CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_10_18_2021

Monday, October 18, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)
MEETING DATE: Monday, October 18, 2021 at 07:00 PM
MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
Public input can be submitted in 1 of 2 ways:
• Email to planners@westfield.in.gov
• Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: Viewable online at: https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes
October 4, 2021 APC Minutes
Documents: APC Minutes - October 4, 2021

Review APC Rules & Procedures

CONSENT AGENDA

2004-DDP-09
Barkefellers
Lot 1, Block A of Dartown Crossing PUD. Generally located at the northwest corner of Dartown Road and State Road 32
Barkefellers by Kimley-Horn & Associates requests Detailed Development Plan review of a 21,399 square foot Luxury Pet Resort on 2.32 acres +/- in the Dartown Crossing 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

2108-DDP-34
Midland South
Northwest corner of Roosevelt Street and Cherry Street
Old Town Design Group by Apollo Developers requests Detailed Development Plan review of 52,864 square feet of townhomes on 3.37 acres +/- in the Midland South PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations | Exhibit 6: Internal Sidewalk Waiver

2110-DDP-40
Citizens Booster Pump Station and Ground Storage Tank
North side of 146th Street, east of Oak Ridge Road
Citizens Energy Group requests Detailed Development Plan review of a 780 square foot booster pump station and a 1.25 million-gallon ground-level water storage tank on 0.85 acres+/- in the Legacy Oaks PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Proposed Tank

ITEMS OF BUSINESS
No Items of Business

PUBLIC HEARING ITEMS
No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

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 & Grahn, 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)

2101-ZOA-01 [CONTINUED]
Unified Development Ordinance Amendment
Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]
Highlands Latin School

3810 W 146th Street
Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-Family Rural District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22 [CONTINUED]
Urban Apples PUD
18326 Spring Mill Road
Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2110-PUD-24 [CONTINUED]
Hittle at ThirtyOne PUD Amendment I
West of and Adjacent to US 31 and South of 191st Street
Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

<u>WITHDRAWN ITEMS</u>

2106-PUD-19 [WITHDRAWN BY PETITIONER]
Overlook at Wood Wind PUD
North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

Petition Number:	2004-DDP-09
Project Name:	Barkefellers of Westfield
Subject Site Address:	Generally northwest corner of Dartown Road and SR 32
Petitioner:	Barkefellers
Representative:	Kimley Horn & Associates
Request:	Detailed Development Plan review of a 21,399 square foot business on 2.32 acres +/- in the Dartown Planned Unit Development (PUD) District.
Current Zoning:	Dartown PUD
Current Land Use:	Vacant
Approximate Acreage:	2.23 +/-
Property History:	Dartown PUD District (Ord. 17-13, May 2017) Dartown PUD Amendment (Ord. 19-47, November, 2019) Overall Development Plan & Primary Plat (2002-ODP-01 & 2002-SPP-01, February 18, 2020) Secondary Plat (2004-SFP-22, *pending*)
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).

23) Misc.

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:

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

25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

a) State Highway 32 Overlay District (Article 5.3)

i) Setback Requirements:

(1) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(2) Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

ii) Building Height Requirements:

(1) Maximum Building Height: No maximum

(2) Minimum Building Height: Eighteen (18) feet

iii) Building Size Requirements: The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

(1) Minimum Gross Floor Area: Four Thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet. (Ord. 19-47)

(2) Maximum Gross Floor Area: No maximum

iv) Architectural Design Requirements:

(1) Building Elevations:

(a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

(b) Ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) 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 intervals of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent 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. The Character Exhibit (Exhibit F of Ord. 19-47) is hereby incorporated as an example of design elements that comply with this standard.

(c) Offsets requirements shall not apply to the rear façade of buildings with two-hundred (200) feet of the north property line. (Ord. 19-47)

(d) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

(e) Openings:

(i) Design elements of the Building Facade 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.

(ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(iii) 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.

(f) 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.

(g) Roofs:

(i) Flat Roofs:

1. 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.

2. 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).

3. 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:

a. 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 Facade's roof line.

b. 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 Facade, 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.

(ii) 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).

(iii) 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.

(h) 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.

(i) 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 architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(j) 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 non-reflective 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 Facade would otherwise comply with such architectural design requirements without such awnings.

(k) 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 brick-wrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Facade, 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 Facade, 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 Facades visible from State Highway 32.

(l) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

Comment: Does not apply to the site.

(1) Trail Corridor Design Standards:

(a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) 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).

(2) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

26) 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.

27) 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 Ordinance 17-13: Dartown PUD, Ordinance 19-47 and GB: General Business District (Article 4.16) of the UDO.

28) Minimum Lot Area: No minimum

29) Minimum Lot Frontage: 80 Feet

30) Minimum Building Setback Lines:

a) Front Yard: 30 feet

b) Side Yard (internal to District): 0 feet

c) Side Yard (abutting District perimeter): 20 feet

d) Rear Yard: 20 feet

31) Minimum Lot Width: No minimum

32) Maximum Building Height: 60 feet

Comment: 32 Overlay supersedes. No maximum building height.

33) Minimum Building Size: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

34) Kennel

a) One (1) Kennel shall be permitted in the District in the area depicted in Exhibit C. (Ord. 19-47)

b) Architectural Standards:

i) A Kennel shall be in substantial compliance with Kennel Character Exhibit (Exhibit D). Although the Kennel Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of a Kennel permitted to be constructed. If a provision of the 32 Overlay, as modified herein, is in conflict with the Kennel Character Exhibit, then the Kennel Character Exhibit shall control. (Ord. 19-47)

35) 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) Permit enclosures within Area I to be located within the Established Front Yard along the Access Road, as depicted on the Concept Plan. (Ord. 17-13)

iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

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

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

36) Architectural Standards (Article 6.3)

a) Shall not apply; rather the Architectural Design Requirements of the 32 Overlay shall apply. (Ord. 17-13)

37) Building Standards (Article 6.4)

38) Fence Standards (Article 6.5)

39) Height Standards (Article 6.6)

40) Home Business Standards (Article 6.7)

41) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

(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) 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-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') 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.

c) Lot Landscaping:

d) Foundation Plantings:

i) Shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a Drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirements shall not apply to the rear façade of buildings with two-hundred (200) feet of the north property line. (Ord. 19-47)

ii) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

iii) 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).

e) External Street Frontage Landscaping:

i) Shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32. (Ord. 19-47)

f) Buffer Yard Requirements:

Comment: Property to the west is only non-internal property. West property is zoned EI: Enclosed Industrial. Buffering not required for Business Use adjacent to Industrial Use.

g) 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) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands 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.

(b) 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, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements. (Ord. 17-13)

(2) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

(a) The parking lot is located within a required yard; or

(b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.

(3) 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.

42) 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.]

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

45) Outdoor Café and Eating Areas (Article 6.13)

46) Parking and Loading Standards (Article 6.14)

a) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet.

b) Required Spaces:

i) Retail Shops:

(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.

47) Performance Standards (Article 6.15)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) 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.

51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

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.

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

iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands

56) Storm Water Standards (Article 8.8)

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

58) Surety Standards (Article 8.12)

59) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Approved the Detailed Development Plan (2004-DDP-09) 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.

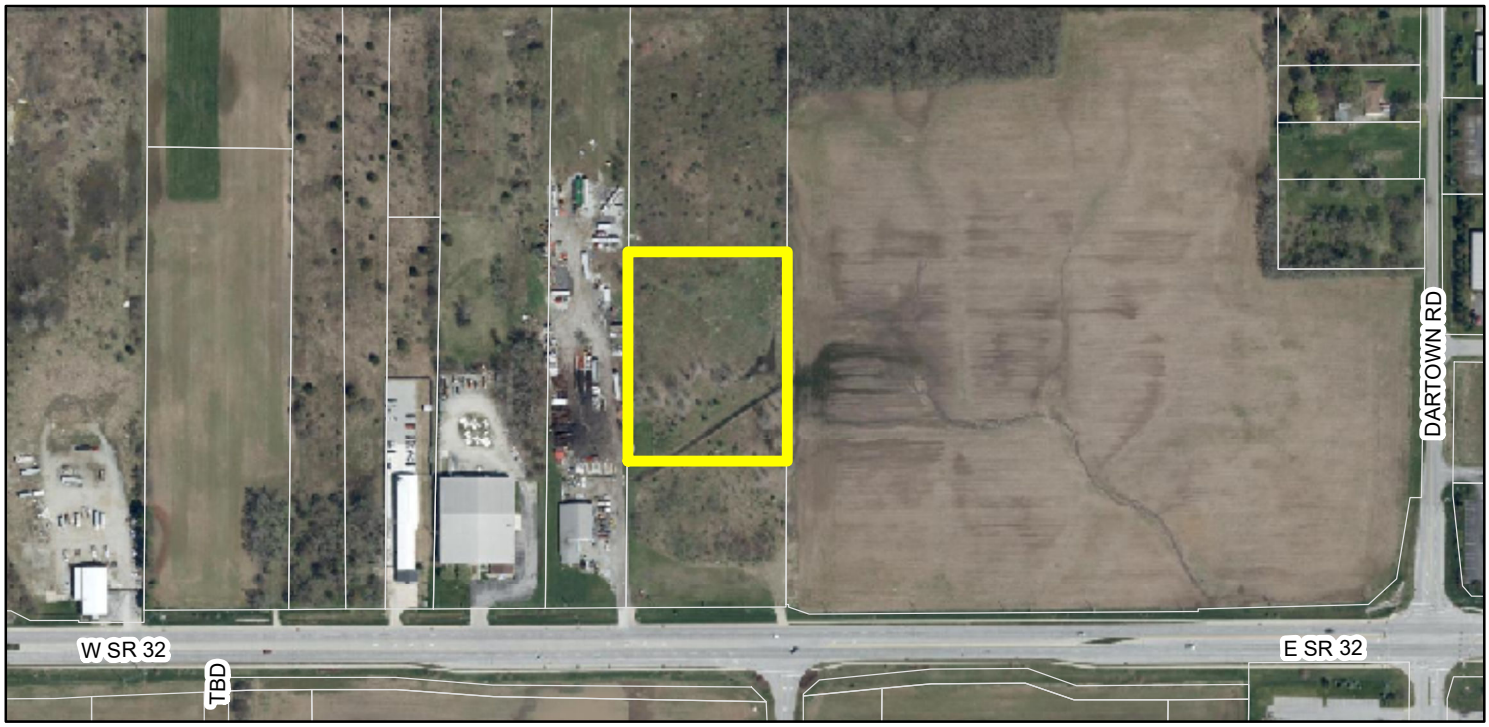
2. If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest (317) 519-8630 or cernest@westfield.in.gov.

Property Location Map
Barkefellers
Detailed Development Plan
2004-DDP-09

N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

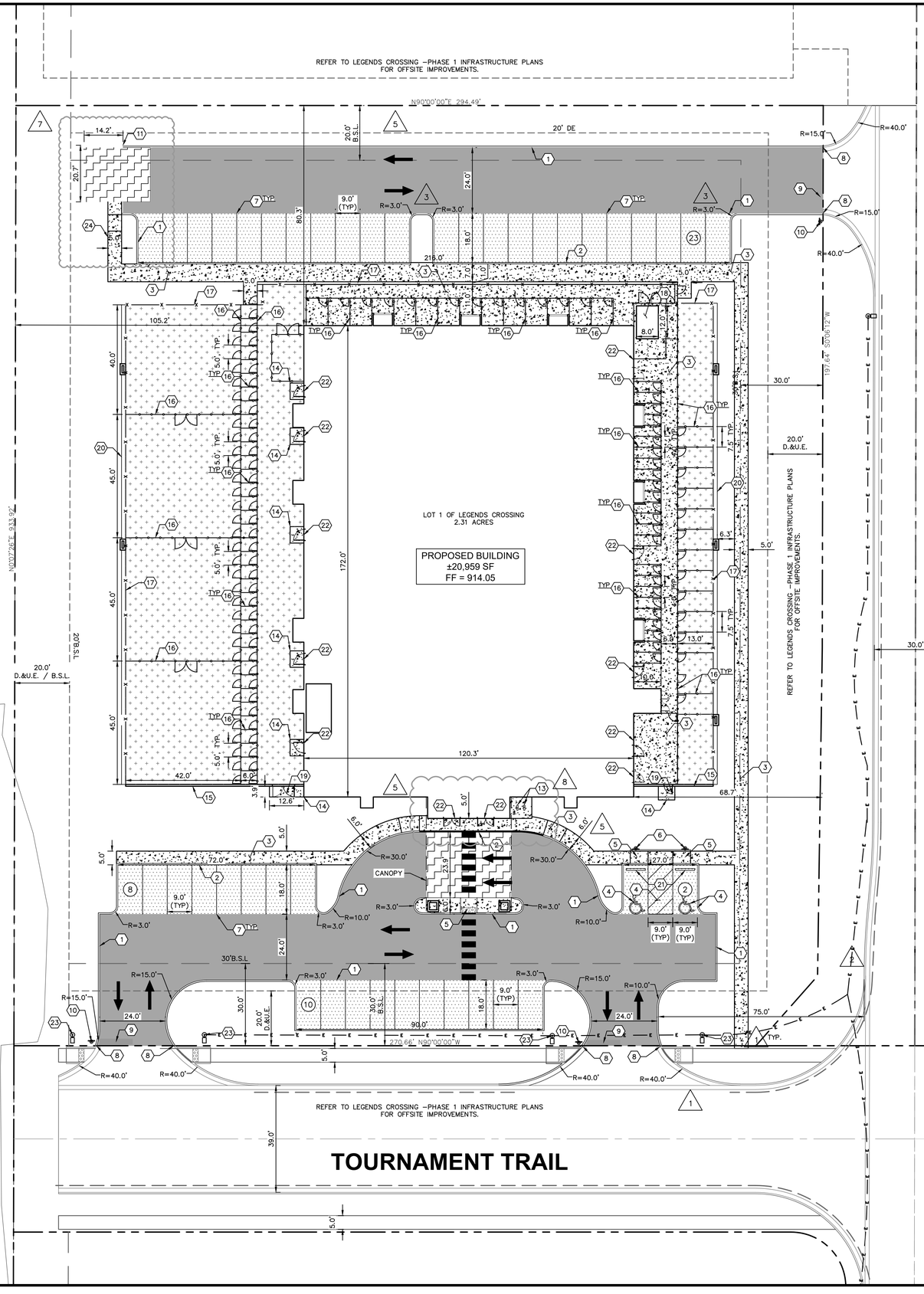
Parcel

Zoning

Zoning - All

EI (Enclosed Industrial)

PUD (Planned Unit Development)



NOTE: COORDINATE WITH LEGENDS CROSSING PHASE 1 INFRASTRUCTURE PLANS BEFORE START OF CONSTRUCTION.

