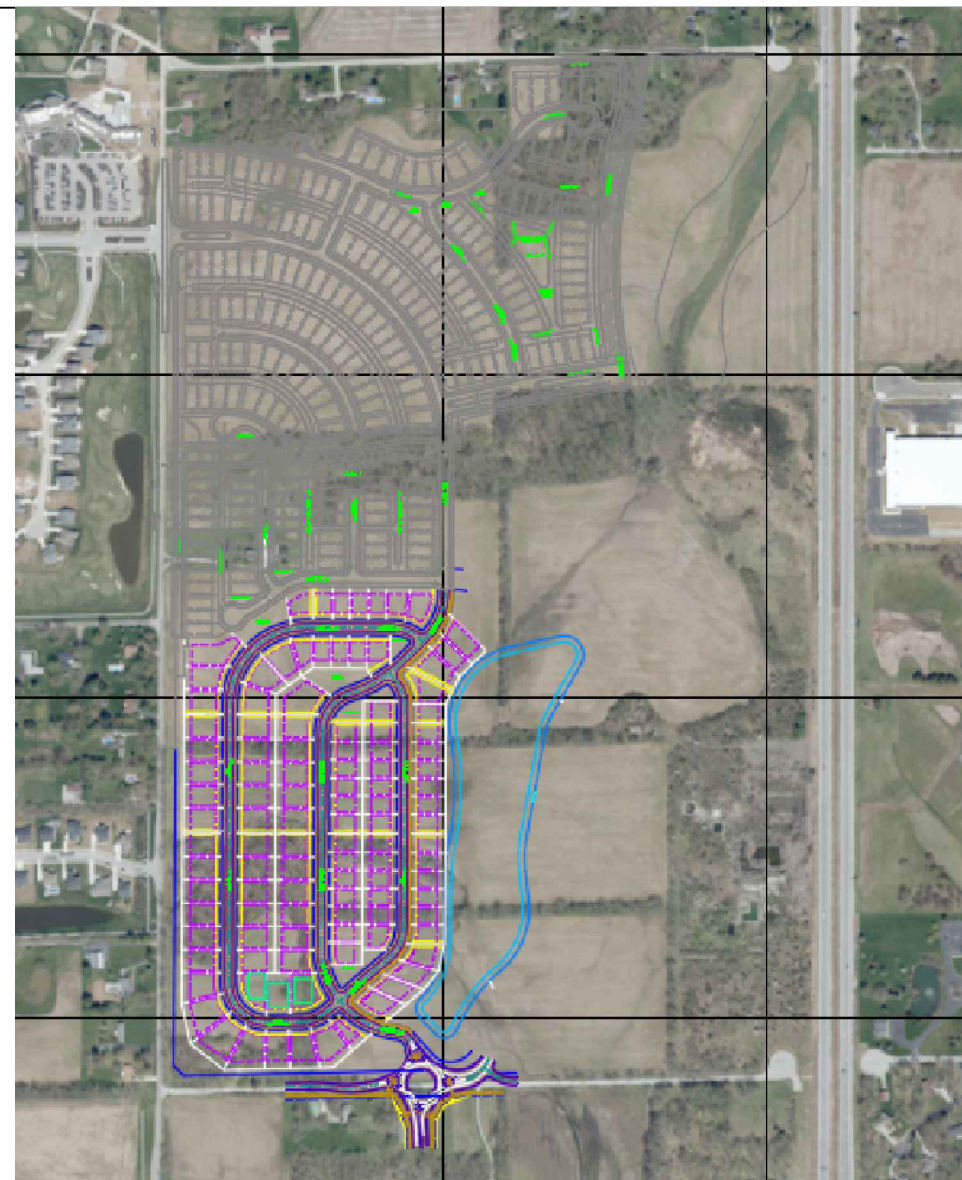
CITY OF
Westfield
INDIANA

DEVELOPER:

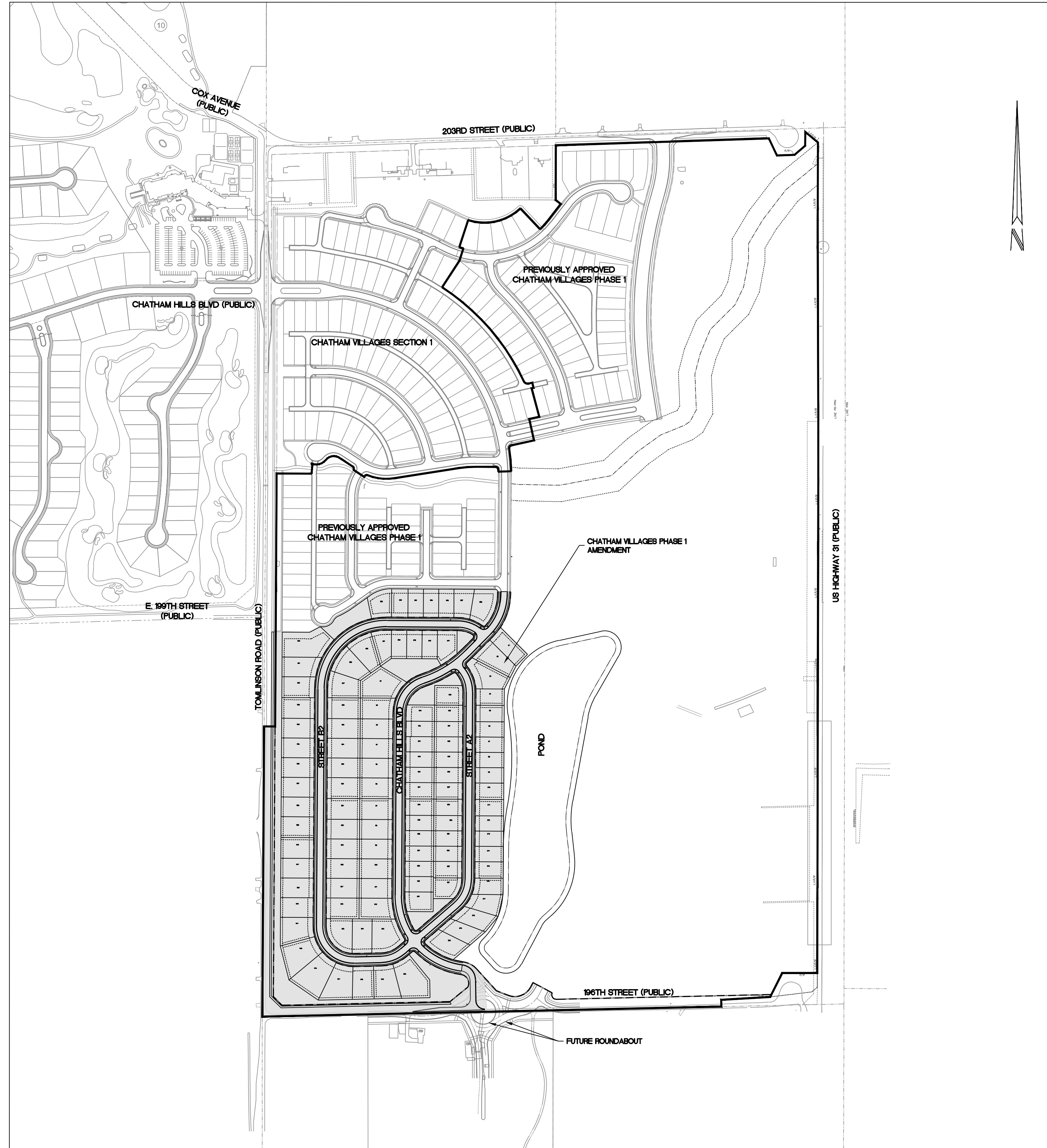
CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkedev.com

The logo for Cripe, featuring the word "Cripe" in a bold, sans-serif font. A stylized circular graphic, resembling a stylized 'C' or a partial circle, is positioned behind the letters, with a registered trademark symbol (®) to its right.

VICINITY MAP:



CHATHAM VILLAGES - PHASE 1 AMENDMENT PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 300'

TOTAL ACREAGE - 189.853± ACRES
RIGHT OF WAY (PUBLIC) - 12.686± ACRES
COMMON AREA - 3.705 ACRES
PHASE 1 AMENDMENT LOT ACREAGE - 24.953 ACRES
OF LOTS - 108
DENSITY - 2.60 LOTS/ACRE
ROADWAY LENGTH - 6266.50 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C002	MAP SHEET
C100	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C101-C106	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	OVERALL PRIMARY PLAT
P101-P106	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D106	DEVELOPMENT PLAN
L100	OVERALL LANDSCAPE PLAN
L101-L106	LANDSCAPE PLAN

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

[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER/EGOV?VIEW=ITEM;ID=50](http://www.westfield.in.gov/egov/apps/document/center/egov?view=item;id=50)

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

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEV PIERRE, PE	317-706-6309
PROJECT ENGINEER	JACLYN HENSEL, EI	317-706-6364

[illegible]

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COVER SHEET

CHATHAM VILLAGES - PHASE 1 AMENDMENT

CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

NOTIFIED BY: Stan Pina



811 1-800-382-5

OWN BY:

HENSEL

Checked by: **PIERRE, PE**

Quality Assurance:
WISEMAN PE

Scale: 1" = N/A



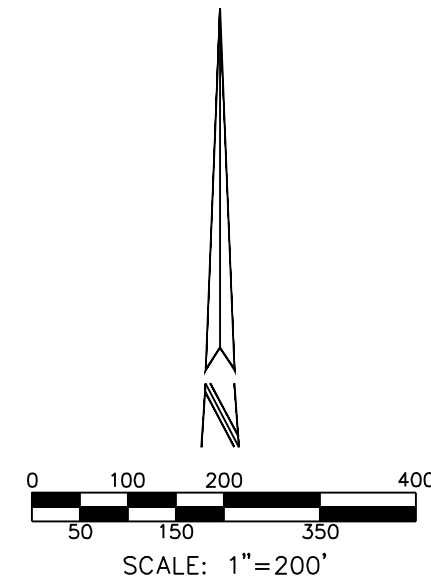
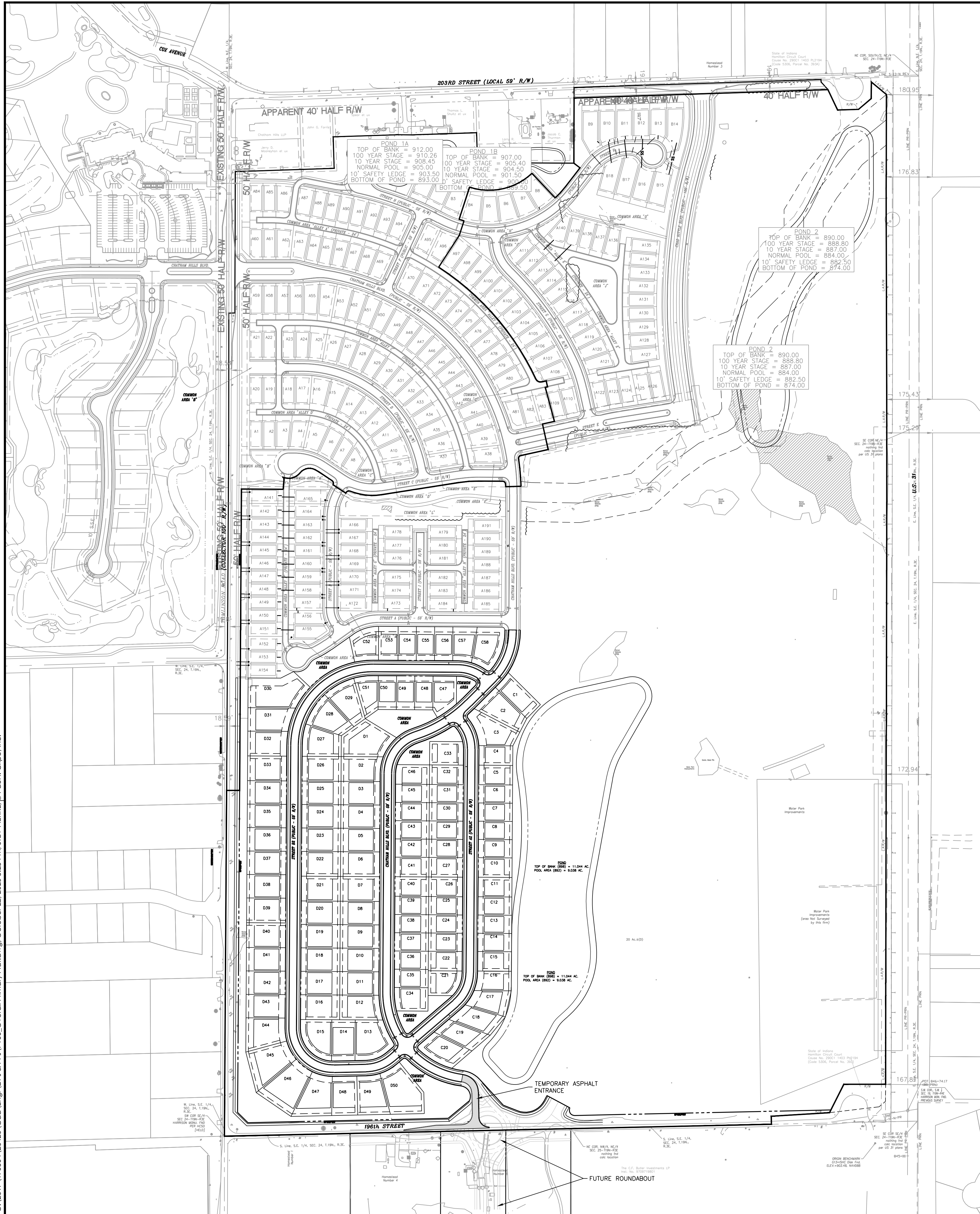
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10-22-2020

Project Number
170504 20430

170304-Z0420

01/20/21 7:0504 20420 Civil/Engr/DPs & PPS/P100, Overall Primary Plat.dwg, October '22, 2020 5:25 PM, STEV PIERRE, © Paul J. Cripe, Inc.



PRIMARY PLAT LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL

P.S.S.D.&U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.J.U. & L.M.A.E. SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D.&U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
I.R.L. IRREGULAR
R. RADIUS
L. LENGTH
VAR. VARIABLE
SA. SQUARE FEET
AC± ACRES MORE OR LESS
R/W RIGHT OF WAY

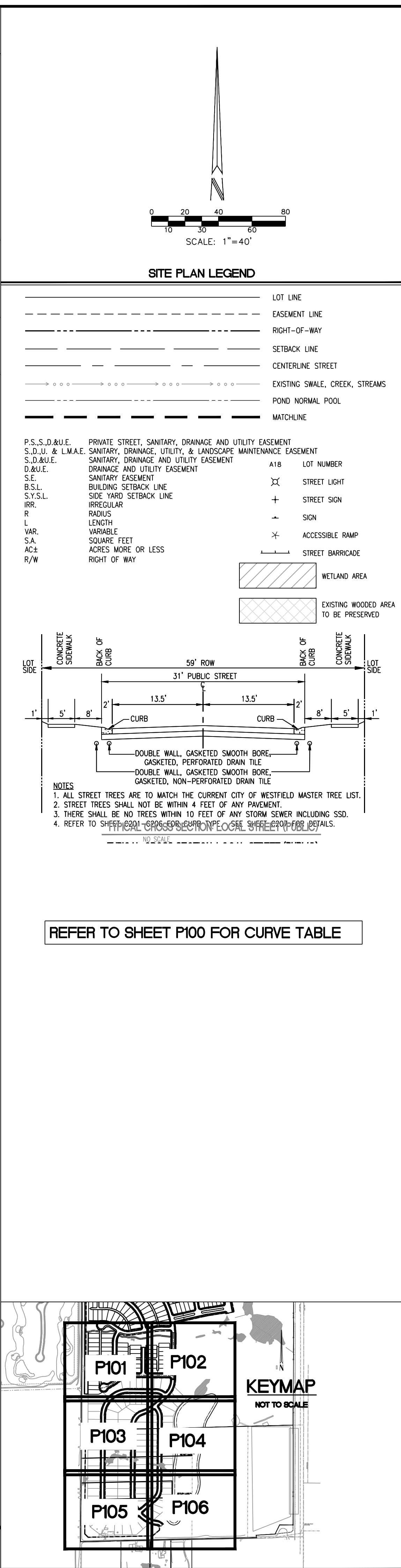
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STREET LIGHT
SIGN
ACCESSIBLE RAMP

WETLAND AREA
 EXISTING WOODED AREA

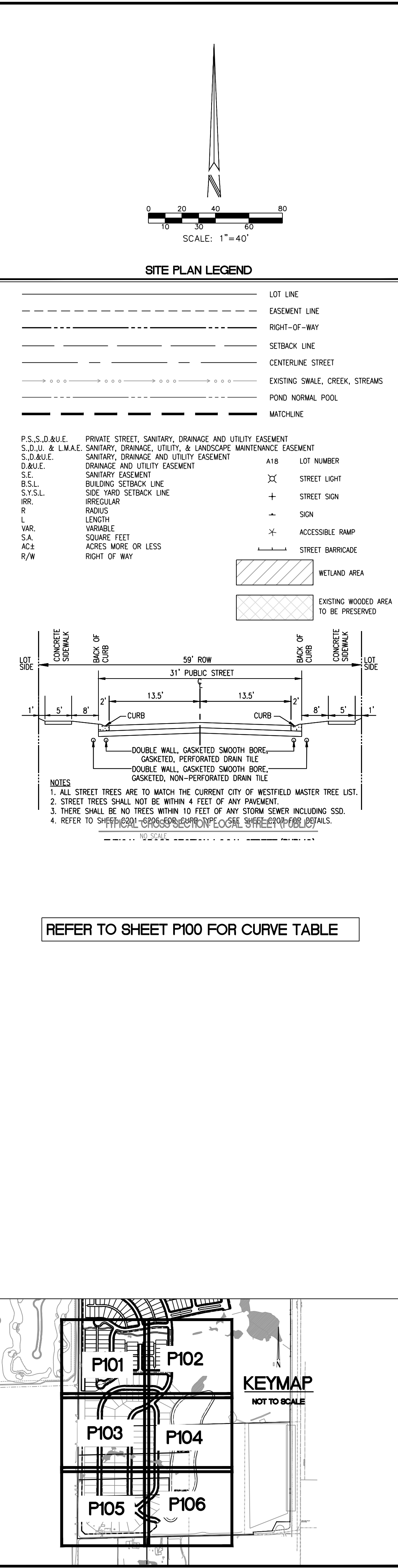
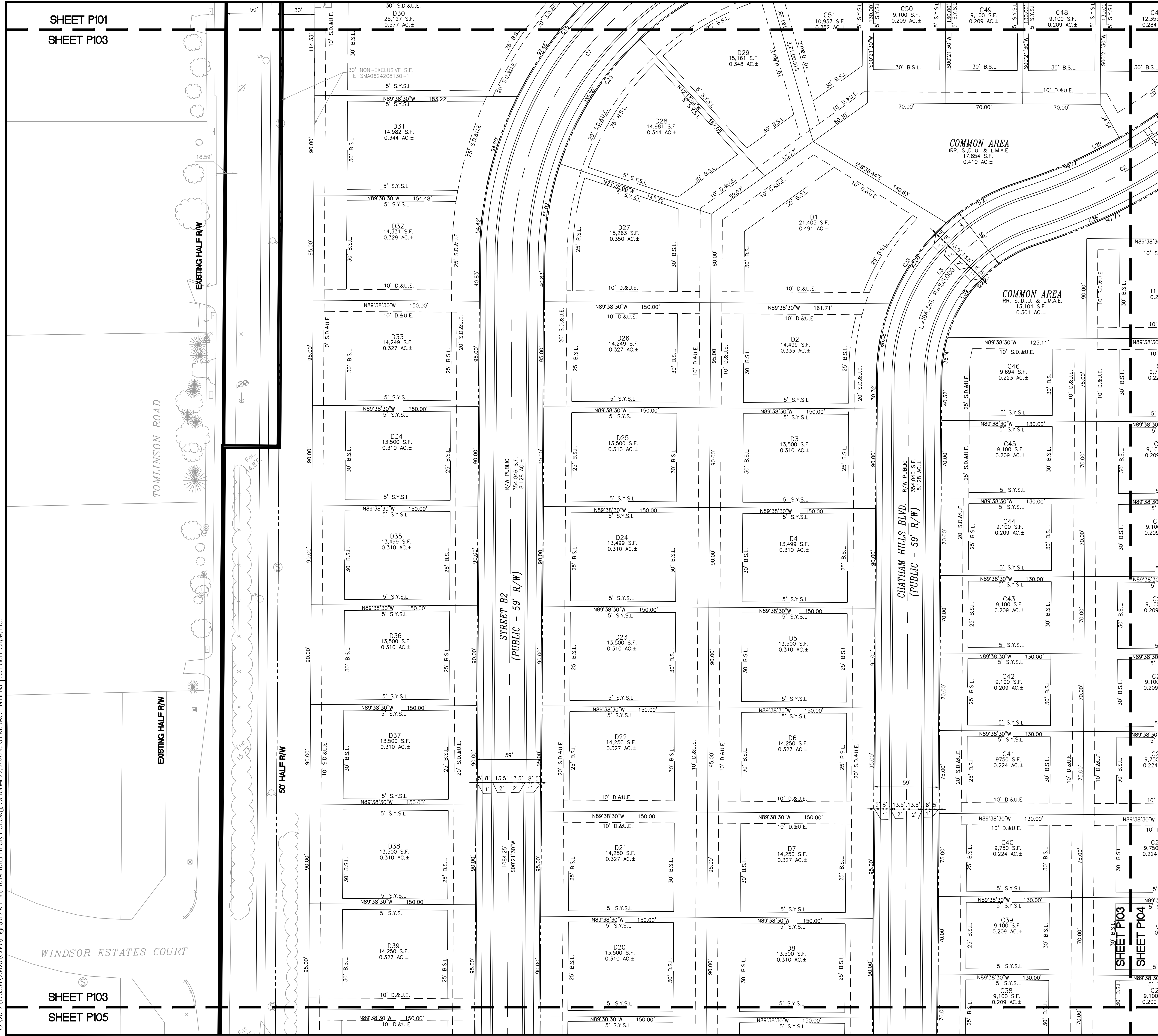
FOR TYPICAL CROSS SECTIONS OF STREETS, PLEASE REFER TO P101-P106.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	193.75'	188.94'	N22°33'38"E	44°24'16"
C2	500.00'	239.47'	237.19'	N58°29'00"E	27°26'29"
C3	155.00'	194.36'	181.88'	N36°16'52"E	71°50'44"
C4	333.00'	483.69'	442.28'	N41°15'13"W	83°13'26"
C5	75.00'	63.97'	62.05'	N58°25'45"W	48°52'23"
C6	155.00'	120.13'	117.14'	N67°26'22"W	44°24'16"
C7	300.00'	471.24'	424.26'	S45°21'30"W	90°00'00"
C8	155.00'	247.82'	222.26'	S45°26'44"E	91°36'28"
C9	155.00'	106.87'	104.77'	N68°59'51"E	39°30'21"
C10	155.00'	132.25'	128.28'	N24°48'06"E	48°53'11"
C11	155.00'	102.57'	100.71'	N18°36'00"W	37°55'00"
C12	220.50'	157.63'	154.30'	S20°50'18"W	40°57'37"
C13	11.00'	16.45'	14.96'	S84°09'44"W	85°41'15"
C14	184.50'	118.01'	116.01'	N71°19'04"W	36°38'51"
C15	329.50'	517.58'	465.98'	S45°21'30"W	90°00'00"
C16	184.50'	294.99'	264.56'	S45°26'44"E	91°36'28"
C17	184.50'	127.21'	124.71'	N68°59'51"E	39°30'21"
C18	11.00'	16.46'	14.96'	S87°53'38"E	85°43'21"
C19	362.50'	238.12'	233.86'	S63°51'04"E	37°38'13"
C20	40.00'	75.18'	64.59'	S28°49'32"E	107°41'19"
C21	11.00'	19.82'	17.24'	N06°50'56"W	103°13'22"
C22	125.50'	68.30'	67.46'	N74°03'03"W	31°10'53"
C23	270.50'	424.90'	382.54'	S45°21'30"W	90°00'00"
C24	125.50'	200.66'	179.96'	S45°26'44"E	91°36'28"
C25	125.50'	86.53'	84.83'	N68°59'51"E	39°30'21"
C26	11.00'	15.71'	14.41'	N08°20'05"E	81°49'13"
C27	362.50'	208.37'	205.51'	N16°06'31"W	32°56'01"
C28	184.50'	231.35'	216.49'	N36°16'52"E	71°50'44"
C29	470.50'	225.34'	223.19'	N58°29'00"E	27°26'29"
C30	279.50'	216.61'	211.23'	N22°33'38"E	44°24'16"
C31	11.00'	16.84'	15.24'	N04°18'37"E	87°41'33"
C32	184.50'	128.46'	125.89'	N19°35'20"W	39°53'39"
C33	184.50'	157.42'	152.69'	N24°48'06"E	48°53'11"
C34	11.00'	18.33'	16.28'	N01°30'44"E	95°27'55"
C35	303.50'	192.65'	189.43'	N64°24'17"W	36°22'06"
C36	104.50'	89.93'	87.18'	N57°56'03"W	49°18'33"
C37	11.00'	15.80'	14.48'	S82°05'38"E	82°17'31"
C38	529.50'	142.73'	142.29'	N64°28'55"E	15°26'38"
C39	125.50'	157.37'	147.26'	N36°16'52"E	71°50'44"
C40	303.50'	162.33'	160.41'	N14°57'53"W	30°38'45"
C41	11.00'	19.29'	16.91'	N80°31'17"W	100°28'04"
C42	125.50'	107.08'	103.86'	S24°48'06"W	48°53'11"
C43	125.50'	90.48'	88.53'	S20°17'42"E	41°18'23"

OVERALL PRIMARY PLAT			Solutions by Design Since 1937
CHATHAM VILLAGES - PHASE 1 AMENDMENT			
CHATHAM HILLS LLP 1100 CHATHAM HILL BLVD WESTFIELD, IN 46074			
CERTIFIED 			
		811 1-800-382-5544 FOR CALLS IN INDIANA CALL 811	
Checked for: J. HENSEL S. PIERRE, PE C. WISEMAN, PE		Scale: 1" = 200'	
Sheet P100		Date 10-22-2020	
Project Number 170504-20420			

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CR:2017, 170504, 20420, Coadt'Engr'DPs & PPs P101-P106, Primary Plat.dwg, October 22, 2020 4:53 PM, JACLYN HENSEL © Paul I. Cripe, Inc.



Revisors

Rev	Date	Description
1		
2		
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CHATHAM HILLS LLP
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WESTFIELD, IN 46074

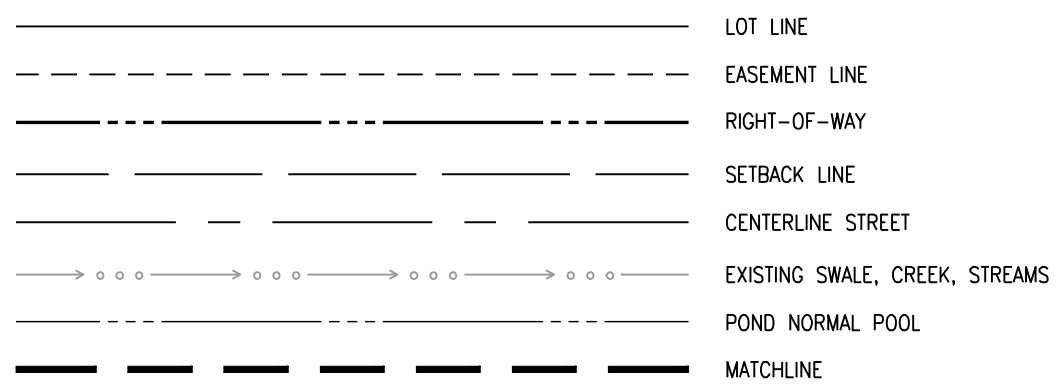
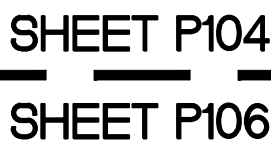
CERTIFIED BY

STEVE PIEN
REGISTERED PROFESSIONAL ENGINEER
No. 100000000
INDIANA
NOT FOR CONSTRUCTION
Date 10-22-2020

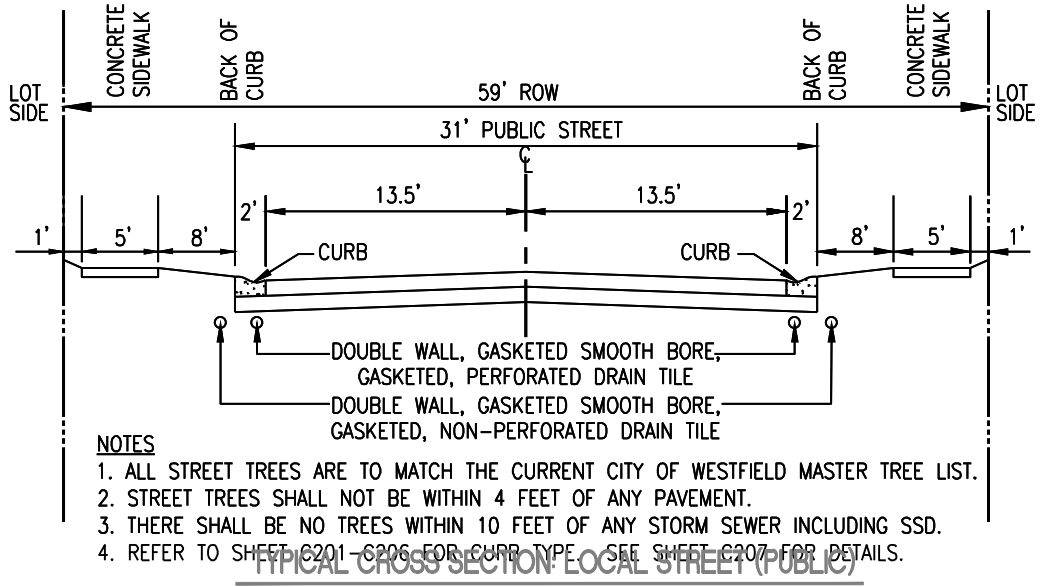
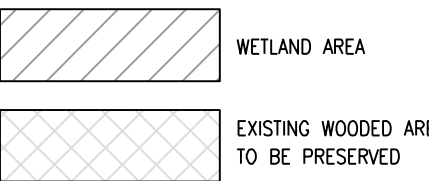
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J. HENSEL
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE

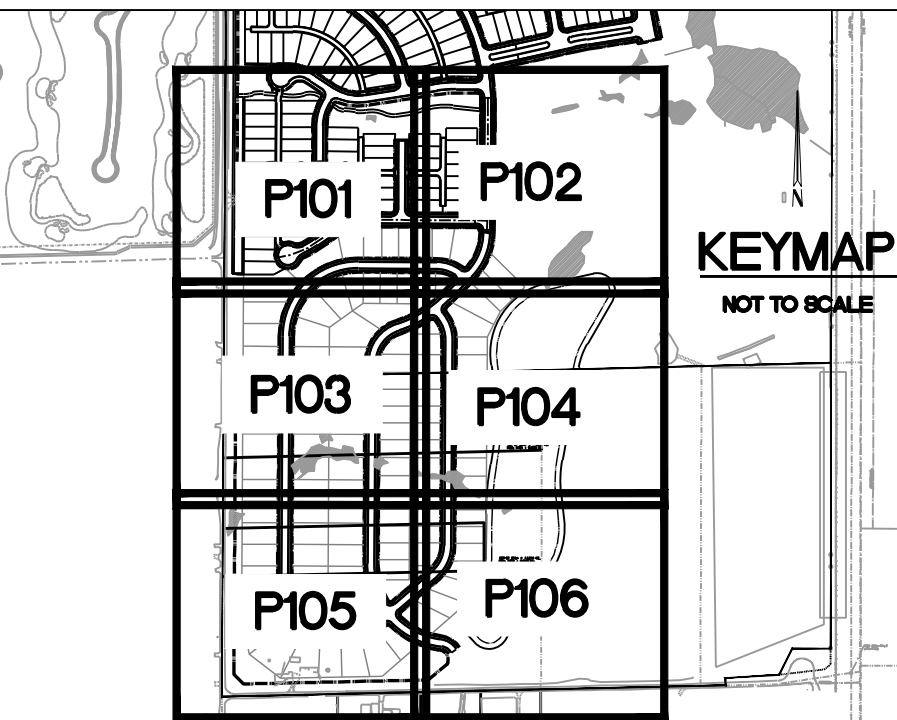
Sheet
P103
Date 10-22-2020
Project Number 170504-20420



P.S.S.D.&U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT		
S.O.I. & L.M.A.E.	SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT		
S.D.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT	A18	LOT NUMBER
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
S.E.	SANITARY EASEMENT		STREET LIGHT
B.U.S.L.	BUILDING SETBACK LINE		
S.Y.S.L.	SIDE YARD SETBACK LINE	+	STREET SIGN
IRREGULAR	IRREGULAR		
R	RADIUS		
VAR	LENGTH	-	SIGN
R	VARIABLE	×	ACCESSIBLE RAMP
S.A.	SQUARE FEET		
±	ACRES MORE OR LESS		
R/W	RIGHT OF WAY		STREET BARRICADE



REFER TO SHEET P100 FOR CURVE TABLE

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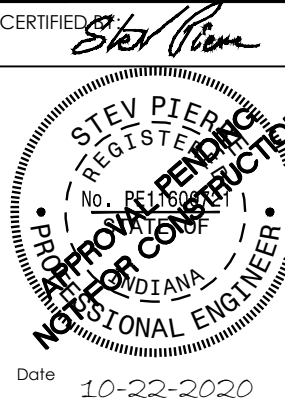
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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074



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Drawn By:
J. HENSEL

Checked By:
S. PIERRE, PE

Quality Assurance:
C. WISEMAN, PE

Sheet **P104**
Date 10-22-2020
Project Number 170504-20420

SHEET P103
SHEET P105

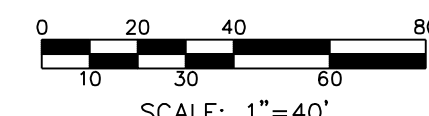
TOMLINSON ROAD

W. Line, S.E. 1/4,
SEC. 24, T.19N.,
R.3E.

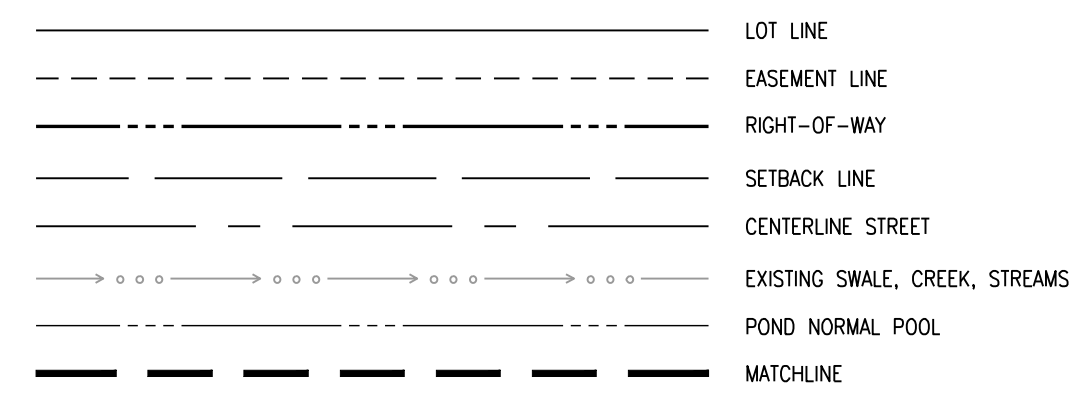
SW COR SE/4
SEC 24-T19N-R3E
HARRISON MONU. FND
PER HCSO
[HELD]

S. Line, S.E. 1/4, SEC. 24, T.19N., R.3E.

stead
ber 1



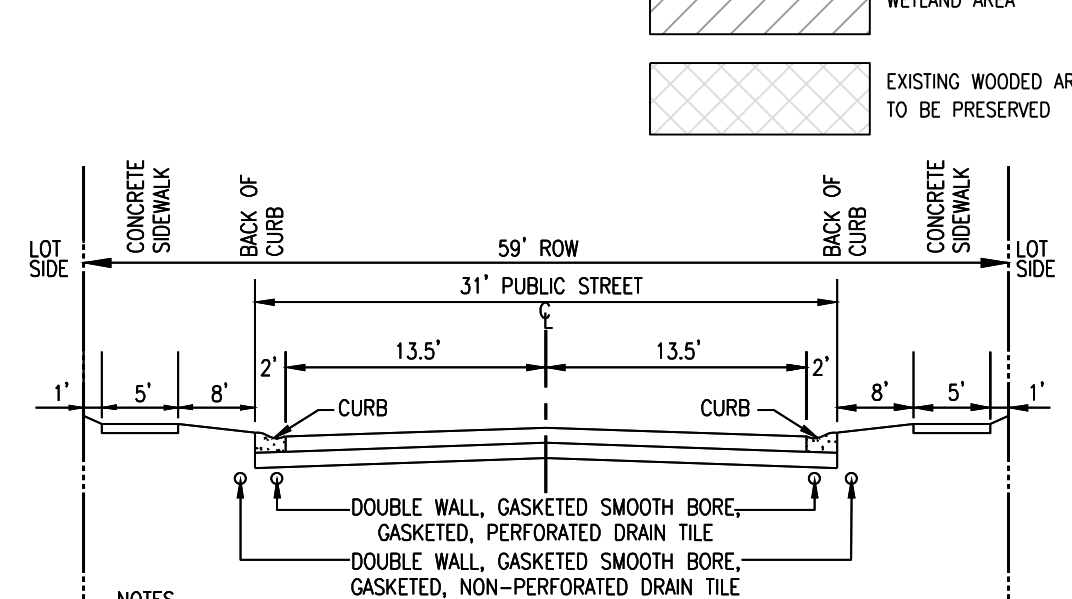
SITE PLAN LEGEND



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D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
IRR. IRREGULAR
R. RADIUS
VAR. VARIABLE
S.A. SQUARE FEET
AC. ACRES MORE OR LESS
R/W RIGHT OF WAY

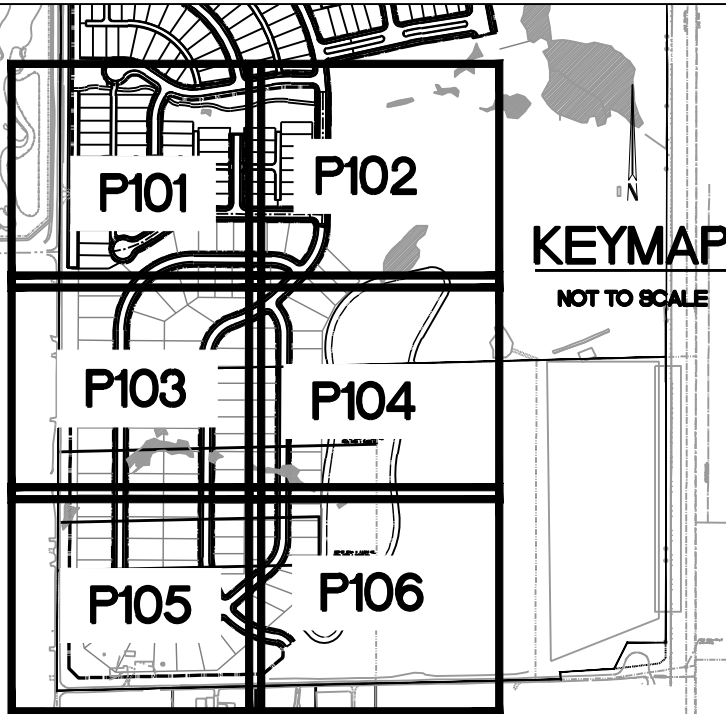
A18 LOT NUMBER
X STREET LIGHT
+ STREET SIGN
+ SIGN
+ ACCESSIBLE RAMP
+ STREET BARRICADE

WETLAND AREA
EXISTING WOODED AREA TO BE PRESERVED



- NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
 4. REFER TO SHEET P101 FOR CURVE DATA.

REFER TO SHEET P100 FOR CURVE TABLE



Revisors	Appr	Date	Description

ARCHITECTURE & INTERIORS
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SURVEY & 3D LASER SCANNING
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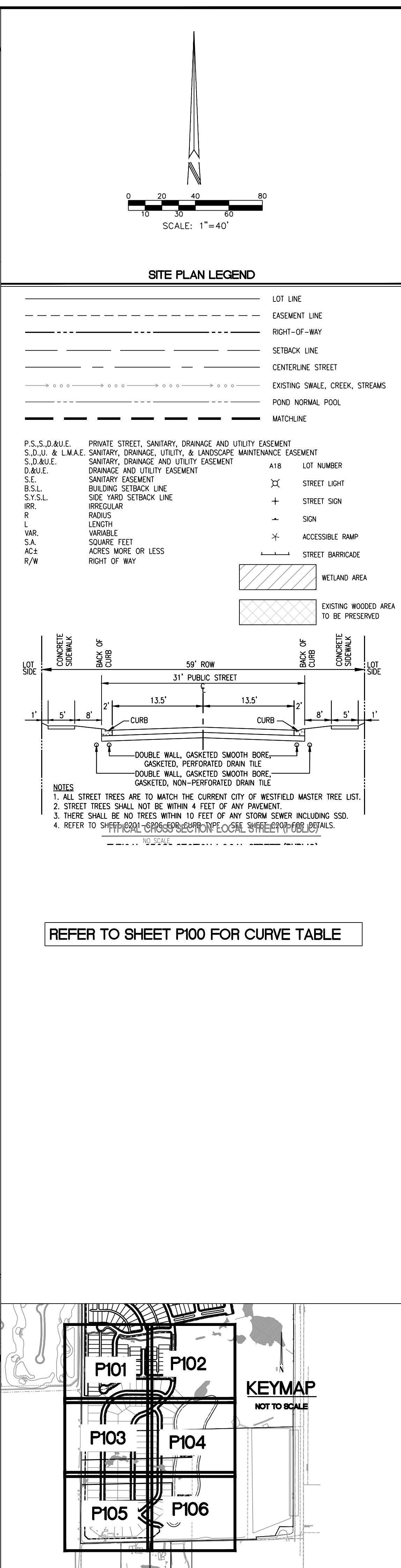


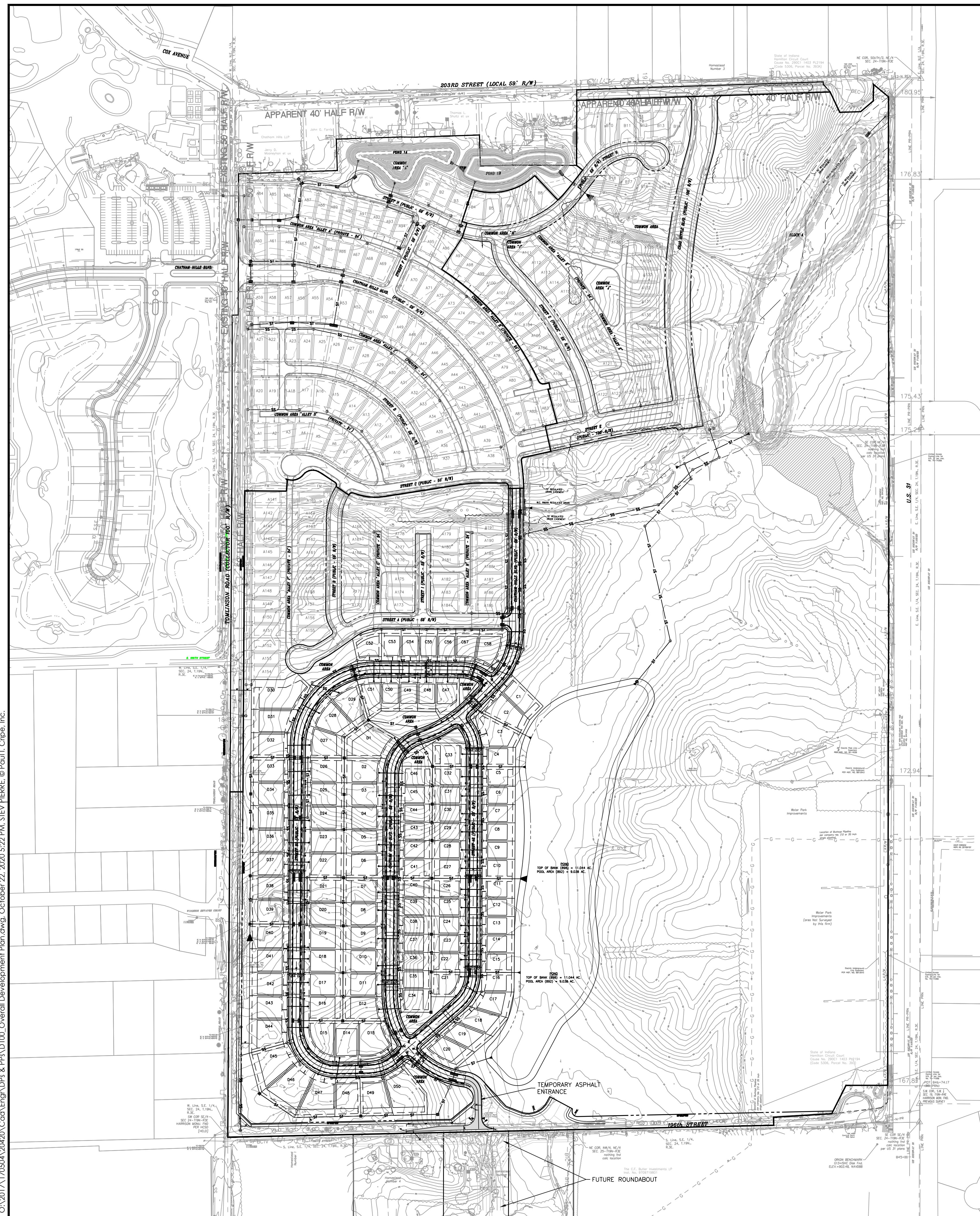
PRIMARY PLAT
CHATHAM VILLAGES - PHASE 1 AMENDMENT
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074



Checked By:
S. PIERCE, PE
Quality Assurance:
C. WISEMAN, PE

Sheet
P105
Date
10-22-2020
Project Number
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[illegible]



Curve	Radius	Curve Table			
		Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	250.00'	193.75'	188.94'	N22°33'38"E	44°24'16"
C2	500.00'	239.47'	237.19'	N58°29'00"E	27°26'29"
C3	155.00'	194.36'	181.88'	N36°16'52"E	71°50'44"
C4	333.00'	483.69'	442.28'	N41°15'13"W	83°13'26"
C5	75.00'	63.97'	62.05'	N58°25'45"W	48°52'23"
C6	155.00'	120.13'	117.14'	N67°26'22"W	44°24'16"
C7	300.00'	471.24'	424.26'	S45°21'30"W	90°00'00"
C8	155.00'	247.82'	222.26'	S45°26'44"E	91°36'28"
C9	155.00'	106.87'	104.77'	N68°59'51"E	39°30'21"
C10	155.00'	132.25'	128.28'	N24°48'06"E	48°53'11"
C11	155.00'	102.57'	100.71'	N18°36'00"W	37°55'00"
C12	220.50'	157.63'	154.30'	S20°50'18"W	40°57'37"
C13	11.00'	16.45'	14.96'	S84°09'44"W	85°41'15"
C14	184.50'	118.01'	116.01'	N71°19'04"W	36°38'51"
C15	329.50'	517.58'	465.98'	S45°21'30"W	90°00'00"
C16	184.50'	294.99'	264.56'	S45°26'44"E	91°36'28"
C17	184.50'	127.21'	124.71'	N68°59'51"E	39°30'21"
C18	11.00'	16.46'	14.96'	S87°53'38"E	85°43'21"
C19	362.50'	238.12'	233.86'	S63°51'04"E	37°38'13"
C20	40.00'	75.18'	64.59'	S28°49'32"E	107°41'19"
C21	11.00'	19.82'	17.24'	N06°50'56"W	103°13'22"
C22	125.50'	68.30'	67.46'	N74°03'03"W	31°10'53"
C23	270.50'	424.90'	382.54'	S45°21'30"W	90°00'00"
C24	125.50'	200.66'	179.96'	S45°26'44"E	91°36'28"
C25	125.50'	86.53'	84.83'	N68°59'51"E	39°30'21"
C26	11.00'	15.71'	14.41'	N08°20'05"E	81°49'13"
C27	362.50'	208.37'	205.51'	N16°06'31"W	32°56'01"
C28	184.50'	231.35'	216.49'	N36°16'52"E	71°50'44"
C29	470.50'	225.34'	223.19'	N58°29'00"E	27°26'29"
C30	279.50'	216.61'	211.23'	N22°33'38"E	44°24'16"
C31	11.00'	16.84'	15.24'	N04°18'37"E	87°41'33"
C32	184.50'	128.46'	125.89'	N19°35'20"W	39°53'39"
C33	184.50'	157.42'	152.69'	N24°48'06"E	48°53'11"
C34	11.00'	18.33'	16.28'	N01°30'44"E	95°27'55"
C35	303.50'	192.65'	189.43'	N64°24'17"W	36°22'06"
C36	104.50'	89.93'	87.18'	N57°56'03"W	49°18'33"
C37	11.00'	15.80'	14.48'	S82°05'38"E	82°17'31"
C38	529.50'	142.73'	142.29'	N64°28'55"E	15°26'38"
C39	125.50'	157.37'	147.26'	N36°16'52"E	71°50'44"
C40	303.50'	162.33'	160.41'	N14°57'53"W	30°38'45"
C41	11.00'	19.29'	16.91'	N80°31'17"W	100°28'04"
C42	125.50'	107.08'	103.86'	S24°48'06"W	48°53'11"
C43	125.50'	90.48'	88.53'	S20°17'42"E	41°18'23"

SITE PLAN LEGEND

A18	LOT NUMBER
	STREET LIGHT
	ACCESSIBLE RAMP
	STREET SIGN
	FIRE HYDRANT ASSEMBLY
	WETLAND AREA
	EASEMENT
	EXISTING WOODED AREA TO BE PRESERVED

FOR TYPICAL CROSS SECTIONS
OF STREETS AND ALLEYS,
PLEASE REFER TO D101-D104.

