



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_08_2020

Tuesday, September 08, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 08, 2020 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

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

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes - August 17, 2020

Documents: [APC Minutes - August 17, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

2008-DDP-18

Urban Vines

303 East 161st Street

Detailed Development Plan approval of an existing 600 square foot enclosed patio and 196 square foot outdoor stage for a previously approved winery on 5 acres +/- in the Urban Vines PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscaping Plan](#) | [Exhibit 6: Approved DDP 2016](#) | [Exhibit 7: Approved Parking Expansion 2018](#)

2008-DDP-21

JACM Building Addition

16815 Southpark Drive

Keeler-Webb Associates by Design & Construction LLC requests Detailed Development Plan review of a building addition of 5,600 sq. ft. on 1.36 acres +/- in the Enclosed Industrial District ("EI").
(Planner: Corey Harris - charris@westfield.in.gov)

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

ITEMS OF BUSINESS

2006-PUD-05

Urban Vines PUD Amendment I

303 East 161st Street

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 20-19 \(clean\)](#) | [Exhibit 5: Proposed Ordinance 20-19 \(redlined\)](#) | [Exhibit 6: Proposed Floorplan](#) | [Exhibit 7: Public Comments](#)

PUBLIC HEARING ITEMS

2009-PUD-10 [PUBLIC HEARING]

Osborne Trails PUD Amendment II

NE Corner of 191st Street and Horton Road

HQ2 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an Amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 20-29](#) | [Exhibit 6: Proposed Ordinance 20-29 \(redlined\)](#) | [Exhibit 7: Project Narrative](#) | [Exhibit 8: Neighborhood Meeting Summary](#)

2009-PUD-11[PUBLIC HEARING]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-28](#) | [Exhibit 5: District Map](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: District 1 Character Exhibits \(Commercial District\)](#) | [Exhibit 8: District 2 Character Exhibits \(Rental Community District\)](#) | [Exhibit 9: District 3 Character Exhibits \(Small Lot Residential North District\)](#) | [Exhibit 10: District 4 Character Exhibits \(Small Lot Residential South District\)](#) | [Exhibit 11: District 5 Character Exhibits \(Park/Trail](#)

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

ADJOURNMENT



Petition Number: 2008-DDP-21
Project Name: JACM Capital, LLC Building Addition
Subject Site Address: 16815 Southpark Drive
Petitioner: Keeler-Webb Associates
Representative: Design & Construction, LLC
Request: Detailed Development Plan review of a 5,600 square foot warehouse facility on 1.36 acres +/- in the EI: Enclosed Industrial District.
Current Zoning: EI: Enclosed Industrial District
Current Land Use: Enclosed Industrial
Approximate Acreage: 1.36 +/-
Property History: 00-AP-43 (October 23, 2000)
0104-VS-41 (April 16, 2001)
0104-VS-42 (April 16, 2001)
0104-VS-43 (April 16, 2001)
0104-VS-44 (April 16, 2001)
0104-VS-45 (April 16, 2001)
0104-VS-46 (April 16, 2001)
Staff Reviewer: Corey Harris, 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 (**Not Needed**) 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 except for those items identified as outstanding below:

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

- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) except for those items identified as outstanding below:

22) Permitted Uses:

23) Minimum Tract Requirement: 1.030 acres*

24) Minimum Lot Frontage: 70 feet

25) Minimum Building Setback Lines:

a) Front Yard: 40 feet

Comment: 0104-VS-41 reduced Front Yard to 40 feet.

i) Expressways or Arterials: 100 feet

ii) All other: 40 feet

b) Side Yard: 20 feet**

- c) Rear Yard: 20 feet**
- 26) Minimum Lot Width: No minimum**
- 27) Maximum Building Height: 60 feet
- 28) Minimum Building Size: No Minimum**

Comment: **Please see Comments under item 29.**

OVERLAY DISTRICT STANDARDS

29) US Highway 31 Overlay District

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

i) Height and Area Requirements:

- (1) Minimum Side Yard: 45 feet

Comment: 0104-VS-42 reduced side yard to 20 feet. (Section 5.2 E. 4.)

- (2) Minimum Rear Yard: 45 feet

Comment: 0104-VS-43 reduced rear yard to 20 feet (Section 5.2 E. 5.)

- (3) Minimum Aggregate of Side Yard: 90 feet

Comment: 0103-VS-34 and 0104-VS-44 reduced aggregate side yard to 40 feet (Section 5.2 E. 6.)

- (4) Minimum Lot Width: Shall be equal to or exceed one-half (0.5) the depth of the Lot.

- (5) Minimum Aggregate Gross Floor Area: 15,000 square feet

Comment: 0104-VS-45 reduced Minimum Gross Floor Area to 0 sq. ft. (Section 5.2 E. 8.)

- (6) Maximum Lot Coverage: If all buildings on the Lot contain an aggregate Gross Floor Area of less than 25,000 square feet, then thirty-five percent (35%) of the Lot.
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

30) 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) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- iv) 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.
- v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vi) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

31) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
- b) Building Facades:
 - i) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, “External Façade”), shall comply with the following:
 - (1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - (2) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - (3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.
 - ii) All Building Facades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

32) Building Standards (Article 6.4)

33) Fence Standards (Article 6.5)

34) Height Standards (Article 6.6)

35) Home Business Standards (Article 6.7)

36) Landscaping Standards (Article 6.8)

Comment: 00-AP-43 was passed to approve with the condition that the appropriate landscaping is used for the future expansion.

a) General Screening Standards:

- i) Mechanical Screening: 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 Masonry Material wall 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.)

b) Street Trees:

c) Minimum Lot Landscaping:

d) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

e) External Street Frontage Landscaping Requirements:

- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

f) Buffer Yard Requirements:

Comment: Buffer Yards not required for Industrial uses abutting Industrial uses.

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%

ii) Perimeter Parking Area Landscaping:

37) 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.]

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

a) Off-Street Parking:

- i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) 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.

46) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

47) Block Standards (Article 8.1)

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7)

52) Storm Water Standards (Article 8.8)

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

54) Street Light Standards (Article 8.10)

- a) **Street Lights at Intersections:** The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

55) Street Sign Standards (Article 8.11)

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2008-DDP-21) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.



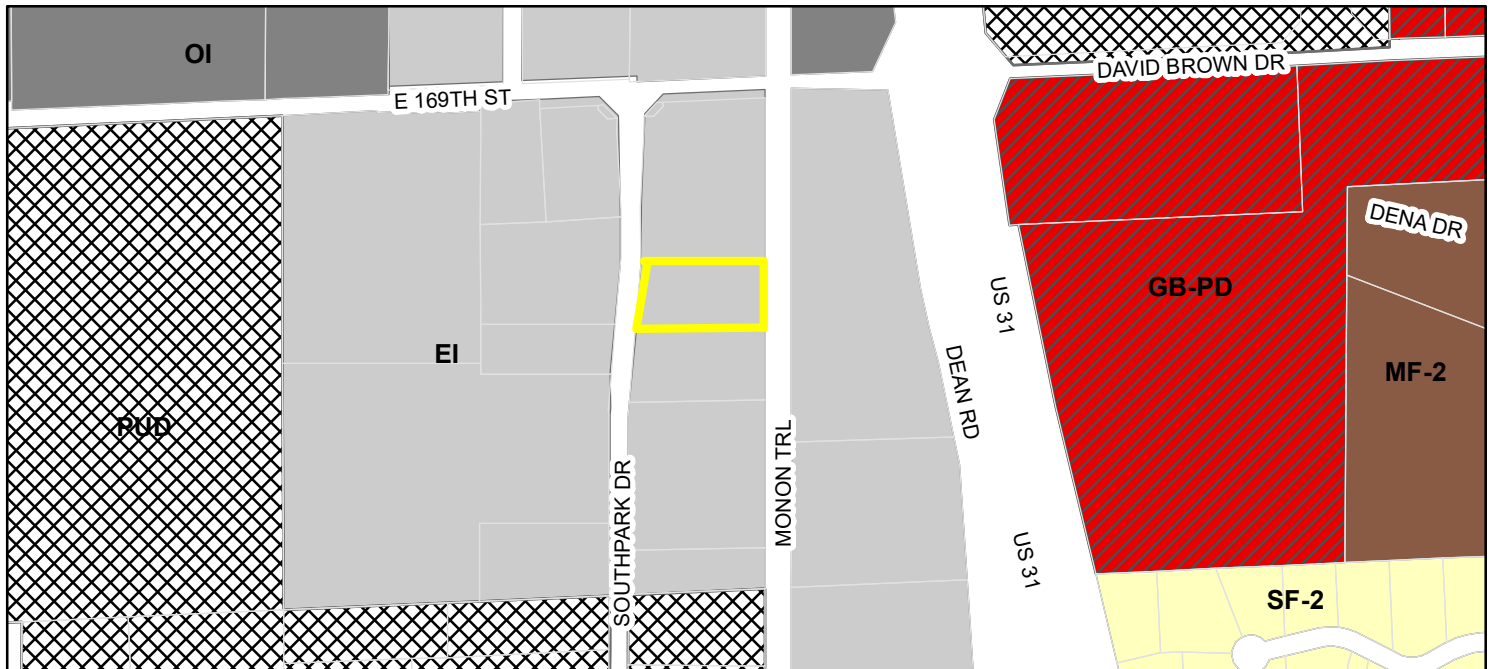
Property Location Map
16815 Southpark Drive
JACM Capital, LLC
2008-DDP-21



Aerial Location Map



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- Parcel
 - EI (Enclosed Industrial)
 - GB-PD (General Business - Planned Development)
 - MF-2 (Multiple Family - 2)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)

PROPOSED BUILDING ADDITION

FOR:

JACM CAPITAL, LLC

CONTACTS

CITY OF WESTFIELD		
Westfield Economic and Community Development Department (H) (P) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 economicdevelopment@westfield.in.gov	Westfield Fire Department (H) (P) 17535 Dartown Road Westfield, Indiana 46074 Garry Harling (317) 804-3307 gharling@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Kmetz (317) 804-3001 lkmetz@westfield.in.gov

	Westfield Public Works Department Plan Review, Pre-Construction, Stormwater & Mass Grading (C) (P) 2706 East 171st Street Westfield, Indiana 46074 John Rankin (317) 804-3147 jrankin@westfield.in.gov	
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SCHOOL CORPORATION	STATE OF INDIANA	HAMILTON COUNTY
Westfield-Washington School Corp. 1143 East 181st Street Westfield, Indiana 46074 Joe Montaloni (317) 867-8045 montaloni@wws.k12.in.us	Indiana Department of Transportation (INDOT) Tipton Sub-District 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) (765) 675-7402 x 6 slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St. Suite 100 Noblesville, IN 46060 Ginger Davis (317) 773-2181 Ginger.Davis@hamiltoncounty.in.gov

HAMILTON COUNTY	HAMILTON COUNTY	HAMILTON COUNTY
Hamilton County Surveyor's Office (H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Samuel Clark (317) 776-8495 Samuel.Clark@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 10th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov

SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergygroup.com	Citizens Gas of Westfield (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Energy Group (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Chris L. Kehl (317) 927-4538 ckehl@citizensenergygroup.com

SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (C) 100 South Mill Creek Road Noblesville, Indiana 46062 Bill Oldham (317) 776-5331 / (317) 617-9099 (cell) william.oldham@duke-energy.com	Duke Energy (Carmel Office) (H) (C) 16475 Southpark Drive Westfield, Indiana 46074 Matt Dayhuff (317) 896-6704 matt.dayhuff@duke-energy.com	Duke Energy: Asset Protection (H) (C) W5500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (812) 375-2021 ryan.daugherty@duke-energy.com

Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 Troy Yackie (317) 733-3213 troy.yackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com	Indiana Gas / Vectren (H) (C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5550 cmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-1161 Earl.Small@cable.comcast.com
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Level 3 Communications 1502 South East Street Indianapolis, Indiana 46225 Dewayne Hamilton (317) 916-2708 dewayne.hamilton@level3.com	Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618.2822 (cell) Mathew.Filson@charter.com	Buckeye Partners, L.P. 940 Buckeye Road Lima, Ohio 45804 Kyle Smith (419) 993-8008 ksmith@buckeye.com
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Marathon Pipeline LLC 10722 East County Road 300 North Noblesville, Indiana 46234 Austin Guyer (317) 291-9460 x1233 aguyer@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Brian Wente (317) 610-5440 / (317) 525-4894 (cell) BW1917@att.com
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Zayo Group 5200 East 64th Street Indianapolis, Indiana 46220 Dan Jones (317) 508-2807 Dan.jones@zayo.com lnky_relo@zayo.com	Indiana Fiber Network 5520 West 76th Street Indianapolis, Indiana 46268 Bruce Speck / Keith Hamm (317) 280-4636 / (317) 771-7223 (cell) bspeck@ifncom.net khamm@ifncom.net	MetroNet (C) 330 East Main Street Westfield, Indiana 46074 Chris Bluto (317) 465-1046 christopher.bluto@metronetinc.com
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16815 SOUTHPARK DRIVE WESTFIELD, INDIANA

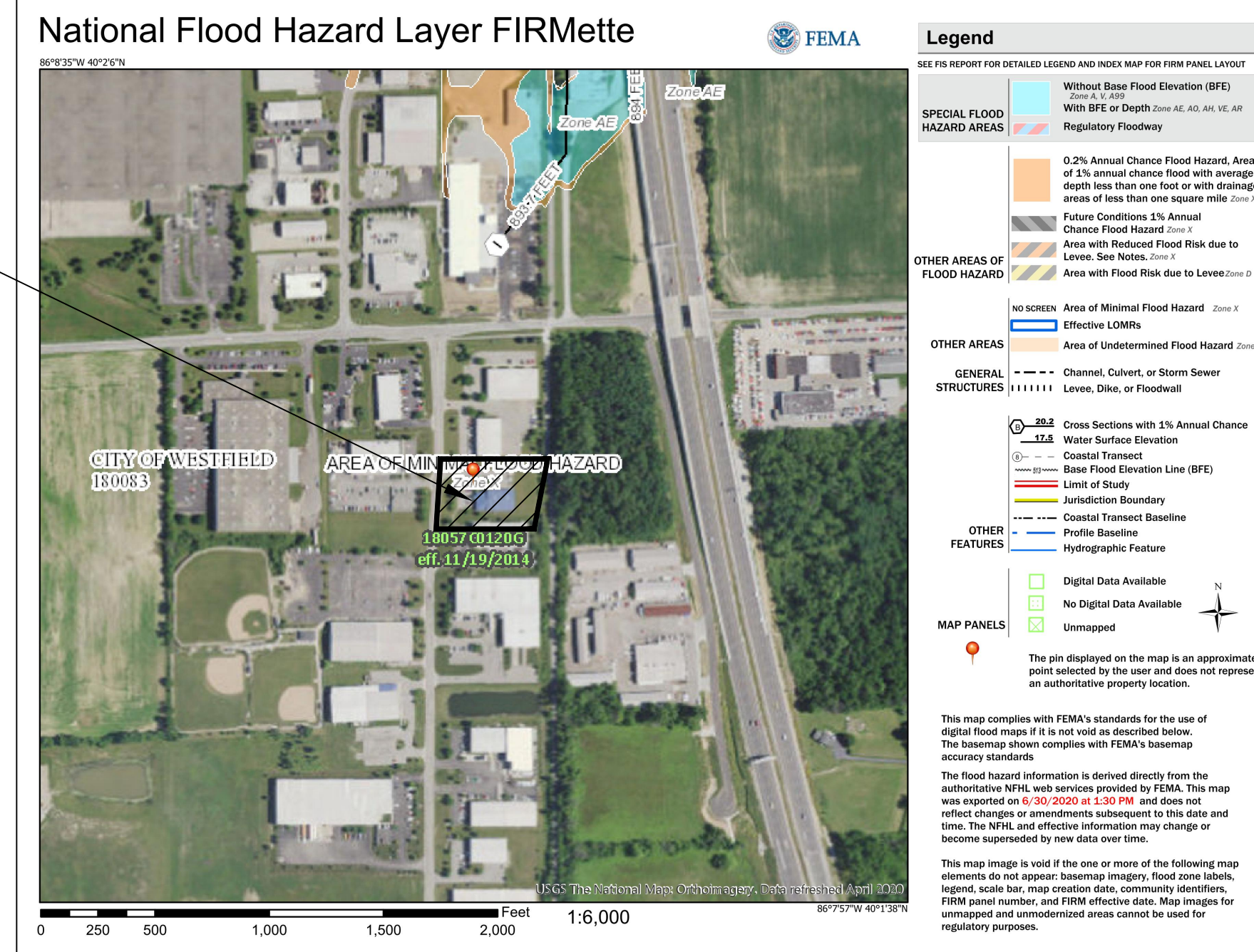
RECORD LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 87 DEGREES 14 MINUTES 09 SECONDS WEST (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 33.03 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 673.71 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 337.72 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHPARK DRIVE; THENCE NORTH 04 DEGREES 50 MINUTES 36 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 169.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 175.00 FEET AND A DELTA OF 03 DEGREES 46 MINUTES 42 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.54 FEET, TO THE SOUTHWEST PROPERTY CORNER OF LOT 1; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 322.05 FEET, TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.362 ACRES, MORE OR LESS.

SHEET INDEX

- C1 EXISTING TOPOGRAPHY
- C2 PROPOSED SITE PLAN
- C3 GRADING / DRAINAGE PLAN
- C4 EROSION CONTROL PLAN
- C5 STORMWATER POLLUTION PREVENTION PLAN
- C6 SITE / DRAINAGE DETAILS
- C7 WESTFIELD DETAILS
- L1 PROPOSED LANDSCAPING PLAN

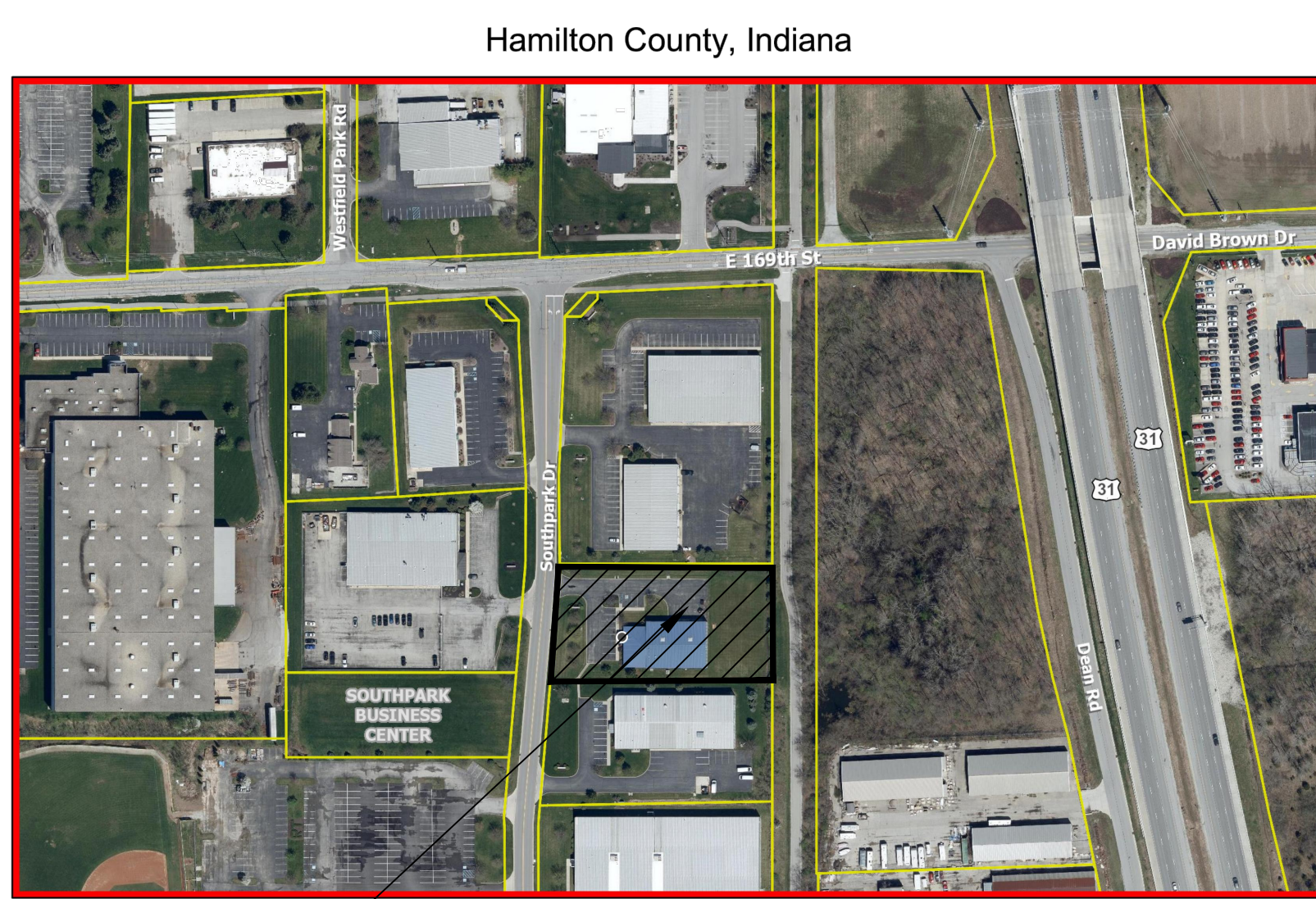


PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES
DEVELOPER
JIM KENT
DESIGN AND CONSTRUCTION, LLC
P.O. BOX 930
WESTFIELD, IN 46074
317-710-4325
email: jkent@dacco.com

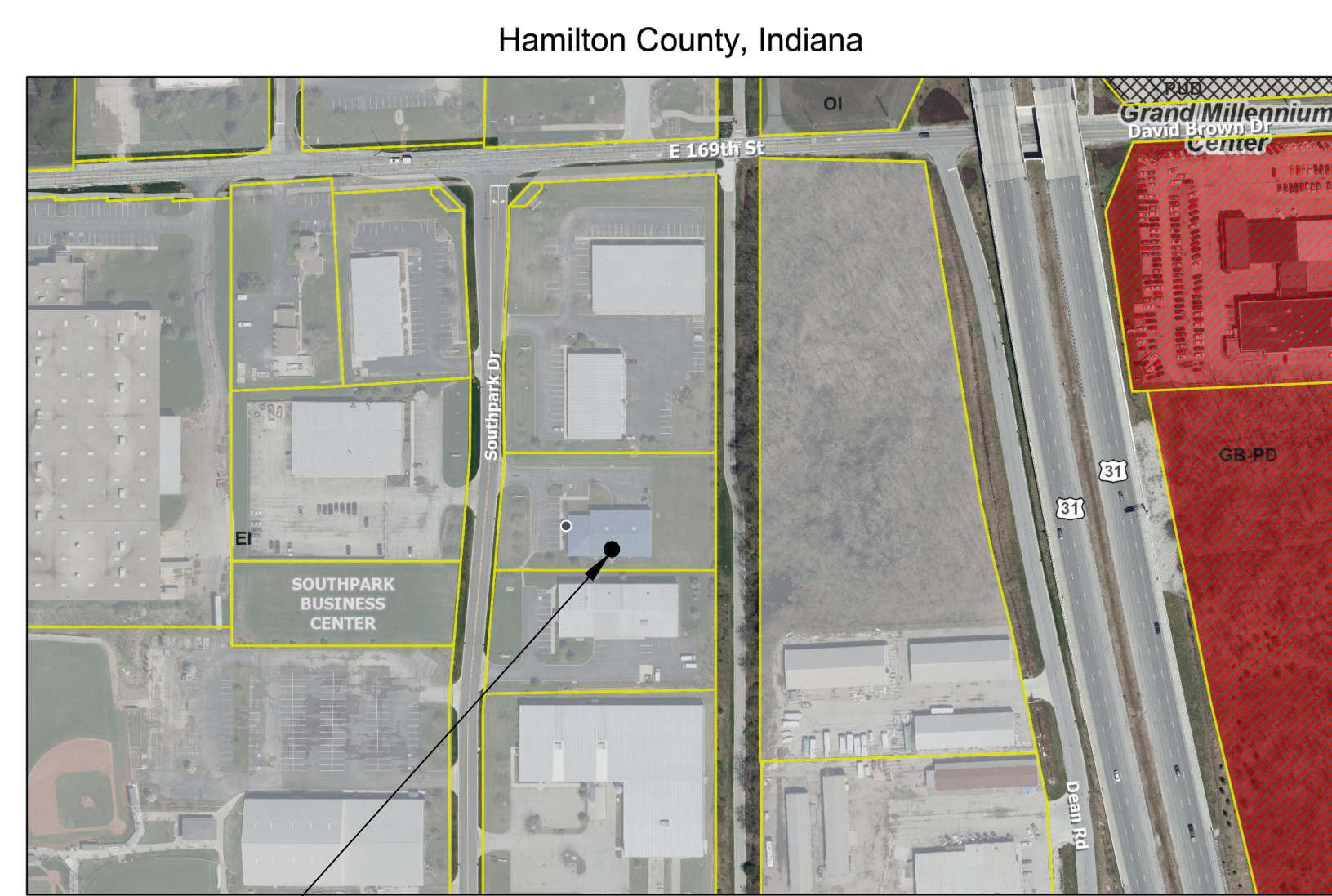
ALL UTILITY CROSSINGS UNDER WESTFIELD PAVEMENT IN THE RIGHT-OF-WAY REQUIRE BORING & JACKING OR DIRECTIONAL DRILLING. AVOID OPEN CUTTING OF PAVEMENT AS DIRECTED BY WESTFIELD.

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

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



2018 WESTFIELD GIS AERIAL N.T.S.



WESTFIELD ZONING MAP N.T.S.

This set of drawings are not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.



DESIGN AND CONSTRUCTION, LLC.

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WESTFIELD, INDIANA 46074
PH: (317) 867-1139
FAX: (317) 867-3399

KEELER-WEBB ASSOCIATES

Consulting Engineers
Planners - Surveyors

486 GRADLE DRIVE : CARMEL, INDIANA 46032
PH 317.574.0140
FX 317.574.1269
www.keelerwebb.com
JACM DE-HART
odehart@keelerwebb.com
PROJ. No. 2006-027

APPROVAL PENDING
NOT FOR
CONSTRUCTION

PROPOSED BUILDING ADDITION

JACM CAPITAL, LLC

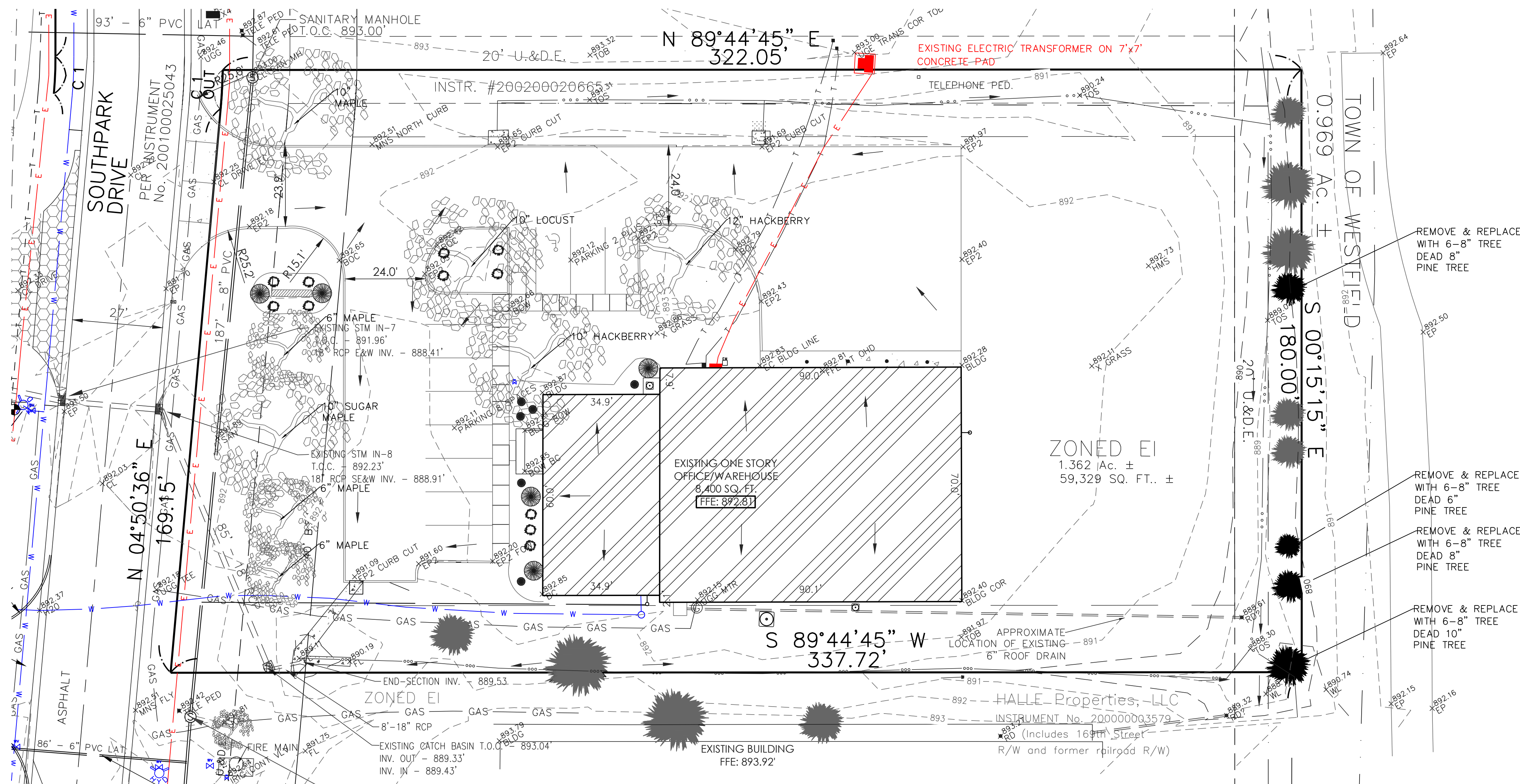
16815 Southpark Drive
Westfield, Indiana

DATE 07/10/2020 ISSUE DETAILED DEV. PLAN SUBMITAL

SHEET:

COVER

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- EXISTING LEGEND**
- SIGNS
 - MAILBOX
 - STORM INLETS
 - STORM MANHOLE
 - WATER VALVE
 - PHONE MANHOLE
 - UTILITY PEDESTAL
 - FIRE HYDRANT
 - MANHOLE
 - CLEAN OUT
 - LIGHT POLE
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EXISTING UNDERGROUND PHONE
EXISTING TELECOMMUNICATIONS
EXISTING WATER LINE
SANITARY SEWER LINE
STORM SEWER
CHAIN-LINK FENCE
PRIVACY/WOOD FENCE
WOVEN WIRE FENCE
FLOW LINE

- GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

HOLEY MOLEY SAYS

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KWA

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PROPOSED BUILDING ADDITION

JACM CAPITAL, LLC

16815 Southpark Drive
Westfield, Indiana



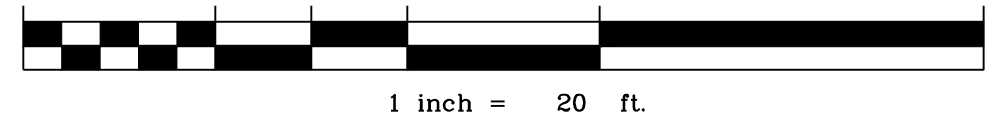
- NOTES:**
- SITE INFORMATION**
SITE SIZE
1.362 ACRES
59,329 SQ. FT. +/-
 - BENCH MARK STATION NAME:**
V42
STANDARD DISK STAMPED V 42 1934 IN TOP OF CONCRETE POST.
NORTH EAST OF 156th STREET & MONON RAILROAD, 27' EAST OF THE EAST RAIL
(OBLITERATED), 18 FEET NORTH OF THE CENTERLINE OF 156th STREET, AND 3 FEET
COND. - GOOD
ELEV. = 885.00'
NAVD 1988
 - TEMPORARY BENCH MARK**
"X" IN SOUTHWEST BOLT OF FIRE HYDRANT NORTHEAST CORNER OF ABRA AUTO BODY
& GLASS
ELEV. = 893.88
COND. - GOOD
 - HORIZONTAL DATUM HORIZONTAL DATUM IS BASED ON HAMILTON COUNTY SURVEYOR SECTION
CORNER TIES USING NAD 83 AND INDIANA EAST STATE PLANE COORDINATES.**

SOIL MAP



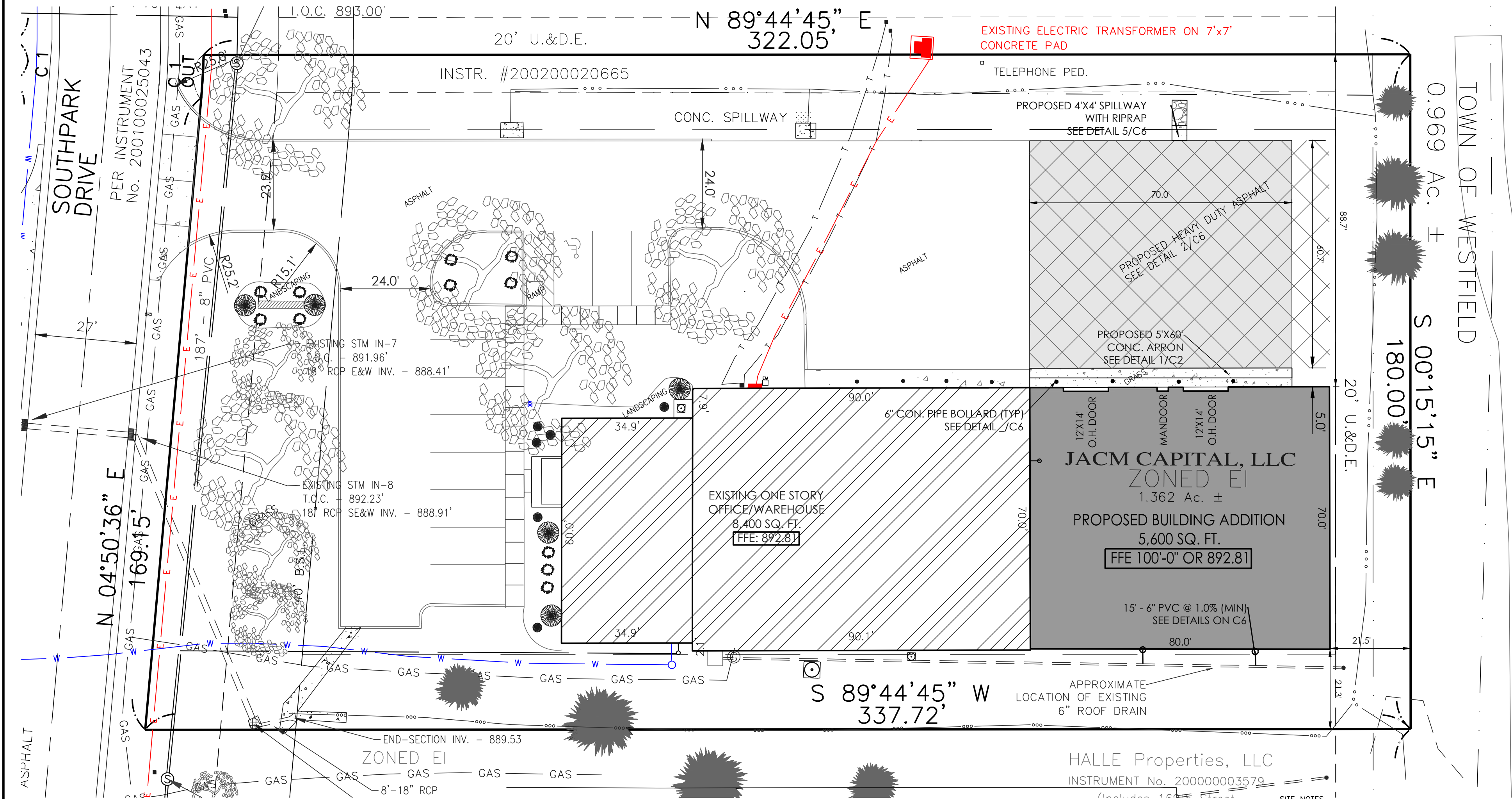
EXISTING TOPOGRAPHY PLAN

GRAPHIC SCALE



SHEET:
C1

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SITE DATA

ZONED	EI (US 31 OVERLAY)
LOT AREA	1.362± AC.
EXISTING BUILDING AREA	8,400 SQ. FT.
BUILDING ADDITION	5,600 SQ. FT.
EXISTING PAVED AREA	14,496 SQ. FT.
NEW PAVED ADDITION	4,856 SQ. FT.
TOTAL IMPERVIOUS AREA	0.77± AC.
MINIMUM FRONT YARD SETBACK	40' (PER 0104-VS-41)
MINIMUM REAR YARD SETBACK	20' (PER 0104-VS-43)
MINIMUM SIDE YARD SETBACK	20' (PER 0104-VS-42)
EXISTING PARKING	1 ADA/10 SPACES

ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

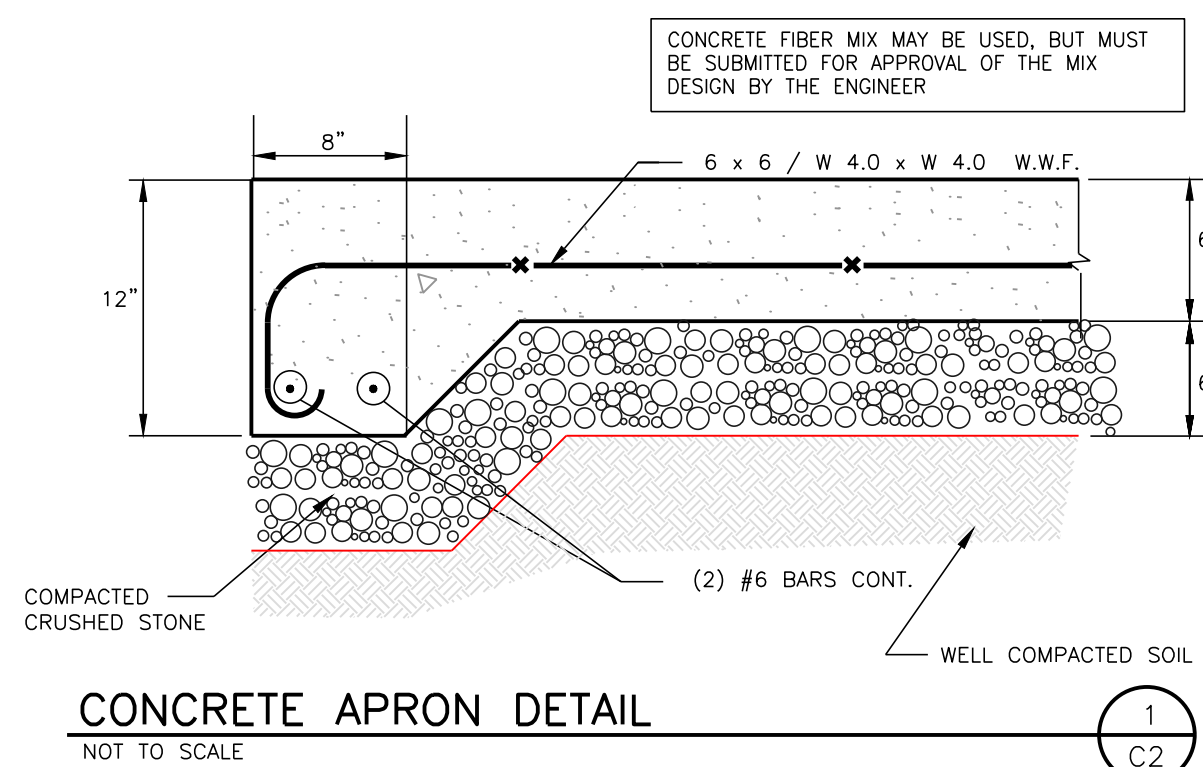
- THE AREA TO BE PAVED SHALL BE CLEARED OF ALL ROCK, DEBRIS, ROOTS AND VEGETATION. AN APPROVED SOIL STERILANT SHALL BE UTILIZED TO PREVENT THE GROWTH OF WEEDS.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
- SLOPE PAVEMENT 1.0% (MIN.) TO INSURE PROPER SURFACE DRAINAGE.
- THE HOT MIX ASPHALT BASED MAY BE PLACED DIRECTLY ON THE PREPARED SUBGRADE IN ONE LIFT FOR THE BASE COURSE TO THE REQUIRED COMPACTED THICKNESS AS SPECIFIED IN LOCAL STREET STANDARDS.
- THE HOT MIX ASPHALT BASE AND SURFACE SHALL BE PLACED IN ONE LIFT TO THE TRUE LINE AND GRADES AS SHOWN ON THE PLANS. THE PAVING MIXTURE SHALL BE PLACED AND COMPACTED AT A TEMPERATURE BETWEEN 250 F. (121 C) AND 300 F. (149 C).
- THE PAVING MIXTURE SHALL BE TRANSPORTED TO THE JOB SITE IN CLEAN WELL-COVERED TRUCKS WITH SMOOTH DUMP BEDS. THE BASE AND SURFACE MIXTURES ARE TO BE PLACED WITH SELF-CONTAINED, POWER-PROPELLED PAVERS CAPABLE OF PLACING THE MIX TO THE REQUIRED DIMENSIONS AS SHOWN ON THE PLANS.
- ASPHALT GRADE SHALL BE DETERMINED BY ITS ABILITY TO SATISFACTORY COAT THE AGGREGATE, RESIST RUTTING AND REMAIN STIFF DURING HIGH TEMPERATURES AND SUSTAIN FREEZE/THAW CYCLES IN ADDITION TO THE CONSIDERATIONS OF ANTICIPATED WEATHER, MIXING PROCESS AND CURING RATE.
- SEE DETAILS ON SHEET C6 FOR PAVEMENT CROSS-SECTIONS.
- ALL PROPOSED ASPHALT PAVEMENT MIX DESIGNS AS SHOWN SHALL BE CONSTRUCTED IN COMPLIANCE WITH INDOT STANDARD SPECIFICATIONS, LATEST EDITION.
- ANY NEW PARKING STRIPING AND ADA AREAS SHALL BE MARKED WITH A DURABLE NONSHRINK, WHITE & LIGHT BLUE PAINT TO BE APPROVED BY THE ENGINEER.

CONCRETE NOTES

- ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCE CONCRETE"; COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.
- EMPLOY ACCEPTABLE TESTING LABORATORY TO PERFORM MATERIALS EVALUATION, TESTING AND DESIGN OF CONCRETE MIXES.
- PERFORM SAMPLING AND TESTING DURING CONCRETE PLACEMENT, AS FOLLOWS: AIR CONTENT ASTM C 173, ONE FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS, 6 % MINIMUM ON ALL CONCRETE EXPOSED TO FREEZING OR THAWING. COMPRESSIVE STRENGTH ASTM C 39, ONE SET OF EACH 50 CU. YDS. OR FRACTION THEREOF EACH CLASS OF CONCRETE; ONE SPECIMEN TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED. WHEN THE TOTAL QUANTITY OF GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS. STRENGTH TESTS MAY BE WAIVED BY ENGINEER IF FIELD EXPERIENCE INDICATES EVIDENCE OF SATISFACTORY STRENGTH. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER OR GENERAL CONTRACTOR. CONTACT THE CONCRETE PRODUCER WITHIN 24 HOURS AFTER TESTS ARE MADE.
- CONCRETE FOR EXTERIOR PAVEMENT, SLABS, WALKS, PATIOS, AND CURBS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI FOR ALL EXTERIOR POURED CONCRETE.
- MIX DESIGN MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT. DO NOT USE REVISED CONCRETE MIXES UNTIL SUBMITTED TO AND ACCEPTED BY ENGINEER.
- PORTLAND CEMENT ASTM C 150, TYPE AS REQUIRED.
- ASTM C 33, EXCEPT LOCAL AGGREGATES OF PROVEN CURABILITY MAY BE USED WHEN ACCEPTABLE TO ENGINEER. USED EVENLY MIXED SIZES OF AGGREGATE UP TO 1/2" MINIMUM SIZE.
- WATER: DRINKABLE
- AIR-ENTRAINING ADMIXTURE: ASTM C 260.
- WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE AS REQUIRED TO SUIT PROJECT CONDITIONS. ONLY USE ADMIXTURES WHICH HAVE BEEN TESTED AND ACCEPTED IN MIX DESIGNS.
- PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT BOW OR DEFLECTION.
- DEFORMED REINFORCING BARS: ASTM A 615, GRADE 60, UNLESS OTHERWISE INDICATED.
- WELDED WIRE FABRIC: ASTM A 185.
- JOB SITE MIXING: USE DRUM TYPE BATCH MACHINE MIXER, MIXING NOT LESS THAN 1-1/2 MINUTES FOR ONE CU. YD. OR SMALL CAPACITY. INCREASE MIXING TIME AT LEAST 15 SECONDS FOR EACH ADDITION YD. OR FRACTION THEREOF.
- READY MIX CONCRETE: ASTM C 94
- CONSTRUCT FRAMEWORK SO THAT CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION.
- CLEAN AND ADJUST FORMS PRIOR TO CONCRETE PLACEMENT. APPLY FORM RELEASE AGENTS OR WET FORMS AS REQUIRED. RE-TIGHTEN FORMS DURING CONCRETE PLACEMENT IF REQUIRED TO ELIMINATE LEAKS.
- SATISFACTORY SOIL MATERIAL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL, VEGETABLE AND OTHER HAZARDOUS ORGANIC MATTER. SOIL SHALL CONSIST OF NON-ORGANIC, LOW PLASTIC (PI 20) MATERIAL.
- SUB-BASE MATERIAL: SHALL BE NATURALLY OR ARTIFICIALLY GRADE MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, NATURAL OR CRUSHED SAND.
- BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, HAZARDOUS OR OTHER HAZARDOUS CREATED BY EARTHWORK OPERATIONS.
- FORM CONCRETE SUCH THAT FAVORABLE DRAINAGE OCCURS TO STORM DRAINS, STAIRWELL DRAINS, AND/OR PARKING LOTS. NO DRAINAGE SHOULD OCCUR TOWARDS THE FOUNDATION OF BUILDING WALLS.
- MINIMUM CONCRETE COVER SHALL BE 3" FOR REINFORCING STEEL IN ACCORDANCE WITH (ACI 318-83).
- WELDING, INCLUDING TACK WELDING, OF REINFORCED STEEL IS PROHIBITED. WELDING OF REINFORCING STEEL WILL BE PERMITTED ONLY BY WRITTEN APPROVAL OF THE ENGINEER.
- FOOTINGS SHALL BEAR ON UNDISTURBED MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE REMOVED. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY AN INDEPENDENT SOILS ENGINEER AT DIRECTION OF GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
- SOILS EXPOSED IN THE BASES OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITIONS SUCH AS DISTURBANCE, RAIN OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATION.
- PROVIDE CONSTRUCTION, ISOLATION AND CONTROL JOINTS AS INDICATED ON CIVIL SECTIONS.
- ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A LIGHT BROOM TYPE SURFACE.
- THE SUB-CONTRACTOR SHALL PROVIDE SPECIFICATIONS AND MANUFACTURERS DATA FOR CONCRETE SEALER, JOINT FILLER, AND CURING COMPOUND FOR ALL FLOOR SLABS, TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTIONS REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY AT THE DIRECTION OF THE GENERAL CONTRACTOR FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.

SITE NOTES

- SITE INFORMATION WAS TAKEN FROM KEELER-WEBB ASS., DATED 06/11/2020. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS, COORDINATES, ETC. PROVIDED FOR EXACT LOCATION OF PROPOSED IMPROVEMENTS. ONLY USE PLAN CONTROL POINTS PROVIDED AS A BASIS FOR ANY CONSTRUCTION ENGINEERING OR SURVEYING PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR IN THE STATE OF PRACTICE TO PROVIDE HORIZONTAL AND VERTICAL CONTROL TO LAYOUT THE SITE IMPROVEMENTS MATCHING THE PLAN CONTROL POINTS PROVIDED FOR CONSTRUCTION.
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, CONTACT THE DESIGNER FOR ANY DISCREPANCIES OR QUESTIONS PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS.
- ALL SITE DEVELOPMENT DIMENSIONS SHALL BE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR A BUILDING OR STRUCTURE SHALL BE FROM THE FACE OF BUILDING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE PARALLEL / PERPENDICULAR TO PROPOSED LINES, PROPERTY LINES, OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL EDGE OF PAVEMENT RADI ARE 5 FEET UNLESS OTHERWISE NOTED. ALL CURVES AND ARCS IN CURBS SHALL INTERSECT OTHER CURVES AND LINES AT POINTS OF TANGENCY TO APPEAR AS A SMOOTH TRANSITION UNLESS CLEARLY SHOWN AS A POINT OF INTERSECTION.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
- DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE "K" COPPER/PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
- THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
- ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
- USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVENWAYS.
- SOIL BORINGS HAVE NOT BEEN PERFORMED AT THIS TIME. PAVEMENT DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 P.S.I.
- PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.
- NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
- AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
- SEE SHEET C2 FOR EXTERIOR CONCRETE SPECIFICATIONS.
- SEE THIS SHEET FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
- THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
- IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
- INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
- CONTRACTOR TO INSTALL KNX-BOX AT A LOCATION ADJACENT TO MECH/SPRINKLER ROOM. COORDINATE LOCATION, TYPE AND STYLE WITH INDIANAPOLIS FIRE DEPARTMENT.