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3–FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON–SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. INTEGRAL WALK AND CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE RAMP WITH 2' WIDE TACTILE WARNING STRIP (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7–8, SEE DETAILS)
7. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
10. STOP SIGN, TYP. (MUTCD R1–1, SEE DETAILS)
11. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
14. CONCRETE STOOP (6' LONG X 5' WIDE UNLESS OTHERWISE NOTED)
15. WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. CHAIN LINK FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. SHADOW BOX FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. STORAGE SHED (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. GATE (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. CEDAR FENCE LINE WITH SUBSURFACE DRAINAGE (SEE DETAILS)
21. PRECAST CONCRETE WHEELSTOP (SEE DETAILS)
22. EXPANSION JOINT AT BUILDING
23. LIGHT POLE SHOWN FOR COORDINATION ONLY (REFER TO LIGHTING PLAN)
24. PEDESTRIAN RAMP

(#)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- ASTRO TURF — SEE ARCHITECTURAL PLANS FOR TURF SECTION
- STANDARD CONCRETE CURB
- CONCRETE DEPRESSED CURB

PARKING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	41 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	43 SPACES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

TBM #1 CUT SQUARE ON T/W MON
ELEVATION=919.01

TBM #2 CHISELED SQUARE IN CONC PAD
ELEVATION=904.86

NO.	DATE	BY
1	10/01/21	WAB
2	09/17/21	AMM
3	09/07/21	AMM
4	08/26/21	AMM
5	08/13/21	AMM
6	07/2/21	AMM
7	06/7/21	AMM

REVISIONS: CLIENT REVISIONS; TAC COMMENTS; CEG COMMENTS; TAC COMMENTS; TAC COMMENTS; TAC COMMENTS; TAC COMMENTS

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: CVS
DRAWN BY: CVS
CHECKED BY: WAB

WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER

Barkefellers® The Place for Dogs

SITE PLAN

BARKEFELLERS OF WESTFIELD

ORIGINAL ISSUE: 02/28/2020
KHA PROJECT NO. 170179000
SHEET NUMBER
C3.0

Drawing name: K:\IND_DEV\170179000_Barkefellers of Westfield_Westfield_IN\2 Design\CADD\PlanSheets\C3.0 SITE PLAN.dwg C3.0 Oct 08, 2021 12:12pm by Bill.Butz
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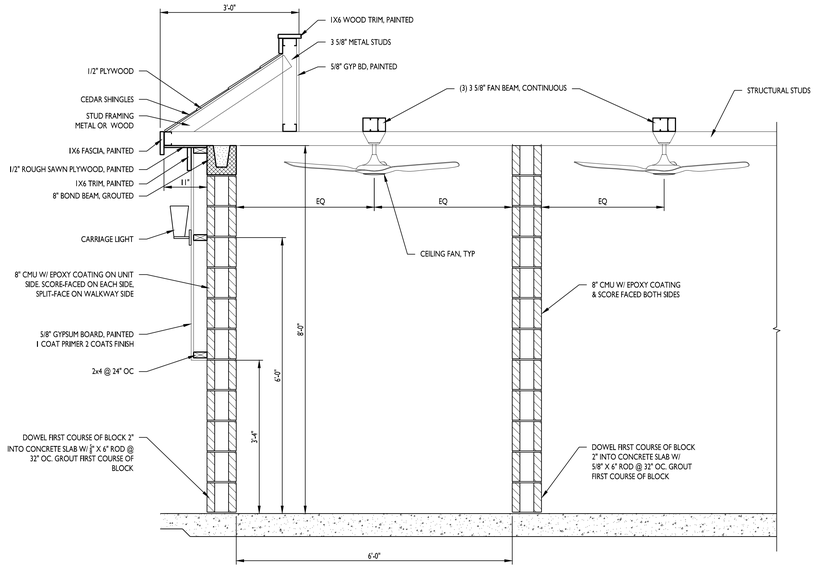
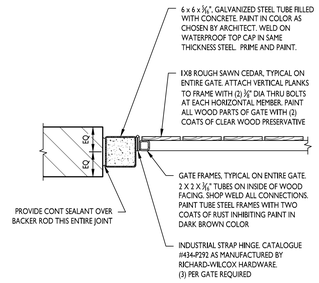


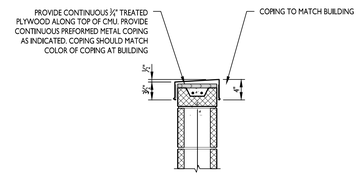
KENNEL SECTION 8

3/4"" = 1'-0"



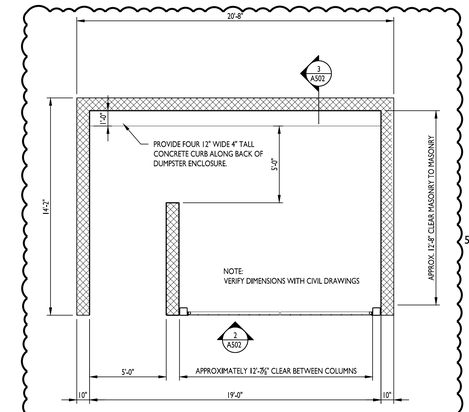
DUMPSTER ENCLOSURE - JAMB DETAIL 5

1" = 1'-0"



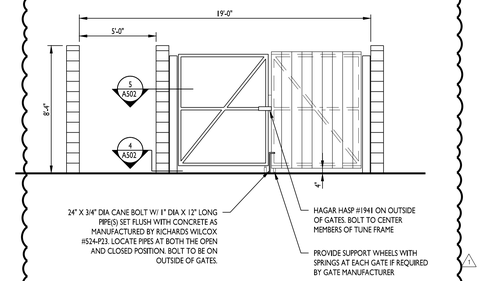
DUMPSTER ENCLOSURE - PARAPET CAP 6

1" = 1'-0"



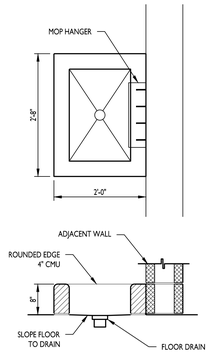
DUMPSTER ENCLOSURE - PLAN 1

1/4" = 1'-0"



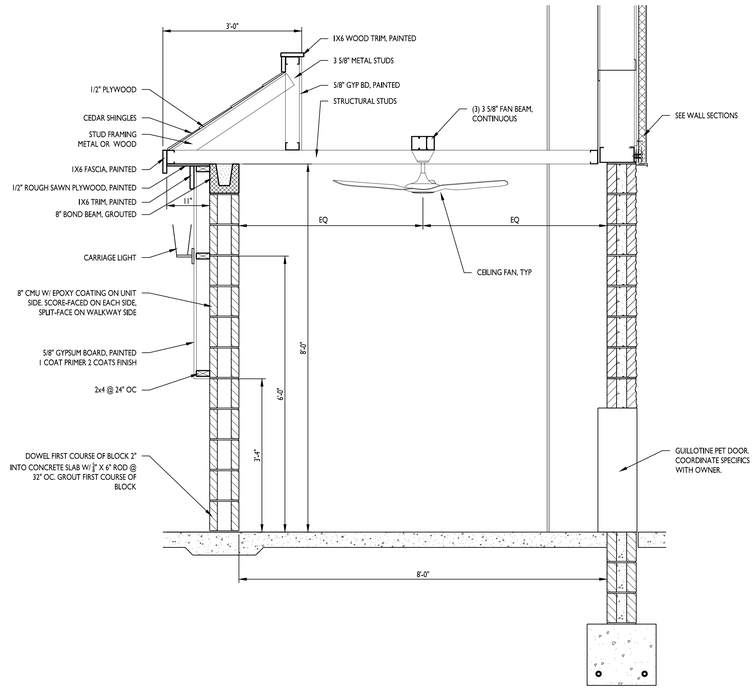
DUMPSTER ENCLOSURE - ELEVATION 2

1/4" = 1'-0"



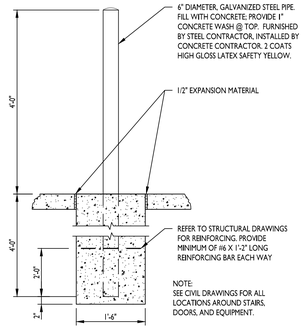
MOP SINK 10

3/4"" = 1'-0"



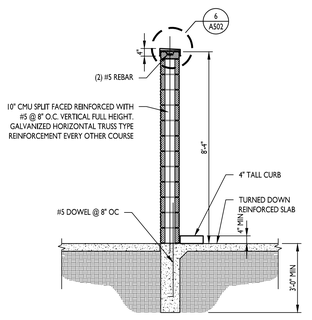
KENNEL SECTION 9

3/4"" = 1'-0"



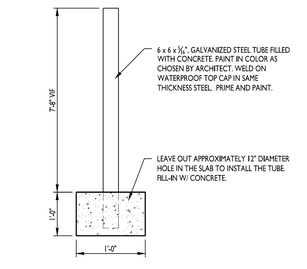
BOLLARD DETAIL 7

3/4" = 1'-0"



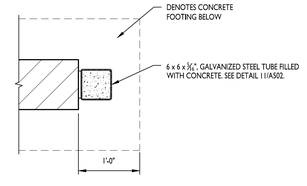
DUMPSTER ENCLOSURE - SECTION 3

3/8" = 1'-0"



BOLLARD DETAIL 11

3/4" = 1'-0"



SEE DETAIL 5 ON THIS SHEET FOR ALL OTHER GATE REQUIREMENTS NOT SHOWN HERE

DUMPSTER ENCLOSURE - JAMB DETAIL 4

1" = 1'-0"

CURRAI
ARCHITECTUR
5719 LAWTON LOOP E. DR. #21
INDIANAPOLIS, IN 46216
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F :: 317 . 288 . 0753

Barkefellers
The Place for Dogs

CERTIFICATION

SHAWN M. CURRAN REGISTERED No. AR19600043 STATE OF INDIANA

EXPIRES 12/31/21

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PROJECT INFORMATIO

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WESTFIELD, IN

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SECTIONS AND DETAIL

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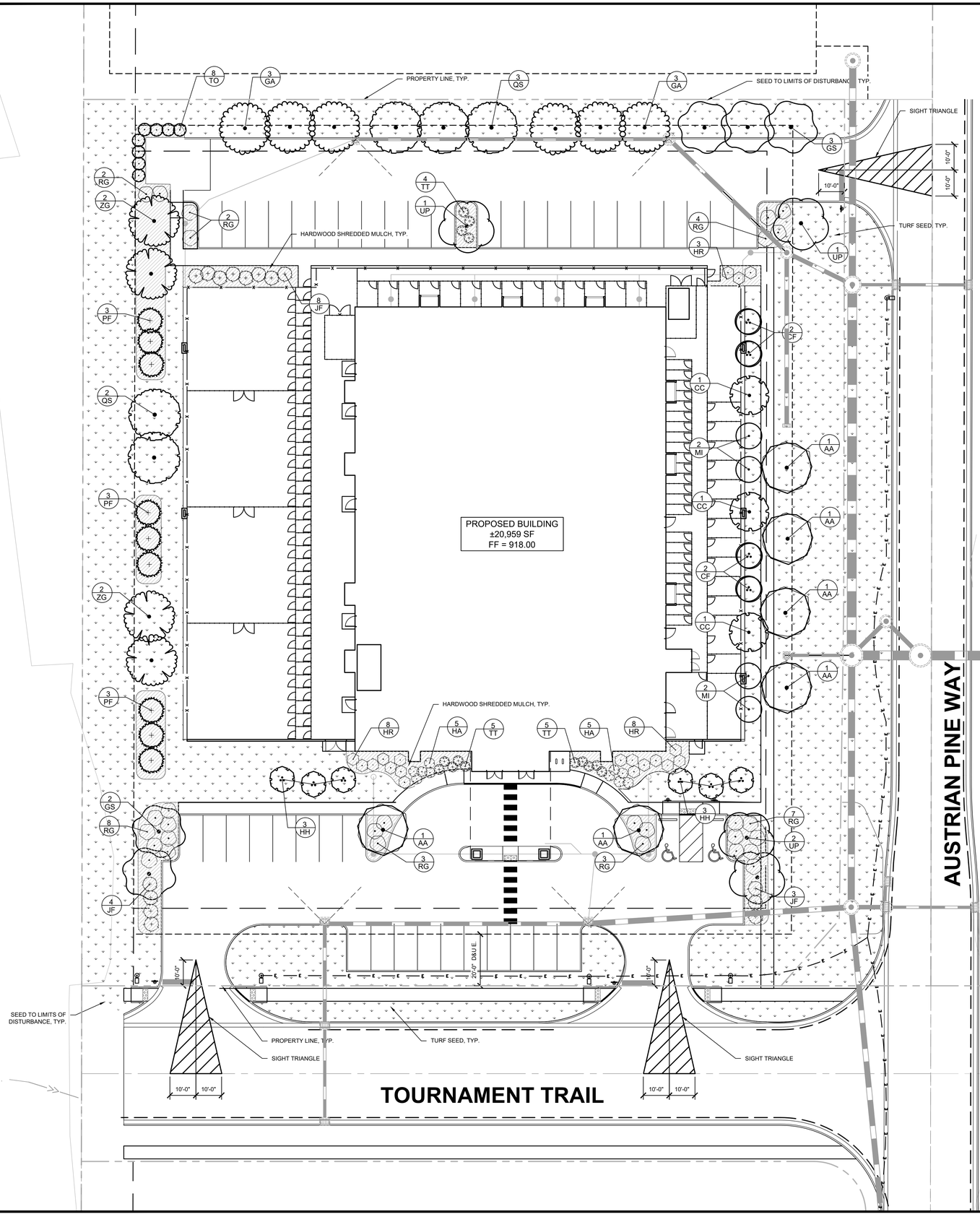

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NORTH

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
	AA	6	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2" CAL. MIN	8` HT MIN
	GA	6	GINKGO BILOBA `AUTUMN GOLD` TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN	8` HT MIN
	GS	5	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2" CAL. MIN	8` HT MIN
	QS	5	QUERCUS RUBRA `SCHREFELDII` / RED OAK	B & B	2" CAL. MIN	8` HT MIN
	UP	4	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2" CAL. MIN	8` HT MIN
	ZG	4	ZELKOVA SERRATA `GREEN VASE` / GREEN VASE SAWLEAF ZELKOVA	B & B	2" CAL. MIN	8` HT MIN
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HT**
	PF	9	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B	---	6` HT MIN
	TO	8	THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE	B & B	---	6` HT MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HT**
	CC	3	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" CAL. MIN	
	CF	4	CORNUS FLORIDA / EASTERN DOGWOOD	B & B	2" CAL. MIN	
	HH	6	HAMAMELIS VIRGINIANA `HARVEST MOON` / HARVEST MOON WITCH HAZEL	B & B	2" CAL. MIN	MULTISTEM
	MI	4	MALUS IOENSIS `PLENA` / BECHTEL CRAB APPLE	B & B	2" CAL. MIN	MULTISTEM
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	HA	10	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE HYDRANGEA	5 GAL		36" HT MIN
	HR	19	HYDRANGEA QUERCIFOLIA `RUBY SLIPPERS` / RUBY SLIPPERS HYDRANGEA	5 GAL		24" HT MIN
	JF	15	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL		36" HT MIN
	RG	29	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	3 GAL		24" HT MIN
	TT	14	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	5 GAL		24" HT MIN

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

NO.	REVISIONS	DATE	BY
1	TAC COMMENTS	10/01/21	WAB
2	TAC COMMENTS	09/17/21	AMM
3	TAC COMMENTS	09/07/21	AMM
4	TAC COMMENTS	08/26/21	AMM
5	CEG COMMENTS	08/13/21	AMM
6	TAC COMMENTS	07/2/21	AMM
7	CLIENT REVISIONS	06/7/21	AMM

SCALE: AS NOTED
DESIGNED BY: CVS
DRAWN BY: CVS
CHECKED BY: WAB

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2640
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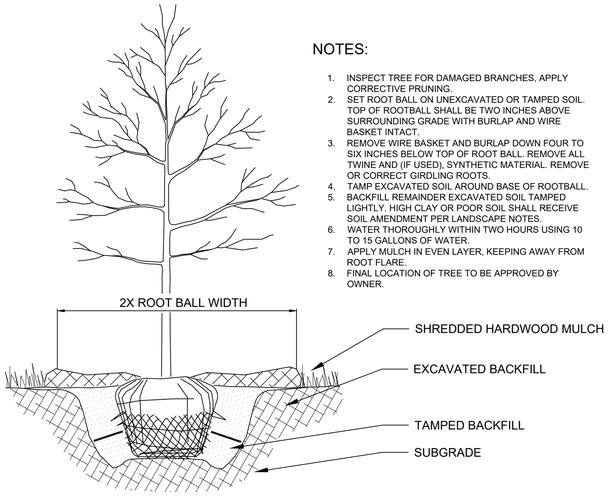
Barkefellers® The Place for Dogs

LANDSCAPE PLAN

BARKEFELLERS OF WESTFIELD

ORIGINAL ISSUE: 02/28/2020
KHA PROJECT NO. 170179000
SHEET NUMBER
L1.0

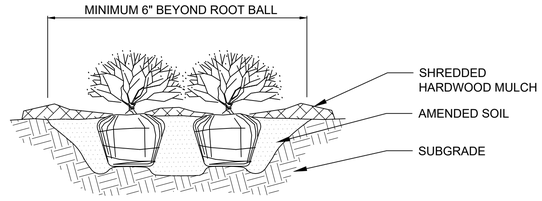


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. INSTALLATION OF TREES SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