OVERALL DEVELOPMENT PLAN
CHATHAM VILLAGES - PHASE 1 AMENDMENT
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED: *Steve Perna*

**STEVE PIERCE
REGISTERED PROFESSIONAL ENGINEER
No. 16110
INDIANA
APPROVAL PENDING
NOT FOR CONSTRUCTION**

Date 10-22-2020

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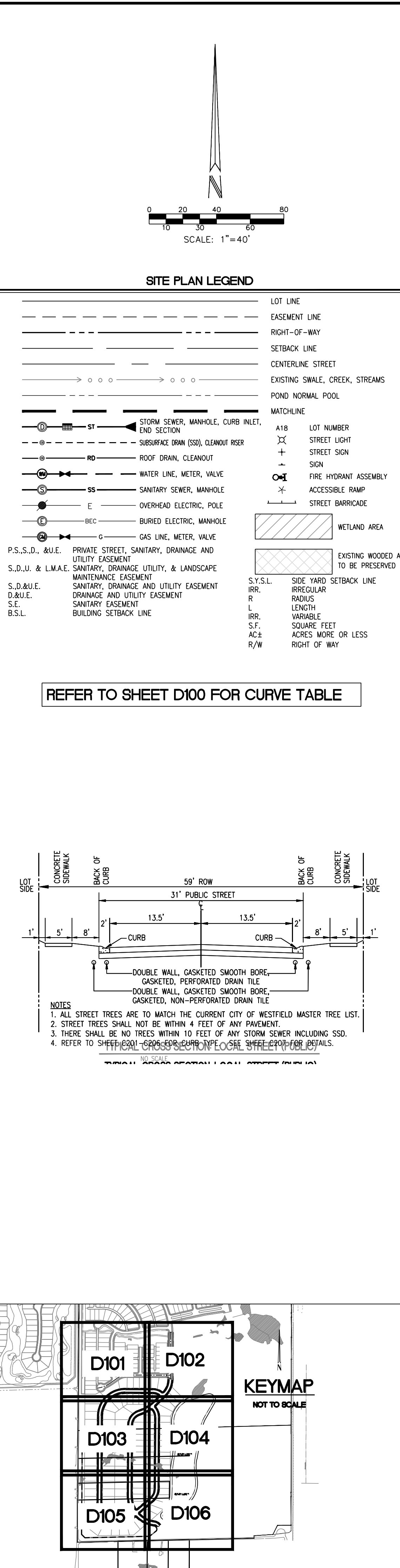
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J. HENSEL

Checked By:
S. PIERRE, PE

Quality Assurance:
C. WISEMAN, PE

Sheet **D100**
Date 10-22-2020
Project Number 170504-20420

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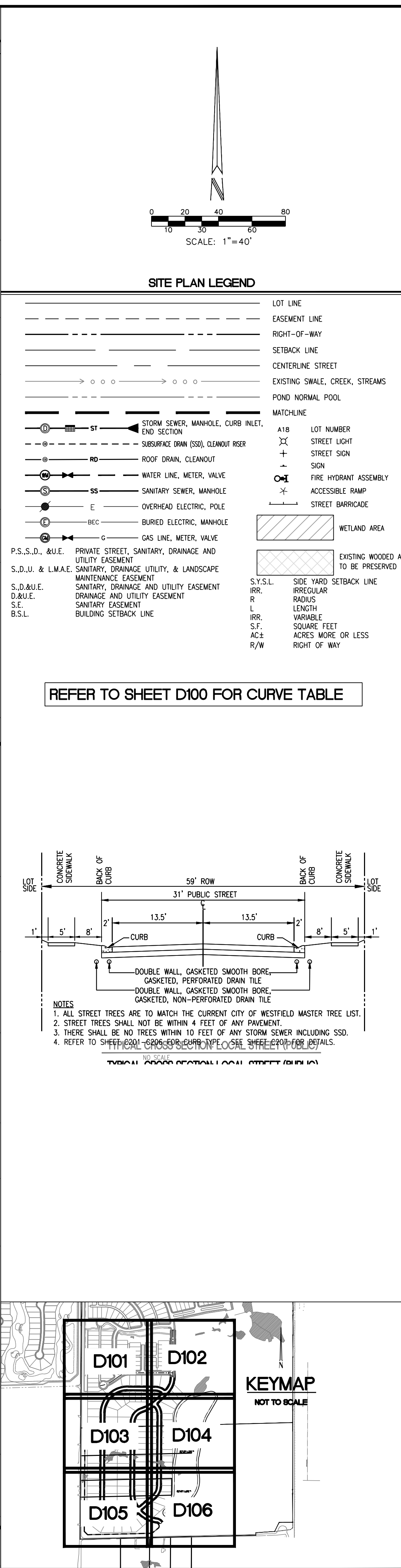
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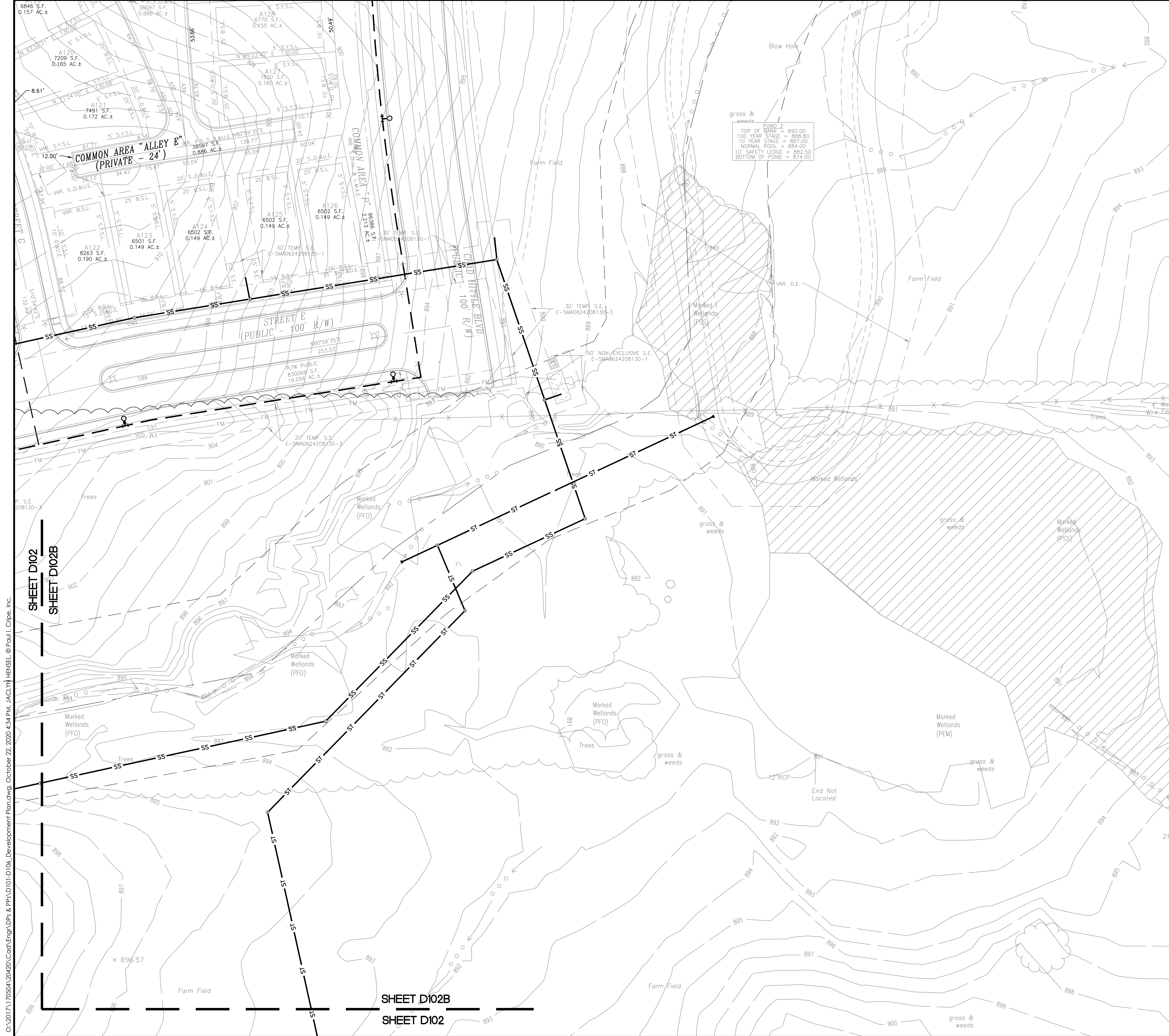
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REGISTERED PROFESSIONAL ENGINEER
No. 00000000
Exp. 12/31/2024
Date 10-22-2020

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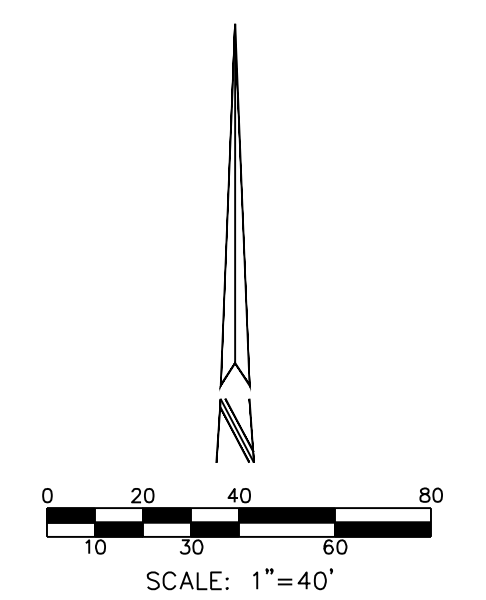
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Quality Assurance:
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Sheet
D101
Date 10-22-2020
Project Name
17050A-20420

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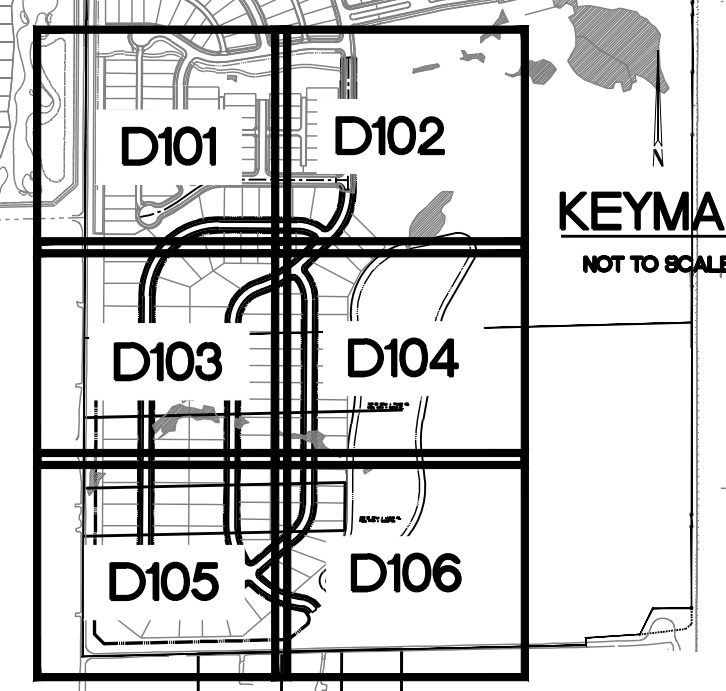
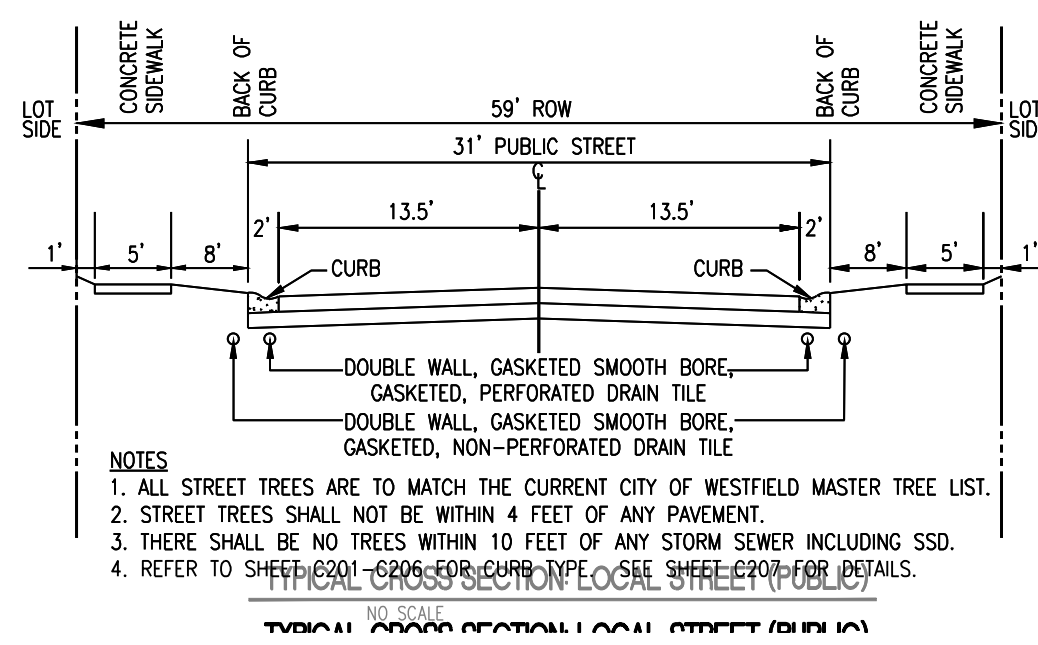
POND 2
TOP OF BANK = 890.00
100 YEAR STAGE = 888.80
10 YEAR STAGE = 887.00
NORMAL POOL = 884.00
10' SAFETY LEDGE = 892.50
BOTTOM OF POND = 874.00



SITE PLAN LEGEND

- | | |
|-----|--------------------------------------|
| --- | LOT LINE |
| --- | EASEMENT LINE |
| --- | RIGHT-OF-WAY |
| --- | SETBACK LINE |
| --- | CENTERLINE STREET |
| --- | EXISTING SWALE, CREEK, STREAMS |
| --- | POND NORMAL POOL |
| --- | MATCHLINE |
| --- | LOT NUMBER |
| --- | STREET LIGHT |
| --- | STREET SIGN |
| --- | SIGN |
| --- | FIRE HYDRANT ASSEMBLY |
| --- | ACCESSIBLE RAMP |
| --- | STREET BARRICADE |
| --- | WETLAND AREA |
| --- | EXISTING WOODED AREA TO BE PRESERVED |
| --- | SIDE YARD SETBACK LINE |
| --- | IRREGULAR RADIUS |
| --- | LENGTH VARIABLE |
| --- | SQUARE FEET ACRES MORE OR LESS |
| --- | RIGHT OF WAY |
- P.S.S.D., &U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
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D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
- ST STORM SEWER, MANHOLE, CURB INLET, END SECTION
RD ROOF DRAIN, CLEANOUT RISER
S WATER LINE, METER, VALVE
SS SANITARY SEWER, MANHOLE
E OVERHEAD ELECTRIC, POLE
BEC BURIED ELECTRIC, MANHOLE
G GAS LINE, METER, VALVE
- A18 LOT NUMBER
+ STREET LIGHT
+ STREET SIGN
+ SIGN
+ FIRE HYDRANT ASSEMBLY
+ ACCESSIBLE RAMP
+ STREET BARRICADE
- S.Y.S.L. SIDE YARD SETBACK LINE
R IRREGULAR RADIUS
L LENGTH VARIABLE
S.F. SQUARE FEET
AC+ ACRES MORE OR LESS
R/W RIGHT OF WAY

REFER TO SHEET D100 FOR CURVE TABLE



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Revisions	Author	Checker	Engineer	Project Manager	Date	Description

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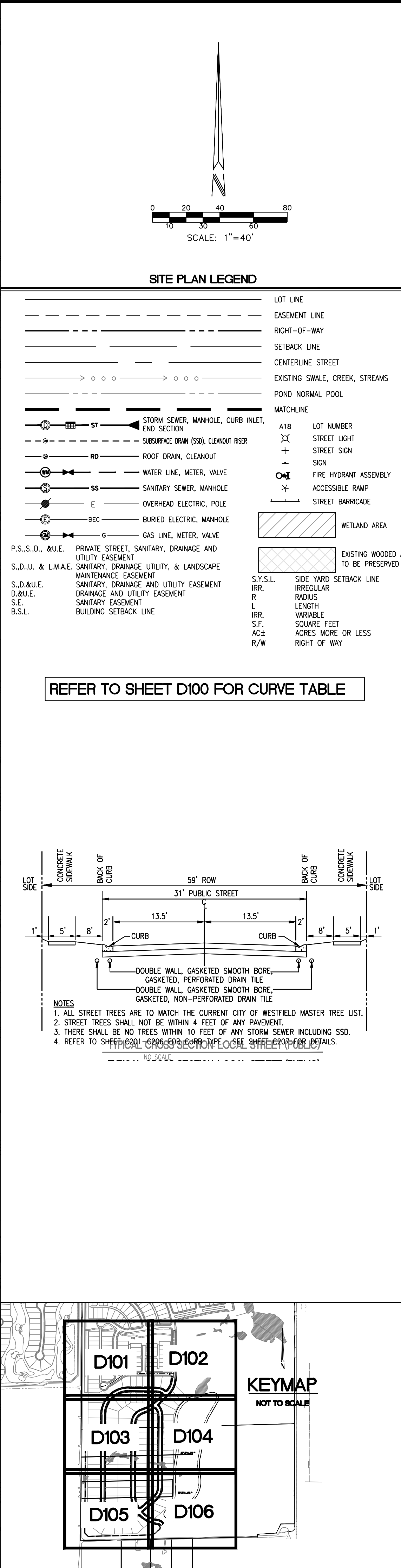
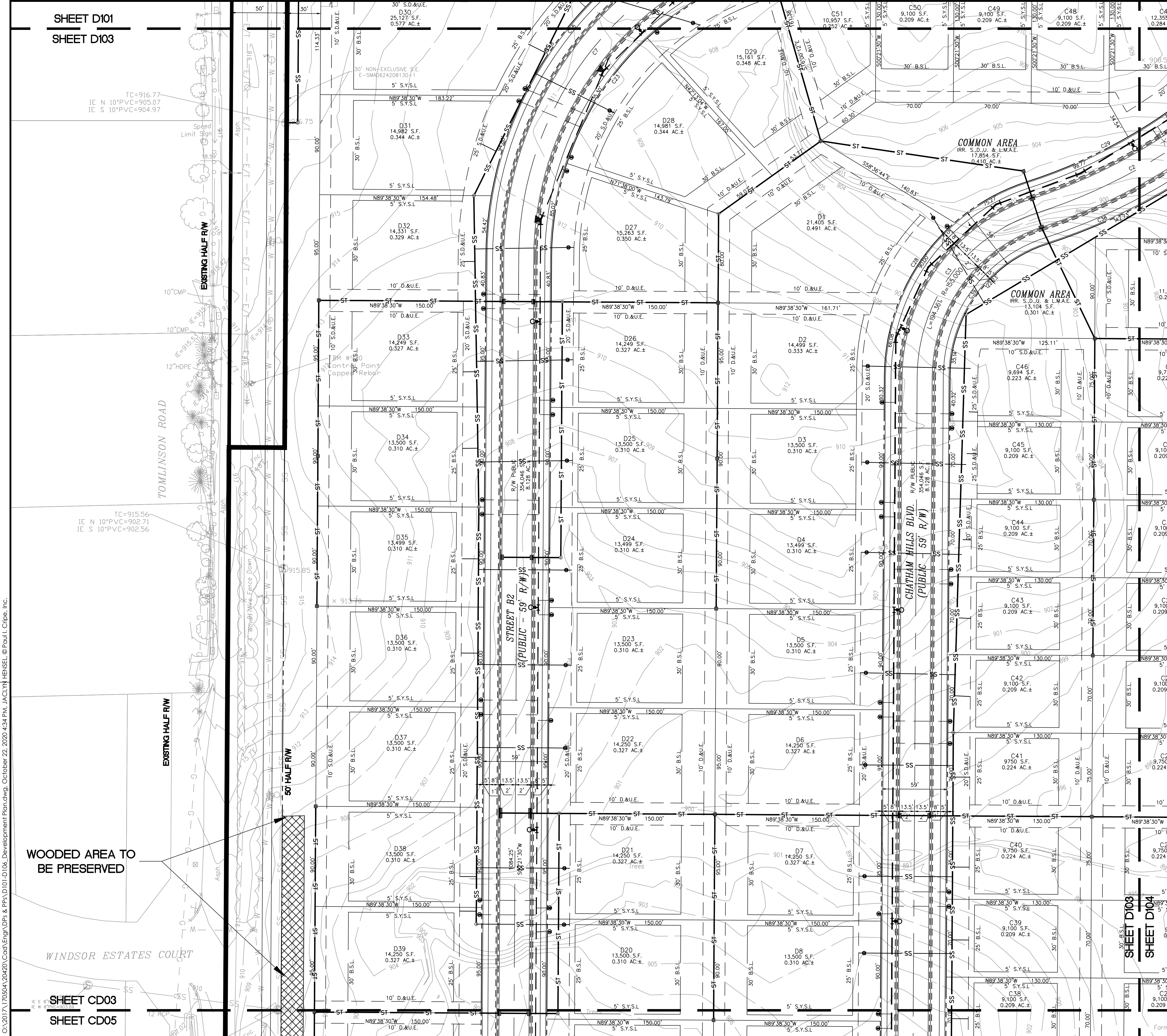
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DEVELOPMENT PLAN
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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Stev Pien*
STEVE PIEN
REGISTERED PROFESSIONAL ENGINEER
No. 100000000
Exp. 12/31/2024
WESTFIELD, INDIANA
Professional Engineer
Date: 10-22-2020

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Sheet: D102B
Date: 10-22-2020
Project Number: 170504-20420

03/20/21 7:0504A 20420 CoadtEngr.DPs & PPs D101-D106 Development Plan.dwg, October 22, 2020 4:34 PM, JACLYN HENSEL © Paul I. Cripe, Inc.



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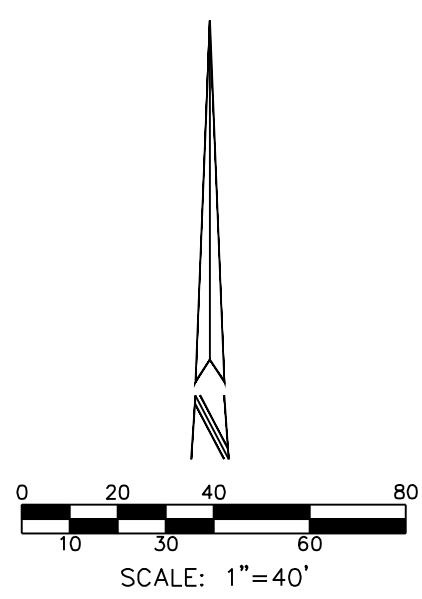
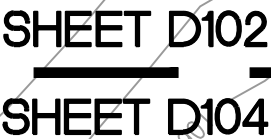
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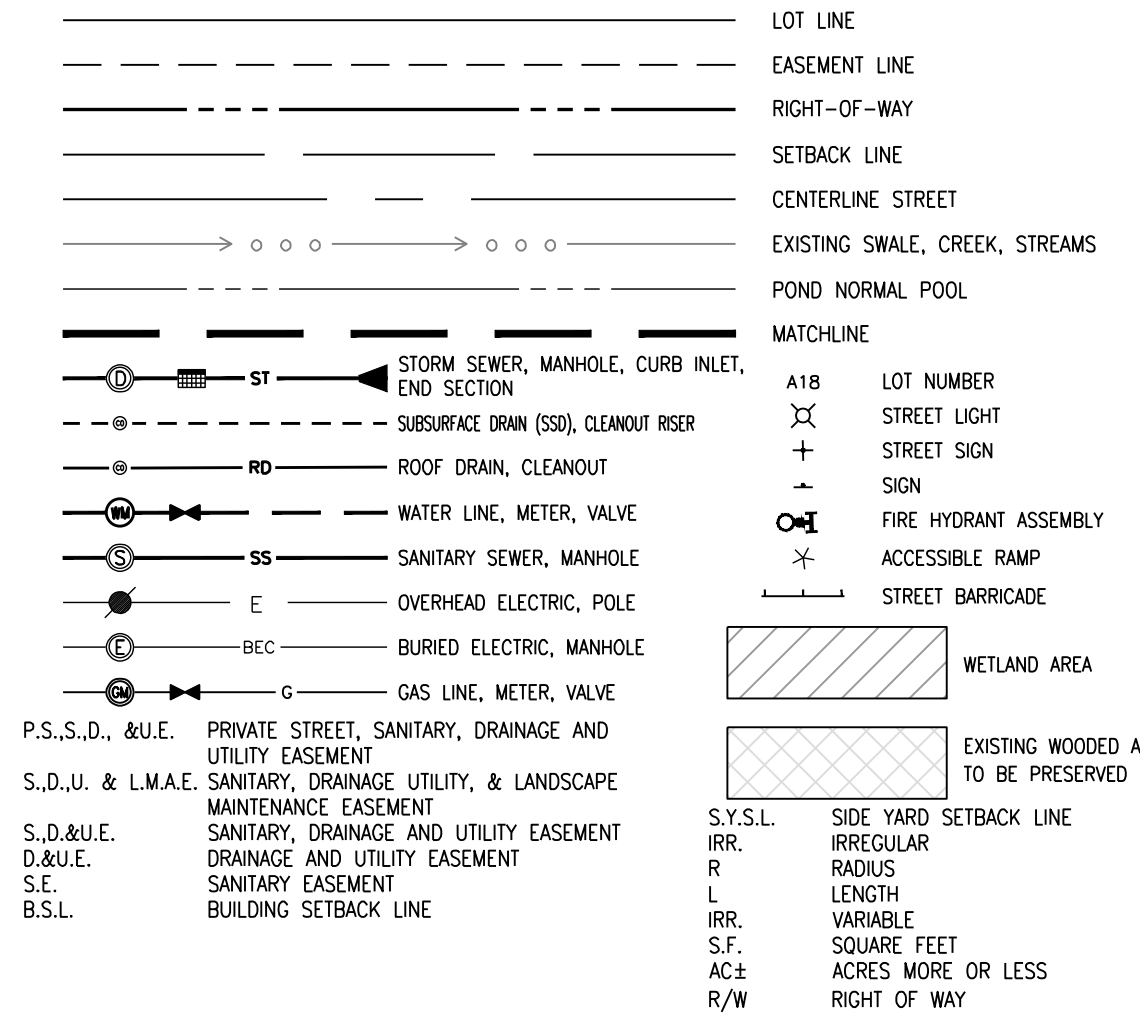
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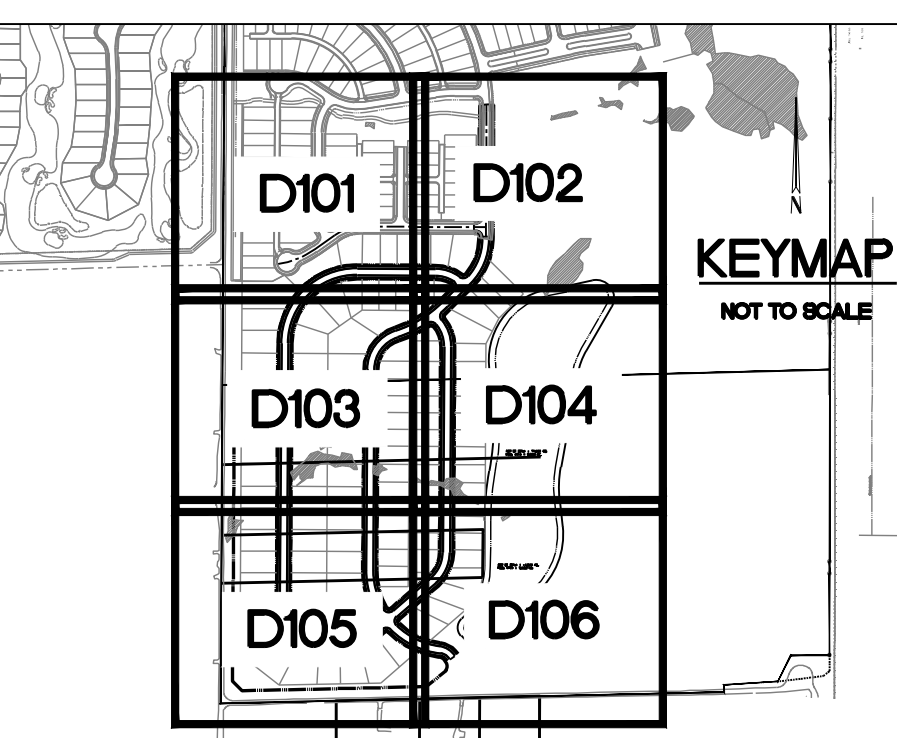
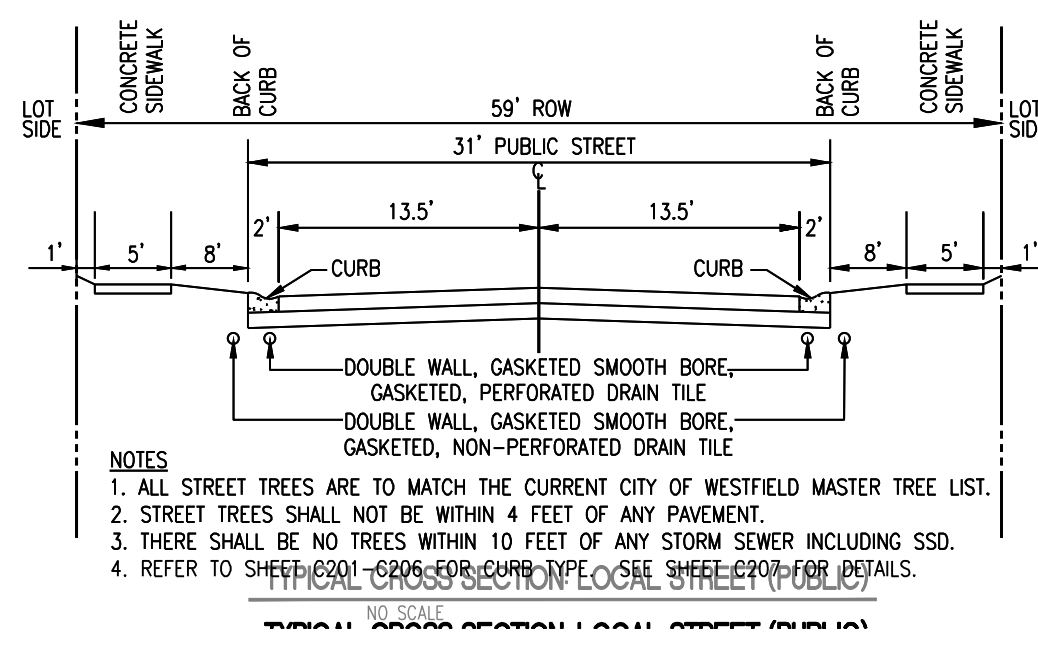
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SITE PLAN LEGEND



REFER TO SHEET D100 FOR CURVE TABLE

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WESTFIELD, IN 46074

CERTIFIED *Stev Piers*

STEVE PIERCE
REGISTERED
No. PE11680
SATELITE
INDIANA
PROFESSIONAL ENGINEER

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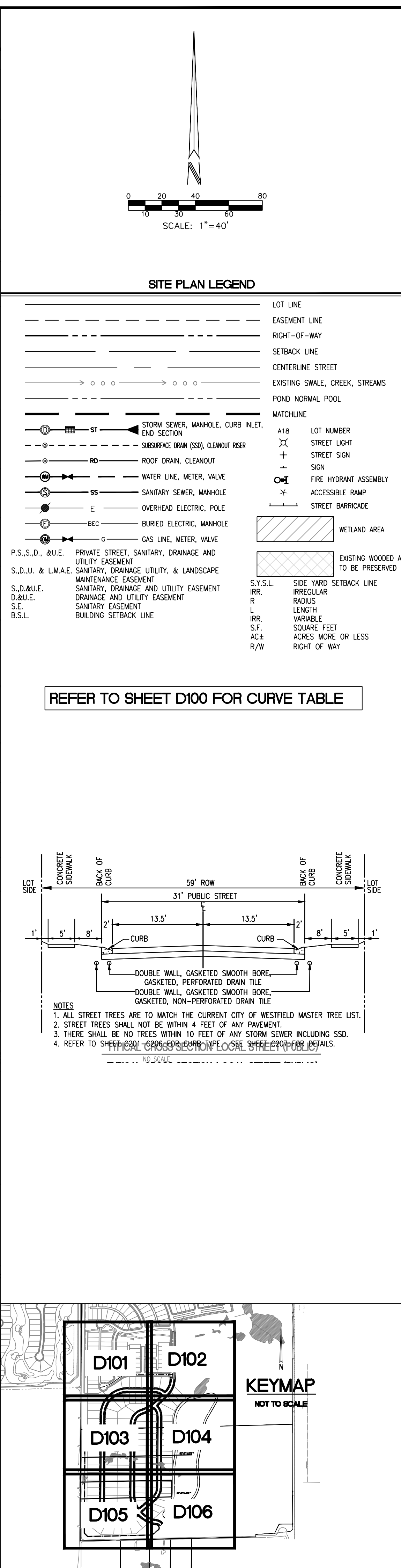
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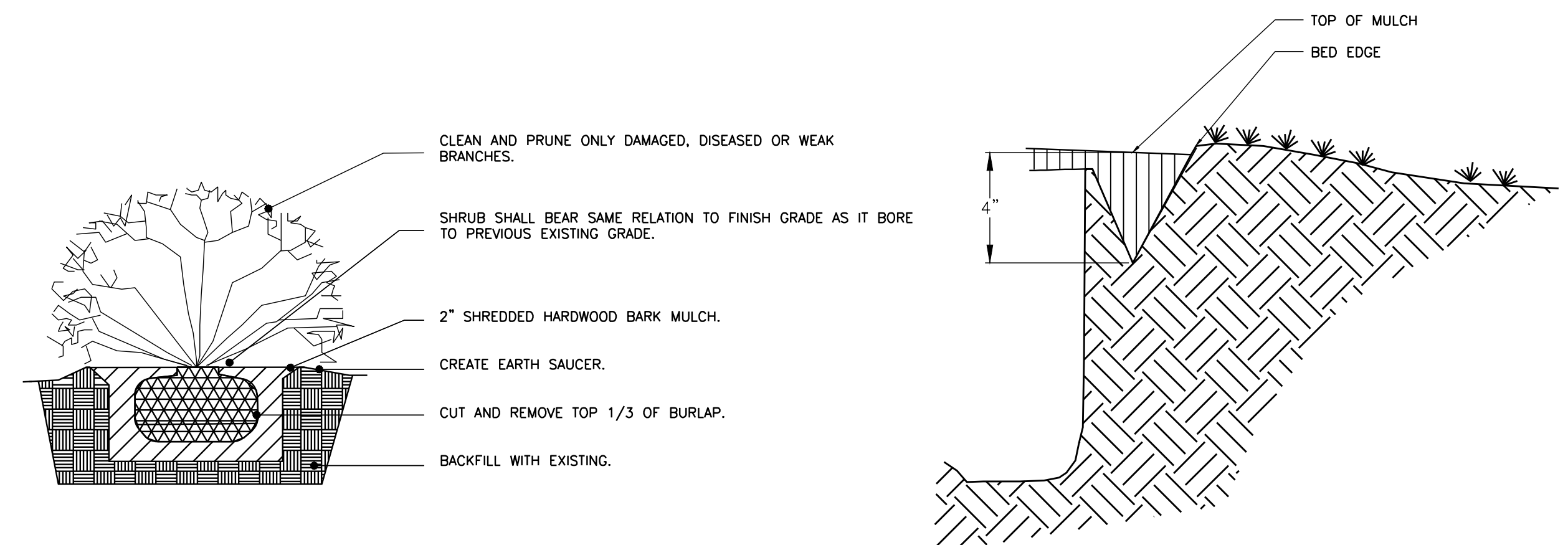
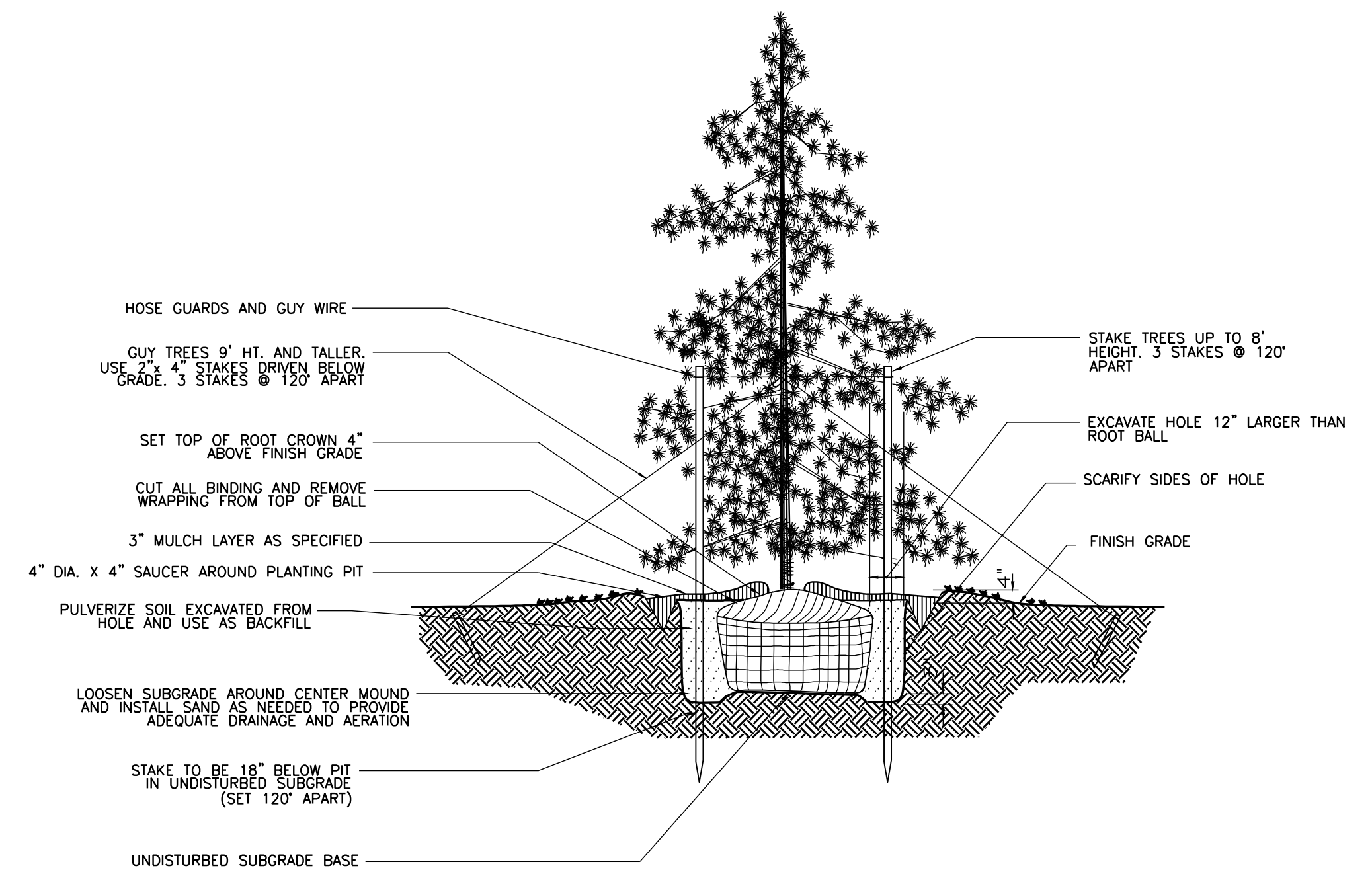
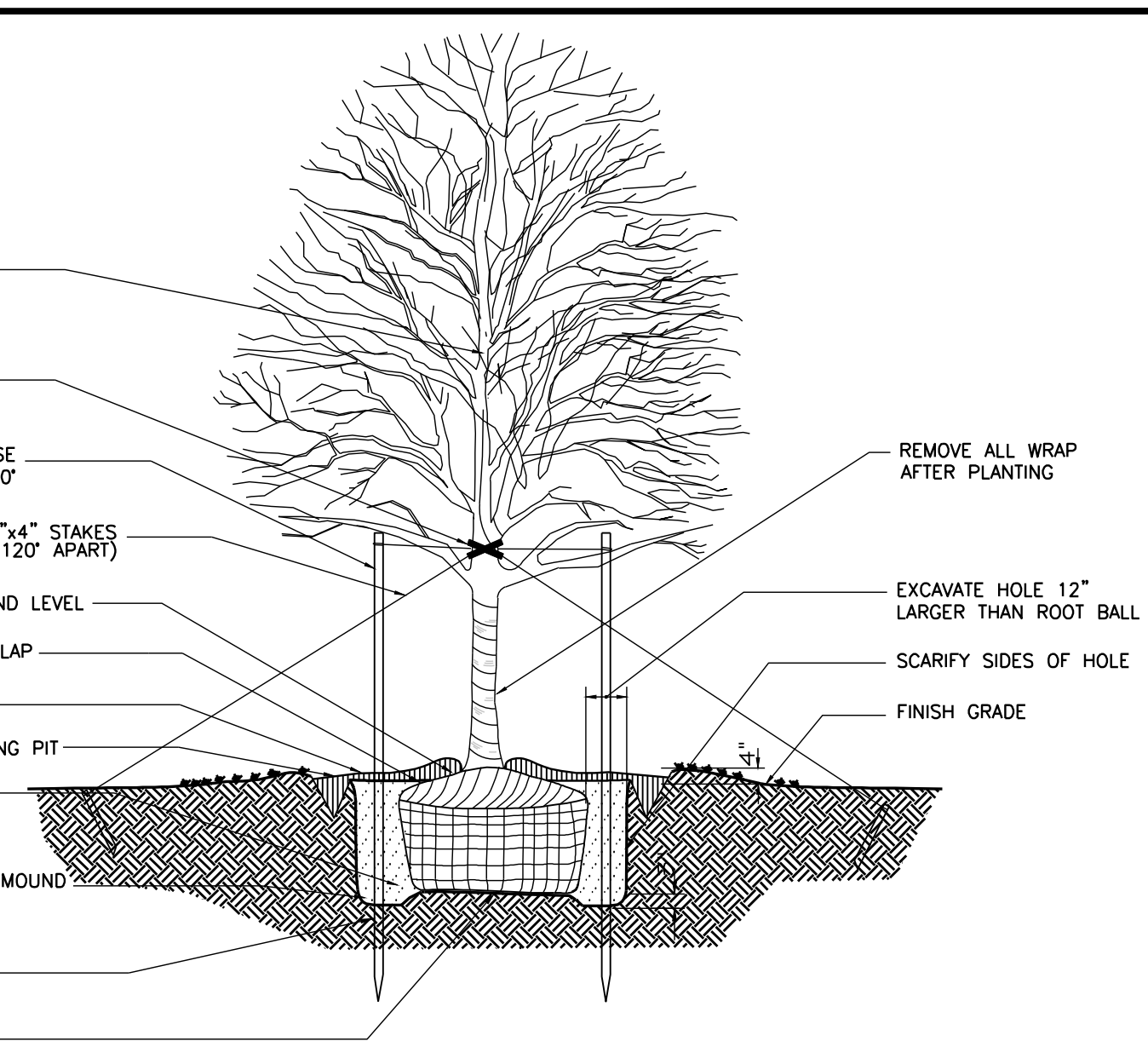
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Sheet **D104**

Date 10-22-2020

Project Number 170504-20420





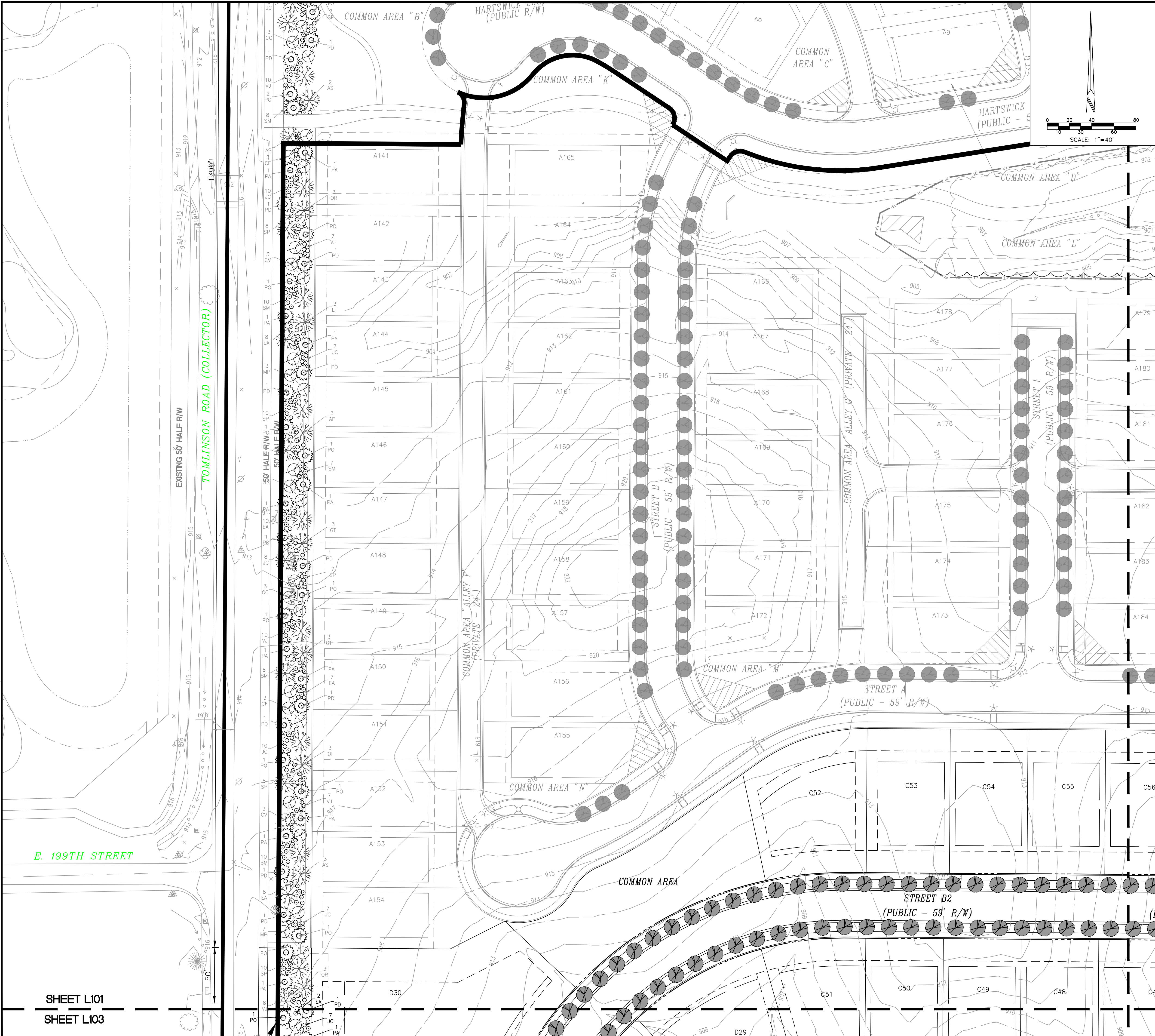
NOT TO SCALE

NOT TO SCALE

THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.

- TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

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SITE PLAN LEGEND

LOT LINE	LOT NUMBER
EASEMENT LINE	STREET LIGHT
RIGHT-OF-WAY	STREET SIGN
SETBACK LINE	SIGN
CENTERLINE STREET	FIRE HYDRANT ASSEMBLY
MATCH LINE	
EXISTING SWALE, CREEK, STREAMS	
POND NORMAL POOL	
TREE PRESERVATION FENCING	
STORM SEWER, MANHOLE, CURB INLET, END SECTION	
SUBSURFACE DRAIN (SSD), CLEANOUT RISER	
ROOF DRAIN, CLEANOUT	
WATER LINE, METER, VALVE	
SANITARY SEWER, MANHOLE	
OVERHEAD ELECTRIC, POLE	
BURIED ELECTRIC, MANHOLE	
GAS LINE, METER, VALVE	

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S.D., D.A.U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.A.U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
R.R. IRREGULAR RADIUS
L. LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
AC± ACRES MORE OR LESS
R/W RIGHT OF WAY

LINE OF SIGHT TRIANGLE	STREET TREE
WETLAND AREA	EVERGREEN TREE
	ORNAMENTAL TREE
	SHADE TREE
	SHRUB

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAMER'	FT. MCNAMER HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNANA 'CANADA RED'	CANADA RED CHOCHECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4.5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

KEYMAP

NOT TO SCALE

NOTE: 'X' REPRESENTS

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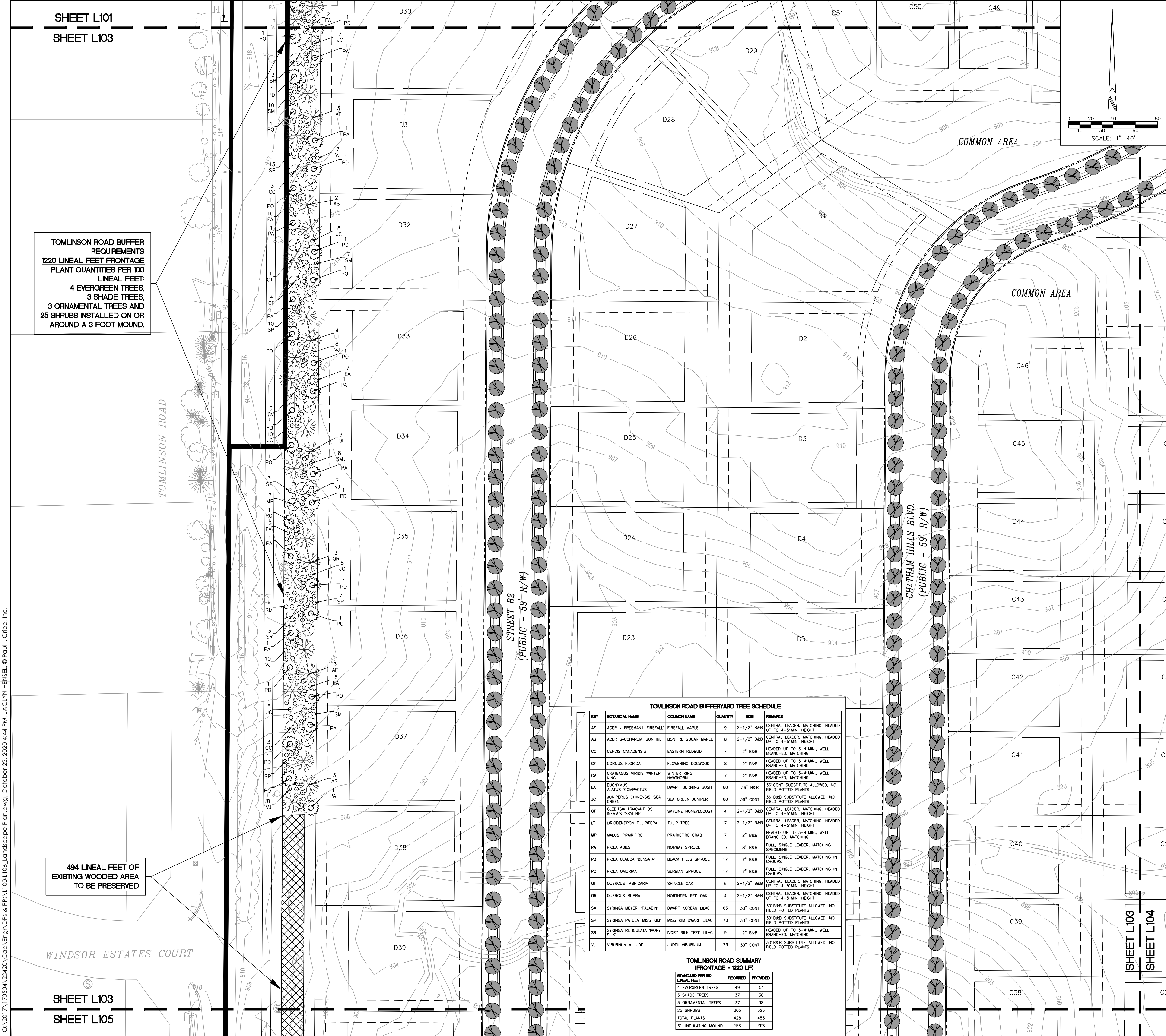
LANDSCAPE PLAN
CHATHAM VILLAGES - PHASE 1 AMENDMENT
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED
SIEV PETER
REGISTERED
PROFESSIONAL ENGINEER
INDIANA
NATIONAL ENGINEER
Date 10-22-2020

811
FOR CALL IN INDIANA
1-800-382-5544
CALL THE TREE

Drawn By:
J. HENSEL
Checked By:
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 40'
Sheet
L101
Date 10-22-2020
Project Number
170504-20420

01/20/21 7:0504/20420/Coast/Engr/DPs & PPs/L100-L106_Landscape Plan.dwg, October 22, 2020 4:44 PM, JACLYN HENSEL, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
SETBACK LINE
CENTERLINE STREET
MATCH LINE
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
TREE PRESERVATION FENCING

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

A18 LOT NUMBER
STREET LIGHT
STREET SIGN
SIGN
FIRE HYDRANT ASSEMBLY

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S.D.U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
I.R.R. IRREGULAR
R. RADIUS
L. LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
A.C.± ACRES MORE OR LESS
R/W RIGHT OF WAY

LINE OF SIGHT TRIANGLE
WETLAND AREA

STREET TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHADE TREE
SHRUB

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAB'	FT. MCNAB HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

KEYMAP
NOT TO SCALE

NOTE: 'X' REPRESENTS THE SHEET SERIES

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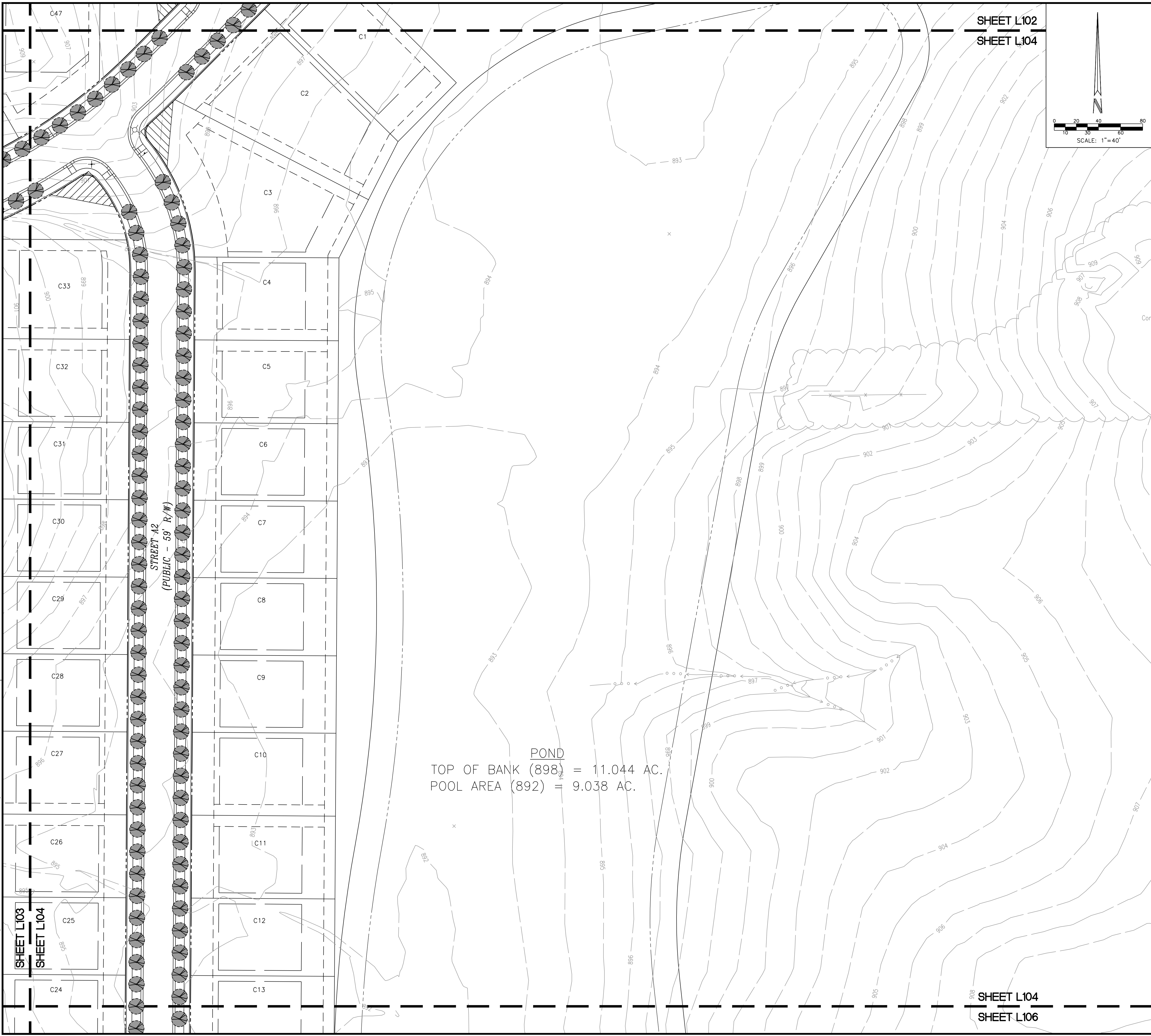
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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

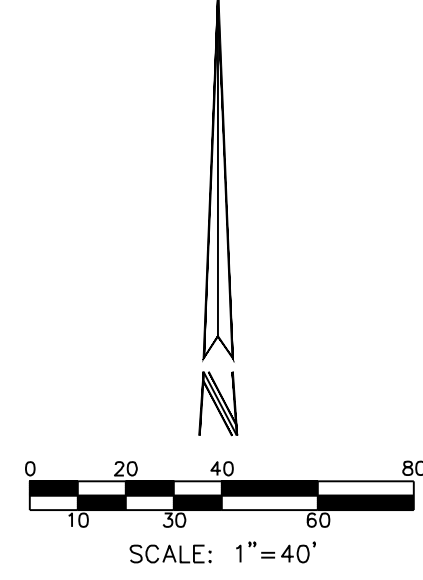
CERTIFIED
STEVE PIERCE
REGISTERED PROFESSIONAL ENGINEER
No. 100000000
Indiana
10-22-2020

811
FOR CALLS IN INDIANA
J.HENSEL
Checked by:
S. PIERCE, PE
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 40'
Date: 10-22-2020
Project Number: 170504-20420

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SHEET L102
SHEET L104



SITE PLAN LEGEND	
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	TREE PRESERVATION FENCING
	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
	ROOF DRAIN, CLEANOUT
	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAS LINE, METER, VALVE
	LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	FIRE HYDRANT ASSEMBLY

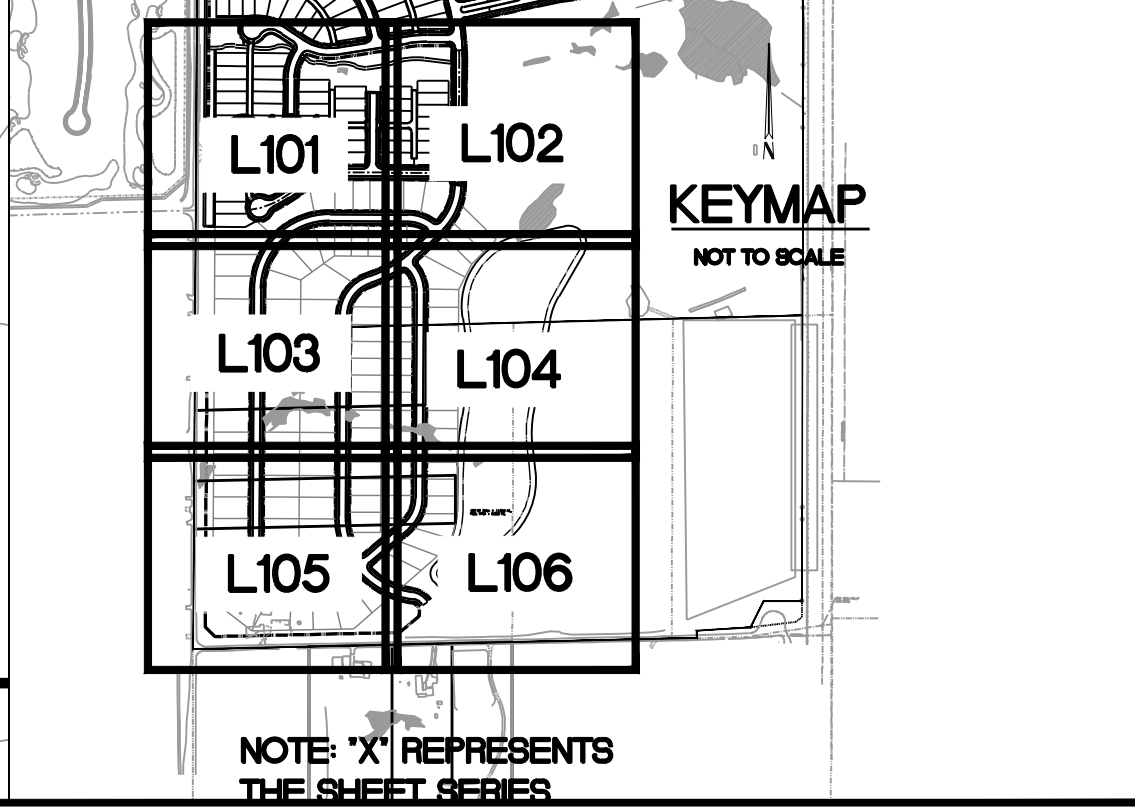
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D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
R.R. RADIUS
L. LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
AC+ ACRES MORE OR LESS
R/W RIGHT OF WAY

	LINE OF SIGHT TRIANGLE
	WETLAND AREA
	STREET TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHADE TREE
	SHRUB

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESULUS x CARNEA 'T. MCNAR'	FT. MCNAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEISTZIA TRICANTHOS 'HYEMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

- STREET TREE LOCATION AND CRITERIA:
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WESTFIELD, IN 46074

CERTIFIED BY

STEVE PIEN
REGISTERED PROFESSIONAL ENGINEER
NO. 100000000
APPROVED FOR CONSTRUCTION
INDIANA
NATIONAL ENGINEER

Date 10-22-2020

FOR CALLS IN INDIANA
J. HENSEL
Checked by:
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE

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Sheet
L104
Date 10-22-2020
Project Number
170504-20420

494 LINEAL FEET OF
EXISTING WOODED AREA
TO BE PRESERVED

STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	49	51
3 SHADE TREES	37	38
3 ORNAMENTAL TREES	37	38
25 SHRUBS	305	326
TOTAL PLANTS	428	453
3' UNDULATING MOUND	YES	YES

STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	56	56
3 SHADE TREES	42	42
3 ORNAMENTAL TREES	42	42
25 SHRUBS	350	348
TOTAL PLANTS	490	492
3' UNDULATING MOUND	YES	YES

TOMLINSON ROAD BUFFER
REQUIREMENTS
1220 LINEAL FEET FRONTAGE
PLANT QUANTITIES PER 100
LINEAL FEET:
4 EVERGREEN TREES,
3 SHADE TREES,
3 ORNAMENTAL TREES AND
25 SHRUBS INSTALLED ON OR
AROUND A 3 FOOT MOUND.

TOMLINSON ROAD BUFFERYARD TREE SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	
AF	ACER x FREEMANI 'FIREBALL'	FIREBALL MAPLE	9	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
AS	ACER SACCHARINUM 'BONIFIRE'	BONIFIRE SUGAR MAPLE	8	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
CC	CERCUS CANADENSIS	EASTERN REDBUD	7	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	7	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
EC	ECDORNIUS SP. 'CHAMPAGNE SPARKLES'	DWARF BURNING BUSH	60	36" B&B	36 CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
JA	JUNIPERUS COMMUNIS 'SPINOSA GREEN'	SEA GREEN JUNIPER	60	36" CONT	36 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
GT	GLEDITSIA TRACANTHOS 'NORWAY SKYLINE'	SKYLINE HONEYLOCUST	4	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
MP	MAULIS 'PRAIRIEFIRE'	PRAIRIEFIRE CRAB	7	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
PA	PICEA ABIES	NORWAY SPRUCE	17	8" B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS	
PD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	17	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS	
PO	PICEA OMORICA	SERBAN SPRUCE	17	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS	
Q	QUERCUS IMBRICARIA	SHINGLE OAK	6	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
OR	QUERCUS RUBRA	NORTHERN RED OAK	4	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	63	30" CONT	30 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
SP	SYRINGA PATULA MISS MISS KISS	MISS KISS DWARF LILAC	70	30" CONT	30 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
SR	SYRINGA RETICULATA 'NORY SLK'	NORY SLK TREE LILAC	9	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
VJ	VEIBURNUM x JUDDI	JUDDI VEIBURNUM	73	30" CONT	30 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	

100TH STREET BUFFERY/RAVINE SUE SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	
AF	ACER x FREEMANI FIREFALL	FIREFALL MAPLE	7	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
AS	ACER SACCHARUM BONIFIRE	BONIFIRE SUGAR MAPLE	6	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
CC	CERCUS CANADENSIS	EASTERN REDBUD	8	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
CV	CRATAEGUS VIRIDIS WINTER KING	WINTER KING HAWTHORN	8	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
EA	EUDORUM	DWARF BURNING BUSH	60	36" CONT	36 CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
JC	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	72	36" CONT	36 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
GT	GLEDITSIA TRACINATA TREASURES SKYLINE	SKYLINE HONEYLOCUST	6	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	8	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
MP	MALUS PRAIFRERE	PRAIFRERE CRAB	8	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
PA	PICEA ABIES	NORWAY SPRUCE	19	8" B&B	FULL, SINGLE LEADER, MATCHING SPREADS	
PD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	19	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS	
PI	PICEA OMORICA	SERBAN SPRUCE	18	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS	
Q	QUERCUS IMBRICARIA	SHINGLE OAK	8	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
OR	QUERCUS RUBRA	NORTHERN RED OAK	7	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT	
SM	SYRINGA MEYERI PALABIN	DWARF KOREAN LILAC	75	30" CONT	30 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
SP	SYRINGA PATULA MISS KIM	MISS KIM DWARF LILAC	72	30" CONT	30 BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	
SR	SYRINGA RETICULATA VORY SLIK	VORY SLIK TREE LILAC	10	2" B&B	HEADED UP TO 3-4 MIN., WELL BRANCHED, MATCHING	
VJ	VIORNIUM x JUDDI	JUDDI VIORNIUM	73	30" CONT	NO BAB SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS	

TOMLINSON ROAD BUFFER REQUIREMENTS

1400 LINEAL FEET FRONTAGE

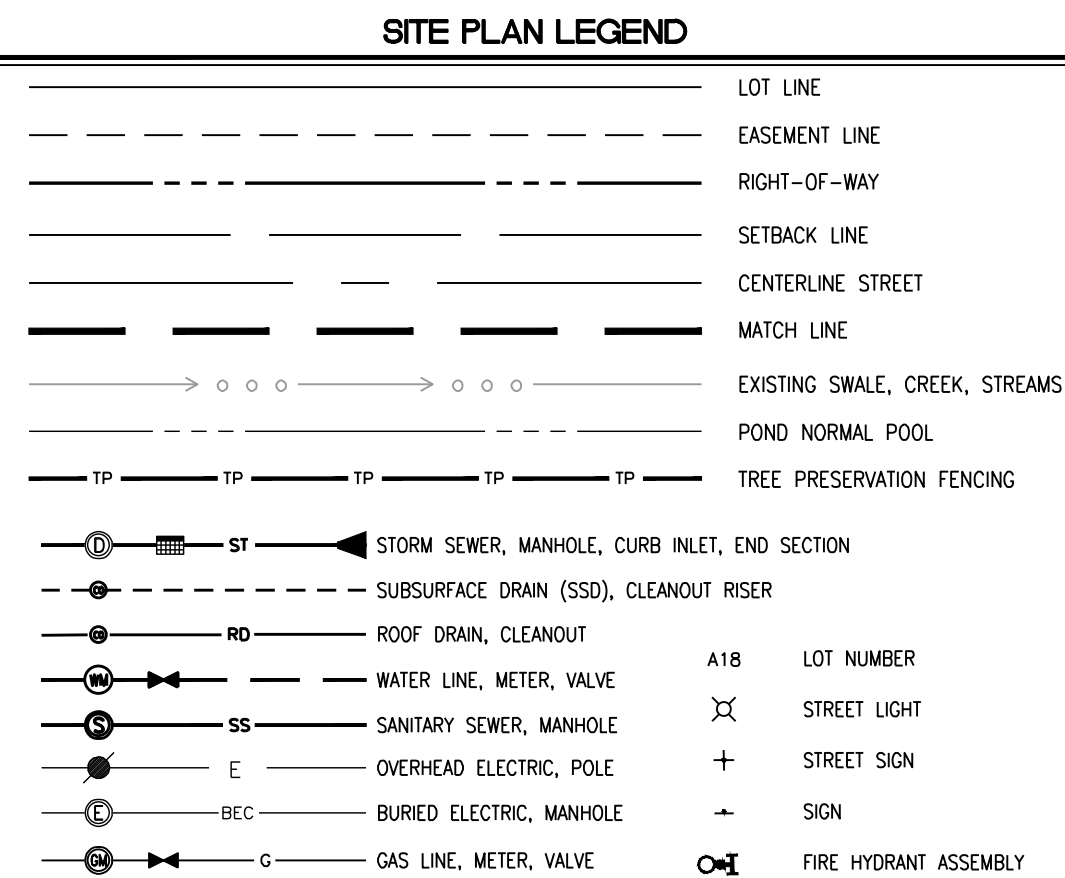
PLANT QUANTITIES PER 100 LINEAL FEET:

4 EVERGREEN TREES,

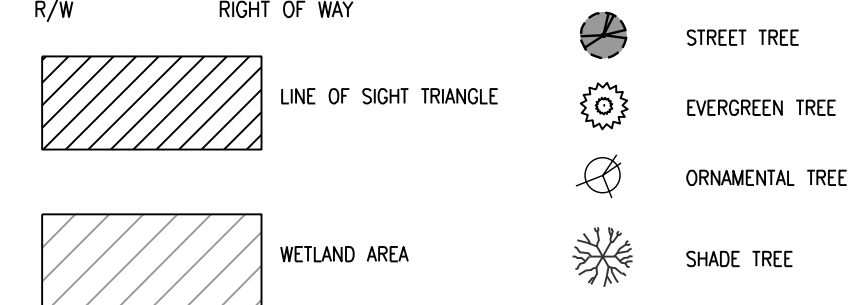
3 SHADE TREES,

3 ORNAMENTAL TREES AND 25 SHRUBS INSTALLED

ON OR AROUND A 3 FOOT MOUND.



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S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.E.	SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
IRREG.	IRREGULAR
R	RADIUS
L	LENGTH
VAR.	VARIABLE
S.A.	SQUARE FEET
AC±	ACRES MORE OR LESS

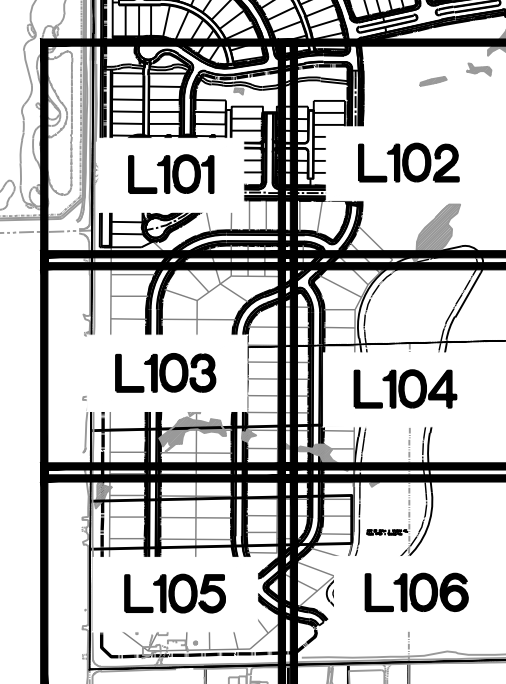


STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AEOLUSUS x CARNEA 'T1, MONAR'	FT. MONAR HOME CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MONAR'	GREEN MONAR SHADY MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA THIRACANTENS 'WENTZKE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRINUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKERCHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS RUBRICA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS IMBERBIA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'VORY SILK'	VORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TL	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x FRONTERI	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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

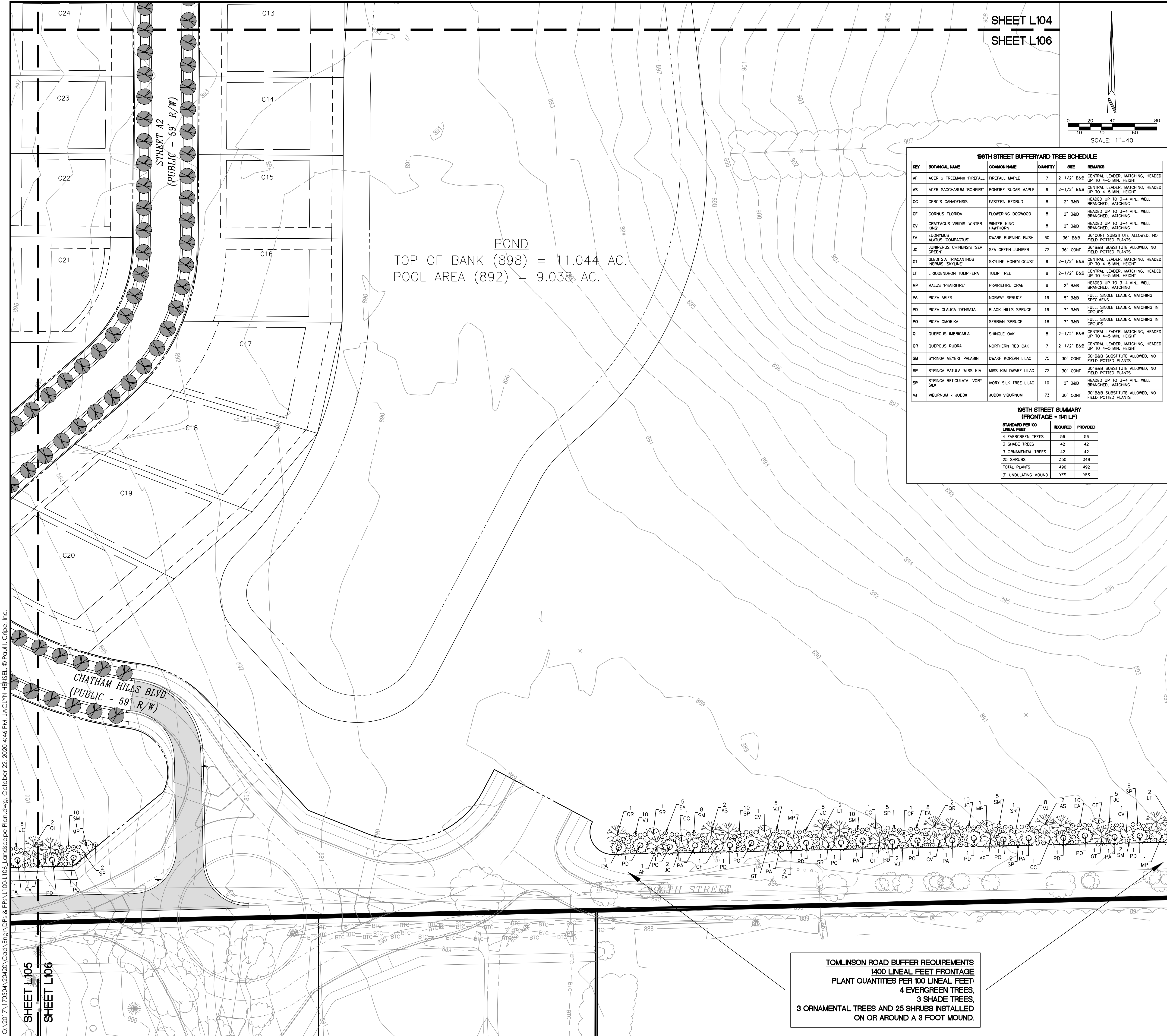
NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.



KEYMAP
NOT TO SCALE

NOTE: 'X' REPRESENTS

CR:2017170504/20420/Coastal/Engr/DPs & PPs/L100-L106_Landscape Plan.dwg, October 22, 2020 4:46 PM, JACLYN HENSEL © Paul I. Cripe, Inc.





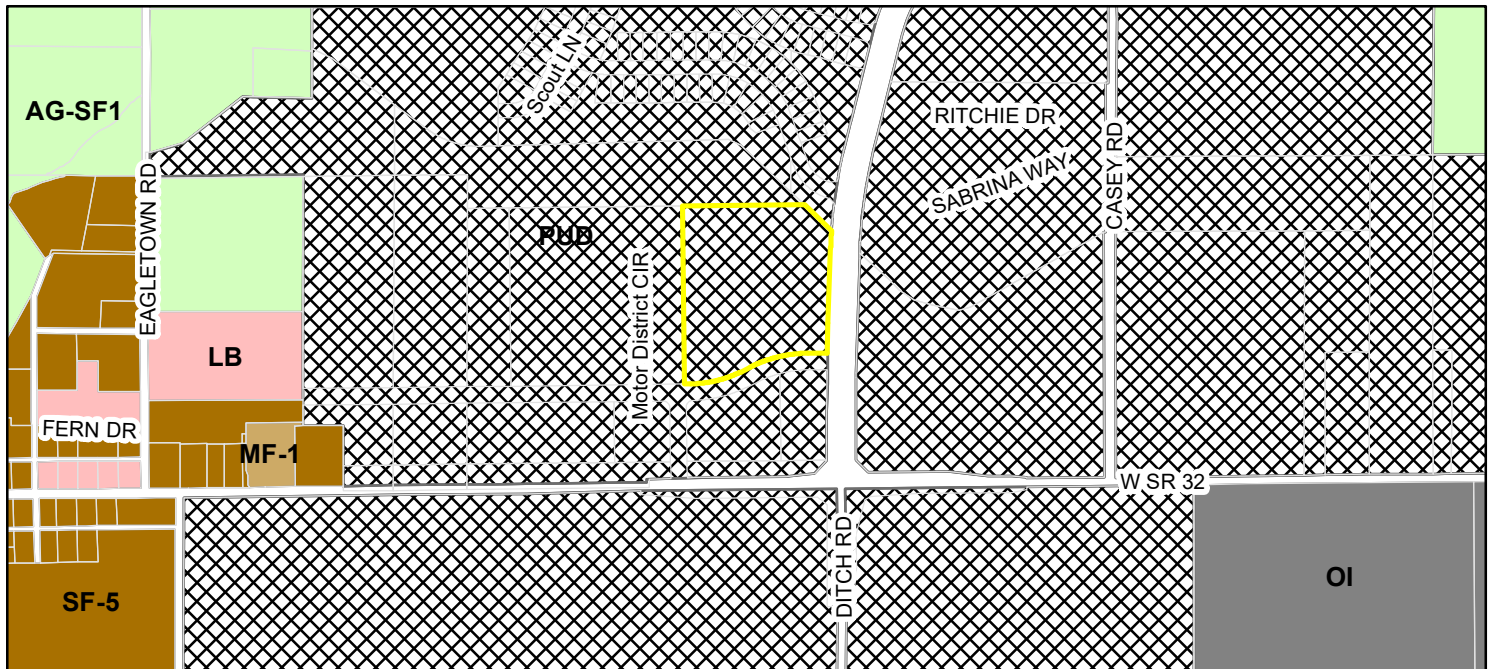
Property Location Map
Unlimited Motors
Detailed Development Plan
2010-DDP-23



Aerial Location Map



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	OI (Open Industrial)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-5 (Single Family - 5)
LB (Local Business)	

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 08/21/2020 (JOB #: B39244) PREPARED BY MILLER SURVEYING, INC. THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME: CITY OF WESTFIELD, COMMUNITY NUMBER 18053, MAP NUMBER 18057C0120 G, PANEL NUMBER 0120 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP # 18057C0120 G
EFFECTIVE DATE: NOVEMBER 19, 2014.

CITY OF WESTFIELD STANDARDS

CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD'S CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.



ENGINEER:

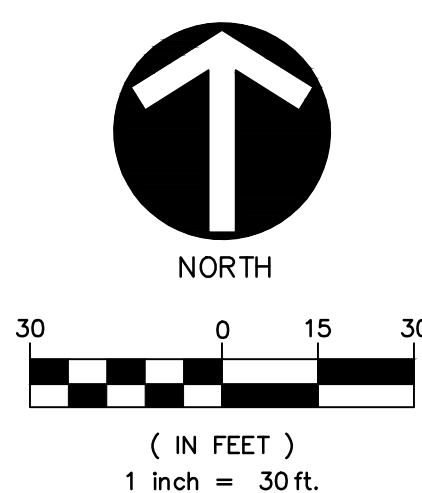
CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: JOSEPH LESE
(317) 978-1100

ARCHITECT:

PROGRESS STUDIO, LLC
5915 COLLEGE AVENUE, SUITE 213
INDIANAPOLIS, INDIANA 46220
ATTN: JOSEPH LESE
(317) 978-1100



REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	10/08/20	REV. PER WESTFIELD TAC REVIEW	BSC	BSC
2	10/26/20	REV. PER WESTFIELD TAC REVIEW	BSC	BSC

DEVELOPMENT SUMMARY

PROPOSED BUILDING G.S.F. = 51,367±
LOT AREA = 9.00± AC.
ZONING: PUD - GENERAL COMMERCIAL
CUSTOMER PARKING SPACES PROVIDED = 34
EMPLOYEE PARKING SPACES PROVIDED = 488±
SALES AND DISPLAY PARKING SPACES PROVIDED = 178±
OUTDOOR VEHICLE STORAGE/RECONDITIONING = 178±
ANTICIPATED CONSTRUCTION START/END DATE:
NOVEMBER, 2020 / SEPTEMBER, 2021

LEGEND:

- PROPERTY BOUNDARY
- LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 03/C7.0
1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON
2" - 220#/SYD. HMA BITUMINOUS INTERMEDIATE 19.0mm ON
6" COMPACTED AGGREGATE #53 BASE ON ENGR. APPROVED
GEGRID** ON COMPACTED SUBGRADE OR TREATED SUBGRADE.
** DESIGNATES CONSTRUCTION ALTERNATE
- HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C7.0
1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON
3" - 330#/SYD. HMA BITUMINOUS INTERMEDIATE 19.0mm ON
8" COMPACTED AGGREGATE #53 BASE ON ENGR. APPROVED
GEGRID** ON COMPACTED SUBGRADE OR TREATED SUBGRADE.
** DESIGNATES CONSTRUCTION ALTERNATE
- 8" R/W CONCRETE PAVEMENT ON 6" COMP. AGG. #53 BASE
- PROPOSED 6" CONCRETE PAVEMENT. SEE DETAIL 01/C7.0
DUMPSTER ENCLOSURE APPROACH/REACTION PAD = 8" CONC. PAVEMENT
- PROPOSED CONCRETE SIDEWALK. SEE PLAN NOTES FOR THICKNESS.
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND

PLAN NOTES:

- (A) 6" STRAIGHT CONC. CURB. SEE DETAIL 05/C7.0
- (B) 6" CONC. FILLED BOLLARD W/ THERMOPLASTIC COVER. SEE DETAIL 17/C7.0
- (C) COMBINED CURB & WALK. SEE DETAIL 04/C7.0
- (D) COMBINED CONC. CURB & GUTTER - CITY OF WESTFIELD DETAIL SHEET C7.1
- (E) 4" THICK CONCRETE SIDEWALK - CITY OF WESTFIELD DETAIL SHEET C7.1
- (F) 6" THICK CONCRETE SIDEWALK
- (G) 2" DEPRESSED CONCRETE CURB & GUTTER.
CITY OF WESTFIELD DETAIL SHEET C7.1
- (H) BRICK INSET DETECTABLE WARNING STRIP PER INDOT STD. DWGS. E 604-SWCR
- (I) FLUSH WITH PAVEMENT
- (J) TYPICAL PARKING SPACE MARKING. SEE DETAILS 08 & 10/C7.0
- (K) TRAFFIC SIGNAGE. SEE DETAIL 15 & 16/C7.0
- (L) ADA ACCESSIBLE RAMP. REFER TO INDOT STD. DWGS. E 604-SWCR
- (M) PRECAST CONCRETE WHEEL STOP (QTY. 10). SEE DETAIL 09/C7.0
- (N) 2" CONC. ROLL CURB & GUTTER
CITY OF WESTFIELD DETAIL SHEET C7.1
- (O) 5" CONC. SIDEWALK IN R/W - CITY OF WESTFIELD DETAIL SHEET C7.1
- (P) TAPER CURB FLUSH TO WALK/PVMT.
- (Q) TRASH ENCLOSURE. REFER TO ARCH. PLANS FOR DETAILS
- (R) STOP SIGN, R-1 (30"x30")

SITE LAYOUT NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPS ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADII TO BACK OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- ALL EXCAVATED AREAS TO BE SEEDDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- ALL CUSTOMER AND EMPLOYEE PARKING SPACE DIMENSIONS ARE TO BE 9' WIDE BY 18' DEEP MIN. UNLESS OTHERWISE SPECIFIED.

SEE SHEET C2.1 FOR CONTINUATION

FFE = 915.50
PROPOSED BUILDING
42,780 ± G.S.F.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

TOURNAMENT TRAIL

UTILITY LOCATE NOTE

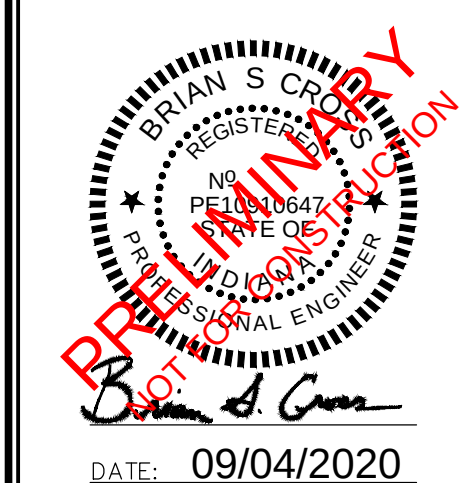
INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

PROGRESS STUDIO, LLC
5915 COLLEGE AVENUE, SUITE 213
INDIANAPOLIS, IN 46220

CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



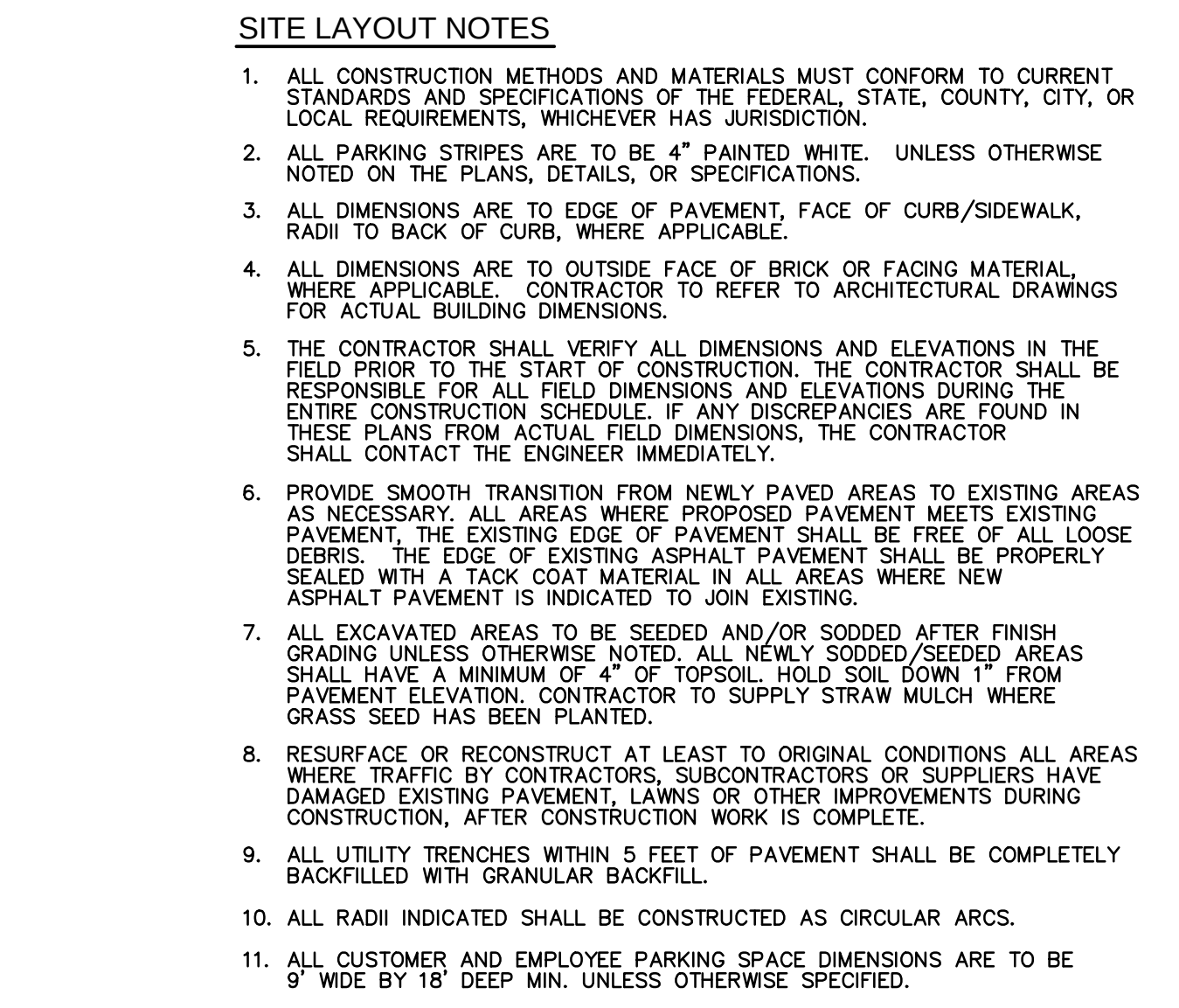
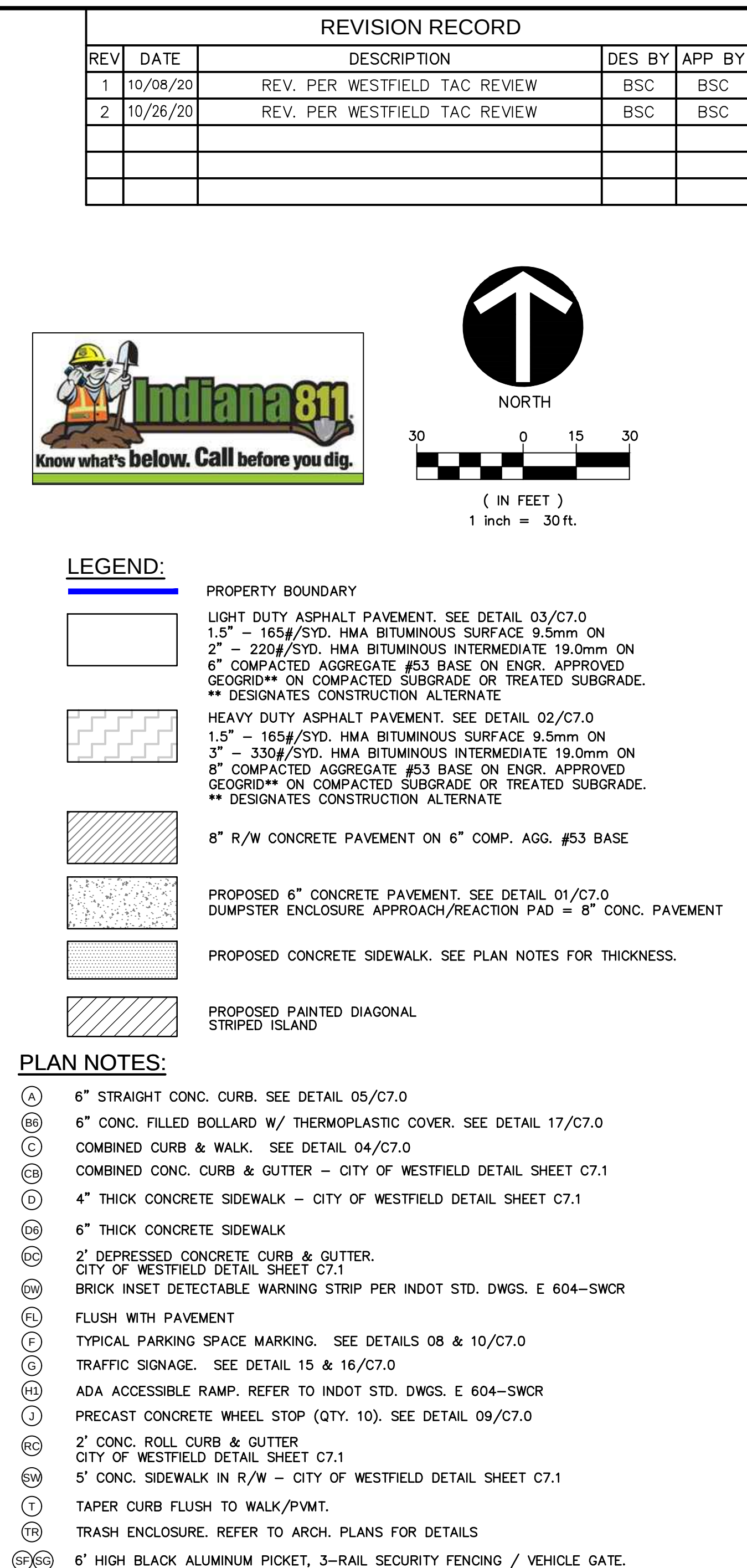
DWN BY: EAG
CHKD. BY: BSC
SCALE: 1" = 30'
DATE: 09/04/20

UNLIMITED MOTORS / LOT 2 - GRISTMILL CROSSING
DITCH ROAD & TOURNAMENT TRAIL
WESTFIELD, IN 46074

SITE PLAN
(SHEET 1 OF 2)

PROJECT NUMBER
PST.001

DRAWING NUMBER
C2.0
SHEET 2 OF 20



SCALE: 1"=100'

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

PROPOSED BUILDING G.S.F. = 51,367± G.S.F.
LOT AREA = 9,00± Ac.
ZONING: PUD - GENERAL COMMERCIAL
CUSTOMER PARKING SPACES PROVIDED = 34
EMPLOYEE PARKING SPACES PROVIDED = 64
SALES AND DISPLAY PARKING SPACES PROVIDED = 488±
OUTDOOR VEHICLE STORAGE/RECONDITIONING = 178±
ANTICIPATED CONSTRUCTION START/END DATE:
NOVEMBER, 2020 / SEPTEMBER, 2021

CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD'S CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

SITE PLAN
(SHEET 2 OF 2)

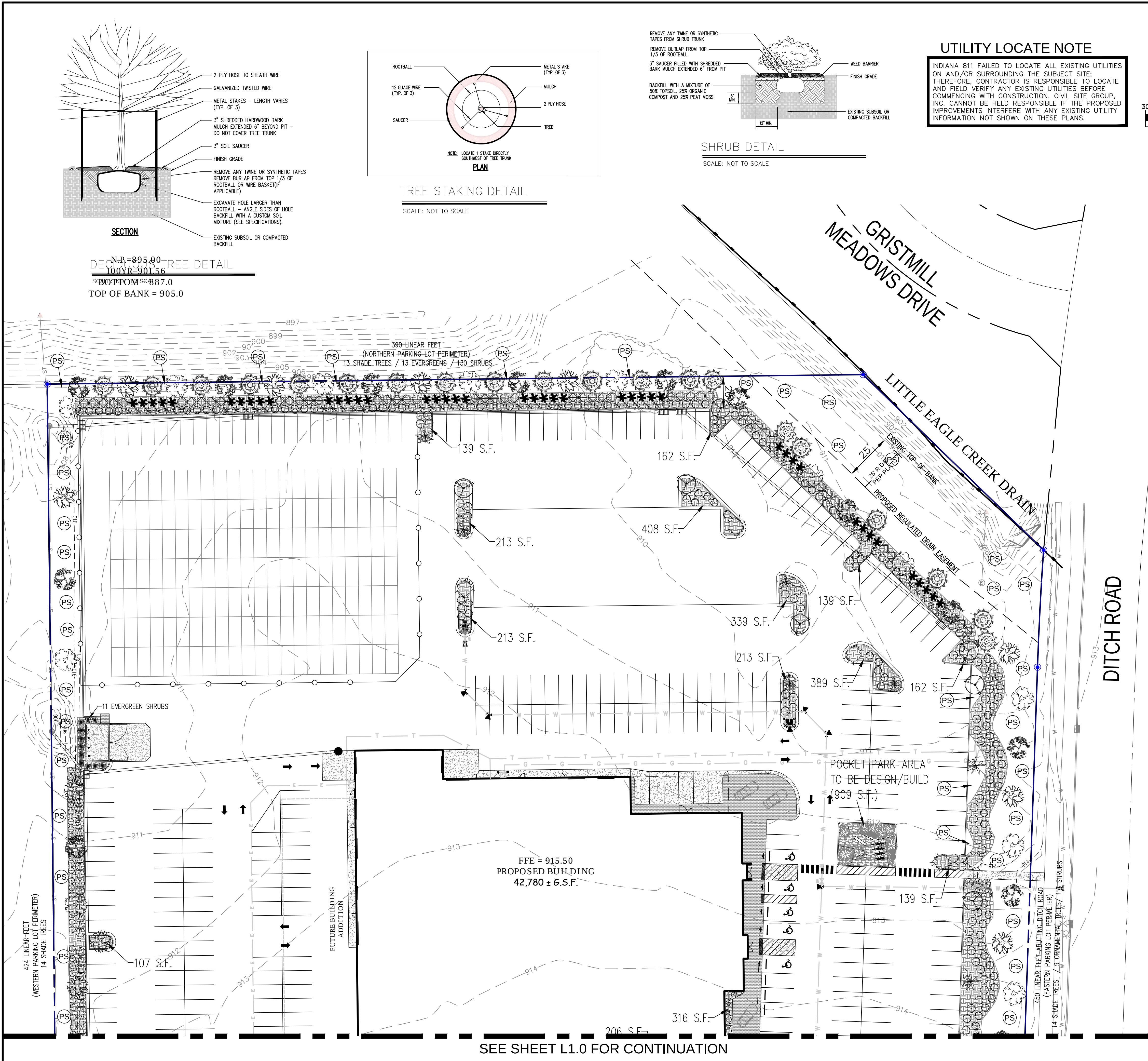
DRAWING NUMBER
C2.1
SHEET 3 OF 20

DATE: 09/04/2015

DWN BY: EAG

PROGRESS TUDIO, LLC
5915 COLLEGE AVENUE, SUITE 213
INDIANAPOLIS, IN 46220

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



REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	10/08/20	REV. PER WESTFIELD TAC REVIEW	BSC	BSC
2	10/26/20	REV. PER WESTFIELD TAC REVIEW	BSC	BSC

INDIANA 811

Know what's below. Call before you dig.

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

LANDSCAPE NOTE

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

CITY OF WESTFIELD STANDARDS

CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD'S CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.