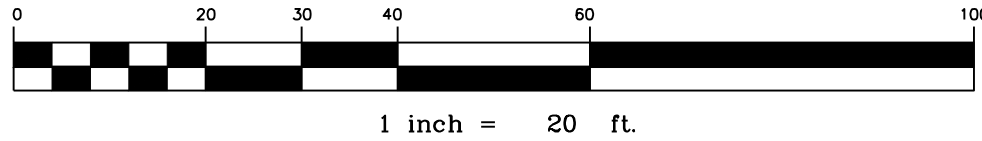


LEGEND

- ↑ SIGNS
 - ⊕ STORM INLETS
 - ⊙ STORM MANHOLE
 - ⊕ WATER VALVE
 - ⊕ UTILITY PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ WATER METER
 - ⊕ BOLLARD
 - ⊕ GAS METER
 - ⊕ AIR CONDITIONER
 - ⊕ GAS VALVE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING 1' CONTOUR LINE
 - EXISTING 5' CONTOUR LINE
 - PROPOSED 1' CONTOUR LINE
 - PROPOSED 5' CONTOUR LINE
 - EXISTING GAS LINE
 - PROPERTY LINE
 - ADJOINER/SECTION LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT
 - EXISTING ELECTRIC LINES
 - EXISTING UNDERGROUND PHONE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - FLOW LINE

PROPOSED SITE PLAN

GRAPHIC SCALE



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PROPOSED BUILDING ADDITION

JACM CAPITAL, LLC

16815 Southpark Drive
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DATE

ISSUE

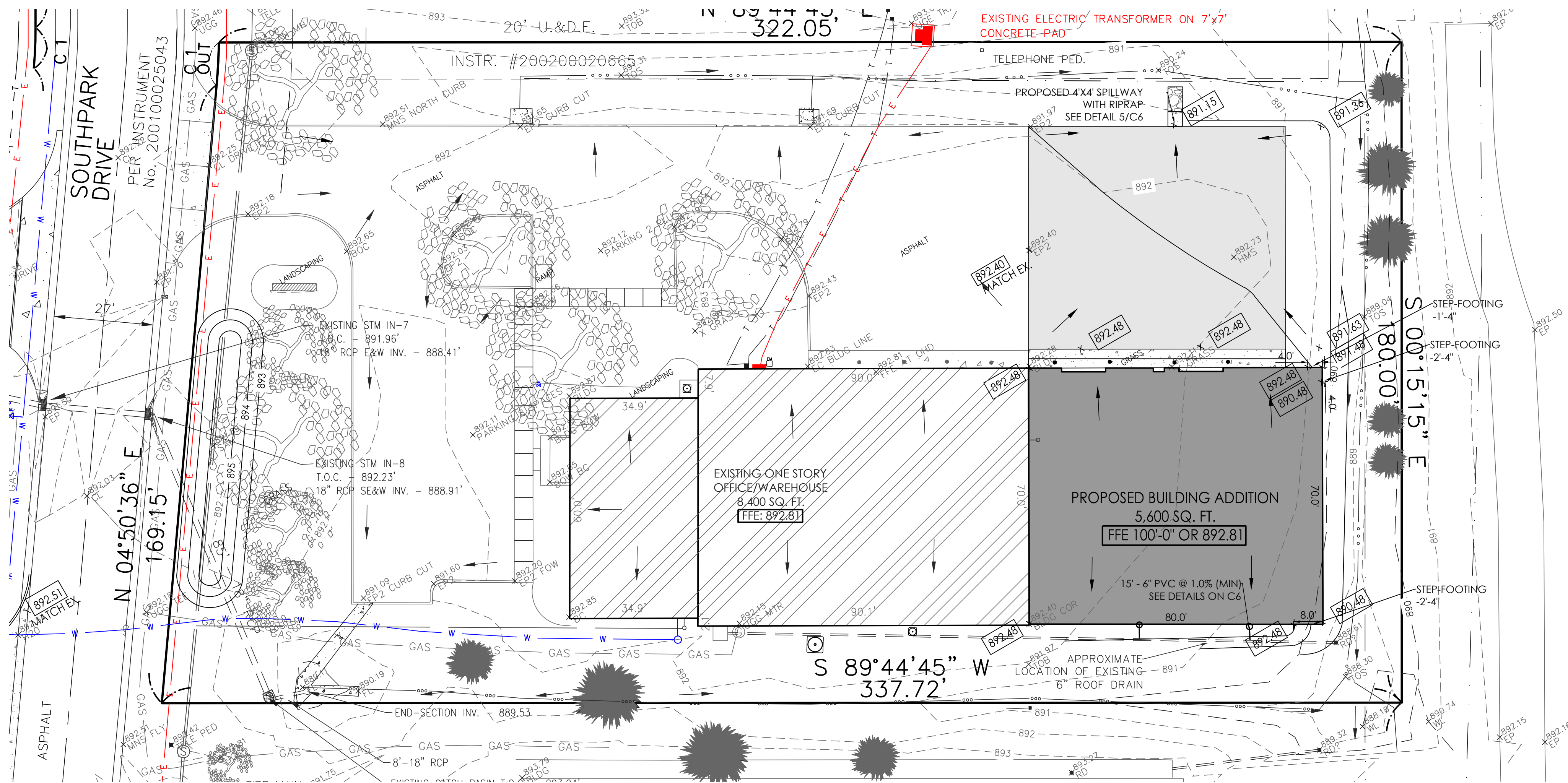
07/10/2020

DETAILED DEV. PLAN SUBMITTAL

SHEET:

C2

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LEGEND

- STIGNS
- STORM INLETS
- STORM MANHOLE
- WATER VALVE
- UTILITY PEDESTAL
- FIRE HYDRANT
- MANHOLE
- CLEAN OUT
- WATER METER
- PROPOSED GRADES
- DRAINAGE ARROWS
- LIGHT POLE
- BOLLARD
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- GAS VALVE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
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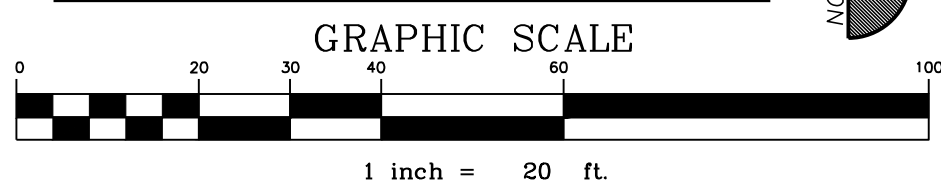
- EXISTING ASPHALT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT

CONTRACTOR TO ADHERE TO WESTFIELD DRAINAGE & EROSION CONTROL STANDARDS DETAILS ON SHEETS C7.1-C7.2 AND TO SITE DETAILS ON SHEET C6

DRAINAGE & GRADING NOTES

- EXISTING TOPOGRAPHY TAKEN FROM KEELER-WEBB ASSOC., DATED 06/11/2020.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- ALL GRADING/EARTHMOVING WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE SOIL EROSION.
- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ALONG SOUTHPARK DRIVE AT PROPOSED ENTRANCE.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL WITH TEMPORARY SEEDING PER AMOUNTS SHOWN ON SHEET C4.
- SEE SHEETS C4, C5 & C7.2 FOR EROSION CONTROL NOTES DETAILS AND PLAN.
- PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURES, ALL TOPSOIL AND ORGANIC MATTER, FROZEN, WET SOFT, LOOSE, OR UNDESIRABLE SOIL SHALL BE REMOVED. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX INCHES (6") OR AS NECESSARY TO REMOVE ORGANIC MATTER IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS.
- TOPSOIL SHALL BE SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER ANY CONSTRUCTION AREAS OR FUTURE EXPANSION AREAS.
- TRENCHES SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT.
- TRENCHES SHALL BE SHEETED AND GRADED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.
- THE SUBGRADE SHALL BE PROOF ROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACT TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
- STORM WATER SEDIMENT TRAPS SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- THE ABOVE PROPERTY DOES LIE WITHIN A KNOWN FLOOD PLAIN (ZONE AE) PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 18057C0120G, EFFECTIVE DATE NOVEMBER 19, 2014.
- ALL PROPOSED GRADES SHOWN ARE TOP OF PAVEMENT OR GRADE UNLESS OTHERWISE NOTED.
- REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.
- ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE BURIED ONSITE OR REMOVED TO DISPOSAL AREAS OFF OF THE SITE. DISPOSAL BY BURNING SHALL NOT BE PERMITTED UNLESS PROPER PERMITS ARE OBTAINED (WHERE APPLICABLE). THE LOCATION OF ON SITE BURY PITS SHALL BE DESIGNATED BY THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TOPS, TRUNKS AND ROOTS OF EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED; DO NOT STOCKPILE WITHIN BRANCH SPREAD. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS AND COVER SCARS WITH TREE PAINT.
- REMOVE ALL ORGANIC MATERIAL FROM THE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, WALKS AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS, WEEDS, GRASS, STONES, ECT.
- AFTER COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOP SOIL SHALL BE REPLACED IN AREAS DESIGNATED ON THE EROSION CONTROL PLAN FOR SEEDING AND / OR SODDING. ANY REMAINING TOP SOIL SHALL BE USED FOR FINISHED GRADING AROUND STRUCTURES AND LANDSCAPING AREAS.
- CONTRACTOR SHALL PERFORM ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO GRADE AS SHOWN ON THE DRAWINGS.
- ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS ABOVE THE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. ALL BANKS AND OTHER BREAKS IN GRADE SHALL BE ROUNDED AT THE TOP AND BOTTOM.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THESE CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE PHYSICAL LIMITS OF THE VARIOUS SOIL TYPES, ALSO THE ALLOWABLE VARIATION IN FINISH GRADE AND COMPACTION PERMITTED THE CONTRACTOR, AND THAT ALL OF THESE PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.

PROPOSED DRAINAGE PLAN



HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811

CALL TOLL FREE
PER INDIANA STATE LAW ICS-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.



Design And Construction, LLC.

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WESTFIELD, INDIANA 46074
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PROJ. No. 2006-027



APPROVAL PENDING
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PROPOSED BUILDING ADDITION

JACM CAPITAL, LLC

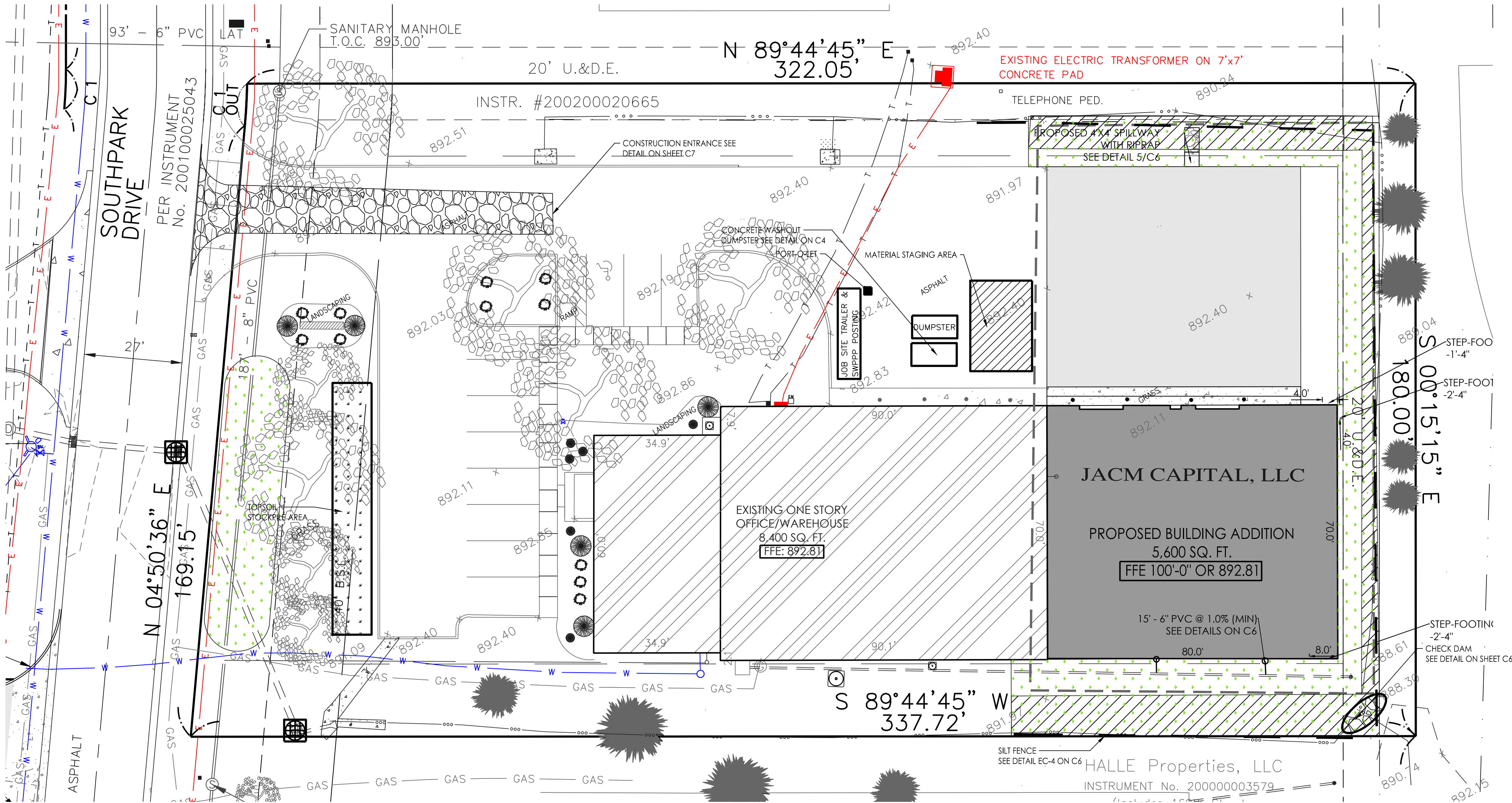
16815 Southpark Drive
Westfield, Indiana

DATE 07/10/2020 ISSUE DETAILED DEV PLAN SUBMITAL

SHEET:

C3

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EROSION LEGEND

- CONSTRUCTION LIMITS
- SWALE
- LANDSCAPING SEEDING BLANKET (EROSION CONTROL BLANKET)
- PERMANENT SEEDING
- CONSTRUCTION ENTRANCE SEE DETAIL C7
- TEMPORARY SEEDING
- DROP INLET PROTECTION

EROSION CONTROL SEQUENCE SCHEDULE

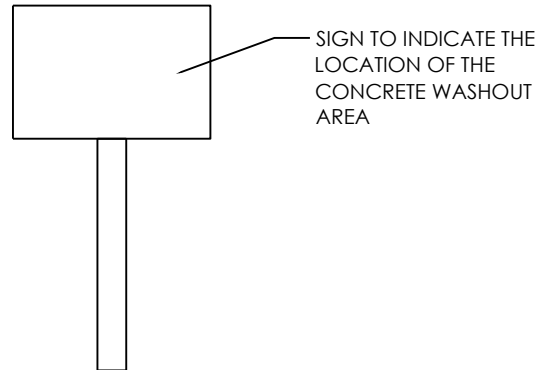
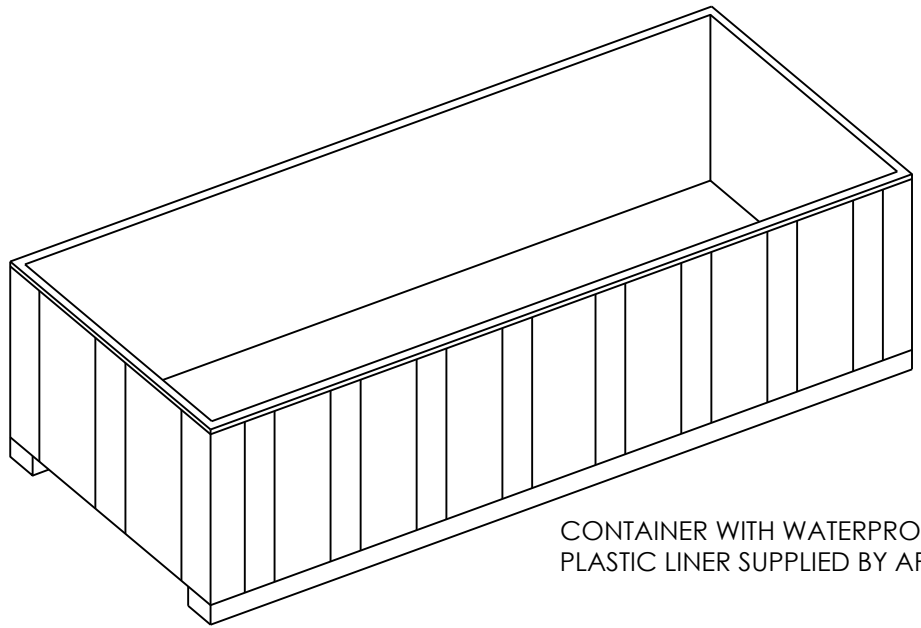
- PRECONSTRUCTION ACTIVITY:
 - A. WORK AROUND AND LOCATE ALL EXISTING ABOVE AND BELOW GRADE UTILITY LINES: CONTACT INDIANA UNDERGROUND PLANT PROTECTION SERVICE ("HOLEY MOLEY") 1-800-382-5544.
 - B. CONTACT PLAN REVIEWING/INSPECTION AGENCY(S).
 - C. INSTALL SILT FENCE AROUND PERIMETER OF AREA(S) TO BE PROTECTED/PRESERVED.
 - D. PROTECT AREAS SUITABLE FOR USE AS VEGETATIVE FILTER STRIPS.
- CONSTRUCTION SITE ACCESS:
 - A. INSTALL STABILIZED AGGREGATE CONSTRUCTION EXIT/ACCESS DRIVE TO PREVENT OR MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS.
 - B. PROVIDE STABILIZED CONSTRUCTION ROUTES, CONSTRUCTION VEHICLE STAGING AND MAINTENANCE AREAS, DESIGNATED EMPLOYEE PARKING AREAS, ETC., TO PREVENT OR MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS.
- PERIMETER CONTROLS:
 - A. DIVERT STORMWATER RUNOFF FROM UP-SLOPE PROPERTIES AWAY FROM THE PROJECT SITE.
 - B. INSTALL SEDIMENT TRAPS/BASINS AT LOCATIONS WHERE STORMWATER MAY DISCHARGE FROM PROJECT SITE.
 - C. DIVERT STORM WATER RUNOFF AWAY FROM THE ACTIVE CONSTRUCTION ZONE.
- INITIAL LAND CLEARING AND GRADING ACTIVITIES:
 - A. CLEARING AND GRUBBING OF EXISTING VEGETATION
 - B. STRIP AND STOCKPILE TOPSOIL
 - C. INSTALL SILT FENCE AROUND PERIMETER OF TOPSOIL STOCKPILE AS SOON AS EARTHMOVING ACTIVITIES DEFINE THE AREA OF DISTURBANCE.
 - D. STABILIZE TOPSOIL STOCKPILES ON THE DOWN SLOPE OF ACTIVE CONSTRUCTION.
- SECONDARY LAND GRADING ACTIVITIES:
 - A. CONSTRUCT PRIMARY SEDIMENT TRAPS AND BASINS DOWN SLOPE OF ACTIVE CONSTRUCTION ZONES.
 - B. INSTALL AND STABILIZE OUTLETS FOR STORMWATER DRAINAGE SYSTEM WITH RIPRAP OUTLET PROTECTION STORM DRAIN OUTLETS, OPEN CHANNEL OUTLETS.
 - C. INSTALL STORM SEWER SYSTEM ALONG WITH SEDIMENT BARRIERS AND SEDIMENT TRAPS/BASINS.
 - D. PROTECT OF STORM DRAIN INLETS WITH DROP INLET PROTECTION AND/OR CURB INLET PROTECTION.
 - E. STABILIZE AREAS DISTURBED FOR STORM SEWER INSTALLATION WITH TEMPORARY SEEDING AND MULCHING.
 - F. CONSTRUCT DRAINAGE SWALES AND STABILIZE WITH PERMANENT SEEDING AND MULCHING FOR AREAS WHERE CONSTRUCTION OF DRAINAGE SWALES HAS BEEN COMPLETED.
 - G. EXCAVATE SUBSOIL TO GRADES SHOWN ON PLANS.
 - H. STABILIZE SOIL STOCKPILES WITH SEDIMENT BARRIERS/FILLERS, TEMPORARY SEEDING, AND MULCHING AROUND PERIMETER OF SOIL STOCKPILES.
- TEMPORARY SURFACE STABILIZATION:
 - A. STABILIZE ROUGH GRADED AREAS WITH TEMPORARY SEEDING AND MULCHING ON ALL ROUGH GRADED AREAS THAT WILL BE INACTIVE FOR A PERIOD OF SEVEN DAYS OR MORE.
 - B. STABILIZATION OF AREAS FINAL GRADE WITH PERMANENT SEEDING AND MULCHING FOR DETENTION/RETENTION BASINS, DRAINAGE SWALES.
- INSTALL PAVEMENT INFRASTRUCTURE:
 - A. INSTALL SILT FENCE PRIOR TO THE INSTALLATION OF CURBS
 - B. CUT IN AND CONSTRUCT PARKING LOT SUBGRADE/BASE.
 - C. INSTALL LEVEL SPREADER, GRASS STRIPS & SWALE, PROVIDE PROTECTIVE MEASURES.
 - D. INSTALL UTILITIES AND PROVIDE TEMPORARY SEEDING AND MULCHING.
- BUILDING CONSTRUCTION:
 - A. PROTECT EXISTING STORM DRAIN INLETS
 - B. MAINTAIN AND STABILIZE SITE ACCESS WITH STABILIZED INGRESS/EGRESS ENTRANCE AT ALL POINTS WHERE VEHICLES ENTER AND EXIT THE SITE.
 - C. MAINTAIN PERIMETER PROTECTION
 - D. PROVIDE MAINTENANCE OF DRAINAGE SWALES/CHANNELS
 - E. PERFORM EXCAVATION FOR FOUNDATION AND/OR FOOTINGS
 - F. CONSTRUCT BUILDINGS/STRUCTURES
 - G. PROVIDE DOWNSPOUT EXTENDERS ONCE DOWNSPOUTS AND GUTTERS ARE INSTALLED.
- FINAL SHAPING/LANDSCAPING/STABILIZATION:
 - A. PROVIDE APPLICATION OF TOPSOIL AND SOIL AMENDMENTS FOR ALL UNVEGETATED AREAS THAT ARE AT FINAL GRADE.
 - B. PLANT TREES AND SHRUBS
 - C. PROVIDE FINAL SITE STABILIZATION FOR ALL REMAINING UNVEGETATED AREAS.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:
 - A. REMOVE ALL TEMPORARY STORMWATER MANAGEMENT MEASURES AND STABILIZE ALL REMAINING UNVEGETATED AREAS DISTURBED WHEN REMOVING TEMPORARY STORMWATER MANAGEMENT MEASURES.

EROSION CONTROL BLANKET NOTES

- ALL PERMANENT SLOPES SHALL BE SEEDDED WITH A MIXTURE OF MULCH (3000 #) 1000 LBS. 12-12-12 FERTILIZER PER ACRE, AND RED FESCUE AT THE RATE OF 40 LBS. PER ACRE, AND 40 LBS. BLUE GRASS PER ACRE FROM MARCH 1 TO MAY 15 AND AUGUST 10 TO OCTOBER 15.
- ALL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING AND GRUBBING OPERATIONS AND SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SEDIMENT CONTROL MEASURES SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PLANS AS APPROVED BY THE CITY OF WESTFIELD.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION PROTECTION MEASURES DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO: SILTATION BASINS, SILT TRAPS, ROCK CHECK DAMS, SOIL CEMENT, MULCH AND SEEDING, SOIL STABILIZATION FABRIC, AND JUTE NETTING.
- EROSION CONTROL BLANKET BY "NORTH AMERICAN GREEN" (OR EQUAL). ANCHOR ALL EROSION CONTROL BLANKETS AS REQUIRED PER MANUFACTURER NORTH AMERICAN GREEN "S 150 BN" 100% BIODEGRADABLE (48" LONG) STAPLES SHALL BE 11 GAUGE U-SHAPED, 6" LONG, AND MINIMUM 1" CROWN. DRIVE STAPLES VERTICALLY INTO GROUND AND USE (4) STAPLES AT ENDS OF ROLL. FOR SLOPE INSTALLATION, STAPLE ALONG LENGTH OF ROLL AT 6 FOOT INTERVALS. FOR SWALE LINER, STAPLE ALONG LENGTH OF ROLL AT 4 FOOT INTERVALS. ANOTHER ROW OF STAPLES SHALL BE PLACED IN THE CENTER OF THE BLANKET ALTERNATELY SPACED FROM STAPLES AT EACH SIDE OF ROW.
- ANY GRADES ESTABLISHED BETWEEN MAY 15 TO AUGUST 10 SHALL PROVIDE TEMPORARY SEEDING CONSISTING OF 40 LBS. PER ACRE OF ANNUAL RYE GRASS.
- FOR ANY SEEDING THAT TAKES PLACE BETWEEN OCTOBER 15 TO MARCH 1, EITHER RYE OR WHEAT MAY BE SUBSTITUTED AND SPREAD AT 3 BUSHELS PER ACRE. IF GRAINS ARE USED THEY SHALL BE CUT AT THE TIME OF PERMANENT SEEDING. COVER SEED WITH MULCH 1 - 1-1/2" DEEP.
- IF TEMPORARY SEEDING IS ESTABLISHED PRIOR TO PERMANENT SEEDING, THE MULCH MAY BE ELIMINATED EXCEPT FOR EXPOSED AREAS.

NOTES:

- AN ESTIMATED CHART OF THE THE AMOUNT OF WATER PER DAY WILL BE ATTACHED TO SWPPP SHEET.
- SEE SITE PLAN FOR PLACEMENT OF CWO.
- THERE WILL BE NO BELOW GRADE SYSTEMS WITH THIS PROJECT.
- BOX WILL BE MONITORED DAILY BY FOREMAN TO PREVENT OVERFLOW OR OVERWEIGHT CONDITIONS. WHEN THE FREE BOARD GETS TO WITHIN 18" THE FOREMAN WILL CALL FOR REMOVAL.
- ALL WASHOUT SLURRY WILL BE TAKEN TO AN APPROVED DUMP SITE BY APPROVED HAULER.
- SEE ATTACHED SWPPP SHEET FOR CONTRACTORS EMERGENCY SPILL PROCEDURES FOR CONCRETE SPILLS.
- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE TRUCKS, PUMPS RIGS AND CWO.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED, FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
- WHEN THE CONCRETE WASHOUT ARE IS REMOVED, THE DISTURBED AREA SHALL BE SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.



CONTAINER WITH WATERPROOF (10 MIL MIN.) PLASTIC LINER SUPPLIED BY APPROVED HAULER

EROSION CONTROL PLAN MUST BE EXECUTED BEFORE ANY CONSTRUCTION COMMENCES

ALL EROSION CONTROL MATERIAL NEEDS TO BE APPROVED BY THE WPWD INSPECTORS PRIOR TO INSTALLATION

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WPWD INSPECTOR

CONTRACTOR MUST OBTAIN AND ADHERE TO "UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS" CHAPTERS 400 AND 500 FOR THE CITY OF WESTFIELD

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES
CONTRACTOR
JIM KENT
DESIGN AND CONSTRUCTION, LLC
P.O. BOX 930
WESTFIELD, IN 46074
317-710-4325

PERMANENT SEED MIXTURES

SPECIES	lbs. / ACRE	lbs. / 1,000 s.f.	SUITABLE PH	DRY	WELL DRAINED
LEVEL / SLOPING OPEN AREAS					
TALL FESCUE	35	0.8	5.5-8.3	2	1
TALL FESCUE	25	0.6	5.5-8.3		1
(RED CLOVER)**	5	0.12			
KENTUCKY BLUEGRASS	15	0.4	5.5-7.5	2	1
CREEPING RED FESCUE	15	0.4			
STEEP BANKS AND CUTS					
TALL FESCUE	15	0.4	5.8-7.5	2	1
KENTUCKY BLUEGRASS	25	0.6			
TALL FESCUE	35	0.8	5.5-8.3	2	1
EMERALD CROWN VETCH**	10	0.25			
LAWNS / HIGH MAINTENANCE AREAS					
KENTUCKY BLUEGRASS	40	0.9	5.8-7.5	2	1
CREEPING RED FESCUE	40	0.9			
PERENNIAL RYEGRASS	170	4.0	5.8-7.5		1
(TURF TYPE)					
TALL FESCUE	170	4.0	5.5-8.3	2	1

1 = PREFERRED 2 = WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT

TEMPORARY SEEDING

KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	3 bu.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*

* NOT NECESSARY WHERE MULCH IS APPLIED

SEED MIXTURES

NOT TO SCALE

TEMPORARY SEEDING AND STABILIZATION DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT / RYE												
OATS												
ANNUAL RYE GRASS												
PERMANENT SEEDING												
NON-IRRIGATED*												
IRRIGATED												
DORMANT**												

IRRIGATION NEEDED DURING JUNE AND JULY. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED

** INCREASE SEEDING APPLICATION BY 50 % DURING DORMANT PERIODS.

NOTE: MULCHING REQUIRED WHEN ACTUAL CONDITIONS HAMPER THE ESTABLISHMENT OF GROUND COVER.

SEEDING SCHEDULE

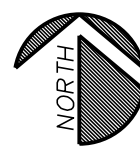
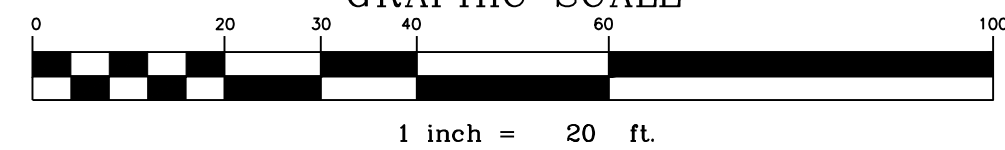
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CONCRETE WASHOUT DETAIL

NOT TO SCALE

EROSION CONTROL PLAN

GRAPHIC SCALE



DESIGN AND CONSTRUCTION, LLC.

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APPROVAL PENDING
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PROPOSED BUILDING ADDITION

JACM CAPITAL, LLC

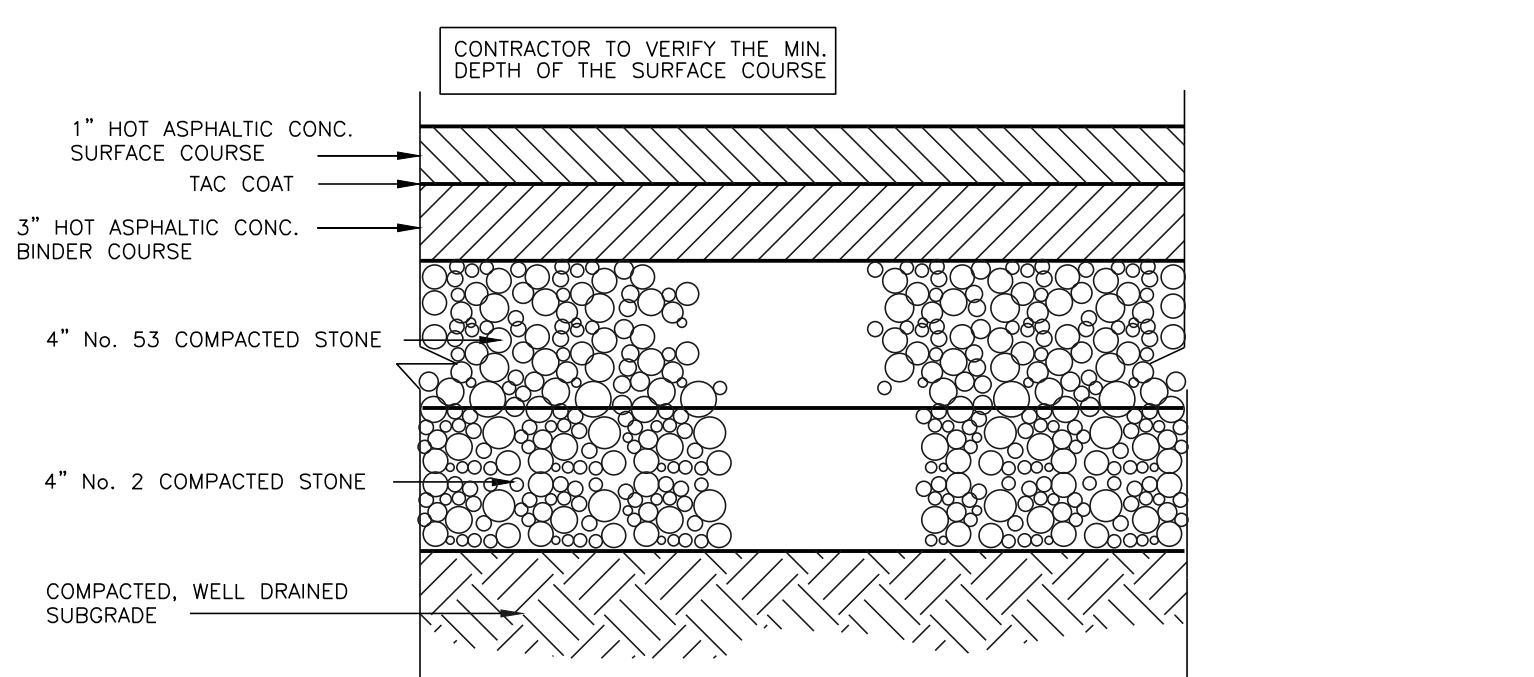
16815 Southpark Drive
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DATE

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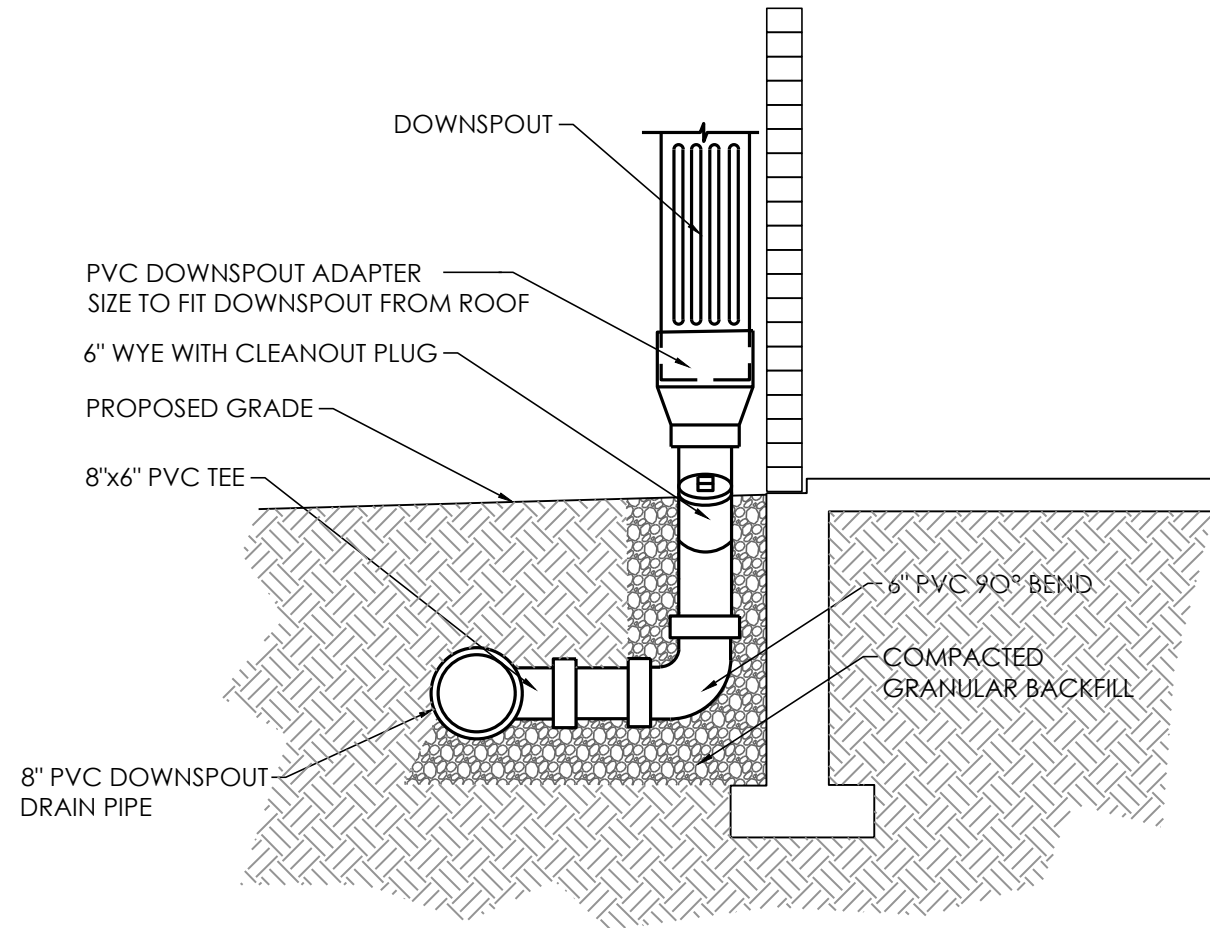
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HEAVY DUTY ASPHALT PAVEMENT SECTION

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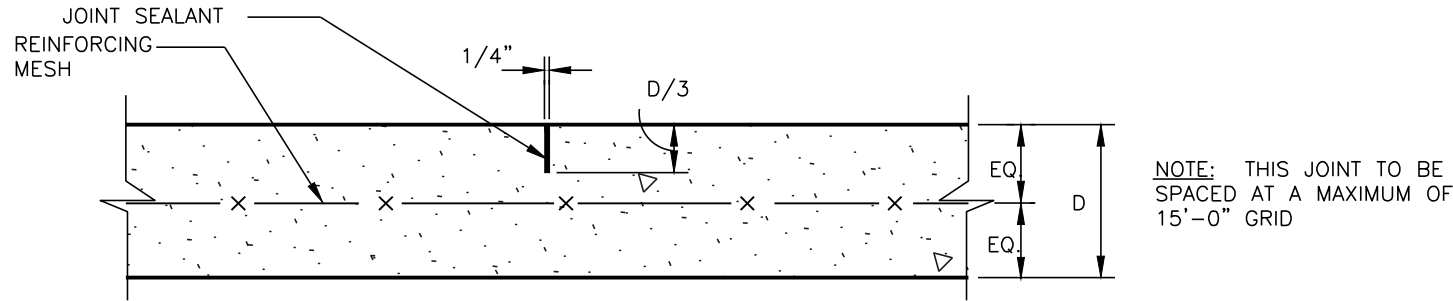
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DOWNSPOUT DRAIN DETAIL

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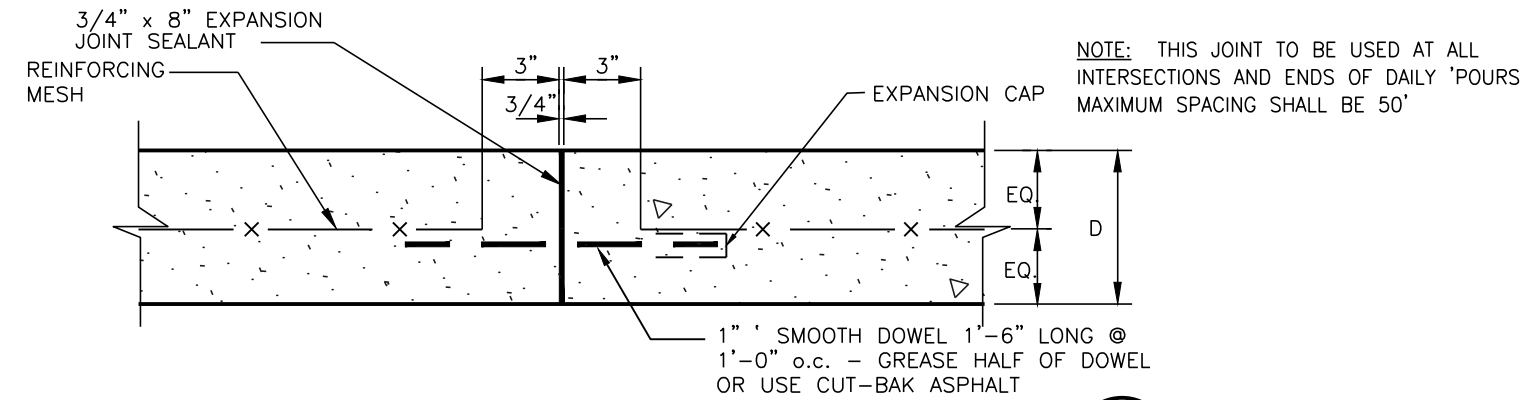
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CONTROL JOINT DETAIL

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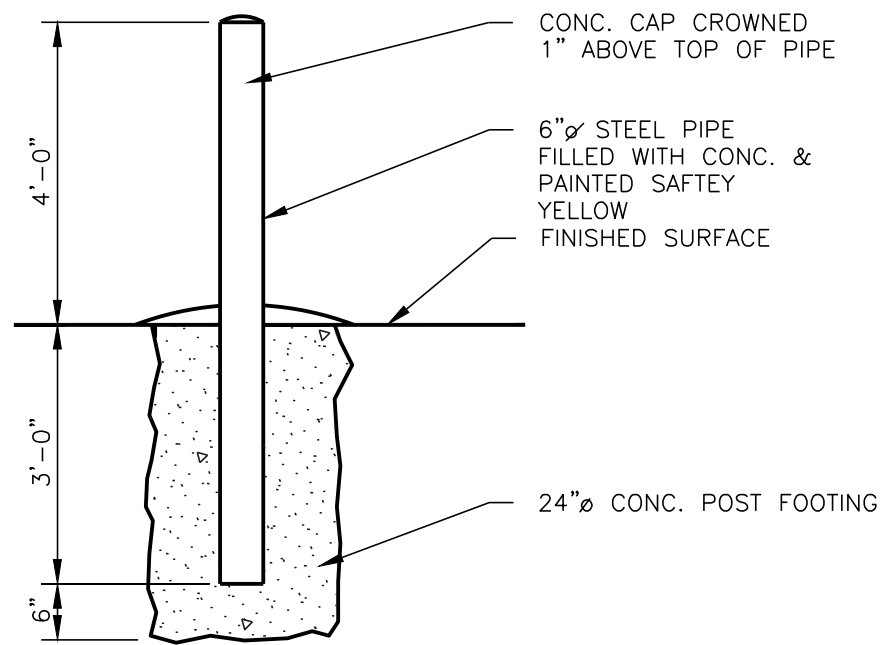
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EXPANSION JOINT DETAIL

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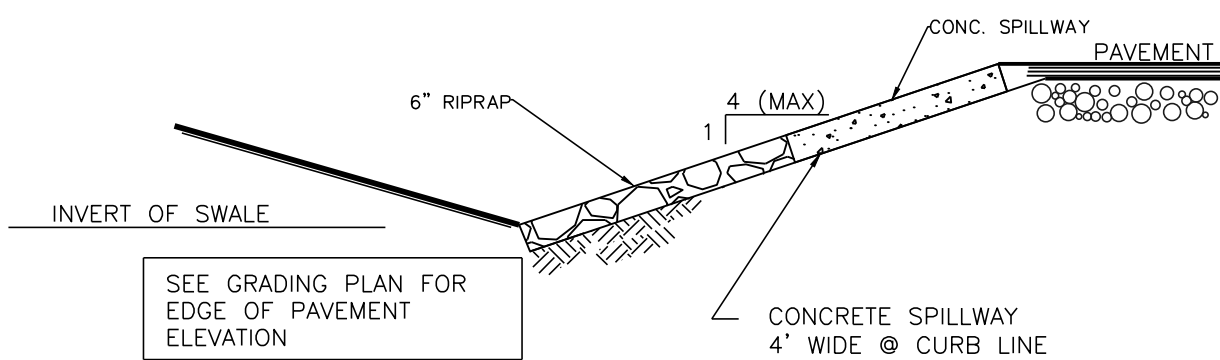
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CONCRETE/STEEL PIPE BOLLARD DETAIL

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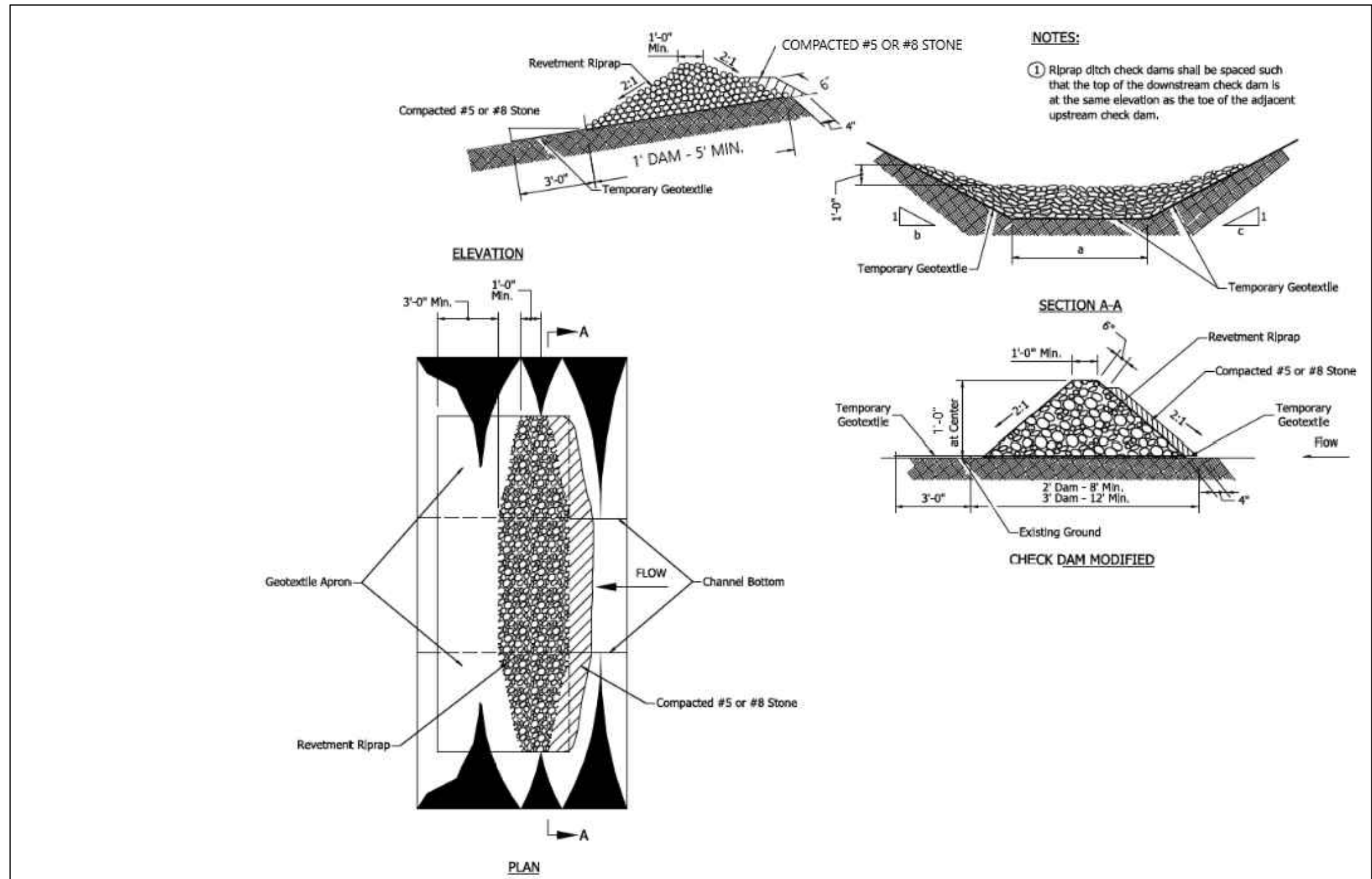


CROSS-SECTION

SPILLWAY DETAIL

NOT TO SCALE

5
C6



CHECKDAM DETAIL

NOT TO SCALE

7
C6

EXTERNAL SNAP COUPLER

PART #	PIPE SIZE	A	B
0312AA	3 in (75 mm)	4.0 in (102 mm)	4.0 in (102 mm)
0412AA*	4 in (100 mm)	4.3 in (109 mm)	5.1 in (130 mm)
0512AA	5 in (125 mm)	4.4 in (111 mm)	6.3 in (159 mm)
0612AA	6 in (150 mm)	5.6 in (143 mm)	7.4 in (187 mm)
0812AA	8 in (200 mm)	6.0 in (152 mm)	10.0 in (254 mm)
1012AA	10 in (250 mm)	10.3 in (260 mm)	12.5 in (318 mm)