ORDINANCE CHART

ZONING: PUD

REQUIREMENT	REQUIRED	PROVIDED
PARKING PERIMETER LANDSCAPE • 1 tree per 30 LF • 1 shrub per 3 LF	Length = 72 LF • 72 / 30 = 3 trees • 72 / 3 = 24 shrubs	• 3 trees • 24 shrubs *Parking spaces facing Tournament Trail are within 20' Drainage & Utilities Easement. Required plantings relocated to between south parking lot and building entry to stay out of easement.
INTERIOR PARKING LANDSCAPE AREA • At least 7.5% of the parking area must be landscape	Area = 14,423 SF • 14,423 (0.075) = 1,082 SF	• 1,114 SF
INTERIOR PARKING ISLAND LANDSCAPE • 1 tree + 4 shrubs per island	Islands = 7 quantity • 7 (1) = 7 trees • 7 (4) = 28 shrubs	• 7 trees • 28 shrubs
MINIMUM LOT LANDSCAPE • 10 canopy trees + 10 ornamental or evergreen trees + 25 shrubs per acre	Area = 2.32 AC • 2.32 (10) = 30 canopy trees • 2.32 (10) = 30 ornamental or evergreen trees • 2.32 (25) = 75 shrubs	• 30 canopy trees • 34 ornamental or evergreen trees • 87 shrubs

Drawing name: K:\IND_DEV\170179000_barkefellers_barkefellers of westfield_westfield_in\2 Design\CAD\plansheets\L1.0 LANDSCAPE PLAN.dwg L1.1 Oct 04, 2021 9:08am by: BillButz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	10/01/21	WAB
2	TAC COMMENTS	09/17/21	AMM
3	TAC COMMENTS	09/07/21	AMM
4	TAC COMMENTS	08/26/21	AMM
5	CEG COMMENTS	08/13/21	AMM
6	TAC COMMENTS	07/2/21	AMM
7	CLIENT REVISIONS	06/7/21	AMM

Kimley»Horn
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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CVS
DRAWN BY: CVS
CHECKED BY: WAB

Barkefellers® The Place for Dogs

LANDSCAPE NOTES AND DETAILS

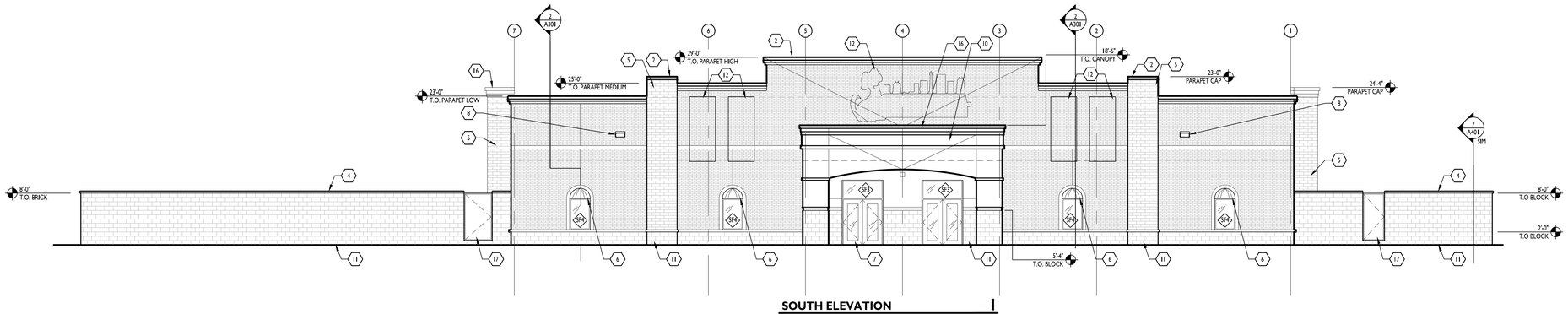
BARKEFELLERS OF WESTFIELD

ORIGINAL ISSUE: 02/28/2020

KHA PROJECT NO. 170179000

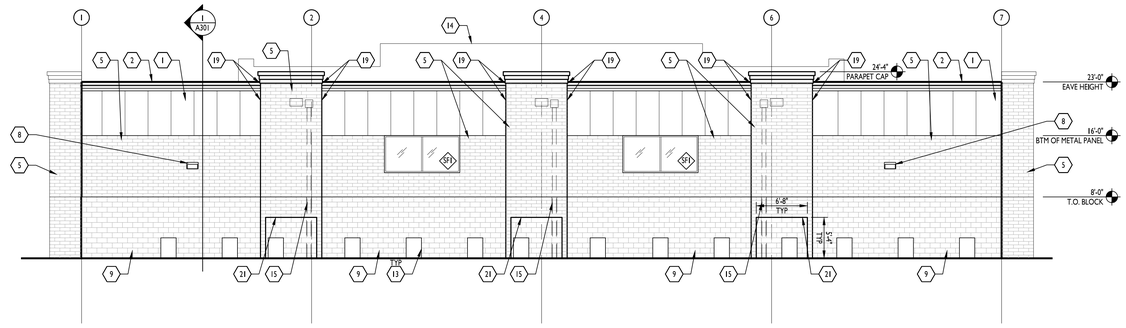
SHEET NUMBER

L1.1



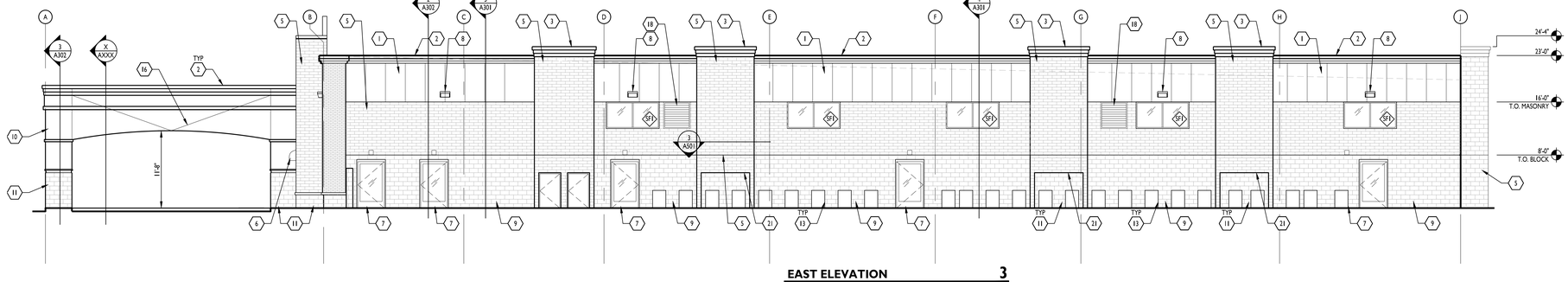
SOUTH ELEVATION 1

1/8" = 1'-0"



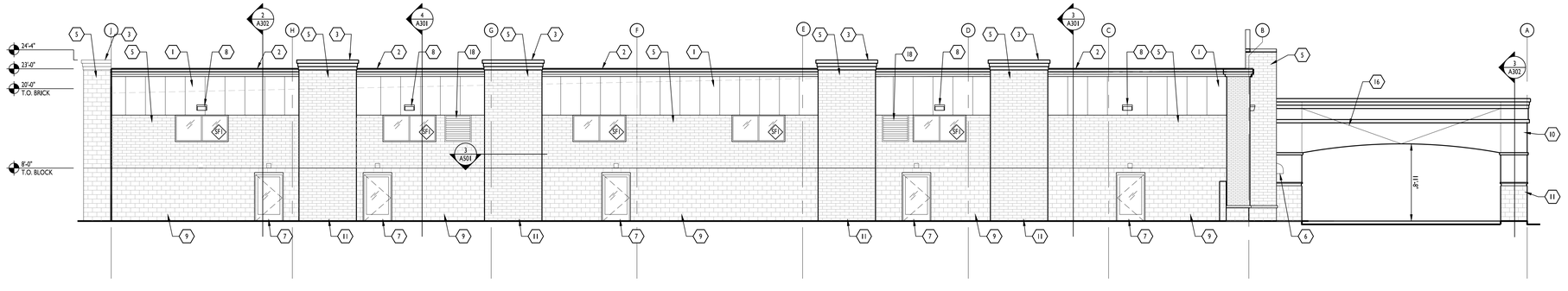
NORTH ELEVATION 2

1/8" = 1'-0"



EAST ELEVATION 3

1/8" = 1'-0"



WEST ELEVATION 4

1/8" = 1'-0"

KEYED NOTES

1. PREFINISHED METAL BUILDING PANELS. COLOR TO MATCH APPROVED SAMPLE.
2. PRE-FINISHED METAL COPING, TYPICAL. SEE WALL SECTIONS.
3. EIFS CAP/CORNICE. PROFILE TO MATCH ENTRANCE CANOPY.
4. SOLID 4" CMU CAP.
5. STRUCTURAL CMU, BRICK HALF HIGH.
6. FABRIC AWNING TO MATCH OWNER'S SAMPLE.
7. PROVIDE ANODIZED ALUMINUM STOREFRONT FRAMING DOOR AND FRAME. REFER TO SHEET A601 FOR DOOR AND FRAME INFORMATION. FINISH COLOR BY ARCHITECT. SEE CIVIL FOR STOUP TRANSITION.
8. LIGHT FIXTURE. SEE ELECTRICAL DWGS.
9. STRUCTURAL SMOOTH FACE CMU.
10. EXTERIOR INSULATION FINISH SYSTEM (EIFS).
11. SPLIT FACE BLOCK, INTEGRAL COLOR.
12. SIGNAGE BY OWNER. G.C. TO PROVIDE POWER CONNECTIONS AND BLOCKING.
13. METAL FRAME DOG DOORS. INSULATED GUILLOTINE STYLE TO MATCH OWNER'S EXISTING FACILITY. VERIFY MASONRY OPENING SIZE WITH FINAL DOOR SELECTION + 34" TALL OPENINGS.
14. PARAPET WALL BEYOND.
15. DOWNSPOUT. TIE TO UNDERGROUND STORM SYSTEM. JR HOE VERTICAL UNIT OR EQUAL. COORDINATE WITH CIVIL PLANS.
16. EIFS DETAIL.
17. GATE. REFER TO DOOR SCHEDULE.
18. PRELIMINARY EXHAUST FAN LOCATION. FANS TO MATCH OWNER'S EXISTING BUILDING. PRE-FINISHED COLOR TO MATCH BUILDING PANEL.
19. NOTCH PILASTER FOR GUTTER SYSTEM. COORDINATE W/ PEMB PLANS.
20. NOT USED.
21. SOLID BOND BEAM.

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
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F :: 317 . 288 . 0753

Barkefellers®
The Place for Dogs

CERTIFICATION

SHAWN M. CURRAN
REGISTERED
No. AR19600043
STATE OF INDIANA

EXPIRES 12/31/21

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PROJECT INFORMATION

BARKEFELLERS WESTFIELD

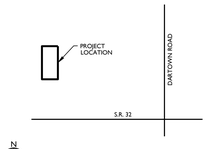
DARTOWN CROSSING SITE 1B
WESTFIELD, IN

ISSUE	DATE

190314

EXTERIOR ELEVATIONS

A201



KEY PLAN

Petition Number:	2108-DDP-34
Project Name:	Midland South
Subject Site Address:	Northwest corner of Roosevelt Street and Cherry Street (the "Property")
Petitioner:	Old Town Companies
Representative:	Apollo Developers
Request:	Detailed Development Plan review of 52,864 square feet of townhomes on 3.37 acres +/- in the Midland South PUD
Current Zoning:	Midland South PUD
Current Land Use:	Residential
Approximate Acreage:	3.37 acres +/-
Property History:	Midland South PUD (Ord. 21-07, 04/19/2021)
	Overall Development Plan & Primary Plat (2108-ODP-20 & 2108-SPP-20)
	Midland South PUD Amendment 1 (Ord. 21-39, 10/11/2021)
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Landscape Plan
	5. Elevations
	6. Internal Sidewalk Waiver
Staff Reviewer:	Rachel Riemenschneider, 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.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

18) Misc.

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

The plans comply.

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

20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

21) 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.

22) 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 4.9 of the UDO (SFA: Single-family Attached District), Midland South PUD District (Ord. 21-07), and Midland South PUD Amendment I (Ord. 21-39).

23) Permitted Uses: The following Uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.

a) All Special Exception Uses and Prohibited Uses shall be prohibited (Ord. 21-07)

b) The following additional uses shall be permitted in the District (Ord. 21-07)
   i) Townhouse Dwellings

c) Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed fifty-six (56) (Ord. 21-07)

24) Minimum Lot Area: No minimum

25) Minimum Lot Frontage: No minimum, however all lots shall have vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement) (Ord. 21-07)

26) Minimum Lot Width: No minimum (Ord. 21-07)

27) Maximum Lot Coverage: No maximum (Ord. 21-07)

28) Minimum Tract Requirement: No minimum (Ord. 21-07)

29) Maximum Density: Sixteen (16) Dwelling Units per acre (Ord. 21-07)

30) Minimum Building Setback Lines:

a) Front Yard: 5 feet (Ord. 21-07)

b) Side Yard: 5 feet / 10 feet (Ord. 21-07)

c) Side Yard, west property line, buffering Westfield Friends Church: 10 feet with Tree Buffer (Exhibit B) (Ord. 21-07)

d) Rear Yard: 5 feet (Ord. 21-07)

e) Fronting Midland Trace Trail, northern property boundary: 25 feet from edge of trail, 15 feet of which is a landscape buffer (Buffer Yard A requirements) (Ord. 21-07)

31) Maximum Building Height: 39.5 feet (Ord. 21-39)

32) Minimum Living Area: 1,600 square feet (Ord. 21-07)

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Midland South PUD, Ord. 21-07)

The plans comply.

36) Accessory Use and Building Standards (Article 6.1)

37) Architectural Standards (Article 6.3)

A. Article 6.3 (C) Architectural Standards: Shall apply; except as modified below:

i. Character Exhibit: The "Character Exhibit", attached hereto as Exhibit C, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission. (Ord. 21-07)

ii. Streetscape Diversity (Article 6.3(C)(2)): Shall not apply. (Ord. 21-07)

iii. Building Material (Article 6.3(C)(3)): Shall apply, however, vinyl and aluminum siding shall not be a permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components. (Ord. 21-07)

iv. Garage in the SFA District (Article 6.3(C)(4)): All Dwelling Units shall have a minimum two (2) car attached garage. (Ord. 21-07)

38) Building Standards (Article 6.4)

A. Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8)

A. Content of Landscape Plan (Article 6.8(C)):

i. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.

ii. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.

B. General Landscaping Design Standards, Placement (Article 6.8(C)(4)(d)): Minimum distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

C. Street Trees (Article 6.8(J)): Shall apply, unless otherwise approved by the Director or Department of Public Works. (Ord. 21-07)

Comment: The Director approved modifications to the Street Tree standards to accommodate space restrictions and utility placement on the site.

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

a. Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.

b. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

c. 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. Where impracticable, the Director may approve an increase in the maximum spacing. 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.

d. Maintenance: The maintenance of Street Trees shall be the responsibility of the development's property management group, homeowners' association or other similar legal entity, and the association's or entity's declaration of covenants and restrictions shall include provisions for the maintenance and replacement of Street Trees. In the absence of a homeowners' association, then the maintenance of Street Trees shall be the responsibility of the owner of the adjacent Lot.

e. Street Tree Species: Permitted Street Tree species shall be as set forth in the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

D. Tree Preservation:

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.

iii. Replacement: If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.

iv. Tree Protection:

a. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

b. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

E. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Chart: Minimum Lot Landscaping Requirements – Multifamily

i. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

F. Foundation Plantings (Article 6.8(L)(1)): Shall not apply. (Ord. 21-07)

i. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.

G. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply. (Ord. 21-07)

H. Buffer Yard Requirements (Article 6.8(N)): Shall not apply. (Ord. 21-07)

i. Western Buffer – Westfield Friends Church: 10 feet with Tree Buffer (Exhibit B) (Ord. 21-07)

ii. Northern Buffer – Midland Trace Trail: 25 feet from edge of trail, 15 feet of which is a landscape buffer (Buffer Yard A requirements) (Ord. 21-07)

Chart: Buffer Yard Requirements – Buffer A (500ft +/-)

42) Lighting Standards (Article 6.9)

A. General Lighting Standards: The following standards shall apply:

i. All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

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

iii. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

i. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

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

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

45) Outdoor Café and Eating Areas (Article 6.13)

46) Parking and Loading Standards (Article 6.14)

47) Setback Standards (Article 6.16)

48) Sign Standards (Article 6.17)

49) Vision Clearance Standards (Article 6.19)

A. Vision Clearance (Article 6.19(A)(1) and Article 6.19(A)(4): Ten (10) feet from intersections of Collectors, Private, or Local Streets. (Ord. 21-07)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

A. Shall not apply. (Ord. 21-07)

55) 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.

Comment: Westfield Public Works supported petitioner's request to waive requirement for sidewalks along both sides of internal streets. Waiver was approved at August 16, 2021, Advisory Plan Commission Meeting.

56) Storm Water Standards (Article 8.8)

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

A. The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. (Ord. 21-07)

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. The Detailed Development Plan complies with all applicable zoning ordinances.
2. **Action: Approve the Detailed Development Plan (2108-DDP-34) with the following conditions:**

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 Plan Commission member has questions, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

CITY OF Westfield INDIANA

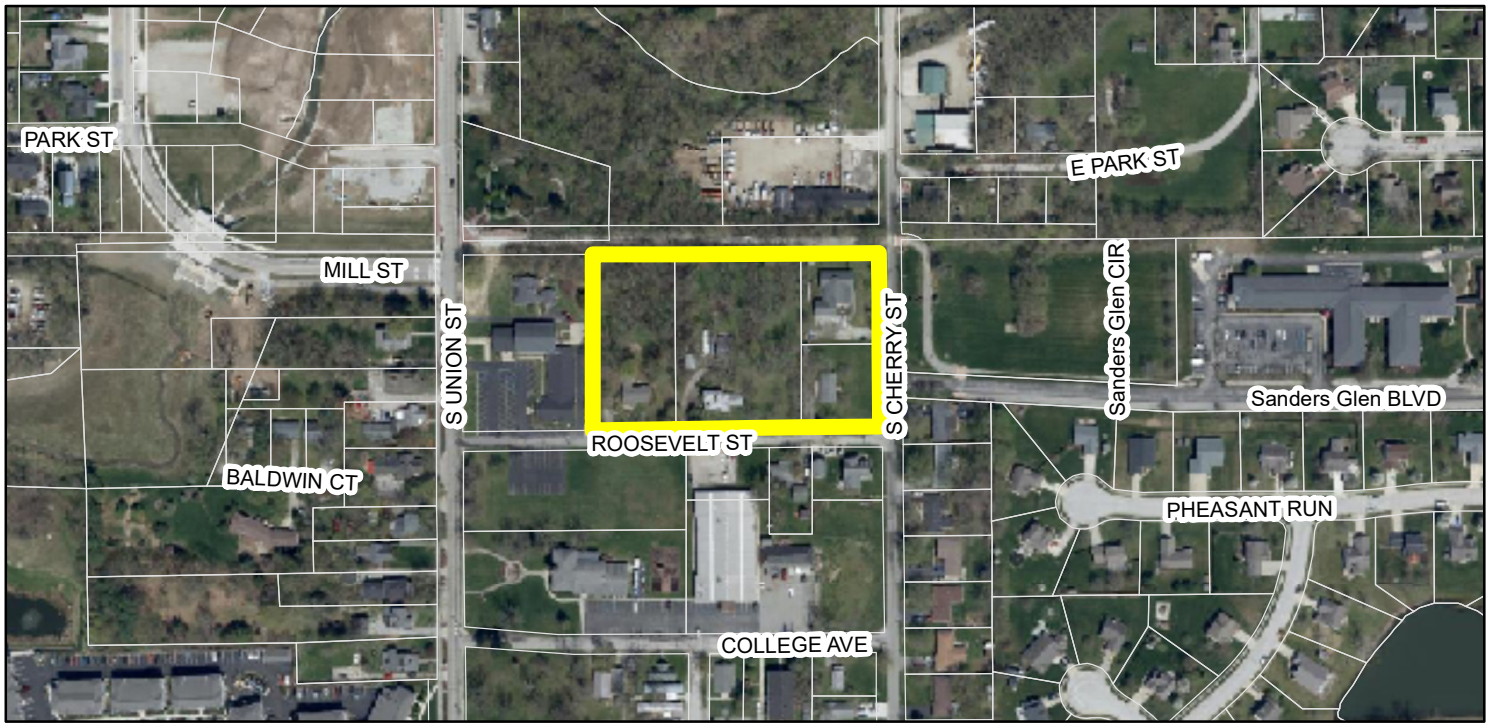
Property Location Map
Midland South
2108-ODP-20 & 2108-SPP-20

N W E S

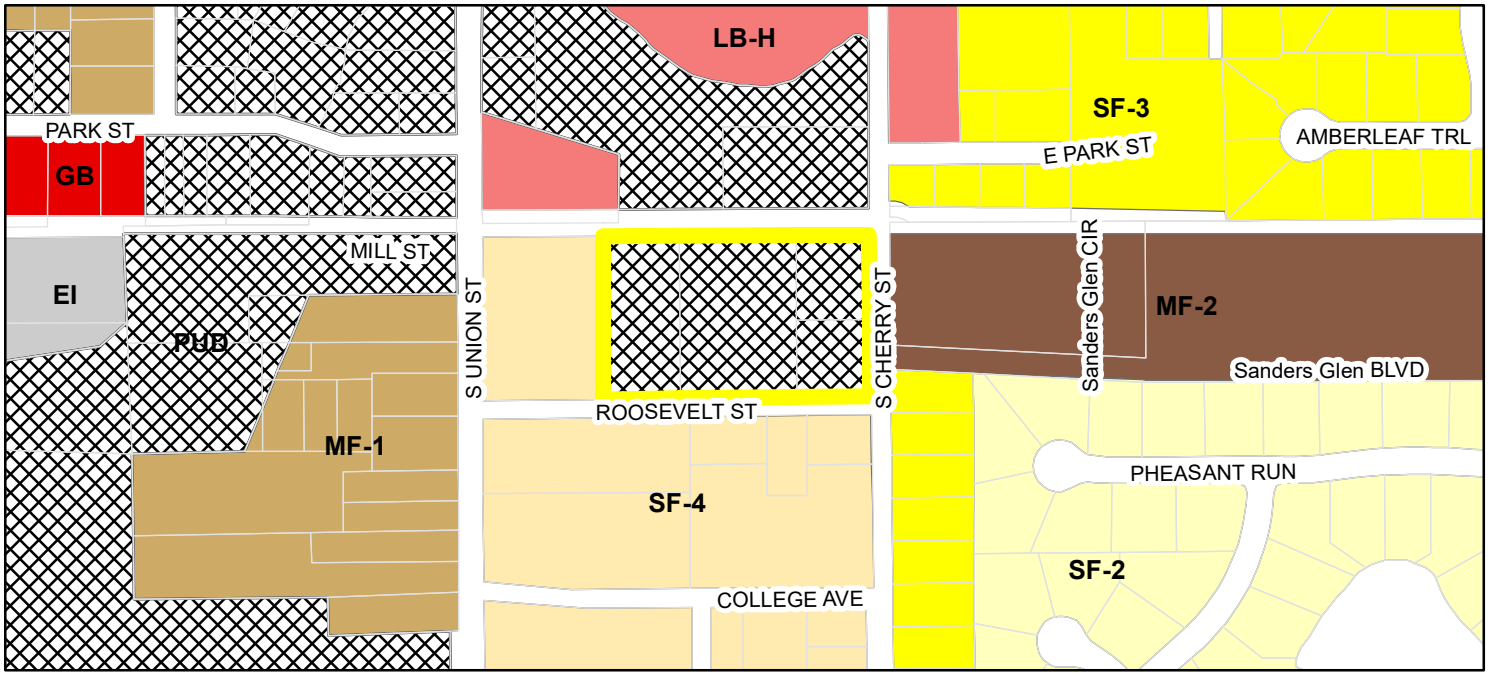
Not To Scale

Aerial Location Map

Site



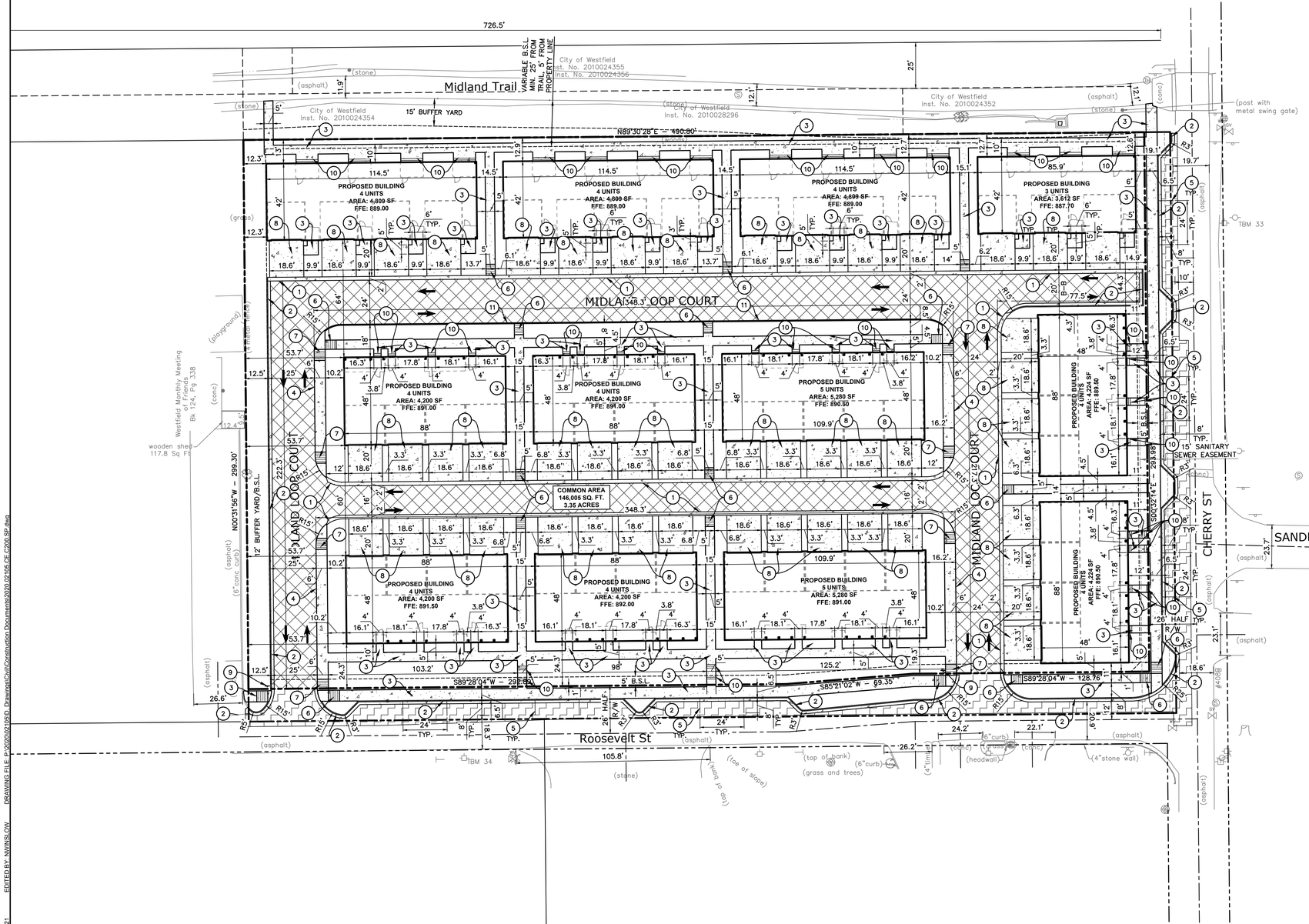
Zoning Map



Midland South Parcel

Zoning

- EI (Enclosed Industrial)
- GB (General Business)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)



0' 30' 60'

SCALE: 1"=30'

EXISTING LEGEND

- Air Conditioner
- Bush
- Clean Out
- Combination Pole
- Down Spout
- Electric Box
- Electric Meter Box
- Fire Hydrant
- Gas Meter
- Gas Valve
- Guy Wire
- Inlet
- Lid
- Mailbox
- Pine
- Post
- Sign
- Sanitary Manhole
- Stand Pipe
- Spigot
- Stump
- Telephone Handhole
- Telephone Pole
- Telephone Pedestal
- Tree
- Water Meter
- Water Valve
- —ohe— Overhead Electric Line
- —fo— Buried Fiber Optic Line
- —g— Buried Gas Line
- —oht— Overhead Telephone Line
- —w— Buried Water Line

SITE LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	3.35± ACRES
	146,005 SF
BUILDING AREA:	53,847 SF
SITE IMPERVIOUS AREA:	2.59± ACRES
PARALLEL PARKING (8'x24'):	22
TOTAL PROPOSED PARKING:	22

KEYNOTES

1. CONCRETE ROLL CURB & GUTTER
2. 24" CONCRETE CURB & GUTTER
3. CONCRETE SIDEWALK
4. COMBINED CONCRETE CURB & WALK
5. PARKING SPACE (4" WHITE PAINT STRIPE)
6. ADA ACCESSIBLE RAMP, (TYPE 'G')
7. ADA ACCESSIBLE RAMP, (TYPE 'H')
8. CONCRETE PAVEMENT
9. STOP SIGN
10. CONCRETE STEPS
11. 6" CONCRETE CURB

NOTES

1. CONSTRUCTION WITHIN THE ROOSEVELT STREET RIGHT OF WAY TO BE COORDINATED WITH FUTURE ROADWAY IMPROVEMENTS

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

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

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

OLD TOWN — CDS. —

31 1ST STREET SW, CARMEL, IN 46032

AMERICAN STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

MIDLAND SOUTH
Roosevelt Street and Cherry Street

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/02/2021
PROJECT PHASE:
ISSUE FOR PERMIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	09/15/21