ENGINEER:

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

SURVEYOR:

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

ARCHITECT:

PROGRESS STUDIO, LLC
5915 COLLEGE AVENUE, SUITE 213
INDIANAPOLIS, INDIANA 46220
ATTN: JOSEPH LESE
(317) 978-1100

SHRUB PLANTING SCHEDULE

SYMBOL	Quantity	Species
○	90	SPIREA 'CRISP LEAF', SPIRAEA X BUMALDA 'CRISPA' - (Min. 18" Height)
✱	51	"DWARF FOUNTAIN GRASS" - (Min. 18" Height)
⊖	47	Myrica Pensylvanica - "BAYBERRY" (Min. 18" Height)
⊙	11	THUJA OCCIDENTALIS PYRAMIDALIS ARBORVITAE - (Min. 4' Height)
✱	57	Taxus Baccata 'Repandens' - "DWARF ENGLISH YEWE" (Min. 18" Height)
○	136	Ilex Glabra "Compacta" - Compact Inkberry (Min. 18" Height)
○	192	Buxus microphylla - "LITTLELEAF BOXWOOD" (Min. 18" Height)
⊗	78	Perennial Flowering Plant (Daylilies, Hydrangeas, Bee Balm (Monarda Didyma), or other acceptable perennial species - (Min. 18" High at Planting)
⊖	71	BEE BALM, MONARDA DIDYMA - (Min. 12" High at Planting)
⊗	44	KNOCKOUT SHRUB ROSE (Rosa Radrazz) - (Min. 18" High at Planting)
○	14	Tiny Tuff Stuff (Hydrangea serrata "MAKD" USPP 24,842) (Min. 12" at Planting)

TREE PLANTING SCHEDULE

SYMBOL	Quantity	Species
⊙	17	Glenditsia triacanthos - Thornless Honey Locust (Min. 2" Caliper & 8' Min. Height) **Large Shade Tree**
⊙	20	Zelkova serrata - Zelkova (Min. 2" Caliper & 8' Min. Height) **Large Shade Tree**
⊙	16	Tilia tomentosa - Silver Linden "STERLING SILVER" (Min. 2" Caliper & 8' Min. Height) **Large Shade Tree**
⊙	19	Amelanchier var. - Serviceberry (Min. 2" Caliper) **Ornamental Tree**
⊙	22	Cercis canadensis - Redbud (Min. 2" Caliper) **Ornamental Tree**
⊙	27	Cornus mas - Cornelian Cherry - (Min. 2" Caliper) **Ornamental Tree**
⊙	20	Picea Abies - "NORWAY SPRUCE" (6' Min. Height) **Evergreen Tree**

PROGRESS STUDIO, LLC
5915 COLLEGE AVENUE, SUITE 213
INDIANAPOLIS, IN 46220

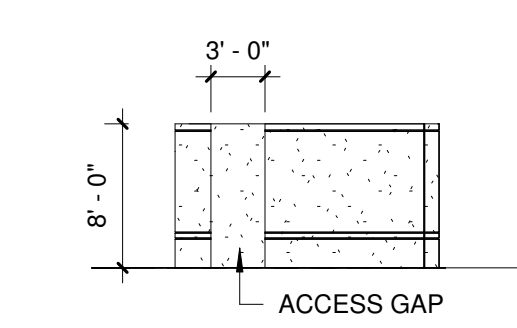
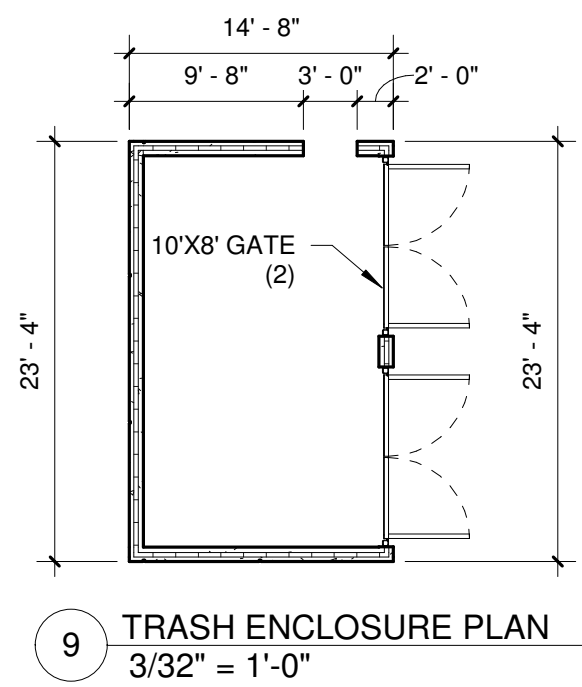
CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
Ph: (317) 810-1677 Fax: (317) 810-1679

UNLIMITED MOTORS / LOT 2 - GRISTMILL CROSSING
DITCH ROAD & TOURNAMENT TRAIL
WESTFIELD, IN 46074

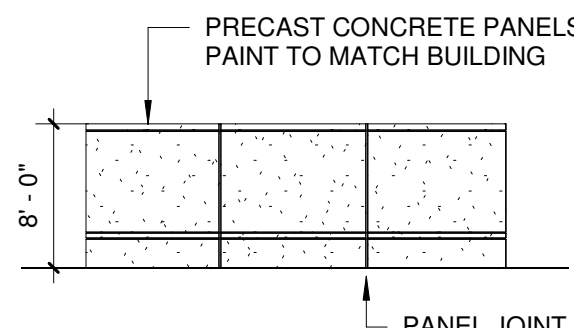
LANDSCAPE PLAN
(SHEET 2 OF 2)

PROJECT NUMBER
PST.001

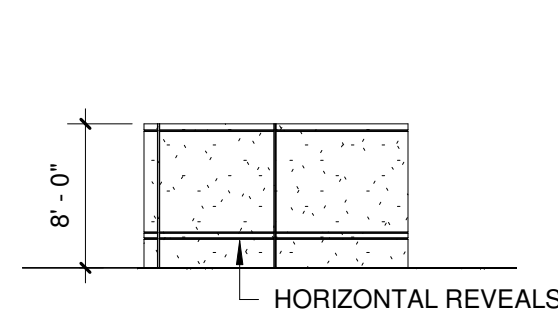
DRAWING NUMBER
L1.1
SHEET 18 OF 20



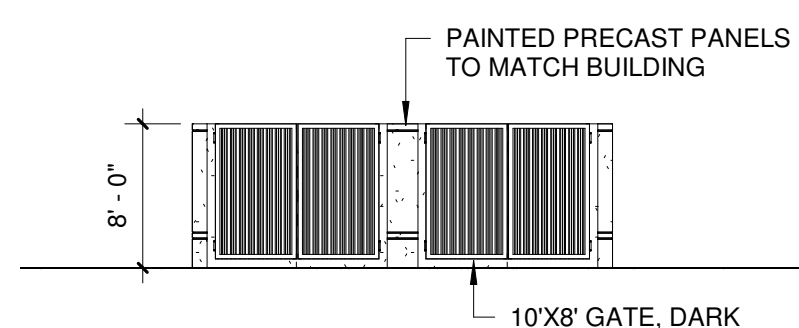
8 NORTH TRASH ENCLOSURE
3/32" = 1'-0"



7 WEST TRASH ENCLOSURE
3/32" = 1'-0"



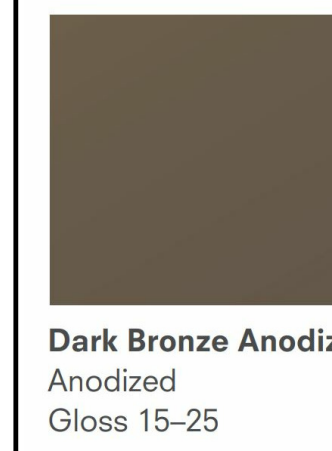
6 SOUTH TRASH ENCLOSURE
3/32" = 1'-0"



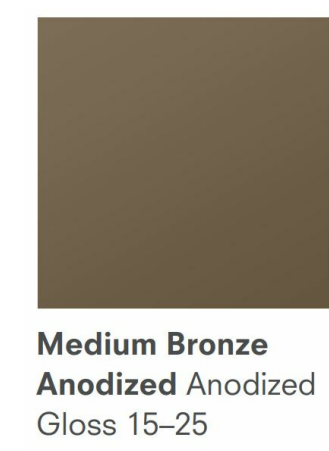
5 EAST TRASH ENCLOSURE
3/32" = 1'-0"

9 TRASH ENCLOSURE PLAN
3/32" = 1'-0"

EXTERIOR FINISH LEGEND



Dark Bronze Anodized
Anodized
Gloss 15-25
M-1



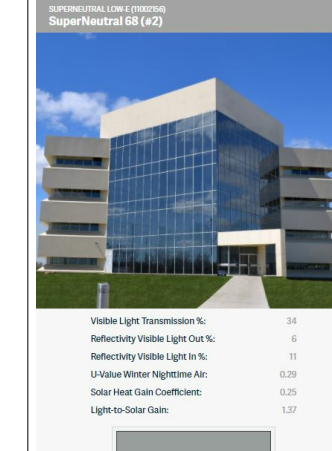
Medium Bronze Anodized
Anodized
Gloss 15-25
M-2



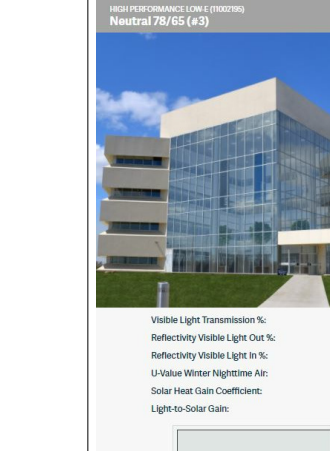
JLR Champagne
Metallic PVDF 2
Gloss 20-30
M-3



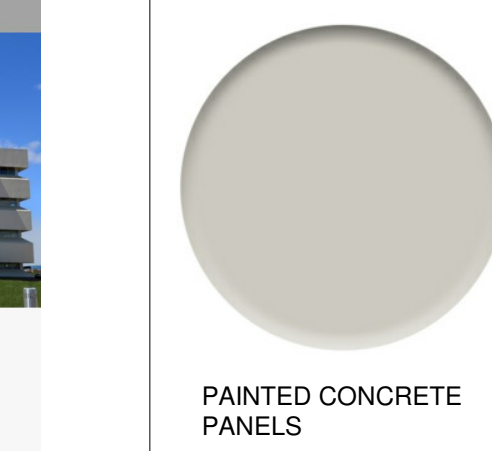
Carb Red
SMP
Gloss 75-85
M-4



GL-1



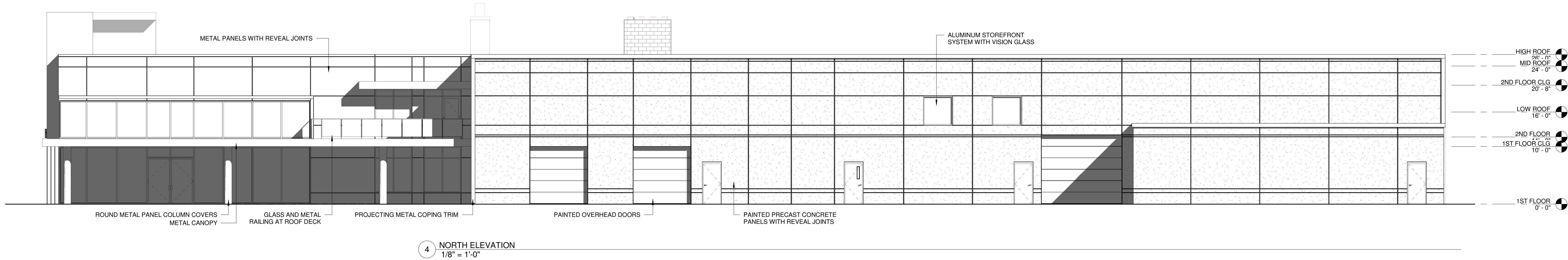
GL-2
SP-2



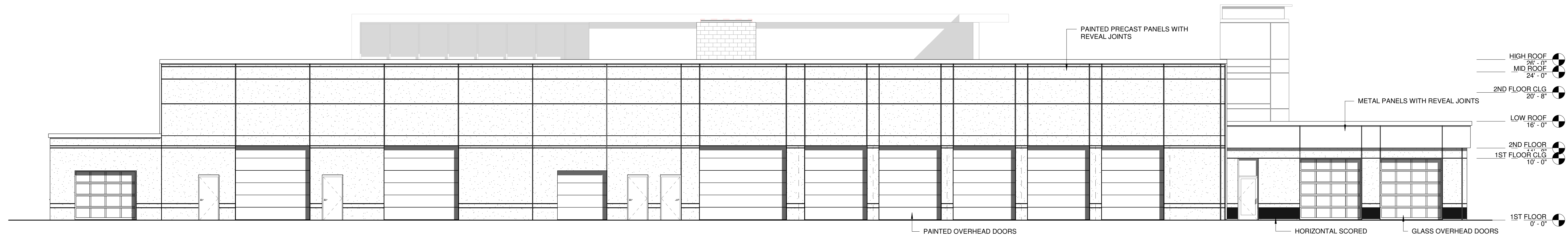
PAINTED CONCRETE
PANELS
PT-1



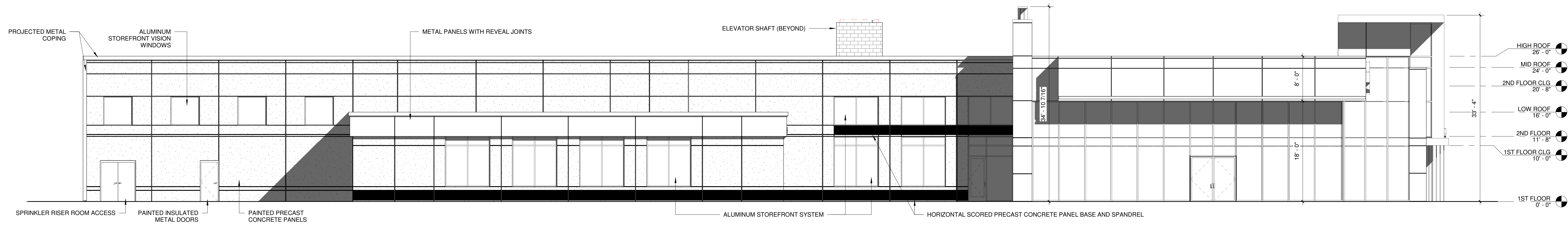
PAINTED DOORS
PT-2



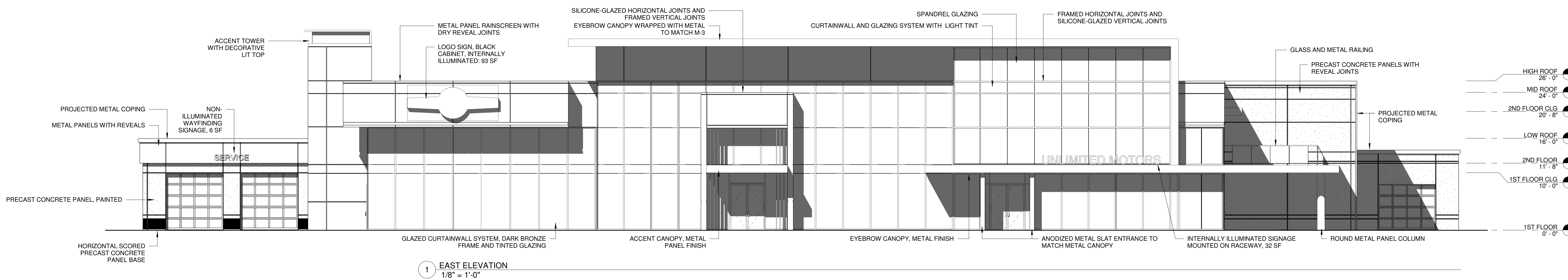
4 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

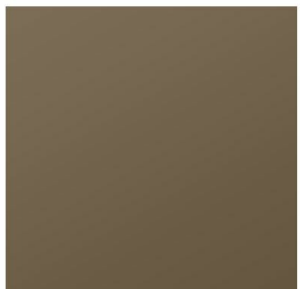
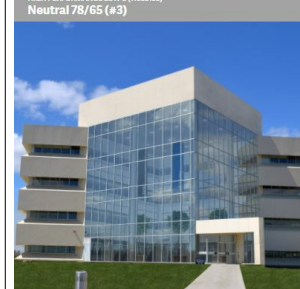
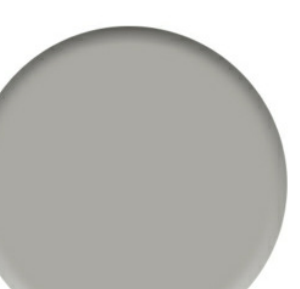


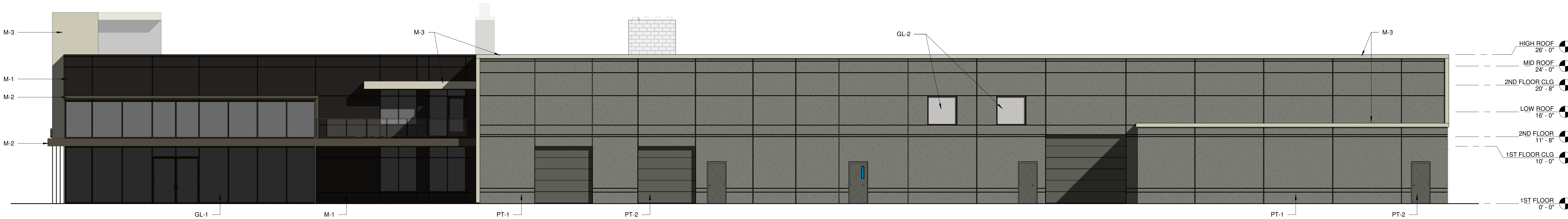
2 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

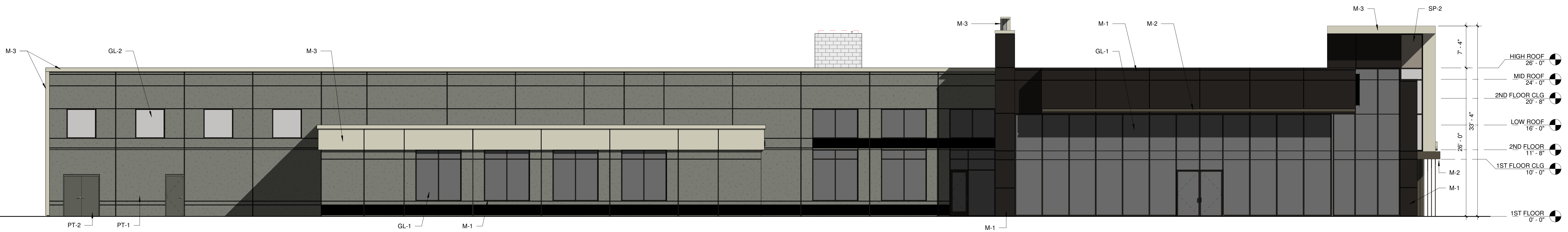
							
Dark Bronze Anodized Anodized Gloss 15-25	Medium Bronze Anodized Anodized Gloss 15-25	3LR Champagne Metallic PVDF 2 Gloss 20-30	Carb Red SMP Gloss 75-85			PAINTED CONCRETE PANELS	PAINTED DOORS
M-1	M-2	M-3	M-4	M-4	GL-1 SP-2	PT-1	PT-2



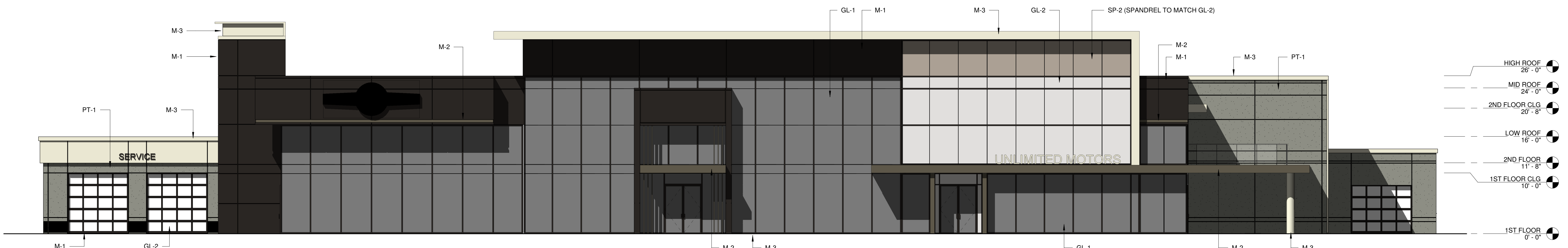
4 NORTH ELEVATION - COLOR
1/8" = 1'-0"



3 WEST ELEVATION - COLOR
1/8" = 1'-0"



2 SOUTH ELEVATION - COLOR
1/8" = 1'-0"



1 EAST ELEVATION - COLOR
1/8" = 1'-0"



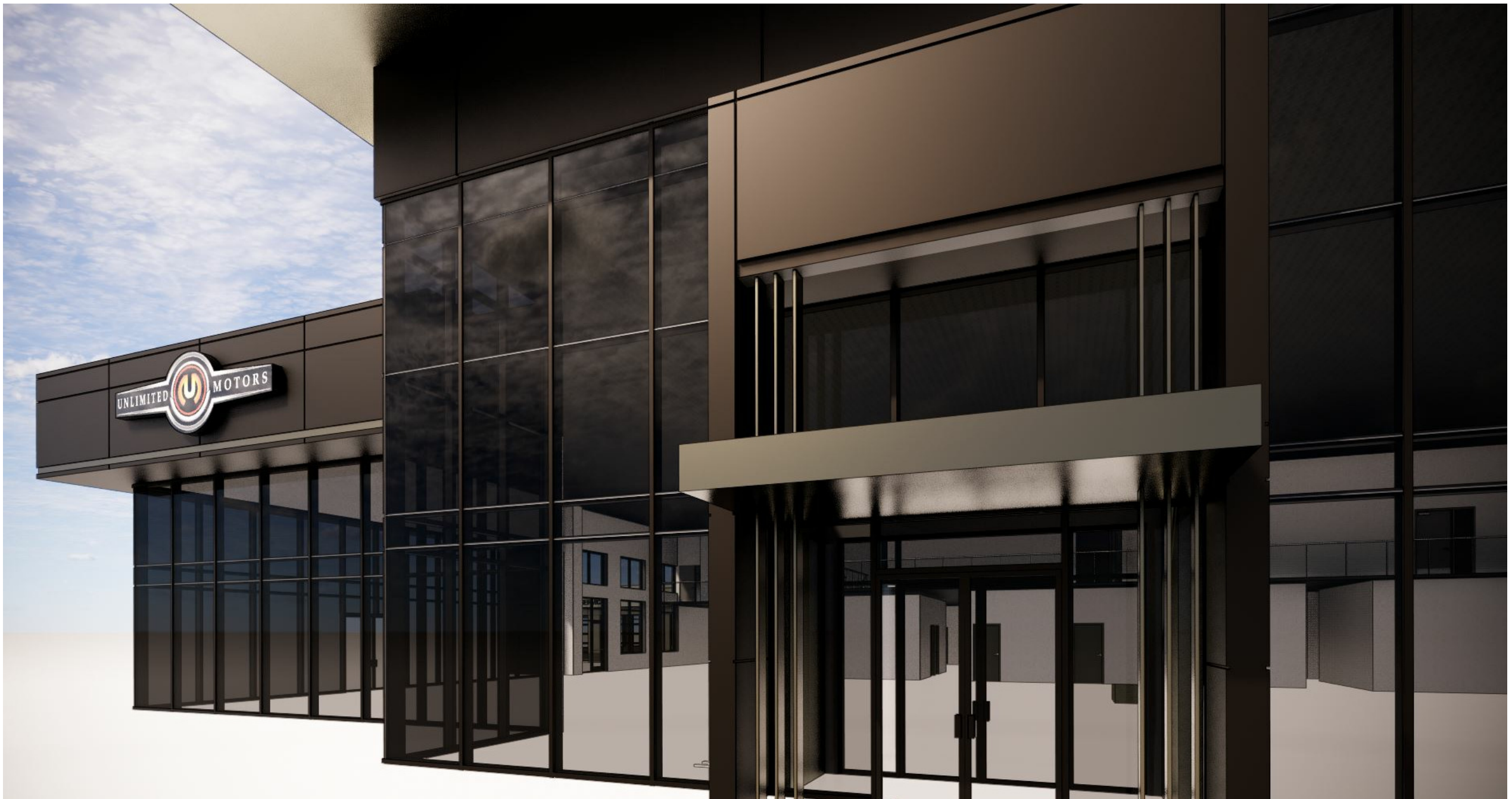
SERVICE AND CARWASH WEST PERSPECTIVE VIEW



SERVICE EGRESS PERSPECTIVE VIEW



CUSTOMER SERVICE ENTRANCE PERSPECTIVE VIEW



CUSTOMER SERVICE ENTRANCE PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE ELEVATION



SOUTHEAST PERSPECTIVE ELEVATION



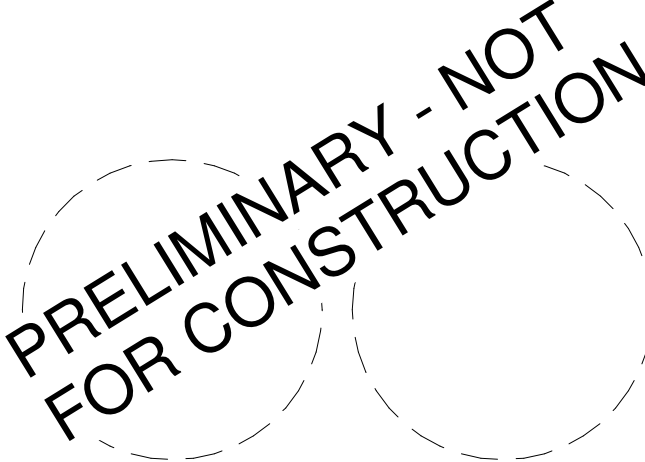
EAST PERSPECTIVE ELEVATION



PREPARED FOR
Elhaj Enterprises, LLC
15362 Whistling Lane
Carmel, IN 46033

PROJECT
UNLIMITED MOTORS
TBD Tournament Trail
Westfield, IN 46074

CERTIFICATION



NO.	DATE	DESCRIPTION
--	09/03/2020	WESTFIELD TAC SUBMITTAL

DRAWN BY: TJUEL
REVIEWED BY: JEL

PROJECT NUMBER 19025

SHEET TITLE

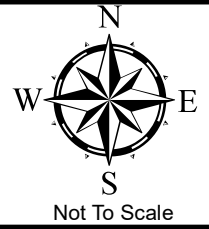
**EXTERIOR
PRELIMINARY
PERSPECTIVES**

SHEET NUMBER

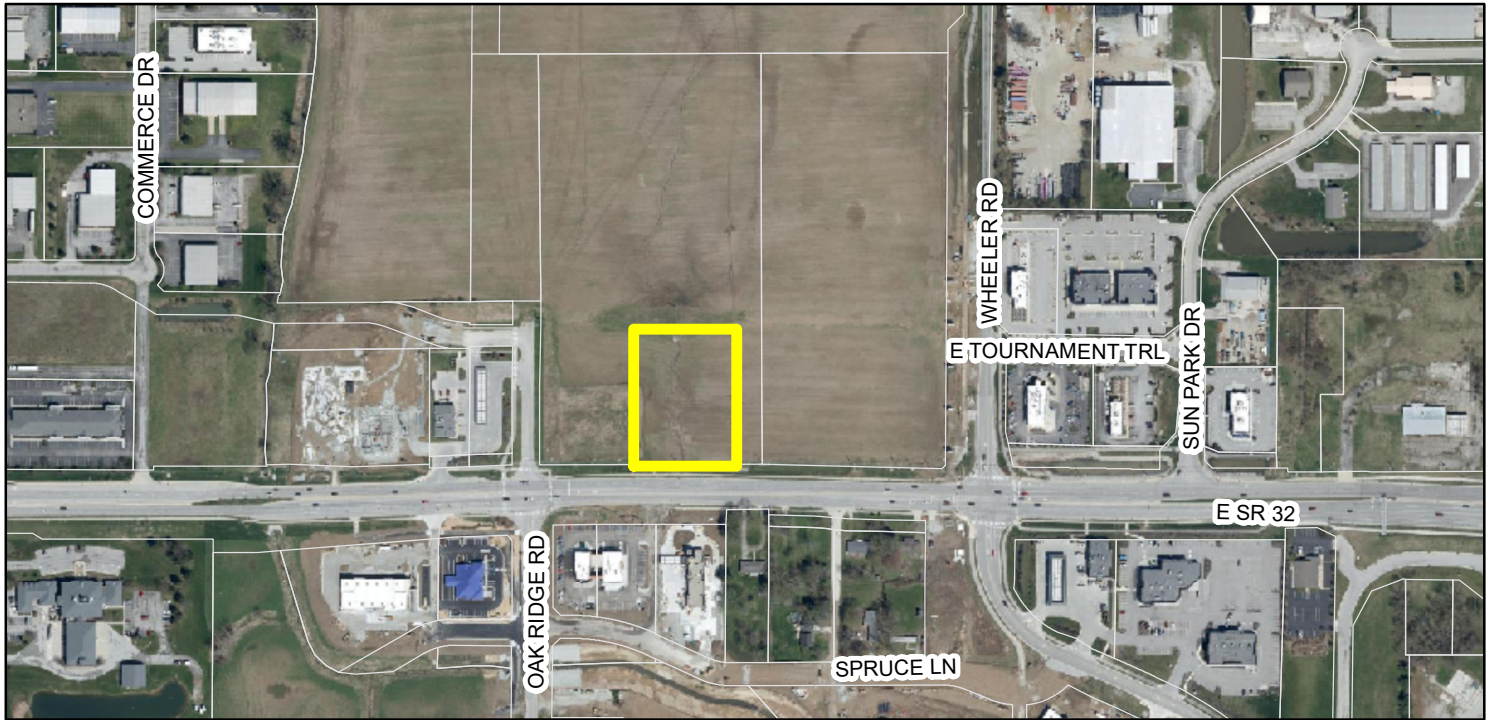
A203



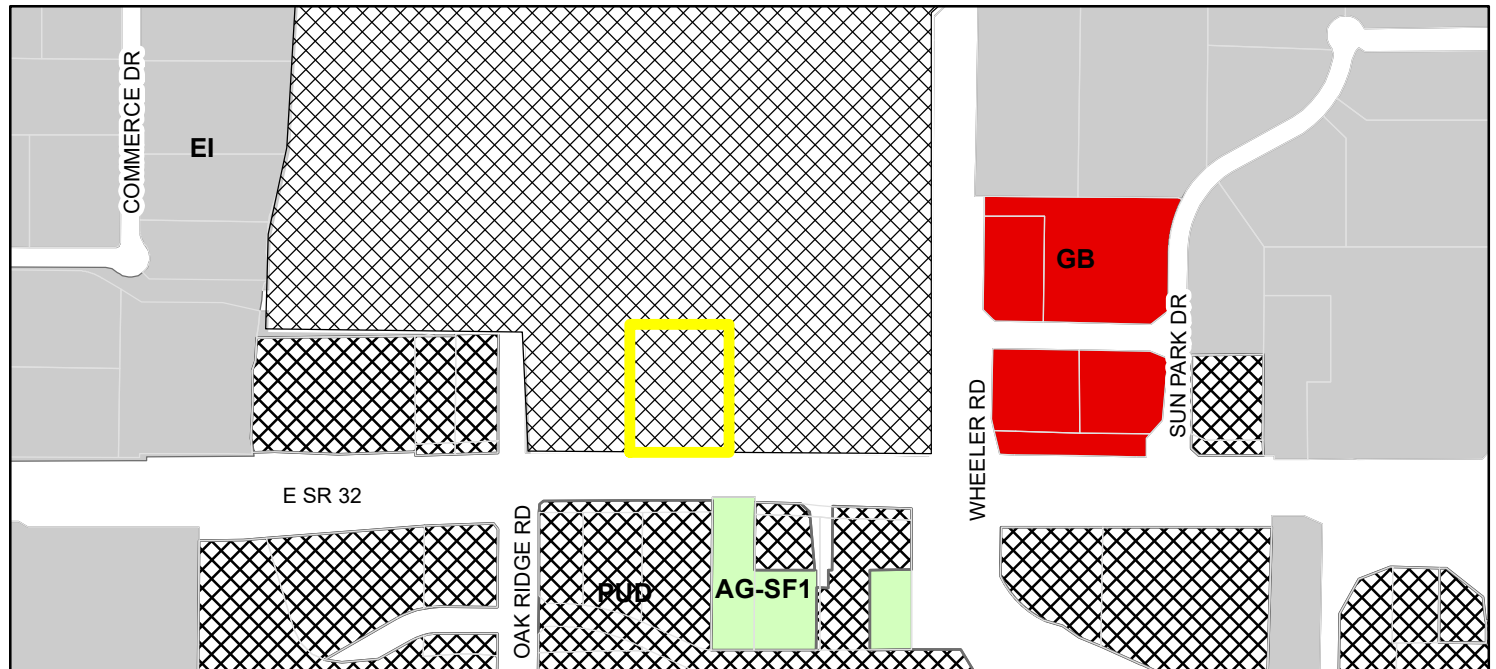
Property Location Map
Chick-fil-A (Wheeler Landing)
Detailed Development Plan
2010-DDP-26



Aerial Location Map



Zoning Map



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

SITE PLAN DESIGN NOTES & KEY PLAN

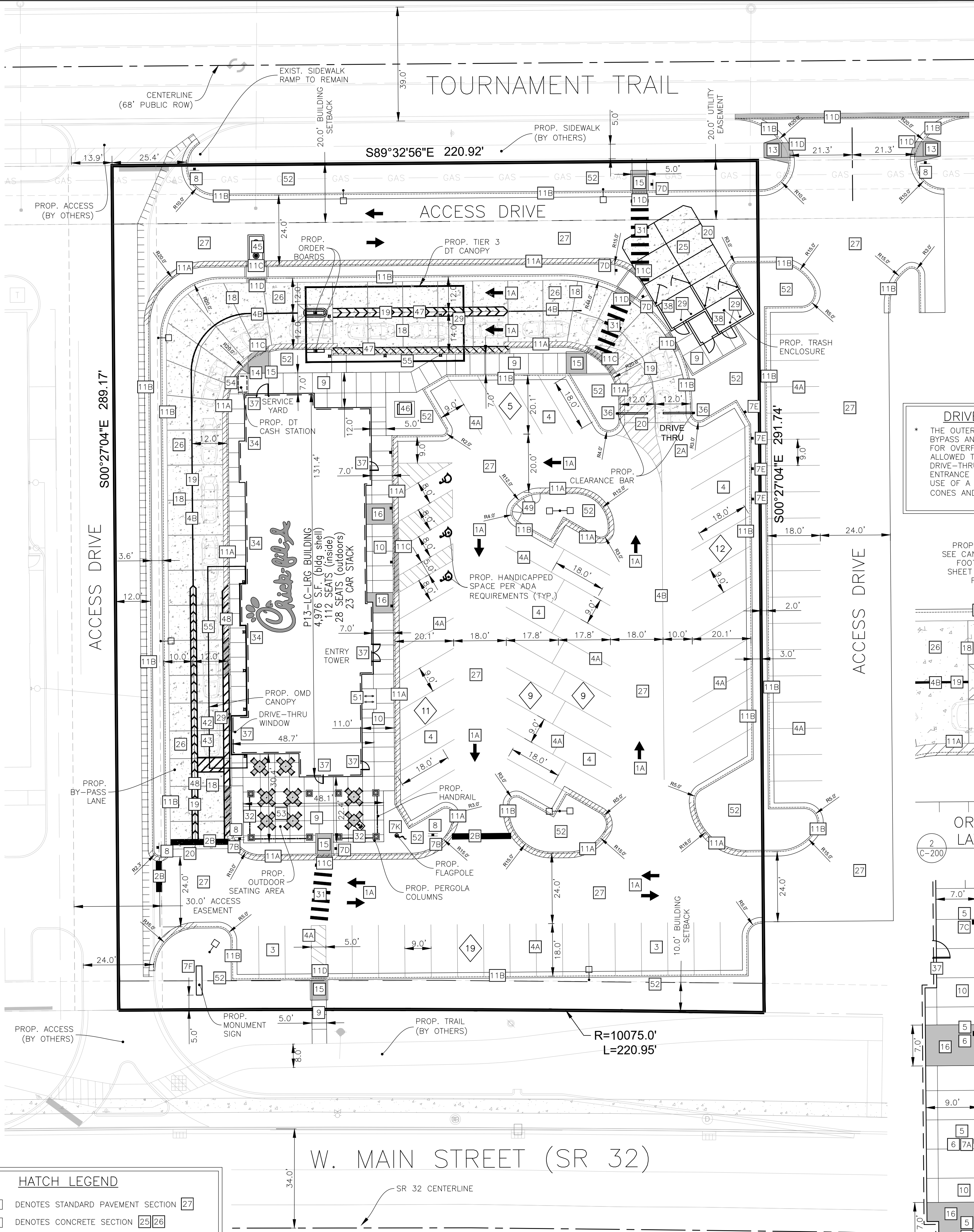
- 1A DIRECTIONAL ARROW
1B PAINTED HANDICAP PARKING SYMBOL
2A DRIVE-THRU GRAPHICS
2B STOP LINE GRAPHIC
3 STANDARD PARKING STALL (9.0'x18.0') PER CODE
4 STANDARD 60 DEGREE PARKING STALL
4A 4" SOLID WHITE STRIPING
4B 4" SOLID YELLOW STRIPING
4C 4" SKIP-DASH YELLOW STRIPING
5 BOLLARD MOUNTED SIGN
6 ADA ACCESSIBLE PARKING SIGN
7 DIRECTIONAL SIGNAGE

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)

7A THRU 7D (SEE SIGNAGE LEGEND, THIS SHEET)

- 7E CHICK-FIL-A MONUMENT, SEE SIGNAGE PACKAGE
7F CHICK-FIL-A "ENTER" SIGN, SEE SIGNAGE PACKAGE
7H CHICK-FIL-A "EXIT" SIGN, SEE SIGNAGE PACKAGE
7I CHICK-FIL-A "DRIVE THRU" SIGN, SEE SIGNAGE PACKAGE
7J DRIVE THRU ORDERING STATION, SEE SIGNAGE PACKAGE
7K FLAGPOLE, 50', SEE SIGNAGE PACKAGE

- 8 STOP SIGN, 40', SEE SIGNAGE PACKAGE
9 TYPICAL CONCRETE SIDEWALK, 5' MIN.
10 7' WIDE SIDEWALK w/ CURB & GUTTER
11 24" CONCRETE CURB & GUTTER
11A SPILLING CURB SECTION
11B CATCHING CURB SECTION
11C DEPRESSED SPILLING CURB
11D DEPRESSED CATCHING CURB
12 CONCRETE PAVEMENT SECTIONS
13 HANDICAP RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)
14 HANDICAP RAMP w/ FLARED SIDES (IN SIDEWALK)
15 RETURNED CURB HANDICAP RAMP
16 SIDEWALK (ADA COMPLIANT) RAMP
17 DETECTABLE WARNING DEVICE
18 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
19 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
20 PAVEMENT EDGE DETAIL
21 CONTRACTION JOINT
22 KEYED CONSTRUCTION JOINT
23 LONGITUDINAL BUTT JOINT
24 EXPANSION JOINT
25 CONCRETE APRON @ TRASH ENCLOSURE
26 CONCRETE PAVEMENT DRIVE-THRU LANE
27 TYPICAL HMA PAVEMENT SECTION
28 BUTT JOINT
29 CONCRETE BOLLARD
30 MULTI-LANE DIRECTIONAL GRAPHICS
31 CROSSWALK MARKINGS
32 ALUMINUM HANDRAIL
33 TYPICAL ADA RAMP & HANDRAIL
34 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
35 ROLLOVER/MOUNTABLE CURB
36 DRIVE-THRU CLEARANCE BAR
37 ENTRY DOOR FROST SLAB DETAIL
38 SCREENED REFUSE ENCLOSURE FOUNDATION
39 MENU BOARD LOOP DETECTION SYSTEM
40 MENU BOARD LOOP DETECTION SYSTEM (ISO VIEW)
41 DRIVE-THRU ORDER POINT ISLAND
42 DRIVE-THRU PLAN FLUSH WITH FFE
43 DRIVE-THRU ISOMETRIC PLAN
44 DRIVE-THRU PLAN - 2" BELOW FFE
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 DRIVE-THRU STRIPING
48 MEAL DELIVERY AREA STRIPING
49 LANDSCAPE & IRRIGATION PROTECTOR
50 SOLID PLASTIC WHEEL STOP
51 BIKE RACK
52 LANDSCAPED AREA
53 TYPICAL LOCATION FOR OUTDOOR TABLES (SEE EQUIPMENT SCHEDULE)
54 CONCRETE PAD FOR OPTIONAL CASH STATION
55 FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS



SITE DATA:

- PARCEL ID #: 08-05-36-00-00-042.000
- ZONING: PUD
- LOT #: LOT 2 BLOCK C
- LOT SIZE: 64,081± SQ. FT. (1.471 ACRES)

BUILDING DATA:

- BUILDING FLOOR AREA: 4,976± SQ. FT.
- OUTDOOR PATIO AREA: 1,232 SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES
- TOTAL NUMBER OF SEATS = 144
- INDOOR SEATS = 112
- OUTDOOR SEATS = 32

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 62
- NUMBER OF ADA SPACES: 3
- TOTAL NUMBER OF SPACES PROVIDED: 65
- TOTAL NUMBER OF SPACES REQUIRED:
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

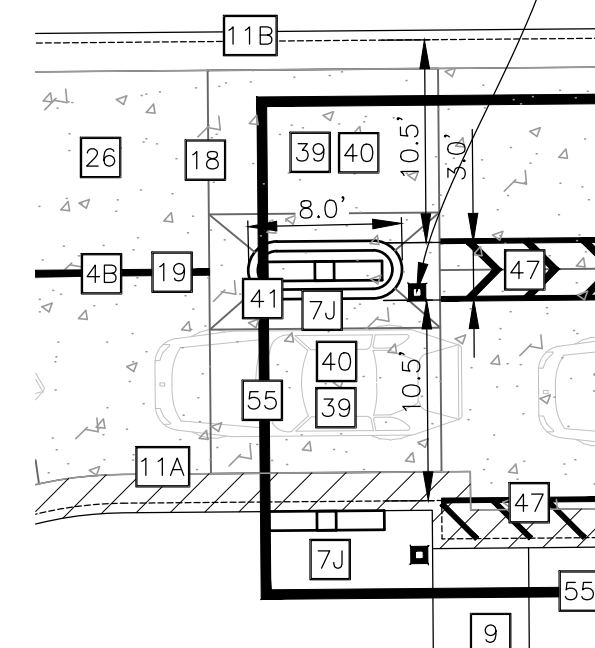
RESTAURANTS:

- 1 SPACE PER 3 SEATS OF SERVING + 1 SPACE FOR EACH EMPLOYEE ON PRIMARY SHIFT.
- (144/3) + 15 = 63 SPACES

DRIVE-THRU LANE NOTE:

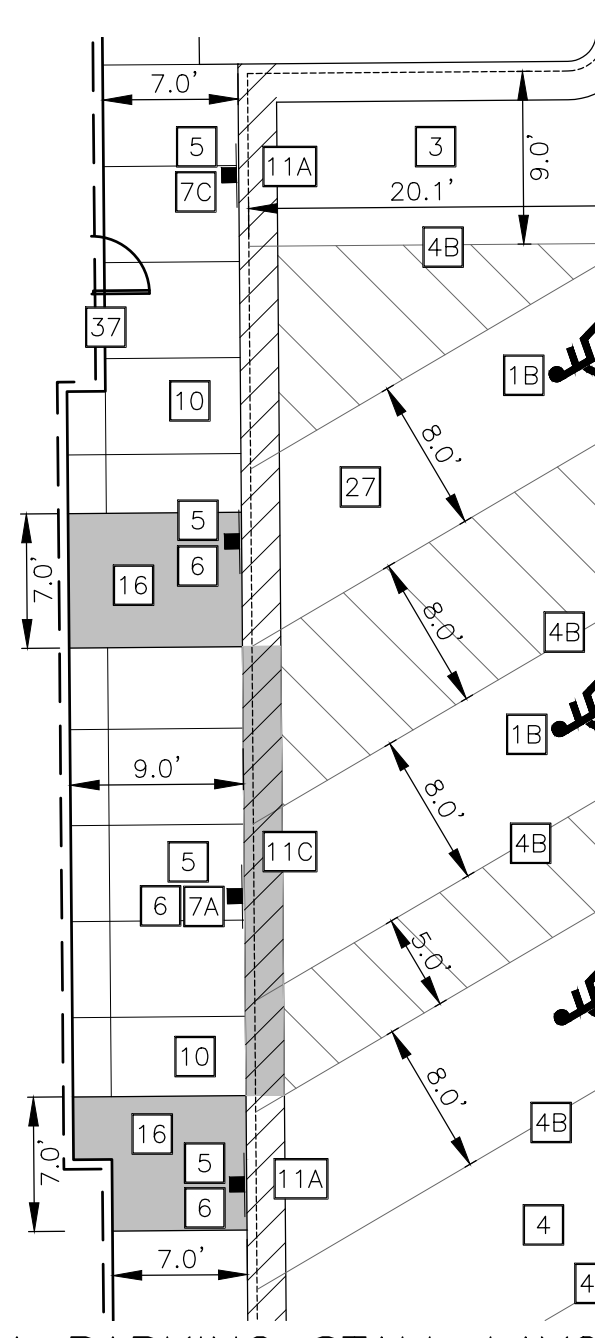
- THE OUTER DRIVE-THRU LANE WILL OPERATE AS BYPASS AND WILL BE CLOSED TO TRAFFIC EXCEPT FOR OVERFLOW PERIODS WHERE THE LANE WILL BE ALLOWED TO BE OPEN AND UTILIZED AS A DRIVE-THRU LANE. DURING TIMES OF CLOSURE THE ENTRANCE TO THE LANE WILL BE BLOCKED VIA THE USE OF A TEMPORARY BARRIER SUCH AS ORANGE CONES AND/OR MOVEABLE BARRIER.

PROP. CANOPY FOOTINGS. SEE CANOPY DRAWINGS FOR FOOTING SIZE. REFER TO SHEET C-301 FOR TOP OF FOOTING ELEVATIONS.



ORDER CANOPY LAYOUT DETAIL

SCALE: 1"=10'



ADA PARKING STALL LAYOUT DETAIL

SCALE: 1"=10'

SIGN LEGEND

- 6 DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.)
6 DENOTES "\$300 FINE" R7-1101 6" X 12" (TYP.)
7A DENOTES "VAN ACCESSIBLE" D9-6P (BOLLARD MOUNTED WITH 6B)
7B DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
7C DENOTES "CATERING & CARRY OUT" 12" X 18" (TYP.)
7D DENOTES "PEDESTRIAN CROSSWALK" 12" X 18" (TYP.)
7E DENOTES "EMPLOYEE PARKING ONLY" 12" X 18" (TYP.)
8 DENOTES "STOP" R1-1, 30" X 30" (TYP.)

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WESTFIELD STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-400
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY

PROP. HANDICAPPED SPACES (1.5% MAX. SLOPE IN ANY DIRECTION)



0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY



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5200 Buffington Road
Atlanta, Georgia
30349-2998

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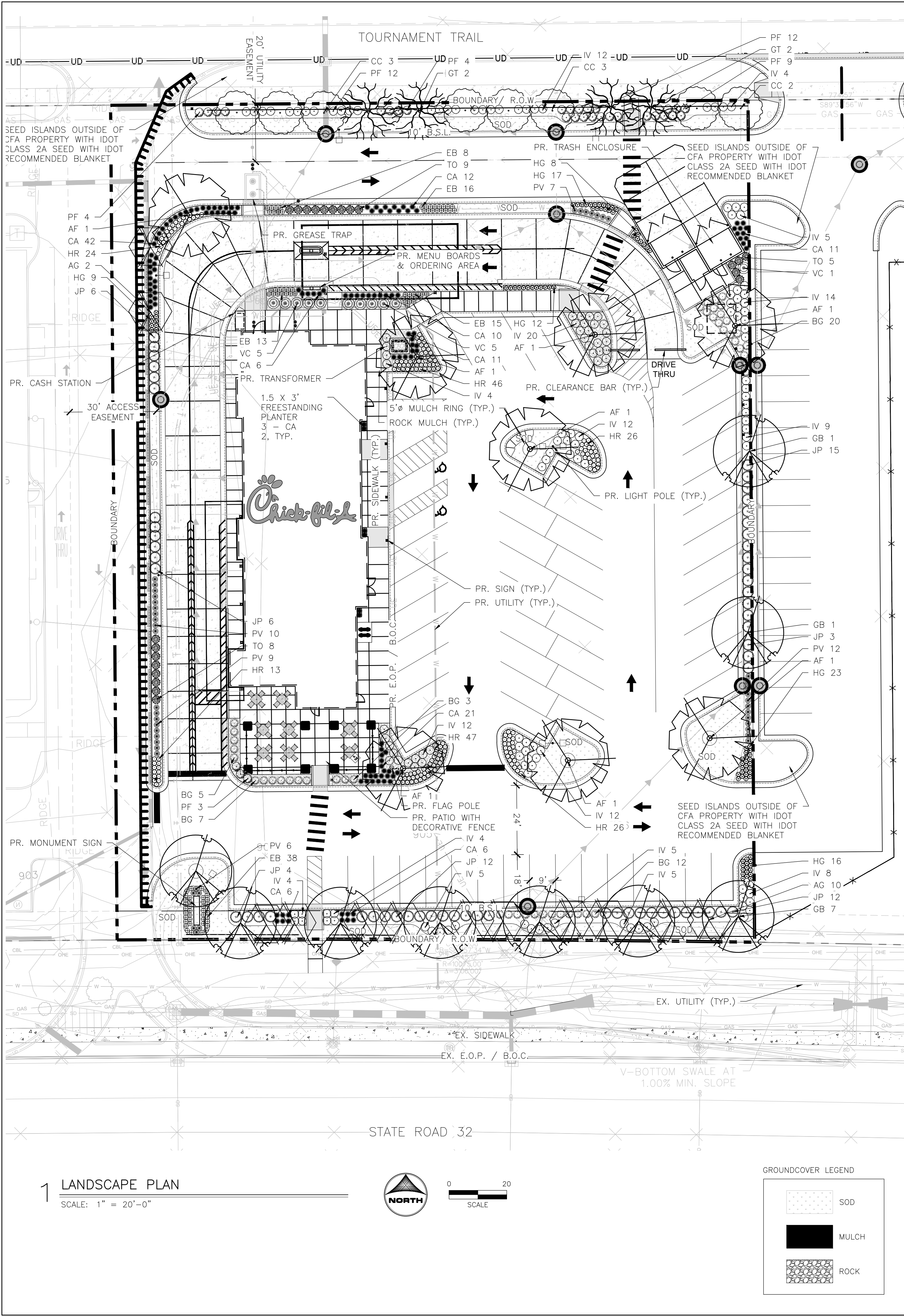
CHICK-FIL-A
WHEELER LANDING FSU
SR 32 & WHEELER ROAD
WESTFIELD, IN 46074

FSR# 04673

REVISION SCHEDULE
NO. DATE DESCRIPTION

ISSUED FOR PERMIT

ENGINEER'S PROJECT # 191697
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DATE 01/30/2020
DRAWN BY: ECH
CHECKED BY: JFV
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SHEET
SITE PLAN
SHEET NUMBER
C-200



SITE CALCULATIONS

ZONING: GT 2
TOTAL SITE AREA: ±64,081 SF. 1.471 AC.
NUMBER OF REGULAR PARKING STALLS: 63
NUMBER OF HANDICAP PARKING STALLS: 3
TOTAL NUMBER OF STALLS: 66

ORDINANCE LANDSCAPE REQUIREMENTS

MINIMUM LOT LANDSCAPING

10 SHADE TREES + 10 EVERGREEN OR ORNAMENTAL TREES + 25 SHRUBS PER ACRE. ALL OTHER LANDSCAPE PLANTINGS REQUIRED MAY BE CREDITED TOWARD MINIMUM LOT LANDSCAPING AT A 1:1 RATIO, WITH THE EXCEPTION OF STREET TREES.

1.47 ACRES X 10 = 15 SHADE TREES AND 15 ORNAMENTAL TREES
1.47 ACRES X 25 = 37 SHRUBS

MATERIAL	REQUIRED	PROVIDED
SHADE TREES	15	21
ORNAMENTAL TREES/EVERGREEN TREES	15	42
SHRUBS	37	295

FOUNDATION PLANTING

FRONT BUILDING FACADE = 1 ORNAMENTAL TREE OR SHRUB PER 12 LF OF FACADE.

FOUNDATION PLANTINGS REQUIRED APPROXIMATELY EVERY 40 LF ALONG LONG EXPANSES (OVER 80 LF) OF BUILDING FACADE.

351.75 LF OF BUILDING FACADE / 12 = 29 SHRUBS

MATERIAL	REQUIRED	PROVIDED
SHRUBS	29	48

EXTERNAL STREET FRONTAGE

3 SHADE OR EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100 LF. REQUIREMENT MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF PARKING AREA LANDSCAPING IS WITHIN 20 FEET OF ROW.

NORTH: 220 LF / 100 = 2.2 X 3 = 7 SHADE TREES
220 LF / 100 = 2.2 X 2 = 5 ORNAMENTAL TREES
220 LF / 100 = 2.2 X 25 = 57 SHRUBS

SOUTH: 220 LF / 100 = 2.2 X 3 = 7 SHADE TREES
220 LF / 100 = 2.2 X 2 = 10 ORNAMENTAL TREES
220 LF / 100 = 2.2 X 25 = 71 SHRUBS

MATERIAL	REQUIRED	PROVIDED
NORTH: SHADE TREES	7	4
ORNAMENTAL TREES	5	8
SHRUBS	55	57
SOUTH: SHADE TREES	7	7
ORNAMENTAL TREES	10	10
SHRUBS	55	71

PARKING LOT INTERIOR

50 OR MORE SPACES = 10% INTERIOR LANDSCAPE AREA.

PARKING AREA ISLANDS SHALL INCLUDE AT LEAST 1 TREE + 4 SHRUBS PER ISLAND.