SINGLE WALL SPLIT COUPLER

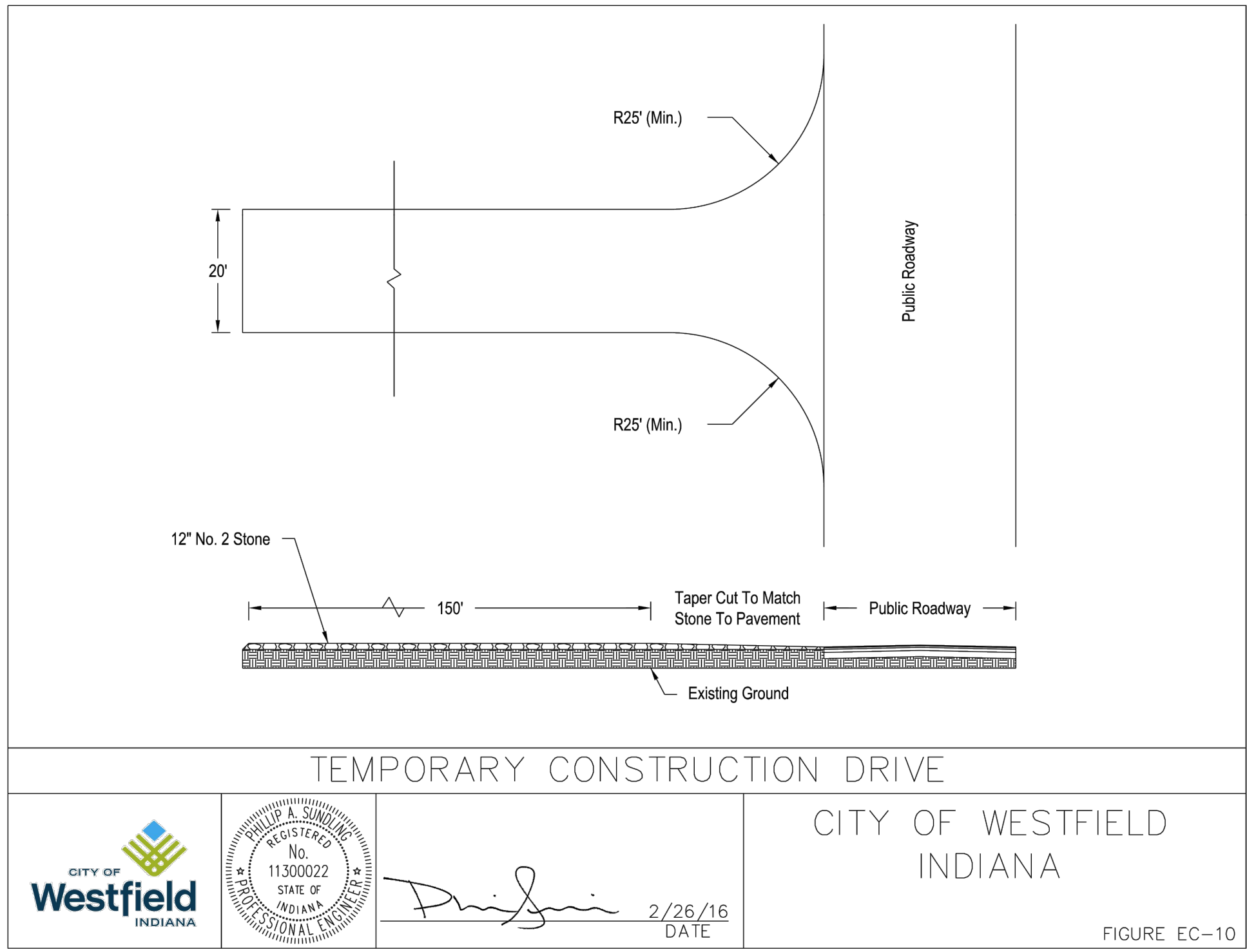
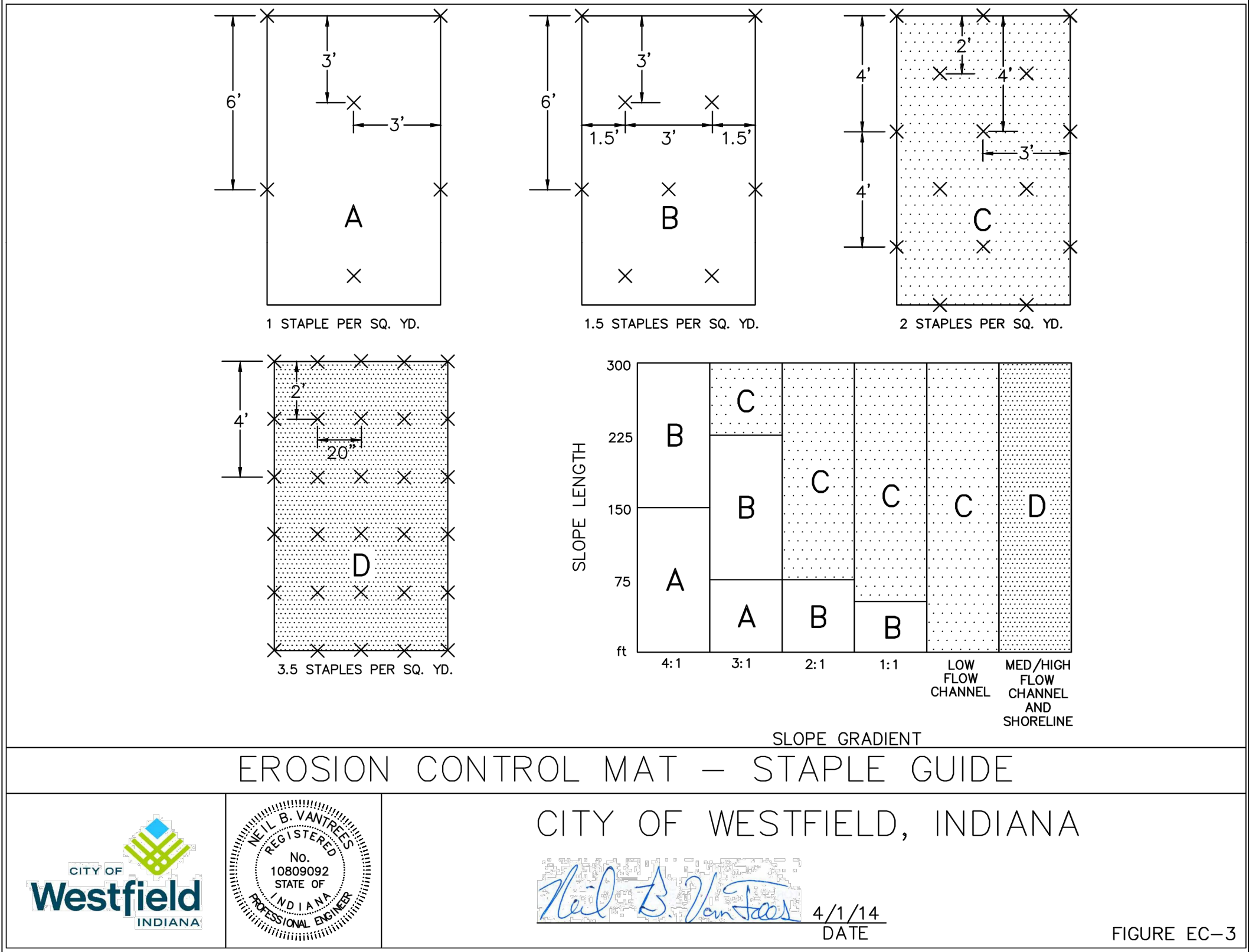
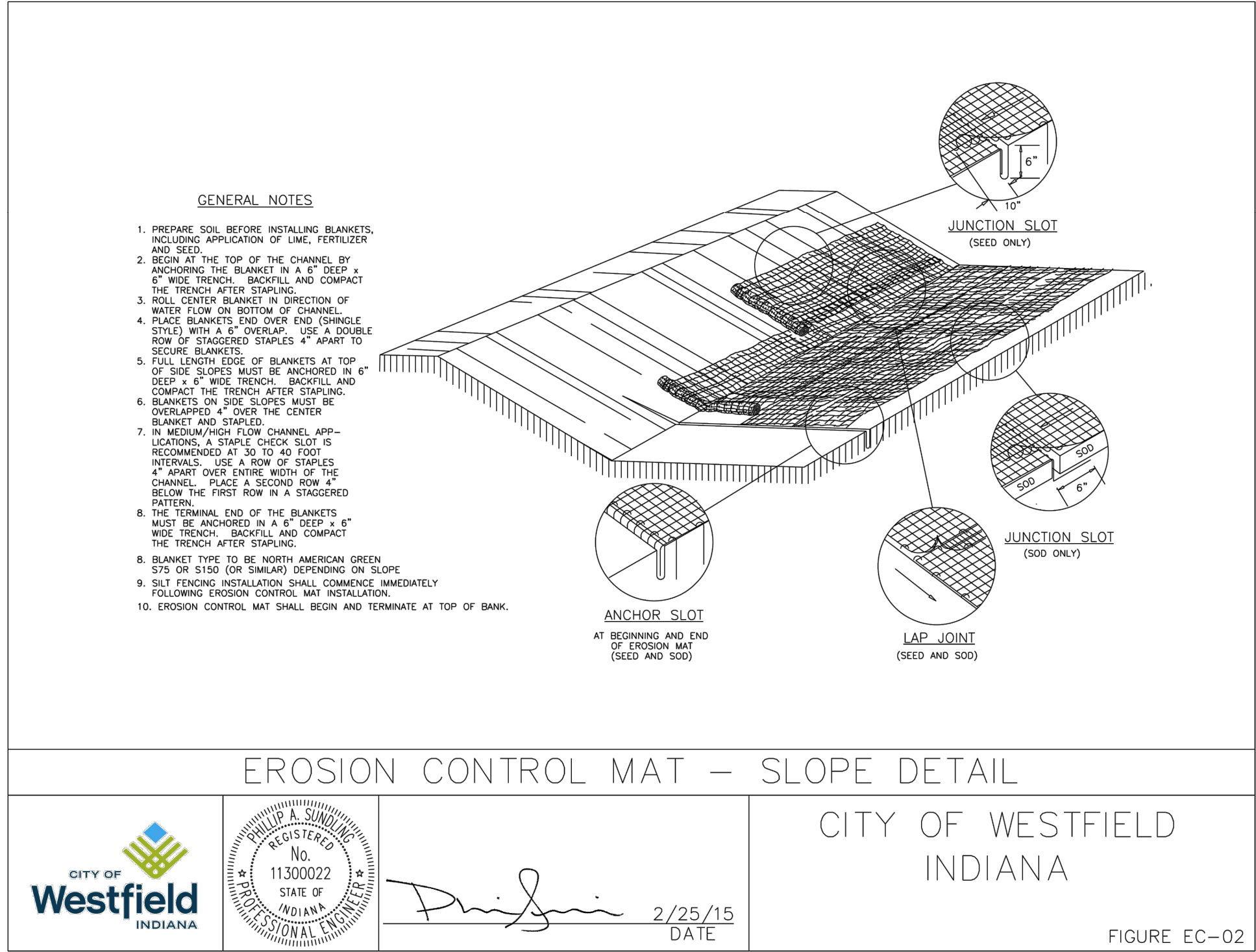
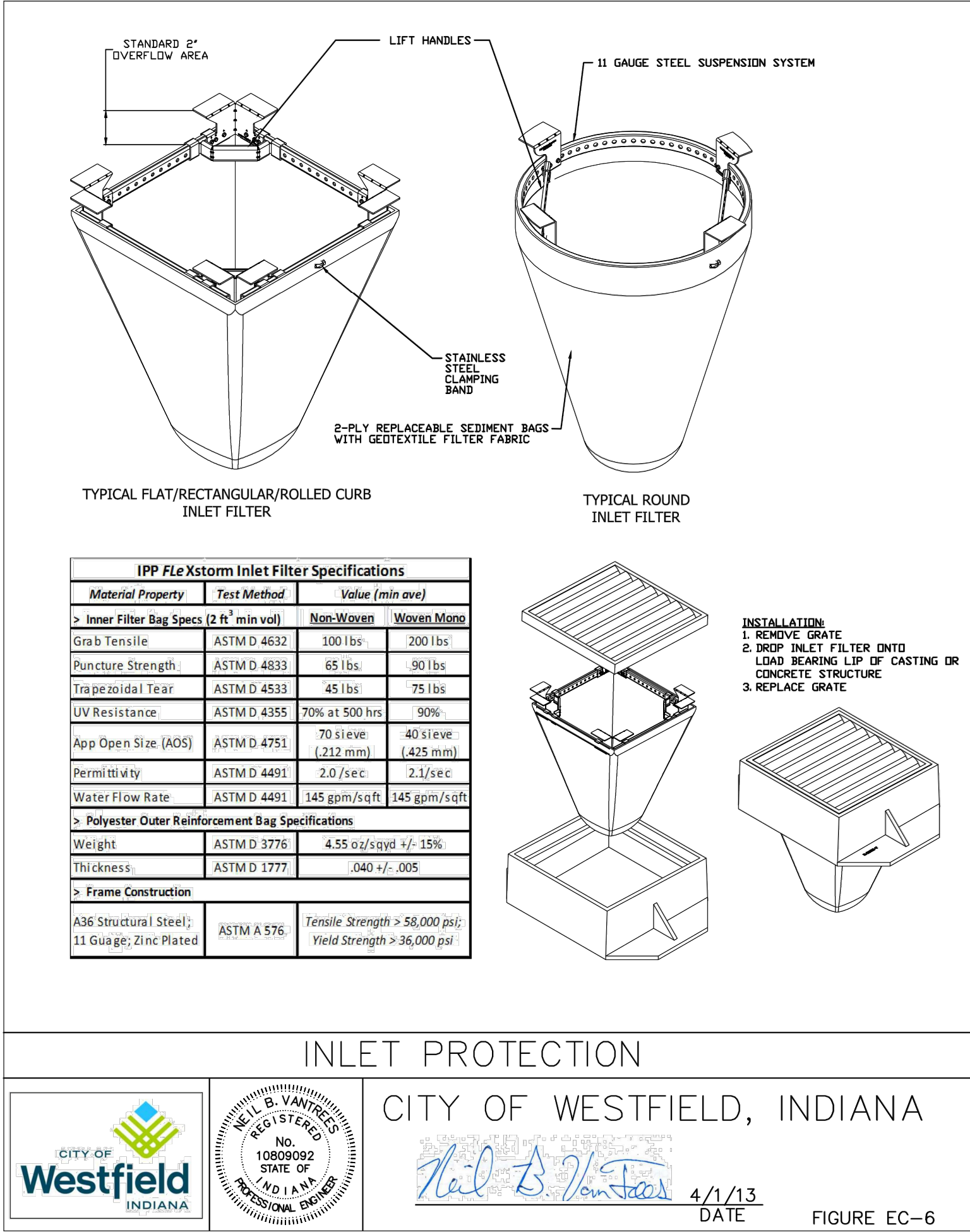
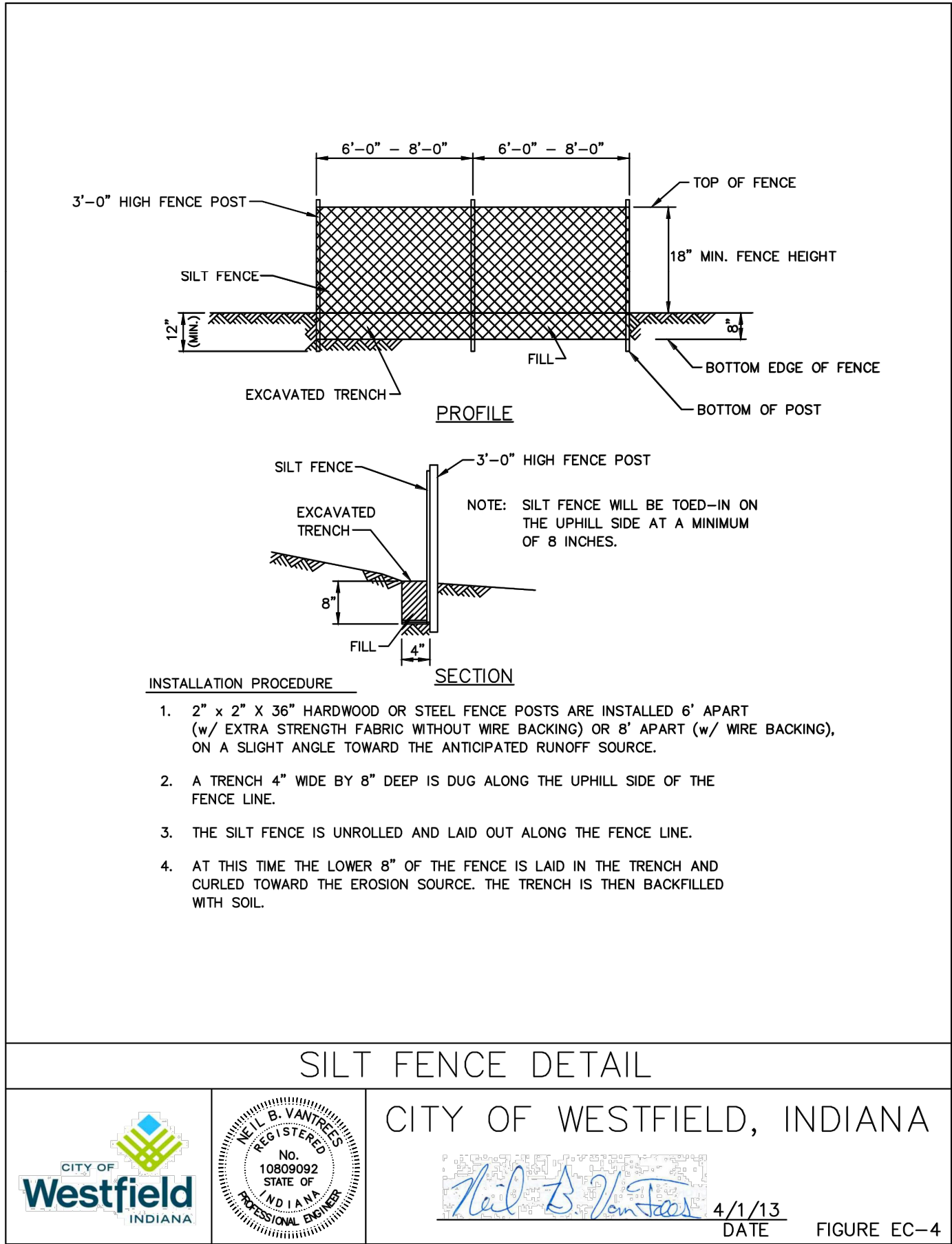
PART #	PIPE SIZE	A	B
0311AA	3 in (75 mm)	3.0 in (76 mm)	4.0 in (102 mm)
0411AA	4 in (100 mm)	3.8 in (95 mm)	5.1 in (130 mm)
0511AA	5 in (125 mm)	4.0 in (102 mm)	6.3 in (159 mm)
0611AA	6 in (150 mm)	4.0 in (102 mm)	7.4 in (187 mm)
0811AA*	8 in (200 mm)	6.0 in (152 mm)	10.0 in (254 mm)
1011AA*	10 in (250 mm)	5.5 in (140 mm)	12.5 in (318 mm)
1211AA	12 in (300 mm)	8.3 in (210 mm)	15.5 in (394 mm)

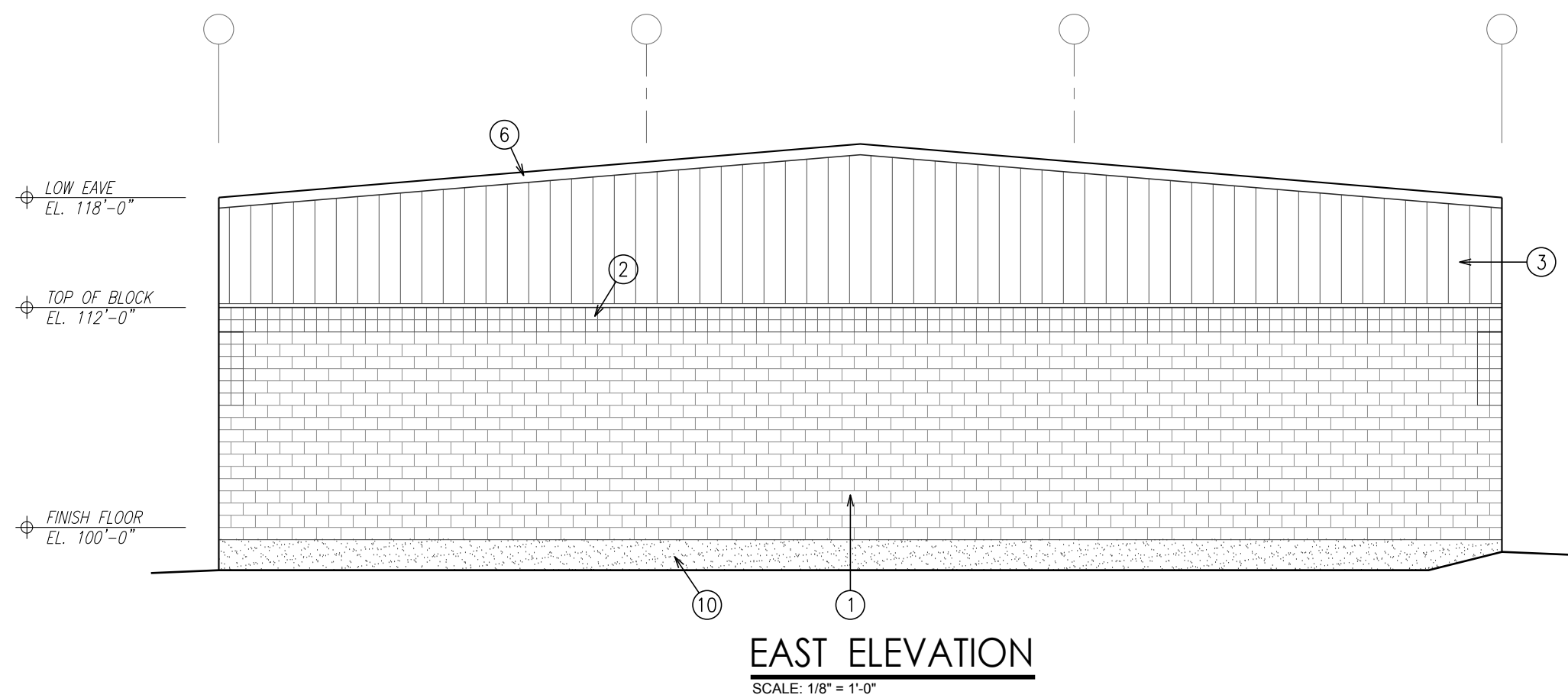
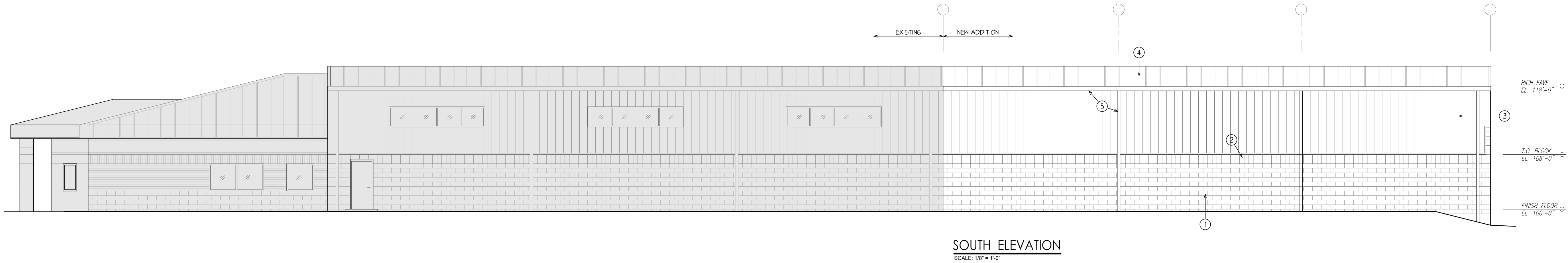
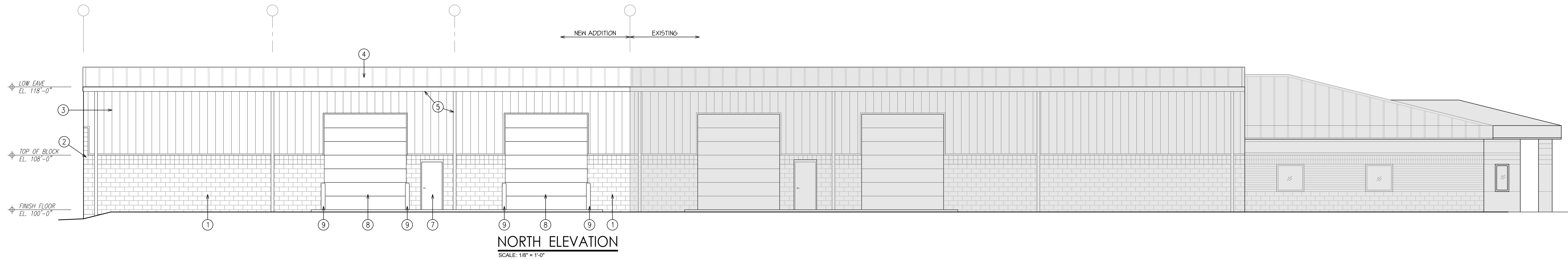
COUPLERS BOUND BY WRAPPING 2" WIDE POLYETHYLENE TAPE SUPPLIED, 1011-AA AND 1211-AA FOR LOCKING CABLES. SEE DRAWING 2000

* DENOTES PARTS THAT CAN ALSO BE USED ON DUAL WALL PIPE

NOTE: ALL DIMENSIONS ARE NOMINAL

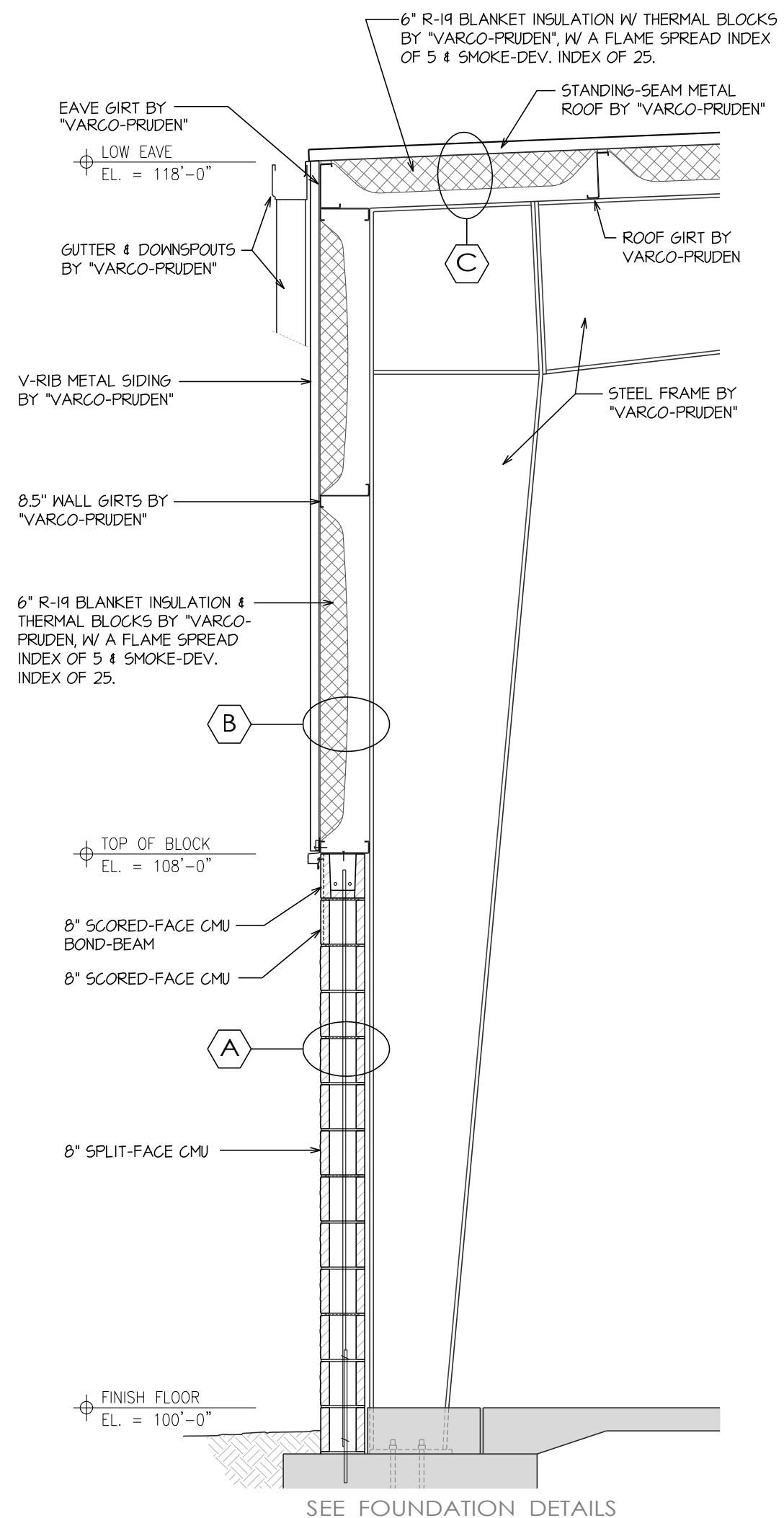
DRAWING #	1000	
DRAWN BY	CRM	09.11.06
APPROVED BY	JCB	06.22.07
REVISIONS	NJP	06.12.07





KEYED NOTES

- 1 SPLIT-FACE MASONRY BLOCK
- 2 SCORED-FACE MASONRY BLOCK
- 3 VEE-RIB METAL SIDING BY "VP"
- 4 STANDING-SEAM METAL ROOF
- 5 METAL GUTTER & DOWNSPOUT
- 6 METAL COPING / TRIM
- 7 3' x 7' MANDOOR
- 8 12' x 14' DRIVE-IN OVERHEAD DOOR
- 9 PIPE BOLLARD
- 10 EXPOSED FOUNDATION WALL
- 11
- 12



TYP. EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

INSULATING VALUES

OUTSIDE AIR FILM	0.17
8" INSULATED CMU	6.83
INSIDE AIR FILM	0.68
TOTAL	R-7.68
U-0.1302	

SEMIHEATED
DETAIL
SCALE: 1" = 1'-0"

OUTSIDE AIR FILM	0.17
METAL SIDING	0.21
BLANKET INSULATION	13.00
INSIDE AIR FILM	0.68
TOTAL	R-14.06
U-0.0712	

SEMIHEATED
DETAIL
SCALE: 1" = 1'-0"

OUTSIDE AIR FILM	0.17
METAL ROOFING	0.21
BLANKET INSULATION	19.00
INSIDE AIR FILM	0.68
TOTAL	R-20.06
U-0.0498	

SEMIHEATED
DETAIL
SCALE: 1" = 1'-0"



DESIGN AND CONSTRUCTION, LLC.

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WESTFIELD, INDIANA 46074
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FAX: (317) 867-3399

KEELER-WEBB
ASSOCIATES

Consulting Engineers
Planners - Surveyors

486 GRADLE DRIVE : CARMEL, INDIANA 46032

PH 317.574.0140
FX 317.574.1269
www.keelerwebb.com
PROJ. No. 2006-048

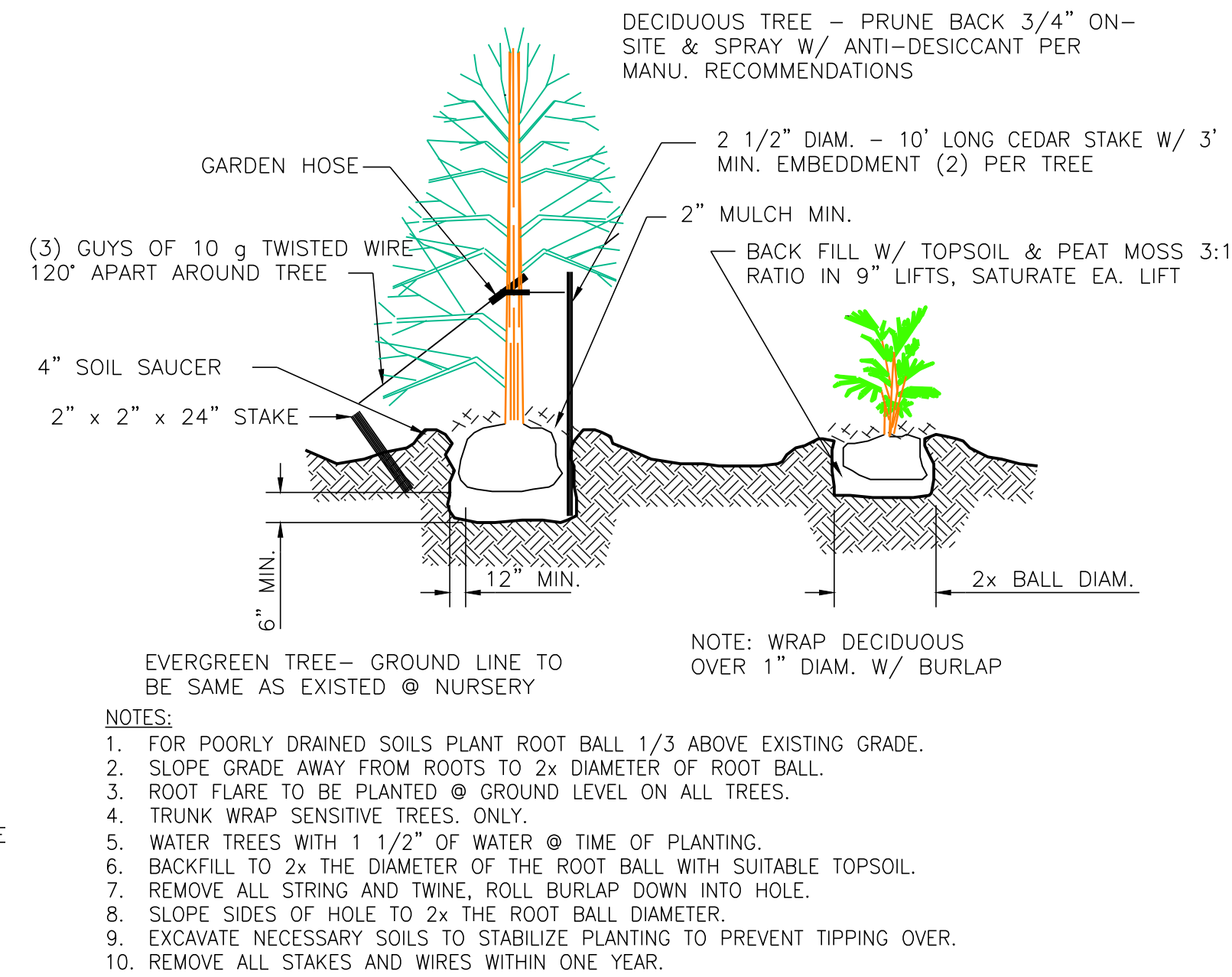


PROPOSED WAREHOUSE ADDITION
FOR
JACM CAPITAL, LLC
16815 SOUTHPARK DRIVE
WESTFIELD, INDIANA 46074

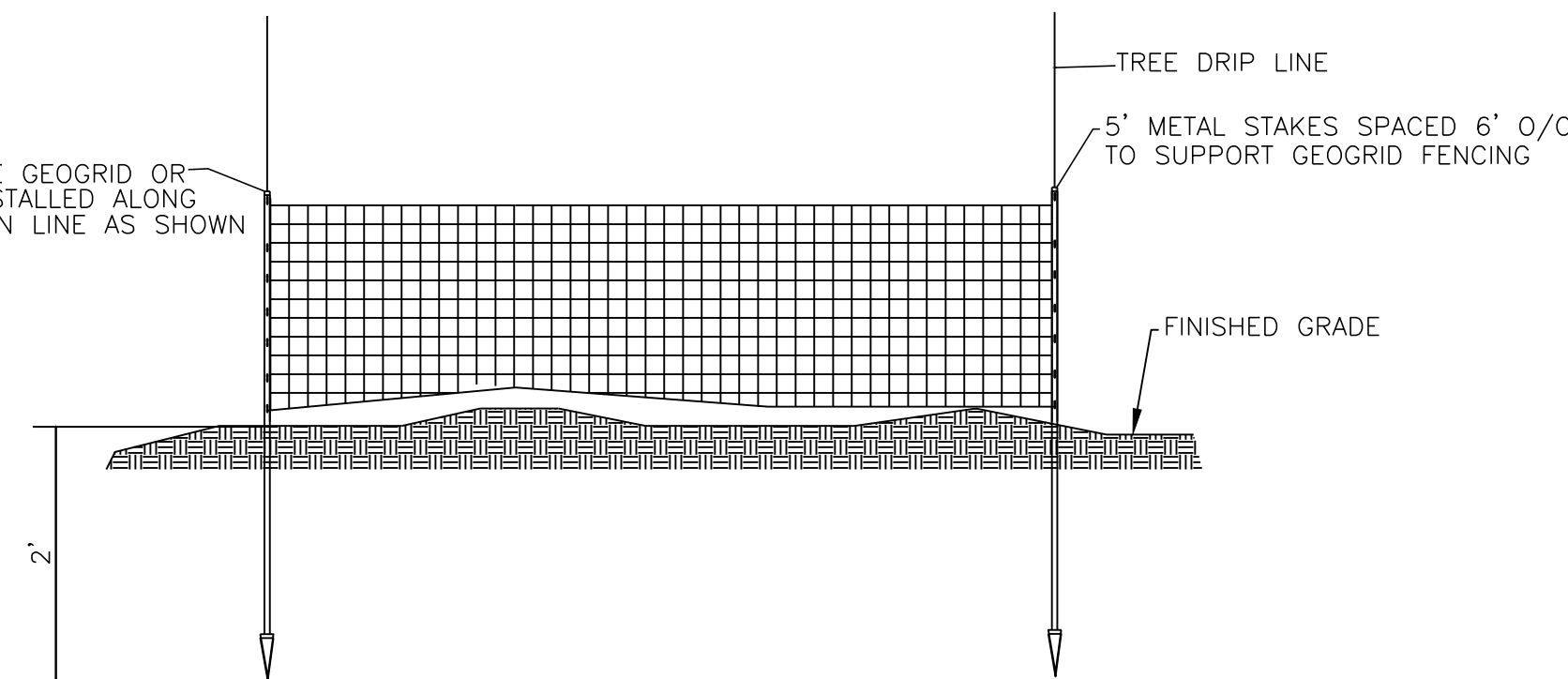
DATE 8-05-20 ISSUE CLIENT REVIEW

SHEET:
A2

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH DESIGN AND CONSTRUCTION, LLC. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF DESIGN AND CONSTRUCTION, LLC. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

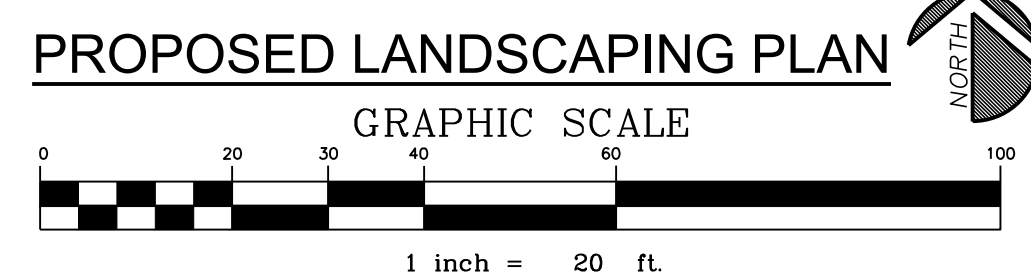


ORANGE SNOW FENCE, GEOGRID OR APPROVED EQUAL INSTALLED ALONG THE TREE PROTECTION LINE AS SHOWN ON SHEET L1.



- A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
- B. TREES AND VEGETATION DESIGNATED TO REMAIN WITHIN LIMITS OF CONSTRUCTION WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS:
1. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE.
2. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.
3. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLIMB, REMOVE, CUT, AND BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN VARIETY OF SIZE TO ASSURE THAT THE DESIRED TREE REPLACEMENT WILL BE PRESENTS.
- C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

NOT TO SCALE



THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS
THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER
STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
ALL STREET TREES TO MATCH WESTFIELD MASTER TREE LIST

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.



Westfield–Washington Township Advisory Plan Commission
Minutes of the August 17, 2020 APC Meeting
Presented for approval: September 8, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 17, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: Randy Graham

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: McCarty motioned to approve the August 3, 2020 meeting minutes as written.
Horkay seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2003-DDP-05 **CVS**
Northeast corner of Grand Park Blvd. and SR 32
TMC Indiana 2, LLC requests Detailed Development Plan approval of a 14,866 square foot pharmacy on 1.38 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Horkay motioned to approve the Consent Agenda.
Maue seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2008-ODP-12 & 2008-SPP-12 **SEP**
Southeast Corner of 161st Street and Union Street
Pure Development, Inc. by American Structurepoint requests Overall Development Plan and Primary Plat approval of 1 lot on 21.85 acres +/- in the LB: Local and Neighborhood Business District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Howard overviewed this proposal for overall development plan and primary plat review. She said that staff had received no comments and the plans are fully compliant.

Brad Schrage of American Structurepoint, on behalf of the Petitioner, summarized the details of this request. He said some that other than some additional landscaping that was added, the plan remains as presented earlier at the August 3, 2020 APC meeting.

Maue said that this looked like a good project.

Maue motioned to approve 2008-ODP-12 & 2008-SPP-12 with the following Staff conditions:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

McCarty seconded. Motion passed. Vote 8-0.

**2008-ODP-13 &
2008-SPP-13**

Citizens Westfield

3511 W. 166th Street

Citizens Energy Group requests Overall Development Plan and Primary Plat approval of 1 lot on 40.11 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.

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

Howard overviewed this proposal for overall development plan and primary plat review. She said that staff had received no comments and the plans are fully compliant.

No APC comments.

Horkay motioned to approve 2008-ODP-13 & 2008-SPP-13 with the following Staff conditions:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2008-SPP-14

[PUBLIC HEARING]

17827 Commerce Drive

17827 Commerce Drive

JCF Commerce, LLC requests Primary Plat review for two (2) lots on 3 acres +/- in the EI: Enclosed Industrial District

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

Todd overviewed this request for a Primary Plat review. He said that the Petitioner went before the BZA and obtained the necessary variances for approvals of this Primary Plat. He said that there is no new development proposed. He said that Staff had received no public comments and the plans are fully compliant.

Public Hearing for 2008-SPP-14 opened at 7:16 p.m.

No public comments.

Public Hearing for 2008-SPP-14 closed at 7:17 p.m.

No APC comments.

Horkay motioned to approve 2008-SPP-14.

McCarty seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

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

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

2007-PUD-07

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

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

Meeting adjourned at 7:21 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2008-DDP-18

Petition Numbers: 2008-DDP-18

Subject Site Address: 303 E. 161st Street

Petitioner: Urban Vines

Representative: Noah Herron

Request: Detailed Development Plan approval of an existing 600 square foot enclosed patio and 196 square foot outdoor stage for a previously approved winery on 5 acres +/- in the Urban Vines PUD District.

Current Zoning: Urban Vines PUD ([Ord. 19-10](#))

Current Land Use: Commercial / Winery

Approximate Acreage: 5 acres +/-

Property History: 1604-SE-01 (Special Exception)
1604-VS-07 (Variances of Development Standard)
1606-DDP-21 (Original Detailed Development Plan)
1612-VS-16 (Sign Variance)
1808-DDP-10 (Detailed Development Plan for parking expansion)
1904-PUD-08 ([Urban Vines PUD](#))
2006-PUD-05 (Urban Vines PUD Amendment I (pending))

Exhibits: 1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Approved DDP 2016
7. Approved Parking Expansion 2018

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT OVERVIEW

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

September 8, 2020
2008-DDP-18

Location: The 5-acre site is located at 303 E. 161st Street (see **Exhibit 2**).

Property History and Timeline:

- On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07).
- On June 20, 2016, a Detailed Development Plan was approved for the Property with two (2) Subdivision Control Waivers related to Pedestrian Network Standards (see **Exhibit 6**).
- On December 13, 2016, the Board of Zoning Appeals approved a Variance of Development Standard related to signage.
- On April 2, 2018, a Detailed Development Plan was approved for an expansion of the parking lot (see **Exhibit 7**).
- On July 8, 2019, the City Council adopted the Urban Vines PUD ([Ord. 19-10](#)), which repealed the previously granted variances, and added standards for additional improvements that had been made to the Property. This ordinance now governs the development of the Property.
- On June 3, 2020, the Advisory Plan Commission held a Public Hearing on 2006-PUD-05, a proposed amendment to the Urban Vines PUD. That item is still pending, but does not affect the compliance of this Detailed Development Plan.

Request: Detailed Development Plan approval of an existing 600 square foot enclosed patio and 196 square foot outdoor stage for a previously approved winery on 5 acres +/- . This item is listed on the Consent Agenda for the Plan Commission's September 8, 2020, meeting.

The applicable zoning district is the Urban Vines PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

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

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:

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



- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) 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.
- 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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

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

- 5) 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.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2008-DDP-18

- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: No proposed structures.

- 16) Location of all Floodplain areas within the boundaries of the property.

Comment: No Floodplains located on the property.

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

Comment: No Legal Drains located on the property.

- 18) 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.

- 19) Identify buildings proposed for demolition.

Comment: No demolition proposed.

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

- 21) 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).

- 22) Misc.

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 19-10 as amended by Ord. 20-19 as proposed)

The plans comply with Chapter 4 of the UDO and Urban Vines PUD (Ord. 19-10, as amended by Ord. 20-19 as proposed):

- 23) Concept Plan (Sec. 3 of Ord. 19-10)
 - a) The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed and maintained in substantial compliance with the Concept Plan.



24) Legally Established Pre-Existing Conditions (Sec. 4 of Ord. 19-10)

- a) The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Character Exhibit, attached hereto as Exhibit C (the "Character Exhibit"), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the "Existing Improvements"). All existing structures and conditions of the Real Estate, as shown in Exhibit B and Exhibit C, are hereby legally-established.

25) Permitted Uses (Sec. 6 of Ord. 19-10)

26) General Regulations (Article 4.2 of UDO)

- a) Minimum Lot Area: Three (3) acres
- b) Minimum Lot Frontage: 250 feet
- c) Minimum Lot Width: 100 feet
- d) Minimum Building Setback Lines:
 - i) Front Yard (arterial): 100 feet
 - ii) Side and Rear: Thirty (30) feet
- e) Maximum Building Height: 2 ½ Stories
- f) Development Plan Review: Required except for Single-family Dwelling, Agricultural Uses, and associated Accessory Uses.

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

- 27) The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Comment: Project is not located in an Overlay District.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Sec. 9 of Ord. 19-48)

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

28) Accessory Use and Building Standards (UDO Article 6.1 and Sec. 7.1 of Ord. 19-10)

- i) Existing Stage: The Minimum Side Yard Setback for the Outdoor Event Stage shall be fifteen (15) feet, as depicted on the Concept Plan and Character Exhibit.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2008-DDP-18

- ii) Section 7.1 (Ord. 19-10) Permanent Outdoor Restrooms shall not apply; rather, an additional restroom, which includes two (2) stalls, as shown on Exhibit C, shall be located indoors and constructed no later than December 31, 2021.

29) Architectural Standards (UDO Article 6.3 and Sec. 7.2 of Ord. 19-10)

- i) Article 6.3 Architectural Standards: Shall not apply, rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Character Exhibit.

30) Building Standards (Article 6.4 of UDO)

31) Fence Standards (Article 6.5 of UDO)

32) Height Standards (Article 6.6 of UDO)

33) Landscaping Standards (Article 6.8 of UDO and Sec. 7.3 of Ord. 19-10)

- a) Article 6.8 Landscaping Standards: Shall not apply, rather, landscaping shall be maintained in substantial compliance with the Concept Plan and Proposed Additional Landscape Plan attached hereto as Exhibit F.

34) Lighting Standards (Article 6.9 of UDO)

a) General Standards:

- 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.

- iv) The maximum light pole height shall be twenty-five (25) feet.

b) Multifamily Residential, Business, and Industrial Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- ii) 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.]
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.



- iv) All Parking Area lighting for nonresidential uses shall be reduced (e.g. turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (UDO Article 6.12)

37) Parking and Loading Standards (UDO Article 6.14 and Sec. 7.4 of Ord. 19-10)

- a) Article 6.14(G)(7) Off-street Parking; Surfacing and Curbs: Shall not apply.
- b) Bicycle Parking

38) Performance Standards (Article 6.15)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

Comment: To be reviewed at the time Sign Permit application.

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

43) Block Standards (Article 8.1)

44) Easement Standards (Article 8.3)

45) Monument and Marker Standards (Article 8.5)

Comment: Reviewed with Secondary Plat.

46) Open Space and Amenity Standards (Article 8.6)

47) Pedestrian Network Standards (Article 8.7)

- a) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance

48) Storm Water Standards (Article 8.8)

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

50) Street Light Standards (Article 8.10)

51) Street Sign Standards (Article 8.11)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2008-DDP-18

52) Surety Standards (Article 8.12)

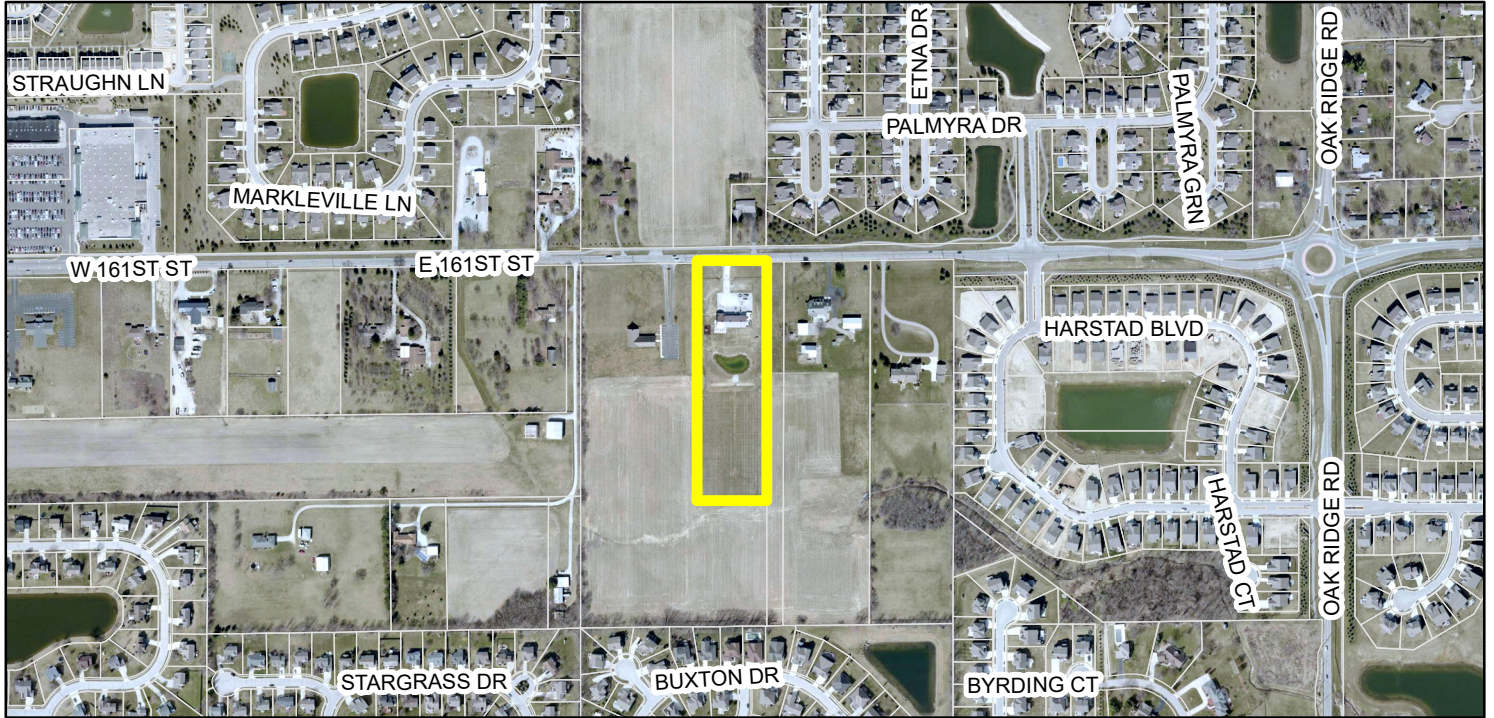
53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

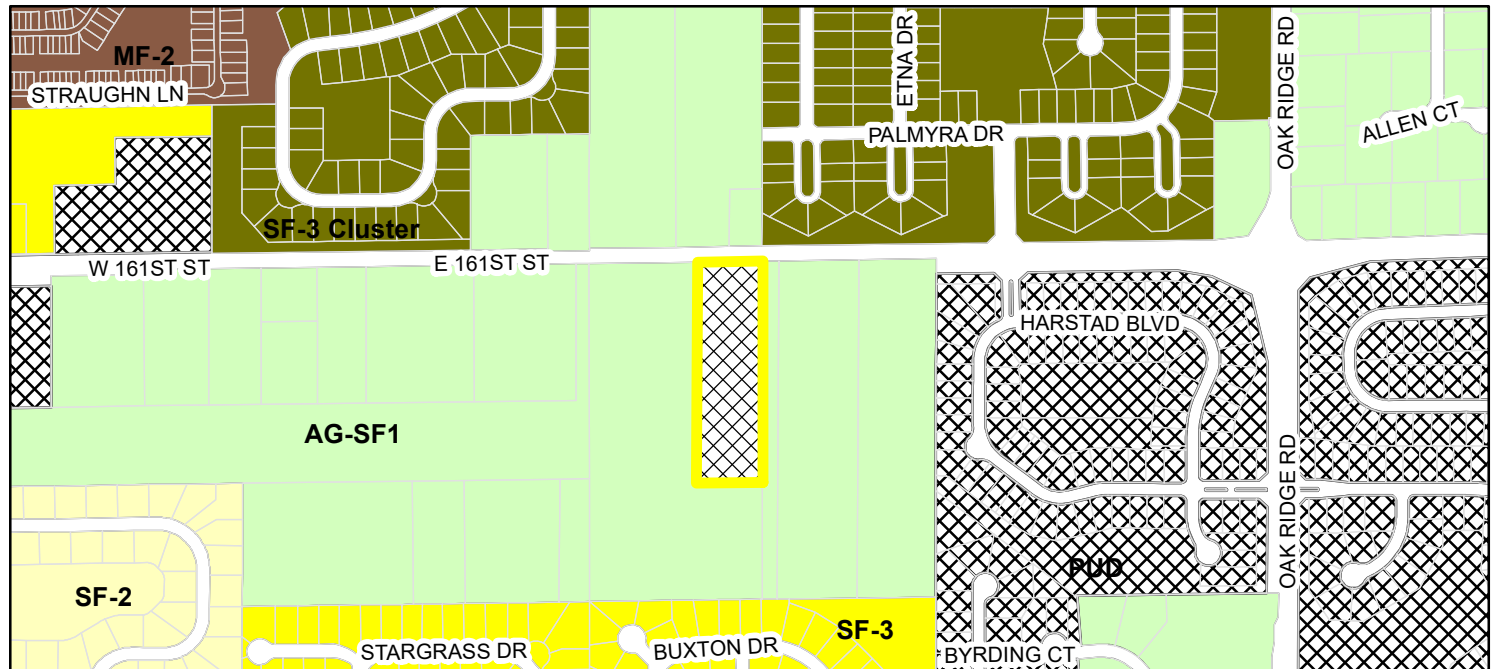
- a) **Action: Approve Detailed Development Plan (2008-DDP-18) with the conditions that an Improvement Location Permit application be submitted for the existing enclosed patio within 14 days of this approval.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).