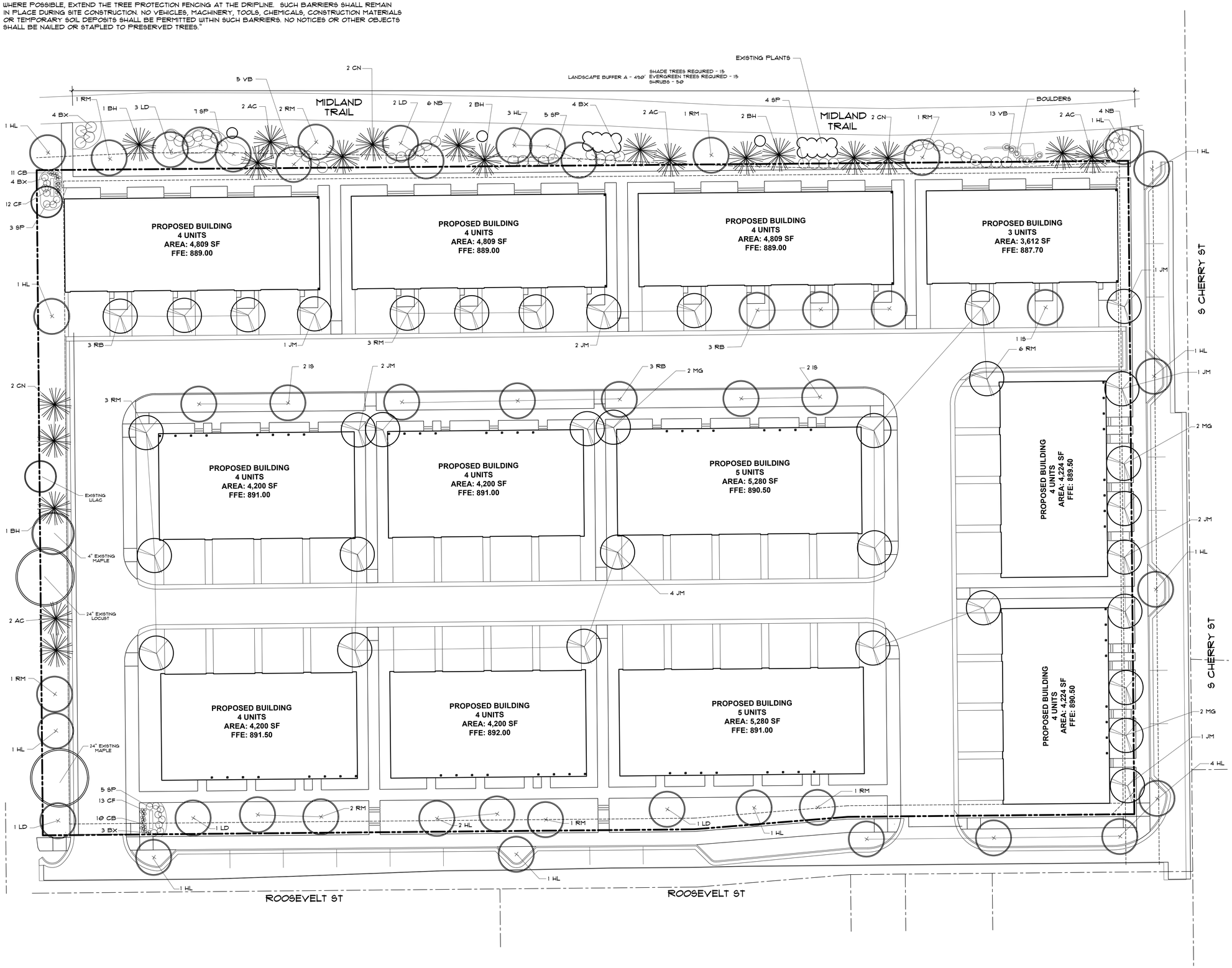
Project Number 2020.02105

SITE PLAN

C200

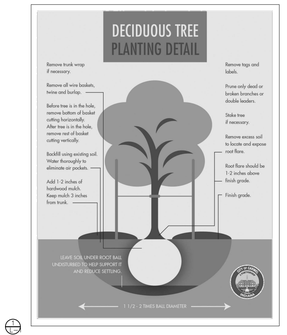
PLOT DATE: 10/6/2021 10:06 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 10/6/2021
EDITED BY: NWINSLOW
DRAWING FILE: P:\2020\02105\Drawings\Civil\Construction Documents\2020.02105.CE.C200.SP.dwg

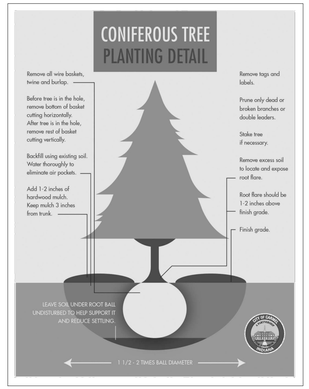
TOTAL DWELLING UNITS - 49
SEE L-2 FOR FOUNDATION PLANTINGS
NOTES:
ALL SHADE TREES TO BE AT LEAST 12' TALL
3 & 5 UNIT TOWNHOMES TO BE LANDSCAPED WITH SAME DISTRIBUTION OF PLANTS AS 4 UNIT TOWNHOMES
FOR PRESERVED TREES:
INSTALL 3' ORANGE PLASTIC TREE PROTECTION FENCING AROUND TREES PROPOSED TO BE PRESERVED.
WHERE POSSIBLE, EXTEND THE TREE PROTECTION FENCING AT THE DRIPLINE. SUCH BARRIERS SHALL REMAIN
IN PLACE DURING SITE CONSTRUCTION. NO VEHICLES, MACHINERY, TOOLS, CHEMICALS, CONSTRUCTION MATERIALS
OR TEMPORARY SOIL DEPOSITS SHALL BE PERMITTED WITHIN SUCH BARRIERS. NO NOTICES OR OTHER OBJECTS
SHALL BE NAILED OR STAPLED TO PRESERVED TREES."



SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	3"	18
	LD	SILVER LINDEN 'STERLING SILVER'	TILIA CORDATA 'STERLING SILVER'	3"	8
	RM	MAPLE 'REDPOINTE'	ACER RUBRUM 'REDPOINTE'	3"	13
ORNAMENTAL TREES					
	IS	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	2"	5
	JM	JAPANESE MAPLE 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'	2"	16
	MG	MAGNOLIA 'ANN'	MAGNOLIA X 'ANN'	2"	6
	RB	REDBUD 'FOREST PANSY'	CERCIS CANADENSIS 'FOREST PANSY'	2"	9
	RM	MAPLE 'REDPOINTE'	ACER RUBRUM 'REDPOINTE'	2"	9
EVERGREEN TREES					
	AC	WEEPING ALASKAN CEDAR	CHAMAECYPARIS NOOTKATENSIS	8'	8
	BH	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	8'	6
	CN	COLUMNAR NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	8'	6
SHRUBS					
	BX	BOXWOOD 'GREEN VELVET'	BUXUS X GREEN VELVET	24"	15
	NB	NINEBARK 'TINY WINE'	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	24"	149
	SP	SPIREA 'GOLDFLAME'	SPIREA 'GOLDFLAME'	24"	24
	VB	VIBURNUM 'BAILEYS COMPACT'	VIBURNUM TRILOBUM 'BAILEYS COMPACT'	24"	18
PERENNIALS					
	GB	CORAL BELLS 'PLUM PUDDING'	HEUCHERA X 'PLUM PUDDING'	12"	21
	CF	CONEFLOWER 'POW WOW WILBERRY'	ECHINACEA PURPUREA 'PAS10079'	12"	25

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PROPOSED
BUFFER ALONG MIDLAND TRAIL (NORTH)		
TOTAL LENGTH - 498 LINEAR FEET - BUFFER ZONE A		
3 SHADE TREES PER 100'	15	15
3 EVERGREEN TREES PER 100'	15	15
10 SHRUBS PER 100'	50	149
OVERALL REQUIREMENTS	REQUIRED	PROPOSED
NUMBER OF DWELLING UNITS		49
1 SHADE TREE PER UNIT CREDIT FOR 3" TREES	49	49
1 EVERGREEN OR ORNAMENTAL PER UNIT	49	49





SCALE 1" = 20'

6' 20' 40' 60'

NORTH

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.3210
email. startofinish@tds.net
web. landscapingbystartofinish.com

DESIGNED FOR

APOLLO DEVELOPERS

NOBLESVILLE, IN 46038

PROJECT NAME

MIDLAND SOUTH TOWNHOMES

WESTFIELD, IN 46074

SHEET NAME

LANDSCAPE PLAN

DESIGNER
TF

DATE: OCTOBER 11TH, 2021

SHEET
L-1

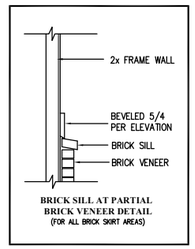
PRELIMINARY

FRONT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

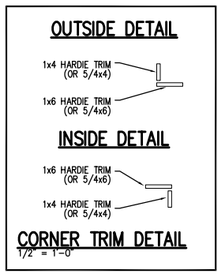
ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS; FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

RIGHT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS; FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD



BRICK SILL AT PARTIAL BRICK VENEER DETAIL (FOR ALL BRICK SKIRT AREAS)



NOTE: FRONT AND REAR FACING CORNER BOARDS TO BE 1x6 (OR 5/4x6). SIDE FACING CORNER BOARDS TO BE 1x4 (OR 5/4x4).

NOTE:
ALL TRIM ABUTTING SHAKE OR BOARD AND BATTEN TO BE 5/4 IN LIEU OF 1x MATERIAL

SQUARE FOOTAGE	
FIRST FLOOR AREA	XX SF
SECOND FLOOR AREA	XX SF
TOTAL FLOOR AREA	XX SF
BASEMENT AREA	XX SF
FINISHED BASEMENT	XX SF
UNFINISHED STORAGE	XX SF
GARAGE AREA	XX SF
CONFIRMATION DATE	XX

PRELIMINARY

Elevation drawings are for representation only. Due to actual framing materials specified by lumber supplier and to field constraints actual structure may vary from drawings.

PLAN CHK COMPLETED/DATE/ BY
BALLPARK CHK LIST COMPLETED/DATE/ BY
CONTRACT CHK LIST COMPLETED/DATE/ BY
H-O-R COMPLETED/DATE/ BY
PC-1 COMPLETED/DATE/ BY
PC-2 COMPLETED/DATE/ BY
Revisions: START REVISIONS HERE

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OLD TOWN
DESIGN GROUP

Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

1
ADAM H

PRELIMINARY

REAR ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

LEFT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

PRELIMINARY

SQUARE FOOTAGE	
FIRST FLOOR AREA	XX SF
SECOND FLOOR AREA	XX SF
TOTAL FLOOR AREA	XX SF
BASEMENT AREA	XX SF
FINISHED BASEMENT	XX SF
UNFINISHED STORAGE	XX SF
GARAGE AREA	XX SF
CONFIRMATION DATE	XX

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CONTRACT CHK LIST COMPLETE/DATE/ BY
PC-1 COMPLETE/DATE/ BY
H-O-R COMPLETED/DATE/ BY
PLAN CHK COMPLETED/DATE/ BY
PC-2 COMPLETED/DATE/ BY
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OLD TOWN
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Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

2
ADAM H

PRELIMINARY

FRONT ELEVATION

3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS; FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

RIGHT ELEVATION

3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

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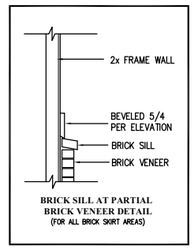
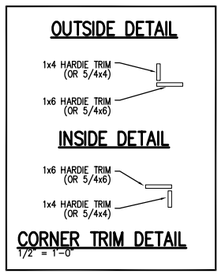


BRICK SILL AT PARTIAL BRICK VENEER DETAIL (FOR ALL BRICK SKIRT AREAS)



CORNER TRIM DETAIL
1/2" = 1'-0"

NOTE: FRONT AND REAR FACING CORNER BOARDS TO BE 1x6 (OR 5/4x6). SIDE FACING CORNER BOARDS TO BE 1x4 (OR 5/4x4).

NOTE:
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SQUARE FOOTAGE	
FIRST FLOOR AREA	XX SF
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UNFINISHED STORAGE	XX SF
GARAGE AREA	XX SF
CONFIRMATION DATE	XX

PRELIMINARY

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PC-2 COMPLETED/DATE/ BY
H-O-R COMPLETED/DATE/ BY
PLAN CHK COMPLETED/DATE/ BY
PC-1 COMPLETED/DATE/ BY
CONTRACT CHK LIST COMPLETED/DATE/ BY
BALLPARK CHK LIST COMPLETED/DATE/ BY
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OLD TOWN
DESIGN GROUP

Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

1
ADAM H

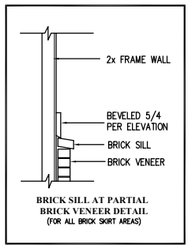
PRELIMINARY

42 - CASPIAN
822 FREELAND LOOP

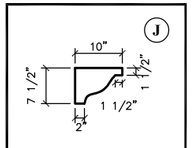
43 - CABOT
826 FREELAND LOOP

44 - VANCOUVER
830 FREELAND LOOP

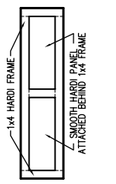
45 - CARAVEL
834 FREELAND LOOP



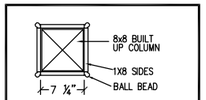
BRICK SILL AT PARTIAL BRICK VENEER DETAIL
(FOR ALL BRICK SKIRT AREAS)



5 1/2" WIDE
(CUT FROM 6X8)
3 PIECES



SHUTTER DETAIL
3/16" SCALE ON 11x17 SHEET

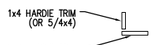


PLAN VIEW

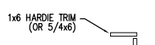
TYPICAL PORCH COLUMN

BUILT UP COLUMN DETAIL
1/2" SCALE ON 11x17 SHEET

OUTSIDE DETAIL



INSIDE DETAIL



CORNER TRIM DETAIL
1/2" = 1'-0"

NOTE: FRONT AND REAR FACING CORNER BOARDS TO BE 1x6 (OR 5/4x6). SIDE FACING CORNER BOARDS TO BE 1x4 (OR 5/4x4).

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FRONT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

PRELIMINARY

REAR ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

45 - CARAVEL
834 FREELAND LOOP

44 - VANCOUVER
830 FREELAND LOOP

43 - CABOT
826 FREELAND LOOP

42 - CASPIAN
822 FREELAND LOOP

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Revisions
BALLPARK CHK LIST COMPLETE/DATE/BY CONTRACT CHK LIST COMPLETE/DATE/BY PC-1 COMPLETE/DATE/BY PLAN CHK COMPLETE/DATE/BY PC-2 COMPLETE/DATE/BY
02 APRIL 21 FLOOR PLAN & ELEVATION SETUP, DD 06 JUNE 21 FLOOR PLAN & ELEVATION REDLINES PER ME, LB 03 AUG 21 CONTRACT REVISIONS & PRELIM ELEC, AH. 27 AUG 21 PLAN CHECK COMPLETE, AH. 01 SEP 21 ADLS REVISIONS, AH.

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OLD TOWN
DESIGN GROUP

Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

1

ADAM H.