100% OF LANDSCAPE AREA SHALL BE COVERED BY PERMITTED GROUND COVER.

PARKING LOT AREA= 26753.9596 * .1 = 2675.4 SF

MATERIAL	REQUIRED	PROVIDED
LANDSCAPE AREA	2675.4 SF	2813.3 SF

PARKING LOT PERIMETER

1 TREE PER 30 LF + 1 SHRUB PER 3 LF; MINIMUM 5 FEET IN WIDTH.

124.4 LF OF LANDSCAPE PERIMETER (EAST SIDE) / 30 = 4 TREES
124.4 LF / 30 = 42 SHRUBS

MATERIAL	REQUIRED	PROVIDED
TREES	4	5
SHRUBS	42	86

CHICK-FIL-A WESTFIELD, IN							
April 30, 2020							
MATERIALS SCHEDULE							
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS	MATURE S
DECIDUOUS TREES							
8	AF	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	CENTRAL LEADER; MATCHED	40-50'H X 30-4
12	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6" HT.	B&B	MULTI-STEMMED; MATCHED	15-25'H X 15-2
8	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6" HT.	B&B	CENTRAL LEADER; MATCHED	20-30'H X 25-3
9	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL.	B&B	CENTRAL LEADER; MATCHED	40-50'H X 25-3
4	GT	GLEDISIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL HONEY LOCUST	2.5" CAL.	B&B	CENTRAL LEADER; MATCHED	30-40' H X 25-3
EVERGREEN TREES							
22	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ABORVITAE	3' HT. MIN.	CONT.	3' O.C.; MATCHED	8-12'H X 3-4'W
DECIDUOUS SHRUBS							
147	IV	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEETSPIRE	18" HT. MIN.	CONT.	3' O.C.; MATCHED	2'H X 2'W
32	PF	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	18" HT. MIN.	CONT.	3' O.C.; MATCHED	2-3'H X 3-4'W
11	VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" HT. MIN.	CONT.	4' O.C.; MATCHED	4-6'H X 4-7'W
EVERGREEN SHRUBS							
47	BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT. MIN.	CONT.	3' O.C.; MATCHED	3-4'H X 3-4'W
58	JP	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. MIN.	CONT.	4' O.C.; MATCHED	4-6'H X 6-8'W
PERENNIALS, GRASSES & GROUND COVER							
131	CA	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	#1	CONT.	24" O.C.; MATCHED	3'H X 2'W
90	EB	ECHINACEA 'BALSOMENCO'	SOMBRERO FLAMENCO ORANGE CONFLOWER	#1	CONT.	18" O.C.; MATCHED	18-24"X 18-24"
85	HG	HEMEROCALLIS 'GOING BANANAS'	DAYLILY	#1	CONT.	18" O.C.; MATCHED	18-24"X 18-24"
182	HR	HEMEROCALLIS 'ROSY RETURNS'	DAYLILY	#1	CONT.	18" O.C.; MATCHED	12-18"H X 12-1
44	PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	24" O.C.; MATCHED	3-4'H X 2-3'W
MISCELLANEOUS							
407	SOD	SEE NOTE BELOW		SY			
44	MULCH	3" DEEP SHREDDED HARDWOOD MULCH		CY			
15	ROCK	3" DEEP 1-3" DIAMETER RIVER ROCK MULCH		CY			
GENERAL NOTES:							



Know what's below.
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5200 Buffington Road
Atlanta, Georgia
30349-2998



HRGreen.com

CHICK-FIL-A
WHEELER LANDING FSU
SR 32 & WHEELER ROAD
WESTFIELD, IN 46074

FSR# 04673

REVISION SCHEDULE
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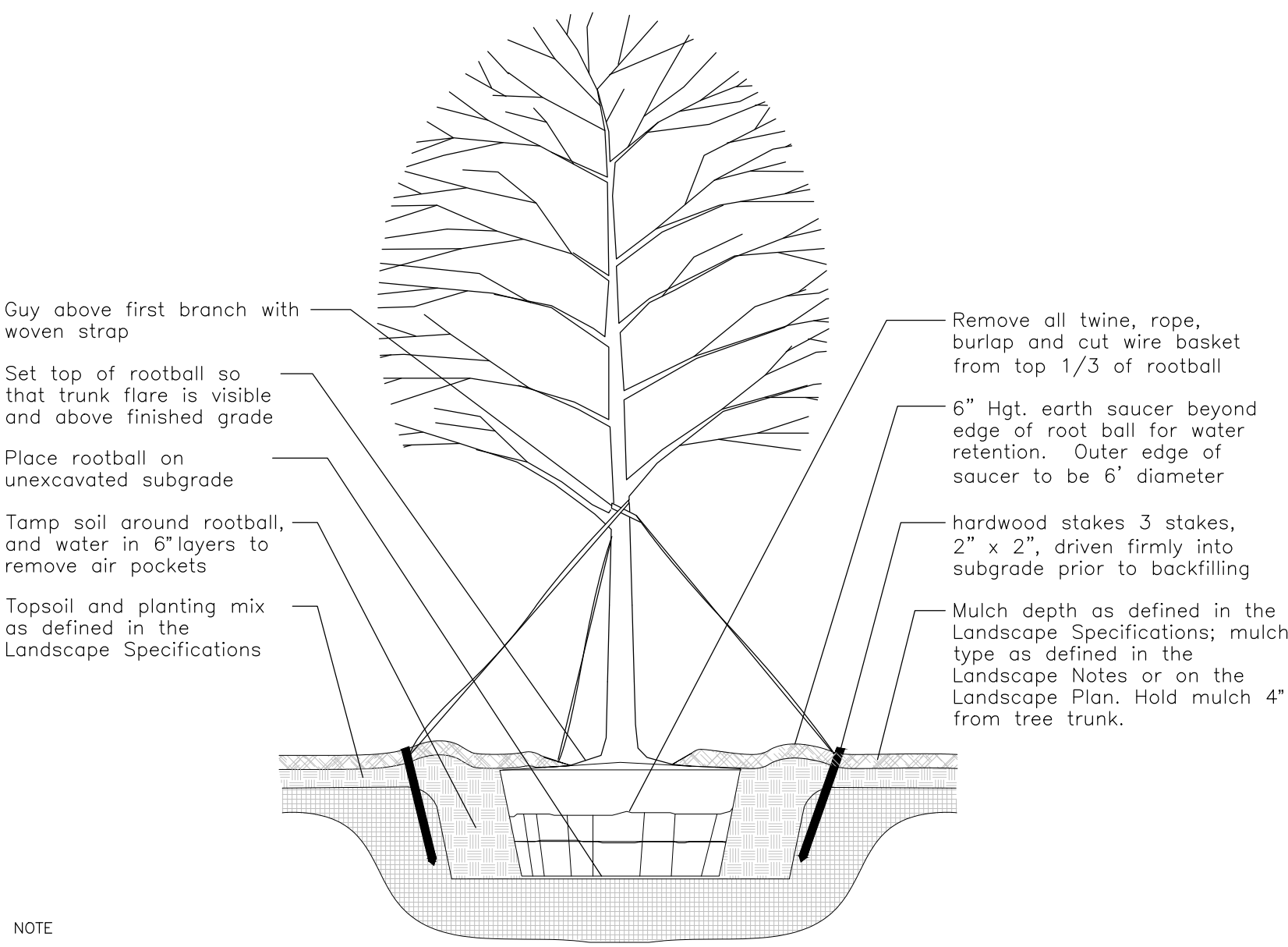
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SHEET

LANDSCAPE PLAN

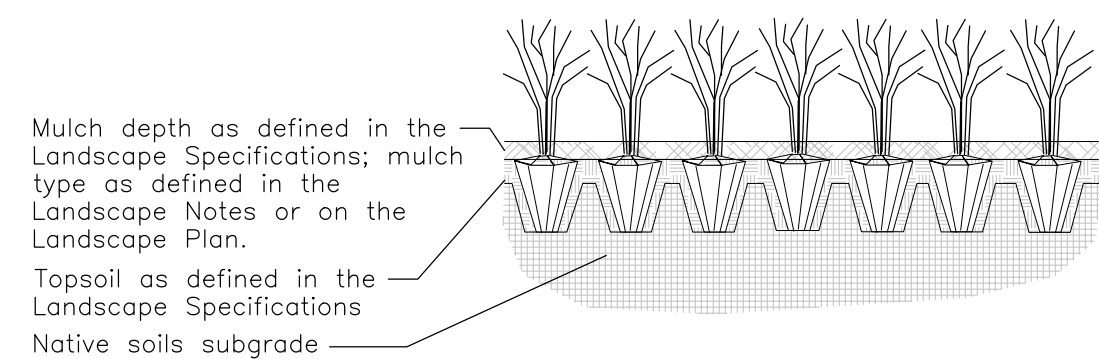
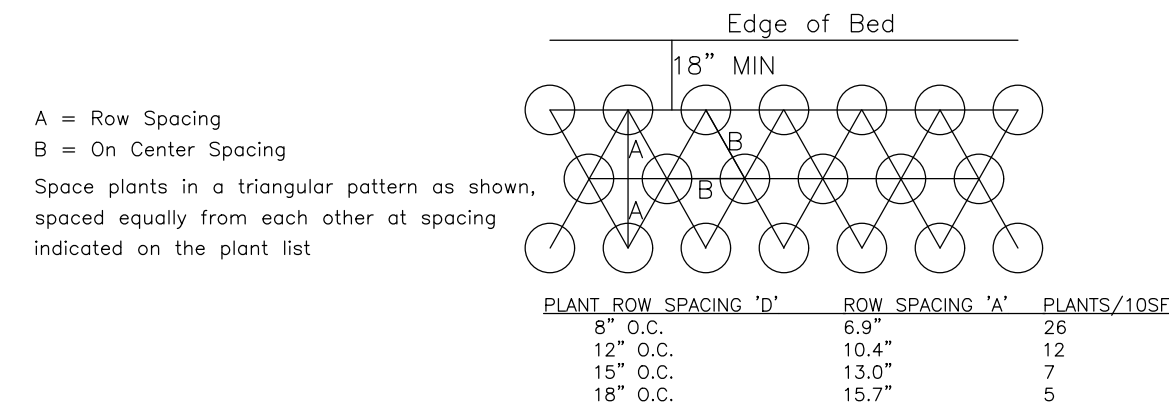
L-100



- NOTE
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
 - Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL

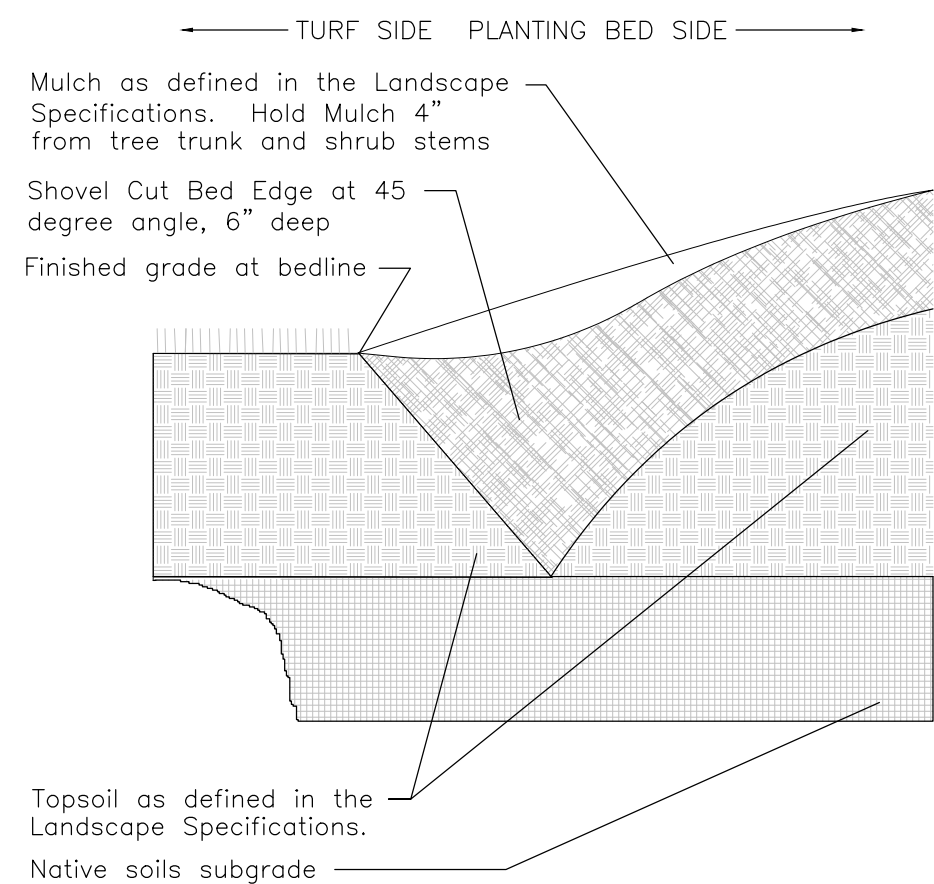
SCALE: NTS



- NOTE
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

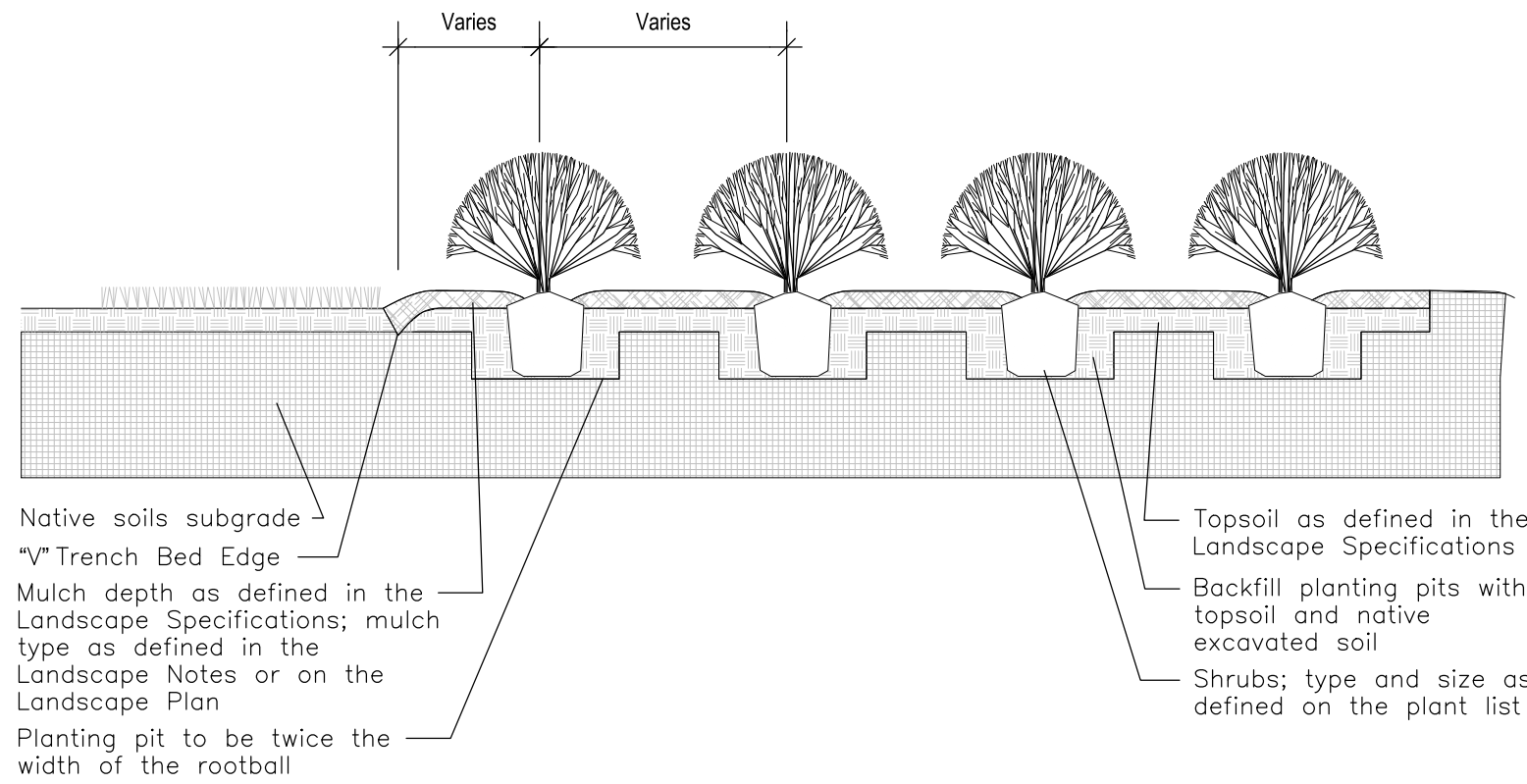
3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS



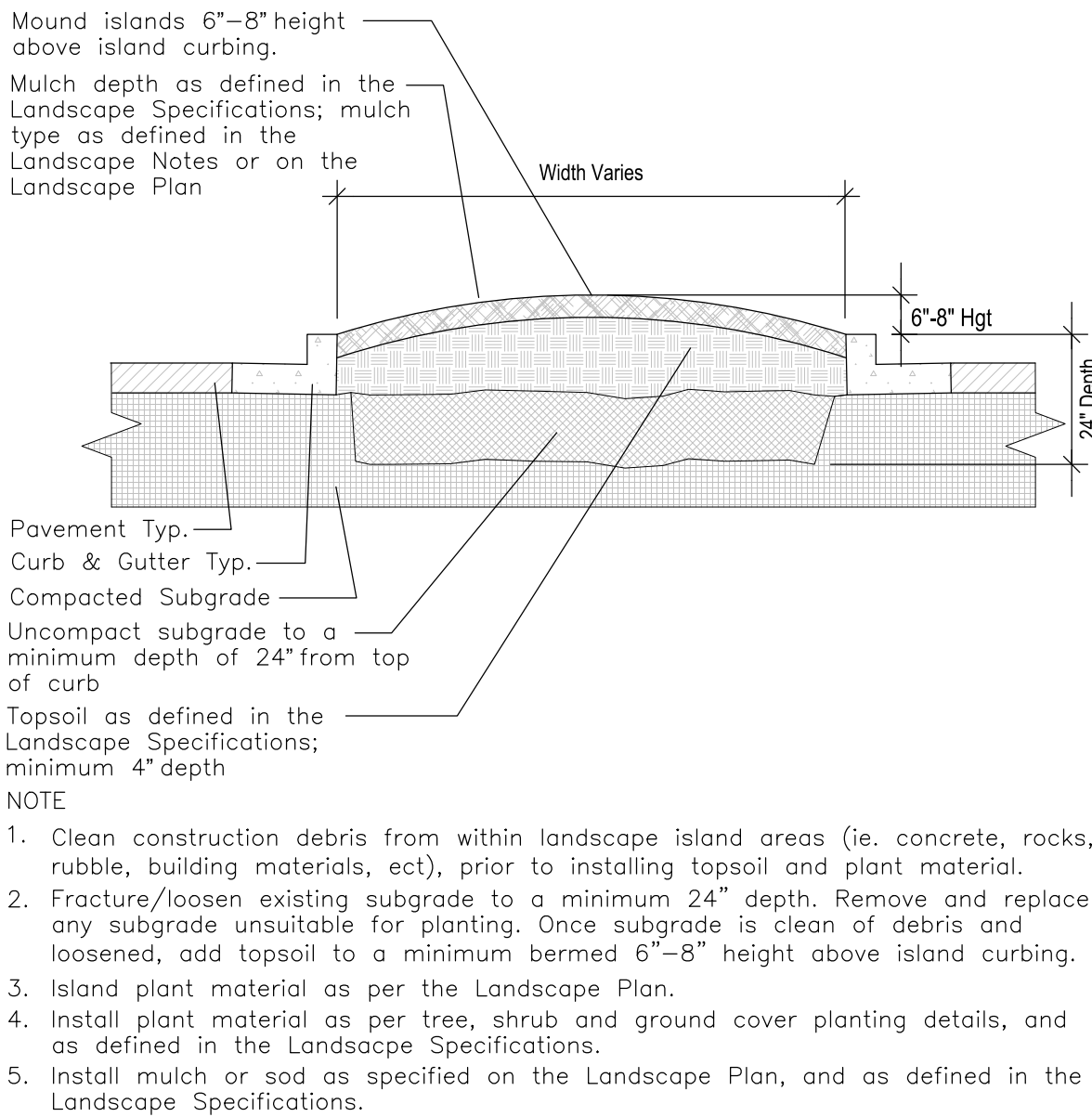
5 "V" TRENCH BED EDGING

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

SCALE: NTS



4 PARKING ISLAND BERMING DETAIL

SCALE: NTS

GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ###, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE OR AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1" IN HEIGHT PER 1" IN ISLAND WIDTH.
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
- IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
- PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
- MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE AS AVAILABLE FROM MIDWEST TRADING HORTICULTURAL SUPPLIES, INC. ST. CHARLES, IL 60174 (630) 365-1990 OR APPROVED EQUAL. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L-200) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
- CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
- ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
- ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
- ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANTED ANNUAL AND PERENNIAL BEDS WITH 2 INCH DEPTH OF MINI NUGGETS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. BACK TO BE A MIX OF 4 PARTS TOPSOIL AND 1 PART ORGANIC SOIL CONDITIONER (IE. NATURE'S HELPER OR PRO MIX). BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD IS TO BE "V" TRENCHED.
- ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" OF CLEAN FRIABLE TOPSOIL IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
- IN ALL PARKING LOT ISLANDS, THE GENERAL CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS, FRACTURE/LOOSEN SUBGRADE TO A MIN. 24" DEPTH. ADD TOPSOIL TO A 6"-8" BERM HEIGHT ABOVE ISLAND CURBING; REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
- PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE DETAILS THIS SHEET.
- REMOVE ALL STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.
- WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE IRRIGATION PLAN L-200 FOR DESIGN.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- CONTRACTOR SHALL USE CAUTION WHEN DIGGING TREE PITS IN THE VICINITY OF UNDERGROUND UTILITY LINES AND MAY NEED TO HAND DIG THE PITS IN MANY OF THESE INSTANCES.



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FSR# 04673

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT # 191697

PRINTED FOR FOR PERMIT

DATE 01/30/2020

DRAWN BY: SKD
CHECKED BY: JFV

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SHEET

LANDSCAPE DETAILS
& NOTES

L-101



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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock" A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor of their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water needed in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations, at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushied to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.

3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry, perennials to be installed under 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arborize: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Arborize shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2.1/2" wide, made of 2 layers of crepe Drift paper, weight not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor, and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Architect. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees 7"-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7"-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
 4. Remove all guying and staking after one year from planting.

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. Repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble Salts	Not to exceed 90ppm/1.9 mmhos/cm in soil, not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil, not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix
Conductivity		

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

The landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be mowed and maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings from lawns, curbs and parking areas, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arbovitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing canopies.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 5 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-5-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she is suggested to select a plant species that are more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that Feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sindlar and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly, or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.</

DESIGN DEVELOPMENT PACKAGE

WHEELER LANDING FSU

NW CORNER OF SR 32 & WHEELER ROAD , WESTFIELD , IN 46074

STORE NUMBER
04673



PERSPECTIVE VIEW - ENTRY



PERSPECTIVE VIEW - REAR LEFT



PERSPECTIVE VIEW - FRONT LEFT



PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEWS

04673, WHEELER LANDING FSU, NW CORNER OF SR 32 & WHEELER ROAD, WESTFIELD, IN 46074

10/12/2020





PATIO PERSPECTIVE

PATIO PLAN

04673, WHEELER LANDING FSU, NW CORNER OF SR 32 & WHEELER ROAD, WESTFIELD, IN 46074

10/12/2020





D051 PATIO ELEVATION

1/8" = 1'-0"



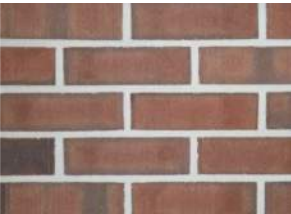
D051 PATIO ELEVATION 2

1/8" = 1'-0"

EXTERIOR FINISHES



BR-B
BRICK VENEER
MANUFACTURER: REDLAND
COLOR: WHITEHALL
SIZE: MODULAR



BR-C
BRICK VENEER
MANUFACTURER: GLEN-GERY
COLOR: SAVANNAH WELLINGTON
SIZE: MODULAR



SS-X
MANUFACTURED STONE
MANUFACTURER: GLEN-GERY
COLOR: BEECHNUT

PATIO ELEVATIONS

04673, WHEELER LANDING FSU, NW CORNER OF SR 32 & WHEELER ROAD, WESTFIELD, IN 46074

10/12/2020





EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-8 1/2"	1'-0"	0"	Yes
C1-C	Exterior Canopy	11	6'-4"	1'-0"	0"	No
C1-K	Exterior Canopy	2	6'-4"	1'-0"	0"	Yes
C4-B	Exterior Canopy	1	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	17'-10 1/2"	4'-0"	2'-4"	Yes
Grand total		16				

EXTERIOR FINISHES	
 BR-B BRICK VENEER MANUFACTURER: REDLAND COLOR: WHITEHALL SIZE: MODULAR	 EC-1 PREFINISHED METAL COPING COLOR: DARK BRONZE
 BR-C BRICK VENEER MANUFACTURER: GLEN-GERY COLOR: SAVANNAH WELLINGTON SIZE: MODULAR	 PT-9 EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
 SS-X MANUFACTURED STONE MANUFACTURER: GLEN-GERY COLOR: BEECHNUT	 ST-1 STOREFRONT COLOR: DARK BRONZE



EXTERIOR ELEVATION
1" = 10'-0"



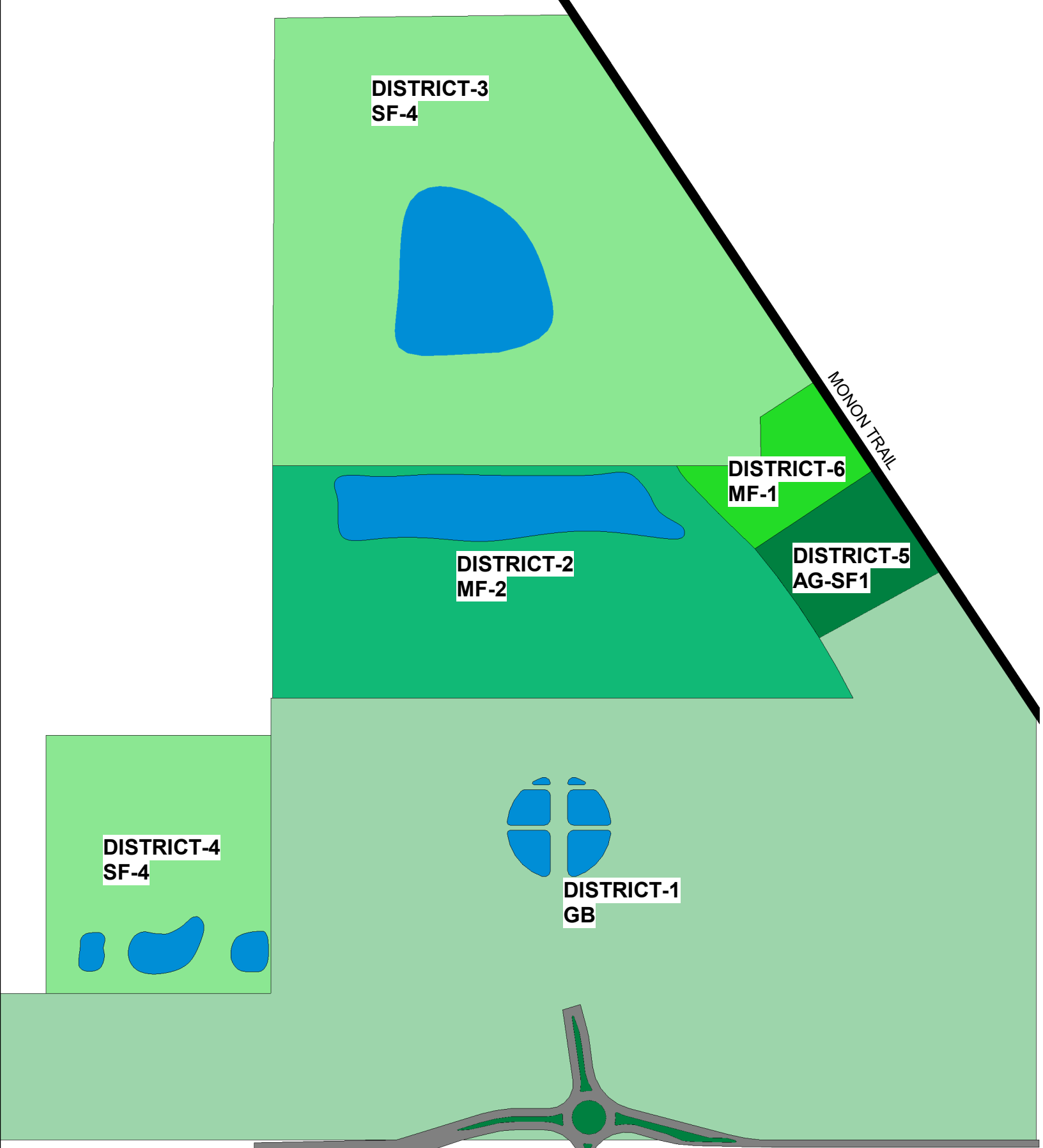
EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

04673, WHEELER LANDING FSU, NW CORNER OF SR 32 & WHEELER ROAD, WESTFIELD, IN 46074

10/12/2020





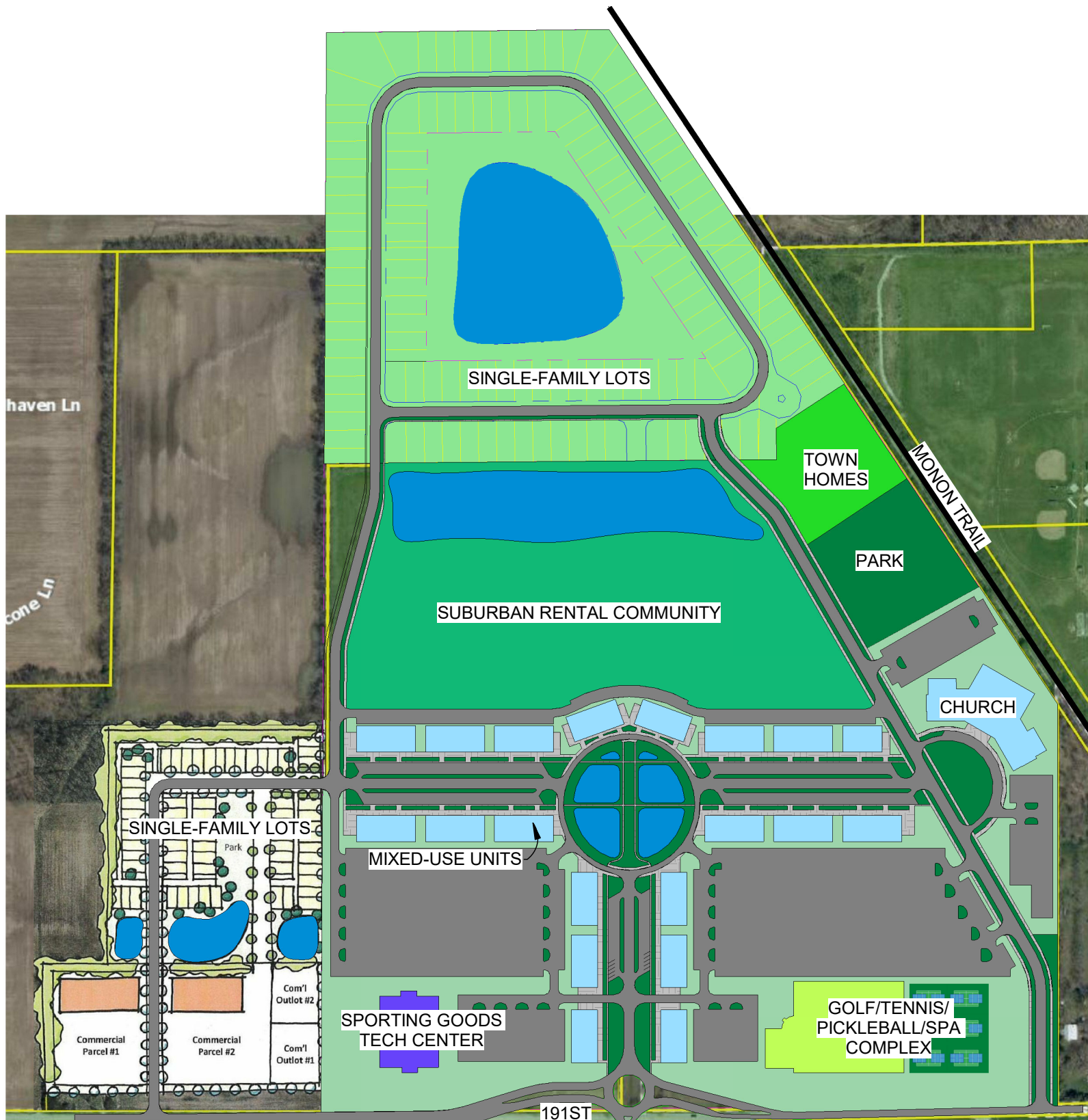
① WOODS/ROBINSON/BRIGGS LAND DESCRIPTION

1" = 400'-0"

191ST PUD

10/28/20

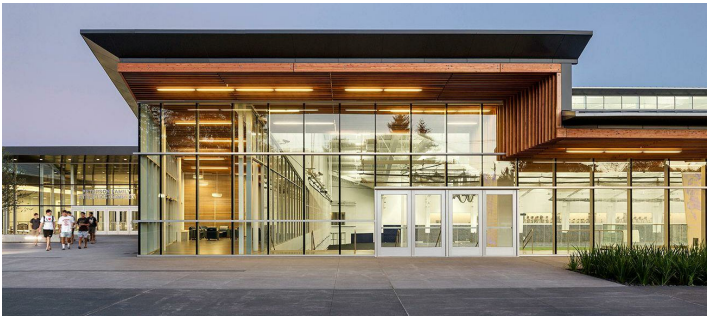




① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

191ST PUD

10/28/20



191ST PUD

10/28/20

ARCHITECTURAL CHARACTER FOR DISTRICT 1



Cooler Design



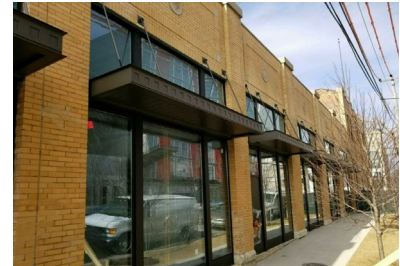
EIFS VENEER/WOOD VENEER



METAL/GFRC TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



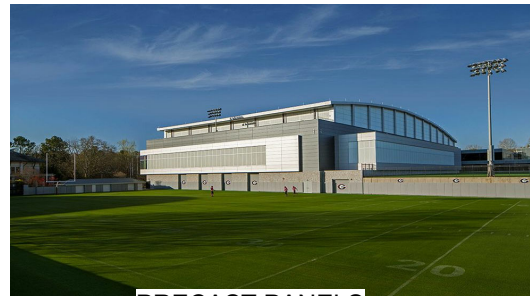
CEMENT BOARD LAP SIDING



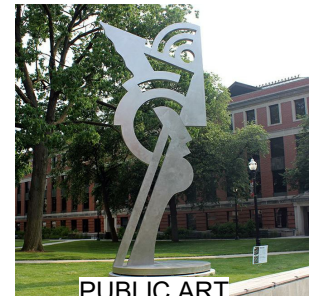
METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



Image: RADDSports

















ARCHITECTURAL STYLES AND MATERIALS

**AVILLA EASTLAKE
DEVELOPMENT PERMIT**

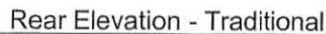
LOCATED IN THE WEST HALF OF SECTION 35.

FOR EACH BUILDING STYLE, THE MATERIALS AND CONSTRUCTION OF THE ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.

- ELEVATION A - FARMHOUSE: LAP SIDING, NO MASONRY.
- ELEVATION B - BUNGALOW: LOW ROOF WITH LARGE GABLE PAGES WITH SHAKE SIDING AND BRACKETS, SPECIAL WINDOW TRIM, WINDOW GRIDS AND MASONRY.
- ELEVATION C - SHINGLE: LARGE ROOF WITH SHINGLE SIDING, SHINGLE SIDING, SHINGLE SIDING PROVIDES A WEATHER LOOK AND MASONRY.
- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.



Elevation D	$3/16" = 1'-0"$
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Elevation D $1/8" = 1'-0"$



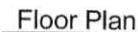
Elevation D	1/8" = 1'-0"
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Elevation D	$1/8" = 1'-0"$
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Elevation D $1/8" = 1'-0"$



Elevation D	$3/16" = 1'-0"$
-------------	-----------------

#	DATE	TITLE	DESCRIPTION
1	11/26/2018	DP-01	1ST DP SUBMITTAL
2	2/8/2019	DP-02	PER CITY COMMENTS
3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 2 ELEVATION D
SHEET 50 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.

- ELEVATION A - FARMHOUSE: LAP SIDING, NO MASONRY.
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- ELEVATION C - SHINGLE: LARGE ROOF THAT IS COMPRISED OF GABLE OR CUPPED GABLE. SHAKE SIDING PROVIDES A WEATHER LOOK AND MASONRY.
- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

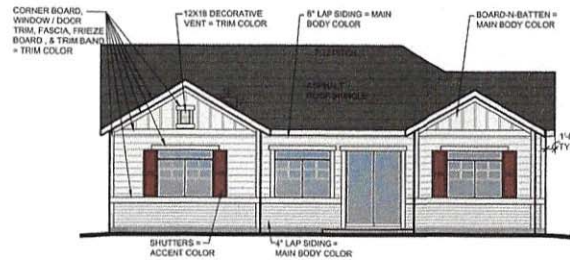
PLDP201801634

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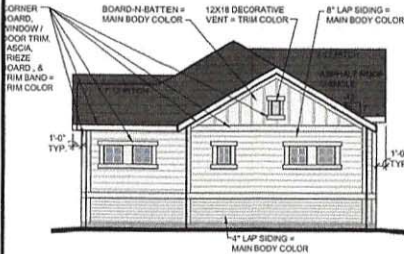
Front Elevation - Farmhouse

Elevation A 3/16" = 1'-0"



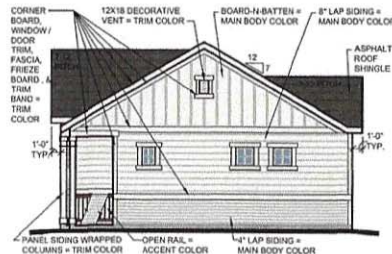
Rear Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



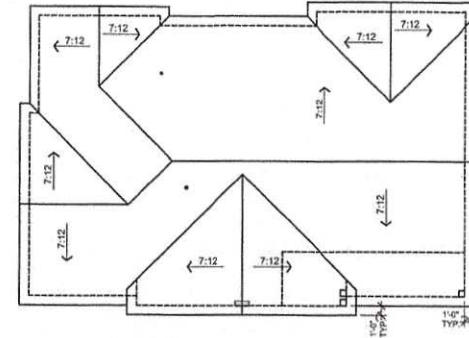
Left Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



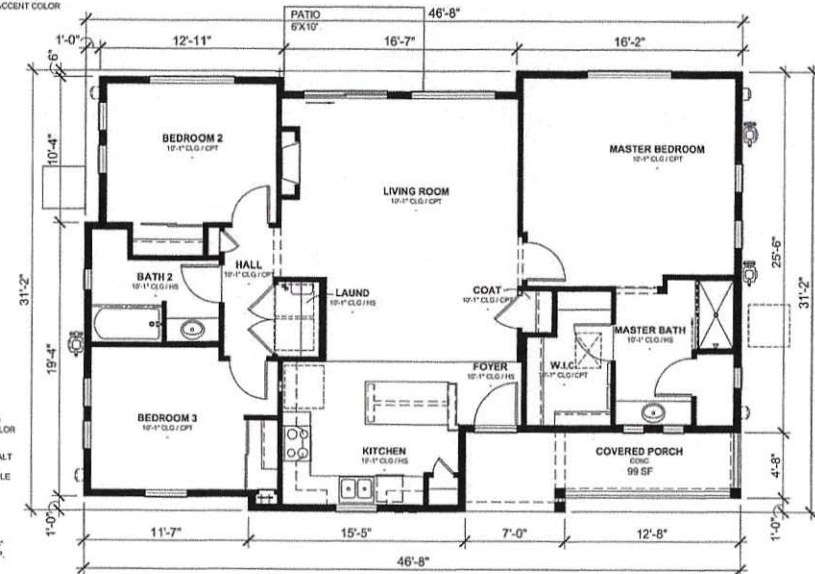
Right Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



Roof Plan

Elevation A 1/8" = 1'-0"



Floor Plan

Elevation A 3/16" = 1'-0"



SCALE - 1/8" = 1'-0"

#	DATE	TITLE	DESCRIPTION
1	11/26/2018	DP-01	1ST DP SUBMITTAL
2	2/8/2019	DP-02	PER CITY COMMENTS
3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 3 ELEVATION A

SHEET 51 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.

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- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PLDP201801634

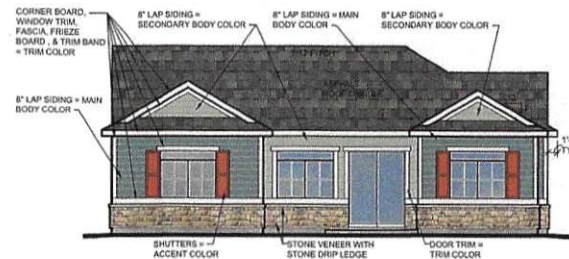
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Front Elevation - Shingle

Elevation C

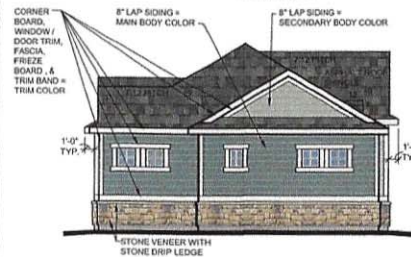
3/16" = 1'-0"



Rear Elevation - Shingle

Elevation C

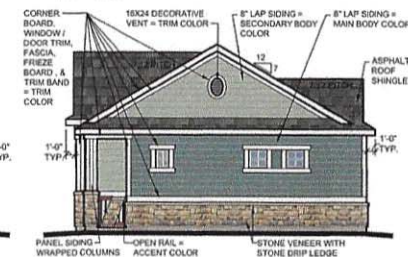
1/8" = 1'-0"



Left Elevation - Shingle

Elevation C

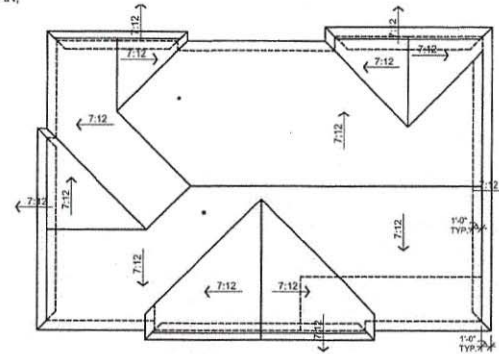
1/8" = 1'-0"



Right Elevation - Shingle

Elevation C

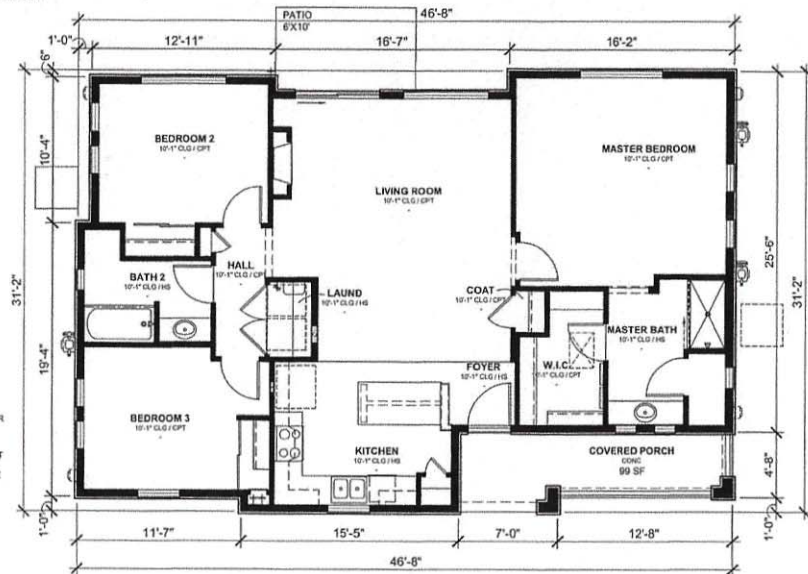
1/8" = 1'-0"



Roof Plan

Elevation C

1/8" = 1'-0"



Floor Plan

Elevation C

3/16" = 1'-0"



#	DATE	TITLE	DESCRIPTION
1	11/28/2018	DP-01	1ST DP SUBMITTAL
2	2/8/2019	DP-02	PER CITY COMMENTS
3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	17/29/2019	DP-05	PER CITY COMMENTS

PLAN 3 ELEVATION C

SHEET 53 OF 60

NOT FOR CONSTRUCTION

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

PLDP201801634

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ARCHITECTURAL STYLES AND MATERIALS

- FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.
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 - ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.



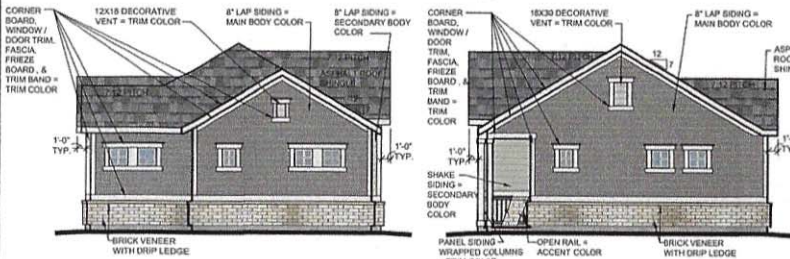
Front Elevation - Traditional

Elevation D 3/16\" = 1'-0"



Rear Elevation - Traditional

Elevation D 1/8\" = 1'-0"



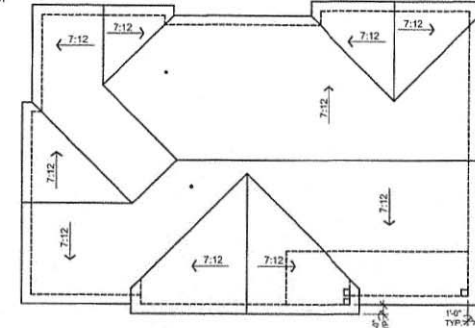
Left Elevation - Traditional

Elevation D 1/8\" = 1'-0"

Right Elevation - Traditional

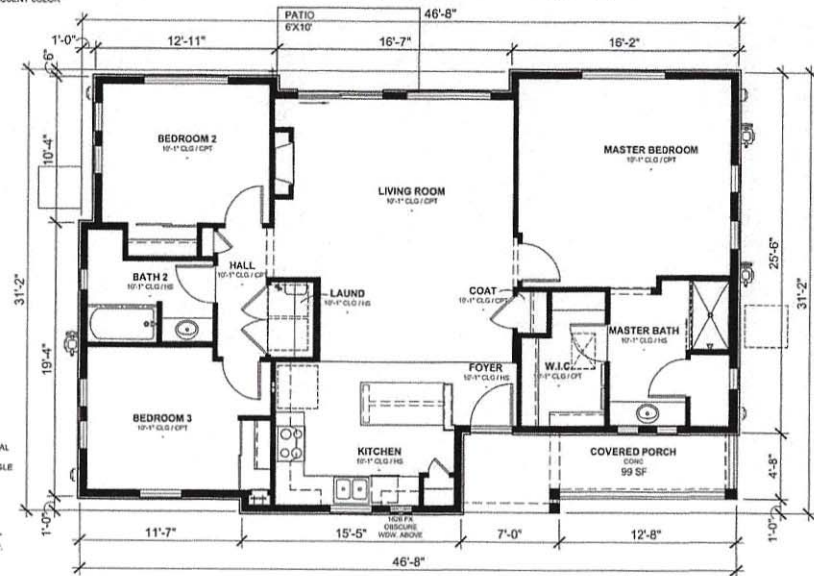
Elevation D 1/8\" = 1'-0"

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



Roof Plan

Elevation D 1/8\" = 1'-0"



Floor Plan

Elevation D 3/16\" = 1'-0"



#	DATE	TITLE	DESCRIPTION
1	11/26/2018	DP-01	1ST DP SUBMITTAL
2	2/8/2019	DP-02	PER CITY COMMENTS
3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/23/2019	DP-05	PER CITY COMMENTS

PLAN 3 ELEVATION D

SHEET 54 OF 60

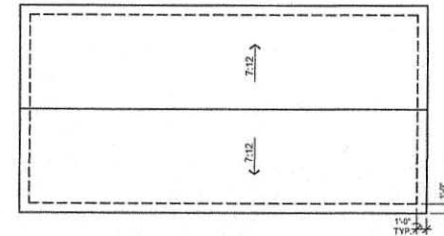
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3
**AVILLA EASTLAKE
 DEVELOPMENT PERMIT**

LOCATED IN THE WEST HALF OF SECTION 35,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



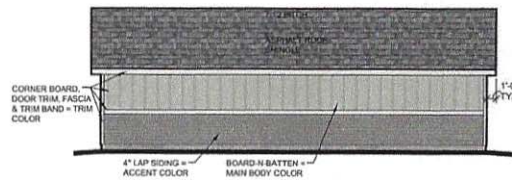
Front Elevation

3/16" = 1'-0"



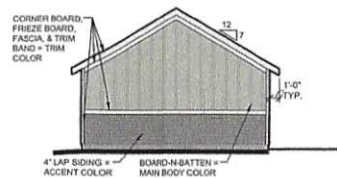
Roof Plan

1/8" = 1'-0"



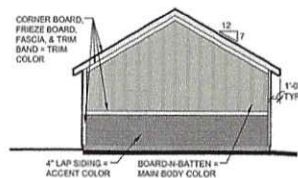
Rear Elevation

1/8" = 1'-0"



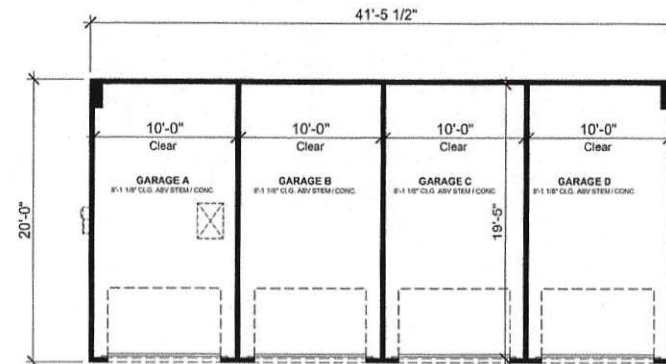
Left Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Floor Plan

3/16" = 1'-0"

0 4' 8' 16'
 SCALE - 1/8" = 1'-0"

#	DATE	TITLE	DESCRIPTION
1	11/26/2018	DP-01	1ST DP SUBMITTAL
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3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/29/2019	DP-05	PER CITY COMMENTS

ELEVATION GARAGE
 SHEET 55 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.