Aerial Location Map

 Site



Zoning Map



- | | |
|---|--|
|  Parcel |  PUD (Planned Unit Development) |
| Zoning - All |  SF-2 (Single Family - 2) |
| Zoning |  SF-3 (Single Family - 3) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-3 Cluster |
|  MF-2 (Multiple Family - 2) | |

161st St

Exhibit B



Maple Tree Boxwood Hydrangeas Weigela Weigela Hydrangeas Hydrangeas Boxwood Maple Tree

Parking Lot (70 cars)

Hydrangeas

Future Bathroom

Sidewalk

40x100' Building

45x20' Storage Outdoor Area (Fenced)

32x24' Playground

30x20' Covered Patio

Patio Stage

Green Emerald Arborvitaes

16x12' Outdoor Stage

Tractor Parking Area

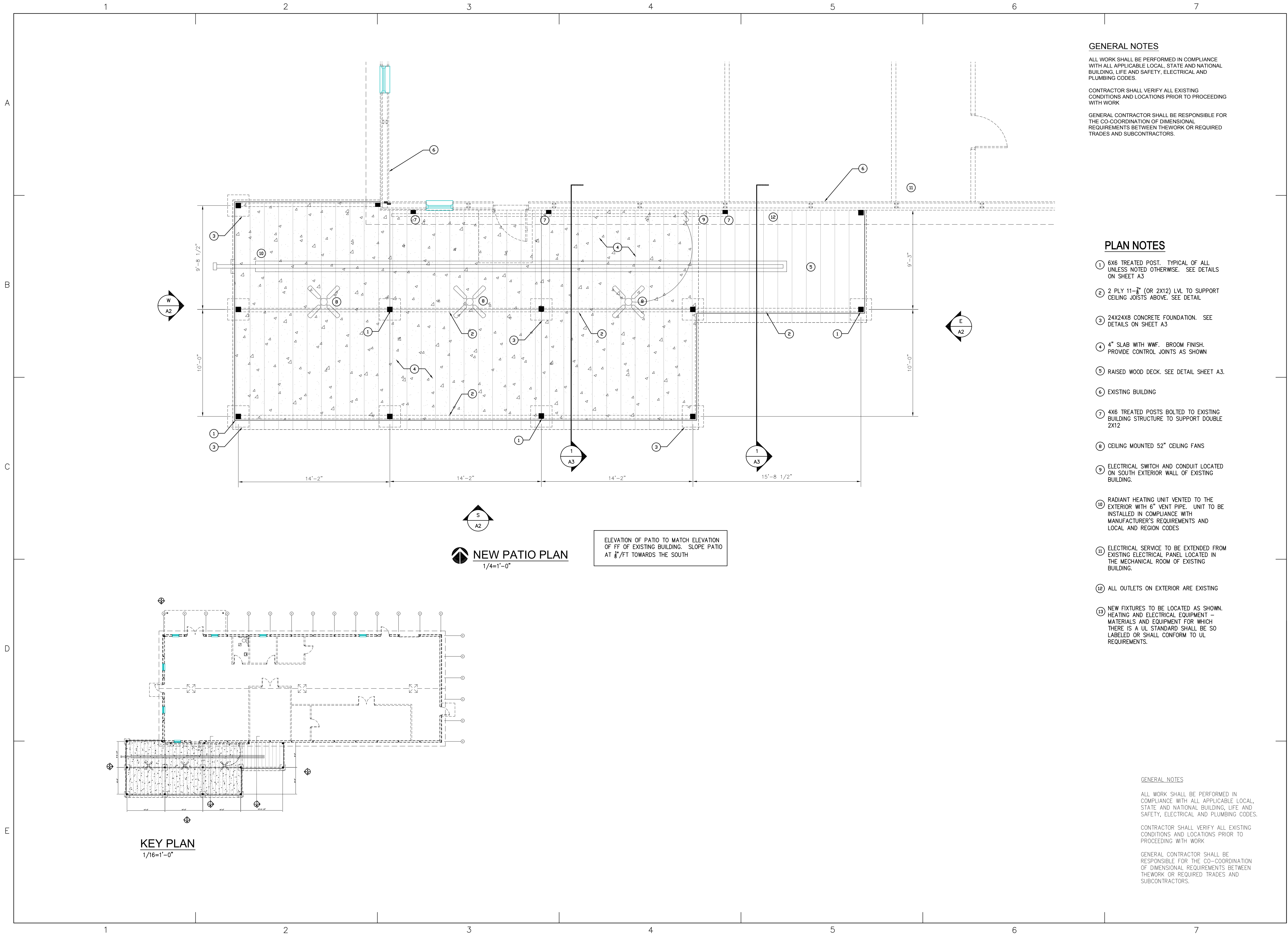
Willow Tree

Willow Tree

Pond

Vineyard





GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE AND SAFETY, ELECTRICAL AND PLUMBING CODES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS PRIOR TO PROCEEDING WITH WORK

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THEWORK OR REQUIRED TRADES AND SUBCONTRACTORS.

PLAN NOTES

- 1 6X6 TREATED POST. TYPICAL OF ALL UNLESS NOTED OTHERWISE. SEE DETAILS ON SHEET A3
- 2 2 PLY 11-1/2" (OR 2X12) LVL TO SUPPORT CEILING JOISTS ABOVE. SEE DETAIL
- 3 24X24X8 CONCRETE FOUNDATION. SEE DETAILS ON SHEET A3
- 4 4" SLAB WITH WWF. BROOM FINISH. PROVIDE CONTROL JOINTS AS SHOWN
- 5 RAISED WOOD DECK. SEE DETAIL SHEET A3.
- 6 EXISTING BUILDING
- 7 4X6 TREATED POSTS BOLTED TO EXISTING BUILDING STRUCTURE TO SUPPORT DOUBLE 2X12
- 8 CEILING MOUNTED 52" CEILING FANS
- 9 ELECTRICAL SWITCH AND CONDUIT LOCATED ON SOUTH EXTERIOR WALL OF EXISTING BUILDING.
- 10 RADIANT HEATING UNIT VENTED TO THE EXTERIOR WITH 6" VENT PIPE. UNIT TO BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS AND LOCAL AND REGION CODES
- 11 ELECTRICAL SERVICE TO BE EXTENDED FROM EXISTING ELECTRICAL PANEL LOCATED IN THE MECHANICAL ROOM OF EXISTING BUILDING.
- 12 ALL OUTLETS ON EXTERIOR ARE EXISTING
- 13 NEW FIXTURES TO BE LOCATED AS SHOWN. HEATING AND ELECTRICAL EQUIPMENT - MATERIALS AND EQUIPMENT FOR WHICH THERE IS A UL STANDARD SHALL BE SO LABELED OR SHALL CONFORM TO UL REQUIREMENTS.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE AND SAFETY, ELECTRICAL AND PLUMBING CODES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS PRIOR TO PROCEEDING WITH WORK

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THEWORK OR REQUIRED TRADES AND SUBCONTRACTORS.

URBAN
VINES LLC

303 EAST 161ST STREET
WESTFIELD, INDIANA

PROJECT ARCHITECT:



FORBUSH DESIGN

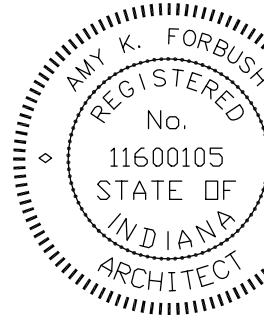
CUSTOM DESIGN & PLANNING
OFFICE: (317)844-0845

PROJECT ENGINEER:

SIGN

Anthony Forbush

SEAL:



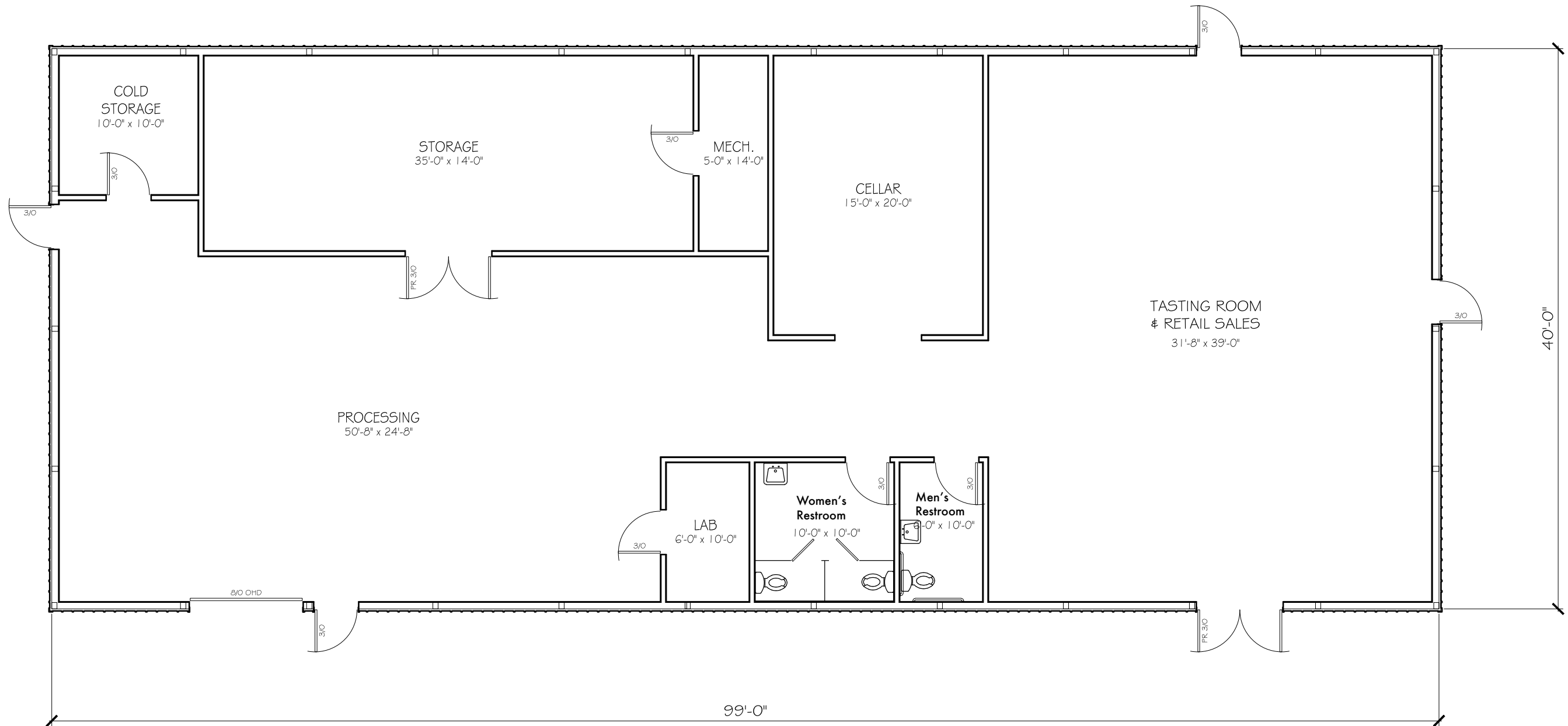
MARK	DATE	DESCRIPTION
ISSUE:	--	
PROJECT NO:		
DATE:	5/10/2019	
CAD DWG FILE:	--	
XREF DWG FILE:	--	
SCALE:	NOTED	
DRAWN BY:	AKF	
CHECKED BY:	AKF	
REVIEWED BY:		

URBAN
VINES LLC

303 EAST 161ST ST
WESTFIELD
INDIANA

FLOOR
PLAN

A1

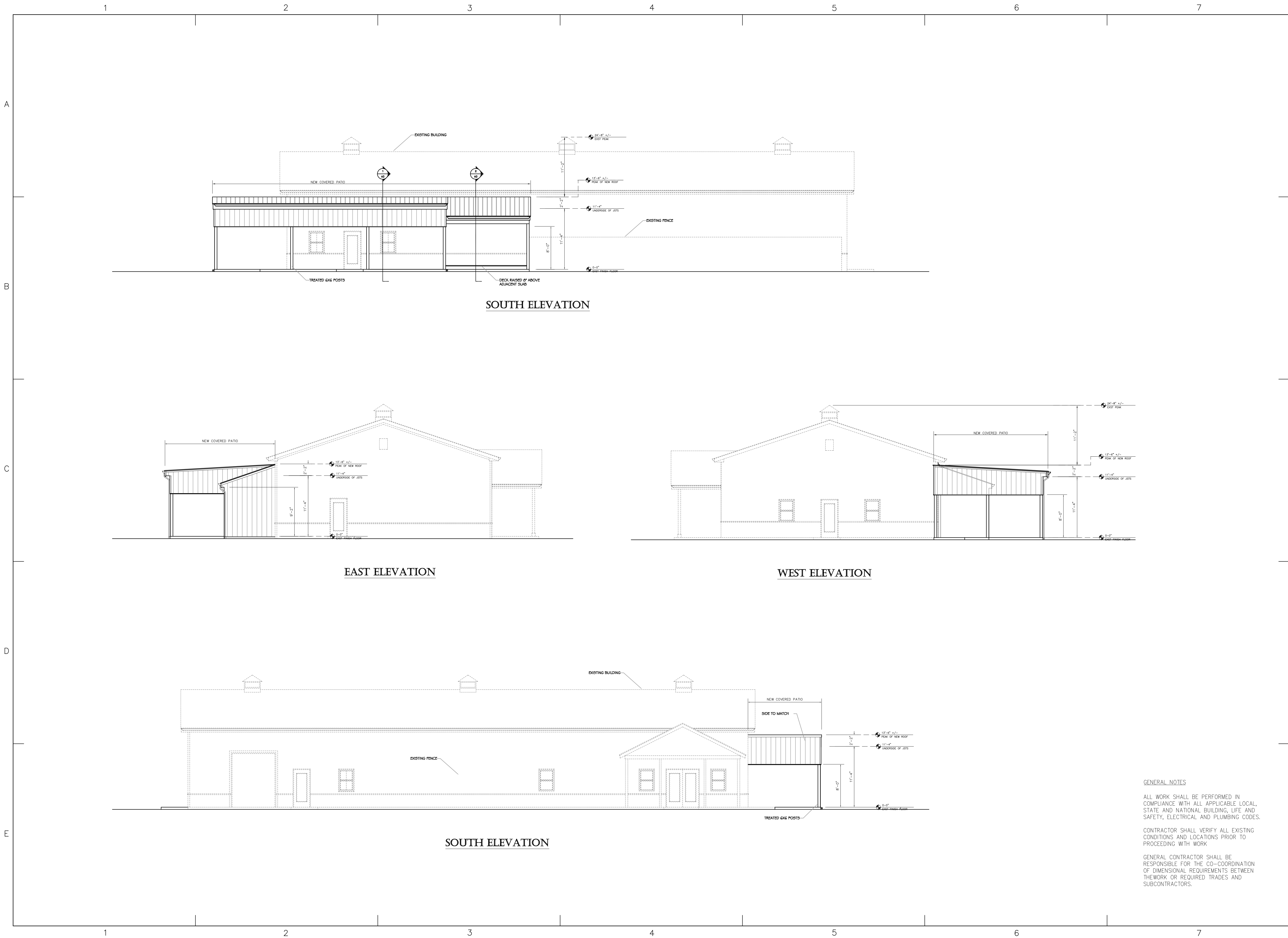


ARCHITECT OF RECORD



Urban Vines Winery

Urban Vines LLC
303 East 161st Street
Westfield, Indiana 46074



URBAN
VINES LLC
303 EAST 161ST STREET
WESTFIELD, INDIANA

PROJECT ARCHITECT:



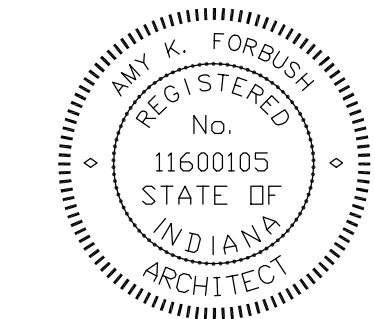
FORBUSH DESIGN
CUSTOM DESIGN & PLANNING
OFFICE: (317)844-0845

PROJECT ENGINEER:

SIGN

Forbush Design

SEAL:



MARK	DATE	DESCRIPTION
ISSUE:	--	
PROJECT NO:		
DATE:	5/10/2019	
CAD DWG FILE:	--	
XREF DWG FILE:	--	
SCALE:	NOTED	
DRAWN BY:	AKF	
CHECKED BY:	AKF	
REVIEWED BY:		

URBAN
VINES LLC

303 EAST 161ST ST
WESTFIELD
INDIANA

ELEVATIONS

A2

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE AND SAFETY, ELECTRICAL AND PLUMBING CODES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS PRIOR TO PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THEWORK OR REQUIRED TRADES AND SUBCONTRACTORS.





161st St

Exhibit B



Maple Tree Boxwood Hydrangeas Weigela Weigela Hydrangeas Hydrangeas Boxwood Maple Tree

Parking Lot (70 cars)

Hydrangeas

Future
Bathroom

Sidewalk

40x100'
Building

45x20'
Storage
Outdoor
Area
(Fenced)

32x24'
Playground

30x20'
Covered Patio

Patio
Stage

Green Emerald
Arborvitae

16x12'
Outdoor
Stage

Tractor
Parking
Area

Willow Tree

Willow Tree

Pond

Vineyard





Columnar Maple "Armstrong"



505 West 186th St.
Westfield, IN 46074
Phone: (317) 846-0620
Fax: (317) 846-4950
web: sundowngardens.com

Scale: 1/2" = 1.0'
Date: 06.12.19
Designer: SL
Drawn By: DBa

URBAN VINES
303 E 161st St
Westfield, IN 46074

REVISION DATE

1	-
2	-
3	-
4	-

* DISCLAIMER *
UNLESS OTHERWISE NOTED
AND AS NECESSARY IRRIGATION
REPAIRS AND/OR ADJUSTMENTS
WILL BE REQUIRED ON TIME AND
MATERIAL BASIS
ANY UNFORSEEN AND/OR
UNANTICIPATED COSTS INCLUDING
BUT NOT LIMITED TO REMOVAL
OF EXISTING FENCES, POSTS, LIGHTING, AND
SIGNAGE ARE THE
RESPONSIBILITY OF THE CLIENT

161st St



Urban Vines Parking Lot



Mayor
Andy Cook

City Council
Chuck Lehman
Jim Ake
Joe Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

Clerk Treasurer
Cindy J. Gossard

Economic and
Community
Development

(317) 804-3170

2728 East 171st Street
Westfield, IN 46074

westfield.in.gov

VIA E-MAIL

June 22, 2016

Noah Herron
Urban Vines, LLC
120 E 161st Street
Westfield, IN 46074

RE: 1606-DDP-21 (Urban Vines Detailed Development Plan)

Dear Mr. Herron,

The Westfield-Washington Advisory Plan Commission (the "Plan Commission") met on June 20, 2016, following a public hearing at their June 6, 2016, meeting, to review:

Petition No.: 1606-DDP-21

Petitioner: Noah Herron of Urban Vines, LLC

Description: Detailed Development Plan approval for 2.45 acre +/- vineyard (crop area) and 4,015 sq. ft. +/- winery building on 5 acres +/-, and associated waivers.

The Plan Commission **approved** the two (2) requested **subdivision control waivers** from the following standards:

Article 8.7(D) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with UDO standards.

Article 8.7(C)(4) Internal Pedestrian Network Standards: Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures

Waivers were approved upon finding (in accordance with Article 7.39(C)) that:

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

Furthermore, the Plan Commission **approved** 1606-DDP-21 (**Detailed Development Plan**) with the following condition: The property owner shall install the multi-purpose path along the property's 161st Street frontage by July 1, 2021, or prior to the issuance of a Certificate of Occupancy for a building on the property, whichever occurs later.

If you have any questions or need further assistance, then please do not hesitate to contact the Economic and Community Development Department.

Respectfully,

Jesse M. Pohlman
Senior Planner
City of Westfield

Economic and
Community Development

(317) 804-3170 office
(317) 804-3181 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Urban Vines Site Plan

Westfield, Indiana

Owner:

Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Site Engineer:

Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:

City of Westfield Economic &
Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

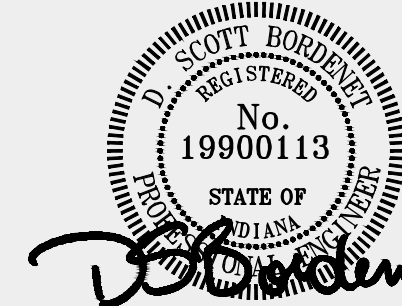
Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic &
Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

TITLE SHEET

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



Project Description:

Project Description

These plans constitute Civil-Site Plans for the construction of a commercial building over undeveloped land at 303 East 161st Street, Westfield, Indiana. Improvements consist of building and gravel parking lot construction with water, electric, gas and communication utility connections. Separate plans exist for sewer grinder/forcemain construction.

Project Summary

Number of Lots: 1 (5.0 Ac.)
Open Lot Area: 4.57 Ac.
Impervious Area (incl. building): 16,165 sft.
Building Area: 3,964 sft.
Area of Site Disturbance: 0.95 ac.
Total Parking Spaces Provided (incl. ADA): 17
Number of ADA Spaces Provided: 1

Site Flood Information

This property is not affected by the 100 Year Flood Plain according to National Flood Insurance Boundary and Floodway Maps. The referenced map is Map Number 1805/00120G effective date, November 19th, 2014.

Permit Requirements

It is the contractor's responsibility to ensure all necessary permits required for construction have been obtained prior to the commencement of any work.

Note to Contractors

(1) All contractors shall review City of Westfield Standards and Specifications prior to bidding on this project. Additional specifications not included in this set of plans may be required.

See

<http://www.westfield.in.gov/egov/apps/document/center.egov?view=items&id=50>

(2) The presence of a City of Westfield review and acceptance stamp on plans does not relieve the Contractor or Developer from compliance to the "City of Westfield Construction Standards" (latest edition). This review only designates that the general conformance with design and specifications have been met. Field changes may become necessary in order to comply with the detailed City of Westfield Specifications.

Project Construction Specifications

City of Westfield Construction Standards and Specifications (latest edition) control all site related construction.

Pre-Construction Notification

The contractor shall schedule a pre-construction meeting with the City of Westfield prior to any construction on the site being started.

Originating Benchmark Information:

Described by Coast and Geodetic Survey 1934; 1.8 miles south along the Chicago, Indianapolis and Louisville railway from the station at Westfield, Hamilton County; 6-1/2 rails south of culvert b 165.1, in the northeast angle of a gravel-road crossing, 9 yards east of the east rail, 6 yards north of the centerline of the road, and about 3 feet higher than the rail. A standard disk, stamped v42 1934 and set in the top of a concrete post projecting one-half foot above ground. NAD 83 58462.

PLAN STATUS

LOCAL PLANNING & ENGINEERING

WATER UTILITY	NOT APPLICABLE
SANITARY UTILITY	NOT APPLICABLE
ELECTRIC UTILITY	NOT APPLICABLE
GAS UTILITY	NOT APPLICABLE
TELEPHONE UTILITY	NOT APPLICABLE
CABLE UTILITY	NOT APPLICABLE
IDEM SANITARY MAIN EXTENSION	NOT APPLICABLE
IDEM WATER MAIN EXTENSION	NOT APPLICABLE
IDEM RULE 5 NOI	NOT APPLICABLE

These plans must meet the approval of the local planning authority for permit acquisition. Also, these plans must satisfy the requirements of local utility service providers. Submit service requests/applications for utility plan review or coordinate with the site engineer or architect. These plans should only be used for estimating purposes until applicable approvals are obtained.

INDIANA UNDERGROUND

Call At Least 2
Full Working
Days Before You
Dig

PLANT
PROTECTION SERVICE
1-800-382-5544



Bordenet Civil Engineering &
Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

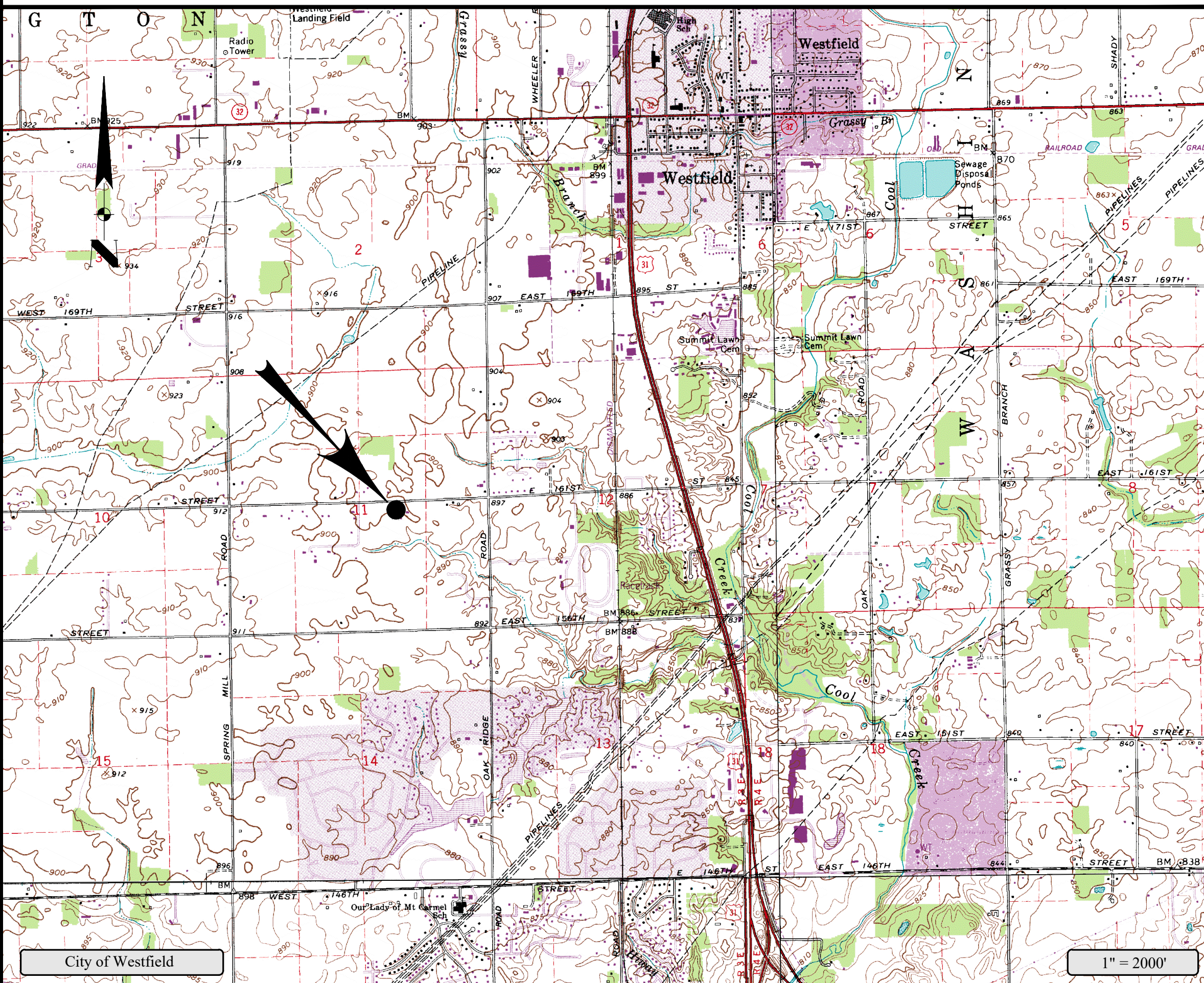
Project Number:

2015-158

Sheet No. :

C1.0

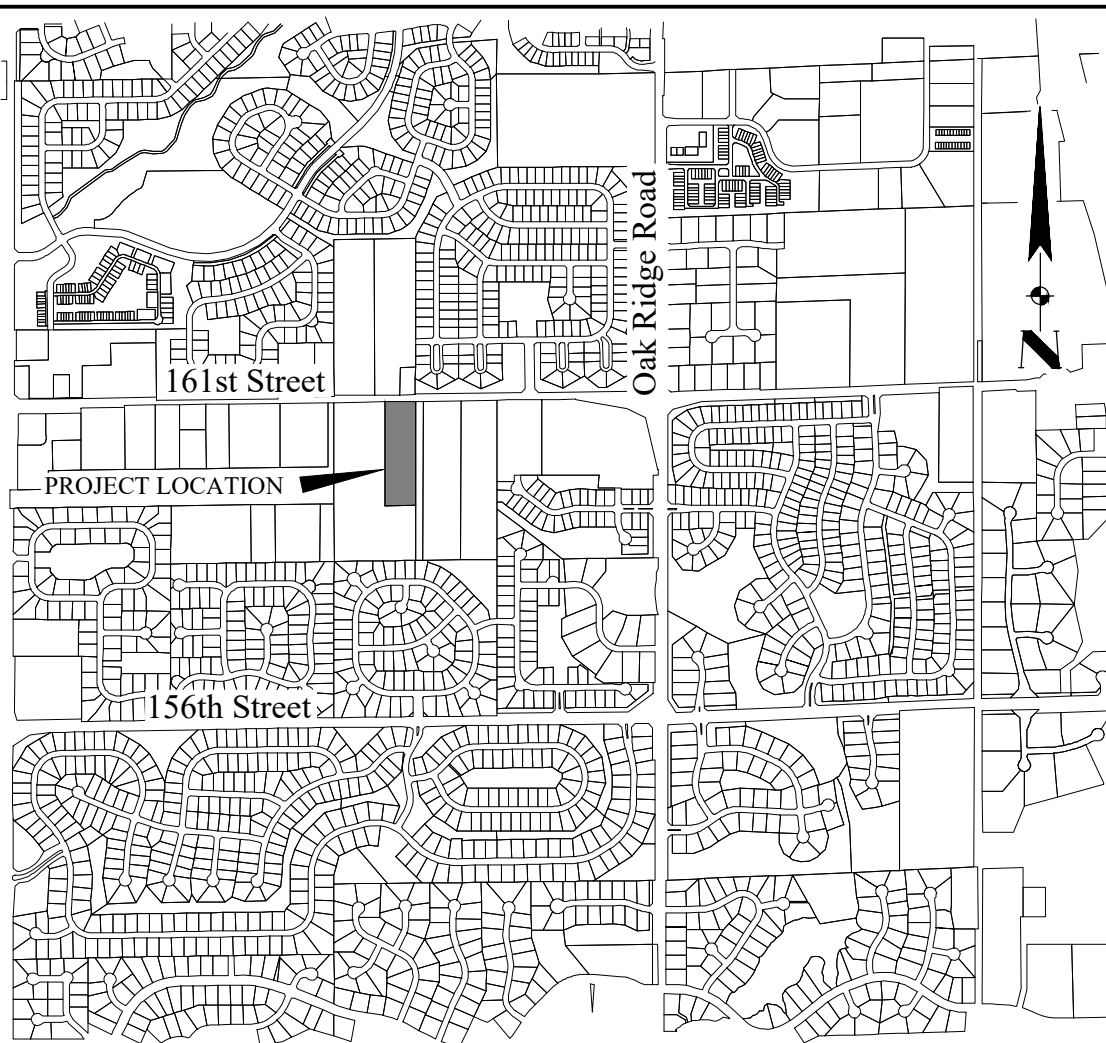
INDIANA USGS 7.5' QUADRANGLE LOCATION MAP



LAND DESCRIPTION

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the POINT OF BEGINNING; thence continue North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with an orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with an orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

VICINITY MAP



LEGAL DESCRIPTION

Deed Legal Description (Instrument No. 2013052337)
A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail , said point also being the POINT OF BEGINNING; thence continue North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

Survey Legal Description

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 13 minutes 00 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a PK nail with magnetic tag stamped "BORDENET 20100044", said point also being the POINT OF BEGINNING; thence continue North 89 degrees 13 minutes 00 seconds East along the North line of said Southeast Quarter 250.00 feet to a PK nail stamped "BORDENET 20100044"; thence South 00 degrees 02 minutes 12 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence South 89 degrees 13 minutes 00 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence North 00 degrees 02 minutes 12 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

SURVEYOR'S CERTIFICATE

To Noah Herron:

This survey was performed under my direction, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1-12 for the State of Indiana.

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the within topography survey is accurate to the best of my knowledge and belief. The elevations shown were accumulated by electronic total station GPS instrumentation and are accurate to +/- 0.10 feet or one half contour interval.

Date Field Work Completed: April 25, 2016
Dated Survey Certified: April 26, 2016


D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana



GENERAL NOTES

- This survey was performed without the benefit of a current land title insurance commitment which may have disclosed information that affects the surveyed tract.
- Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 120 of 300, MAP NO. 18057C0120G for Hamilton County, Indiana, dated November 19, 2014, the within described real estate IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate IS NOT located within (unshaded) Zone X (Areas determined to be outside 500-year flood plain). Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.
- The surveyed premises contains a total of 5.00 acres, more or less (Net area INCLUDES right of way).
- The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.
- Per the Hamilton County online mapping data, no part of this property contains a legal (regulated) drain.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Bordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

SURVEYOR'S REPORT

Client: Noah Herron
Job Number: 2016-158
Location of Survey: 303 E. 161st Street, Westfield, Indiana
Type of Survey: Boundary / Topographic Survey
Class of Survey: Urban Survey (865 IAC 1-12-7)
Field Work Completed: April 25, 2016

Theory of Location

The subject parcel's property lines are qualified to the north and east line of the parcel's southeast quarter section. Therefore, the controlling monuments are the northwest, northeast, and southeast corners of said quarter section. These corners were found as marked by the county surveyor.

The Hamilton County Surveyor's Office corner records indicate that the north and east quarter section corner of the subject southeast quarter exist as a PK nail (north quarter corner of the southeast quarter) and stone (east quarter corner of the southeast quarter). These corners were not original PLSS corners and could not be found. The lines of the southeast quarter are established to be the corners.

Limited evidence of the north parcel corners were found. Road patching, tone from a magnetic locator, and limited digging indicated the possible existence of PK's below the roadway surface. No PK's were found. The possible locations were approximately 0.3' northwest of the calculated and hereby set corners (PK with magnetic tag marked Bordenet, 20100044).

The record description referenced capped rebar marking the southeast and southwest corners. These capped rebar were found and determined to be approximately 1.7' west of the calculated and hereby set corners (5/8" rebar with cap marked Bordenet, 20100044). It is my opinion that these corners were previous set by deed bearings in the record description. The east and west property line should not have been controlled by the record bearing dimensions but to the qualified east quarter section line.

Survey Limitations and Uncertainty

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- Availability and condition of reference monuments;
- Occupation or possession lines.
- Clarity and/or ambiguity of the record description(s) used and/or the adjoiner's descriptions; and
- Measurements (Relative Positional Accuracy)

A. Availability and condition of reference monuments

Monuments which control the lines and corners of the surveyed property are as follows:

- The northwest corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
- The northeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
- The southeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.

Estimated uncertainty: None, the controlling section corners were easily identifiable.

B. Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- A 255' (+) long vinyl fence belonging to the east adjoiner lies along the north portion of the east line of the subject parcel. Measurements indicated that this fence lies within 0.1', more or less, of the calculated property line.

Estimated uncertainty: None, an existing fence fell remarkably close (on) the calculated property line.

C. Clarity and/or ambiguity of the record description(s)

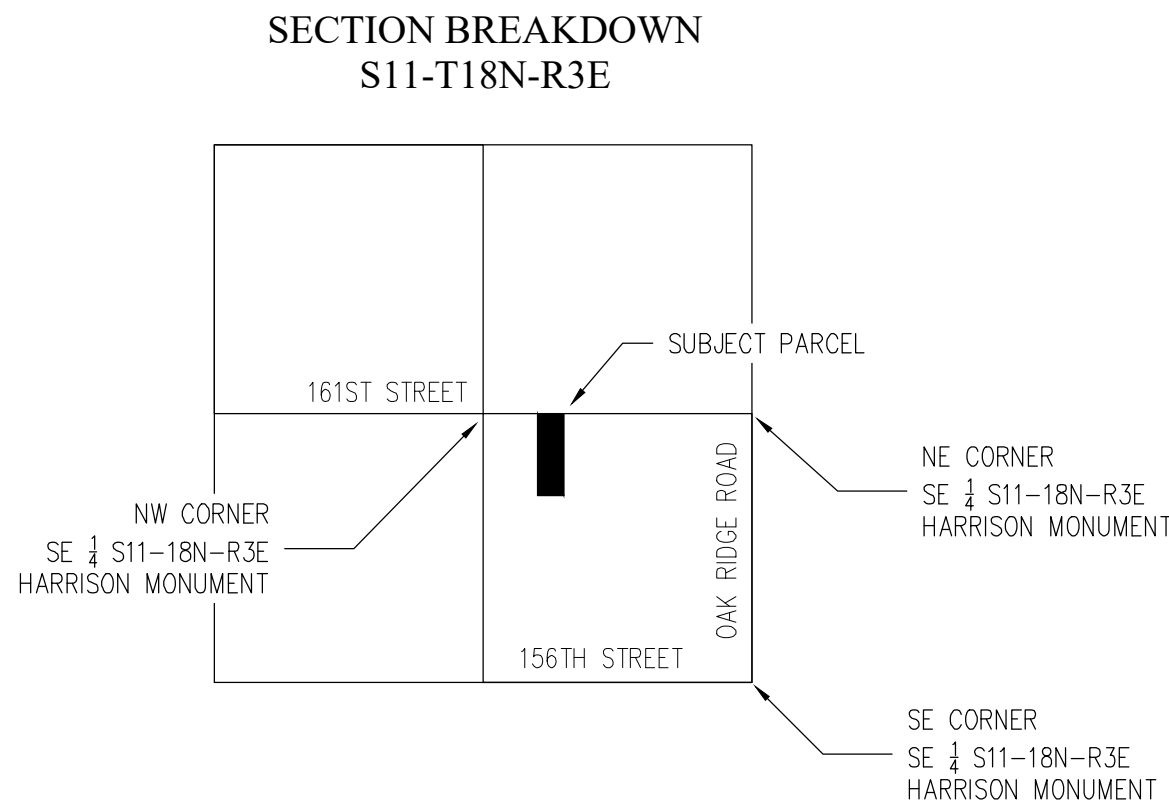
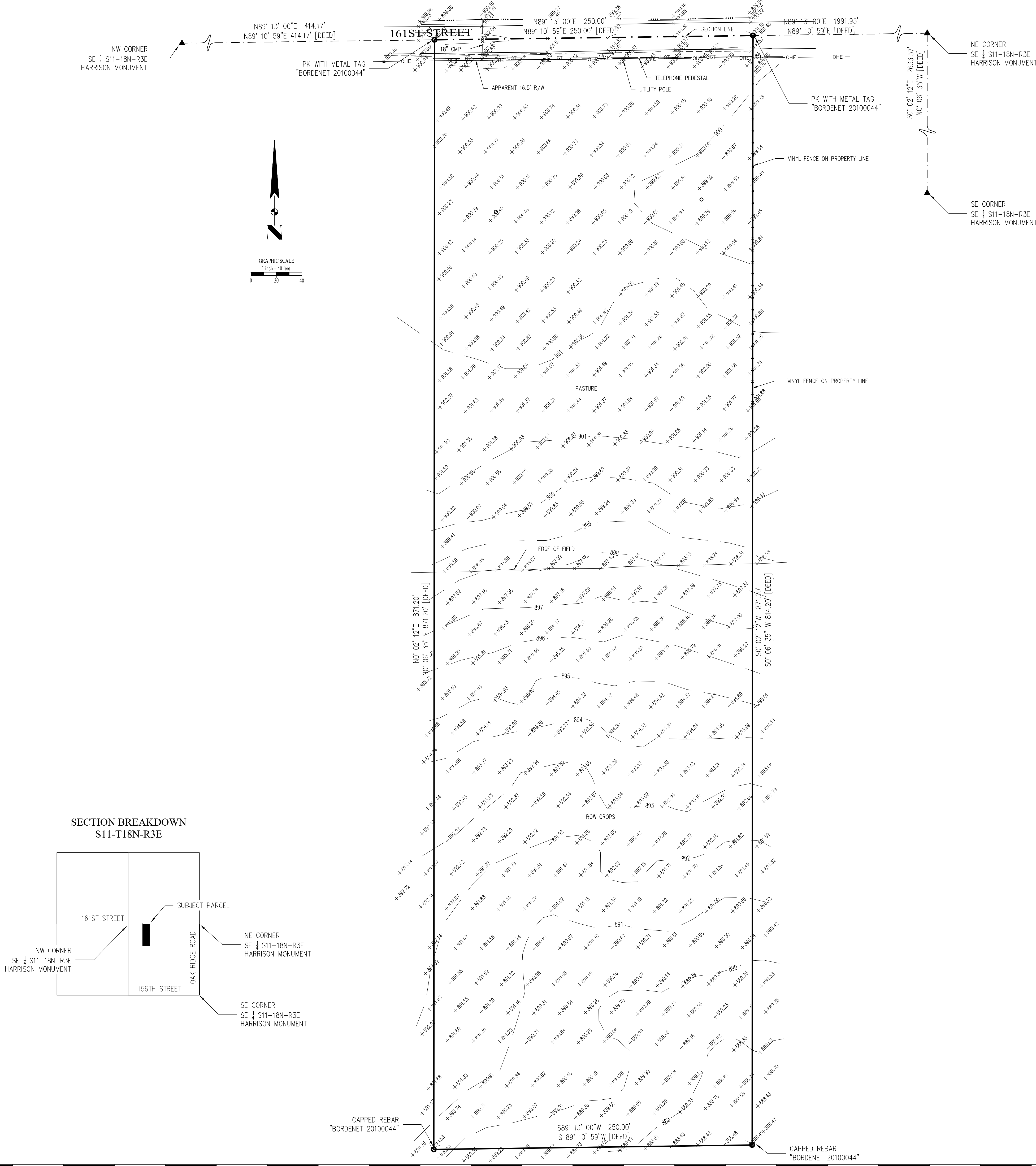
The record descriptions for the adjoining real estate were obtained and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoiners. It is this surveyor's professional opinion that there are no significant uncertainties in the lines of the surveyed real estate and those of the adjoiners due to discrepancies in the record descriptions.

Estimated uncertainty: None, the subject and adjacent parcels' property lines reference the same controlling section line(s).

D. Measurements (Relative Positional Accuracy)

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million). ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

Estimated uncertainty: None, measurements were made using methods and techniques allowing for the required relative accuracy.



URBAN VINES BOUNDARY SURVEY

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Land Surveyor: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

BOUNDARY SURVEY
865 IAC ARTICLE 1 RULE 12 RETRACEMENT

SURVEY NOTES

Public Land Survey System Sections

Southeast Quarter S11-T18N-R3E

City: Westfield, Indiana

County: Hamilton County

Civil Township: Washington Township

Horizontal Datum

US State Plane 1983
Indiana State Plane East [1301]
Grid Coordinates (Note: Labeled line dimensions have been projected to ground distances to conform to record dimensions.)

Vertical Datum

NAVD 88
Originating Benchmark Information:
Described by Coast and Geodetic Survey 1934. 1.8 miles south along the Chicago, Indianapolis and Louisville railway from the station at Westfield, Hamilton County, 6-1/2 miles south of culvert b 165.1, in the northeast angle of a gravel-road crossing, 9 yards east of the east rail, 6 yards north of the centerline of the road, and about 3 feet higher than the rail. a standard disk, stamped v42 1934 and set in the top of a concrete post projecting one-half foot above ground. Elev. 884.62.

Site Control

Northwest Property Corner
N 1738815.28 [SPC]
E 191609.12 [SPC]
Z 902.12 [NAVD88]

Northeast Property Corner
N 1738818.70 [SPC]
E 191859.09 [SPC]
Z 901.35 [NAVD88]

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16


Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

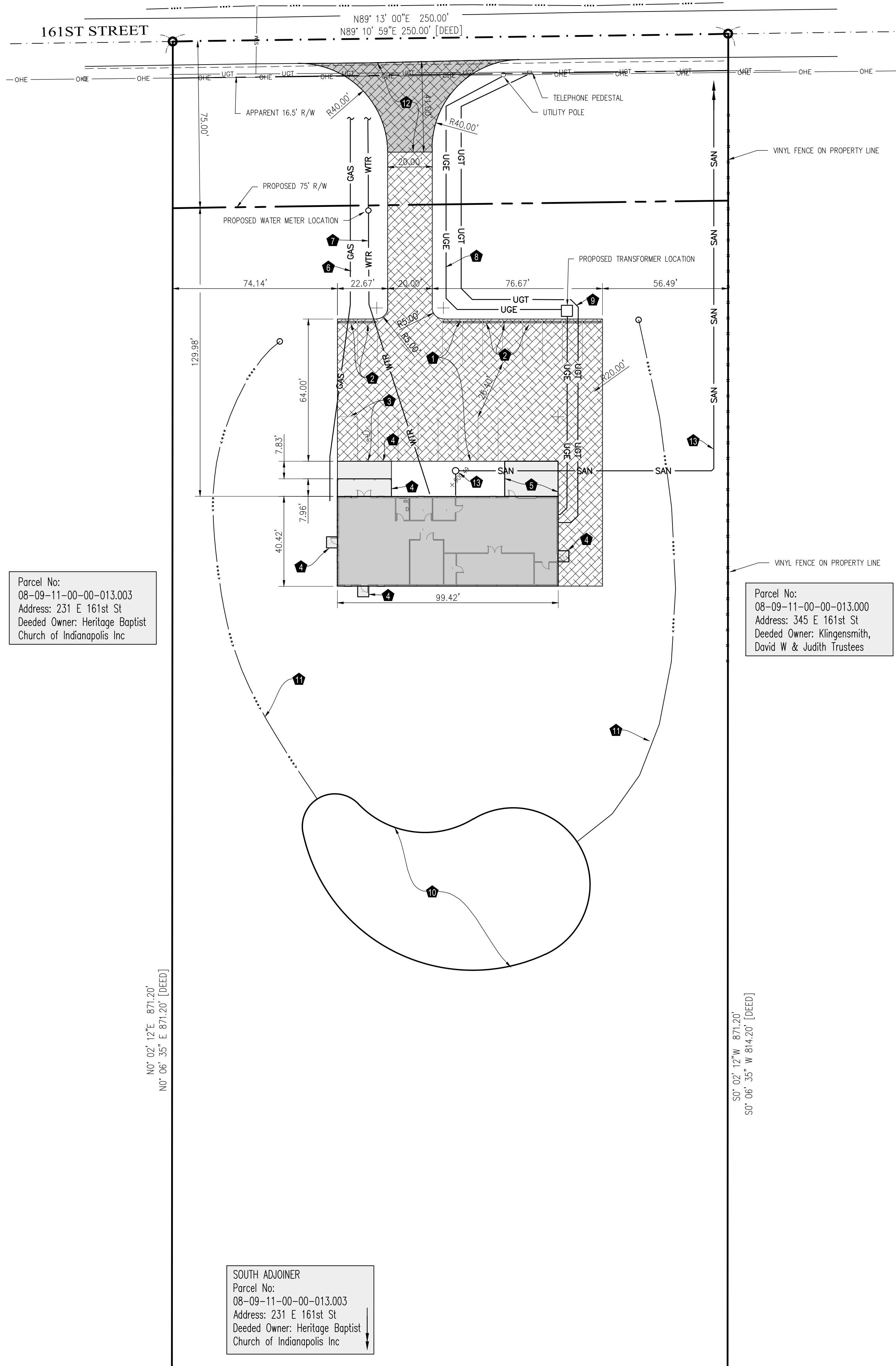
Sheet No. :

C2.0

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibek Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Urban Vineyards Site Plan v1.2.dwg : Jun 09, 2016, 6:50:04 pm

GENERAL NOTES

- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. CONFIRM ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS. HOLD ALL BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
- L. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

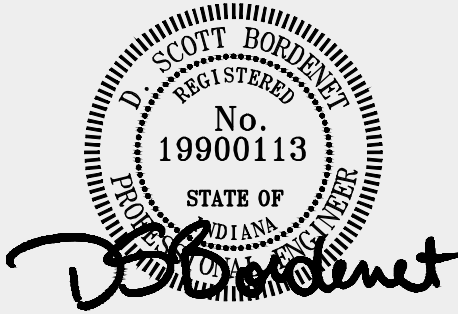
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



PLAN NOTES

NOTE	DETAIL/SHT.	DESCRIPTION
1.		GRAVEL PARKING LOT. 4" NO. 53 STONE.
2.		CONCRETE WHEEL STOP. NOTE: PARKING SPACES SHOWN ARE NOT TO BE MARKED. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES.
3.	HC/C3.1	HANDICAPP PARKING SPACE WITH 9' ACCESS AISLE (TO THE WEST).
4.	SCP/C3.1	4" STANDARD DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN. COORDINATE ALL PAD SIZES NAD LOCATIONS WITH ARCHITECTURAL PLANS.
5.	HCP/C3.1	6" HEAVY DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN. COORDINATE ALL PAD SIZES NAD LOCATIONS WITH ARCHITECTURAL PLANS.
6.		GAS SERVICE. PLACE METER AT BUILDING FACE. COORDINATE WITH UTILITY PROVIDER.
7.		1" WATER SERVICE. PLACE METER(S) AT PROPOSED R/W WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
8.		ELECTRIC SERVICE. PLACE METER AT BUILDING FACE. PUT TRANSFORMER WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
9.		TELEPHONE SERVICE. COORDINATE WITH UTILITY PROVIDER.
10.		POND. SEE GRADING PLAN FOR DETAILS.
11.		DRAINAGE SWALE. SEE GRADING PLAN FOR DETAILS.
12.		CONSTRUCT ASPHALT DRIVEWAY TO CITY OF WESTFIELD STANDARDS. PAVEMENT SHALL BE ASPHALT CONSISTING OF 1" OF SURFACE -ON- 3" OF BINDER -ON- 6" OF COMPACTED #33 STONE. ANY RECONSTRUCTION TO 161ST STREET FOR DRIVEWAY CONNECTION TO BE TO ARTERIAL STREET STANDARDS (SEE SHEET C3.1 FOR DETAILS).
13.		SEE OTHER PLANS FOR E-ONE GRINDER/FORCEMAN.