PRELIMINARY

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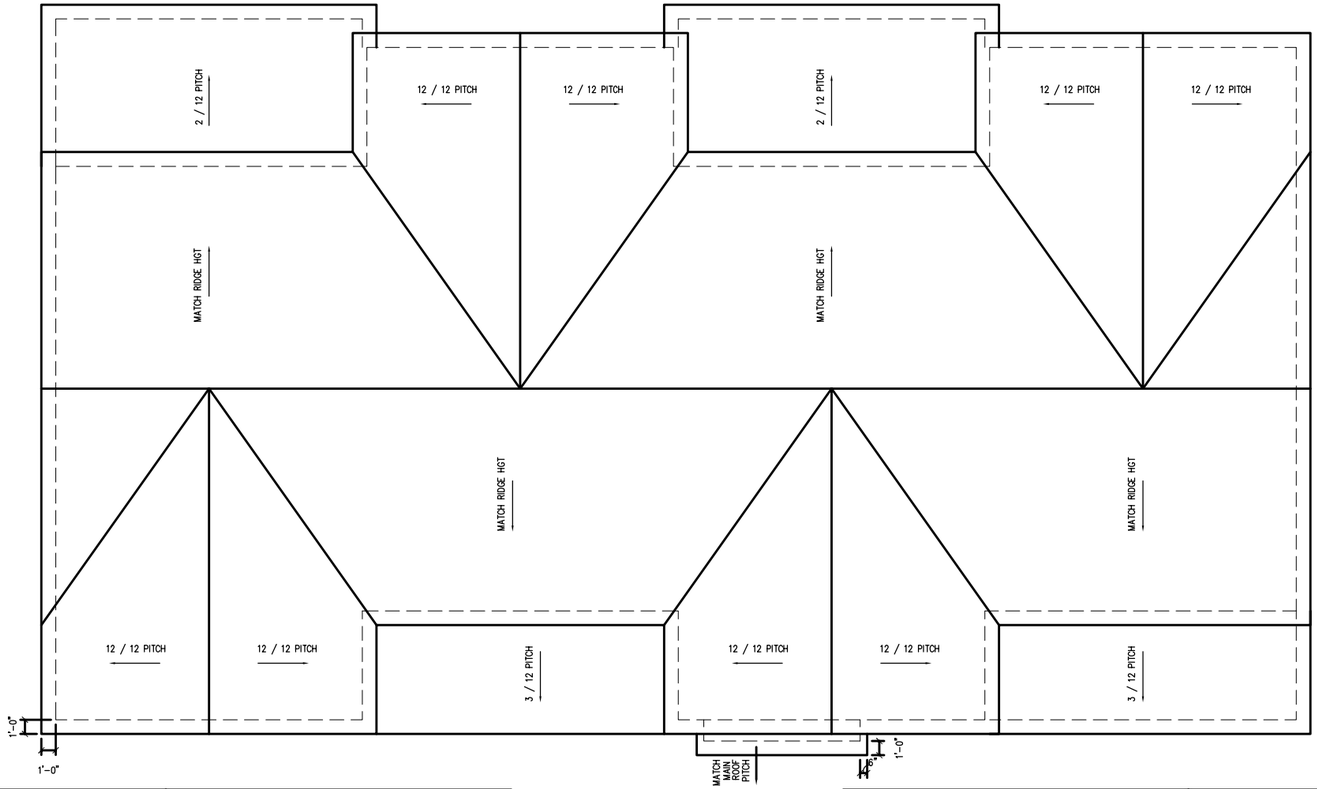
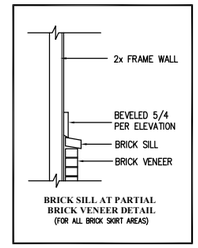
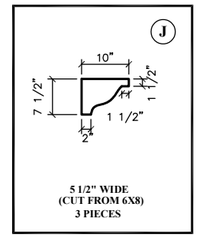


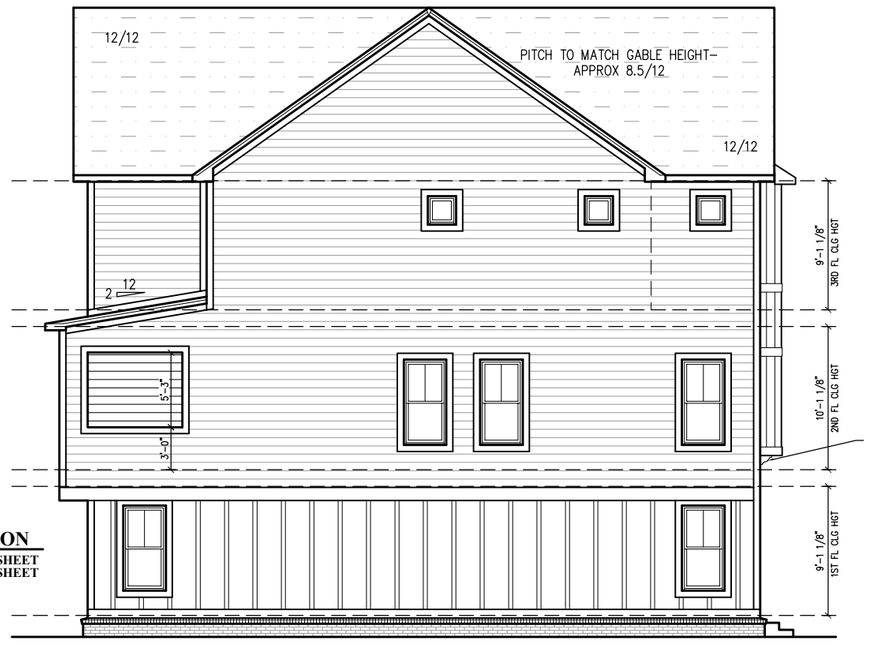
ROOF PLAN
3/32" SCALE ON 11x17 SHEET



BRICK SILL AT PARTIAL BRICK VENEER DETAIL (FOR ALL BRICK SKIRT AREAS)



5 1/2" WIDE (CUT FROM 6X8) 3 PIECES



LEFT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

PRELIMINARY

RIGHT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

WINDOW GRIDS TO MATCH FIRST UNIT ON FRONT

BALLPARK CHK LIST COMPLETE/DATE/ BY — CONTRACT CHK LIST COMPLETED/DATE/ BY — PC-1 COMPLETED/DATE/ BY — PLAN CHK COMPLETE/ 08.27.2021 / AH — H-O-R COMPLETE/DATE/ BY — PC-2 COMPLETE/DATE/ BY

Revisions
02 APRIL 21 FLOOR PLAN & ELEVATION SETUP, DD
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01 SEP 21 ADLS REVISIONS, AH.

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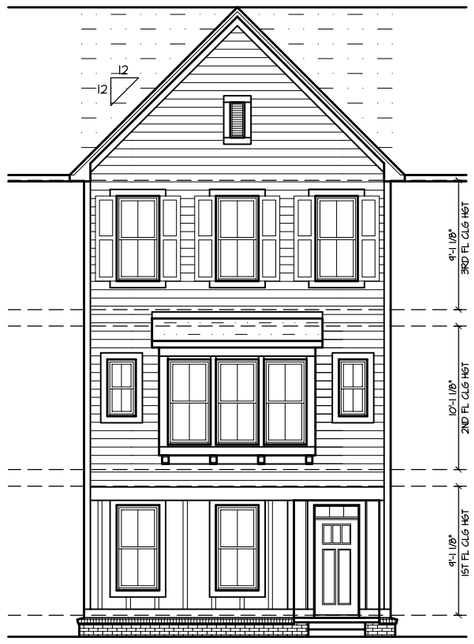
OLD TOWN
DESIGN GROUP

Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

2

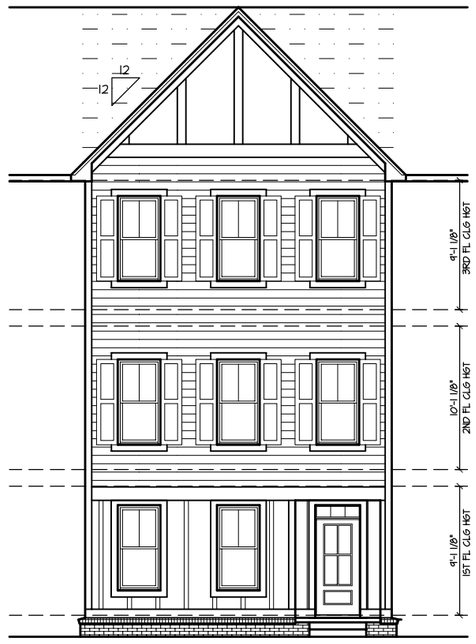
ADAM H.

PRELIMINARY



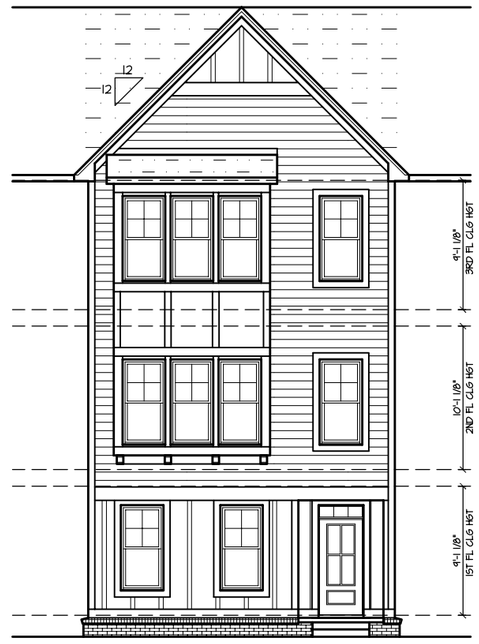
DRAKE ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

A



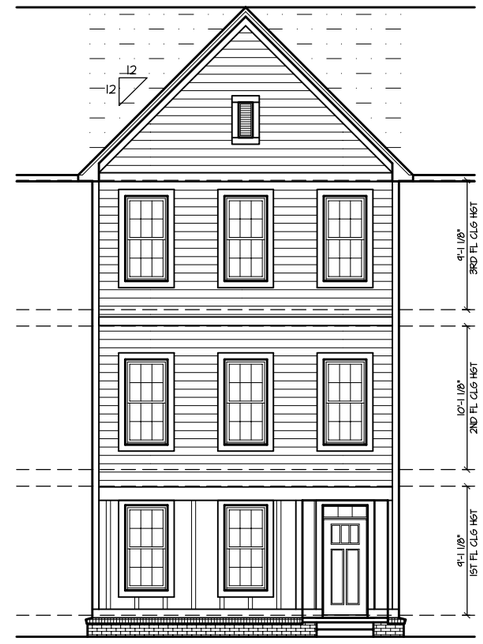
CASPIAN ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

A



VANCOUVER ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

A



NERISSA ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

A

**ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD**

PRELIMINARY

SQUARE FOOTAGE	
FIRST FLOOR AREA	XX SF
SECOND FLOOR AREA	XX SF
TOTAL FLOOR AREA	XX SF
BASEMENT AREA	XX SF
FINISHED BASEMENT	XX SF
UNFINISHED STORAGE	XX SF
GARAGE AREA	XX SF
CONFIRMATION DATE	XX

Elevation drawings are for representation only. Due to actual framing materials specified by lumber supplier and to field constraints actual structure may vary from drawings.

BALL/PARK CHK LIST COMPLETE/DATE/ BY | CONTRACT CHK LIST COMPLETE/DATE/ BY | PC-1 COMPLETE/DATE/ BY | PLAN CHK COMPLETE/DATE/ BY | HAO-R COMPLETE/DATE/ BY | PC-2 COMPLETE/DATE/ BY

Revisions

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CLIENT'S INITALS _____ DATE _____

Due to constant design & developmental improvements in our product, the Old Town Design Group, LLC, reserves the right to modify drawing without notice.

Due to field conditions and the nature of custom home building actual dimensions & elevations may vary slightly from plans.

OLD TOWN
DESIGN GROUP

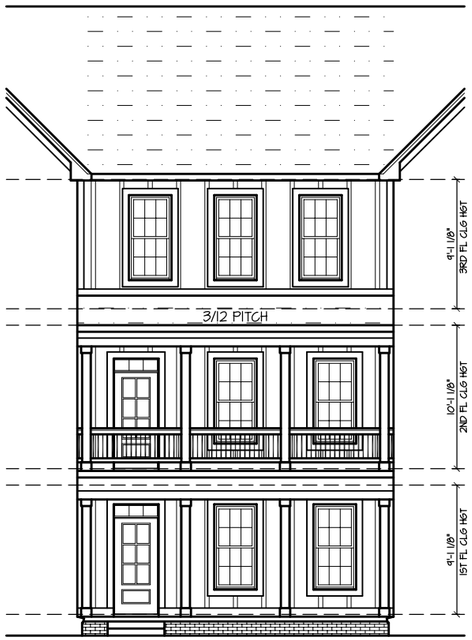
Preliminary Plan for 3 Story Townhouses (Lot & Community)

1

Y:\Bids\Townhomes (3 story) North End - OTDG\CAD\North End Three-Story 06-11-21.dwg, 6/14/2021 10:54:42 AM, Singleton, Brittany

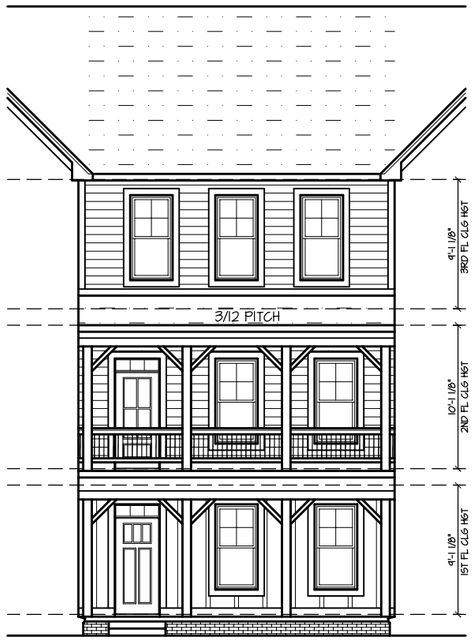
Y:\Bids\Townhomes (3 story) North End - OTDG\CAD\North End Three-Story 06-11-21.dwg, 6/14/2021 11:29:37 AM, Singleton, Brittany

PRELIMINARY



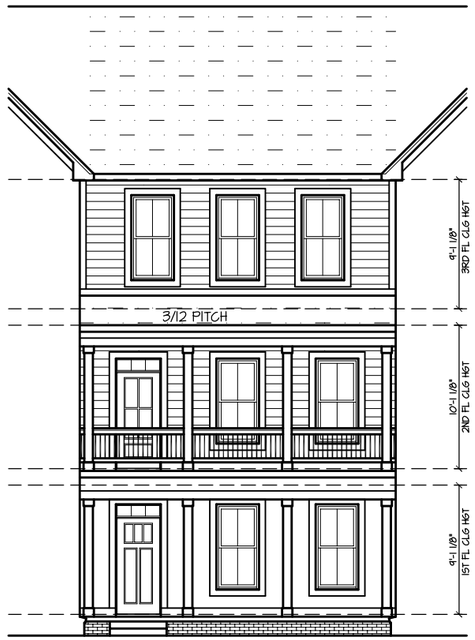
CABOT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

B



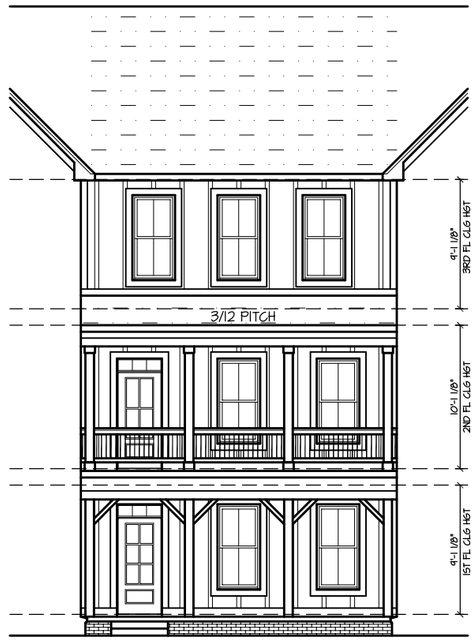
DIAS ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

B



ADRIAN ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

B



CARAVEL ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

B

**ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD**

PRELIMINARY

SQUARE FOOTAGE	
FIRST FLOOR AREA	XX SF
SECOND FLOOR AREA	XX SF
TOTAL FLOOR AREA	XX SF
BASEMENT AREA	XX SF
FINISHED BASEMENT	XX SF
UNFINISHED STORAGE	XX SF
GARAGE AREA	XX SF
CONFIRMATION DATE	XX

Elevation drawings are for representation only. Due to actual framing materials specified by lumber supplier and to field constraints actual structure may vary from drawings.

BALL PARK CHK LIST COMPLETE/DATE/ BY | CONTRACT CHK LIST COMPLETE/DATE/ BY | PC-1 COMPLETE/DATE/ BY | PC-2 COMPLETE/DATE/ BY | H-O-R COMPLETE/DATE/ BY | PLAN CHK COMPLETE/DATE/ BY

Revisions

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CLIENT'S INITIALS _____ DATE _____

Due to constant design & developmental improvements in our product, the Old Town Design Group, LLC, reserves the right to modify drawing without notice.

Due to field conditions and the nature of custom home building actual dimensions & elevations may vary slightly from plans.

OLD TOWN
DESIGN GROUP

Preliminary Plan for
3 Story Townhouses
(Lot & Community)

CITY OF
Westfield
INDIANA

August 12, 2021

Subject: Midland South Internal Sidewalk Variance

To: APC Members

I have reviewed the Detailed Development Plans for the Midland South project and determined that the requested variance to the standard "sidewalks shall be required on both sides on internal streets and internal private streets in all developments" is prudent. As such, I approve this variance to allow sidewalks on one side of the internal private streets as illustrated in the Detailed Development Plans.