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- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

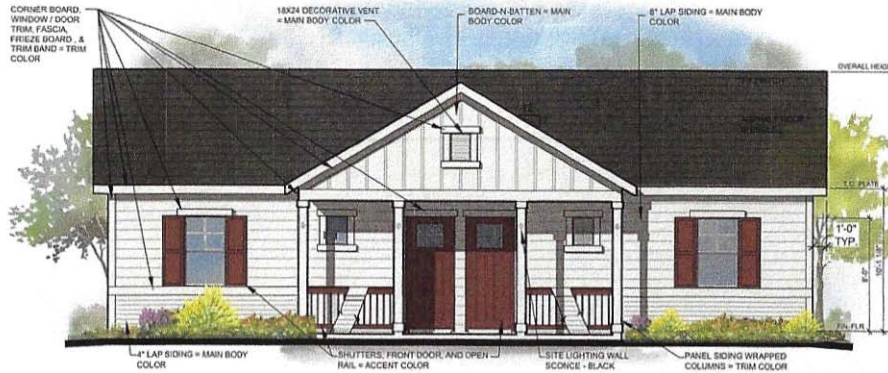
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

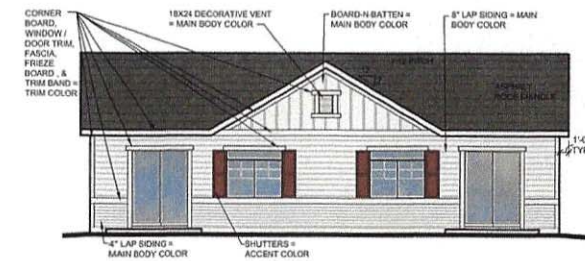
PLDP201801634

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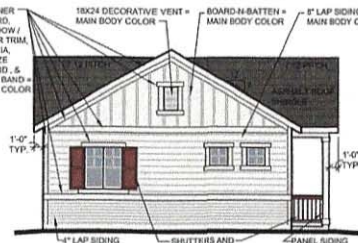
Front Elevation - Farmhouse

Elevation A 3/16" = 1'-0"



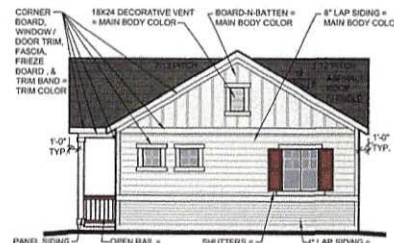
Rear Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



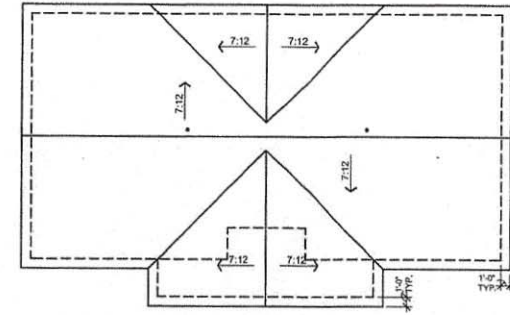
Left Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



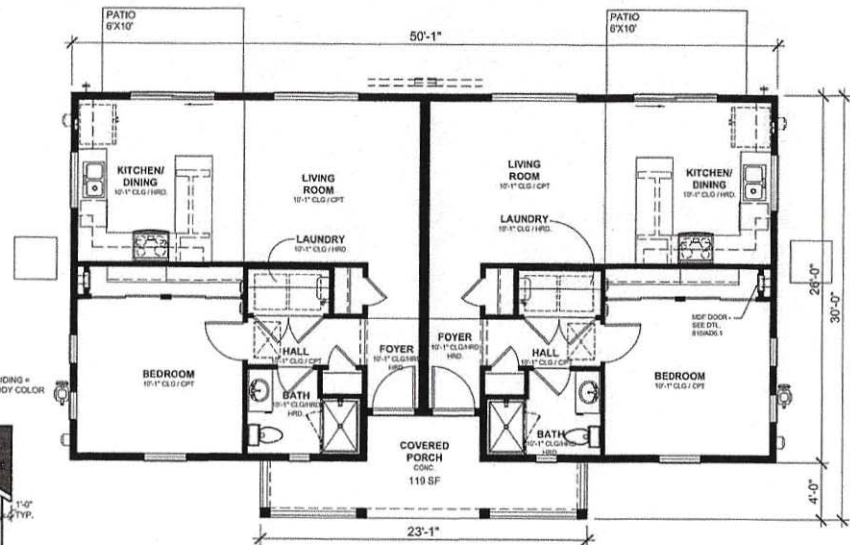
Right Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



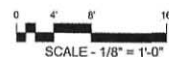
Roof Plan

Elevation A 1/8" = 1'-0"



Floor Plan

Elevation A 3/16" = 1'-0"



#	DATE	TITLE	DESCRIPTION
1	11/28/2018	DP-01	1ST DP SUBMITTAL
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3	4/19/2019	DP-03	PER CITY COMMENTS
4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/28/2019	DP-05	PER CITY COMMENTS

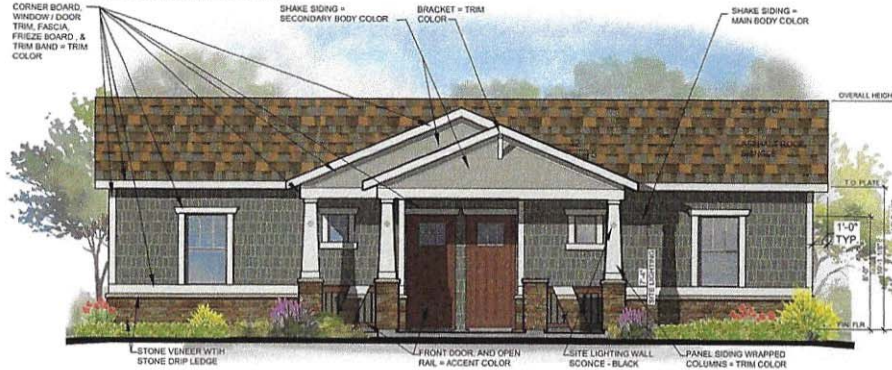
PLAN 1 ELEVATION A

SHEET 43 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS
FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.

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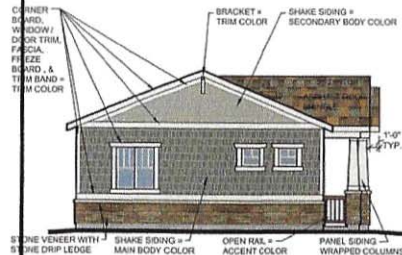
Front Elevation - Bungalow

Elevation B 3/16" = 1'-0"



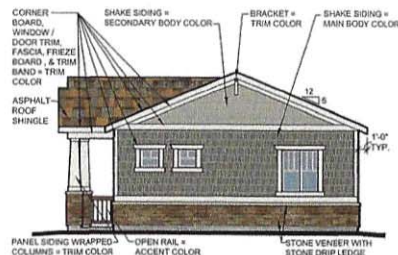
Rear Elevation - Bungalow

Elevation B 1/8" = 1'-0"



Left Elevation - Bungalow

Elevation B 1/8" = 1'-0"

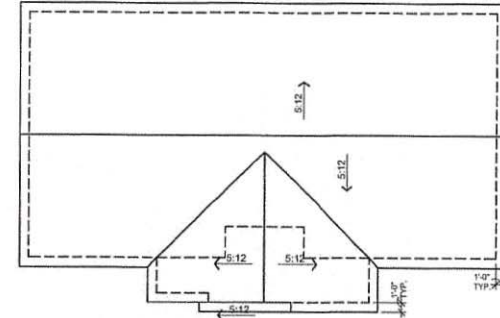


Right Elevation - Bungalow

Elevation B 1/8" = 1'-0"

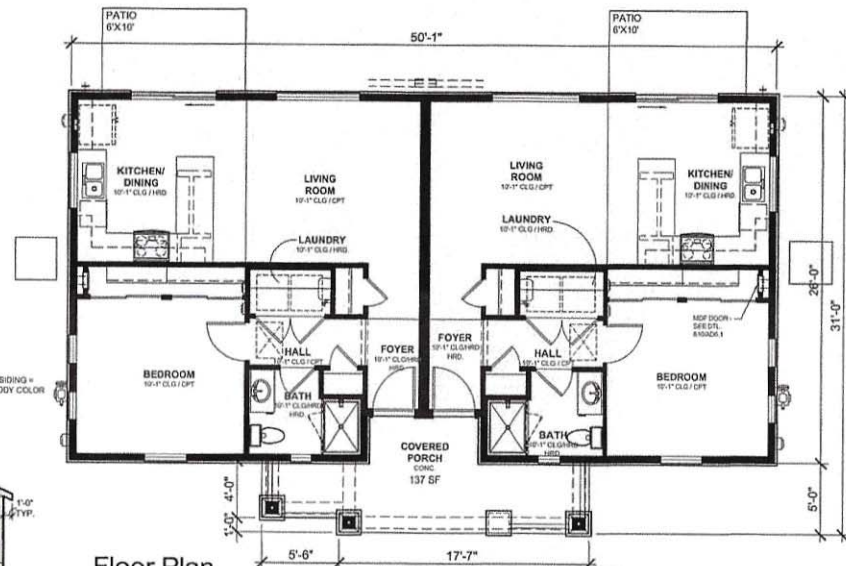
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3 AVILLA EASTLAKE DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



Roof Plan

Elevation B 1/8" = 1'-0"



Floor Plan

Elevation B 3/16" = 1'-0"

SCALE - 1/8" = 1'-0"

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5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 1 ELEVATION B
SHEET 44 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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Front Elevation - Shingle

Elevation C

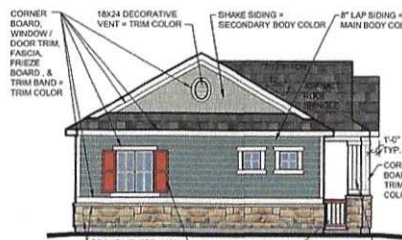
3/16" = 1'-0"



Rear Elevation - Shingle

Elevation C

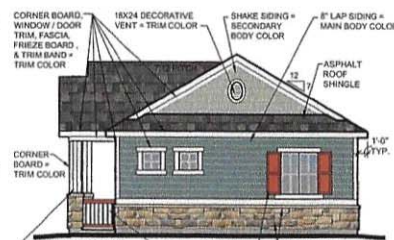
1/8" = 1'-0"



Left Elevation - Shingle

Elevation C

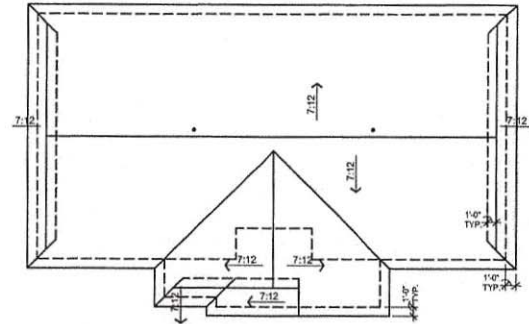
1/8" = 1'-0"



Right Elevation - Shingle

Elevation C

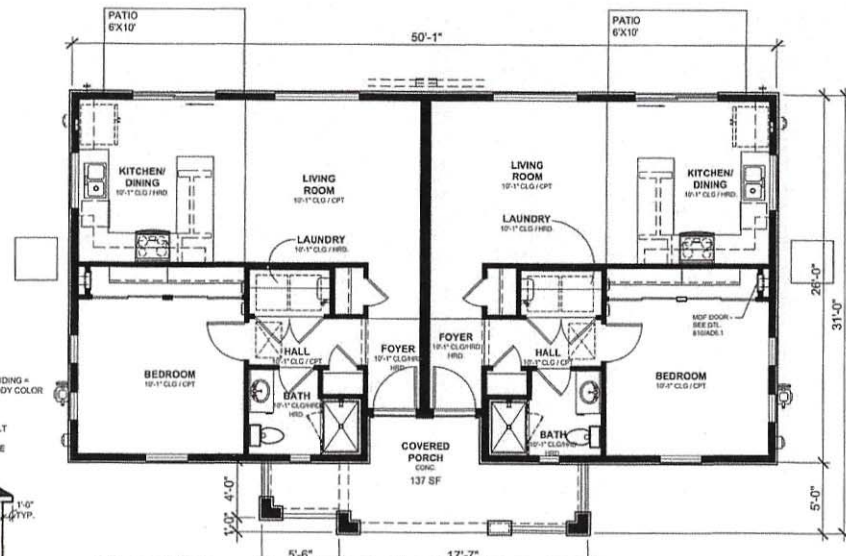
1/8" = 1'-0"



Roof Plan

Elevation C

1/8" = 1'-0"



Floor Plan

Elevation C

3/16" = 1'-0"



SCALE - 1/8" = 1'-0"

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PLAN 1 ELEVATION C

SHEET 45 OF 60

NOT FOR CONSTRUCTION

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WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE DEVELOPMENT PERMIT

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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PLDP201801634

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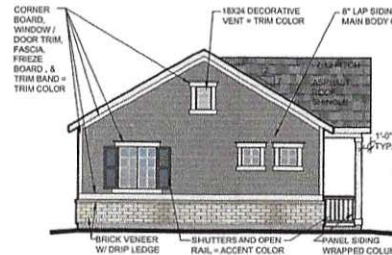
Front Elevation - Traditional

Elevation D 3/16" = 1'-0"



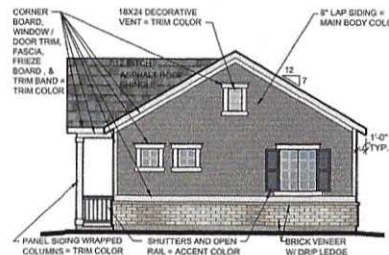
Rear Elevation - Traditional

Elevation D 1/8" = 1'-0"



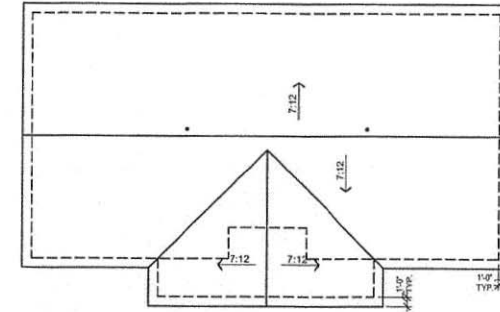
Left Elevation - Traditional

Elevation D 1/8" = 1'-0"



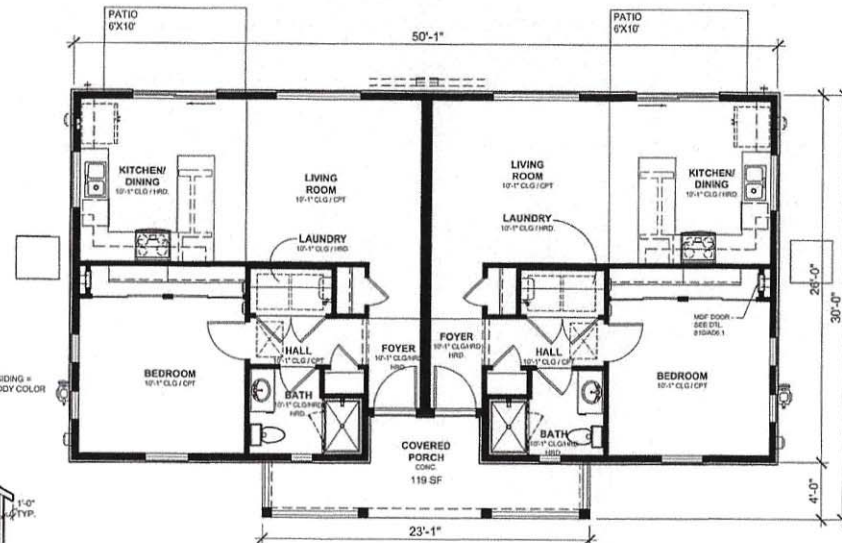
Right Elevation - Traditional

Elevation D 1/8" = 1'-0"



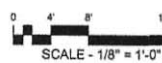
Roof Plan

Elevation D 1/8" = 1'-0"



Floor Plan

Elevation D 3/16" = 1'-0"



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5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 1 ELEVATION D

SHEET 46 OF 60

NOT FOR CONSTRUCTION

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WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

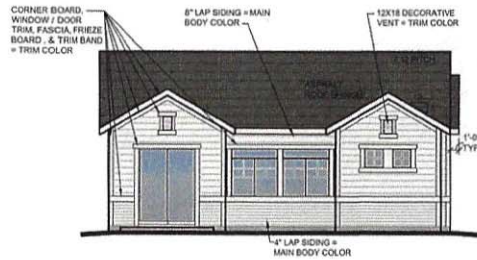
AVILLA EASTLAKE
DEVELOPMENT PERMIT

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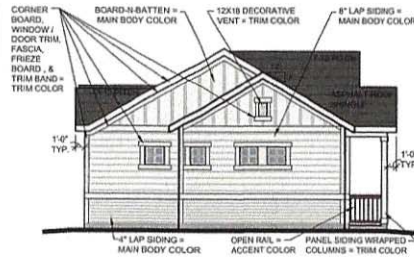
Front Elevation - Farmhouse

Elevation A 3/16" = 1'-0"



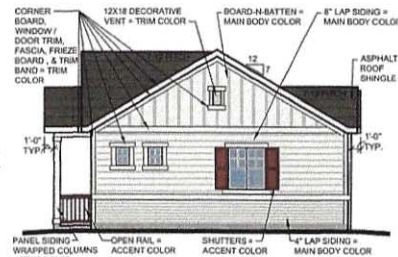
Rear Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



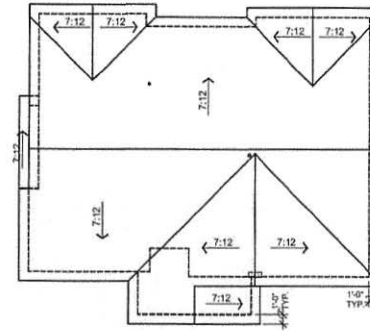
Left Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



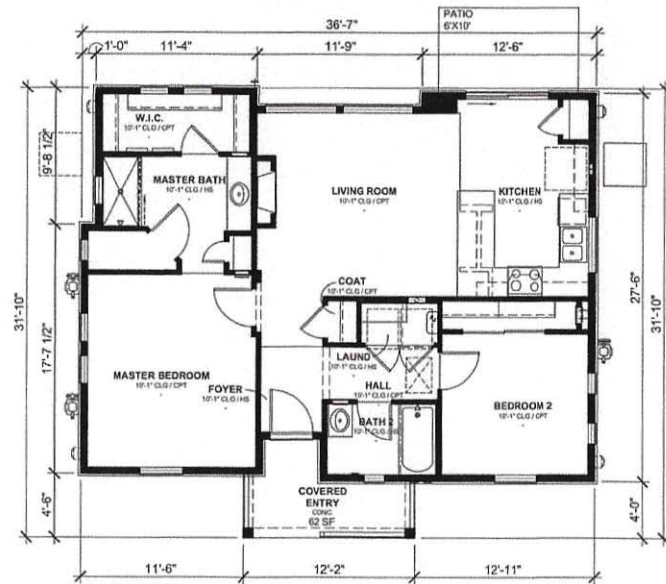
Right Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



Roof Plan

Elevation A 1/8" = 1'-0"



Floor Plan

Elevation A 3/16" = 1'-0"

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4	6/28/2019	DP-04	PER CITY COMMENTS
5	7/29/2019	DP-05	PER CITY COMMENTS



SCALE - 1/8" = 1'-0"

PLAN 2 ELEVATION A
SHEET 47 OF 60

NOT FOR CONSTRUCTION

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

PLDP201801634

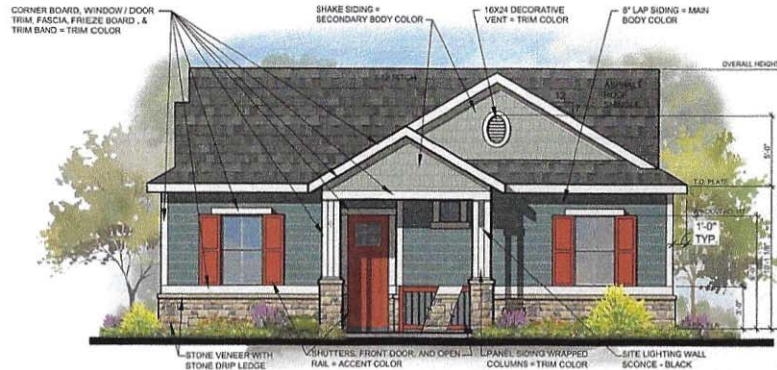
Page 64

ARCHITECTURAL STYLES AND MATERIALS
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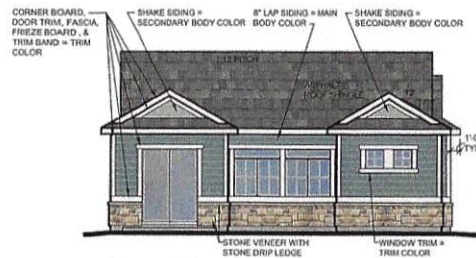
AVILLA EASTLAKE DEVELOPMENT PERMIT

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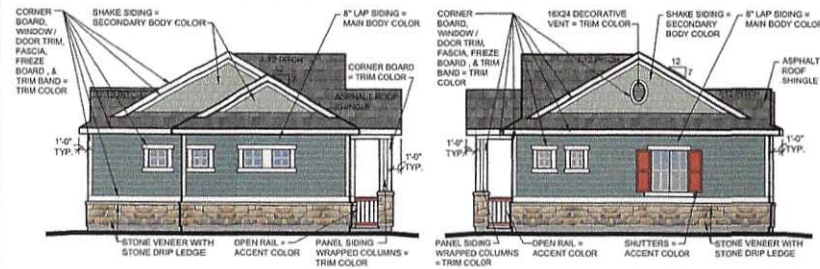
Front Elevation - Shingle

Elevation C 3/16" = 1'-0"



Rear Elevation - Shingle

Elevation C 1/8" = 1'-0"

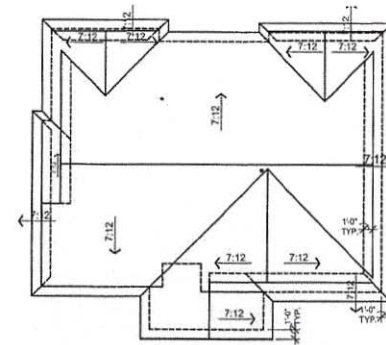


Left Elevation - Shingle

Elevation C 1/8" = 1'-0"

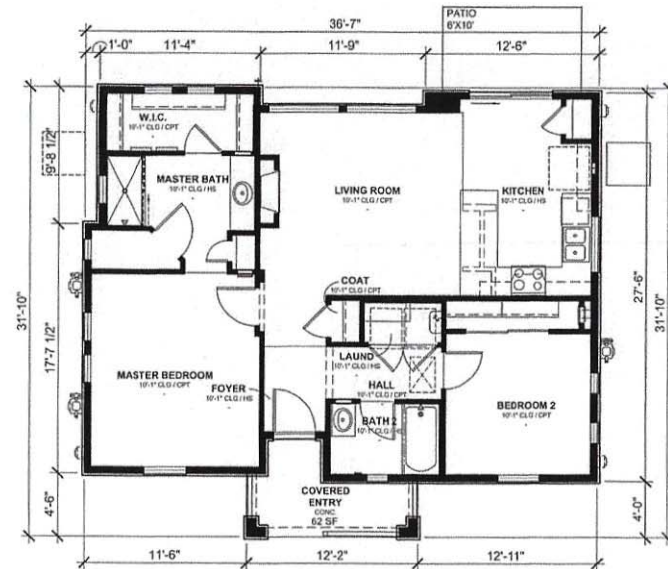
Right Elevation - Shingle

Elevation C 1/8" = 1'-0"



Roof Plan

Elevation C 1/8" = 1'-0"



Floor Plan

Elevation C 3/16" = 1'-0"

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5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 2 ELEVATION C

SHEET 49 OF 60



5890 IND - C





5799IND_B

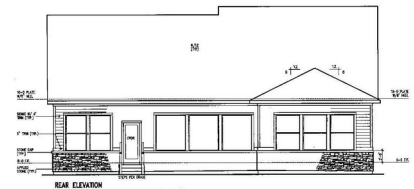
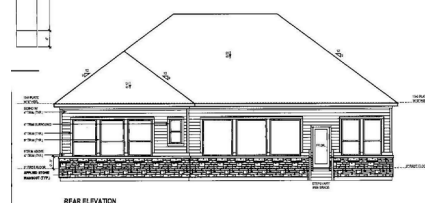
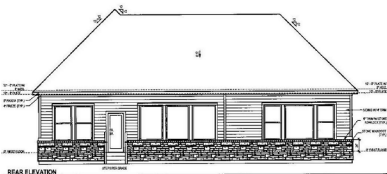
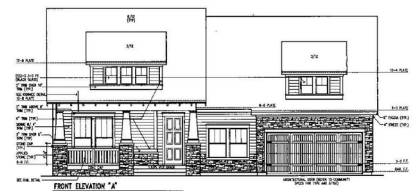
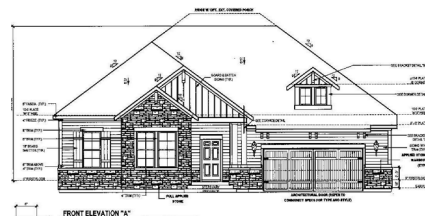
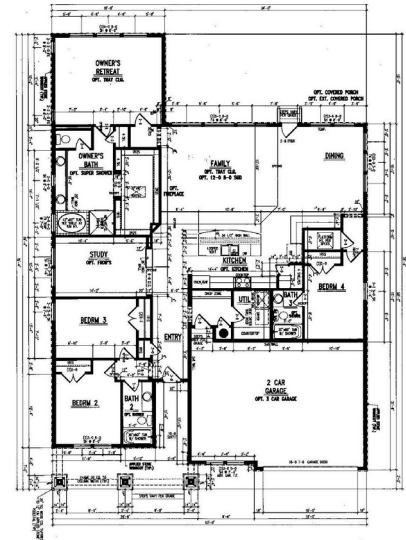
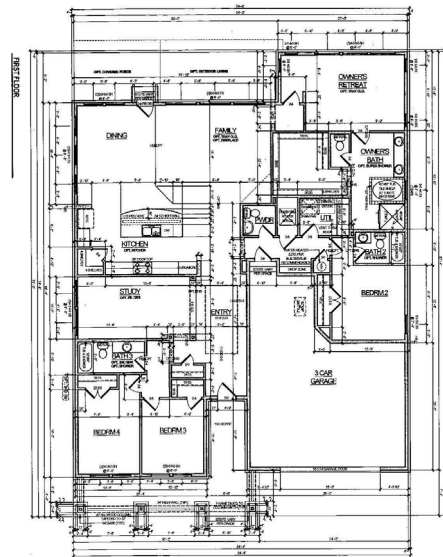
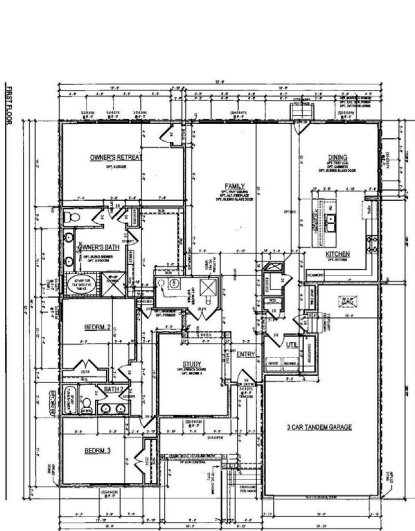


5820 IND - B









191ST PUD

10/28/20



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

ARCHITECTURAL CHARACTER FOR DISTRICT 3



191ST PUD

10/28/20



Cooler Design

ARCHITECTURAL CHARACTER FOR DISTRICT 4



191ST PUD

10/28/20



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

ARCHITECTURAL PLANS AND ELEVS DISTRICT 4



191ST PUD

10/28/20

ARCHITECTURAL CHARACTER FOR DISTRICT 5







Issue List - Petitioner Responses

District 1 – Commercial

- Does the commercial development in this PUD support the needs and wants of the current residents of the area?

Yes, our market research and by personal involvement in Grand Park concessions since 2017, the area will support commercial development and meet the needs and wants of both current and future residents.

- Is this cohesive with Steve Henke’s vision of “New England-style” development?

No, it is outside of Grand Park and will establish its own architectural theme

- District 1 prohibits fast food but permits restaurants with drive-up/drive-thrus. Isn’t a drive-thru still fast food?

No, Covid has changed the restaurant industry permanently. There is need for walk up, curbside, drive thru pick up, and no contact for ALL restaurants (see attached Wall Street Article)

- Is the expectation that drive up or drive through service will constitute more than half of food sales or less?

NO

- It appears the church is rendered with its future gymnasium addition shown – Correct?

Yes, the plan church has different phases of which a gym is in the phased plan

- 200,000 square feet for a maximum building size seems generous. That is over half the size of GPEC. Is that what is actually intended?

Yes, the tennis, pickle ball, indoor golf, fitness, and utility area may approach 200,000 SF

- The type of detail shown for the Portillo’s project on State Road 32 (i.e.: renderings of buildings on all sides, layout of parcel and landscaping) is what is needed on this project.

We have provided such information for the housing in District 2, 3,4, and 6. Also the church renderings as part of the General renderings for District one. Detailed drawings of the Tennis Facility or Sport incubator are cost prohibitive at this stage of the development process. Once zoning has been approved, a detailed development plan with full elevations and site plan will be presented for approval prior to requesting permits. The general architectural characteristics have been provided. Further, supplemental meeting with city council and APC members have produced some requests that are being finalized and will be presented to the APC for discussion

- Please omit re-definition of non-fast food uses (drive thru/drive up language)

OK

- Need far greater detail regarding commercial/multi-family area (i.e.: what standards apply to the units, access, parking, square footage, etc.)

See updated PUD ordinance with standards as per request

- Depending on size/height of building, a 20-foot setback from the Monon Trail might not be enough

The church will be set back 60 feet, and the 20-foot setback from Trail ROWS is consistent with other trail housing developments.

District 2 – Suburban Rental Community

- What is a suburban rental community?

A suburban rental community is a one owner, one manager, full time maintenance multi family complex that is made of up Independent living units similar to traditional housing but designed for apartment living. 12-month leases, no Air BnB, with detached garages and high amenities .

- Does this differ largely from Air BnB and how?

Owned and operated just like an apartment complex but higher end single living units with the smaller unit built in duplex style

- Are 12-month rentals warranted in close proximity to Chatham Hills?

Yes, Chatham Hills has traditional multi family units approved which are closer to the Chatham development. This type of housing adds to our community much needed housing types

- Why is this so much bigger than the townhome and SF district?

The units provide space between the living spaces un liked 2 or 3 story walk up or urban style hi rise apartments. Thus, the need for large acreage area.

- Who owns or is in charge of leasing for such an area?

It will be a one owner, one full time management and maintenance operator that is in charge of the complex just like apartment complexes such as Maple Knoll.

- Do the rental areas directly compete with local hotels?

No, long term lease as much higher SF rent.

- Is the intention for the on-site leasing property manager to occupy one of the rental units? Or is the manager on-site only during normal business hours?

There will be full time maintenance (24 hour) and full-time leasing office on site

- 14 Dwelling Units per acre seems very dense. Can an example of how this would lay out be provided?

Please see attached similar site plan

- Standards allow two story structures, but no exhibits are provided for such. If they are to be permitted, please provide additional details.

Will provide or remove from the standards and PUD request

- What will prevent these from being subleased as short-term rental?

It would be operated like Union Flats, Maple Knoll or another complex

- Will there be amenity/open space requirements?

Yes 1) Club house

2) Pool

3) Fitness area

4) Work share space

5) Dog park

6) Outside fire pit and gathering area

7) Bike storage and racking

8) Trail path to District 5 and connection to Monon

9) Others to be planned

- Asking for MF underlying but being the only permitted use means no home businesses, no amenities, no temp uses, etc.

Need to discuss with Staff.

- Lessen the max number of dwelling units from 350

The 25 plus acres with internal roads, setbacks, drainage, green space will provide an open feel and we have many apartment complexes in Westfield with substantial more that 14 units per acre. We need to unit count to support project cost.

- Increase minimum dwelling unit size from 900 sq. feet to 1,000

This is an apartment type of living units to a one bedroom at 650 SF with a 200-foot detached garage is like other complexes in our community. Unit size for one bedroom would be 650 up to 1300 SF for a three-bedroom unit. This is similar to the ranch style houses in Quail Wood subdivision.

- Increase side yard building setback to 20 feet from 5 feet and rear yard building setback from 15 feet to 20 feet

Respectfully request to keep setbacks as requested as this is designed to be an apartment complex in unit density but spread out over one story separate units.

District 3 – Small-Lot Single Family (North)

- Should \$300-500K homes be buried in the back of a rental/retail community?

Yes, Both David Weekly and LENNAR and others experienced in this type of housing like the area are willing to go to contract.

- Should SF-1 and SF-4 homes abut, and possibly compromise the value of nearby homes that are large lot and higher priced homes in and near Chatham Hills?

Yes, this has been discussed with residential builders, city council and APC members and the belief are that the combination of district 3, 4, and 5 provide outstanding housing choices in price points in the \$ 300 to \$ 700,000 range.

- **Can a max number of units be added for District 3?**

150

- Can language requiring four-sided architecture be added to District 3 as it is already stated in District 4?

Yes, see update information

- Increase minimum lot area from 7,500 square feet to 9,000
- Increase minimum lot frontage from 30 feet to 40 feet
- Increase front yard setback from 15 feet to 25 feet
- Increase side yard setback from 5 feet to 8 feet
- Increase rear yard setback from 20 feet to 25 feet
- Increase minimum building setback from Monon (currently 20 feet)
- Increase minimum lot width from 40 feet to 50 feet
- Decrease maximum building height from 35 feet to 25 feet
- Add a minimum building separation standard
- Modify minimum roof pitch from 6/12 to 8/12

See updated table from Weekly, the 6/12 pitch needs to remain but one of David Weekly's models in Suffolk appeared flatter that a 6/12 due to overall design, this model will not be allowed in this development.

District 4 – Small-Lot Single Family (South)

- Can a max number of units be added for District 4?

70

- Don't believe residential should be as close to 191st Street as this District is shown on the Concept Plan

It is set back 600 feet from the road and has commercial buffering it from 191st street.

- Increase minimum lot area from 2,880 square feet to 9,000

- Increase minimum lot frontage from 30 feet to 40 feet
- Increase minimum front building setback from 10 feet to 25 feet
- Increase minimum side building setback from 3 feet to 8 feet
- Specifics for architectural offsets?
- Remove EIFS from exterior surface possibilities

Yes

- Make 8/12 roof pitch a standard
- Increase minimum overhang to 11 inches from 8 inches
- Re: list of Front Façade Architectural element possibilities – external street facades, regardless of whether front or not should require masonry. What about other elevations?
- Windows or decorative elements for garage doors?

See updated table from Weekly

District 5 – Park/Trail Head

- With another trail head already planned at the Links PUD, is another necessary?

Yes, have a trail / park next to the Monon helps with the overall green space, and connectivity to the growing trail system. The Woods family has mandated in the purchase agreement to set aside between 3 to 5 acres for a “Woods donated” park or conservatory.

- Is any parking to be permitted in this district?

Minimal with blister parking along the road, the goal is to have people park in the commercial district and walk to the park and onto the trail, or leave the trails and enjoy the park and visit the commercial district. It is to be a nature-based area with resting and meditation areas development. No indoor plumbing or restrooms, and maybe only one covered structure for shade.

- Park needs more definition. Is it part of the retail environment? Part of the trail? Part of an office area for workouts at lunch time?

It is to be a transaction nature area on and off the trail for the overall development and for people to visit the development off the trail. It is to be a nature focused trail with native high grasses, trees, and rest area. No rest rooms and limited parking.

- Who will this be donated to? Who will improve/maintain it?

The Woods Family will donate the final determined land acreage.

The developer will improve it to a pre-determined and agreed upon condition

If the City takes the donation or others of the land, they would be responsible for the park.

District 6 – Townhome

- What is a rental townhome district?

This to be a For Sale townhome district

- Who owns or is in charge of leasing for such an area?

Not applicable as it is for sale.

- Please be certain that enough masonry to truly make a statement is included.

Yes will make sure masonry is a key building material.

- Please consider increasing the minimum roof pitch from 6/12 as it results in a better roof appearance.

Will provide LENNER elevations for consideration

- Minimum building setback to the Monon of 20 feet may be too close

This is consistent with other Monon living units and developments. Effective 40 feet from Trail edge with the ROWS

- Minimum living area per unit of 650 feet is too small for townhomes

Will confirm

- 10 dwelling units per acre instead of 14

With master detention being an important part of the over development along with the greenspace being of a high amount and quality nature. It allows for a higher density. Open for discussion on this topic but 14 is the preferred and requested amount.

- 1:3 proximity slope requested

Yes

- Need more detail on rear facades facing Monon

See LENNAR

- Increase roof pitch to 8/12

See LENNAR

- Patios? Offsets? Number of units per building?

See LENNAR

Non-District Specific Questions/Comments

- Is this PUD being built in phases and what might be the timeline of such phases? Which districts or projects will be first?

Yes it will be a phased project and here is an estimated time table assuming Zoning is approved November 2020

Phase one will be master infrastructure of some or all of the roads (cuts reduced to three from four), primary and secondary platting, utilities, mass grading, drainage for all Districts and would start Summer to Fall of 2021 based on permits, weather, and other conditions

David Weekly District 4 would start by Summer of 2021

Phase two would be districts 2, 4 and 6 and should be able to have lot sales started in 2022 dependent on market conditions.

- Green buildings are desirable, but solar panels are not finishes that should be highlighted or located on the front side of any building

Yes

- Despite the prohibition of many uses, the PUD still seems too wide open for potential uses

Yes, see updated list

- Where are monument signs anticipated? Four center signs along 191st Street seems excessive/is too much.

The sign request has been reduced per APC comments and Staff

- What is the size of each district?

Not determined at this time.

- There is no cohesive design theme

We believe that District one has a cohesive theme seen concept plan and exhibits. The Church has used our request for natural colors, masonry and siding.

- Not all pictures in the illustrative character exhibit fits all overlay standards

We will comply with final agreed upon standards

- RE: berm landscaping – berms have required landscaping, why change to trail landscaping standards?

This is next to the Monon trail not the internal landscaping per district.

- Lighting in the exhibits are all over the place (neon, roof lights, gooseneck). How can they be consistent with instances shown in the character exhibits?

We are looking to have a unique retails and attraction space so different lighting will be presented to allow for areas to highlight.

- Neon-colored lighting not appropriate with so much residential included

Will not face residential areas

- Three rows of parking and two associated drive aisles may be too much parking adjacent to 191st Street

Will reduce to 2 rows of parking and one drive aisles if so required but need to discuss further.

Issue List – Planning Staff

District 1 – Commercial

- Tennis has been highlighted as a key activity on this site, but it is not mentioned in the uses. If tennis use is a key use, why not commit it to the PUD?
 - A tennis facility as Mr. Dalton has described would fall under the UDO's definition of "Commercial Recreational Facility", which is a permitted use by-right in the GB: General Business District, which is the underlying zoning district. As it would already be permitted, there is no need to add it specifically as a permitted use.
- This project doesn't guarantee a tennis facility; it needs to be committed to in writing.
 - Zoning is not a mechanism that guarantees anything be built. It is a mechanism that establishes development and architectural standards in the event something does get built. Zoning also establishes what and where certain land uses are allowed to occur within a community. Any sort of performance guarantee would need to take the form of an additional, separate document outside of the PUD District Ordinance.
- Visuals presented indicate the area could be an entertainment/retail/dining venue like Pigeon Forge. However, this is not supported in writing.
 - The character exhibits indicate that such development is possible within this PUD. Much like the answer to the above question however, zoning does not guarantee specific permitted uses be developed, but rather it allows them to be developed. And if they are developed, they have to be built to certain standards.
- Businesses such as a sporting goods store, Nike or Under Armor superstore, athletic shoe store, ice cream shop, etc. would all fit the theme of the sports campus. Creating a list of businesses that would support Grand Park would give the retail portion some definition and allow for targeted planning of the area.
 - As this original comment indicates, specific brand names/stores cannot be tied to a project via zoning. Also, many of the aforementioned establishments (sporting goods store, shoe store, ice cream shop, etc.) are already permitted via the GB underlying zoning. Whether the developer is willing to commit to the extreme micro-level planning of limiting or requiring specific uses within a district (ie: must have X store, can not have more than one X store) is up to them.
- Tax exempt uses (religious institutions specifically called out) shouldn't be located in business districts, especially this close to GPEC
 - Religious institutions are permitted in Local Business-Historic, Local Business and General Business districts by-right via the UDO.
- Add 'Very High Intensity Retail' as a prohibited use

- “Very High Intensity Retail” is a Special Exception Use in GB District. Special Exception uses are already prohibited thus Very High Intensity Retail uses are already prohibited.

District 2 – Suburban Rental Community

- Does our UDO support a suburban rental community?
 - The suburban rental community, as proposed, mimics a standard Multi-Family rental Development in nearly all aspects except that the dwellings would exist as single-family buildings instead of multi-family buildings. There is not an existing zoning standard for this type of development. As such, for this proposed District, a reasonable underlying zoning District would either be MF1 or MF2 with modifications.
- Can 191st Street support the traffic flow of a transient community, such as rentals?
 - Answered by City Engineer, John Nail: “Yes, it can. Multifamily land uses actually generate fewer trips per dwelling unit than single family residential land uses. However, we do have long term plans to improve 191st Street between Tomlinson and Horton as this area develops.”
- Is the underlying zoning (MF2) appropriate?
 - It is the zoning district most closely aligned with the type of development proposed.
- Regarding architecture, no idea of materials, side/rear facades, etc.
 - The exhibits in the current iteration of the PUD show all facades as well as building materials.

District 3 – Small-Lot Single Family (North)

- Architectural standards for District 4 exist, why not District 3?
 - As the final product proposed for District 4 is the same as the Lancashire/Suffolk product, exact verbiage for standards within the Oak Manor PUD/Amendments was included into the District 4 section. No specific architectural requirements were provided for District 3 at the time of the public hearing beyond what was placed in the text.

District 4 – Small-Lot Single Family (South)

- No district-specific questions asked

District 5 – Park/Trail Head

- No district-specific questions asked

District 6 – Townhome

- Is the underlying zoning (MF2) appropriate?

- As townhomes are generally some of the most-dense multi-family developments, utilizing the denser of the UDO's two (2) Multi-Family districts is likely the most appropriate.

Non-District Specific Questions/Comments

- Does the Comprehensive Plan describe anything such as a Gatlinburg-esque community?
 - The Comprehensive Plan does not specifically mention Gatlinburg or related developments as desirable nor undesirable. That said, the Property is located within the geographic area defined as the "Family Sports Capital Addendum II" of the Comprehensive Plan which states the following goals which include elements of the tourism industry:
 - Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
 - Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
 - Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative
- In Districts 3, 5 and 6 "temporary use and event" are allowed. What is envisioned on these small lot parcels?
 - Nothing is necessarily envisioned with permitting these uses. They are merely being requested so not to hinder the future possibility of a temporary use or event taking place within these districts. All temporary uses and events that require permits are reviewed on a case-by-case basis by the Community Development Department and Fire Marshal. Temporary Uses and Events are currently permitted by-right in every zoning district of the UDO.
- Can the local roads and streets support development of this nature with an already busy street servicing Grand Park?
 - Answered by City Engineer, John Nail: "Yes they can. We will be monitoring traffic and making improvements to 191st Street as needed."
- What are the plans to ensure the safety of residents and visitors utilizing the Monon Trail where it intersects with 191st Street?
 - Answered by City Engineer, John Nail: "With the popularity of the Monon bridge over SR 32 and continued development north of 191st Street, we have seen pedestrian volumes on the Monon increase at 191st Street. In the long

term, we will likely need to construct a pedestrian bridge at this crossing to completely separate the vehicular-pedestrian conflicts. However, in the near term we are studying more cost-effective mitigation strategies such as pedestrian refuge islands and HAWK systems.”

- Permitting trash enclosures in a Front Yard that is not adjacent to the 191st Street Right of Way may not be appropriate.
 - This standard is common in PUDs throughout the City. In many developments, especially commercial developments with many different ingress/egress points and buildings fronting multiple roads, this standard is necessary without needing a PUD amendment for individual projects/developments within this PUD District.
- Masonry and landscaping should be required for monument signs.
 - This is already required in the UDO and not requested to be modified via the PUD, therefore, there is no need to add anything to the PUD language requiring it.



Petition Number: 2010-DDP-25

Project Name: Westfield Washington Early Childhood Learning Center and Central Administration Office

Subject Site Address: 19500 Tomlinson Road (the "Property")

Petitioner: Cripe

Representative: Cripe

Request: Detailed Development Plan review of a 57,698 square foot school and administration building on 10.03 acres +/- in the AG-SF1: Agriculture and Single-family Rural District.

Current Zoning: AG-SF1 District

Current Land Use: Vacant

Approximate Acreage: 10.03 +/-

Property History: Variance of Development Standard ([2010-VS-30](#), 10/13/20)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the**

Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) 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 4.2 (AG-SF1 District).

- 27) Minimum Lot Area: Three (3) acres
- 28) Minimum Lot Frontage: 250 feet
- 29) Minimum Building Setback Lines:
 - a) Front Yard:
 - i) Expressways/Arterials: 100 feet
 - ii) On all other Streets: 80 feet
 - b) Side and Rear Yard: 30 feet
- 30) Minimum Lot Width: 100 feet
- 31) Maximum Building Height: Two and one-half (2 ½) stories
- 32) Minimum Living Area (Ground Floor):
 - a) Single-story: 1,350 square feet
 - b) All others: 800 square feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

33) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
- v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

34) Architectural Standards (Article 6.3)

a) Building Orientation:

- i) No loading spaces of loading docks shall be permitted to face a Street.

ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

b) Building Materials: In order to ensure compatibility of nonresidential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

35) Building Standards (Article 6.4)

36) Fence Standards (Article 6.5)

37) Height Standards (Article 6.6)

a) Residential Districts: In Single-family Districts in which Building Height is limited to twenty-five (25) feet, a Dwelling may be increased in height not to exceed thirty-five (35) feet, provided that both Side Yards are increased an additional one (1) foot for each foot such building exceeds twenty-five (25) feet in height.

38) Home Business Standards (Article 6.7)

39) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of

preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

b) General Landscaping Design Standards:

i) Placement:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

c) General Screening Standards:

- i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) foot high, completely opaque fence or wall; (ii) a six (6) foot high berm; (iii) a six (6) foot high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

d) Detention and Retention Areas:

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

- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.
- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: Variance [2010-VS-30](#) approved to permit no meandering edges.

- e) Street Trees:
- f) Minimum Lot Landscaping Requirements:
- g) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- h) External Street Frontage Landscaping Requirements:

Comment: Variance [2010-VS-30](#) approved to permit External Street Frontage Landscaping consistent with existing Monon Trails Elementary School's landscaping.