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16



Bordenet Civil Engineering & Land Surveying, LLC
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Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

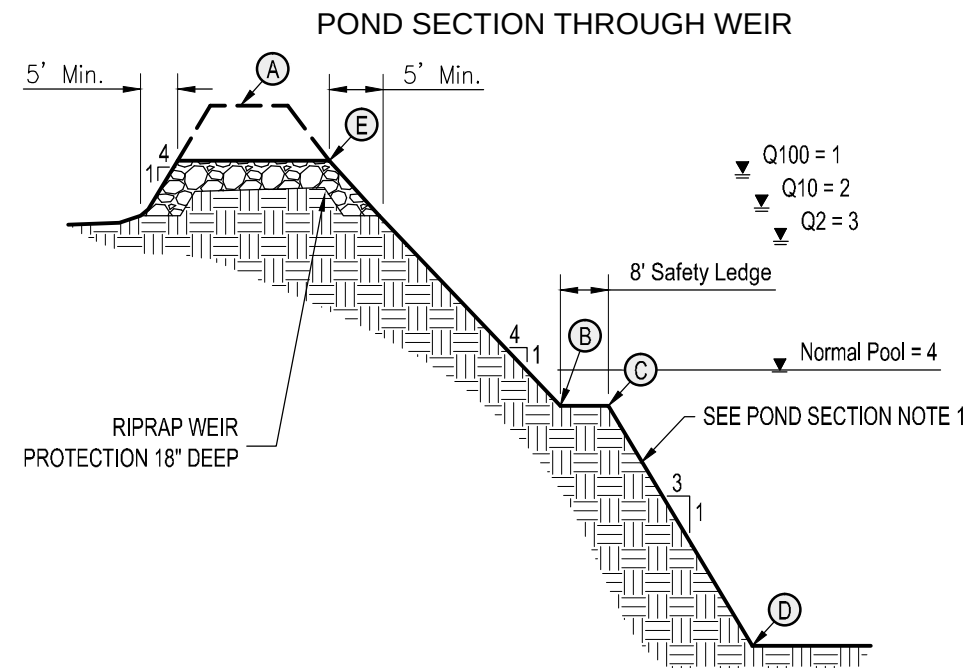
Sheet No. :

C2.1

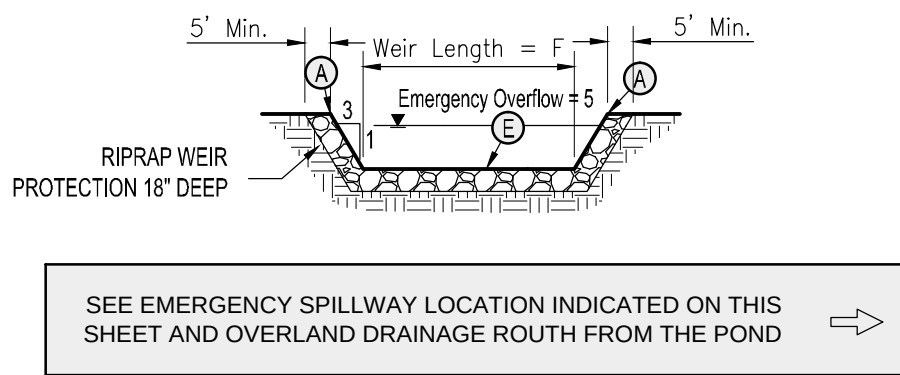
GENERAL NOTES

- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
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POND SECTION DATA		
Label	Description	Elevation
A	Pond Protection Grade	899.00
B	Maintenance Ledge Elevation	893.00
C	Safety Ledge Elevation	893.00
D	Pond Bottom	887.00
E	Weir Elevation	897.60
F	Weir Length	15.00
1	Q100	897.59
2	Q10	896.48
3	Q2	895.86
4	Normal Pool	895.00
5	Emergency Overflow	897.60



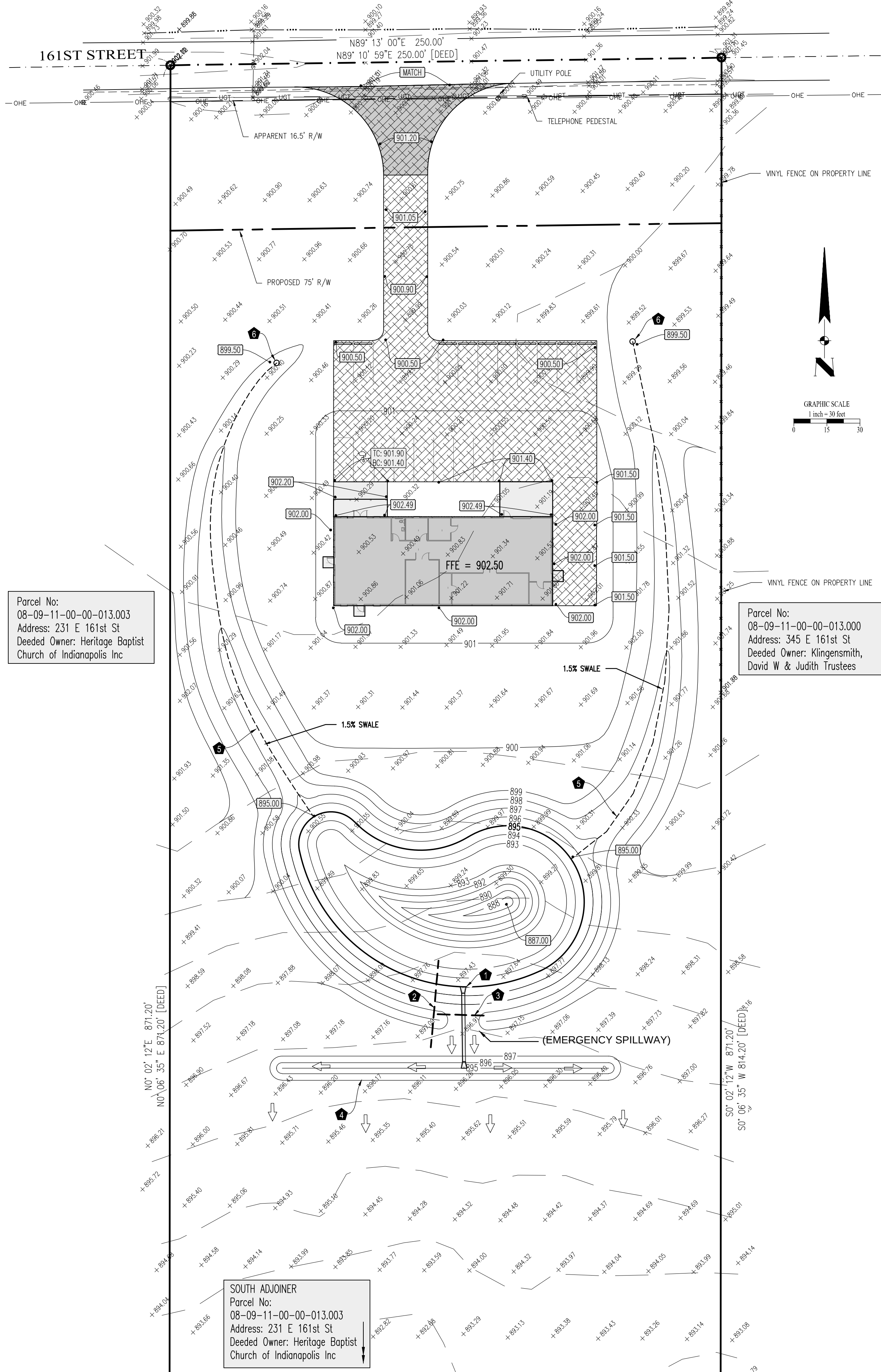
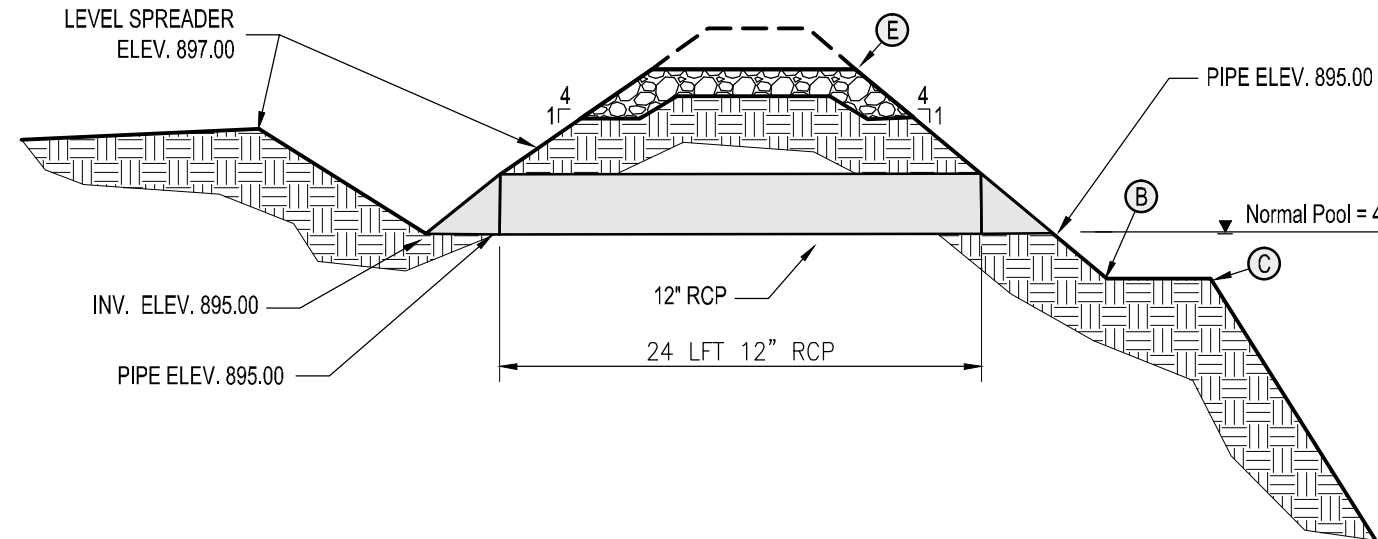
SECTION THROUGH WEIR CREST
(EMERGENCY SPILLWAY)



POND SECTION NOTES

1. If sand seams are encountered, a pond lining may be necessary. The pond lining shall be constructed to maintain the normal pool elevation. Other standards may be necessary to maintain the normal pool and shall be employed as deemed necessary by the site engineer.

CONTROL STRUCTURE & LEVEL SPREADER



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

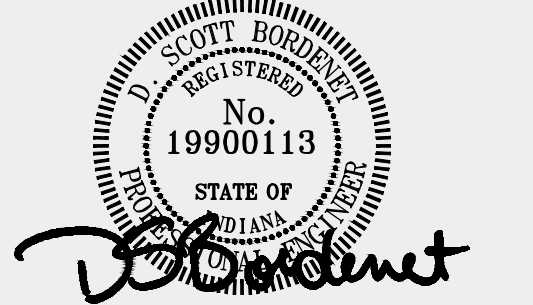
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

GRADING PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



PLAN NOTES

- | NOTE | DETAIL/SHT. | DESCRIPTION |
|------|-------------|--|
| 1. | C3.2 | CONSTRUCT 24 LFT OF 12" RCP PIPE WITH 2 CONCRETE END SECTIONS. END SECTIONS SHALL HAVE ANCHORS. UPSTREAM (POND SIDE) END SECTION SHALL HAVE AN ANIMAL GUARD. |
| 2. | C3.2 | SEE POND SIDE SLOPE DETAIL THIS SHEET AND SHEET C3.2. |
| 3. | | SEE WEIR CREST TYPICAL SECTION. |
| 4. | | SEE LEVEL SPREADER AND CONTROL STRUCTURE DETAIL THIS SHEET. |
| 5. | C3.2 | 6" DUAL WALL HDPE (SMOOTH BORE) SUBSURFACE DRAIN WITH CMP END SECTION REQUIRED. SEE EROSION CONTROL PLANS FOR RIP RAP AT SWALE/CMP PIPE OUTLET INTO POND. |
| 6. | C3.2 | SUBSURFACE DRAIN RISER REQUIRED. |

INDIANA UNDERGROUND



PLANT PROTECTION SERVICE
1-800-382-5544

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

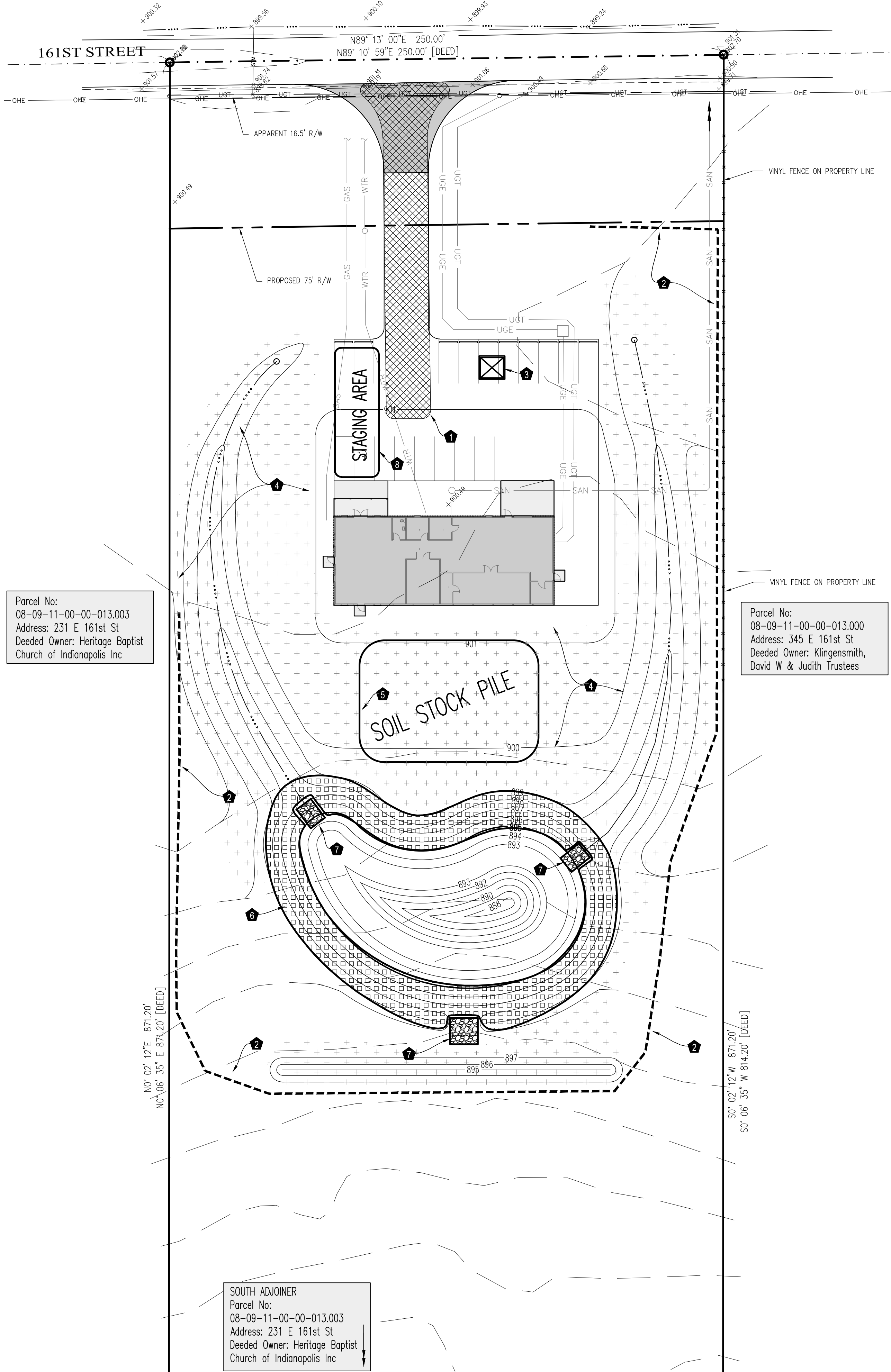
Project Number: 2015-158

Sheet No. :

C2.2

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibek Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Urban Vineyards Site Plan v1.2.dwg : Jun 09, 2016, 6:50:10 pm

- GENERAL NOTES
- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
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- L. THERE SHALL BE NO DIRT, DEBRIS, OR STORAGE OF MATERIAL IN THE STREET.
- M. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WPWD INSPECTOR.



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

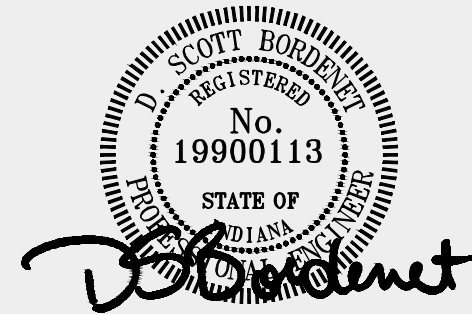
Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory
Agency: City of Westfield Economic &
Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

EROSION CONTROL PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



PLAN NOTES

NOTE	DETAIL/SHT.	DESCRIPTION
1.	C3.0	CONSTRUCT STABLE CONSTRUCTION ENTRANCE WHERE INDICATED.
2.	C3.0	PLACE SILT FENCE ON DOWNSLOPES WHERE INDICATED. IT IS NOT NECESSARY TO PLACE SILT FENCE ON SLOPES DRAINING INTO THE CONSTRUCTION AREA.
3.	C3.0	PLACE CONCRETE WASHOUT WHERE INDICATED.
4.	PS/C3.0	ALL DISTURBED YARD AREAS SHALL BE SEEDDED. THE YARD AREAS AROUND THE PERIMETER OF THE DETENTION FACILITY SERVE AS PRETREATMENT AND MUST BE SEEDDED TO ESTABLISH A DENSE GRASS COVERAGE.
5.		STOCK PILE SOILS WHERE INDICATED. PLACE TOPSOIL IN EXISTING GARDEN AREA AND CLAY SOILS IN PROPOSED BERMS. DISTRIBUTE TOPSOIL OVER BERMS AND GARDEN AREA AFTER BERM CONSTRUCTION.
6.	C3.0	PLACE SLOPE CONSTRUCTION MATS WHERE INDICATED (HATCHED AREAS).
7.		PLACE 12" RIPRAP ON GEOTEXTILE FABRIC OVER INDICATED LIMITS. NOTE: RIPRAP AT SWALE OUTLETS TO EXTEND MIN. 2' BELOW WATER LINE.
8.		USE STAGING AREA FOR EQUIPMENT AND MATERIAL STORAGE.

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16



Bordenet Civil Engineering &
Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

Sheet No. :

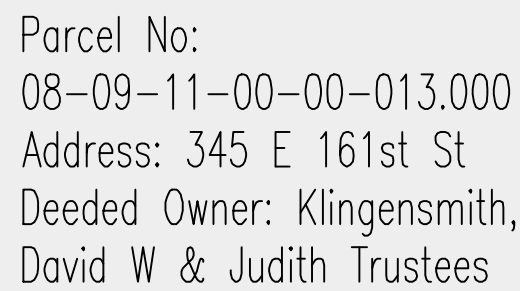
C2.3

GENERAL NOTES

- A. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNREMOVABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.
- B. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- C. ALL TREES AND SHRUBS SHALL HAVE A 4" DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- D. ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.
- E. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- F. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- G. ALL DISTURBED LAWN AREAS SHALL BE SEEDDED.
- H. ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.

* THE NUMBER OF WATER LILLIES WILL BE DETERMINED, INSTALLED, & MAINTAINED BY AQUATIC PLANT SPECIALIST ONCE POND VOLUME IS MAINTAINED.

02' 12"E 871.20'
35" E 871.20' [DEED]



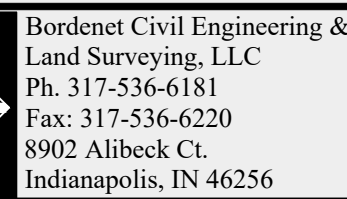
Westfield, Indiana

Site Engineer: Bordenet Civil Engineering & Land
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Ph. 317-536-6181
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Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074
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FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

[illegible]

Project Number: 2015-158

Sheet No. :

CONSTRUCTION/STORMWATER POLLUTION PLAN INDEX – ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS

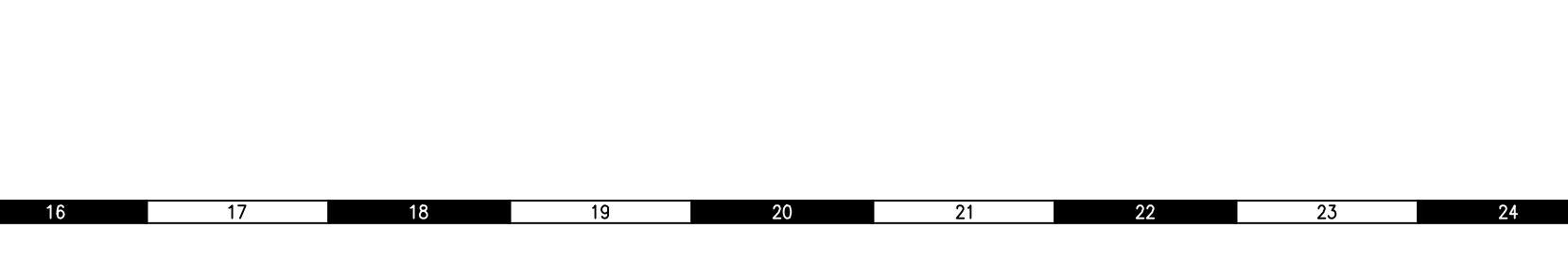
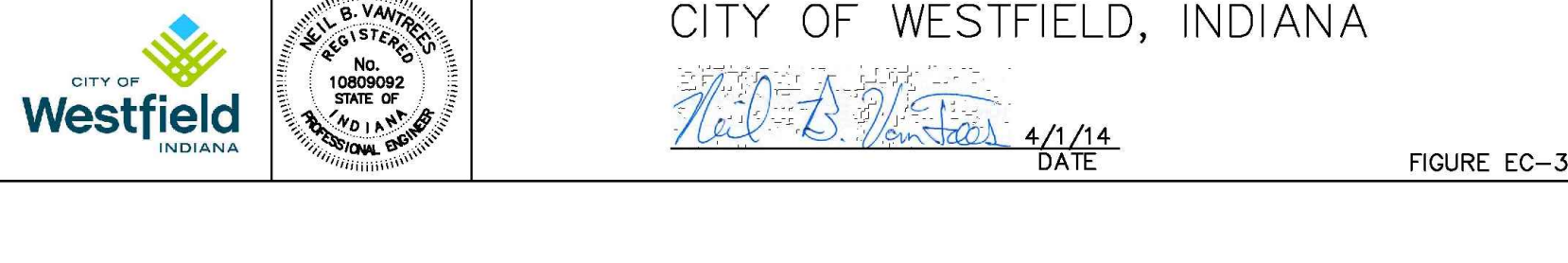
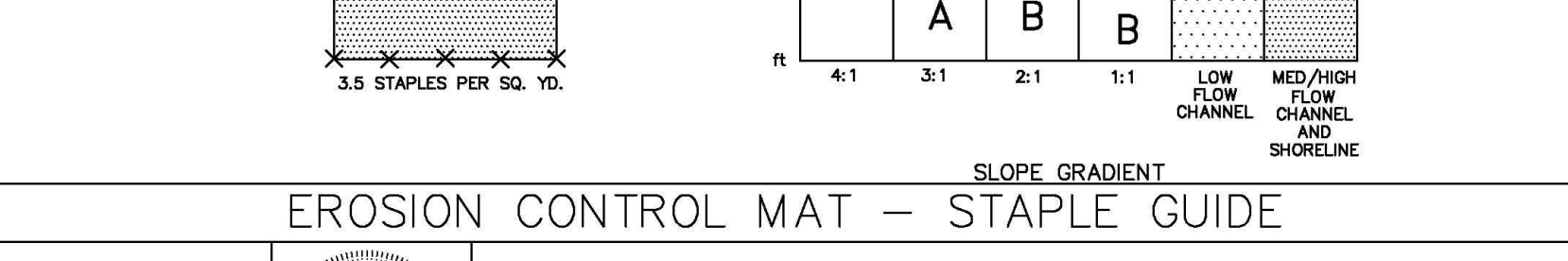
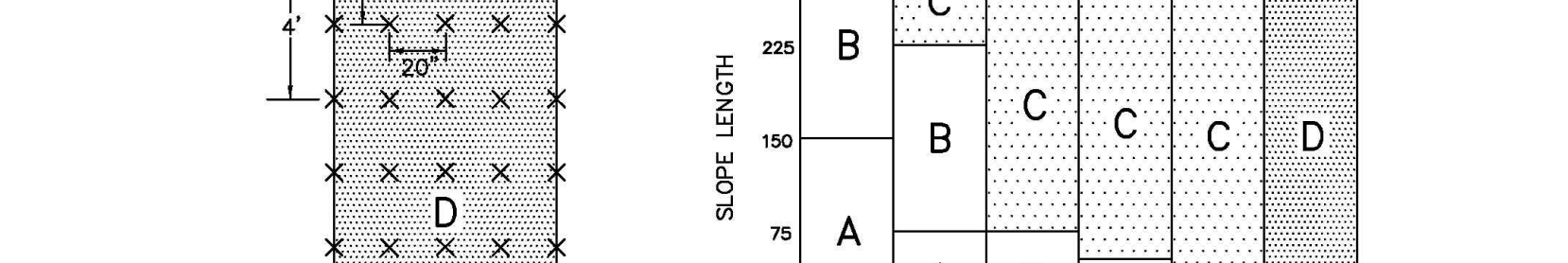
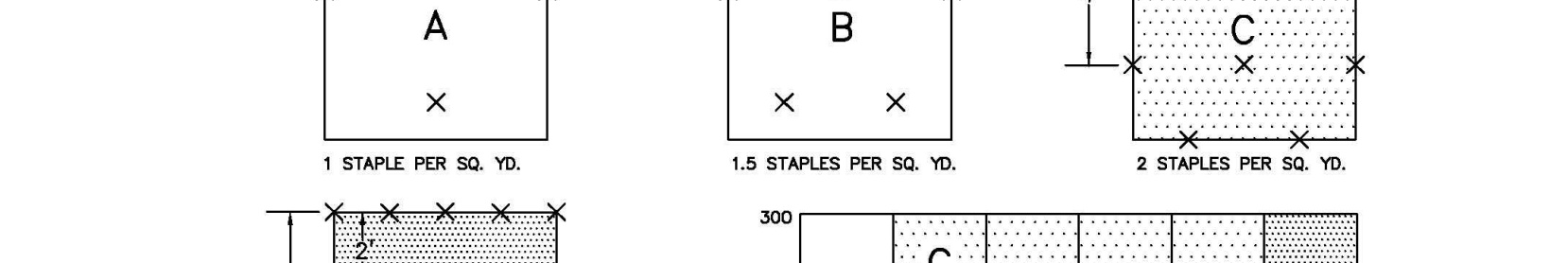
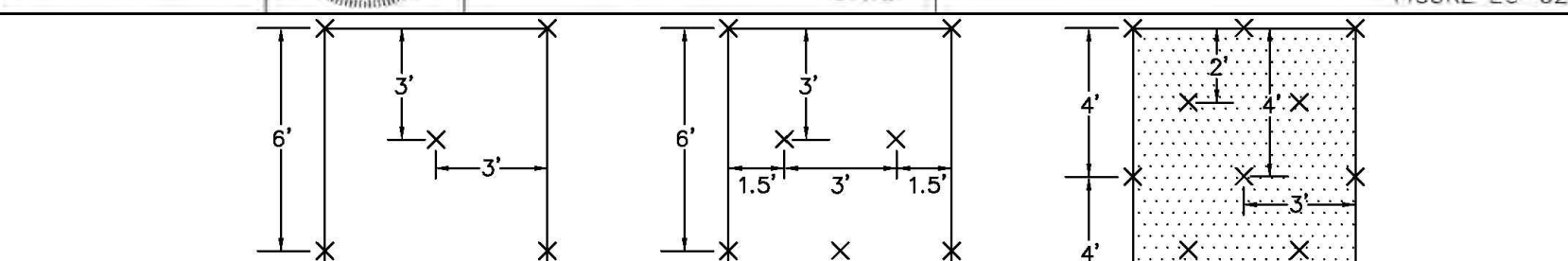
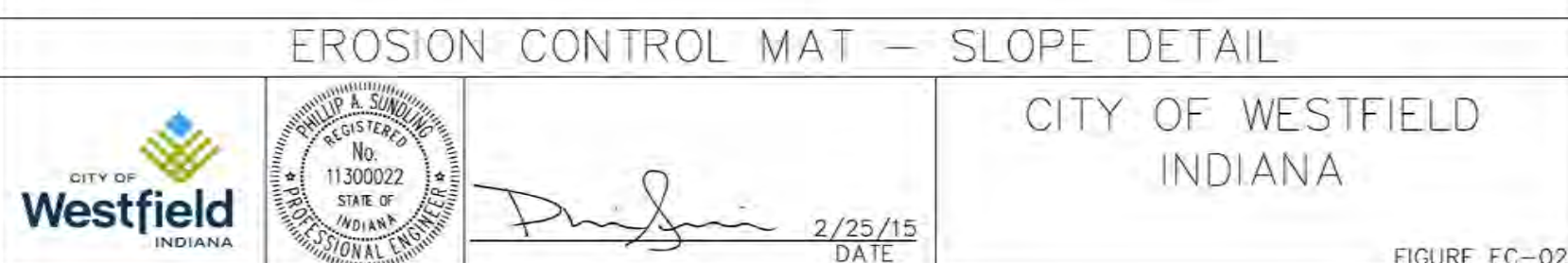
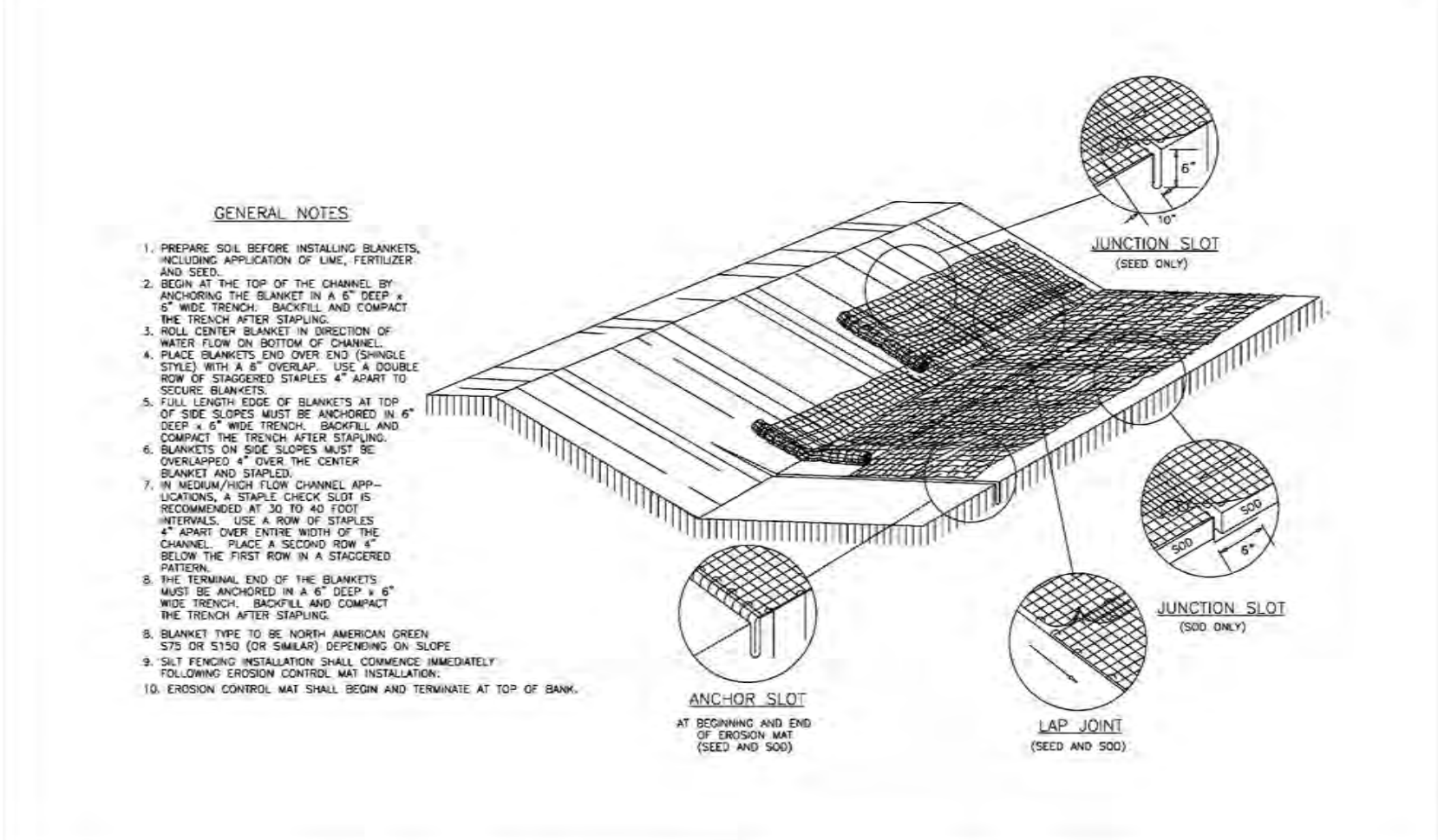
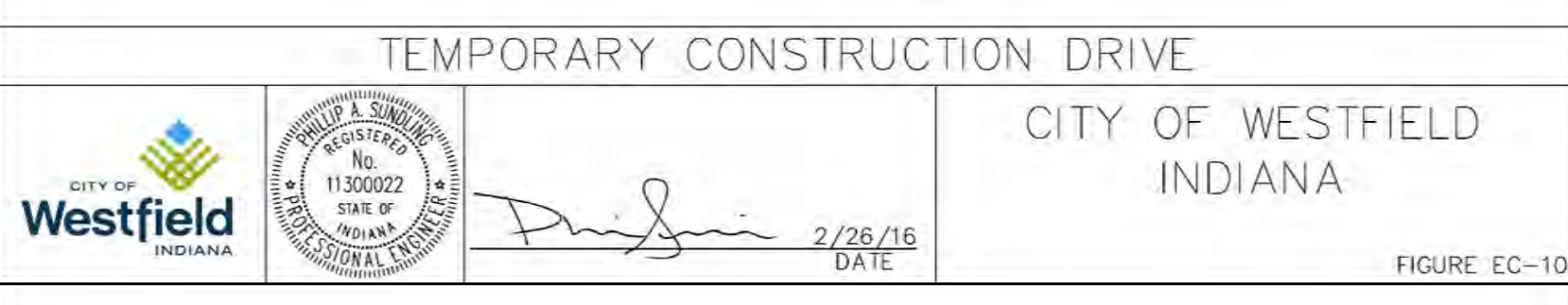
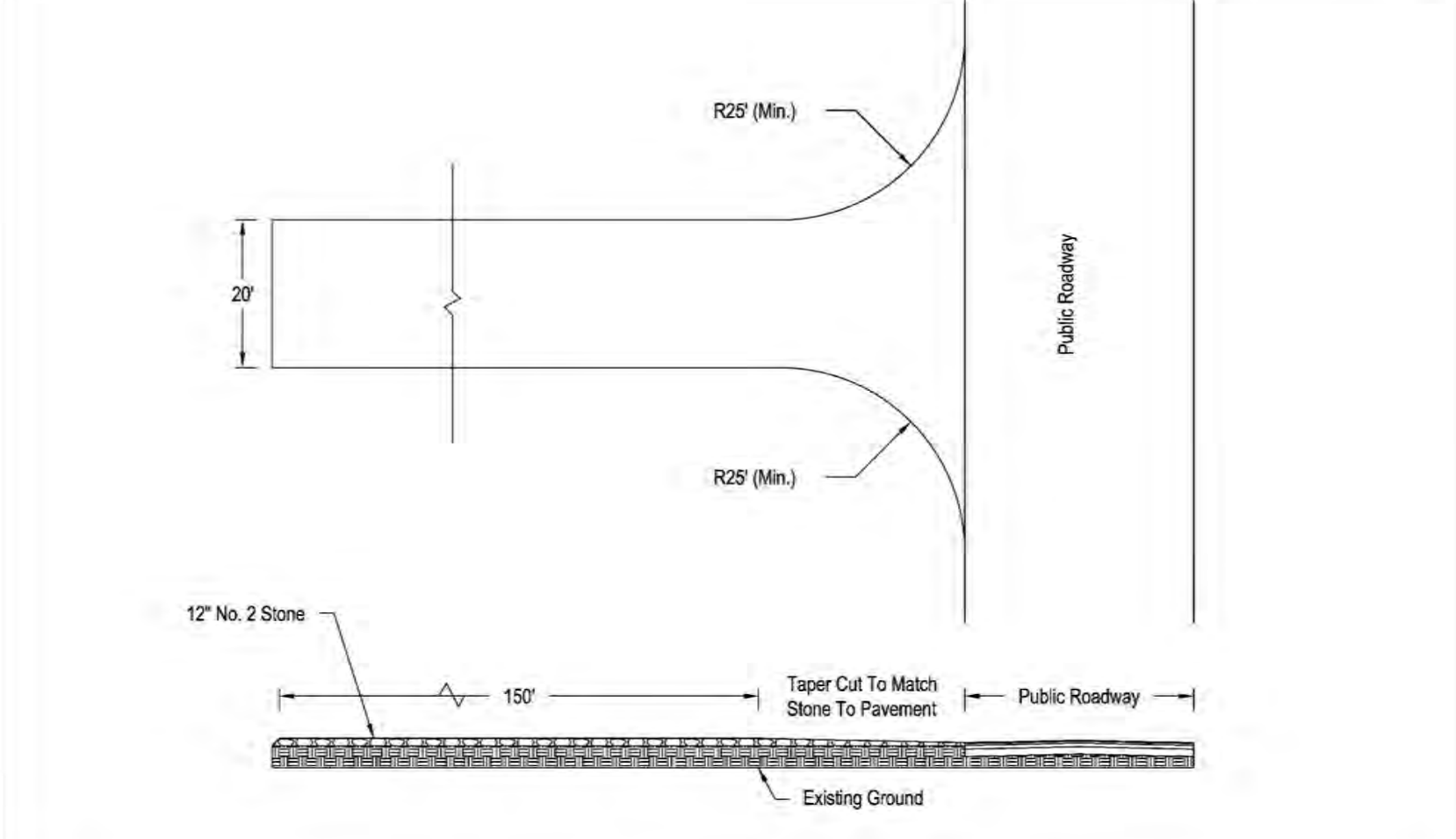
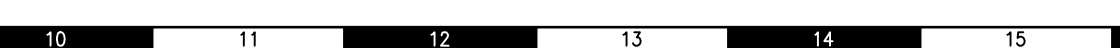
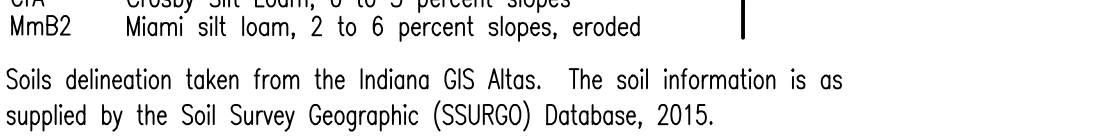
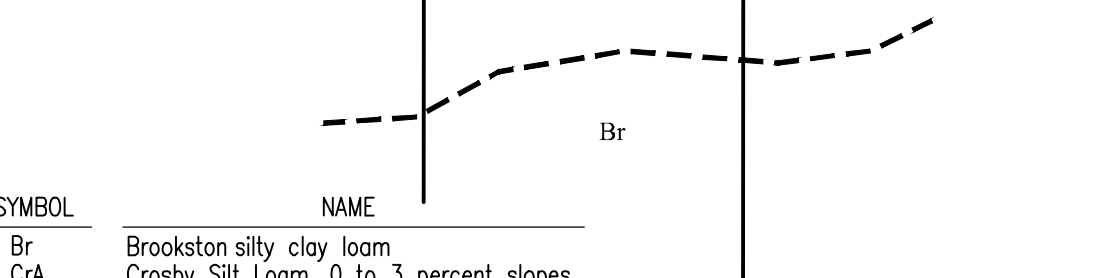
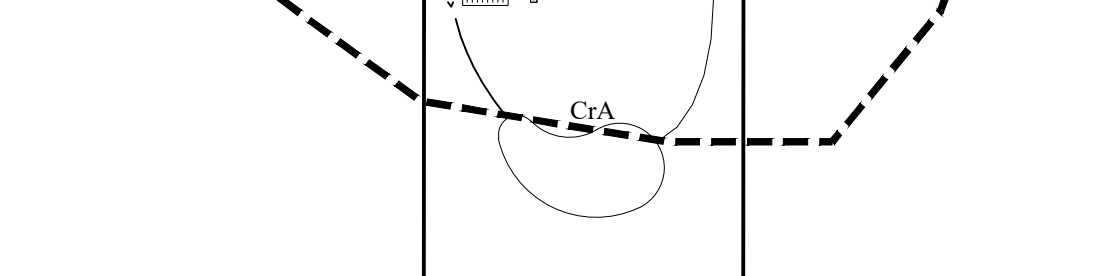
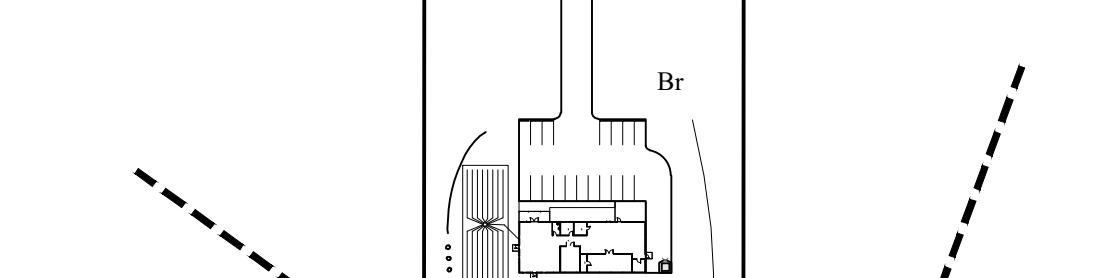
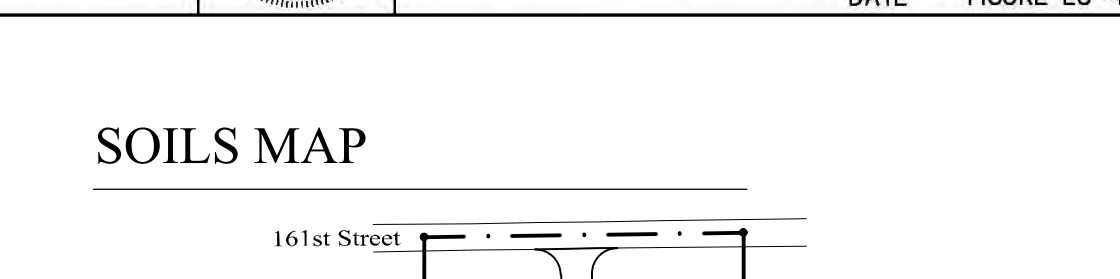
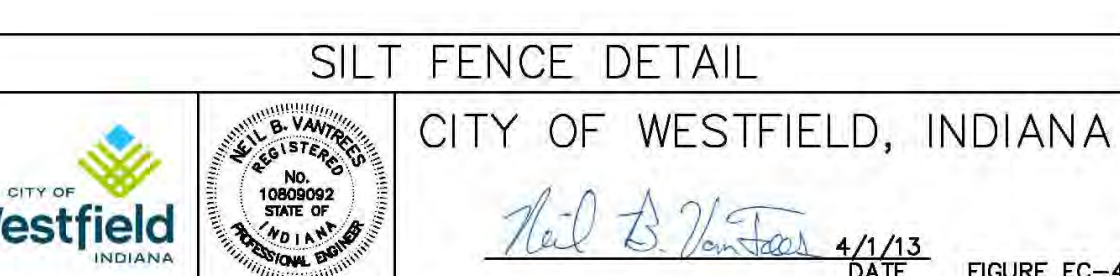
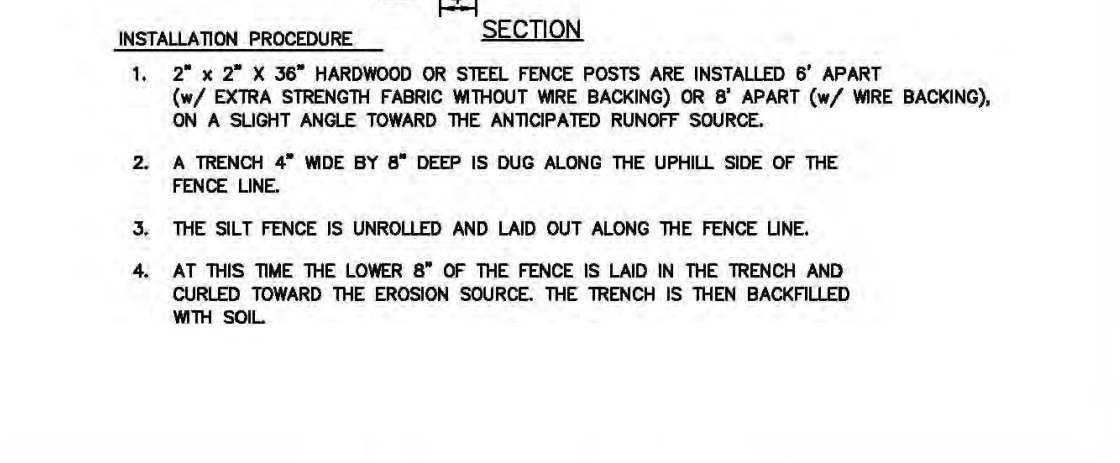
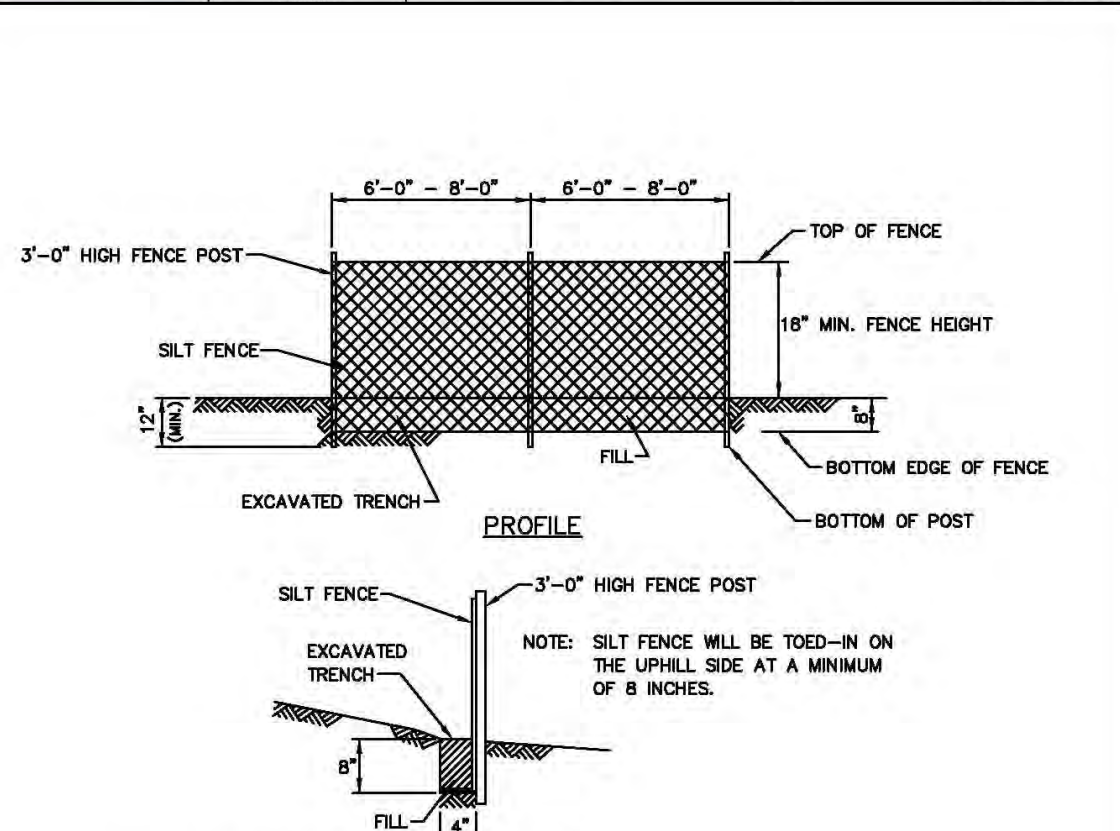
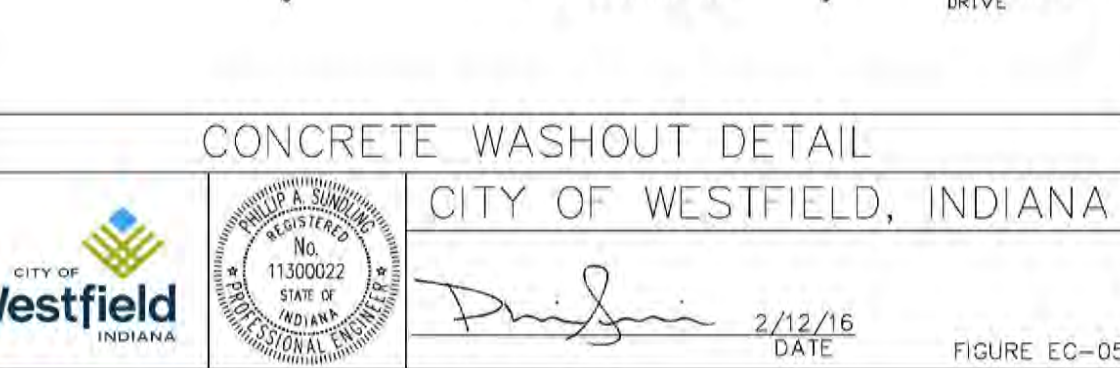
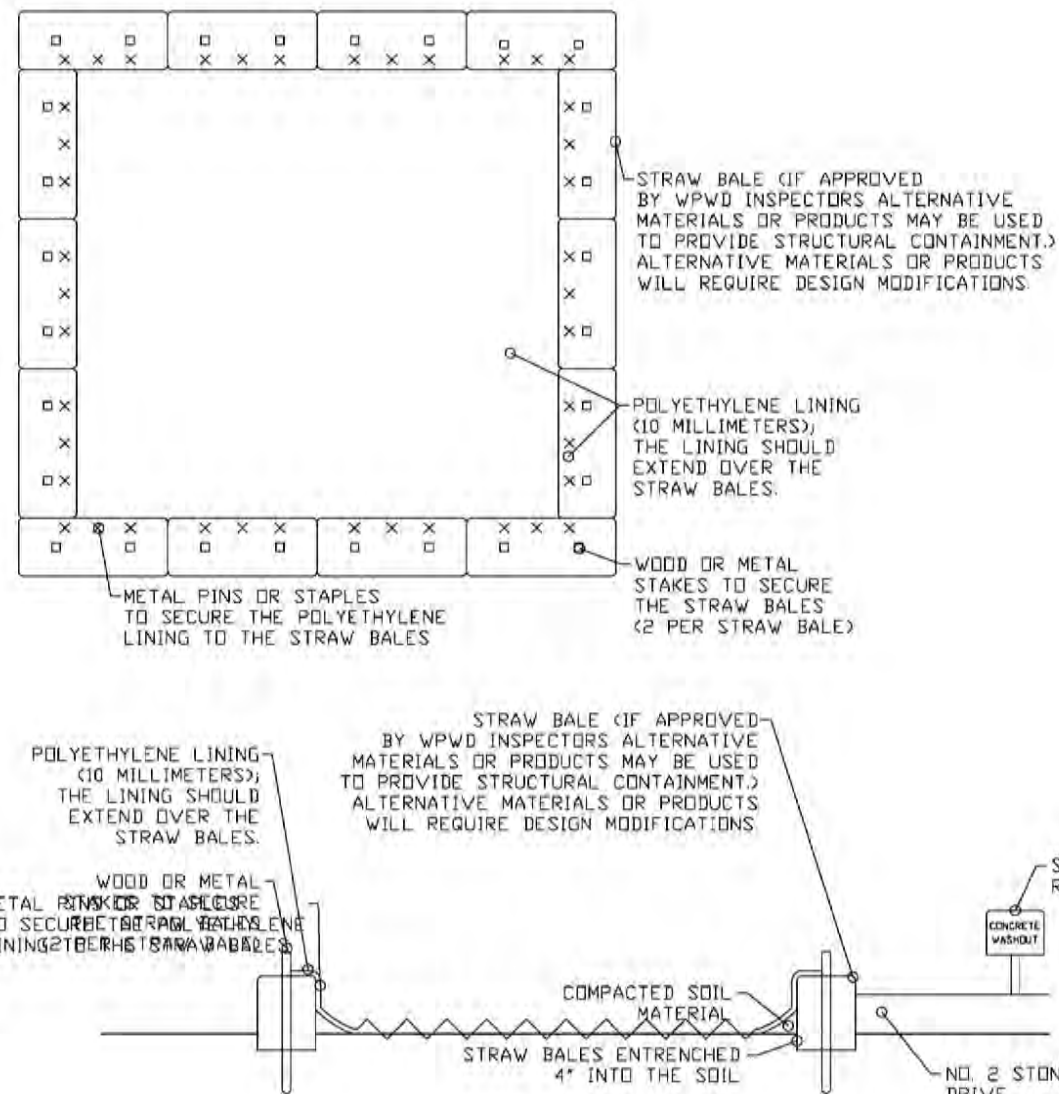
- A1 A plan index is shown on the cover sheet.
- A2 This development occurs over a single lot. A vicinity map showing this project's construction in relation to the parcel's boundary is shown on this sheet.
- A3 See the project narrative on the title sheet.
- A4 The project location map is located on the cover sheet of the construction plans.
- A5 Parts of the SE 1/4 of S11-T18N-R3E. Latitude: 40.020064N, Longitude: 86.153514W.
- A6 This site has HUC14 designation 05120201090030.
- A7 IDWM Rule 5 Permitting is not required as a part of this project. There are no other State or Federal Water quality permits required as a part of this project.
- A8 Storm water leaves the site by sheet drainage.
- A9 A proposed detention pond is located behind the proposed building structure. See the previous note about location and direction of discharge.
- A10 All storm water outlets by sheet drainage to the William Knight Legal Drain on the adjacent, southern property.
- A11 This site sheet drains over row crops and therefore has significant groundwater recharge.
- A12 See the project narrative on the cover sheet for all information regarding floodplain impact.
- A13 2 year Post Construction Estimate of Peak Discharge = 1.53 cfs
- A14 10 year Post Construction Estimate of Peak Discharge = 3.28 cfs
- A15 100 year Post Construction Estimate of Peak Discharge = 5.96 cfs
- A16 The rate of detention has been designed to conform with Hamilton County standards
- A17 The adjacent land use to the south is farmland. The adjacent land use to the west is commercial (church). The adjacent land to the north and east is residential.
- A18 The location and dimensions of the land disturbance activity are shown on sheet C2.0 through C2.4. Approximately 0.95± acres will be disturbed on-site.
- A19 The existing site contains a church facility with gravel parking lots.
- A20 The soils map is shown on this sheet.
- A21 No storm sewer is proposed.
- A22 No offsite activity is associated with this project.
- A23 Soils from stripping and gravel from parking lot areas to be removed will be temporarily stored on this site. A location for this storage is located on the erosion control plan sheet. It may be moved as required for construction.
- A24 Spot grades indicating the existing site topography are shown on the grading sheet.
- A25 Final topography is shown on the grading sheet.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN – CONSTRUCTION COMPONENT