Sincerely,

Johnathon Nail

Johnathon Nail
City Engineer
City of Westfield

Mayor
Andy Cook

City Council
Joe Edwards
Scott Willis
Jake Gilbert
Scott Frei
Mike Johns
Cindy L. Spoljaric
Troy Patton

Clerk Treasurer
Cindy J. Gossard

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

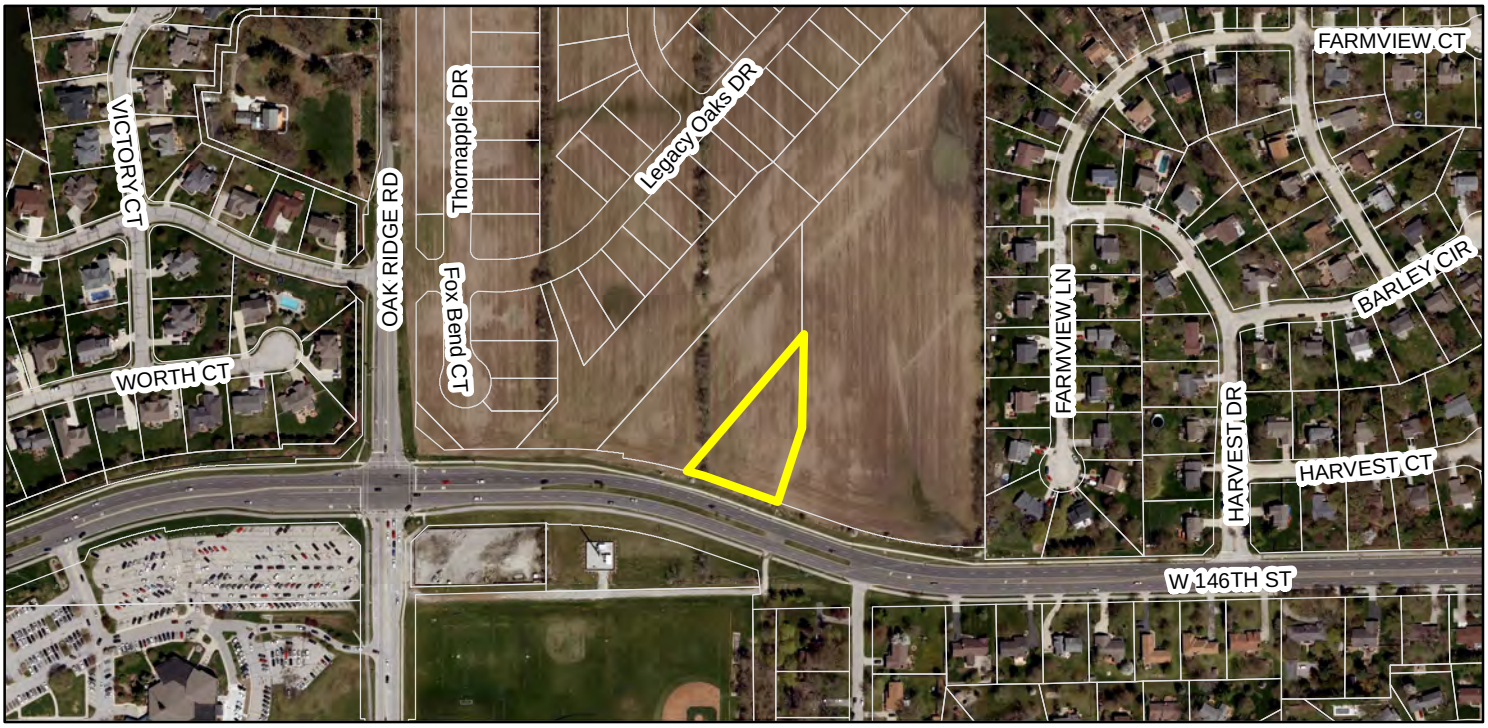
2706 East 171st Street
Westfield, IN 46074
westfield.in.gov

Property Location Map
Citizens Booster Pump Station and Ground Storage Tank
2110-DDP-40

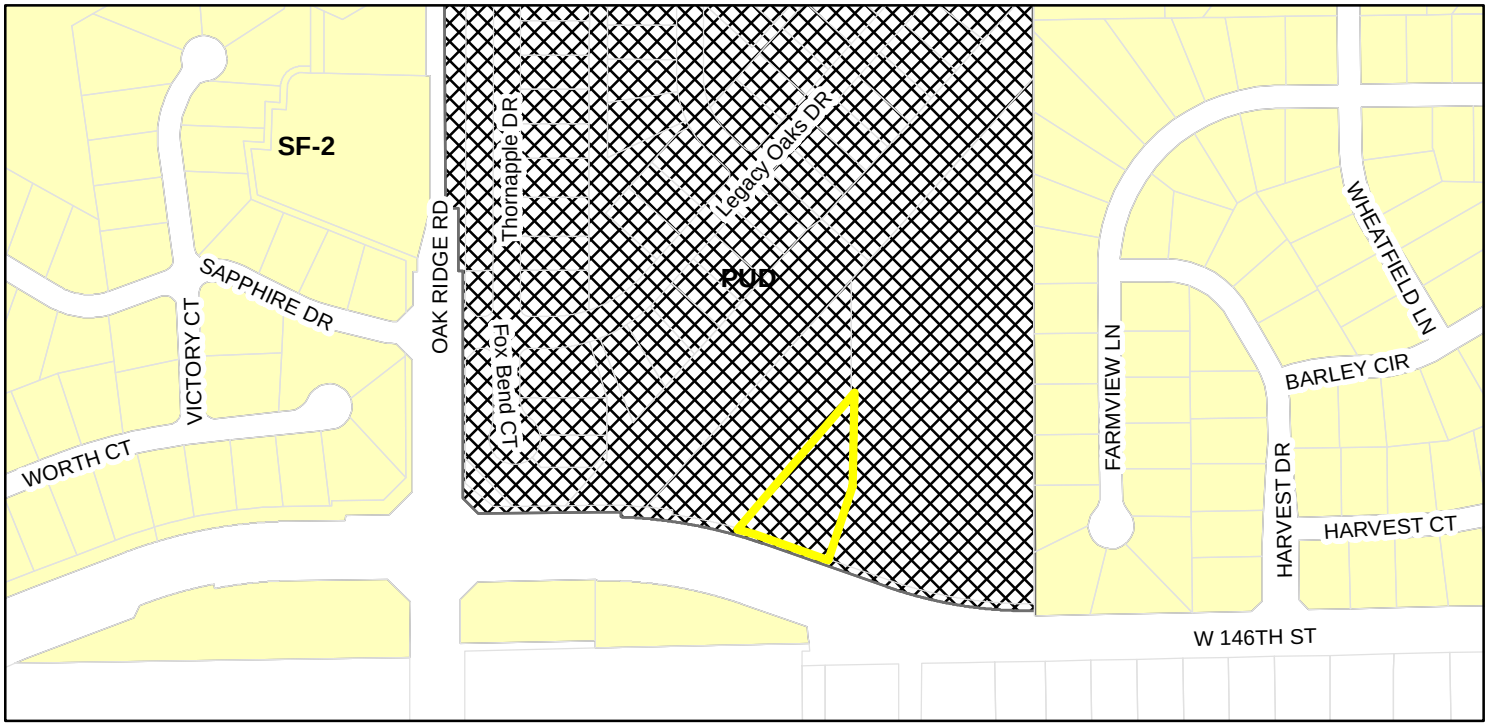
N
W E
S
Not To Scale

Aerial Location Map

Site

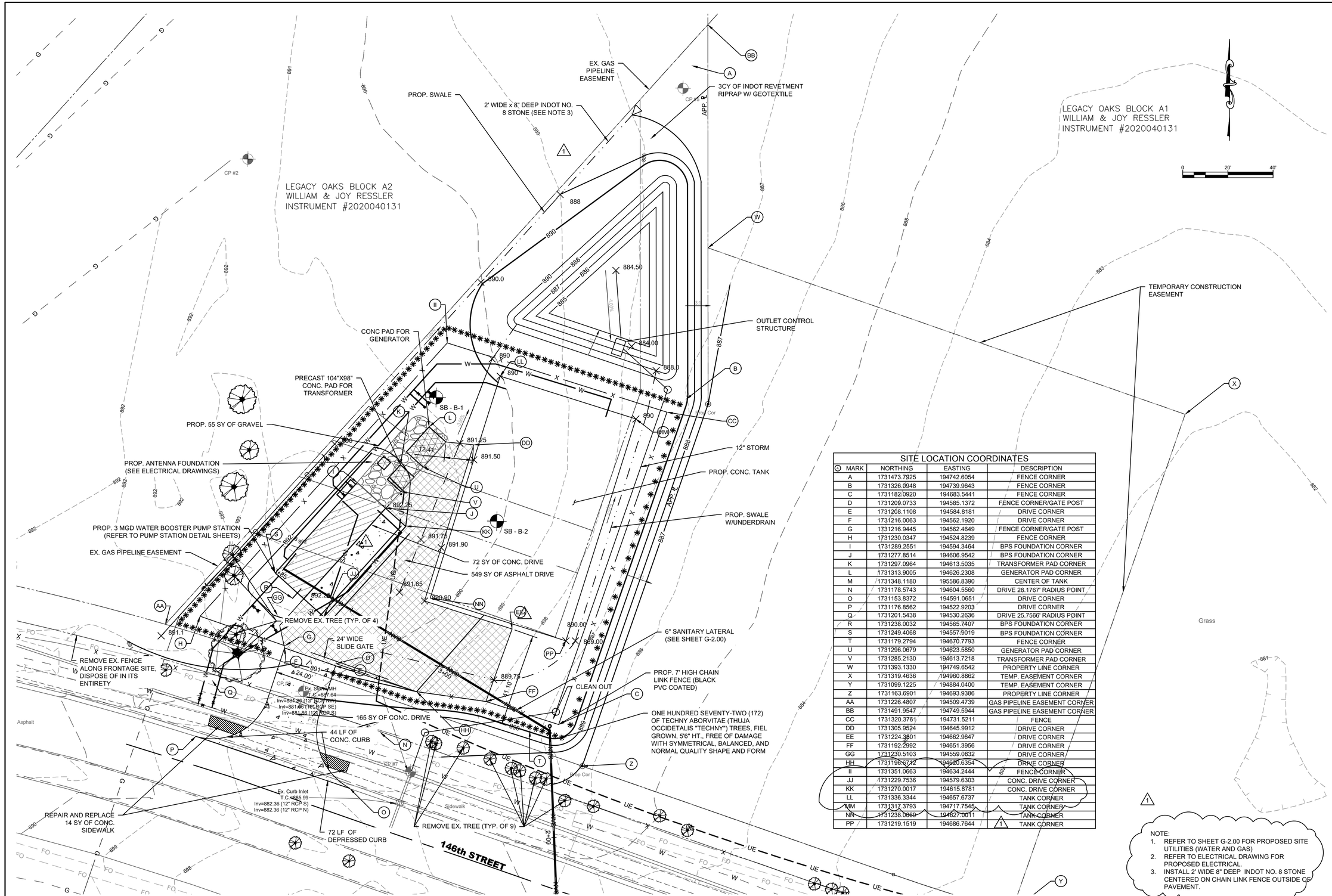


Zoning Map



Zoning

- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)



SITE LOCATION COORDINATES

MARK	NORTHING	EASTING	DESCRIPTION
A	1731473.7925	194742.6054	FENCE CORNER
B	1731326.0948	194739.9643	FENCE CORNER
C	1731182.0920	194683.5441	FENCE CORNER
D	1731209.0733	194585.1372	FENCE CORNER/GATE POST
E	1731208.1108	194584.8181	DRIVE CORNER
F	1731216.0063	194562.1920	DRIVE CORNER
G	1731216.9445	194562.4649	FENCE CORNER/GATE POST
H	1731230.0347	194524.8239	FENCE CORNER
I	1731289.2551	194594.3464	BPS FOUNDATION CORNER
J	1731277.8514	194606.9542	BPS FOUNDATION CORNER
K	1731297.0964	194613.5035	TRANSFORMER PAD CORNER
L	1731313.9005	194626.2308	GENERATOR PAD CORNER
M	1731348.1180	195586.8390	CENTER OF TANK
N	1731178.5743	194604.5560	DRIVE 28.1767' RADIUS POINT
O	1731153.8372	194591.0651	DRIVE CORNER
P	1731176.8562	194522.9203	DRIVE CORNER
Q	1731201.5438	194530.2636	DRIVE 25.7566' RADIUS POINT
R	1731238.0032	194565.7407	BPS FOUNDATION CORNER
S	1731249.4068	194557.9019	BPS FOUNDATION CORNER
T	1731179.2794	194670.7793	FENCE CORNER
U	1731296.0679	194623.5850	GENERATOR PAD CORNER
V	1731285.2130	194613.7218	TRANSFORMER PAD CORNER
W	1731393.1330	194749.6542	PROPERTY LINE CORNER
X	1731319.4636	194960.8862	TEMP. EASEMENT CORNER
Y	1731099.1225	194884.0400	TEMP. EASEMENT CORNER
Z	1731163.6901	194693.9386	PROPERTY LINE CORNER
AA	1731226.4807	194509.4739	GAS PIPELINE EASEMENT CORNER
BB	1731491.9547	194749.5944	GAS PIPELINE EASEMENT CORNER
CC	1731320.3761	194731.5211	FENCE
DD	1731305.9524	194645.9912	DRIVE CORNER
EE	1731224.3801	194662.9647	DRIVE CORNER
FF	1731192.2992	194651.3956	DRIVE CORNER
GG	1731230.5103	194559.0832	DRIVE CORNER
HH	1731196.6712	194620.6354	DRIVE CORNER
II	1731351.0663	194634.2444	FENCE CORNER
JJ	1731229.7536	194579.6303	CONC. DRIVE CORNER
KK	1731270.0017	194615.8781	CONC. DRIVE CORNER
LL	1731336.3344	194657.6737	TANK CORNER
MM	1731317.3793	194717.7545	TANK CORNER
NN	1731238.0660	194627.0011	TANK CORNER
PP	1731219.1519	194686.7644	TANK CORNER

NOTE:
1. REFER TO SHEET G-2.00 FOR PROPOSED SITE UTILITIES (WATER AND GAS)
2. REFER TO ELECTRICAL DRAWING FOR PROPOSED ELECTRICAL.
3. INSTALL 2' WIDE 8" DEEP INDOT NO. 8 STONE CENTERED ON CHAIN LINK FENCE OUTSIDE OF PAVEMENT.