- i) Buffer Yard Requirements:
- j) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:
 - (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

40) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

a) Off-street Parking:

i) Required Spaces:

- (1) Other Uses: Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

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

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) 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:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
 - i) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential 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.
- b) Perimeter/External Pedestrian Network Standards:
- i) 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. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

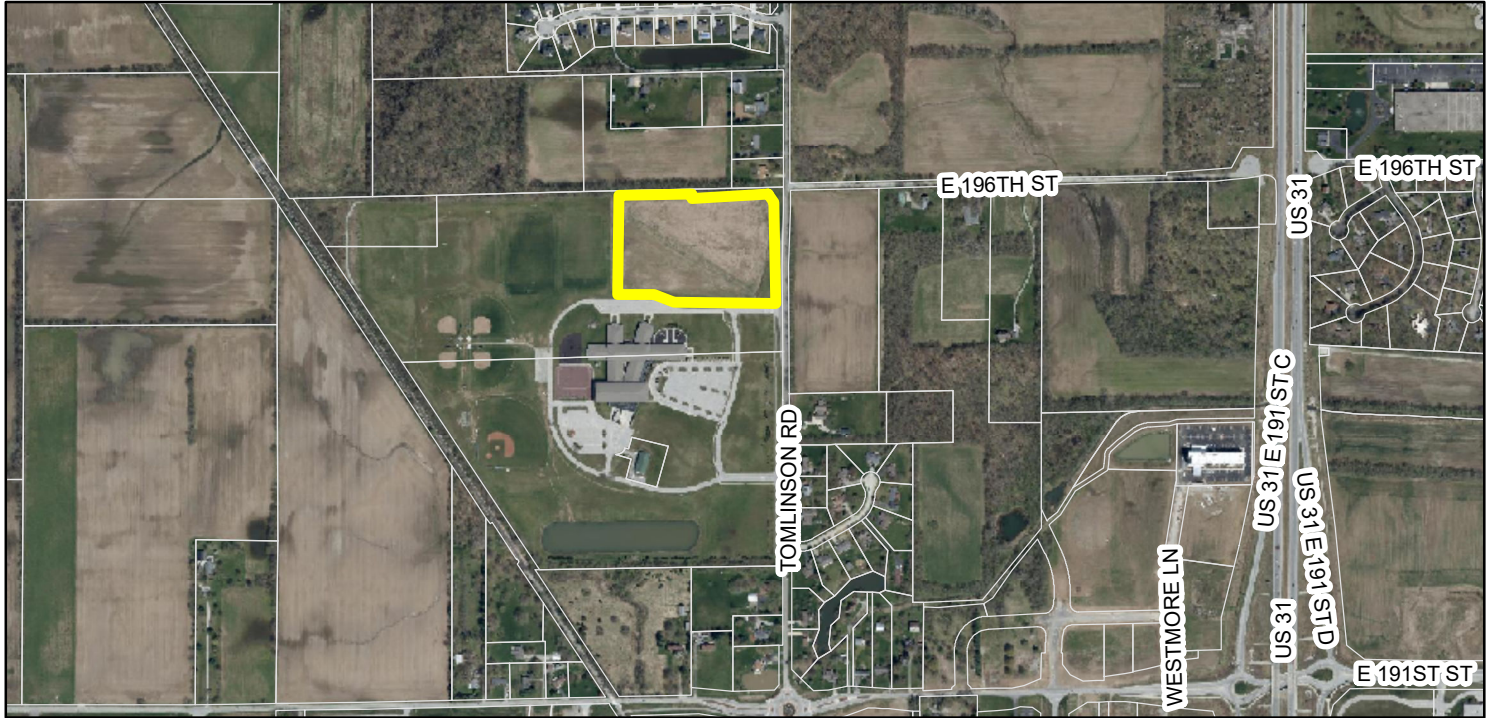
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2010-DDP-25) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



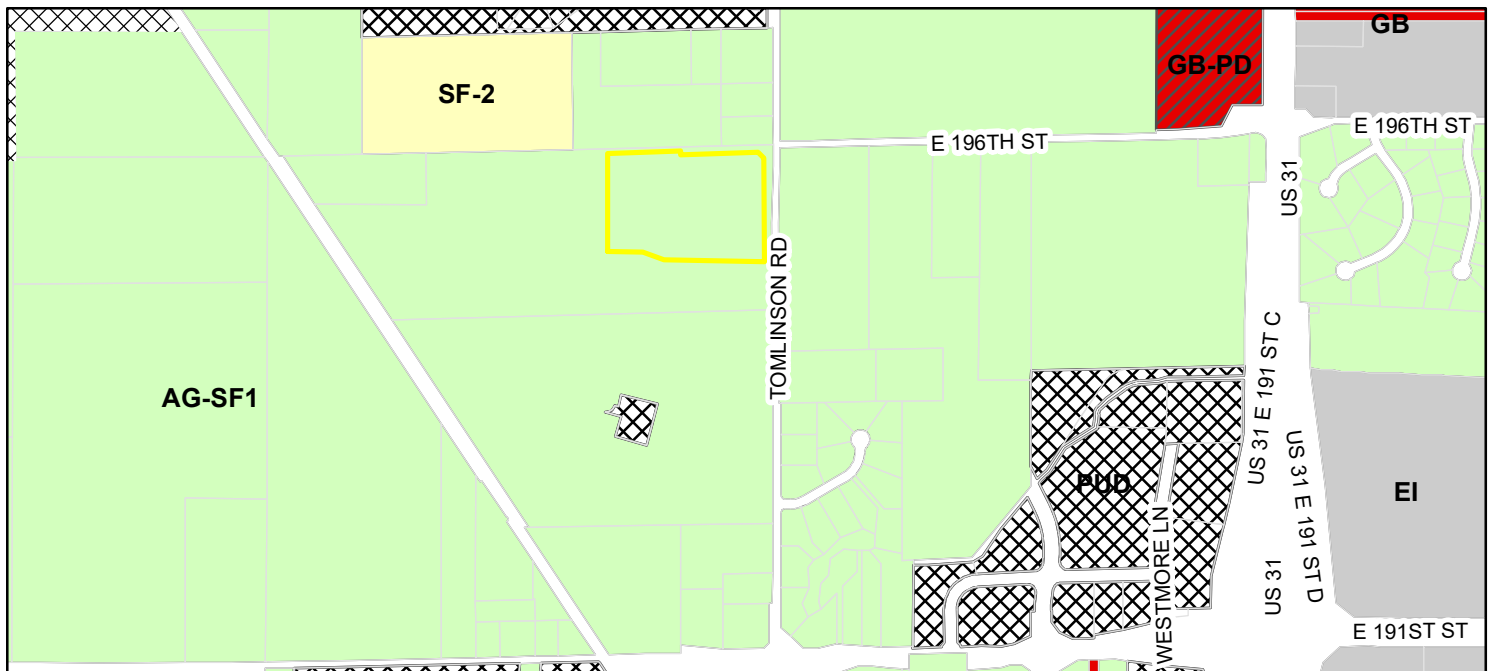
Property Location Map
Westfield Washington Schools Early Childhood Center &
Administration Center
Detailed Development Plan
2010-DDP-25



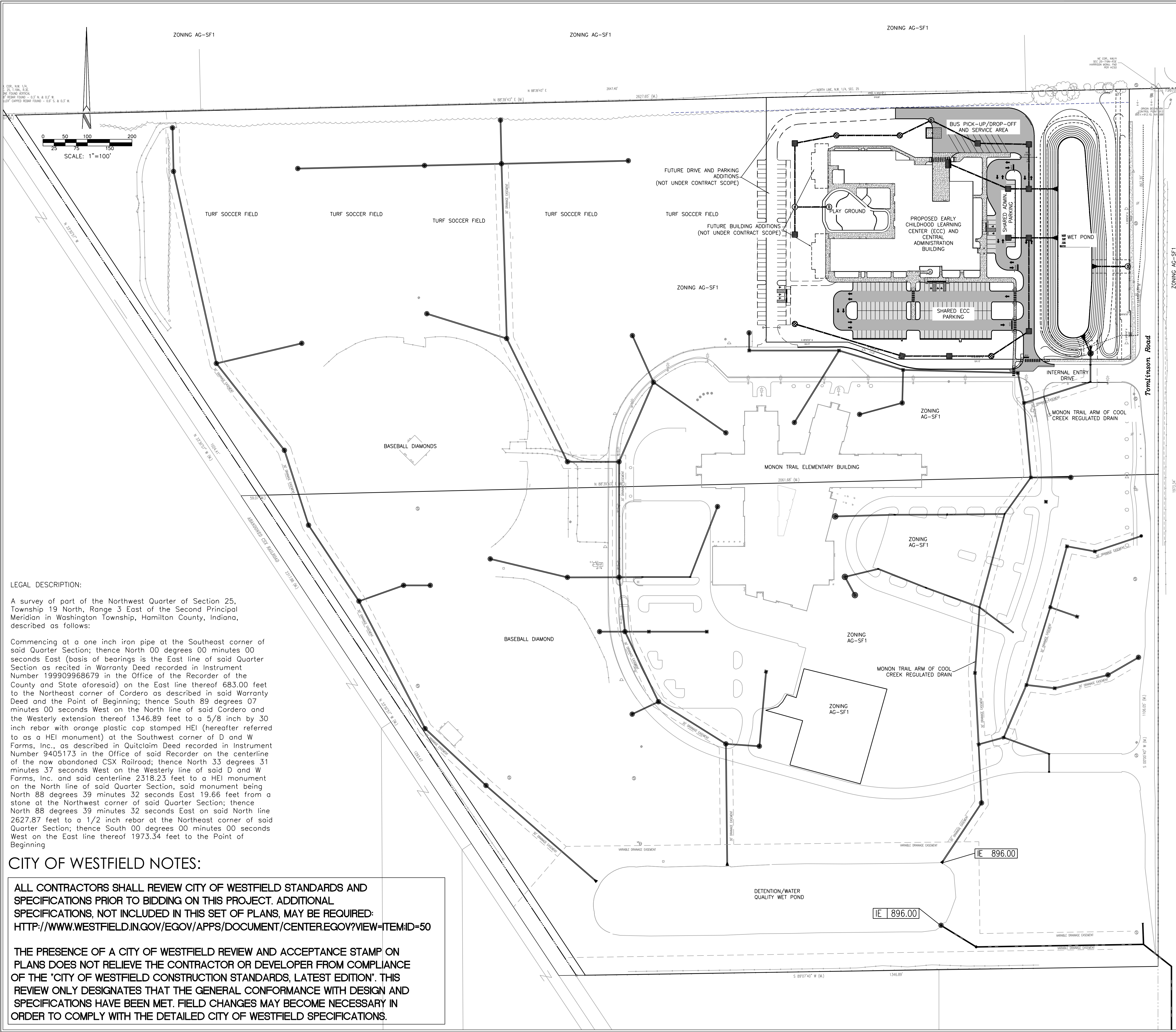
Aerial Location Map



Zoning Map



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



LEGAL DESCRIPTION:

A survey of part of the Northwest Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at a one inch iron pipe at the Southeast corner of said Quarter Section; thence North 00 degrees 00 minutes 00 seconds East (basis of bearings is the East line of said Quarter Section as recited in Warranty Deed recorded in Instrument Number 199909968679 in the Office of the Recorder of the County and State aforesaid) on the East line thereof 683.00 feet to the Northeast corner of Cordero as described in said Warranty Deed and the Point of Beginning; thence South 89 degrees 07 minutes 00 seconds West on the North line of said Cordero and the Westerly extension thereof 1346.89 feet to a 5/8 inch by 30 inch rebar with orange plastic cap stamped HEI (hereafter referred to as a HEI monument) at the Southwest corner of D and W Farms, Inc., as described in Quitclaim Deed recorded in Instrument Number 9405173 in the Office of said Recorder on the centerline of the now abandoned CSX Railroad; thence North 33 degrees 31 minutes 37 seconds West on the Westerly line of said D and W Farms, Inc. and said centerline 2318.23 feet to a HEI monument on the North line of said Quarter Section, said monument being North 88 degrees 39 minutes 32 seconds East 19.66 feet from a stone at the Northwest corner of said Quarter Section; thence North 88 degrees 39 minutes 32 seconds East on said North line 2627.87 feet to a 1/2 inch rebar at the Northeast corner of said Quarter Section; thence South 00 degrees 00 minutes 00 seconds West on the East line thereof 1973.34 feet to the Point of Beginning

CITY OF WESTFIELD NOTES:

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

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

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL

SITE WORK GENERAL NOTES AND SPECIFICATIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION. OR THE SITE IS LOCATED OUTSIDE OF THE "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS".

PARCEL MAP:

ZONING MAP:

ALTERNATE TRANSPORTATION MAP:

LEGEND:

- Parcel Boundary (public)
- Corporate Limits (Label)
- Corporate Limits (Outline)
- WESTFIELD
- Interstates & US Highways
- State Highways
- Major Roads
- Minor Roads
- Lakes & Reservoirs
- Rivers & Streams
- Parcel Boundary (public)
- Interstates & US Highways
- State Highways
- Major Roads
- Minor Roads
- Lakes & Reservoirs
- Rivers & Streams
- Parcel Boundary (public)

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WESTFIELD ECC & ADMINISTRATION CENTER DESIGN DEVELOPMENT WESTFIELD, IN

SCOPE DRAWINGS:

These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

TAC SUBMITTAL	09-04-2020
TAC RE-SUBMITTAL	10-09-2020

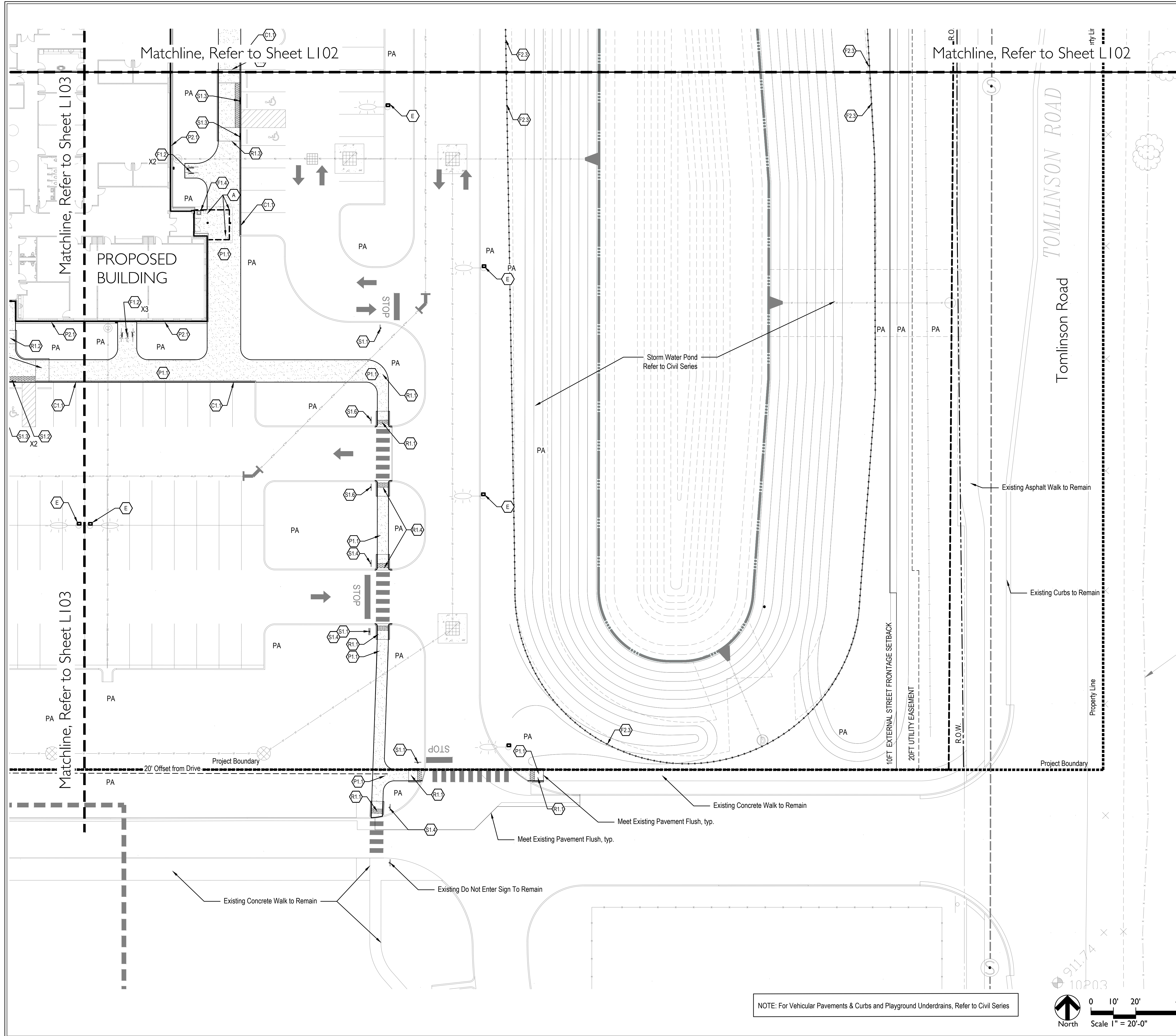
ISSUE DATE 09-04-2020 **DRAWN BY** JML **CHECKED BY** JML

DRAWING TITLE: OVERALL DEVELOPMENT PLAN

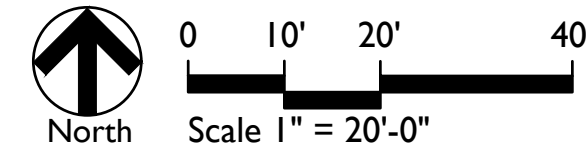
CERTIFIED BY: APPROVAL PENDING NOT FOR CONSTRUCTION

DRAWING NUMBER: C200

OVERALL PROJECT NUMBER: 19139
CRIPE PROJECT # 05039-2020



NOTE: For Vehicular Pavements & Curbs and Playground Underdrains, Refer to Civil Series



GENERAL KEYNOTES

- A Architectural Feature, Refer to Architectural Plans
- C Civil Site or Utility Feature, Refer to Civil Plans
- E Electrical Feature, Refer to MEP Plans
- PA Planted Area, Refer to Planting Plans

MATERIAL LEGEND

- C1.0 Curbs
- C1.1 Integral Curb and Sidewalk, Refer to Detail 7/L501 and Specifications
 - C1.2 Integral Curb with Fencing, Refer to Detail 7/L504 and Specifications
 - C1.3 Playground Nailer Curb, Refer to Detail 4/L504 and Specifications
- F1.0 Site Furnishings
- F1.1 Flagpole, Refer to Detail 6/L501 and Specifications
 - F1.2 Bike Rack, Refer to Detail 5/L501 and Specifications
 - F1.3 6' Bench, Refer to Specifications
 - F1.4 Litter Receptacle, Refer to Specifications
 - F1.5 Steel Pipe Bollard, Refer to Specifications
- F2.0 Fencing and Gates
- F2.1 Vehicular Barrier Gate, Refer to Specifications
 - F2.2 6 ft. Height Privacy Fence, Refer to Specifications
 - F2.3 4 ft. Height Chain Link Fence, Black Vinyl PVC Coated, Refer to Specifications
 - F2.4 4 ft. Height, 10 ft. Opening, Double Leaf, Maintenance Gate, Black Vinyl PVC Coated, Refer to Specifications
 - F2.5 4 ft. Height, 5ft Opening, Single Leaf, Maintenance Gate, Refer to Specifications
 - F2.6 6 ft. Height, 10 ft. Opening, Double Leaf, Privacy Gate, Refer to Specifications
- P1.0 Pavement, Concrete
- P1.1 Standard Concrete Pavement, Medium Broom Finish, Refer to Detail 1/L501 and Specifications
 - P1.2 Integral Color Concrete Pavement, Medium Broom Finish, Refer to Detail 1/L501 and Specifications
- P2.0 Pavement, Specialty
- P2.1 Mow Strip, Refer to Detail 4/L501 and Specifications
- P3.0 Pavement, Playground
- P3.1 Playground Turf, Refer to Detail 3/L504 and Specifications
 - P3.2 Pour in Place Play Surfacing, Refer to Detail 2/L504 and Specifications
- R1.0 Accessible Sidewalk Ramps
- R1.1 Perpendicular Curb Ramp Adjacent Non-Walkable Surface, Refer to Detail 1/L502 and Specifications
 - R1.2 One-Way Directional Perpendicular Curb Ramp Adjacent Curb, Refer to Detail 1/L502 and Specifications
 - R1.3 Parallel Curb Ramp, Refer to Detail 1/L502 and Specifications
 - R1.4 Median Cut-Through with Perpendicular Curb Ramp, Refer to Detail 1/L502 and Specifications
- S1.0 Signage, (comply with MUTCD Standards) (VIF Regulatory Signs with City Representative)
- S1.1 Stop, Refer to Detail 2/L502 and Specifications
 - S1.2 ADA Parking, Refer to Detail 3/L502 and Specifications
 - S1.3 Van Accessible ADA Parking, Refer to Detail 3/L502 and Specifications
 - S1.4 Do Not Enter, Refer to Detail 2/L502 and Specifications
 - S1.5 One Way, Refer to Detail 2/L502 and Specifications
 - S1.6 Right Turn Only, Refer to Detail 2/L502 and Specifications
 - S1.7 No Parking, Refer to Detail 2/L502 and Specifications
 - S1.8 No Mow Sign, Refer to Detail 4/L502 and Specifications
- S2.0 Monument Sign
- S2.1 Monument Sign, Refer to Detail 4/L503 and Specifications
- W1.0 Wall, Masonry
- W1.1 Masonry Wall, Refer to Detail 1 and 2/L503 and Specifications

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PROJECT: WESTFIELD ECC & ADMINISTRATION CENTER
VIEWING STATION
WESTFIELD WASHINGTON SCHOOL CORP.
Westfield, Indiana

Scope Drawings:

These drawings indicate the general scope of the project in terms of architectural design. Contact the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

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On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Revisions:

1.	TAC Submittal	09-04-2020
2.	TAC Re-Submittal	10-09-2020
3.	TAC Re-Submittal	10-27-2020

Issue Date	Drawn By	Checked By
10-16-2020	DLF	CH

Drawing Title:

MATERIALS PLAN

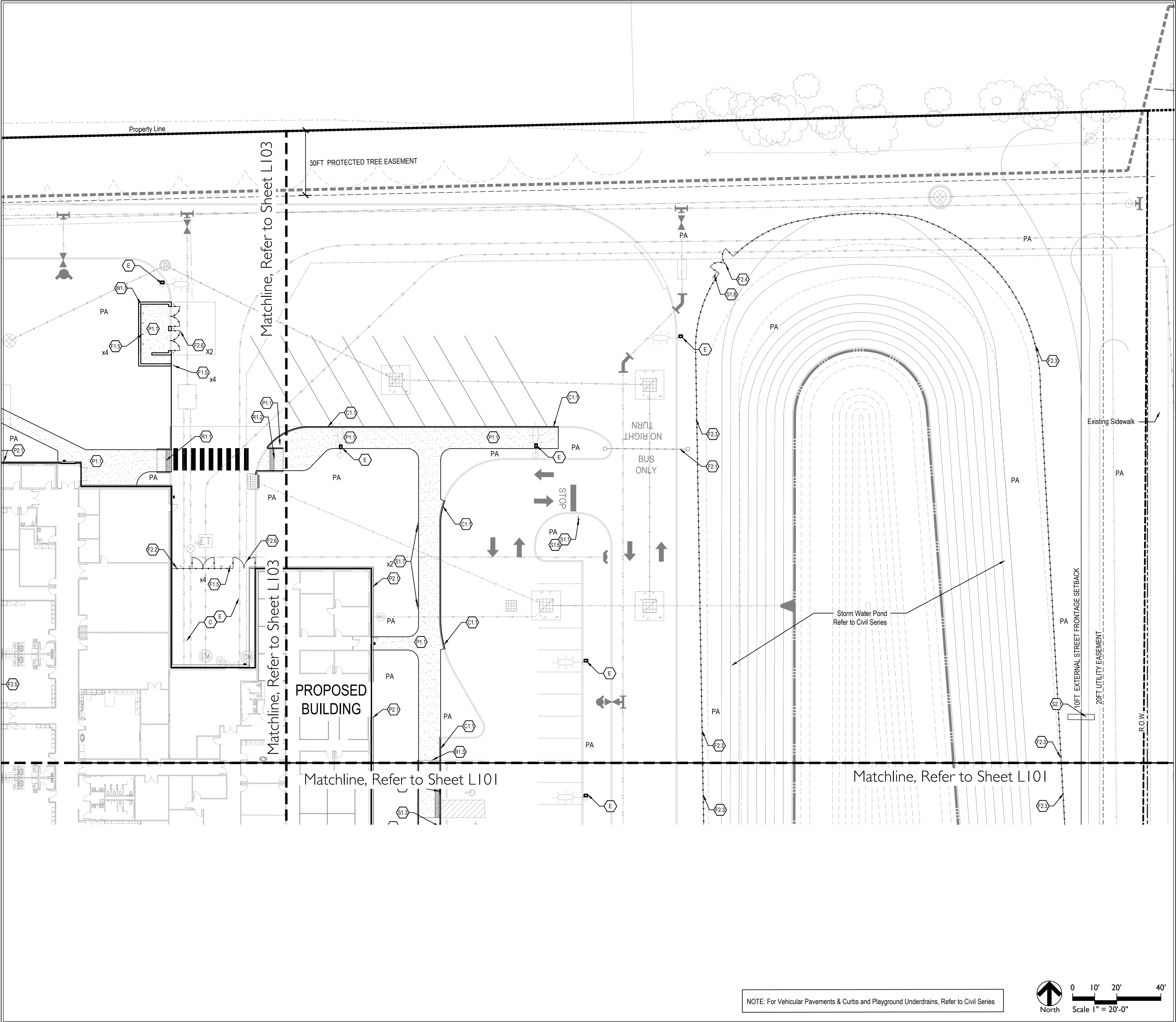
Certified By:

Drawing Number:

L101

Project Number:

19139



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317-485-6900 | www.context-design.com

GENERAL KEYNOTES

- A** Architectural Feature, Refer to Architectural Plans
- C** Civil Site or Utility Feature, Refer to Civil Plans
- E** Electrical Feature, Refer to MEP Plans
- PA** Planted Area, Refer to Planting Plans

MATERIAL LEGEND

C1.0 Curbs

- C1.1** Integral Curb and Sidewalk, Refer to Detail 7/L501 and Specifications
- C1.2** Integral Curb with Fencing, Refer to Detail 7/L504 and Specifications
- C1.3** Playground Nailer Curb, Refer to Detail 4/L504 and Specifications

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- F1.1** Flagpole, Refer to Detail 6/L501 and Specifications
- F1.2** Bike Rack, Refer to Detail 5/L501 and Specifications
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- F1.4** Litter Receptacle, Refer to Specifications
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- P1.2** Integral Color Concrete Pavement, Medium Broom Finish, Refer to Detail 1/L501 and Specifications

P2.0 Pavement, Speciality

- P2.1** Mow Strip, Refer to Detail 4/L501 and Specifications

P3.0 Pavement, Playground

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- P3.2** Pour in Place Play Surfacing, Refer to Detail 2/L504 and Specifications

R1.0 Accessible Sidewalk Ramps

- R1.1** Perpendicular Curb Ramp Adjacent Non-Walkable Surface, Refer to Detail 1/L502 and Specifications
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- S1.1** Stop, Refer to Detail 2/L502 and Specifications
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SCSO

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PROJECT:
**WESTFIELD ECC &
ADMINISTRATION
CENTER
VIEWING STATION**
WESTFIELD WASHINGTON SCHOOL CORP
Westfield, Indiana

Scope Drawings:

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Revisions:

- | | | |
|----|------------------|------------|
| 1. | TAC Submittal | 09-04-2020 |
| 2. | TAC Re-Submittal | 10-09-2020 |
| 3. | TAC Re-Submittal | 10-27-2020 |

Issue Date	Drawn By	Checked By
10-16-2020	DLF	CH

Drawing Title:

**MATERIALS
PLAN**

Certified By:



Drawing Number:

L102

Project Number:

19139

Matchline, Refer to Sheet L403

Matchline, Refer to Sheet L403

Matchline, Refer to Sheet L401

ORDINANCE CHART
ZONING: Institutional
ACRES: 10.03
SURROUNDING ZONING

North: AG-SF1 with institutional use
East: Tomlinson Road, with Dedicated ROW
South: AG-SF1 with institutional use
West: AG-SF1 with institutional use

OVERALL SITE REQUIREMENTS

Requirement: Provide 2 shade trees + 3 ornamental/evergreen trees + 10 shrubs/acre*
Required: 10 acres = 20 shade trees + 30 ornamental/evergreen trees + 100 shrubs
Provided: 56 shade trees + 30 ornamental trees + 20 evergreen trees + 280 shrubs

*Tree preservation area includes 155 trees to be preserved (See LD101-102 for detailed listing)

*Trees and shrubs required for buffers and road frontage can count toward this requirement

STREET TREES

Street Trees not required

FOUNDATION PLANTINGS

Requirement: Provide plant material along walls approx. 40' intervals; provide 1 shrub or ornamental tree/12 l.f. along front facade

Required:

East: 143 l.f./12 = 13 shrubs or ornamental trees
South: 277 l.f./12 = 23 shrubs or ornamental trees
West: 199 l.f./12 = 17 shrubs or ornamental trees
North: 247 l.f./12 = 21 shrubs or ornamental trees

Provided:

East: 6 ornamental trees + 7 shrubs
South: 7 ornamental trees + 16 shrubs
West: 7 ornamental trees + 10 shrubs
North: 2 ornamental trees + 32 shrubs

EXTERNAL STREET FRONTAGE

Requirement: Provide min. 10' depth + 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f. (Per ordinance)
Provide 8 shade or evergreen trees + 8 shrubs/100 l.f. (Per master plan)

Required: (Per ordinance)
Tomlinson Road @ 607 l.f./100 = 18 shade/evergreen trees + 12 ornamental trees + 150 shrubs

Required: (Per Master Plan)
Tomlinson Road @ 607 l.f./100 = 48 shade/evergreen trees + 48 shrubs

Provided: 35 shade/evergreen trees + 19 ornamental trees + 53 shrubs (to meet master plan requirements)

BUFFERS

Required:

North: Same use - no buffer required
East: Tomlinson Road - see external street frontage requirements
South: Same use - no buffer required
West: Same use - no buffer required

Provided:

North: none
East: see external street frontage requirements
South: none
West: none

INTERIOR PARKING LOT PLANTINGS

Requirement: 50+ spaces, provide 10% of paved area as landscaped; provide 1 tree + 4 shrubs/parking island (min. 120 s.f.)

Required: 69,320 s.f. vehicular pavement (excludes bus loading and unloading) @ 10% = 6,932 s.f. of islands required
Provided: 6,932 s.f. of green space in 15 islands + 15 shade trees + 60 shrubs

*Future Potential Service Drive and Parking Lot:
Requirement: 27,638 s.f. vehicular pavement (parking lot) @ 10% = 2,763 s.f. of islands required
Provided: 2,783 s.f. of green space in 8 islands + 8 shade trees + 32 shrubs

PERIMETER PARKING

Requirement: Provide 1 tree + 10 shrubs per 30 l.f. for parking facing a front yard or within 20' of a lot line/ROW; provide 50% plant material for drive aisles

Required: 150 l.f. parking along Tomlinson = 5 shade trees + 50 shrubs
Provided: 5 shade trees + 50 shrubs

*Future Potential Service Drive and Parking Lot
No parking perimeter plantings required

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GENERAL KEYNOTES

- (C) Civil Site or Utility Feature, Refer to Civil Plans
(E) Electrical Feature, Refer to MEP Plans

GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
- Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
- All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
- All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
- The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
- All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
- Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
- Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
- Trees shall be matched in groups unless otherwise noted.

- (T) Turf Seed Mix, Refer to Specifications
(G) Native Grass Seed Mix, Refer to Specifications
(P) Native Grass Plugs, Refer to Specifications

NOTE: ALL TREES MUST BE A MINIMUM OF 4 FT. FROM ALL DRIVES, CURBS, AND SIDEWALKS.

North
0 10' 20' 40'
Scale 1" = 20'-0"

SCSO

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317.246.7900 | context



PROJECT: WESTFIELD ECC & ADMINISTRATION CENTER
VIEWING STATION
WESTFIELD WASHINGTON SCHOOL CORP.
Westfield, Indiana

Scope Drawings:

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On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Revisions:

- TAC Submittal 09-04-2020
- TAC Re-Submittal 10-09-2020
- TAC Re-Submittal 10-26-2020

Issue Date	Drawn By	Checked By
10-16-2020	DLF	CH

Drawing Title:

PLANTING PLAN

Certified By:

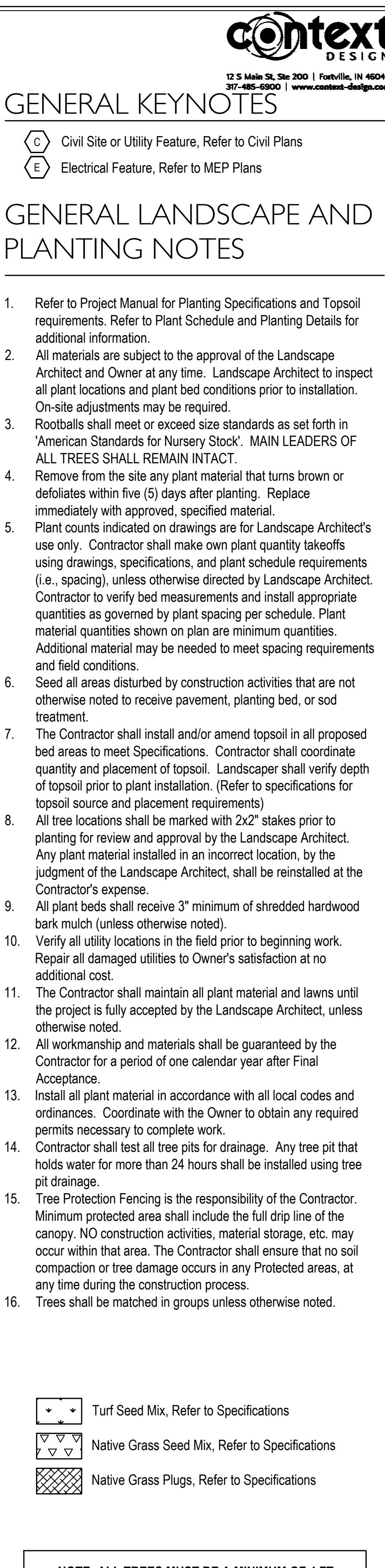


Drawing Number:

L402

Project Number:

19139



Matchline, Refer to Sheet L402

Tomlinson Road

 Civil Site or Utility Feature, Refer to Civil Plans

 Electrical Feature, Refer to MEP Plans

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in "American Standards for Nursery Stock". MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscape shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
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11. The Contractor shall maintain all plant material and laws until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
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14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

 Turf Seed Mix, Refer to Specifications

 Native Grass Seed Mix, Refer to Specifications

 Native Grass Plugs, Refer to Specifications

NOTE: ALL TREES MUST BE A MINIMUM OF 4 FT. FROM ALL DRIVES, CURBS, AND SIDEWALKS.

ZONING: Institutional
ACRES: 10.03
SURROUNDING ZONING
North: AG-SF1 with institutional use
East: Tomlinson Road, with Dedicated ROW
South: AG-SF1 with institutional use
West: AG-SF1 with institutional use

Requirement: Provide 2 shade trees + 3 ornamental/evergreen trees + 10 shrubs/acre*

Required: 10 acres = 20 shade trees + 30 ornamental/evergreen trees + 100 shrubs

Provided: 56 shade trees + 30 ornamental trees + 20 evergreen trees + 280 shrubs

*Trees and shrubs required for buffers and road frontage can count toward this requirement

Street Trees not required

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 (to meet master plan requirements)

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- West: Same use - no buffer required

Provided:

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- East: see external street frontage requirements
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- West: none

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 Requirement: 50+ spaces, provide 10% of paved area as landscaped; provide 1 tree + 4 shrubs/parking island (min. 120 s.f.)
 Required: 69,320 s.f. vehicular pavement (excludes bus loading and unloading) @ 10% = 6,932 s.f. of islands required
 Provided: 6,932 s.f. of green space in 15 islands + 15 shade trees + 60 shrubs

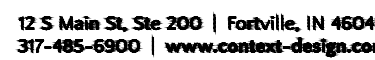
*Future Potential Service Drive and Parking Lot:
Requirement: 27,638 s.f. vehicular pavement (parking lot) @ 10% = 2,763 s.f.
of islands required
Provided: 2,783 s.f. of green space in 8 islands + 8 shade trees + 32 shrubs

Requirement: Provide 1 tree + 10 shrubs per 30 l.f. for parking facing a front yard or within 20' of a lot line/ROW; provide 50% plant material for drive aisles

Required: 150 l.f. parking along Tomlinson = 5 shade trees + 50 shrubs

Provided: 5 shade trees + 50 shrubs

*Future Potential Service Drive and Parking Lot
No parking perimeter plantings required



OSU



PROJECT:
**WESTFIELD ECC &
ADMINISTRATION
CENTER
VIEWING STATION
WESTFIELD WASHINGTON SCHOOL CORP
Westfield, Indiana**

These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

1	TAC Submittal 09-04-2020
2	TAC Re-Submittal 10-09-2020

Issue Date	Drawn By	Checked By
09-04-2020	DLF	CH

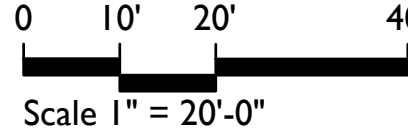
PLANTING PLAN

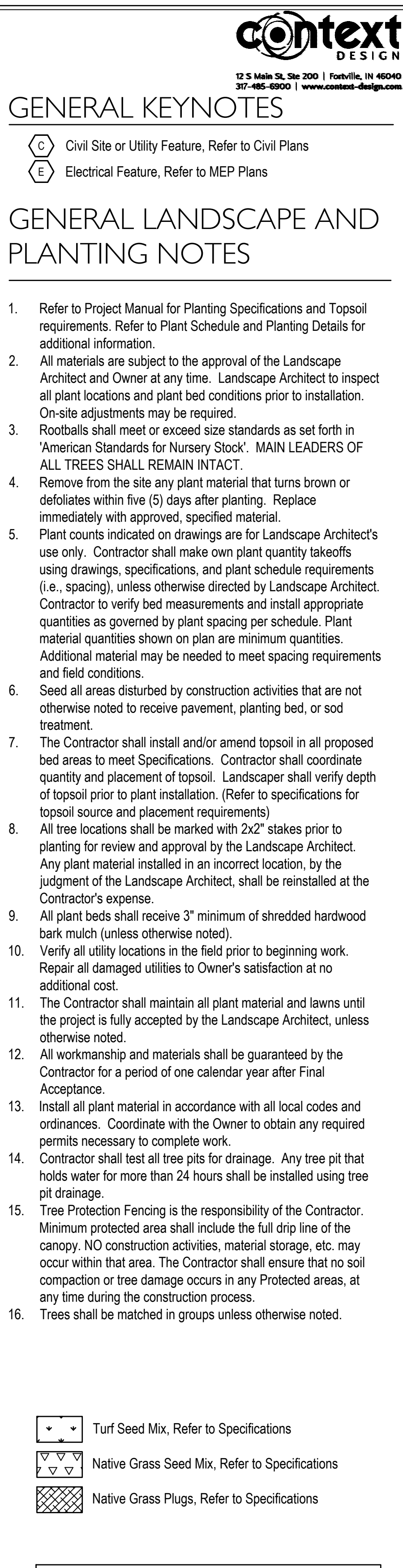
L401

19139



North





INTERIOR PARKING LOT PLANTINGS
 Requirement: 50+ species, provide 10% of paved area as landscaped;
 provide 1 tree + 4 shrubs/parking island (min. 120 s.f.)
 Required: 69,320 s.f. vehicular pavement (excludes bus loading and
 unloading) @ 10% = 6,932 s.f. of islands required
 Provided: 6,932 s.f. of green space in 15 islands + 15 shade trees +
 60 shrubs
 *Future Potential Service Drive and Parking Lot:
 Requirement: 27,638 s.f. vehicular pavement (parking lot) @ 10% = 2,763 s.f.
 of islands required
 Provided: 2,763 s.f. of green space in 8 islands + 8 shade trees + 32 shrubs

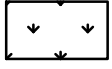
PERIMETER PARKING
 Requirement: Provide 1 tree + 10 shrubs per 30 l.f. for parking facing a front
 yard or within 20' of a lot line/ROW; provide 50% plant material for
 drive aisles
 Provided: 150 l.f. parking along Tomlinson = 5 shade trees + 50 shrubs
 Provided: 5 shade trees + 50 shrubs
 *Future Potential Service Drive and Parking Lot
 No parking perimeter plantings required

PLANT SCHEDULE

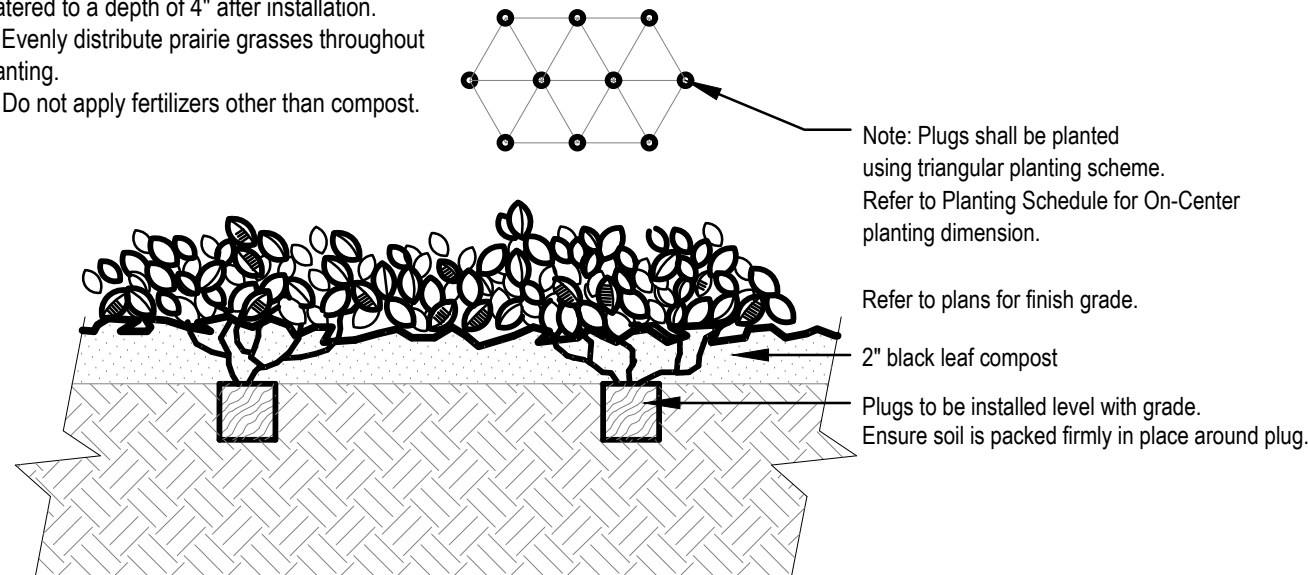
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Pic-d	13	Picea glauca 'Densata'	Black Hills Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	7	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-g	9	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	3	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Ace-b	15	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Liq-r	7	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	B & B	2"Cal	full, strong central leader, matched
Lir-t	12	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Ulm-x	1	Ulmus x 'Frontier'	American Elm	B & B	2"Cal	full, strong central leader, matched
Ulm-m	9	Ulmus x 'Morton Accolade'	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	17	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; matched
Cer-c	7	Cercis canadensis	Eastern Redbud	B & B	8' ht.	multi-trunk, matched
Cra-p	6	Crataegus phaenopyrum	Washington Hawthorn	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cor-a	79	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	container	24"	space @ 3'-0" o.c.
Fot-g	16	Fothergilla gardenii	Dwarf Fothergilla	container	24"	space @ 3'-0" o.c.
Hyd-q	79	Hydrangea quercifolia	Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.
Jun-v	11	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 3'-0" o.c., allow to mass
Thu-o	95	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	container	24"	space @ 4'-0" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Heu-x	64	Heucherella x 'Sweet Tea'	Sweet Tea Coral Bells	#1 pot		space @ 15" o.c., triangular spacing
Rud-f	34	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	#1 pot		space @ 18" o.c., triangular spacing

PLANT SCHEDULE: Future Potential Parking Lot

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-b	4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Ulm-m	4	Ulmus x 'Morton Accolade'	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cor-a	12	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	container	24"	space @ 3'-0" o.c.
Hyd-q	4	Hydrangea quercifolia	Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.
Thu-o	16	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	container	24"	space @ 4'-0" o.c.

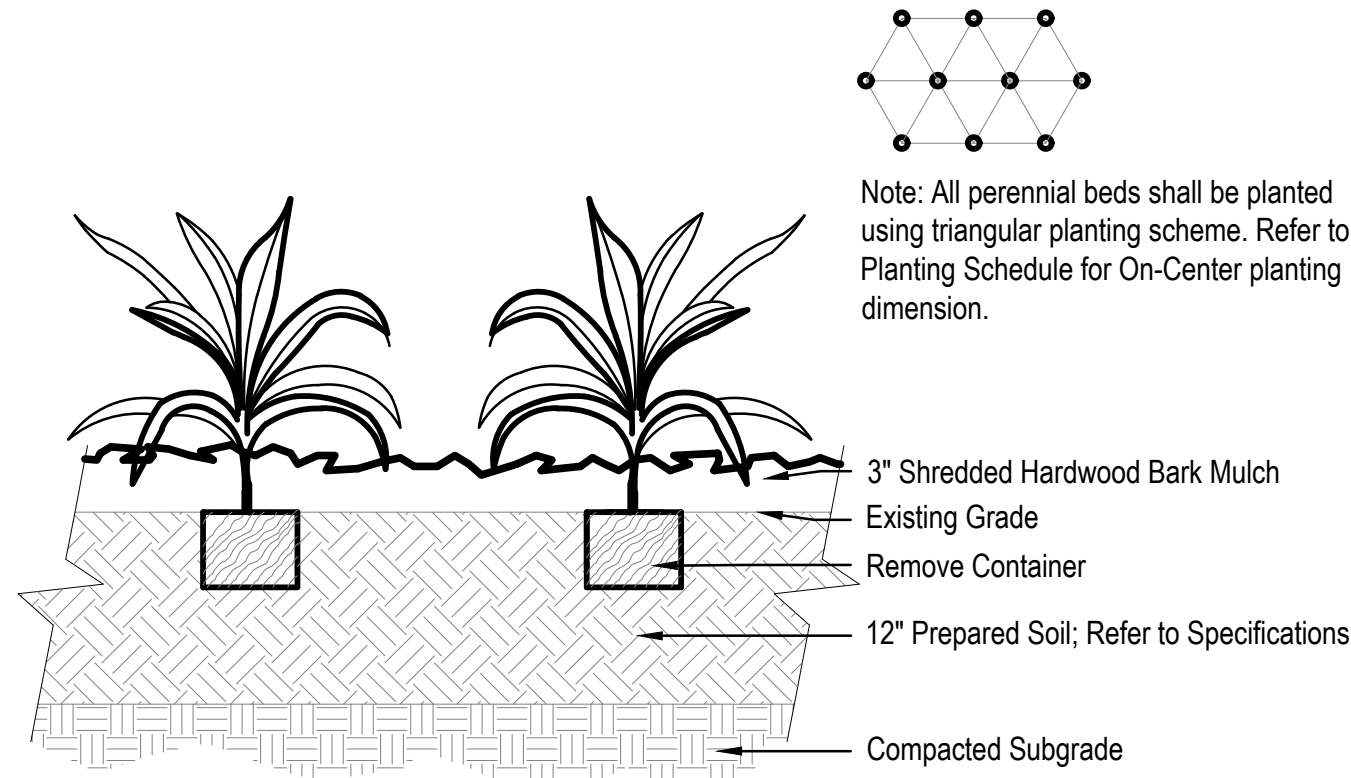
-  Turf Seed Mix, Refer to Specifications
-  Native Grass Seed Mix, Refer to Specifications
-  Native Grass Plugs, Refer to Specifications

- NOTES:
1. Ensure area to be plugged has been sprayed at least two weeks prior to installation.
 2. Following installation, area to be thoroughly watered to a depth of 4" after installation.
 3. Evenly distribute prairie grasses throughout planting.
 4. Do not apply fertilizers other than compost.