- B1 Potential pollutant sources include exposed soils and leaking vehicles and equipment. The measures or operational activities that will be initiated to minimize the danger of pollutants entering stormwater are shown on this sheet.
- B2 Sequence describing stormwater quality measure implementation relative to land disturbing activities.
1. Schedule pre-construction meeting with City of Westfield Engineering Department a minimum 48 hours before any construction commences.
2. Notify IDEM, the Hamilton County Surveyor's Office, and the City of Westfield Engineering Department within 48 hours of starting construction.
3. Post the NOI and contact information for the person onsite responsible for storm water pollution prevention.
4. Designate the trained individual that will complete the weekly site evaluations.
5. Call the Indiana Underground Plant Protection Systems, Inc. ("Holey Moley") at 1-800-382-5544 to check the location of any existing utilities. They should be notified two working days before construction takes place.
6. Install perimeter silt fence and set concrete washout.
7. Perform rough parking lot grading. All disturbed areas shall be permanent seed if left undisturbed for more than ten days.
8. Excavate pond and blanket sloping.
9. Place riprap stone at outlet as indicated on the plans.
10. Perform final paving.
11. Complete final grading.
12. Complete final seeding.
13. After the site is stabilized and over 70% ground coverage is obtained, the owner or the owner's representative shall submit an NOT (Notice of Termination) to the City of Fishers.
14. Inspect erosion control measures weekly or following a storm event.
15. Rule 5 requires that all disturbed areas that will potentially be idle for 15 days or more be stabilized (seeded, mulched, etc.) immediately.
16. Maintain all erosion and sediment control practices until all disturbed areas are permanently stabilized.
- B3 See the erosion control plan sheet for location of the construction entrance and see this sheet for details on the measure.
- B4 See the erosion control plan sheet for location of sheet flow sediment control measures and see this sheet for details on the measures.
- B5 See the erosion control plan sheet for location of concentrated sediment control measures and see this sheet for details on the measures.
- B6 See the erosion control plan sheet for location of inlet protection measures and see this sheet for details on the measures.
- B7 See the erosion control plan sheet for location of runoff control measures and see this sheet for details on the measures.
- B8 See the erosion control plan sheet for location of outlet protection and see this sheet for details on the measures.
- B9 See the erosion control plan sheet for location of grade stabilization structures and see this sheet for details on the measures.
- B10 See the erosion control plan sheet for the location of each storm water quality measure and see this sheet details on the measures.
- B11 Temporary Seeding will be used for temporary surface stabilization. See seasonal soil protection chart on this sheet.
- B12 Landscaping and permanent seeding will be used for permanent surface stabilization.
- B13 Material handling and spill prevention plan: In order to minimize the release of potential pollutants during construction the Contractor shall implement this material handling and spill prevention plan. The Contractor shall review this plan with all subcontractors and require that they implement the plan as well. Possible materials on site include fueling, equipment repair or service, dewatering, dust control, paints and solvents, solid waste and concrete washout.
1. Construction Equipment
- a. Fueling, lubrication and fluids: All operations involving the addition of fluids to equipment should be done in one location, so that spills are limited to one location on the Site, which will facilitate the cleanup of spills. If an onsite fueling tank is planned to be on site, it shall be double walled and stored in the designated area. This location is an area that will not allow spilled fluids to migrate into subsurface soils. In the event of a spill, the fluid shall immediately be cleaned up by removing the contaminated soil or stone which shall be disposed of in an acceptable manner. Spills on hard surfaces shall be soaked up by an acceptable material such as Oil Dry and the absorbent material disposed of in a proper manner. The spill shall also be reported immediately to the Contractor's superintendent.
- b. Equipment repair, especially when fluids must be removed from the equipment or the possibility of fluid spills is high, should always be done offsite at a facility that is more suitable than a construction site to handle spills. When equipment must be repaired onsite it should be moved to the maintenance and fueling area if possible. Otherwise, suitable on site containers should be placed under the equipment during repair to catch any spilled fluids and these fluids should be disposed of in a proper manner.
- c. All reusable fluid containers, such as gasoline cans, shall be inspected for leaks each time they are used. If leaks are found, the fluid shall be removed from the container in a proper manner and the container disposed of in an acceptable manner. Empty disposable containers, such as grease tubes and lubricating oil and brake fluid containers, and their packaging, shall be disposed of in a proper manner and shall not be left on the ground or in the open on the construction site.
2. Construction Materials and their Packaging
- a. Erosion control measures shown on these plans shall be implemented prior to and during construction in the proper sequencing to minimize soil erosion. Erosion controls shall be inspected and maintained as described elsewhere in these plans. Excessive dusting of soil on the site shall be minimized by reducing construction traffic across bare soil during dry and/or windy weather, and by applying water or other acceptable dust control measures to the soil. Upon completion of construction and suitable establishment of permanent vegetation, temporary erosion control measures such as silt fence, check dams and inlet protection devices shall be removed in a manner to minimize additional land disturbance. Any areas disturbed by these operations shall be properly revegetated.
- b. Large waste materials created by cutting, sawing, drilling, or other operations shall be properly disposed of in suitable onsite waste containers. The site shall be checked at the end of the day, as a minimum, and all waste materials, including those blown across or off the site by wind, shall be picked up and disposed of in suitable containers. Where possible, operations such as sawing that create small particles should be performed in one spot in an area protected from wind, and waste particles collected and disposed of frequently to minimize wind dispersal. Packaging used to transport materials to the site for construction of the facility shall be disposed of properly, whether the material is taken out of its package and incorporated into the project immediately or stored onsite for future use. Packaged materials stored onsite shall be inspected regularly and any loose packaging shall be repaired or disposed of properly.
- c. All dewatering of activities shall be done in accordance to good erosion control practices. These practices should include the use of dirt bags such as Dandy Dirt Bags. The use of these types of dewatering devices will remove large quantities of silt, sediment and dirt and prevent these materials to enter the storm sewer system.
- d. Nutrients and fertilizers shall only be used to establish rapid vegetation. When these products are utilized, the user should pay strict attention to the products recommended usage.
3. Concrete Waste Water
- a. All concrete waste water shall be disposed of in the designated area. See concrete wash-out detail. This area shall be inspected on a daily basis as a minimum. When this area becomes full, the pollutants shall be excavated, placed in an acceptable container and disposed of in a proper manner.
4. Paint Products
- a. All excess paint and their related products shall be disposed of in the manner at which the manufacturer suggests. Under NO circumstances will paint or their related products be cleaned or disposed of in soil, sanitary sewers, storm sewers, detention basins or burned. Any violation of this shall be reported to the job superintendent.
- Procedures for spills:
1. Barricade the area allowing no vehicles to enter or leave the spill zone.
2. Notify the City of Westfield Fire Department.
3. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling (317) 233-7745 or (888) 233-7745.
4. Notify the City of Westfield inspectors Hamilton County Surveyor's Office.
5. Notify waste recovery contractor, maintenance personnel or other personnel as necessary for cleanup.
6. Coordinate and monitor cleanup until complete.
7. Cooperate with the IDEM-OR on procedures and reports involved with the event.
- Maintenance guidelines are shown on the erosion control plan sheet and this sheet.
- B14 There are no other lots associated with this project. All construction occurs on a single parcel.

STORMWATER POLLUTION PREVENTION PLAN – POST CONSTRUCTION COMPONENT

- C1 No post construction BMP's are required.
- C2 No post construction BMP's are required.
- C3 No post construction BMP's are required.
- C4 No post construction BMP's are required.
- C5 No post construction BMP's are required.



PERMANENT SEEDING DETAILS (PS)

REQUIREMENTS

Site and seedbed preparation: Graded, and lime and fertilizer applied.
Plant species: Selected on the basis of soil type, soil pH, region of the state, time of year, and planned use of the area to be seeded.
Mulch: Clean grain straw, hay, wood fiber, etc., to protect seedbed and encourage plant growth. The mulch may need to be anchored to reduce removal by wind or water, or erosion control blankets may be considered.

APPLICATION

Permanently seed all final grade areas (e.g., landscape berms, drainage swales, erosion control structures, etc.) as each is completed and all areas where additional work is not scheduled for a period of more than a year.

Site Preparation:

- 1.) Install practices needed to control erosion, sedimentation, and runoff prior to seeding. These include temporary and permanent diversions, sediment traps and basins, and silt fences, (refer to Indiana Handbook for Erosion Control in Developing Areas, Practices 3.21, 3.22, 3.72, 3.73, and 3.74).
- 2.) Add topsoil to achieve needed depth for establishment of vegetation (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.102).
- 3.) Grade the site and fill in depressions that can collect water.

Seeded Preparation:

- 1.) Test soil to determine pH and nutrient levels. (Contact your county SWCD or Cooperative Extension office for assistance and soils information, including available testing services.)
- 2.) If soil pH is unsuitable for the species to be seeded, apply lime according to test recommendations.
- 3.) Fertilize as recommended by the soil test. If testing was not done, consider applying 400–600 lbs./acre of 12–0–12 analysis, or equivalent, fertilizer. Do not use phosphorous containing fertilizer unless soil tests indicate a soil phosphorous deficiency.
- 4.) Till the soil to obtain a uniform seedbed, working the fertilizer and lime into the soil 2–4 in. deep with a disk or rake operated across the slope.

Seeding:

Optimum seeding dates are Mar. 1–May 10 and Aug. 10–Sept. 30. Permanent seeding done between May 10 and Aug. 10 may need to be irrigated. As an alternative, use temporary seeding (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.11) until the preferred date for permanent seeding.

- 1.) Based on site conditions, soil pH, intended land use, and expected level of maintenance, select a seeding mixture and rate from the table below.
- 2.) Apply seed uniformly with a drill or cultipacker–seeder or by broadcasting, and cover to a depth of 1/4–1/2 in.
- 3.) If drilling or broadcasting, firm the seedbed with a roller or cultipacker.
- 4.) Mutch all seeded areas (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.15). Consider using erosion control blankets on sloping areas (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.17). (NOTE: If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.)

This table provides several seeding options. Additional seed species and mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties (e.g., soil pH and drain age), slope aspect and the tolerance of each species to shade and droughtiness

Seed species and mixtures	Rate per acre	Optimum soil pH
Open And Disturbed Areas (remaining idle More 1 Yr.)		
1. Perennial Ryegrass	35 to 50 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky Bluegrass	20 lbs.	5.5 to 7.5
+ smooth or bromegrass	10 lbs.	
+ switch grass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Perennial Ryegrass	15 to 30 lbs.	5.6 to 7.0
+ tall fescue**	15 to 30 lbs.	
4. Tall Fescue	35 to 50 lbs.	5.5 to 7.5
+ladino or white clover*	1 to 2 lbs.	
Steep Banks And Cuts, Low Maintenance Areas (not Mowed)		
1. Smooth Bromegrass	25 to 35 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
2. Tall Fescue**	35 to 50 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
3. Tall Fescue**	35 to 50 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
(Recommended north of US 40)		
4. Orchardgrass	20 to 30 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
+ladino clover*	1 to 2 lbs.	
5. Perennial Ryegrass	15 to 20 lbs.	5.6 to 7.0
+ tall fescue**	20 to 30 lbs.	
(Recommended south of US 40)		
Lawns And High Maintenance Areas		
1. Bluegrass	105 to 140 lbs.	5.5 to 7.0
2. Perennial Ryegrass	45 to 60 lbs.	5.6 to 7.0
+ bluegrass	70 to 90 lbs.	
3. Tall Fescue (turf-type)**	130 to 170 lbs.	5.6 to 7.5
+ bluegrass	20 to 30 lbs.	
Channels And Areas Of Concentrated Flow		
1. Perennial Rye Grass	100 to 150 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky Bluegrass	20 lbs.	5.5 to 7.5
+ smooth or bromegrass	10 lbs.	
+ switch grass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Tall Fescue **	100 to 150 lbs.	5.5 to 7.5
+ladino or white clover*	1 to 2 lbs.	
4. Tall Fescue **	100 to 150 lbs.	5.5 to 7.5
+ Perennial Ryegrass	15 to 20 lbs.	
+ Kentucky bluegrass	15 to 20 lbs.	

* For best results: (a) legume seed should be inoculated; (b) seeding mixtures containing legumes should preferably be spring-seeded, although the grass may be fall-seeded and the legume frost-seeded (Practice 3.13); and (c) if legumes are fall-seeded, do so in early fall.

** Tall fescue provides little cover for, and may be toxic to, some species of wildlife. The IDNR recognizes the need for additional research on alternatives to tall fescue, such as buffalograss, orchard-grass, smooth bromegrass, and switch-grass. This research, in conjunction with demonstration areas, should focus on erosion control characteristics, wildlife toxicity, turf durability, and drought resistance.

NOTE: An oat or wheat companion or nurse crop may be used with any of the above permanent seeding mixtures. If so, it is best to seed during the late seeding plans, especially after Sept.15, and at the following rates: spring oats= 1/4 to 3/4 bu./acre; wheat= no more than 1/2 bu./acre.

MAINTENANCE

- 1.) Inspect periodically, especially after storm events, until the stand is successfully established. (Characteristics of a successful stand include: vigorous dark green or blue-green seedlings; uniform density with nurse plants, legumes, and grasses well intermixed; green leaves; and the perennials remaining green throughout the summer, at least at the plant base.)
- 2.) Plan to add fertilizer the following growing season according to soil test recommendations.
- 3.) Repair damaged, bare, or sparse areas by filling any gullies, re-fertilizing, over- or re-seeding, and mulching.
- 4.) If plant cover is sparse or patchy, review the plant materials chosen, soil fertility, moisture condition, and mulching; then repair the affected area either by over-seeding or by re-seeding and mulching after re-preparing the seedbed.
- 5.) If vegetation fails to grow, consider soil testing to determine acidity or nutrient deficiency problems. (Contact your SWCD or Cooperative Extension office for assistance.)
- 6.) If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.

STABILIZATION

PRACTICE: JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.

PERMANENT SEEDING

A B C D E

TEMPORARY SEEDING

E

MULCHING

E

A = KENTUCKY BLUEGRASS 40%, TURF TYPE TALL FESCUE 40%, ANNUAL RYEGRASS 20% PLUS 2 TONS OF STRAW MULCH/ ACRE

APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.

A = SPRING OATS 3 BUSHEL PER ACRE

B = WHEAT OR RYE 2 BUSHEL PER ACRE

C = ANNUAL RYEGRASS (1 LB. PER 1000 SQ. FT.)

D = STRAW MULCH (90 LBS. PER 1000 SQ.FT.)

E = STRAW MULCH (90 LBS. PER 1000 SQ.FT.)

● / ● IRRIGATION NEEDED DURING JUNE, JULY, AND / OR SEPTEMBER.

● ● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

NOTE: ALL SEEDING SHALL HAVE 12–0–12 FERTILIZER APPLIED 400–600 LBS. PER ACRE UNLESS A SOILS TEST INDICATES PHOSPHOROUS DEFICIENCY.

SEEDING SCHEDULE

NO SCALE

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron

Ph. 317-600-2807

120 E. 161st Street

Westfield, Indiana 46074

Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC

Ph. 317-536-6181

8902 Alibek Ct.

Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development

Ph. 317-804-3170

Fax 317-804-3181

2728 E. 171st Street

Westfield, Indiana 46074

Project Number: 2015-158

Sheet No. : C3.0

Revision Block

REV. DESCRIPTION DATE

1 INITIAL RELEASE 4-26-16

2 PLAN UPDATE FOR TAC COMMENTS 6-9-16

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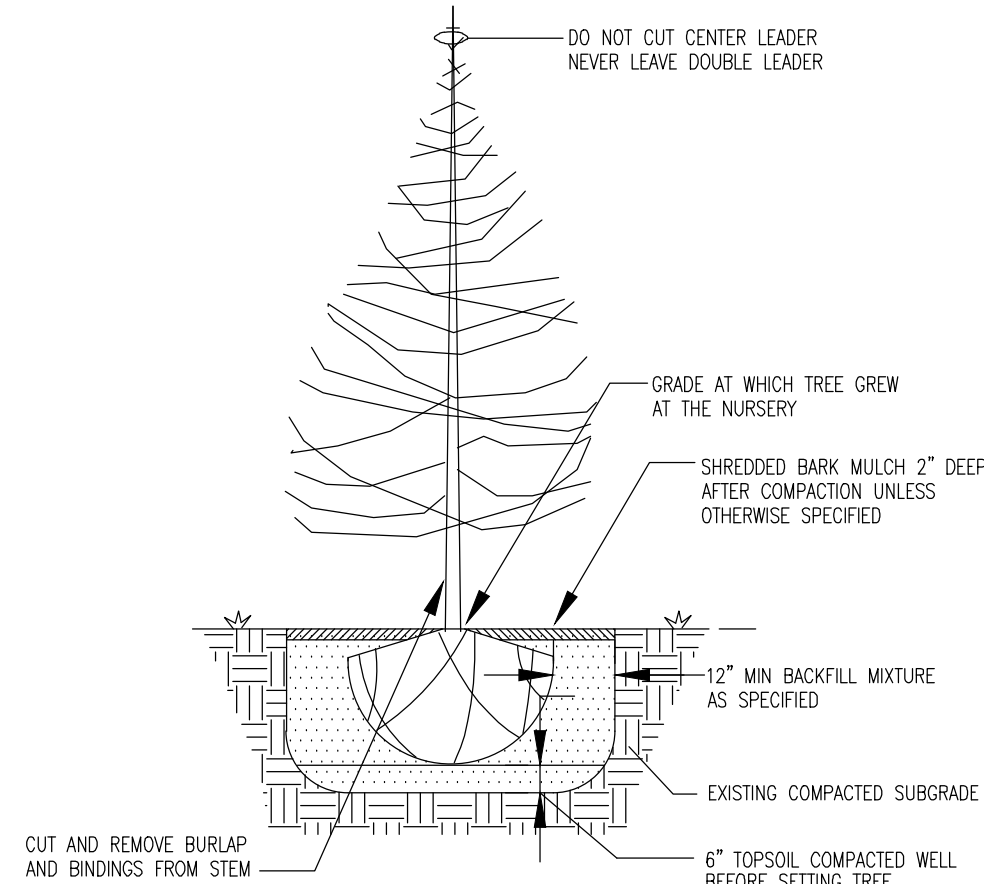
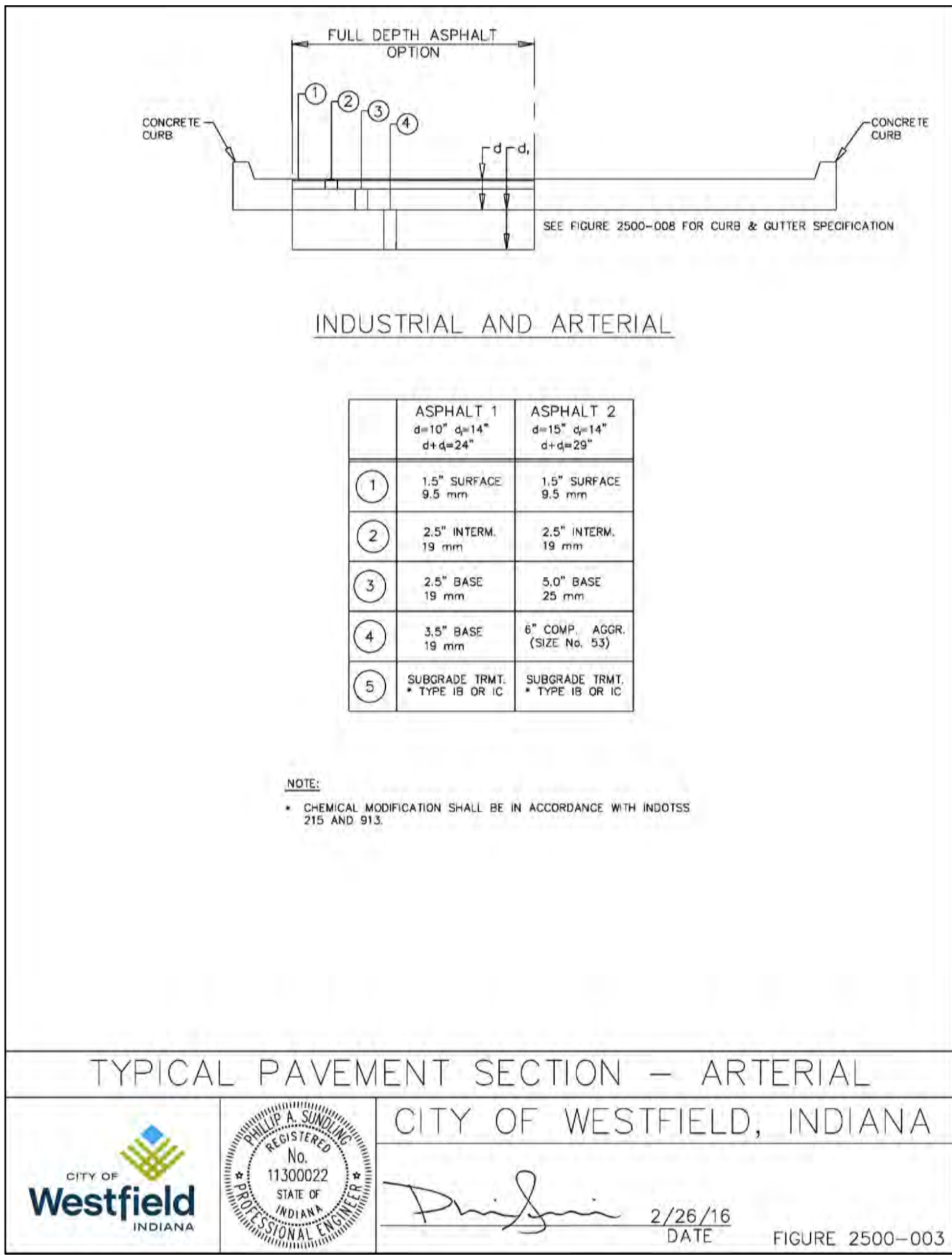
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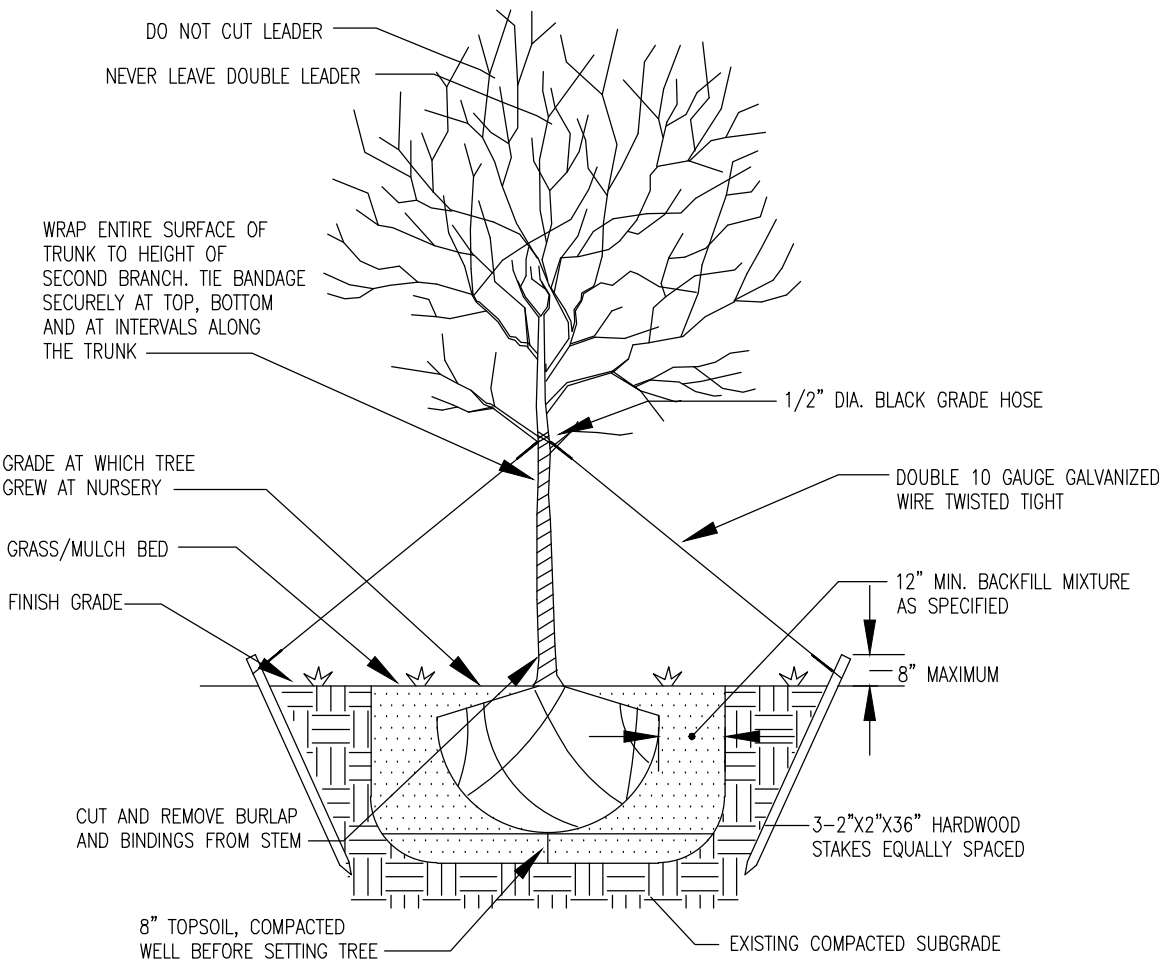
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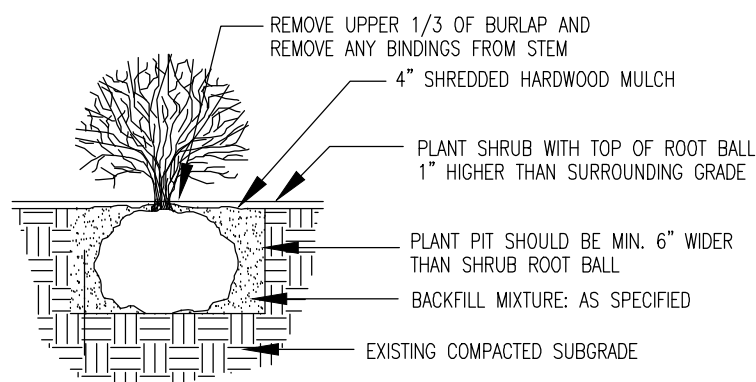
Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibek Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 : Fax 317-536-6220 : Urban Meadows SWR Plan v1.2.dwg : Jun 09, 2016, 6:50:17 pm



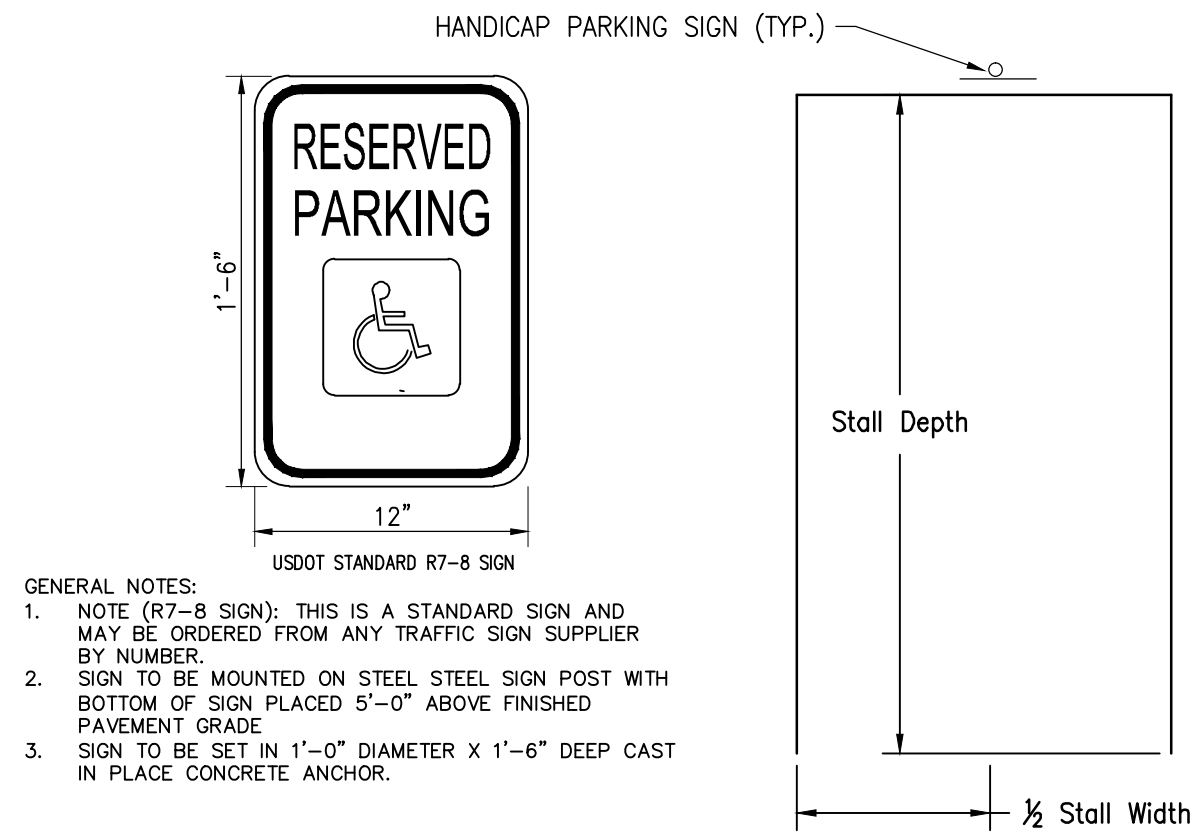
**TYPICAL EVERGREEN
TREE PLANTING DETAIL (CT)**



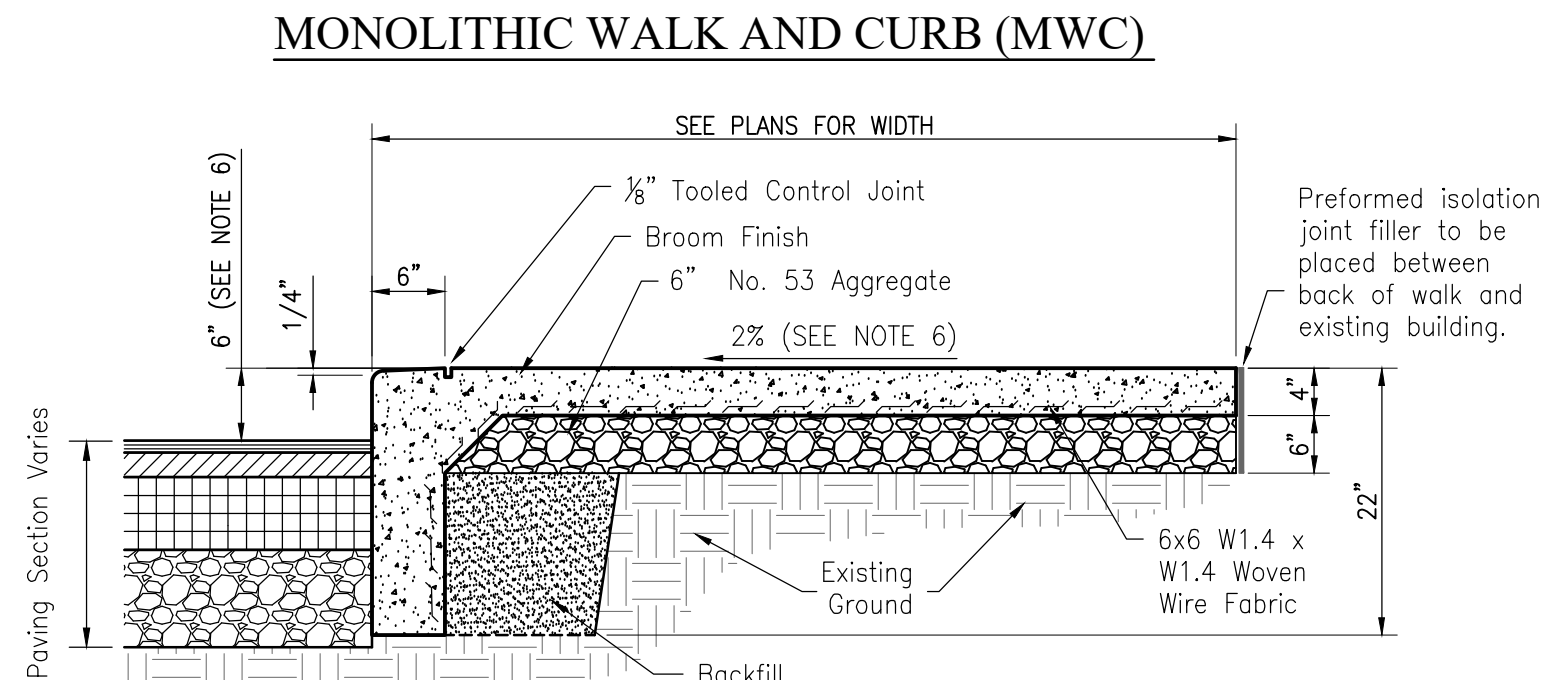
TYPICAL TREE PLANTING DETAIL (DT)



SHRUB PLANTING DETAIL (SD)

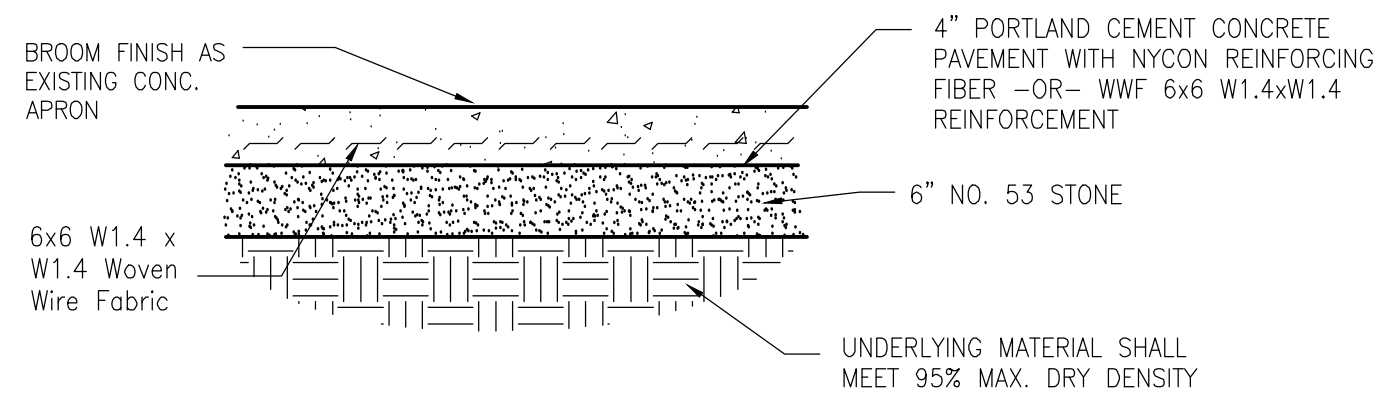


HANDICAP PARKING DETAILS (HC)



MONOLITHIC WALK AND CURB (MWC)

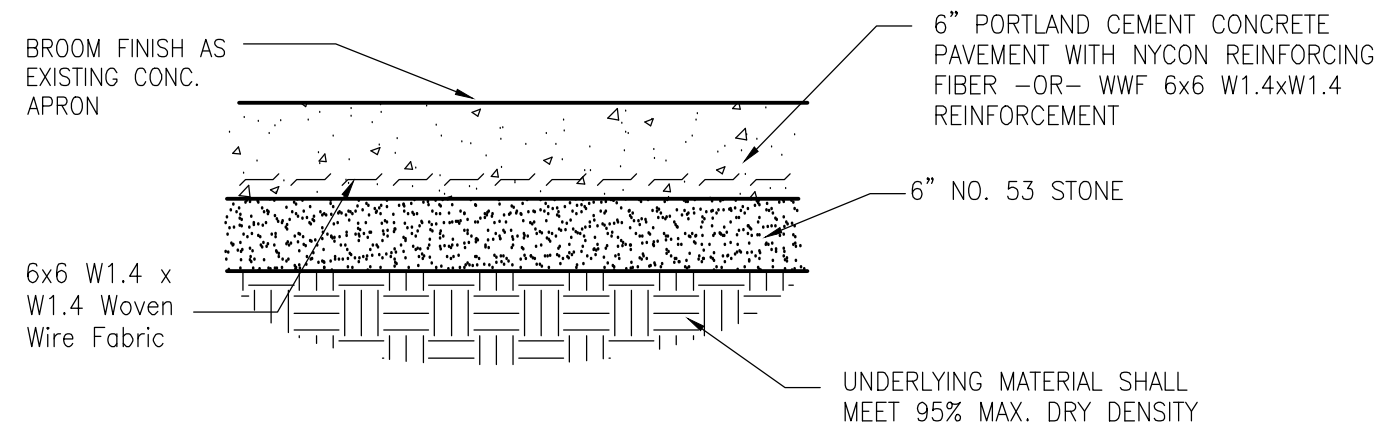
ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH AIR-ENTRAINMENT. A
MINIMUM CEMENT CONTENT (BATCH) OF 500 POUNDS SHALL BE USED. A
MAXIMUM WATER/CEMENT RATIO OF 0.5 SHALL BE USED. ALL JOINTS SHALL BE
TOOLED AND SAW CUT TO A WIDTH OF 1/8" AND A DEPTH OF 2".



STANDARD DUTY CONCRETE PAVING SECTION (SCP)

NOTE: STANDARD DUTY CONCRETE PAVEMENT SHALL BE USED FOR
PEDESTRIAN BUILDING ENTRANCE RAMPS/PAD.

ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH AIR-ENTRAINMENT. A
MINIMUM CEMENT CONTENT (BATCH) OF 500 POUNDS SHALL BE USED. A
MAXIMUM WATER/CEMENT RATIO OF 0.5 SHALL BE USED. ALL JOINTS SHALL BE
TOOLED AND SAW CUT TO A WIDTH OF 1/8" AND A DEPTH OF 2".



HEAVY DUTY CONCRETE PAVING SECTION (HCP)

NOTE: HEAVY DUTY CONCRETE PAVEMENT SHALL BE USED FOR VEHICULAR
TRAFFIC BUILDING ENTRANCE RAMPS/PAD.