CRAIG J. FARRELL
REGISTERED
No. 11200683
STATE OF INDIANA
PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
1	ADDENDUM	8-24-21

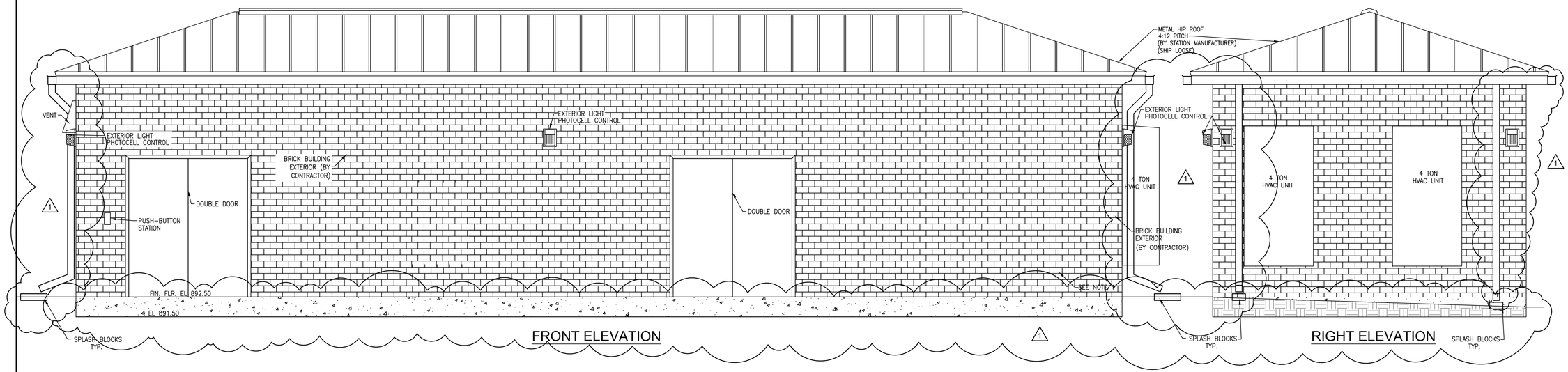
citizens energy group

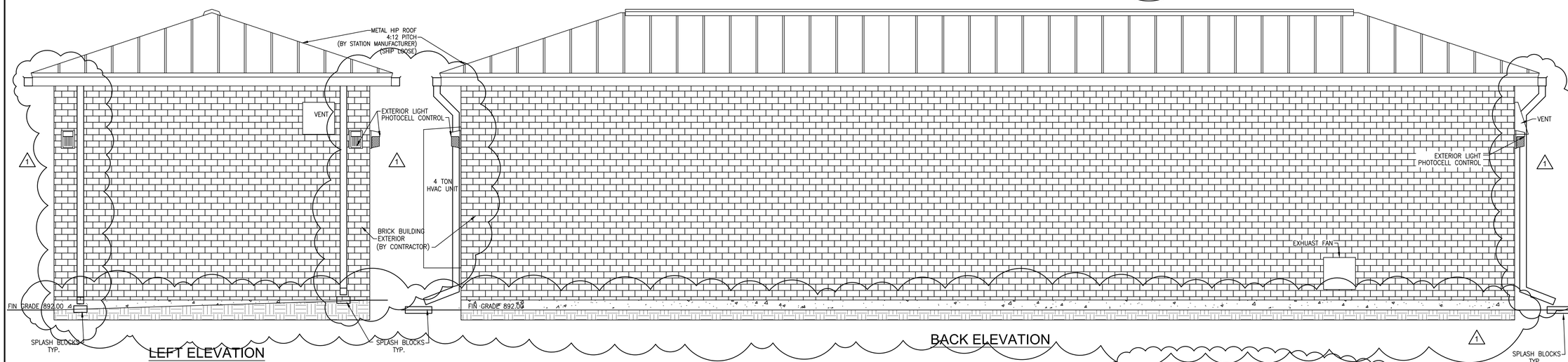
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING JR STREET
INDIANAPOLIS, IN 46202
(317) 639-1501

CITIZENS ENERGY GROUP
WESTFIELD, INDIANA
146TH STREET BPS AND GST
PROJECT NO. 48BO04510

GRADEING AND STRUCTURES SITE PLAN

Project Number: 61-04E25-03
Drawn by: FRN
Checked by: DRC
Approved by: CJF
Scale: (22x34) AS NOTED
Date: 10/8/21
Dwg. No.: **C-1.00**
Sheet: 7 of 29





NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE FIELD INSTALLED BY CONTRACTOR.

CRAIG J. FARRELL REGISTERED No. 11200683 STATE OF INDIANA PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
1	ADDENDUM	8-24-21

citizens energy group

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2150 DR. MARTIN LUTHER KING JR STREET
INDIANAPOLIS, IN 46202
(317) 639-1501

CITIZENS ENERGY GROUP
WESTFIELD, INDIANA
146TH STREET BPS AND GST
PROJECT NO. 48BO04510

PUMP STATION ELEVATIONS

Project Number: 61-04E25-03
Drawn by: FND
Checked by: DRC
Approved by: CJF
Scale: (22x34) N.T.S.
Date: 10/4/21
Dwg. No.: **S-1.03**
Sheet: 13 of 29

1.25 MG CONCRETE TANK ELEVATION SECTION
SCALE: N.T.S.

CRAIG J. FARRELL
REGISTERED
No.
11200683
STATE OF
INDIANA
PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
A	ADDENDUM	8-24-21

citizens energy group

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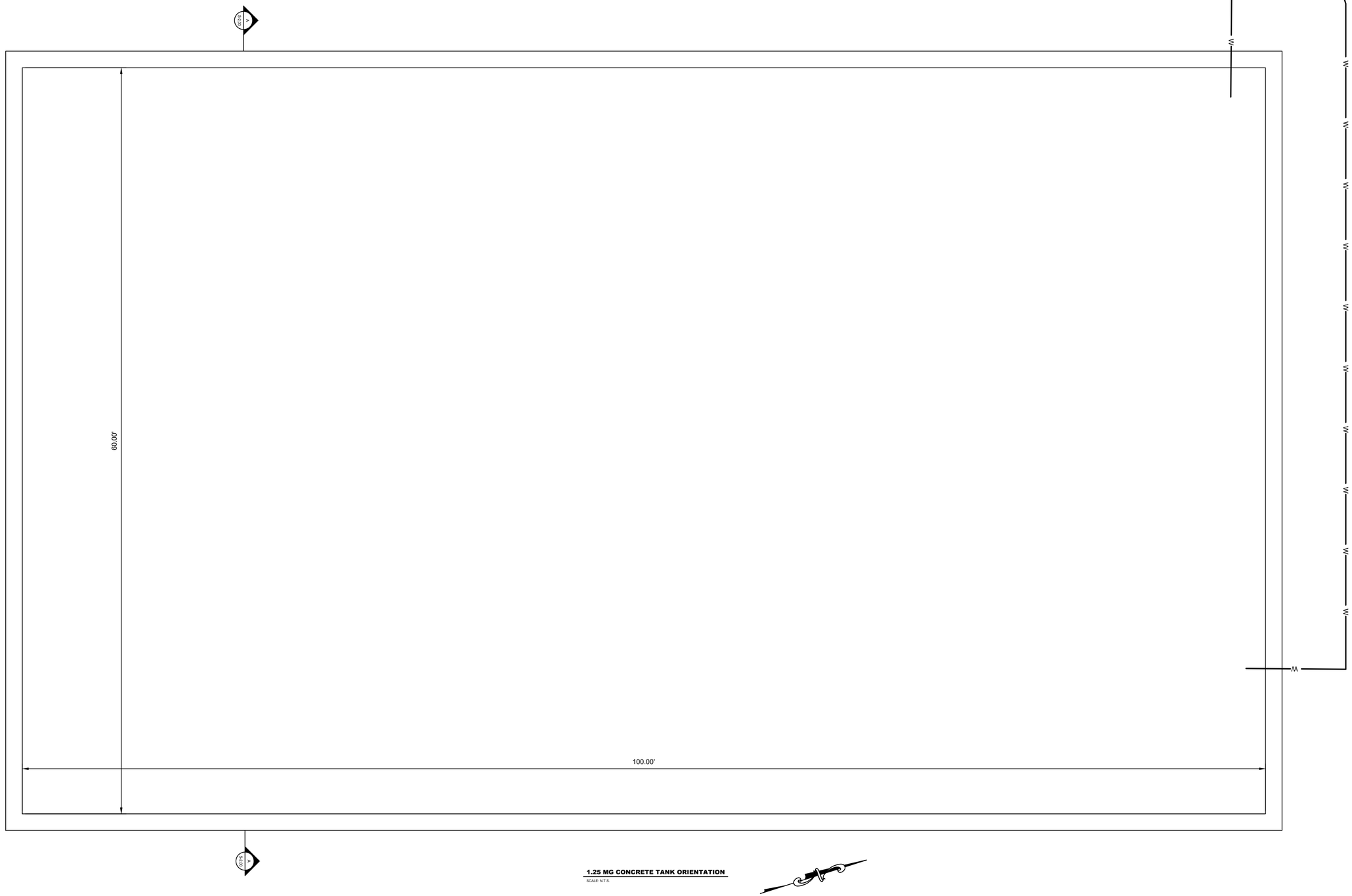
2150 DR. MARTIN LUTHER KING JR STREET
INDIANAPOLIS, IN 46202
(317) 639-1501

CITIZENS ENERGY GROUP
WESTFIELD, INDIANA
146TH STREET BPS AND GST
PROJECT NO. 48B004510

1.25 MG TANK ELEVATION

Project Number: 61-04E25-03
Drawn by: JAL
Checked by: DRC
Approved by: CJF
Scale: (22x34) N.T.S.
Date: 10/8/21
Dwg. No.: **S-2.00**
Sheet: 14 of 29



1.25 MG CONCRETE TANK ORIENTATION

SCALE: N.T.S.

CRAIG J. FARRELL
REGISTERED
No.
11200683
STATE OF
INDIANA
PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
-	-	-

citizens energy group

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INDIANAPOLIS, IN 46202
(317) 639-1501

CITIZENS ENERGY GROUP
WESTFIELD, INDIANA
146TH STREET BPS AND GST
PROJECT NO. 48B004510

1.25 MG TANK PLAN VIEW

Project Number: 61-04E25-03
Drawn by: JAL
Checked by: DRC
Approved by: CJF
Scale: (22x34) N.T.S
Date: 10/8/21
Dwg. No.: **S-2.02**
Sheet: 16 of 29

Westfield–Washington Township
Advisory Plan Commission
Minutes of the Monday, October 4, 2021 Meeting
Presented for approval: October 18, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Tuesday October 4, 2021 at Westfield City Hall.

Active Links for this Meeting:
October 4, 2021 BZA Agenda & Exhibits **October 4, 2021 YouTube Video**
Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING
YouTube Time: 0:14

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Dave Schmitz, and Victor McCarty.

Commissioners Present Virtually: None.

Commissioners Absent: Kristen Burkman and Cindy Spoljaric.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES
YouTube Time: 0:57

- September 20, 2021 APC Minutes.

Motion**:** McCarty motioned to approve the September 20, 2021 APC minutes as presented. Maue seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES
Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

2106-DDP-23 **Prime Car Wash**
YouTube Time: ***3:57*** *763 E. Tournament Trail*
Prime Car Wash by Civil Site Group, Inc. requests Detailed Development Plan review of a 11,301 square foot carwash facility on 1.23 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2108-DDP-32 **North Point Three**
North of E. 203rd Street and Southeast of East Street
Site Solutions Group North Point by Stoeppelwerth & Associates requests Detailed Development Plan review of 55,000 square foot warehouse on 4.98 acres +/- in the Northpoint PUD District.
(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2109-DDP-38 **Culver's at Bridgewater Marketplace**
14667 Gray Road
Weihe Engineers requests Detailed Development Plan review of a 4,596 square foot restaurant on 2.011 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion**:** Kelleher motioned to approve the Consent Agenda subject to the conditions listed in the associated Staff Reports.
Deck seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

2108-PUD-22 **Urban Apples PUD**
YouTube Time: ***4:41*** *18326 Spring Mill Road*
Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

After APC discussion with the Petitioner, 2108-PUD-22 was continued to a future meeting.

PUBLIC HEARING ITEMS

2110-ODP-23 & 2110-SPP-23 **Orchard View Plat Amendment**
[PUBLIC HEARING] *West side of Spring Mill Road, North of SR32*
YouTube Time: 1:13:16 Arbor Homes by American Structurepoint requests an amendment to the Overall Development Plan and Primary Plat for Orchard View in order to add 3.03 acres +/- of Real Estate comprised of eight (8) additional Single-Family Residential Lots and additional Rights-of-way.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Public Hearing for 2110-ODP-23 & 2110-SPP-23 opened at 8:14 p.m.

- No Public Comments.

Public Hearing for 2110-ODP-23 & 2110-SPP-23 closed at 8:17 p.m.

Motion**:** Kelleher motioned to approve 2110-ODP-23 & 2110-SPP-23 subject to the conditions listed in the associated Staff Report.

Schmitz seconded. Motion passed. Vote 7-0.

2110-PUD-24 **Hittle at ThirtyOne PUD Amendment I**
[PUBLIC HEARING] *West of and Adjacent to US 31 and South of 191st Street*
YouTube Time: 1:19:46 Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Public Hearing for 2110-PUD-24 opened at 8:27 p.m.

- No Public Comments.

Public Hearing for 2110-PUD-24 closed at 8:29 p.m.

2110-PUD-25 **Midland South PUD Amendment I**
[PUBLIC HEARING] *Northwest corner of Roosevelt Street and Cherry Street*
YouTube Time: 1:39:07 Old Town Design Group by Apollo Developers requests an amendment to the Midland South PUD to increase the maximum building height from 35 feet to 39.5 feet for 3.37 acres +/-.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Public Hearing for 2110-PUD-25 opened at 8:41 p.m.

- No Public Comments.

Public Hearing for 2110-PUD-25 closed at 8:43 p.m.

Motion**:** McCarty motioned to forward 2110-PUD-25 to City Council with a favorable recommendation. Kelleher seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

YouTube Time: 1:39:08

2008-PUD-09 **Northpoint II PUD**
[CONTINUED] *North side of SR 38 between Anthony Road and Hinkle Road*
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, 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)

2101-ZOA-01 **Unified Development Ordinance Amendment**
[CONTINUED] Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06 **Grand Park Village PUD Amendment IV**
[CONTINUED] *South Side of 186th Street, ENE of Kinsey Avenue*
D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD
North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School
3810 W 146th Street
Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22 [CONTINUED]

Urban Apples PUD
18326 Spring Mill Road
Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 1:44:39

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

ADJOURNMENT

YouTube Time: 1:47:30

McCarty motioned to adjourn the meeting.
Kelleher seconded.
Motion passed. Vote 7-0.
The meeting adjourned at 8:47 p.m.

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Docket Number:	2110-DDP-40
Project Name:	Citizens Booster Pump Station and Ground Storage Tank
Subject Site Address:	North side of 146th Street, east of Oak Ridge Road
Petitioner:	Citizens Energy Group
Request:	Detailed Development Plan review of a 780 square foot booster pump station and a 1.25 million-gallon ground-level water storage tank on 0.85 acres+/- in the Legacy Oaks PUD District.
Current Zoning:	Legacy Oaks PUD (Ord. 19-26)
Current Land Use:	Undeveloped
Approximate Acreage:	0.54 +/-
Property History:	Legacy Oaks PUD District (Ord. 19-26, 12/09/19) Overall Development Plan & Primary Plat (2002-ODP-02 & 2002-SPP-02, 02/18/20) Secondary Plat (Minor) (2004-SFP-21, recorded 06/26/20) Secondary Plat (Block A replat) (2101-SFP-06, recorded 12/15/20)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations
Staff Reviewer:	Pam Howard, Senior Planner

PROCEDURAL

Citizens Energy Group is a utility that is regulated by the Indiana Utility Regulatory Commission (IURC). The State of Indiana has established that the IURC is the governing body for utilities such as Citizens. They govern where and how utility installations can occur, among other things. And when governing utility installations like a water tank, the IURC supersedes municipal controls such as zoning. For this reason, the Staff Report does not include the traditional Development Plan review elements, and instead contains a summary of changes that were made based on comments from the Department and the public following the original submittal.

PROJECT OVERVIEW

Location: The subject Property is 0.85 acres +/- in size and is located on the north side of 146th Street, east of Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned the Legacy Oaks PUD District.

Property History: The Property was zoned the Legacy Oaks PUD with its adoption on December 9, 2019. The Property was included on a Primary Plat and Overall Development Plan that were approved at the February 2, 2020, APC meeting. The Property has been included on several Secondary Plats, which each being a further subdivision of the last.

Review: The petition was reviewed at the September 21, 2021 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's October 18, 2021, meeting.

REVIEW SUMMARY

The original submittal included a 70-foot diameter, steel ground-level water storage tank which was to be 40' tall at the edges and 60' tall at the center of the dome. The proposed screening included a 7' high chain link fence with black PVC slats and fifty-three (53) arborvitae trees across the front of the property.

Based on comments from the Department and neighboring property owners, revisions were made to both the style of the planned tank and the proposed buffering. The steel dome tank was replaced with a 60' x 100' rectangular poured concrete tank that is 25.33' in height. The proposed fence is unchanged; however, additional arborvitaes were added to the other property lines so that their will now be 173 trees surrounding the property.

Some additional requests were made, which were unable to be accommodated. These include:

- Painting the concrete tank, as it would go against the low maintenance cost of using concrete.
- Adding a metal roof to the tank.
- Replacing the building lighting with fully shielded fixtures, as the full light will be needed if work is being done on site in the dark. The lights will only be on when work is being done, an override switch inside the building will disable the photo cell lights when no one is on site. No other lighting will be present on the site.

DEPARTMENT COMMENTS

1. **Action: Approve the Detailed Development Plan with the following conditions:**
    a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Utility Regulatory Commission prior to the issuance of an Improvement Location Permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.