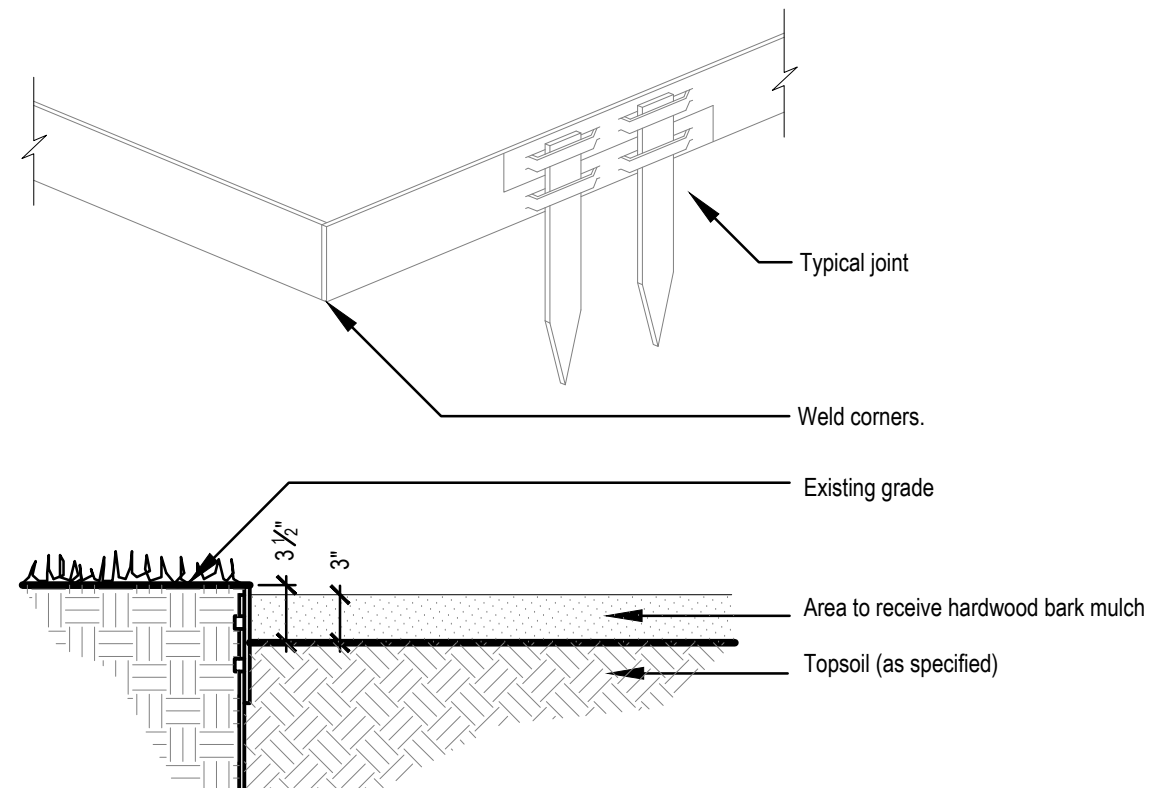
8 PLUG INSTALLATION

Not to Scale



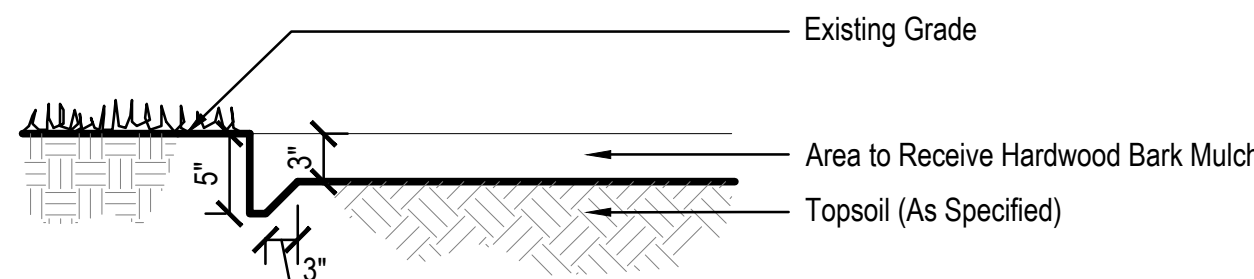
7 PERENNIAL PLANTING

Not to Scale



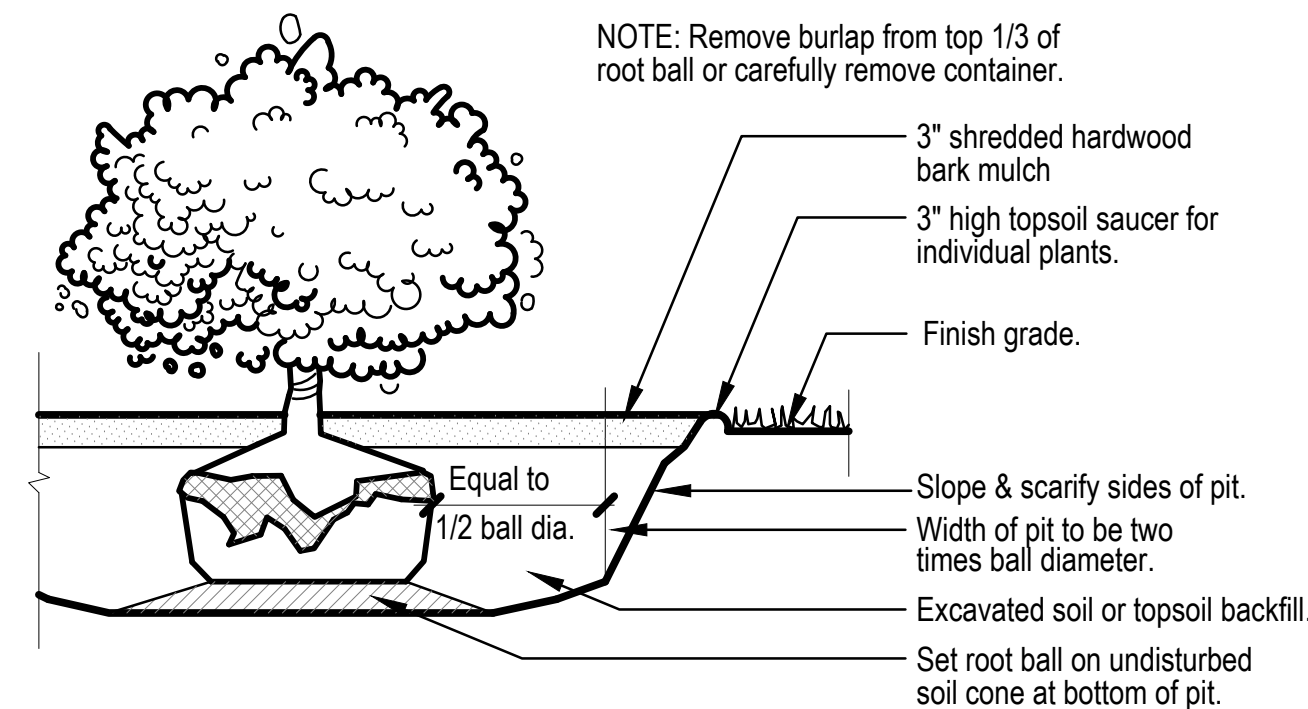
6 STEEL EDGE

Not to Scale



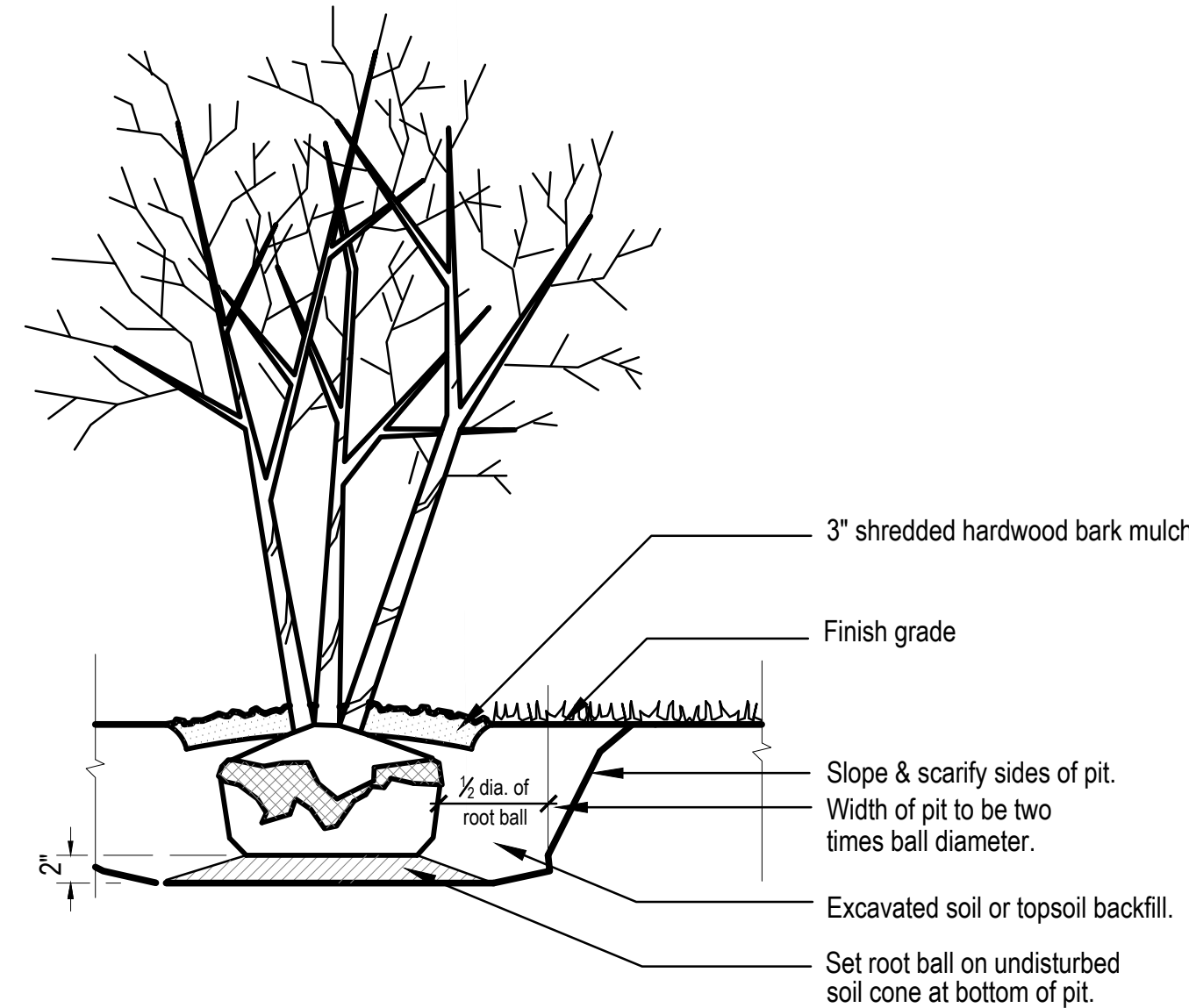
5 SPADE EDGE

Not to Scale



4 SHRUB PLANTING

Not to Scale



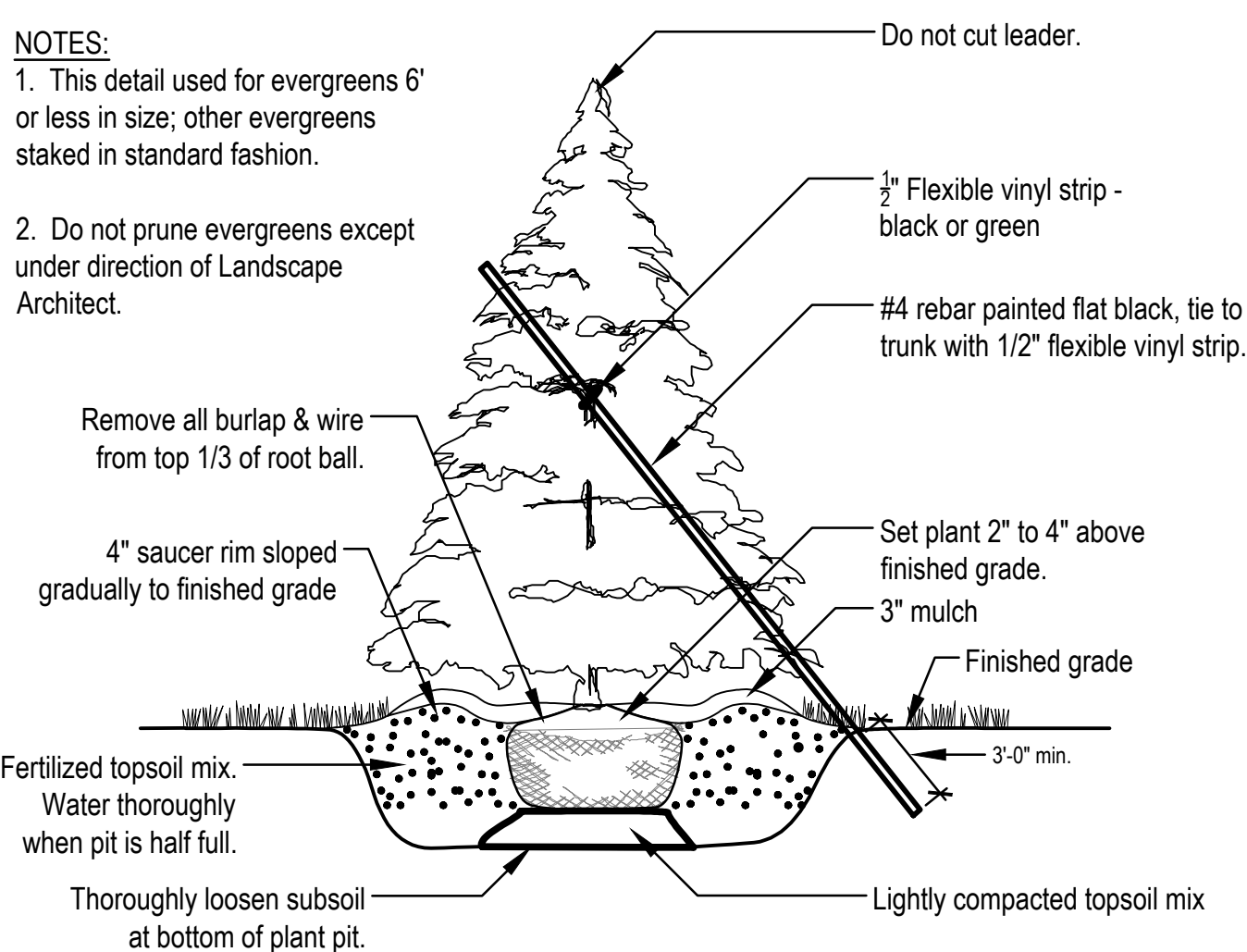
3 MULTI-STEM TREE PLANTING

Not to Scale

NOTES:

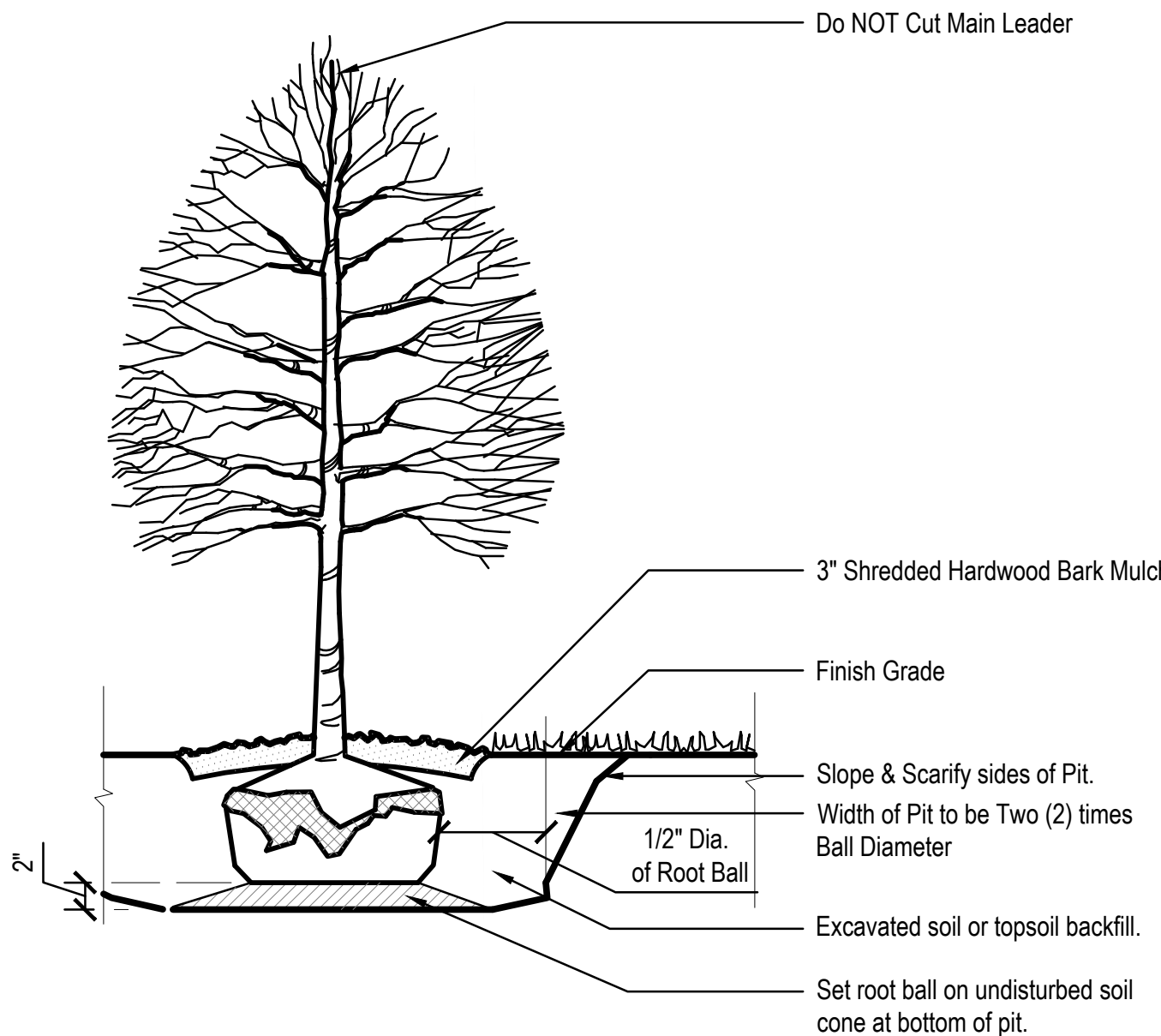
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



2 EVERGREEN TREE PLANTING

Not to Scale



1 TREE PLANTING

Not to Scale

Scope Drawings:

These drawings indicate the general scope of the project in terms of architectural design, construct, the dimensions of the building, the major structural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily include or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all labor required for the proper execution and completion of the work.

Revisions:

- 1 TAC Submittal 09-04-2020
- 2 TAC Re-Submittal 10-09-2020

Issue Date	Drawn By	Checked By
09-04-2020	DLF	CH

Drawing Title:

PLANTING
DETAILS

Certified By:

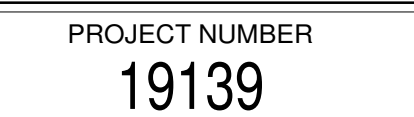


Drawing Number:

L410

Project Number:

19139





WESTFIELD ECC &
ADMINISTRATION CENTER
DESIGN DEVELOPMENT
WESTFIELD, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project items of architectural design concept, the dimensions of building, the major architectural elements and the type structural, mechanical and electrical systems.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the items of the Contract.
On the basis of the general scope indicated or described, trade contractors shall furnish all items required for the

REVISIONS:

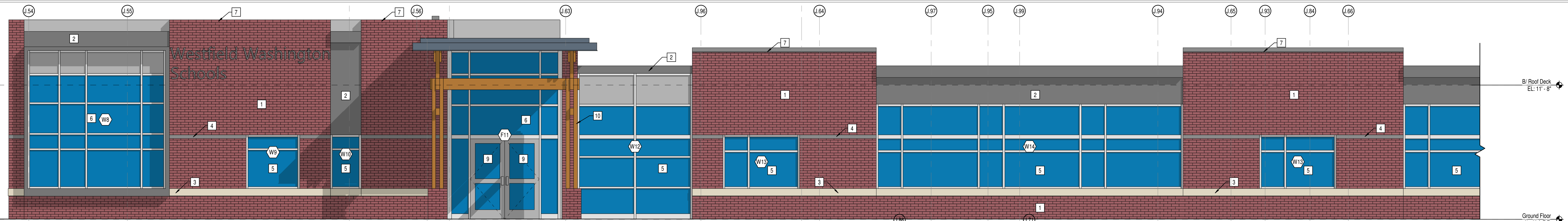
SUE DATE	DRAWN BY	CHECKED BY
6-26-2020	XXX	JDO

DRAWING TITLE:
ENLARGED
BUILDING
ELEVATIONS

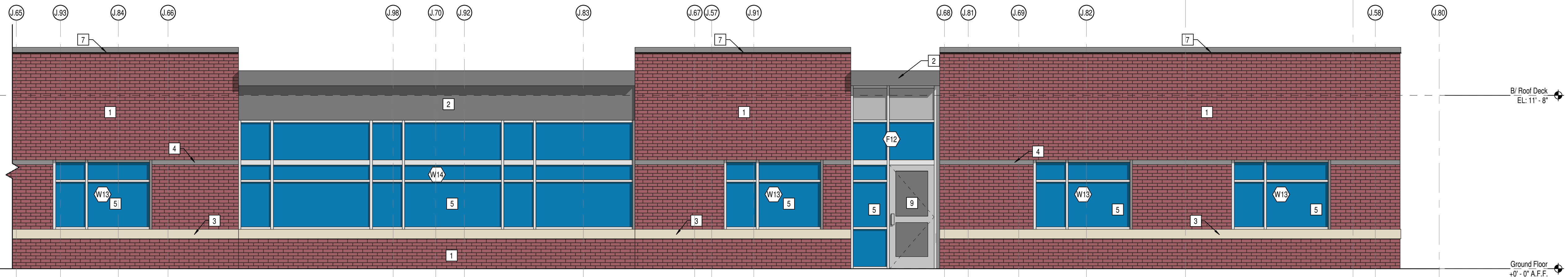
CERTIFIED BY:

DRAWING NUMBER
A302

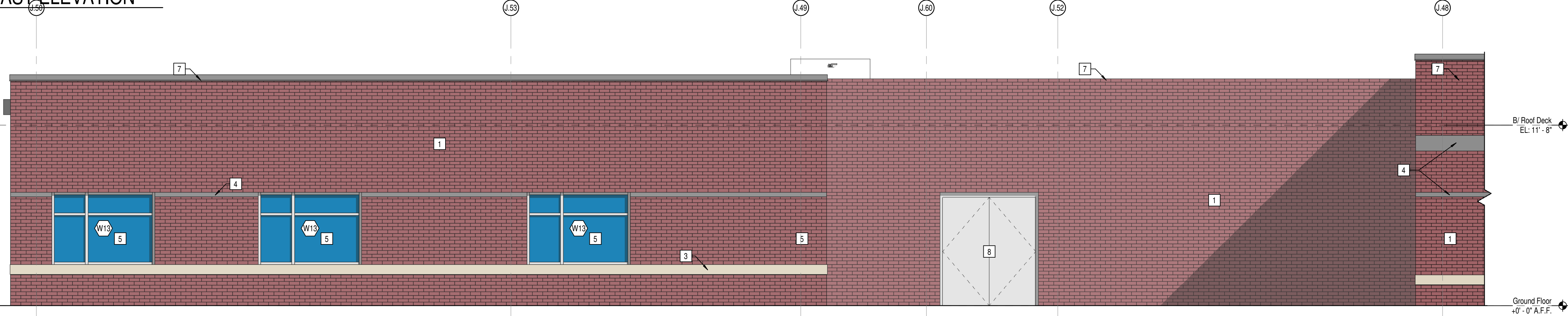
PROJECT NUMBER
19139



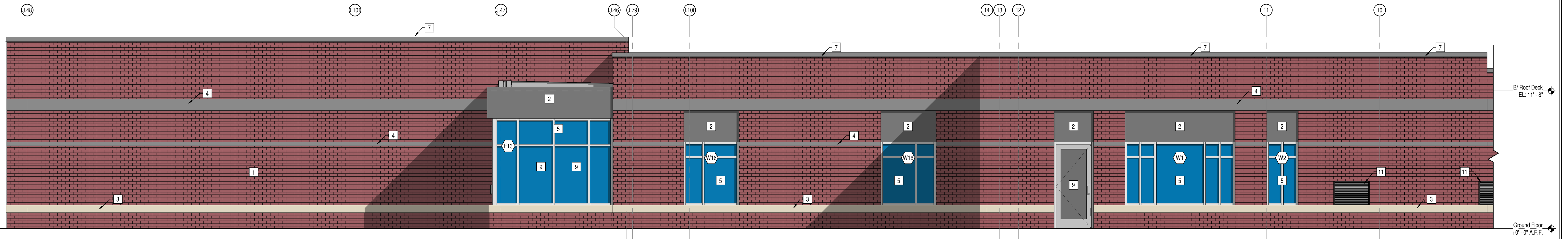
1 PARTIAL EAST ELEVATION
A302 SCALE: 1/4" = 1'-0"



2 PARTIAL EAST ELEVATION
A302 SCALE: 1/4" = 1'-0" 4.50



3 PARTIAL NORTH ELEVATION
A302 SCALE: 1/4" = 1'-0"



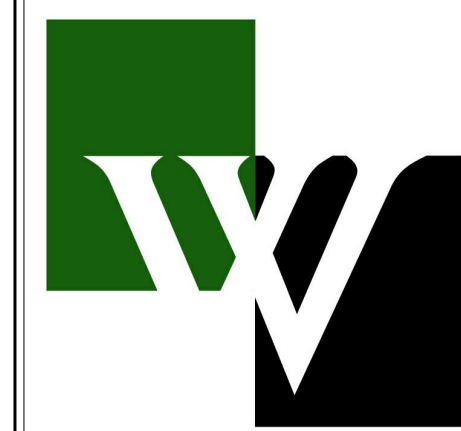
4 PARTIAL NORTH ELEVATION
A302 SCALE: 1/4" = 1'-0"



5 PARTIAL NORTH ELEVATION
A302 SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- 1 FIELD BRICK
- 2 METAL PANEL
- 3 LIMESTONE BAND
- 4 ACCENT BRICK
- 5 2' x 4 1/2" STOREFRONT
- 6 2' x 6 1/2" STOREFRONT
- 7 METAL COPING
- 8 HOLLOW METAL DOOR
- 9 FULL GLASS STOREFRONT DOOR
- 10 WOOD STRUCTURE
- 11 MECHANICAL LOUVER. SEE MECHANICAL DRAWINGS



CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.842.7800 | CSO@csoc.net
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PROJECT:
WESTFIELD ECC &
ADMINISTRATION CENTER
DESIGN DEVELOPMENT
WESTFIELD, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. The drawings are not intended to be a contract. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06-26-2020	XXX	JDO

DRAWING TITLE:
ENLARGED
BUILDING
ELEVATIONS

CERTIFIED BY:

DRAWING NUMBER
A303

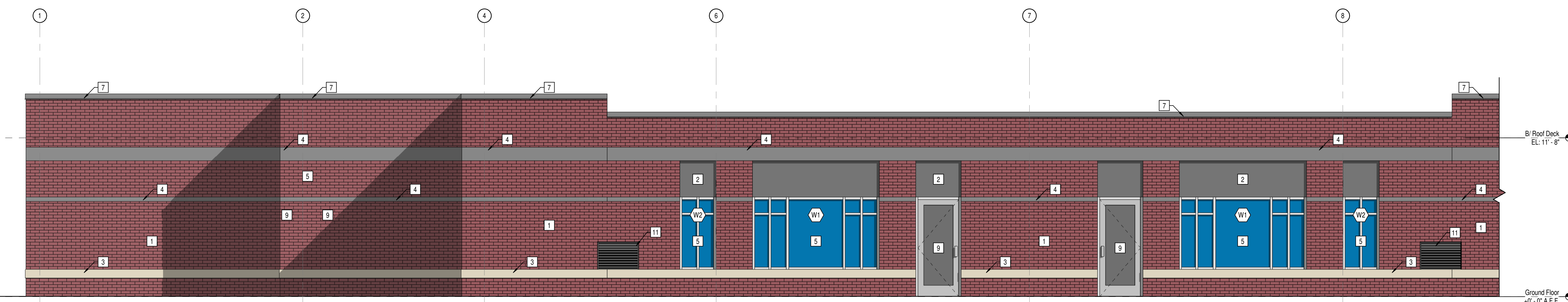
PROJECT NUMBER
19139

ELEVATION NOTES

- 1 FIELD BRICK
- 2 METAL PANEL
- 3 LIMESTONE BAND
- 4 ACCENT BRICK
- 5 2" x 4 1/2" STOREFRONT
- 6 2" x 6 1/2" STOREFRONT
- 7 METAL COPING
- 8 HOLLOW METAL DOOR
- 9 FULL GLASS STOREFRONT DOOR
- 10 WOOD STRUCTURE
- 11 MECHANICAL LOUVER SEE MECHANICAL DRAWINGS

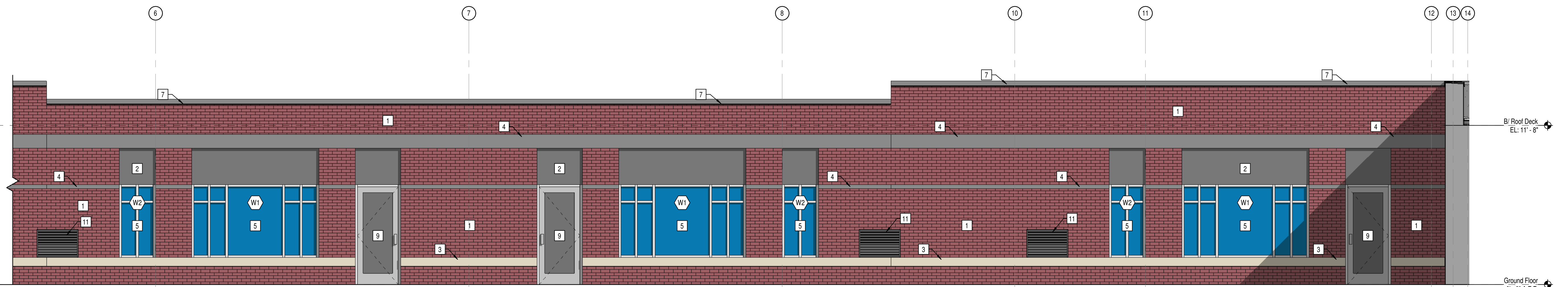
1 PARTIAL WEST ELEVATION

A303 SCALE: 1/4" = 1'-0"



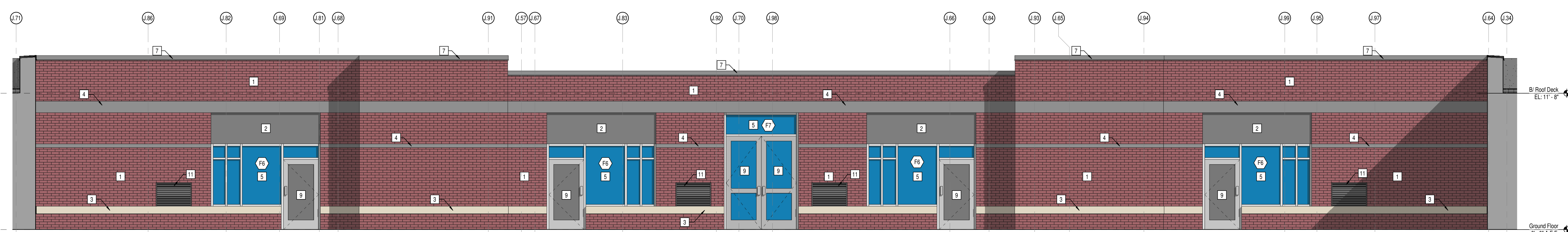
2 PARTIAL COURTYARD ELEVATION - SOUTH

A303 SCALE: 1/4" = 1'-0"



3 PARTIAL COURTYARD ELEVATION - SOUTH

A303 SCALE: 1/4" = 1'-0"



4 PARTIAL COURTYARD ELEVATION - WEST

A303 SCALE: 1/4" = 1'-0"



PROJECT:
**WESTFIELD ECC &
ADMINISTRATION CENTER
DESIGN DEVELOPMENT**
WESTFIELD, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. The drawings are not to be used for the design of structural, mechanical, electrical and plumbing systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:		

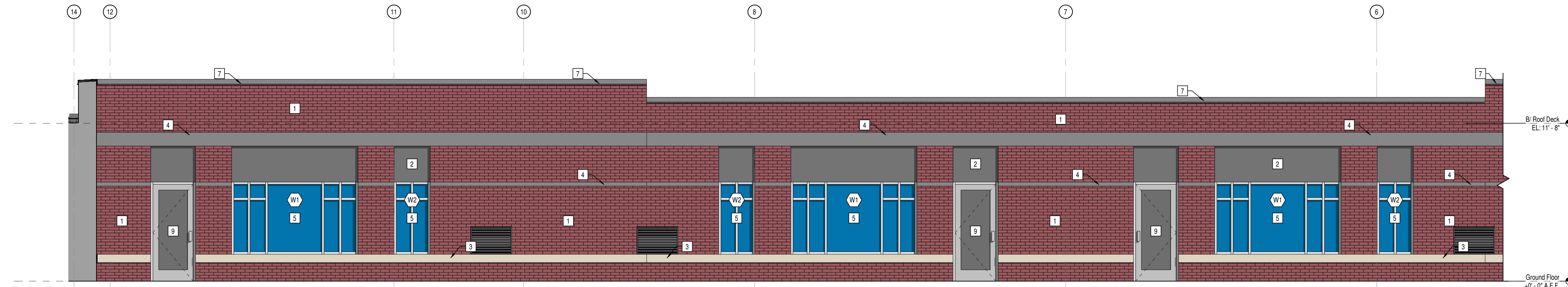
ISSUE DATE	DRAWN BY	CHECKED BY
06-26-2020	XXX	JDO

DRAWING TITLE:
**ENLARGED
BUILDING
ELEVATIONS**

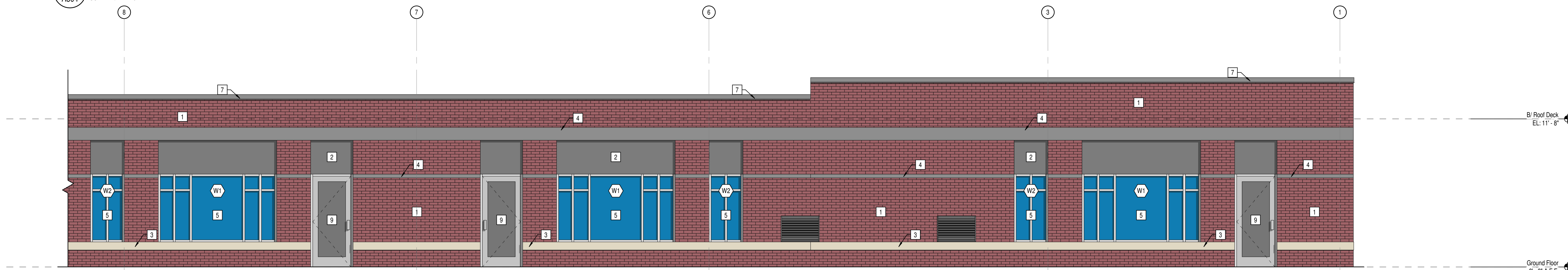
CERTIFIED BY:

DRAWING NUMBER
A304

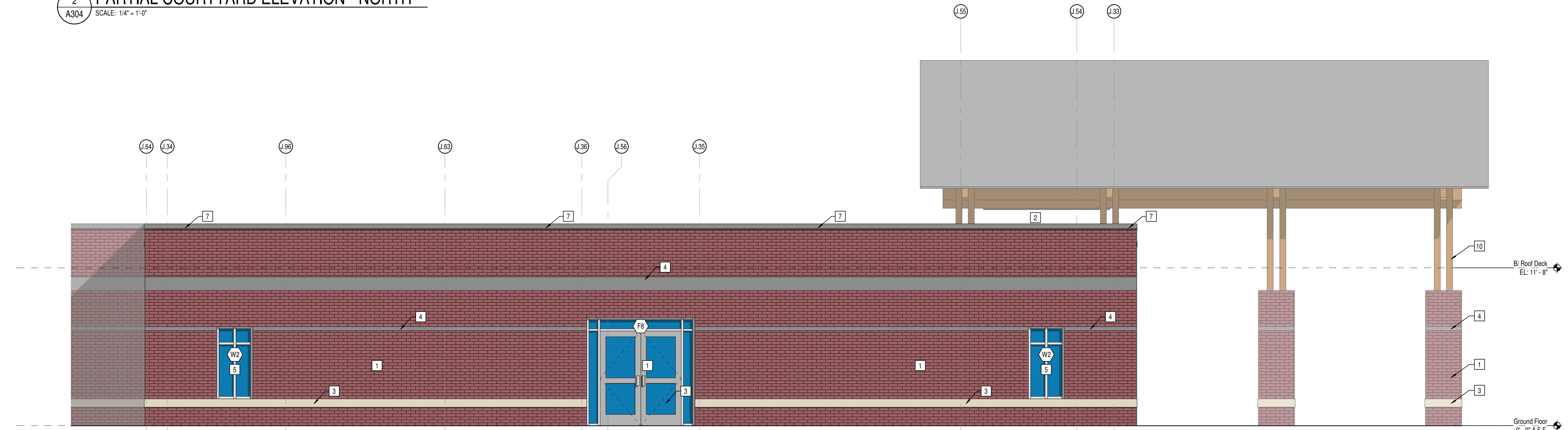
PROJECT NUMBER
19139



1
A304
PARTIAL COURTYARD ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2
A304
PARTIAL COURTYARD ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



3
A304
PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- 1 FIELD BRICK
- 2 METAL PANEL
- 3 LIMESTONE BAND
- 4 ACCENT BRICK
- 5 2" x 4 1/2" STOREFRONT
- 6 2" x 6 1/2" STOREFRONT
- 7 METAL COPING
- 8 HOLLOW METAL DOOR
- 9 FULL GLASS STOREFRONT DOOR
- 10 WOOD STRUCTURE
- 11 MECHANICAL LOUVER SEE MECHANICAL DRAWINGS



Petition Number: 2010-DDP-23
Project Name: Unlimited Motors
Subject Site Address: Northwest of Ditch Road and SR 32
Petitioner: Elhaj Enterprises, LLC
Representative: Civil Site Group. Inc.
Request: Detailed Development Plan review of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
Current Zoning: Springmill Trails PUD
Current Land Use: Vacant
Approximate Acreage: 9.0 +/-
Property History: Springmill Trails PUD (Ord. 11-19)
Springmill Trails PUD Amend. Gristmill Crossing Commercial (Ord. 19-16)
Springmill Trails Overall Development Plan and Primary Plat (1803-ODP-03 & 1803-SPP-03)
Springmill Trails Secondary Plat (1812-SFP-49)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.

- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- a) State Highway 32 Overlay District:
 - i) Applicability of Article 5.3 State Highway 32 Overlay District of the UDO (the “32 Overlay”) shall be as set forth by Article 5 State Highway 32 Overlay Zones of the Springmill Trails PUD Ordinance (Ord. 11-19), except as otherwise modified below:
 - (1) Section 5.1(A) of the Springmill Trails PUD Ordinance regarding State Road 32 access shall not apply to the Real Estate; rather, access shall be determined in accordance with the 32 Overlay.
 - (2) Section 5.1(B) of the Springmill Trails PUD Ordinance regarding monument sign location shall not apply to the Real Estate; rather, sign locations shall be permitted in accordance with the 32 Overlay and the UDO.
 - (3) The 32 Overlay shall not apply to the Commercial District, except as otherwise specifically provided for herein.
- 25) 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.
- 26) 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 4.24 (EI District) and Springmill Trails PUD District (Ord. 11-19, Article 3) and Springmill Trails PUD District (Ord. 19-16, Section 7).

- 27) Minimum Lot Area: None (Ord. 11-19)
- 28) Minimum Tract Frontage on Road: Direct or indirect access to a public right-of-way is required. (Ord. 11-19)
- 29) Minimum Setback Lines (applied to perimeter of the Commercial District): (Ord. 11-19)
- a) Front Yard: Twenty (20) feet
 - b) Side Yard: Twenty (20) feet
 - c) Rear Yard: Twenty (20) feet
- 30) Minimum Side or Rear Yard Building Setback Line
- (internal to the Commercial District): No minimum. (Ord. 19-16)
- 31) Minimum Building Separation: Ten (10) feet. (Ord. 19-16)
- 32) Minimum Lot Width: No Minimum
- 33) Maximum Building Height: Not to exceed sixty (60) feet (Ord. 11-19)
- 34) Minimum Building Size: No Minimum
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

- 35) General Requirements: (Ord. 11-19)
- a) Parking may be permitted in all required Building Setback Areas
 - b) A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.

- c) Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- d) Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- e) Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalk/paths within the right-of-way.
- f) Chain-link fencing with vinyl slats is prohibited.

36) Special Requirements: (Ord. 11-19)

- a) Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.

37) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
- v) Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

38) Architectural Standards (Article 6.3)

- a) Ord. 19-16: Section 7.4. Character Exhibit. The “Commercial District Character Exhibit”, attached hereto as Exhibit D, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed within the Commercial District. Although the Commercial District Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted, and it provides examples of architecture and design elements that comply with this Ordinance and contribute to the intent and vision for the Commercial District.
- b) Ord. 19-16: Permitted Building Materials. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), and, Fiber Cement Siding. Architectural Insulated Panels and pre-finished metal composite panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.
- c) Ord. 19-16: Prohibited Building Materials. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
- d) Ord. 19-16: Building Material Variation: The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.)
- e) Ord. 19-16: Gutters and Downspouts: shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- f) Ord. 19-16: Utility Meter Screening: All roof or ground mounted mechanical equipment and wall-mounted utility meters shall be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible

with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

- g) Ord. 19-16: Lot 2 Specific Architectural Standards: At a minimum, Buildings on Lot 2, as identified on the Illustrative Site Layout, shall be developed with the same, or greater, quality and character of the building depicted in Character Exhibit D-2 and in accordance with Section 7.4 of this Ordinance. Alternatively, buildings may also be developed in accordance with Section 8.2 of this Ordinance.

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

42) Home Business Standards (Article 6.7)

43) Landscaping Standards (Article 6.8)

- a) Ord. 11-19: Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.
- b) Ord. 11-19: On-Site and Street Frontage Landscaping Requirements.
 - i) Office Uses and Commercial Uses:
 - c) Ord. 11-19: Parking Area Landscaping.
 - i) Parking Lot Islands:
 - (1) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 - (2) Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
 - ii) Perimeter Parking Lot Landscaping:
 - (1) Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard

which shall supersede the perimeter parking area requirements shall supersede the road frontage standards where overlapping.

d) Ord. 11-19: Plant Materials and Substitutions.

i) A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

ii) One (1) evergreen tree shall equal three (3) evergreen shrubs.

e) Ord. 19-16: Foundation Plantings: Building foundation plantings shall only be required along a Building Façade oriented towards State Highway 32, Ditch Road, or, Tournament Trail.

f) Ord. 19-16: External Street Frontage Landscaping Requirements: Shall not apply to State Highway 32; rather, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32. External Street Frontage Landscaping shall only be required along Ditch Road as follows: A landscaping area with a minimum depth of ten (10) feet shall be required abutting Ditch Road. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per on hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements.

g) Ord. 19-16: Buffer Yard Requirements (Section 8.3 of the Springmill Trails PUD Ordinance): Shall not apply to the Real Estate; however, a minimum buffer yard consistent with “Buffer A” of Article 6.8(N)(4) of the UDO shall apply along the Real Estate’s north property line. The width and plantings of any common area or open space (e.g., “Block 2”, as labeled on the Illustrative Layout) shall be credited towards this buffer yard requirement.

h) Ord. 19-16: Parking Area Landscaping (Section 8.4 of the Springmill Trails PUD Ordinance and Article 6.8(O) of the UDO). Shall apply, except as otherwise modified below.

i) Perimeter Parking Area Landscaping. Shall apply, except as modified below.

(1) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

44) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Outdoor Café and Eating Areas (Article 6.13)

48) Parking and Loading Standards (Article 6.14)

a) Ord. 11-19: Loading Berths:

- i) Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

b) Ord. 11-19: Off-street parking:

i) Required Spaces:

- (1) Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.

c) Ord. 11-19: Bicycle Parking:

- i) Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- ii) Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.

49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) 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:
 - i) Seventy-five (75) feet from intersections of Expressways or Arterials.

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
 - i) 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.
 - ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - iii) 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.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential 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.

b) Perimeter/External Pedestrian Network Standards:

- i) 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. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2010-DDP-23) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



Petition Number: 2010-DDP-26
Project Name: Chick-fil-A (Wheeler Landing)
Subject Site Address: Northwest corner of SR 32 and Wheeler Road
Petitioner: Chick-fil-A
Representative: Chick-fil-A
Request: Detailed Development Plan review of a 4,976 square foot restaurant on 1.47 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning: Wheeler Landing PUD
Current Land Use: Vacant
Approximate Acreage: 1.47 +/-
Property History: Wheeler Landing PUD District (Ord. 18-04, 09/25/18)
Wheeler Landing PUD Amendment I (Ord. 19-37, 09/11/19)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/19)
Secondary Plat, *pending* (2003-SFP-17)
Secondary Plat, *pending* (2010-SFP-53)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.

- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) 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 4.16 (GB District) and Wheeler Landing PUD District (Ord. 18-04 and Wheeler Landing PUD Amendment I (Ord. 19-37).

27) Area II:

- a) Minimum Front Yard Setback: 10 Feet
- b) Minimum Side Yard Setback (internal to District): 0 Feet
- c) Minimum Side Yard Setback (abutting District perimeter): 0 Feet
- d) Maximum Building Height: 75 Feet
- e) Minimum Distance Between Buildings: 15 Feet

28) GB: General Business District:

- | | |
|-------------------------------|------------|
| a) Minimum Lot Area: | No Minimum |
| b) Minimum Lot Frontage: | 80 Feet |
| c) Minimum Rear Yard Setback: | 20 Feet |
| d) Minimum Lot Width: | No Minimum |

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and Wheeler Landing PUD (Ord. 18-04 and 19-37).

29) State Highway 32 Overlay District (Sec. 7, Ord. 18-04):

- a) The Minimum Gross Floor Area shall be four thousand (4000) square feet.
- b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.

30) State Highway 32 Overlay District (UDO):

- a) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
- b) Building Elevations:
 - i) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - ii) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade

- and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- (1) Ordinance 20-08 permits offsets at a minimum depth of two (2) feet for facades one hundred and forty (140) feet or greater.
- iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- iv) Openings:
- (1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
- (3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- vi) Roof:
- (1) Flat Roofs:
- (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:

(i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

(ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

1. Ordinance 20-08 permits vertical change of at least two (2) feet with a minimum aggregate modulation length of twenty percent (20%) of each Building Façade.

(2) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(3) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

c) Main Entrances:

i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

- iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- d) Windows:
 - i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
 - ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- e) Awnings:
 - i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - ii) Awnings shall be made of a nonreflective material.
 - iii) All awnings shall be kept in good repair.
 - iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- f) Drive-thrus:
 - i) This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.

- (1) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- g) Building Materials:
- i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.
- h) Trail Corridor Requirement:
- i) Trail Corridor Design Standards:
- (1) Article 5.3(K) Trail Corridor Requirement (Sec. 3, Ord. 19-37): Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.
 - (2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3

Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

- (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

31) Accessory use and Building Standards (Article 6.1):

- a) Accessory Buildings (Sec. 8, Ord. 18-04):
 - i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- b) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

32) Architectural Standards (Article 6.3)

a) Architectural Standards (Sec. 8, Ord. 18-04):

- i) The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

a) General Landscaping Design Standards:

i) Placement:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

(1) Ordinance 20-08 permits plantings in excess of fifteen (15) feet from Building Façade, patio fence or other barrier.

iv) Ordinance 20-08 permits planters as a landscaping material.

d) External Street Frontage Landscaping Requirements:

i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

e) Buffer Yard Requirements:

f) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

(1) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)). (Sec. 8, Ord. 18-04)

(2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities:

- i) General Requirements:

(1) Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.

(2) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.

(3) No stacking space may occupy any portion of a Right-of-way.

(4) A stacking space does not constitute a Parking Space.

- (5) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.
- ii) Minimum Size:
 - (1) A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.
- iii) By-Pass Lane:
 - (1) A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.
- iv) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:
 - (1) Financial institutions: pharmacies, Takeout and Deli-style Restaurant with drive-through: 3 stacking spaces per service window
- v) Reduction in Number of Spaces: If an Applicant demonstrates that strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, then the Department may approve a reduction of the stacking requirement. If determined by the Director, then demonstration by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context may be required.
- b) Off-Street Parking:
 - i) Restaurants:
 - (1) One (1) space per each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- c) Bicycle Parking:
 - i) Number of Spaces:

- (1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- 46) 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:
- i) Forty (40) feet from intersections of Collectors, Private or Local Street.
- 47) Yard Standards (Article 6.21)
- 48) Public Art (Sec. 8, Ord. 18-04):
- a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 49) Block Standards (Article 8.1)
- 50) Easement Standards (Article 8.3)
- 51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) 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.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) 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.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential 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.

b) Perimeter/External Pedestrian Network Standards:

- i) 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. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2010-DDP-26) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



Petition Number: 2011-SPP-17 & 2011-ODP-17

Project Name: Chatham Villages - Phase 1 Amendment

Subject Site Address: Northeast corner of 196th Street and Tomlinson Road

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 108 Single-Family Residential Lots on 189.85 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 189.85 acres +/-

Property History: Style-Rite Meadows Subdivision, April 19, 1978
[Chatham Hills PUD, Ordinance 13-24](#)
[Chatham Hills PUD Amendment VII, Ordinance 19-51](#)
Chatham Villages Phase 1, Overall Development Plan (2004-ODP-06)
Chatham Villages, Phase 1, Primary Plat (2004-SPP-06)
Chatham Villages, Section 1 (2007-SFP-32, PENDING)

Exhibits: 1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Public Comments

Staff Reviewer: Corey Harris, Associate Planner

HISTORY AND PROCEDURAL

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting.

The Development Plan (2004-ODP-06) and Primary Plat (2004-SPP-06) for this property were approved by the Advisory Plan Commission at its May 18, 2020, meeting.



Approval of a Primary Plat and Development Plan must be granted if 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 associate with the site.

The petition was reviewed at the October 20, 2020, Technical Advisory Committee (TAC) meeting.

PROJECT OVERVIEW

The 189.85 acres +/- site is located west of US31, east of Tomlinson Road, north of 196th Street and south of 203rd Street (see **Exhibit 2**). The request is for approval of a Primary Plat Amendment and Overall Development Plan for one hundred eight (108) Single-family Residential Lots.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department.
 - b) HCSO: Hamilton County Surveyor's Office.

PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

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

- 1) Proposed name of subdivision.



- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 25) Boundary lines of the property including all dimensions.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 27) 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.



- 28) 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.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.
- 36) 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.
- 37) Identify buildings proposed for demolition.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

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

- 40) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):



- a) The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, “Subdistrict”). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the “Single Family Subdistrict): SF-4: Single-Family District.

42) Permitted Uses (Section 5 of Ord. 19-51):

- a) Single Family Subdistrict:

- i) All uses permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
- ii) All uses permitted in the SFA: Single-Family Attached District
- iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

43) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum
 - i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).
- c) Minimum Lot Width:
 - i) Detached: 50 ft
 - ii) Attached: 24 ft
- d) Maximum Lot Coverage: No Maximum
- e) Minimum Front Yard Building Setback Lines:
 - i) US Highway 31: 30 ft
 - ii) Tomlinson Road: 30 ft



- iii) Chad Hittle Boulevard:
 - (1) Single Family Subdistrict: 10 ft
 - (2) Village Center Subdistrict: No Minimum
 - (3) Campus Office Subdistrict: 10 ft
 - (4) Southern Subdistrict: No Minimum
- iv) 196th Street: 20 ft
- v) 203rd Street: 20 ft
- vi) All Other Streets (e.g., internal): 10 ft
- f) District Perimeter Setback Not Abutting a Street:
 - i) Single Family Subdistrict: 20 ft
 - ii) Village Center Subdistrict: 20 ft
 - iii) Campus Office Subdistrict: 20 ft
 - (1) Or match preservation area widths, whichever is greater.
 - iv) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
- g) Minimum Internal Side Yard Setback Lines:
 - i) Single Family Subdistrict: 5 ft
 - ii) Village Center Subdivision: 5 ft
 - (1) If abutting a residential district: 20 ft
 - iii) All Other Subdistricts: 20 ft
- h) Minimum Rear Yard Building Line (UDO Chapter 4):
 - i) Single Family Subdistrict (SF4): 25 ft
- i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:



i) Single Family Subdistrict:

- (1) Attached: 45 ft (Three Stories)
- (2) All Others: No Maximum

ii) Village Center Subdistrict: No Maximum

iii) Campus Office Subdistrict:

- (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
- (2) All Other Uses: No Maximum

iv) Southern Subdistrict:

- (1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in **Exhibit E**;
- (2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in **Exhibit E**;
- (3) For all other locations: No Maximum

v) Maximum Number of Dwelling Units:

(1) Single Family Subdistrict:

- (a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

Comment: Compliant. Total Units Allowed: 1,885. Total Units Approved and Proposed: 1,209.

(2) Village Center Subdistrict:

- (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).

Comment: Complaint. Total Approved and Proposed: 207.

(3) Campus Office Subdistrict:



- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

(4) Southern Subdistrict:

- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- j) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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:

- 44) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 45) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 46) 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.
- 47) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)



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:

48) Architectural Standards (Article 6.3)

49) Building Standards (Article 6.4)

50) Fence Standards (Article 6.5)

51) Height Standards (Article 6.6)

52) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- 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.
- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 of Ord. 13-24):

c) General Landscape Design Standards (Article 6.8(G)):

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens,



shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees (Article 6.8(J)) :
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
- i) Open Space / Common Area (per acre): 10 trees.
- g) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- h) External Street Frontage Landscaping (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one

hundred (100) linear feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

- i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- ii) 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 Unified Development Ordinance. No mounding shall be required.
- iii) 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.
- iv) 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 Zoning Ordinance's requirement for the softening of walls and fences.

53) Lighting Standards (Article 6.9): Shall apply, except as follows.

- a) Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an

established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

- b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.
- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

56) Article 6.17 Sign Standards

57) Lot Standards (Article 6.10)

58) Setback Standards (Article 6.16)

59) 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:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.



- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

60) Dedication of Right-of-way

- a) The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

61) Block Standards (Article 8.1)

62) Easement Standards (Article 8.3)

63) Monument and Marker Standards (Article 8.5)

64) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

65) 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.

66) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and



encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

67) Storm Water Standards (Article 8.8)

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

69) Street Light Standards (Article 8.10)

- 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.

70) Street Sign Standards (Article 8.11)

71) Surety Standards (Article 8.12)



72) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **ACTION: Hold a public hearing at the November 4, 2020, Advisory Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comment, prior to the Plan Commission's further consideration.
3. If any APC member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

Exhibit 6
Public Comments

1. Compton Public Comment

From: Dave Compton <dccompton@comcast.net>
Sent: Sunday, November 1, 2020 10:10 AM
To: Corey Harris
Subject: 2011-SPP-17 & 2011-SPP-17 [PUBLIC HEARING] Chatham Village, Phase 1 Amendment

Warning: This external email is from dccompton@comcast.net. Do not click on unexpected or untrusted links and attachments.

Mr. Harris:

I am an adjacent property owner to the addition planned by Chatham Village. I live at 19822 Tomlinson Rd, directly across from the Phase 1 amended area.

When the addition was presented to the adjacent property owners, several things were talked about including:

Houses similar to the house surrounding the par-3 golf course.

A village-like area with small shops etc.

From the plat, it appears that the lot sizes are smaller than what I anticipated. I thought lot sizes were to be similar to those in Windsor Estates. The 'village' lots appear to be smaller at Tomlinson Rd, and grow smaller on the east.

I would like to see and increase in lot size and homes planned in the price range of Windsor Estates or the homes that surround the par-3 golf course within Chatham.

Also discussed at the adjacent homeowners presentation was the desire by the homeowners to have the Chatham Hills Blvd added in the very early stages of the infrastructure build out. This would alleviate much of the construction traffic that has burdened Tomlinson Rd for the last several years. Preferred would be that ALL construction traffic enter from 196th street onto the new Chatham Hills Blvd.

It is my hope to be able to attend Wednesday night's hearing.

David Compton
19822 Tomlinson Rd
Westfield, IN 46074

317-220-0750