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

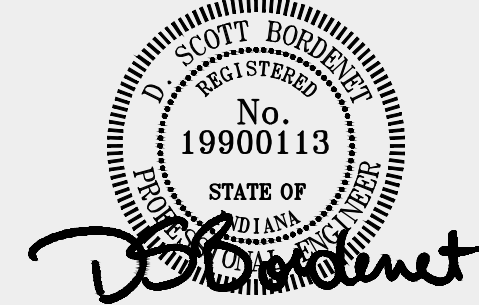
Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic &
Community Development
Ph. 317-804-3170
2728 E. 171st Street
Westfield, Indiana 46074

SITE DETAILS

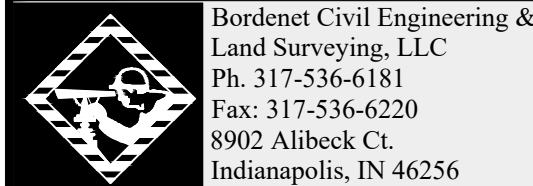
FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



General Notes:

REVISION BLOCK		
REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

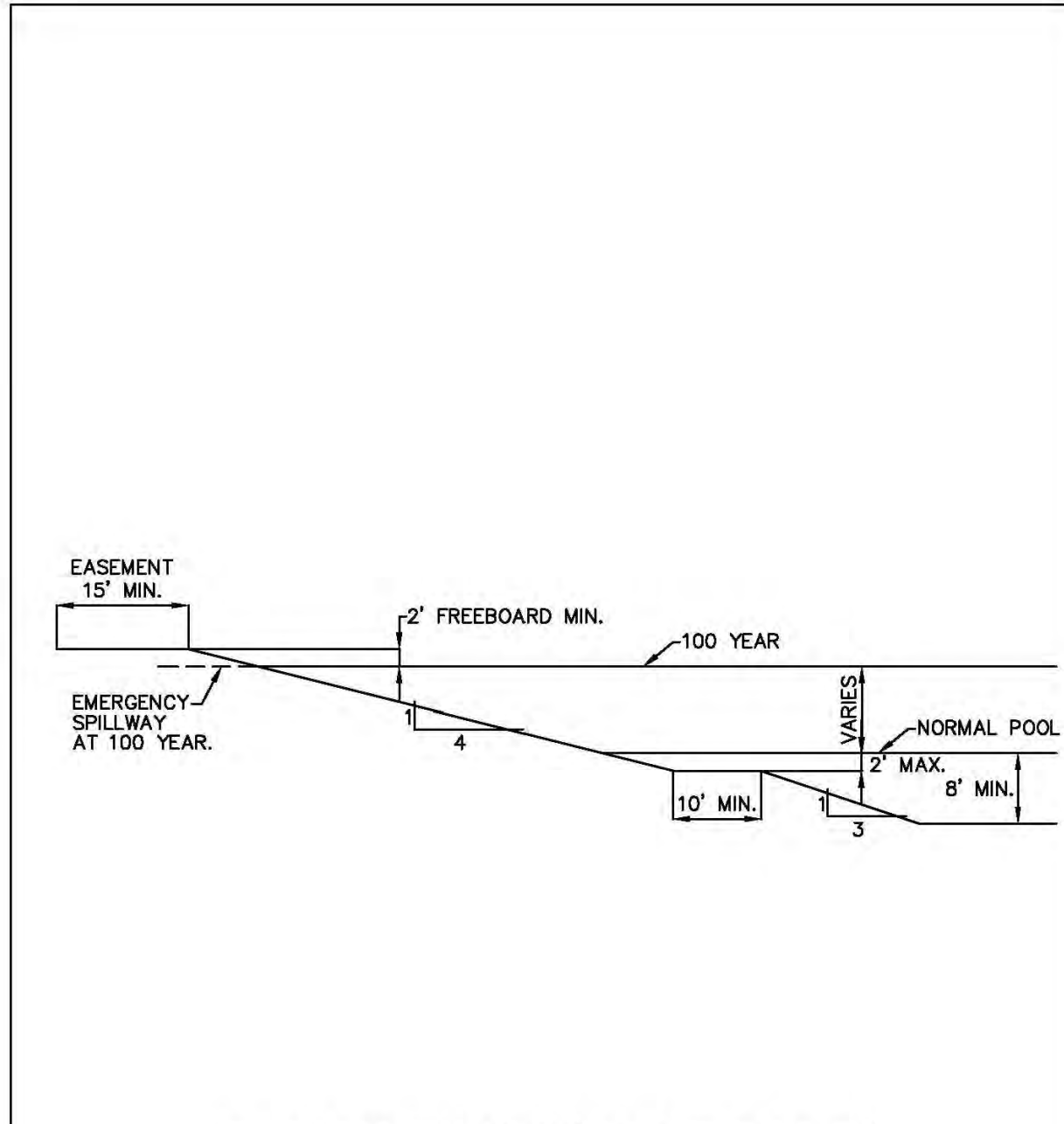


Project Number:

2015-158

Sheet No. :

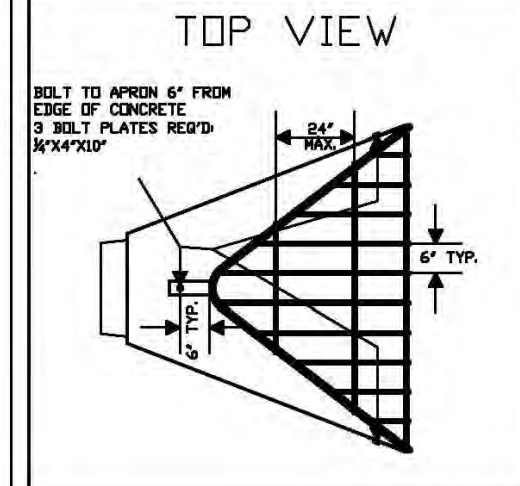
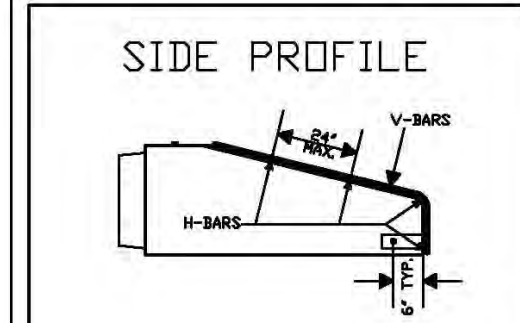
C3.1



USE OUTLET OPTION 2 (SEE FIGURE ST-27)

LAKE CROSS SECTIONS: OPTION 2

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/13
DATE
FIGURE ST-24



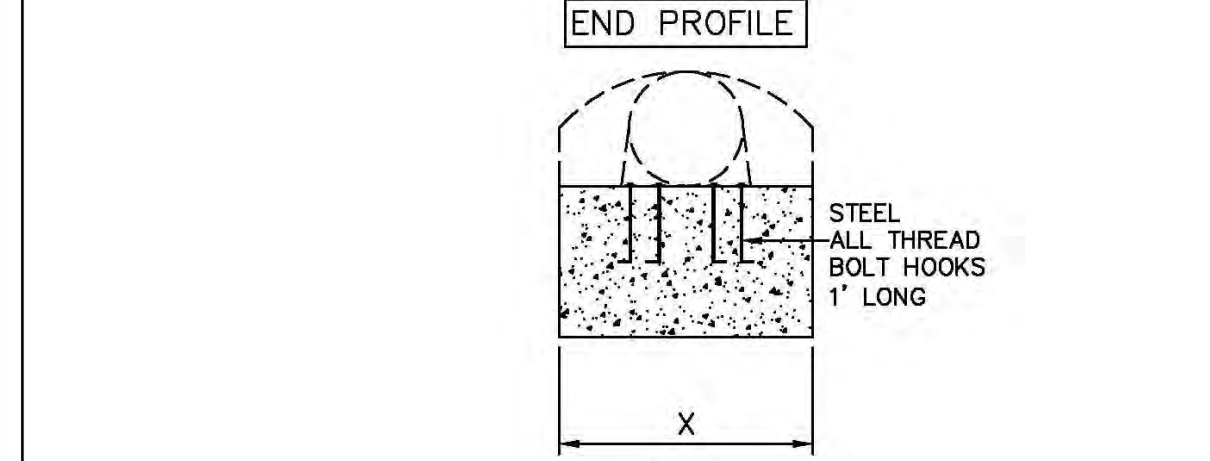
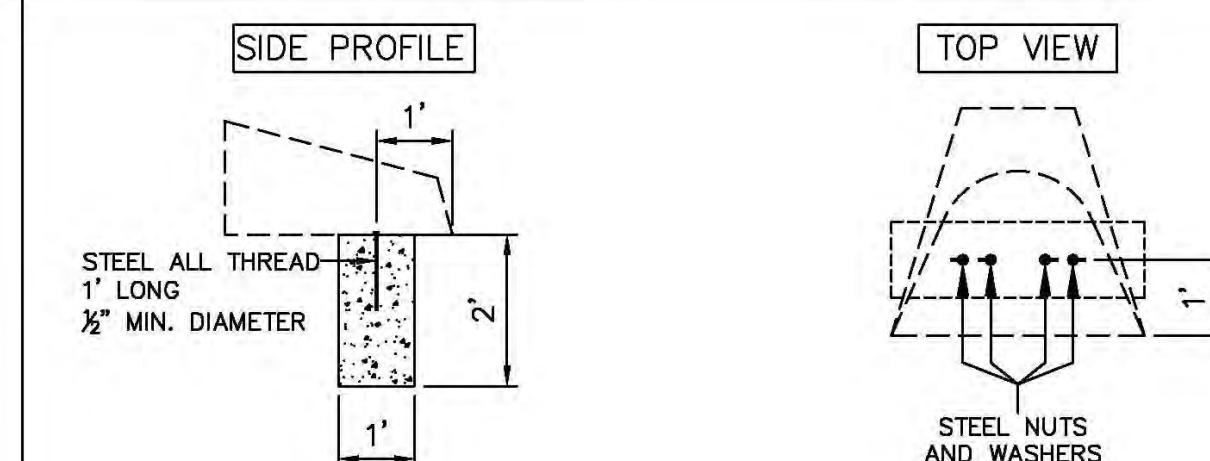
Apron Size Inches	V-bar Size Inches	No. of H-bars Req'd	H-bar Size Inches	Bolt Dia. Inches	*A* Inches
18	1/2	3	5/8	1/2	5
24	5/8	4	3/4	1/2	7
30	5/8	4	3/4	1/2	7 1/2
36	3/4	4	1	1/2	10 1/2
42	3/4	4	1 1/2	3/4	11
48	3/4	4	1 1/2	3/4	12
54	3/4	4	1 1/2	3/4	12
60	3/4	5	1 1/2	3/4	14
72	3/4	5	1 1/2	3/4	14
84	3/4	6	1 1/2	3/4	15

Round pipe aprons	12	15	18	21	24	27	30	36	42	48	54	60	66	72	84	90
	1/2	1/2	1/2	1/2	5/8	5/8	5/8	5/8	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4
	3	3	3	3	4	4	4	4	1	1	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
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	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4

- NOTES:
1. BARS & PLATES ARE HOT-ROLLED STEEL.
 2. BARS, PLATES, & PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
 3. BOLTS ARE GALVANIZED
 4. NO REBAR THROUGH PIPES WILL BE ALLOWED
 5. DEBRIS GUARD SHALL BE REMOVABLE

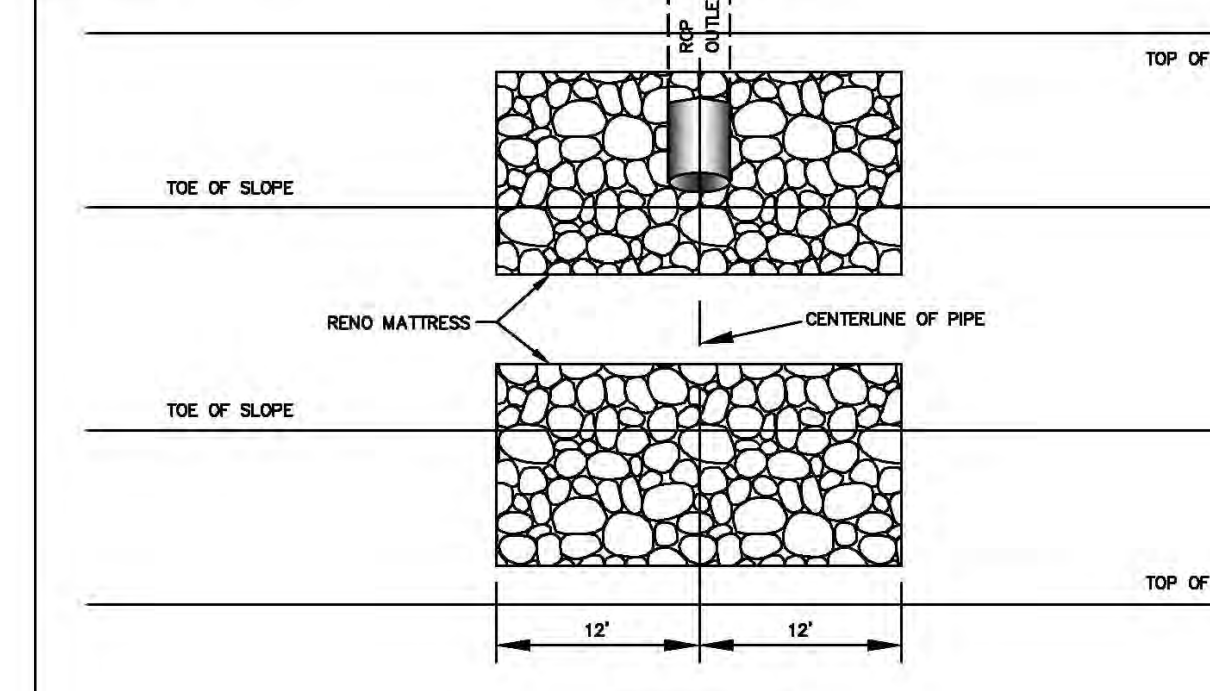
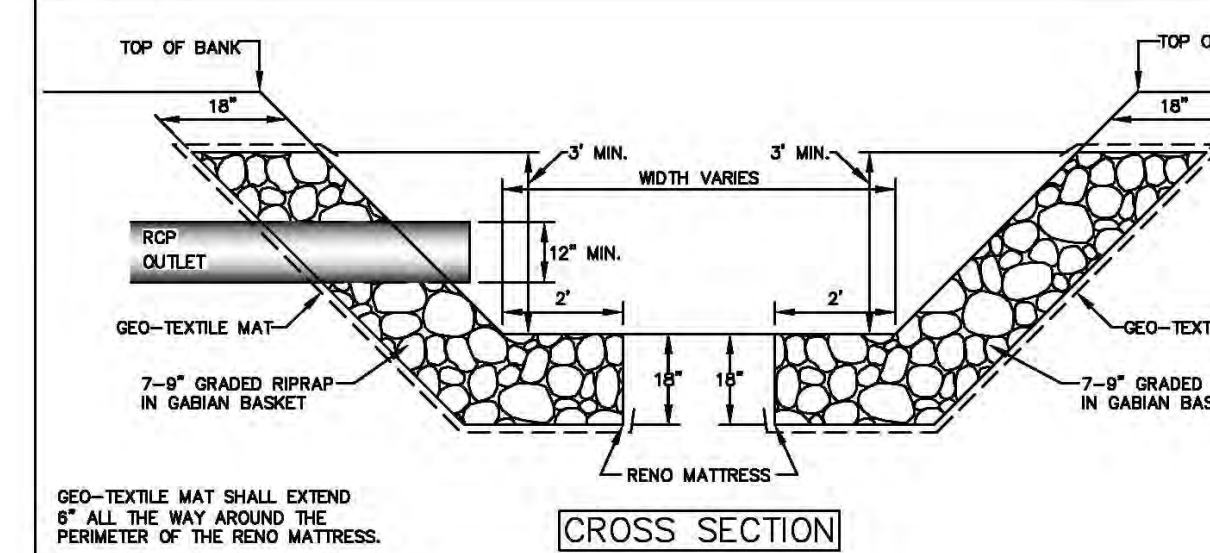
DEBRIS GUARD

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/13
DATE
FIGURE ST-29



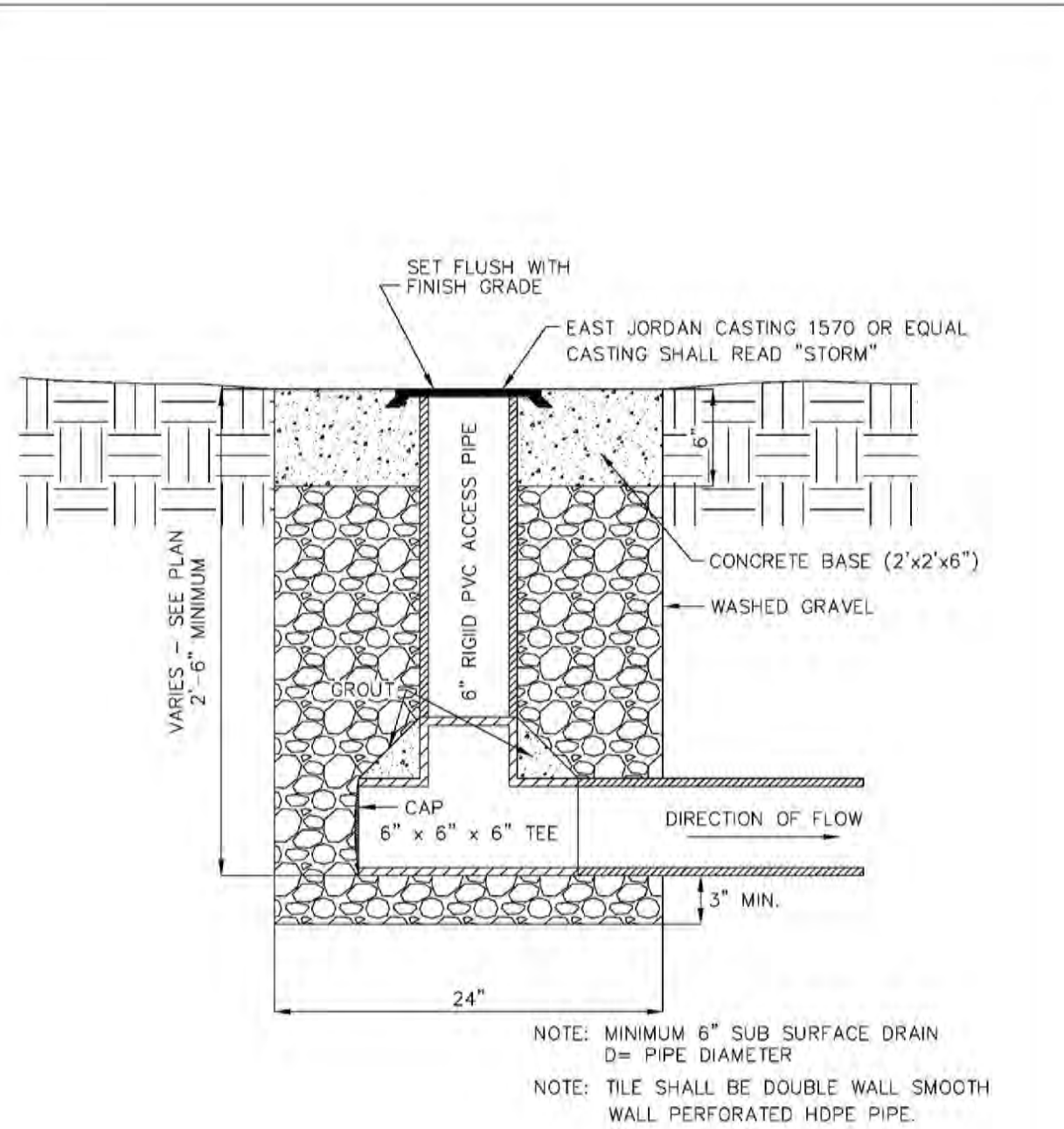
ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/13
DATE
FIGURE ST-30



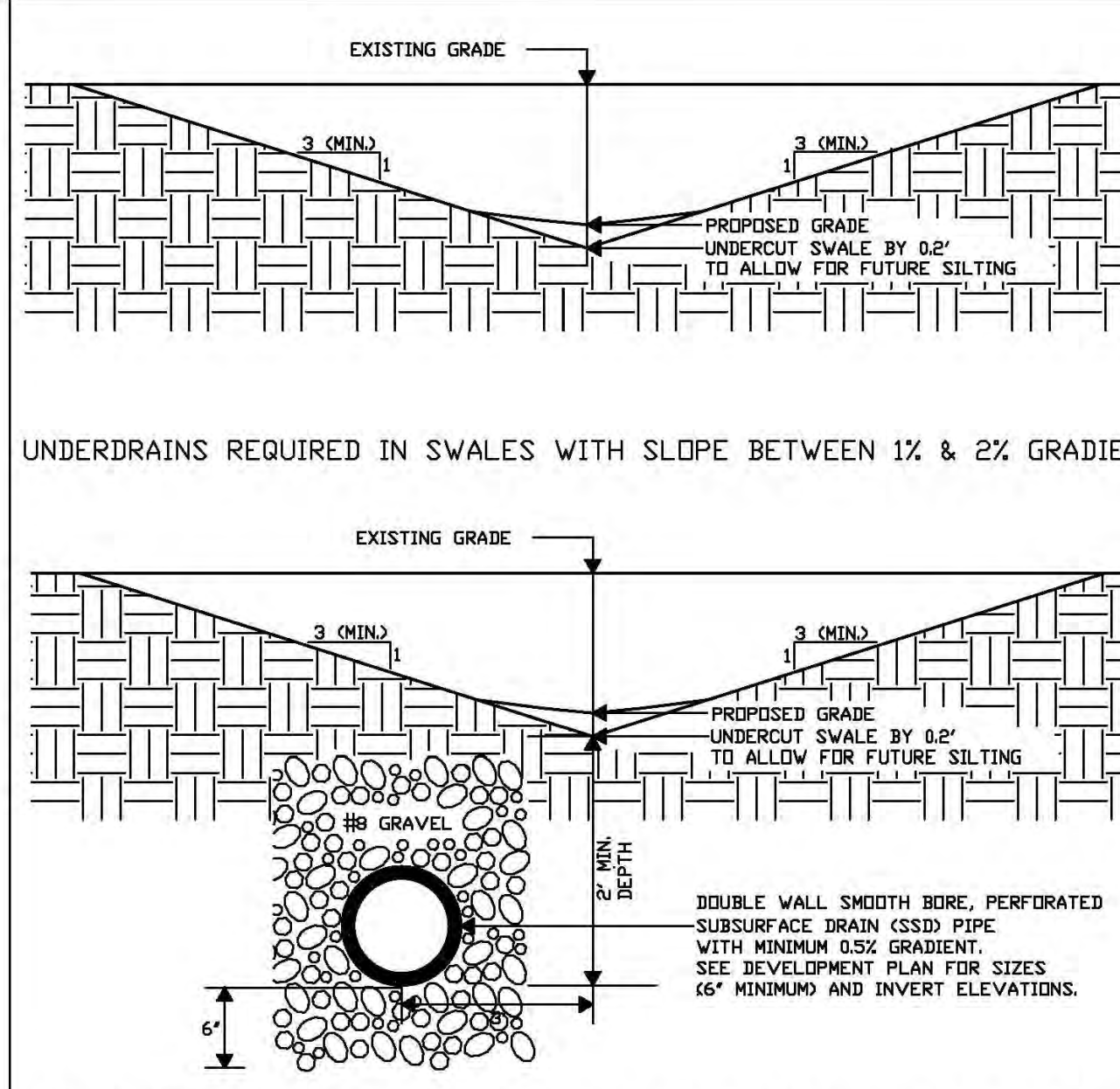
BANK ARMORMENT AT OUTLET PIPE IN OPEN CHANNELS

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/13
DATE
FIGURE ST-31



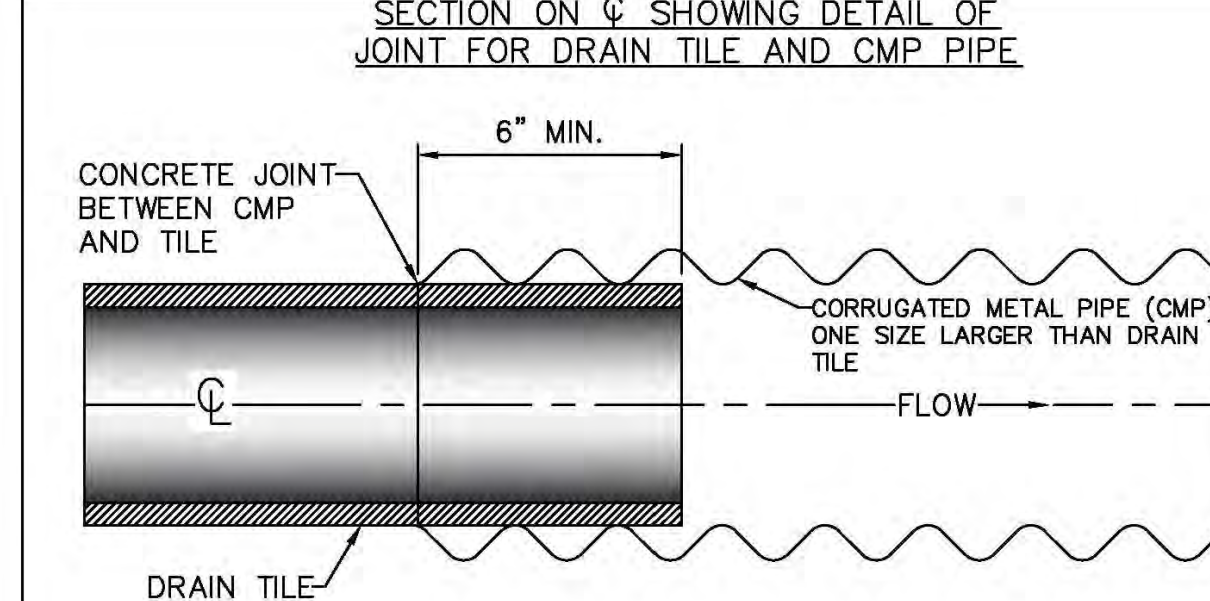
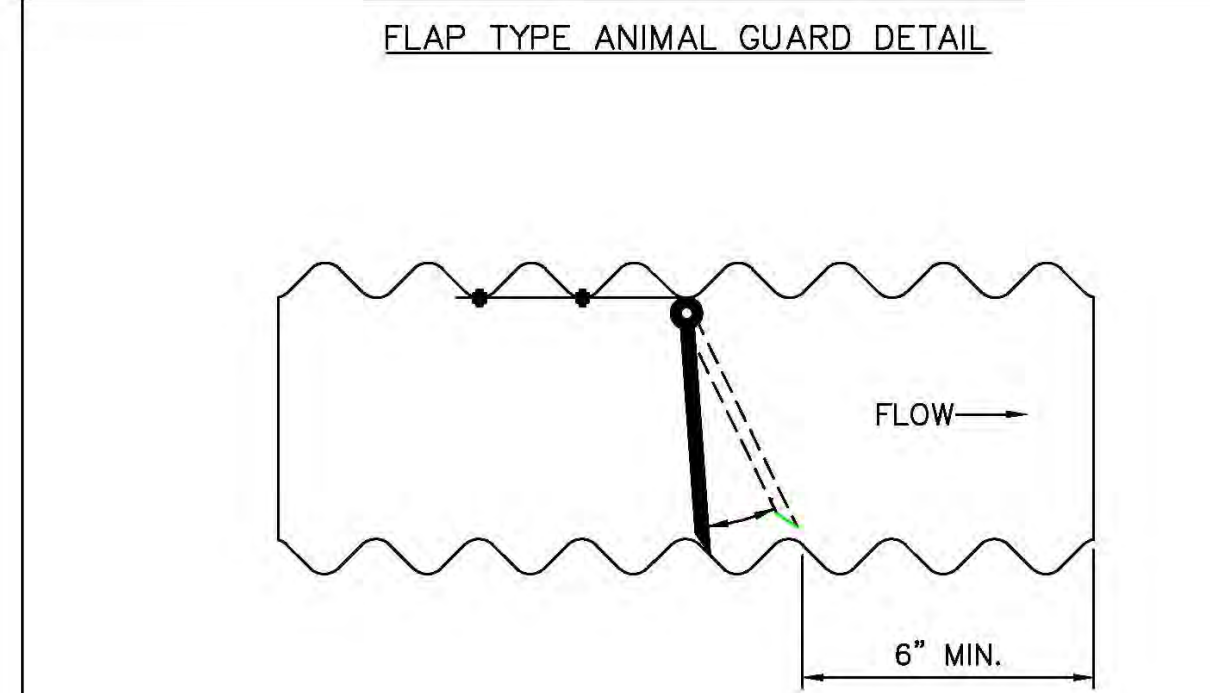
SUBSURFACE DRAIN (SSD) RISER DETAIL

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 2/26/16
DATE
FIGURE ST-37



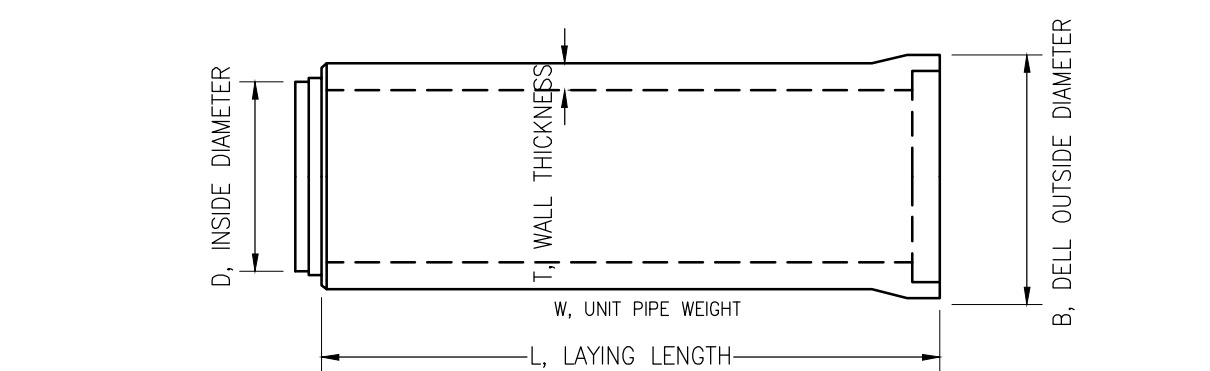
TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/13
DATE
FIGURE ST-43



DRAIN OUTLET DETAIL #2

CITY OF WESTFIELD, INDIANA
Neil B. VanTass 4/1/14
DATE
FIGURE ST-45



NOTES:

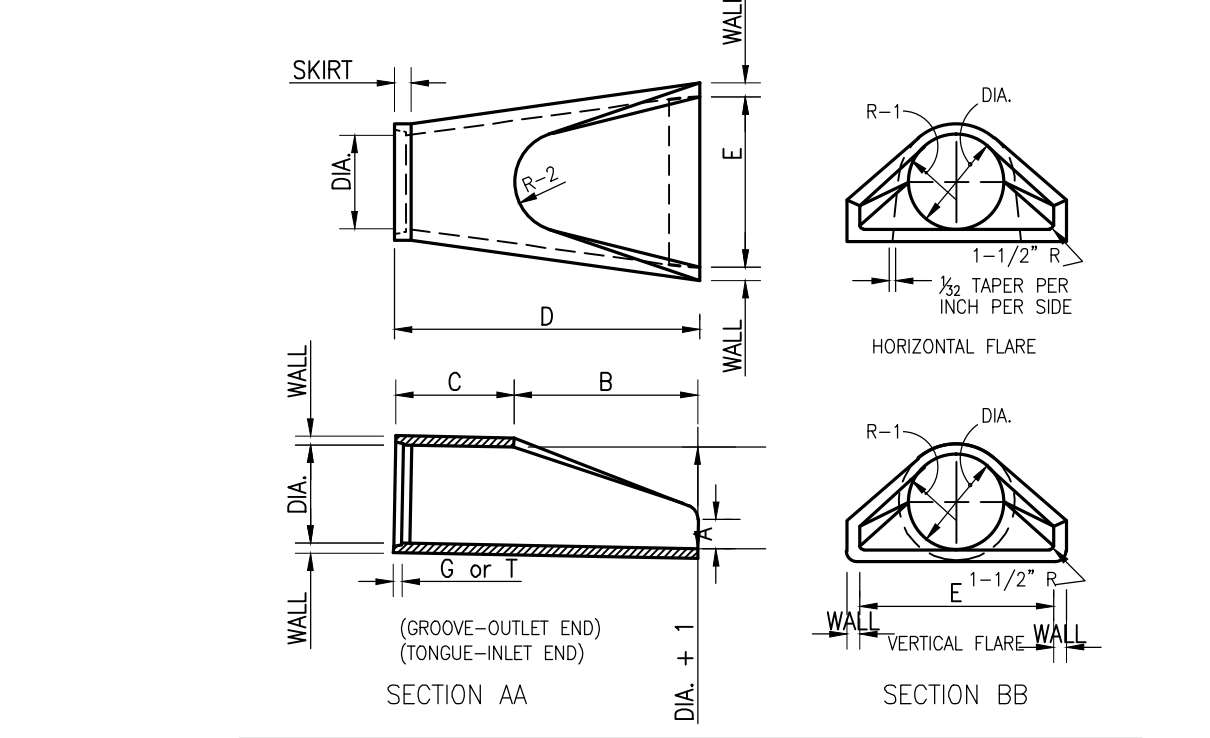
ALL REINFORCED CONCRETE PIPE MATERIALS, MANUFACTURE AND TESTING PROCEDURES SHALL BE IN ACCORDANCE TO CURRENT A.S.T.M. C-76, C-655 STANDARDS OR AS SPECIFIED.

ALL PIPE TO BE USED ON SANITARY SEWER APPLICATIONS PROJECTS WILL BE VACUUM OR HYDROSTATIC ALLY TESTED TO THE I.C.P.C. CRITERIA.

ALL CONCRETE PIPE MUST USE O-RING JOINTS

D (IN.)	T (IN.)	L (FT.)	B (IN.)	W (LB./FT.)
12	B 2	8	20 1/4	99
	C 2 7/8			148
15	B 2 1/4	8	23 7/8	144
	C 3			176
18	B 2 1/2	8	28	168
	C 3 5/8			246
21	C 3 3/4	8	31 5/8	304
24	C 3 3/4	8	35 1/2	366
27	C 4	8	39	420
30	C 4 1/4	8	42 1/2	476
33	C	8		552
36	C 4 3/4	8	50 1/4	633

TYPICAL PIPE DETAIL - SINGLE SPIGOT OFFSET FOR PROFILE GASKET (CP)



NOTES:

1. MANUFACTURE OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

PRECAST CONCRETE END SECTIONS (ES)

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

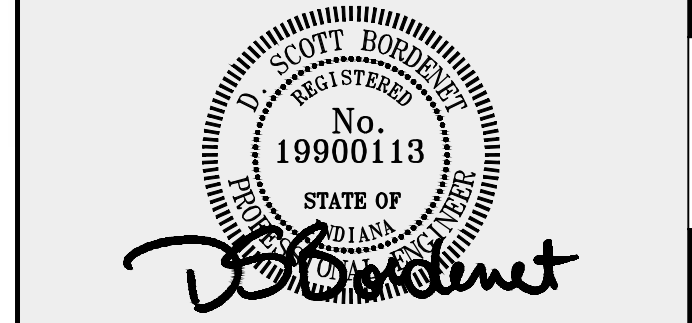
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE DETAILS

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



General Notes:

REVISION BLOCK		
REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

Sheet No. :

C3.2

All ▾ outside light fixtures

Departments ▾

Browsing History ▾

Homeste...s Amazon.com

Today's Deals

Hello, Homeste...
Your Account ▾

Prime ▾

Lists ▾

Cart 0

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Best Sellers

Gift Ideas

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Hardware

Kitchen & Bath Fixtures

Power & Hand Tools

Woodworking

amazonbusiness

Track your spending with POs
and new purchasing analytics.



> Learn more

< Back to search results for "outside light fixtures"



Roll over image to zoom in

Design House 516732 Monterey Outdoor Dark Sky Downlight, 10.25-Inch by 12-Inch, Oil Rubbed Bronze

by Design House

62 customer reviews

| 20 answered questions

List Price: ~~\$54.60~~

Price: **\$44.60**

You Save: **\$10.00 (18%)**

In Stock.

Want it tomorrow, May 27? Order within **8 hrs 27 mins** and choose **One-Day Shipping** at checkout. [Details](#)

Ships from and sold by Amazon.com. Gift-wrap available.

Color: Oil Rubbed Bronze

- Features an oil rubbed bronze finish with a metal shade
- Perfect for porch, entry or patio lighting
- Attaches with a wall mount and has full cut-off illumination
- Uses a 60-watt bulb (sold separately) and is UL listed to ensure the highest quality possible
- Comes with a 10-year limited warranty

13 new from **\$44.60**

This item's packaging will indicate what is inside. To cover it, select **Ship in Amazon box** on the checkout page.



Father's Day deals

in Tools & Home Improvement

> Learn more



Find something wrong here? Help us fix it.

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Add to Cart

Turn on 1-Click ordering for this browser

Ship to:

Urban Farmer- WESTFIELD

Add to List

Other Sellers on Amazon

\$53.53

+ Free Shipping

Sold by: 1STOPlighting

Add to Cart

\$64.67

+ Free Shipping

Sold by: Connect Buy

Add to Cart

\$55.95

+ \$9.05 shipping

Sold by: UnbeatableSale, Inc

Add to Cart

13 new from **\$44.60**

Have one to sell?

Sell on Amazon

Frequently Bought Together



+



Total price: **\$54.57**

Add both to Cart

Add both to List

☒ This item: Design House 516732 Monterey Outdoor Dark Sky Downlight, 10.25-Inch by 12-Inch, Oil Rubbed Bronze

\$44.60

62

☒ Philips 429746 Energy Saver Compact Fluorescent Dusk-to-Dawn 14-Watt Twister Light Bulb

\$9.97

2,648



LIGHTSHARE

Artificial Tree
Brings Season
Memory

Lightshare Pear Blossom Flower Tree, Brown

\$206.10

Ad feedback

Customers Who Bought This Item Also Bought

GENERAL NOTES

- A. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNREMOVABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.
- B. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- C. ALL TREES AND SHRUBS SHALL HAVE A 4" DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- D. ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.
- E. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- F. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- G. ALL DISTURBED LAWN AREAS SHALL BE SEEDDED.
- H. ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.

* THE NUMBER OF WATER LILLIES WILL BE DETERMINED, INSTALLED, & MAINTAINED BY AQUATIC PLANT SPECIALIST ONCE POND VOLUME IS MAINTAINED.

02' 12"E 871.20'
35" E 871.20' [DEED]



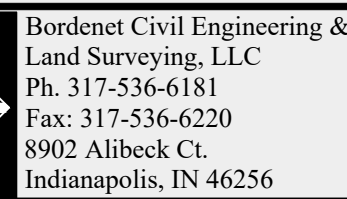
Westfield, Indiana

Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074
--------------------	--

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

[illegible]

Project Number: 2015-158

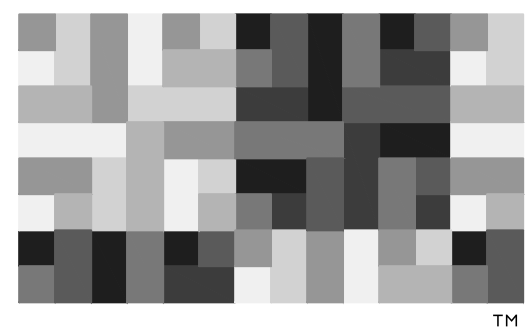
Sheet No. :

C2.4

General Elevation Notes

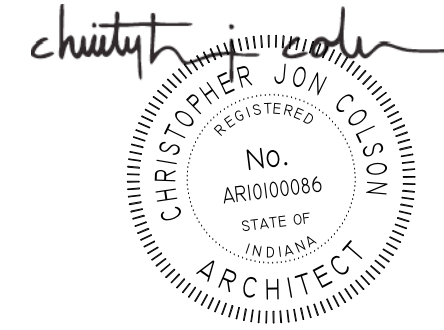
1. All dimensions to the finished face of materials are indicated with arrows (→), whereas all dimensions to the face of study 4 column centerlines are indicated with tick marks (✓).
2. All vertical elevations are measured from the top of concrete slab (T/Slab) = +0'-0".
3. All nominal units are indicated with text (2x4 in.) whereas all actual units are indicated with symbols (1 1/2"), typ.
4. All exterior metals, to include siding & roofing panels, trim, shutters, gutters & downspouts, to be pre-finished. Colors to be selected by Owner from manufacturer's standard line of colors / finishes.

ARCHITECT OF RECORD

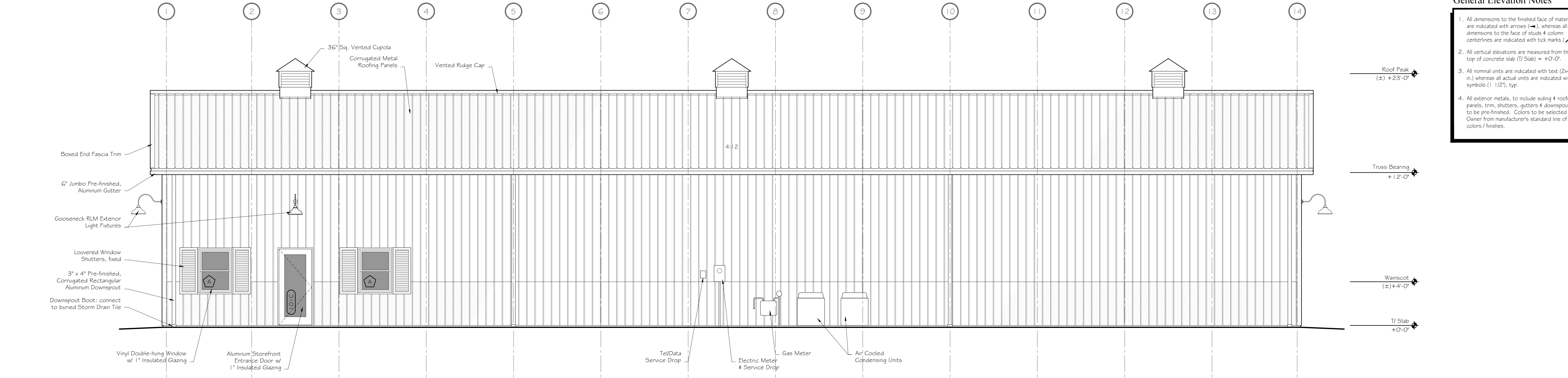


the
CREIGHTON
STUDIOS LLC
109 1/2 West Main Street
Lebanon IN 46052
765.485.2212

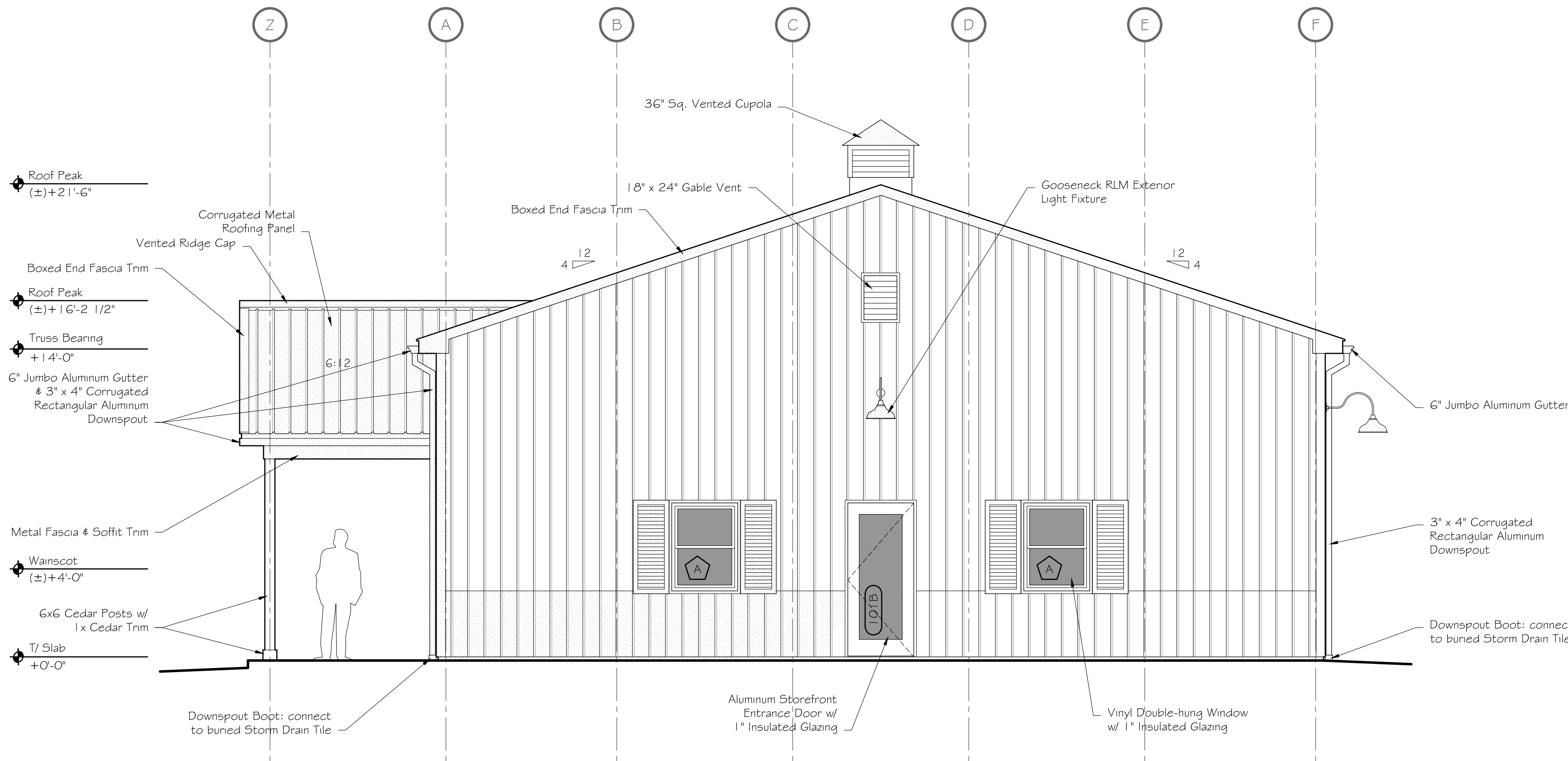
CERTIFICATION



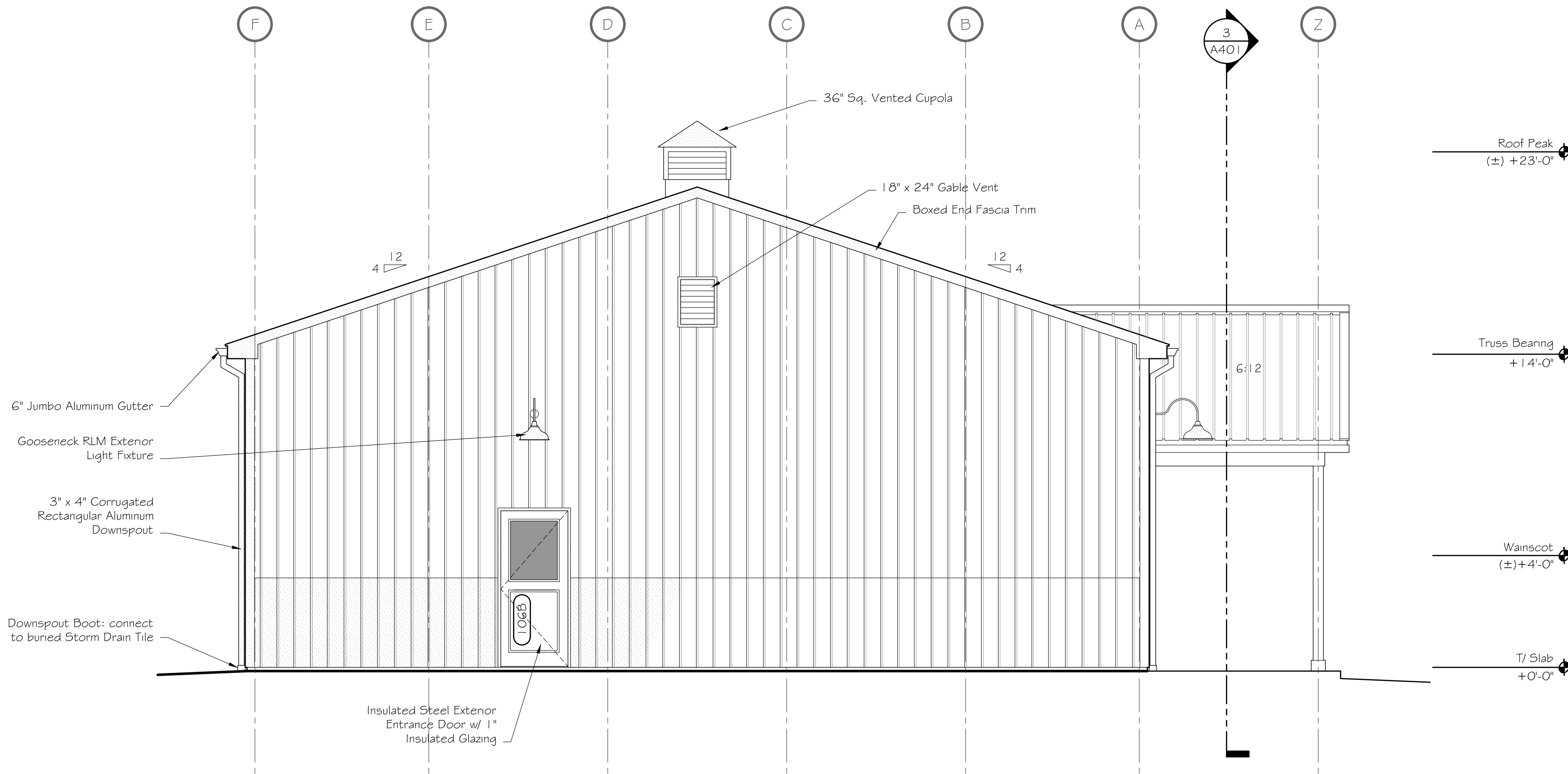
4 South (Rear) Elevation
Scale: 1/4" = 1'-0"



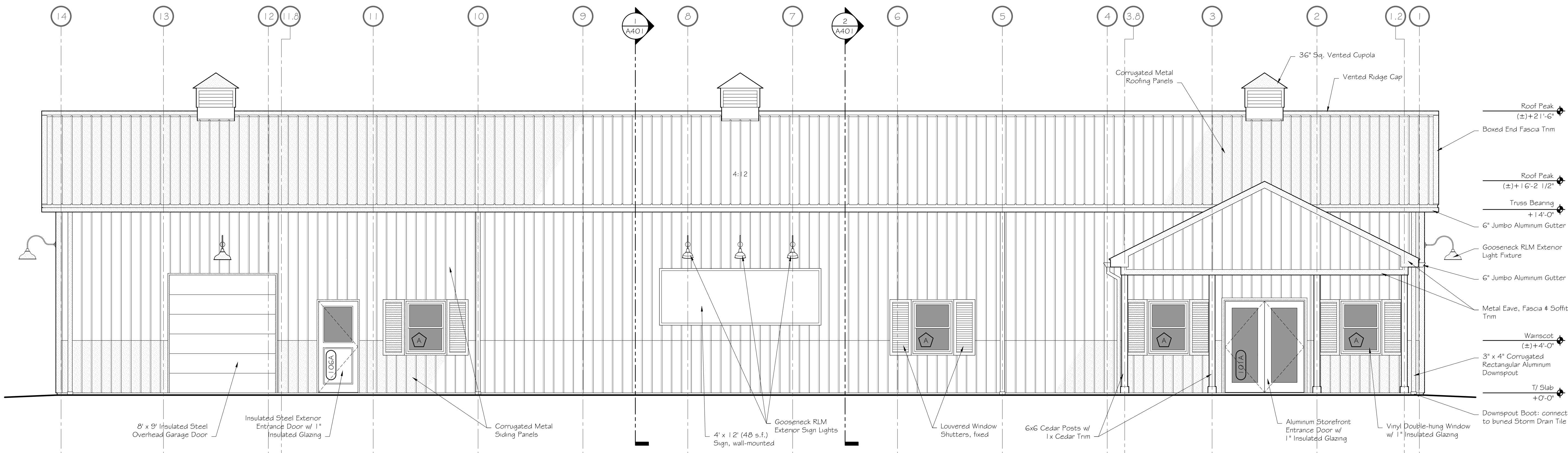
3 West Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



1 North (Front) Elevation
Scale: 1/4" = 1'-0"



URBAN VINES
Vineyard & Winery

Urban Vines LLC

303 East 161st Street
Westfield, Indiana 46074

Project No. 121
Project Date June 3, 2016
Drawn cjc
Checked cjc
Revision

© Copyright 2016: The Creighton Studios LLC.
These Drawings and Specifications, and all copies thereof, are the property and copyright of The Creighton Studios LLC and shall be used only with respect to this Project. Shall not be used for any other Project or work, and shall not be reproduced without the prior written consent of The Creighton Studios LLC.

Exterior
Elevations

A301





April 4, 2018

Urban Vines LLC (via noah@ufseeds.com)
303 E. 161st Street
Westfield, IN 46074

RE: 1804-DDP-10

Dear Mr. Herron,

The Westfield-Washington Advisory Plan Commission (the "Plan Commission") met on April 2, 2018, to review:

Case No.: 1804-DDP-10

Petitioner: Urban Vines LLC

Description: Detailed Development Plan approval for an additional 52 parking spaces on a 5 acre +/- lot in the AG-SF1: Agriculture / Single-Family Rural District.

The Plan Commission **approved** 1804-DDP-10 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

If you have any questions or need further assistance, then please do not hesitate to contact the Economic and Community Development Department.

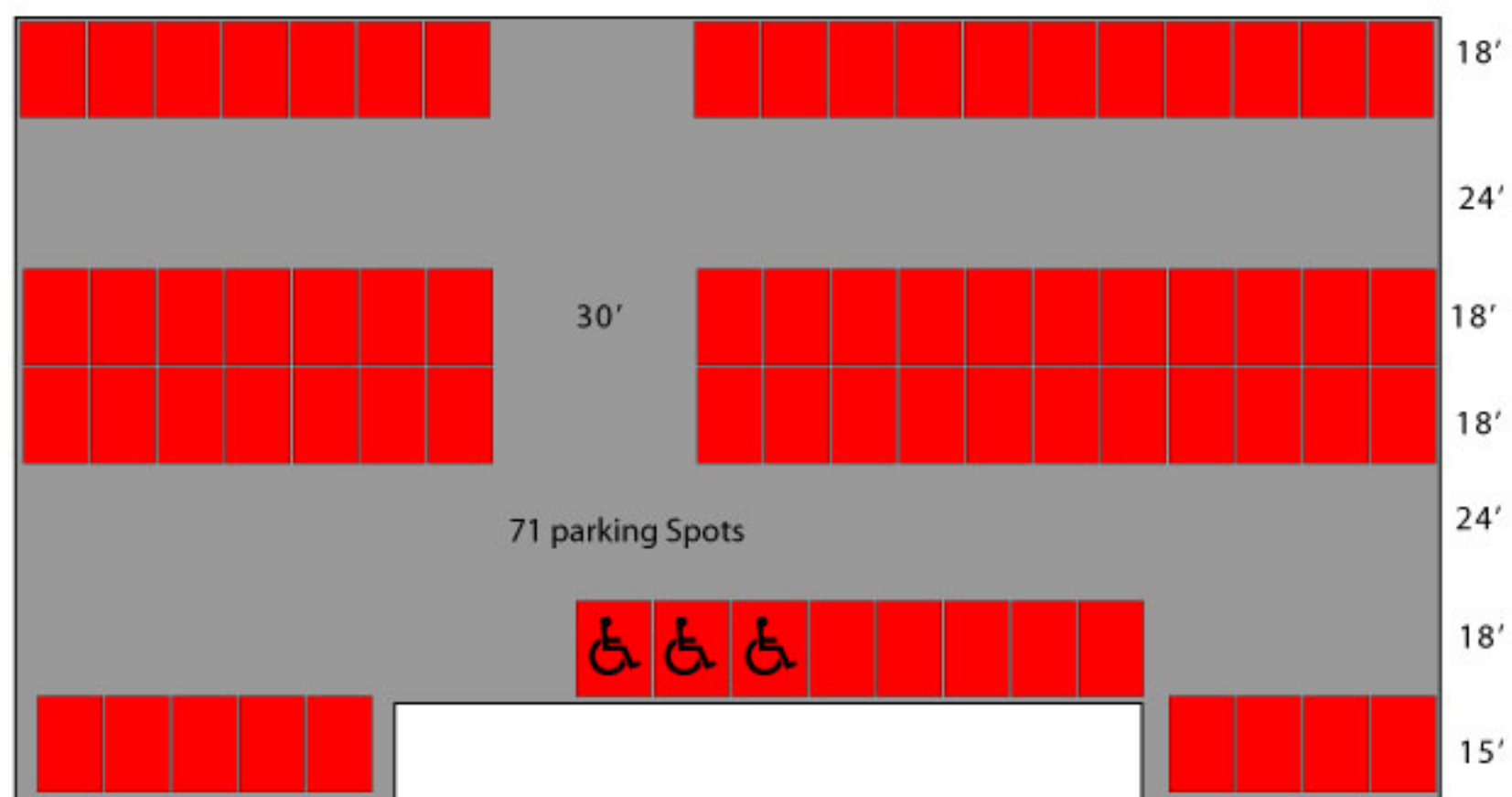
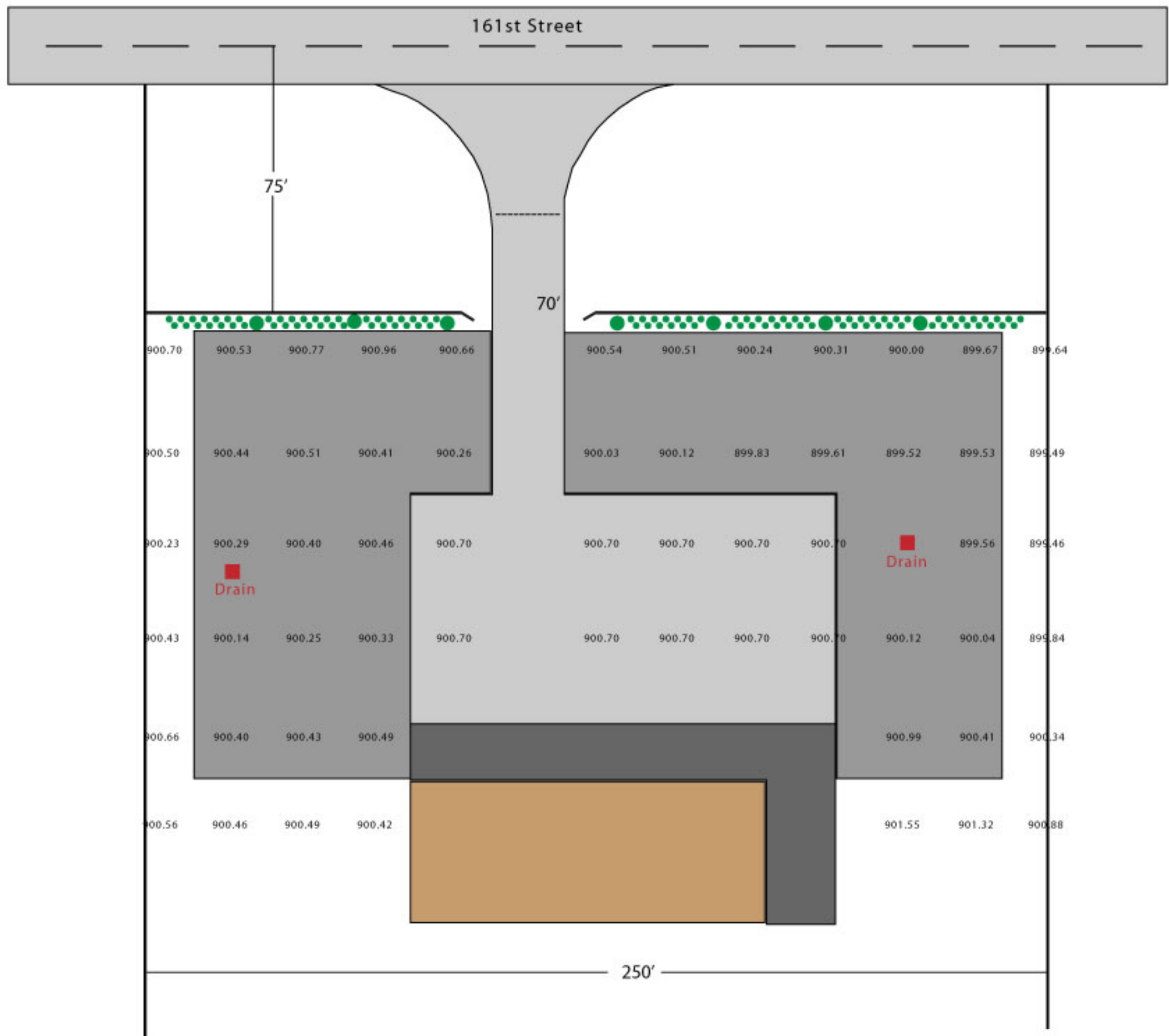
Sincerely,

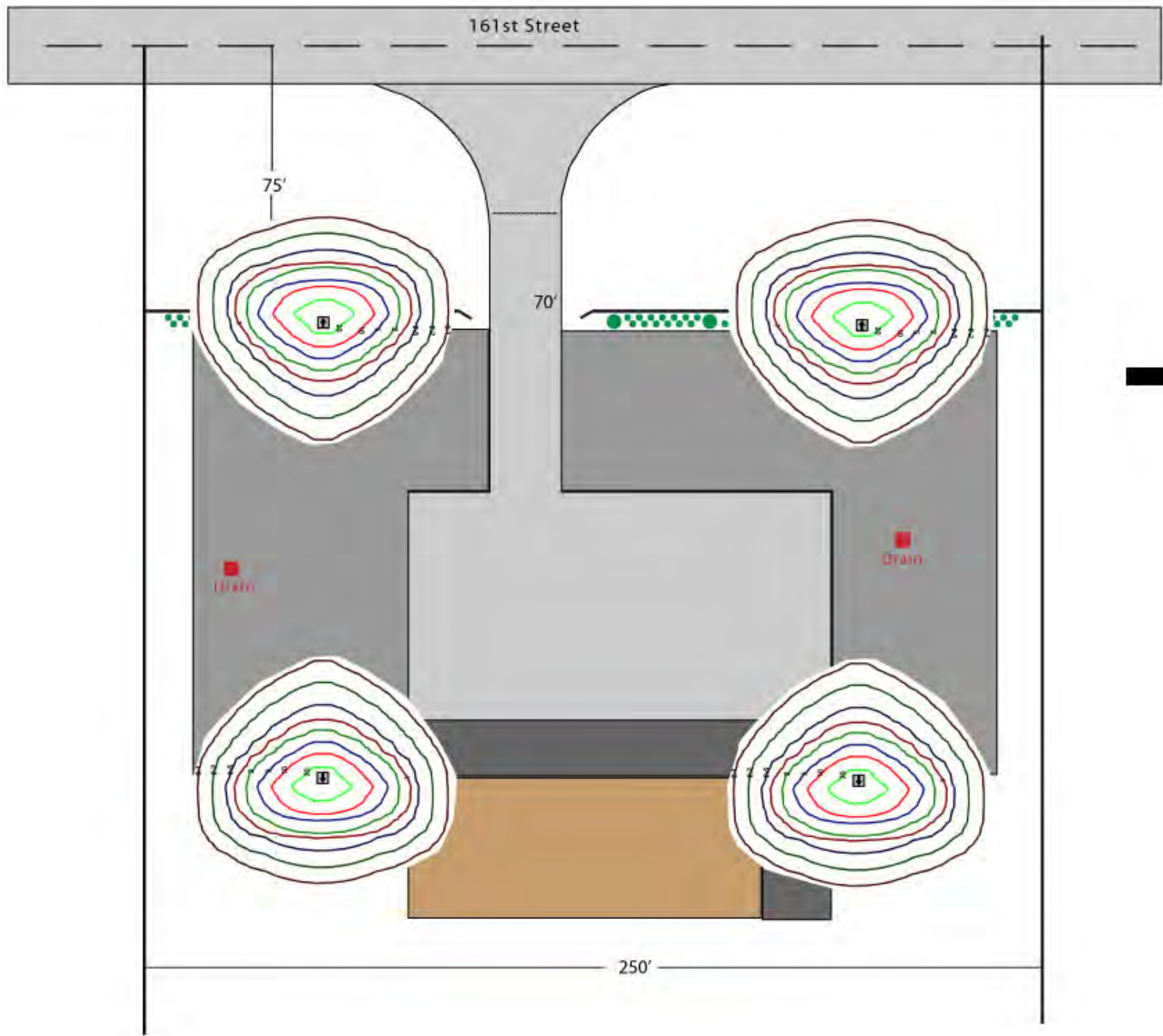
A handwritten signature in cursive script that reads "Pamela Howard".

Pam Howard
Senior Planner



Urban Vines LLC
303 E 161st Street
Westfield, IN 46074
Parcel No:
08-09-11-00-00-013.103
Rev: #1, 021918



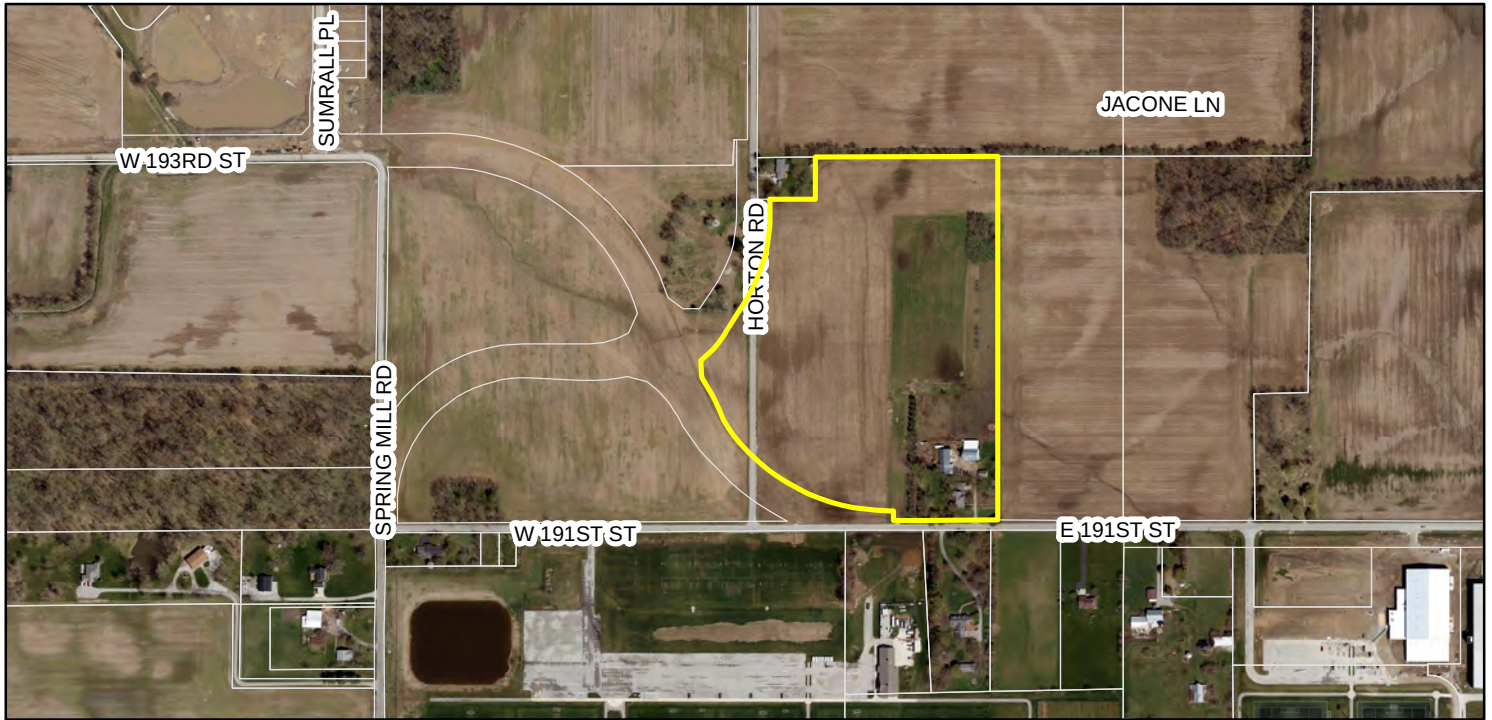




Property Location Map
Osborne Trails PUD Amendment II
2009-PUD-10



Aerial Location Map



Zoning Map



Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)



PROJECT HQ2

SITE PLAN

- SITE AREA: ±12.24 ACRES
- BUILDING: 34,480 SF
- 1ST FLOOR: 27,600 SF
- 2ND FLOOR: 6,880 SF
- CAR PARKING: 156 CARS
- FUTURE PARKING: 123 CARS



LOCATION

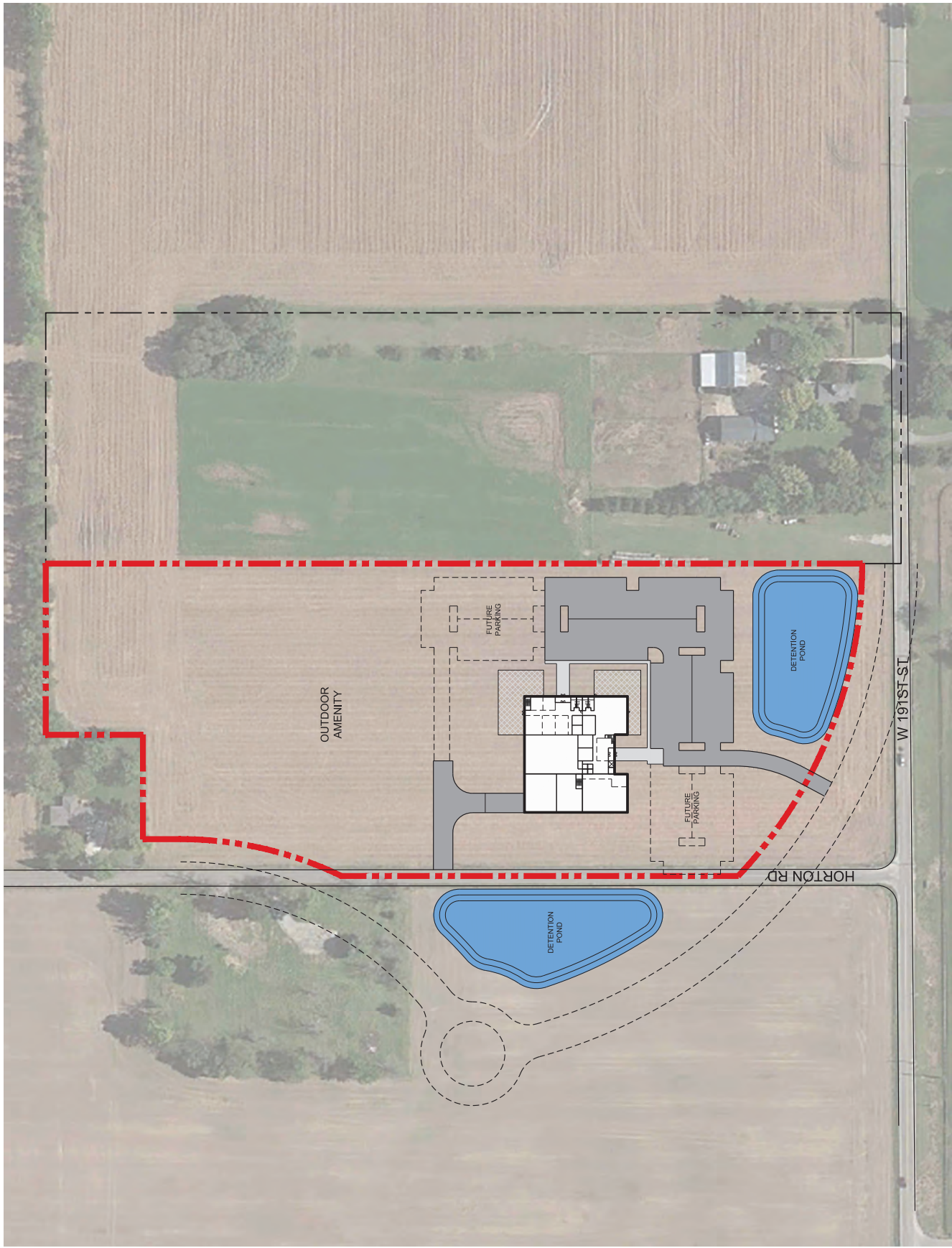
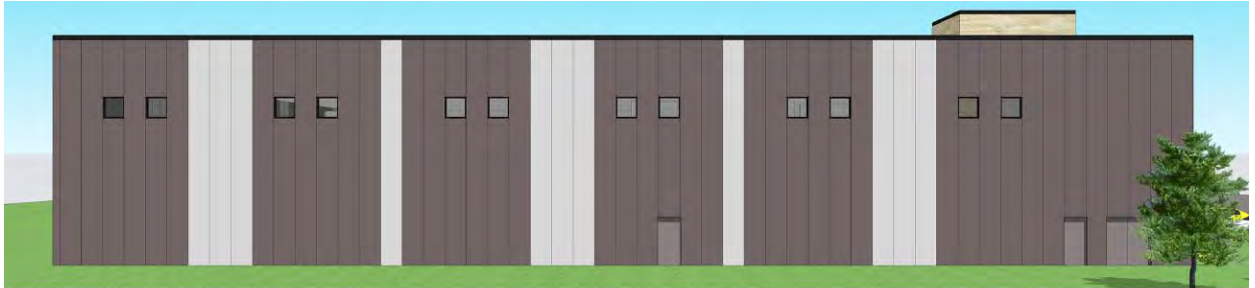


EXHIBIT C
CHARACTER EXHIBIT

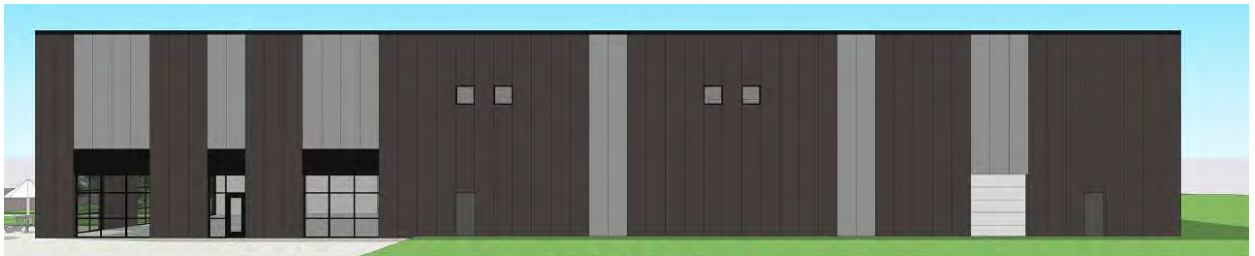




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION





ORDINANCE NUMBER 20-29

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE OSBORNE TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 16-44 and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 16-44, Osborne Trails Planned Unit Development District on February 27, 2017, recorded as Instrument No. 2017012329 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Council subsequently adopted Ordinance No. 17-21, an Amendment to the Original PUD Ordinance on August 14, 2017 (the “First Amendment”), which added real estate to the Original PUD Ordinance;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2009-PUD-10**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance and First Amendment (the “Second Amendment”) and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2009-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

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

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

The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.2 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.3 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.4 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.5 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of the Real Estate shall remain: Local Business (the “Underlying Zoning District”). The Real Estate shall remain in Area A as provided in the Original PUD Ordinance and the First Amendment.

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

5.1 Only the uses identified below shall be permitted in the District.

A. Permitted Uses

1. Area A: The following uses shall be permitted on the Real Estate in addition to those permitted in the Underlying Zoning District and as permitted in Area A of the Original PUD Ordinance and the First Amendment:

A. Agritourism Use (or Agritainment Use), specifically including the use as a distillery.

B. Uses consistent with the Light Industry definition of the UDO.

C. Accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, are as applicable to the Underlying Zoning District, except as follows:

6.1 The Maximum Business Size for an Agritourism Use shall be increased to Forty Thousand (40,000) Square Feet. There shall be no Maximum Aggregate for uses associated with the use as a distillery. Any other use shall be governed by 4.14(H) of the UDO.

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Section 7.1(A) of the Original PUD Ordinance shall not apply to an Agritourism Use.

7.1 Article 6.3 (F)Architectural Standards, Sections (2), (4) and (5) for new non-residential buildings shall be replaced in its entirety with the following for any buildings constructed in accordance with an Agritourism Use or distillery related use:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit C** are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed for an Agritourism Use and/or distillery related use. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards. Any use which is not an Agritourism Use shall comply with the standards provided in the Original PUD Ordinance and the First Amendment. An Agritourism Use and/or distillery related use shall comply with the following Architectural Standards:

1. Facade Materials.

a. Primary Façade Materials.

- i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems steel or architecturally insulated metal panel systems.
- ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
- iii. Primary Facades may have window glazing or glass storefronts.
- iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, metal panels and EIFS (Drive).
- v. Colors used on building facades must be complementary.
- vii. Overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

- i. Materials permitted for the Primary Façade shall also be permitted on the Secondary Facade..
- ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- iii. Overhead doors are permitted on Secondary Facade elevations.

7.2 Article 6.8 Landscaping Standard: Shall apply. Section 7.4(B) of the Original PUD Ordinance shall not apply to an Agritourism Use or distillery use.

7.3 Article 6.15 Performance Standards shall apply except as specifically modified:

A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 7 A.M.

Section 8. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-29** was delivered to the Mayor of Westfield
on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-29**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-29**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT No. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT No. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE

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EXHIBIT B
CONCEPT PLAN



PROJECT HQ2

SITE PLAN

- SITE AREA: ±12.24 ACRES
- BUILDING: 34,480 SF
- 1ST FLOOR: 27,600 SF
- 2ND FLOOR: 6,880 SF
- CAR PARKING: 156 CARS
- FUTURE PARKING: 123 CARS



LOCATION

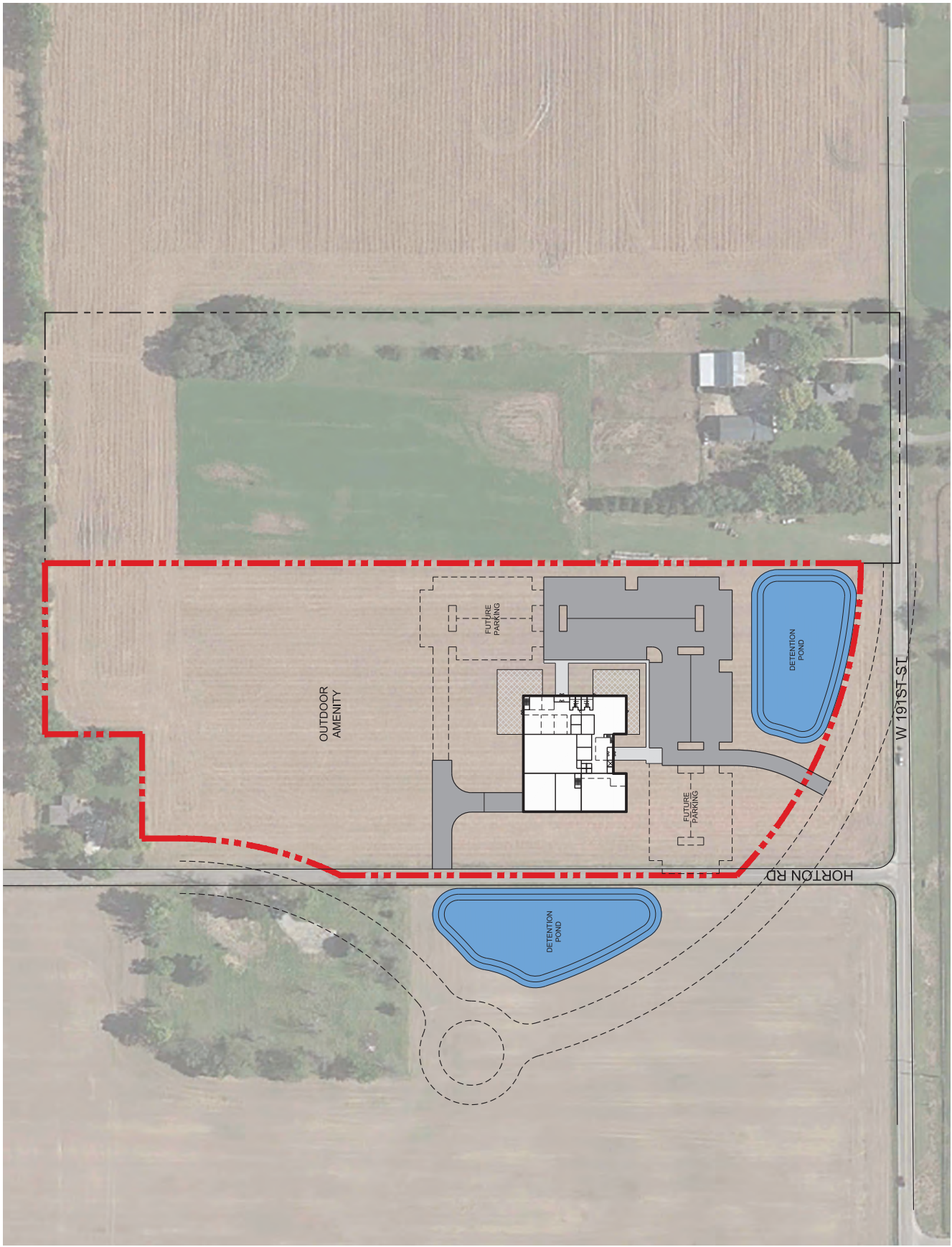
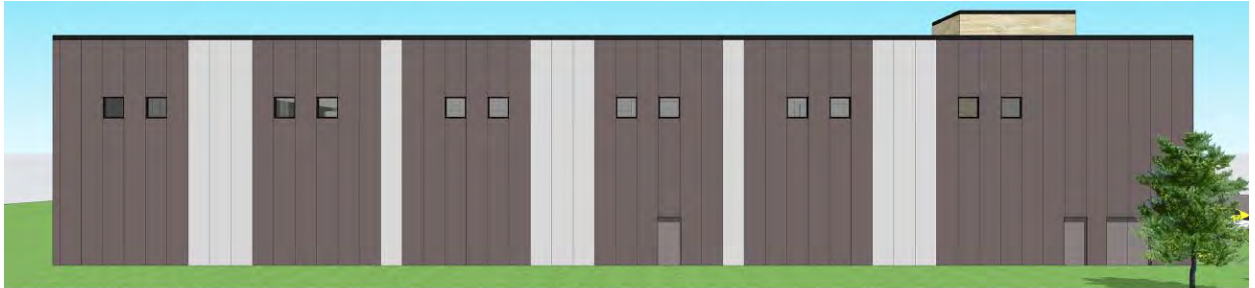


EXHIBIT C
CHARACTER EXHIBIT

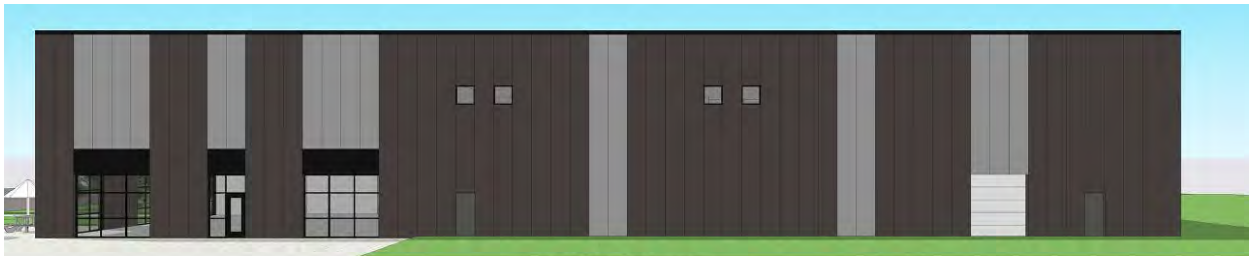




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION





ORDINANCE NUMBER 20-29

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
THE OSBORNE TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF
ORDINANCE 16-44 and THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 16-44, Osborne Trails Planned Unit Development District on February 27, 2017, recorded as Instrument No. 2017012329 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Council subsequently adopted Ordinance No. 17-21, an Amendment to the Original PUD Ordinance on August 14, 2017 (the “First Amendment”), which added real estate to the Original PUD Ordinance;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2009-PUD-10**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance and First Amendment (the “Second Amendment”) and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2009-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

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

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

The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.2 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.3 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.4 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.5 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of the Real Estate shall remain: Local Business (the “Underlying Zoning District”). The Real Estate shall remain in Area A as provided in the Original PUD Ordinance and the First Amendment.

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

5.1 Only the uses identified below shall be permitted in the District.

A. Permitted Uses

1. Area A: The following uses shall be permitted on the Real Estate in addition to those permitted in the Underlying Zoning District and as permitted in Area A of the Original PUD Ordinance and the First Amendment:

A. Agritourism Use (or Agritainment Use), specifically including the use as a distillery.

B. Uses consistent with the Light Industry definition of the UDO.

C. Accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, are as applicable to the Underlying Zoning District, except as follows:

6.1 The Maximum Business Size for an Agritourism Use shall be increased to Forty Thousand (40,000) Square Feet. There shall be no Maximum Aggregate for uses associated with the use as a distillery. Any other use shall be governed by 4.14(H) of the UDO.

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Section 7.1(A) of the Original PUD Ordinance shall not apply to an Agritourism Use.

7.1 Article 6.3 (F) Architectural Standards, Sections (2), (4) and (5) for new non-residential buildings shall be replaced in its entirety with the following for any buildings constructed in accordance with an Agritourism Use or distillery related use:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit C** are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed for an Agritourism Use and/or distillery related use. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards. Any use which is not an Agritourism Use shall comply with the standards provided in the Original PUD Ordinance and the First Amendment. An Agritourism Use and/or distillery related use shall comply with the following Architectural Standards:

1. Facade Materials.

- a. Primary Façade Materials.
 - i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems steel or architecturally insulated metal panel systems.
 - ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
 - iii. Primary Facades may have window glazing or glass storefronts.
 - iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, metal panels and EIFS (Drive).
 - v. Colors used on building facades must be complementary.
 - vii. Overhead doors may be permitted on the Primary Facade elevations.
- b. Secondary Façades Materials.
 - i. Materials permitted for the Primary Façade shall also be permitted on the Secondary Facade..
 - ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Overhead doors are permitted on Secondary Facade elevations.

7.2 Article 6.8 Landscaping Standard: Shall apply. Section 7.4(B) of the Original PUD Ordinance shall not apply to an Agritourism Use or distillery use.

7.3 Article 6.15 Performance Standards shall apply except as specifically modified:

A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 7 A.M.

Section 8. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-29** was delivered to the Mayor of Westfield
on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-29**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-29**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT No. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT No. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE

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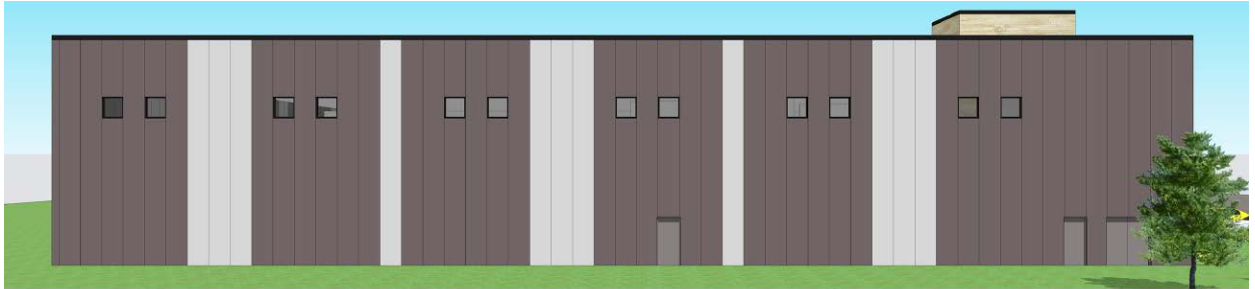
EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

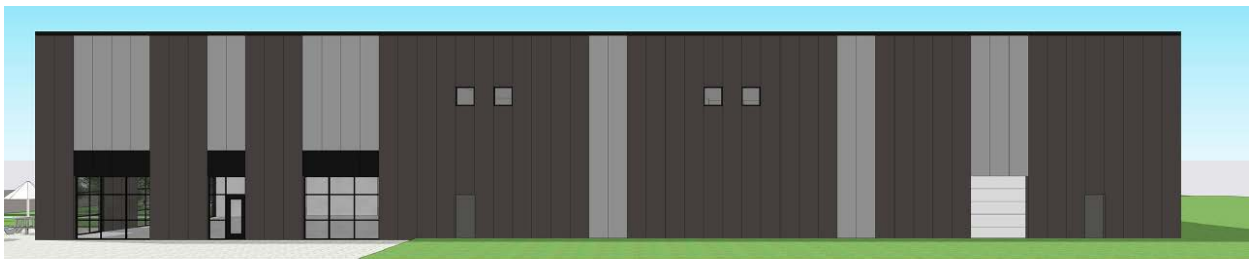




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION





Osborne Trails PUD Amendment 2

The proposed amendment will add Agritourism Use as a permitted use in Area A of the Osborne Trails PUD. This request will allow for the location of a new craft distillery with associated uses onsite. The proposed development will include the following characteristics:

Family Friendly Restaurant: It is anticipated that this facility will accommodate families both large and small. The restaurant's goal is to highlight Indiana agricultural while maintaining a down to earth, approachable feel. Total seating will include indoor and outdoor, covered, patio area.

Retail: Retail sales of product produced onsite as well as small amounts of product from other local and regional artisan productions.

Outdoor Amenities: One of the main goals of the Agritourism facility is to provide a family friendly experience for patrons of all ages. To execute on this goal, outdoor amenities such as patios, outdoor service stations, corn mazes, pumpkin patches, and outdoor entertainment space will be provided.

Lounge: A small cocktail lounge featuring products made onsite is contemplated.

Event Center: Indoor event space to host a wide array of events from weddings to corporate functions to local farmers markets.

Education: Classroom space and tours of the production process will be available, including but is not limited to grain selection, mashing and fermentation techniques, distillation process, aging, processing, and tasting.

Production Warehousing, and Aging: Approximately one third of the facility will be allocated to production, processing, warehouse, and aging spaces. This portion of the building will house all aspects of the distilling process.

This additional use will provide an unique attraction for local and regional guests to engage in a destination location unavailable in the City. The proposed modifications to the existing PUD ordinance reflect the minimum changes necessary to the PUD to permit this use to be developed and successful at this location.

In the event this proposed use does not come to fruition, all currently applicable standards of the UDO would be applicable to all other proposed uses here.

HQ 2 Neighborhood Meeting

6:00 P.M. 9/1/2020

VIA Go To Meeting/Call In

Petitioner's representatives on-line:

Russell Brown, Blake Jones, David McIntyre, Chris Wilkes

City of Westfield Personnel on-line: Pam Howard

Attendees (confirmed on several occasions by development team): City Councilor Mike Johns, City Councilor Cindy Spoljaric, Kristy Wiley, Jim Pictor

Petitioner's gave an overview of project. Described changes in permitted uses, the proposed initial building size, proposed site plan, use and how growth might occur on site. Discussed modifications to limitations on size of development in LB classification and how those would apply on this site.

Petitioner's discussed timeline for the proposal as it currently exists today.

Asked for questions from attendees. Kristy Wiley, the neighbor to the immediate north on the parcel asked how future growth would progress from south to north. Blake Jones indicated that future uses to the north would likely be storage/aging facilities with similar architecture to the proposed initial building. Ms. Wiley indicated that because she was calling in she could not see the site plan displayed on screen, which was emailed to her and Mr. Pictor following the meeting.

No further questions were raised.

Pam Howard gave an overview of process and provided email addresses for the submission of any public comments on the matter.

The meeting adjourned at approximately 6:20 P.M.



Petition Number: 2006-PUD-05

Project Name: Urban Vines PUD Amendment I

Subject Site Address: 303 E 161st Street (the “Property”)

Petitioner: Noah Herron (the “Petitioner”)

Representative: Pleasant Cities, LLC

Request: Requests an amendment to the Development Standards of the Urban Vines PUD District.

Current Zoning: Urban Vines PUD ([Ord. 19-10](#))

Current Land Use: Agricultural

Approximate Acreage: 5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 20-19 (clean)
5. Proposed Ordinance 20-19 (redlined)
6. Proposed Floorplan
7. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The petition was introduced at the [May 11, 2020](#), City Council meeting. The Petitioner held a neighborhood meeting via online video conference on May 28, 2020. The petition received a public hearing at the [June 3, 2020](#), Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The 5-acre site is located at 303 E. 161st Street (see **Exhibit 2**).

Property History and Timeline:

- On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07).
- On June 20, 2016, a Detailed Development Plan was approved for the Property with two (2) Subdivision Control Waivers related to Pedestrian Network Standards (see **Exhibit**).
- On December 13, 2016, the Board of Zoning Appeals approved a Variance of Development Standard related to signage.
- On April 2, 2018, a Detailed Development Plan was approved for a parking lot expansion.
- On July 8, 2019, the City Council adopted the Urban Vines PUD ([Ord. 19-10](#)), which repealed the previously granted variances, and added standards for additional improvements that had been made to the Property. This ordinance now governs the development of the Property.
- On July 2, 2020, a Detailed Development Plan was submitted for this site. This plan includes the additional interior restrooms referenced in the proposed PUD Amendment. That item eligible for consent agenda approval tonight.

REQUEST

The petitioner requests the following modifications to the Urban Vines PUD:

Concept Plan: The Concept Plan, Section 3 of the Urban Vines PUD shall be replaced and superseded with the Concept Plan of this proposed Ordinance (see **Exhibit 3**).

Development Standards: The proposed amendment would modify Section 7.1 of the PUD to remove the requirement that permanent outdoor restrooms be constructed on the property prior to September 30, 2020; and replaces this with a requirement that an additional indoor restroom be constructed prior to December 31, 2021. An exhibit showing the proposed layout is also included (see **Exhibit**)



CHANGES SINCE THE PUBLIC HEARING

Following the June 3, 2020, Public Hearing, the petitioner made one change to the text of the proposed amendment. A requirement to construct an additional indoor restroom no later than September 1, 2021, was added. Additionally, a concept plan showing the proposed layout was added to the ordinance.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the [June 3, 2020](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [May 11, 2020](#), Council meeting.

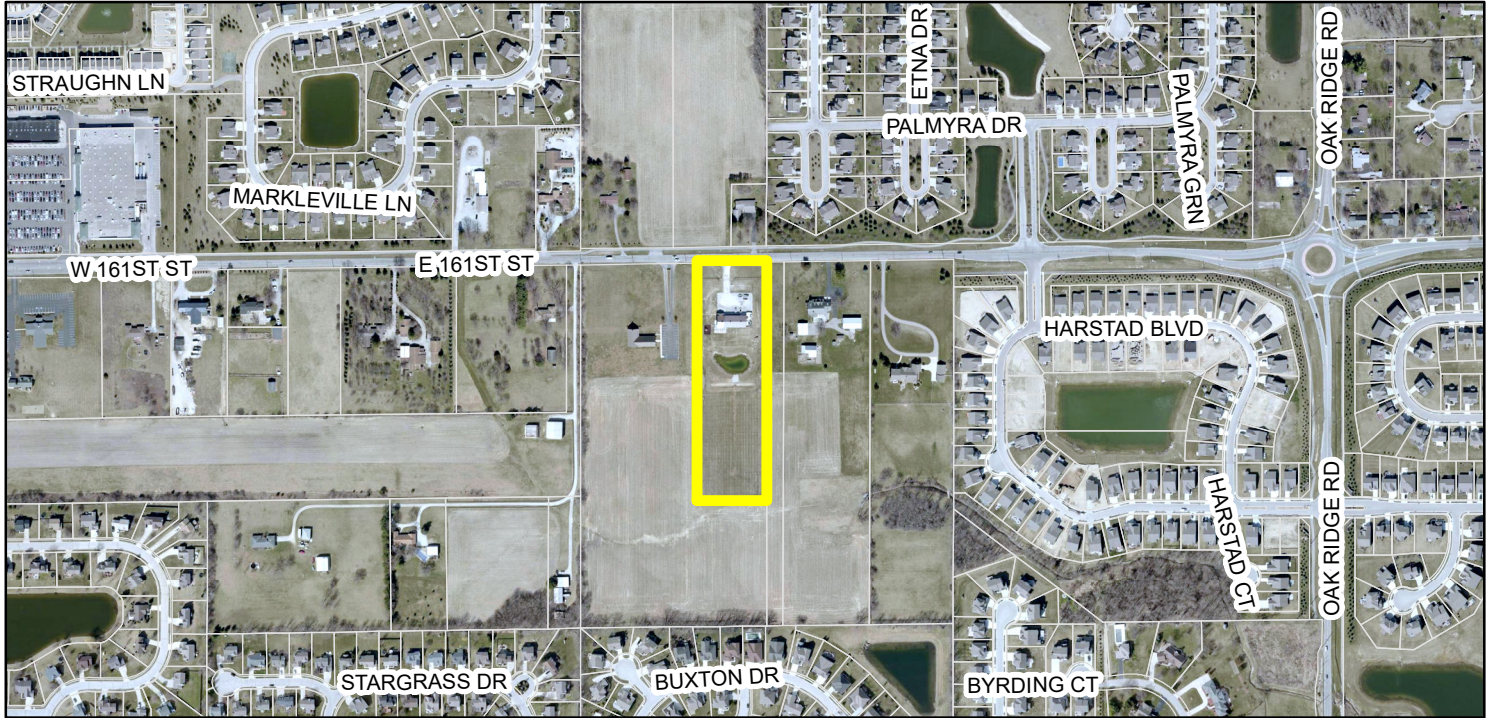


DEPARTMENT COMMENTS

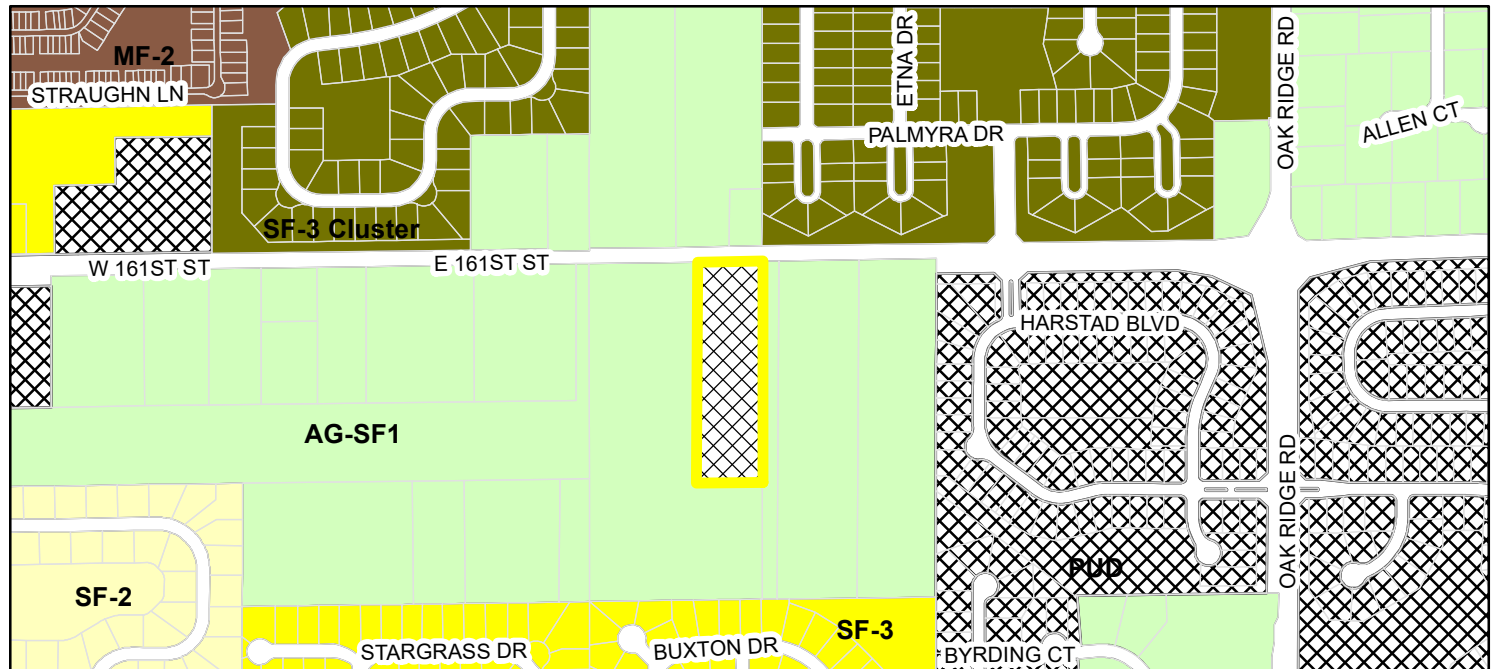
1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Aerial Location Map

 Site



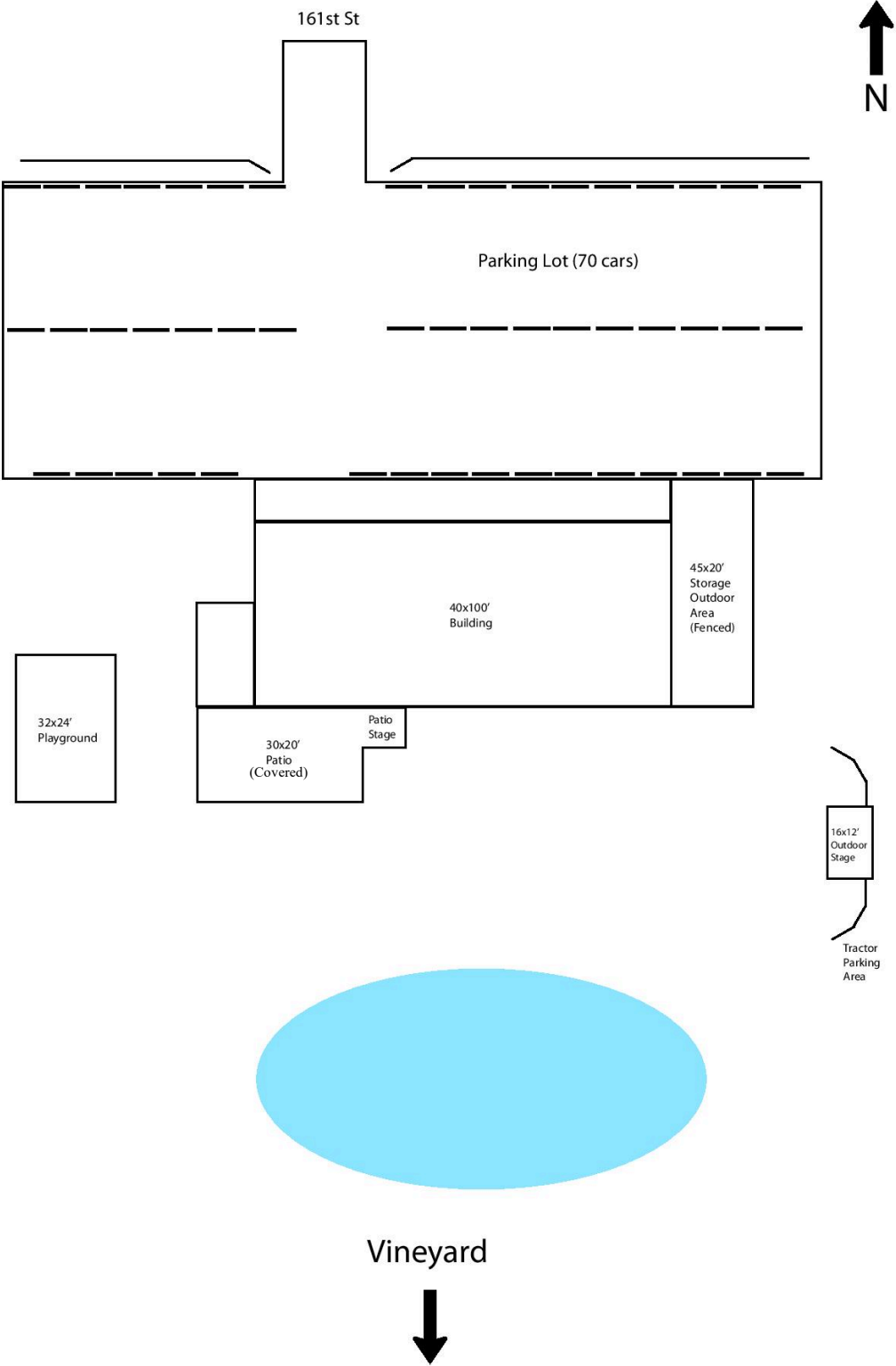
Zoning Map



- | | |
|---|--|
|  Parcel |  PUD (Planned Unit Development) |
| Zoning - All |  SF-2 (Single Family - 2) |
| Zoning |  SF-3 (Single Family - 3) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-3 Cluster |
|  MF-2 (Multiple Family - 2) | |

EXHIBIT B

UPDATED CONCEPT PLAN



ORDINANCE NUMBER 20-19

Urban Vines PUD District Amendment I

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance 19-10, the Urban Vines Planned Unit Development Ordinance on July 8, 2019 (the “Urban Vines PUD”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2006-PUD-05**), requesting an amendment to the Unified Development Ordinance and the Urban Vines PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2006-PUD-05** to the Common Council with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 All provisions and representations of the Unified Development Ordinance (the “UDO”) and Urban Vines PUD that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its Exhibits, (ii) the provisions of the Urban Vines PUD and its Exhibits, and (iii) the provisions of the UDO, as amended by the Urban Vines PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Urban Vines PUD, as amended.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO unless otherwise specified herein.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Concept Plan.** The Concept Plan, Section 3 of the Urban Vines PUD shall be replaced and superseded with the Concept Plan of this Ordinance, attached hereto as **Exhibit B.**

Section 3. **Development Standards.** The standards of Section 7 of the Urban Vines PUD shall apply to the development of the District, except as otherwise modified below.

- 3.1 Section 7.1 Permanent Outdoor Restrooms: Shall not apply; rather, an additional restroom, which includes two (2) stalls, as shown on **Exhibit C,** shall be located indoors and constructed no later than September 1, 2021.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number of this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 20-19** was delivered to the Mayor of Westfield

on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-19**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-19**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by: Matt Pleasant, AICP
Pleasant Cities, LLC
5821 Julian Avenue, Indianapolis, Indiana 46219, (317) 500-4489

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Updated Concept Plan

Exhibit C Floorplan

EXHIBIT A

REAL ESTATE

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch Iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an Ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s): 08-09-11-00-00-013.103

EXHIBIT B

UPDATED CONCEPT PLAN

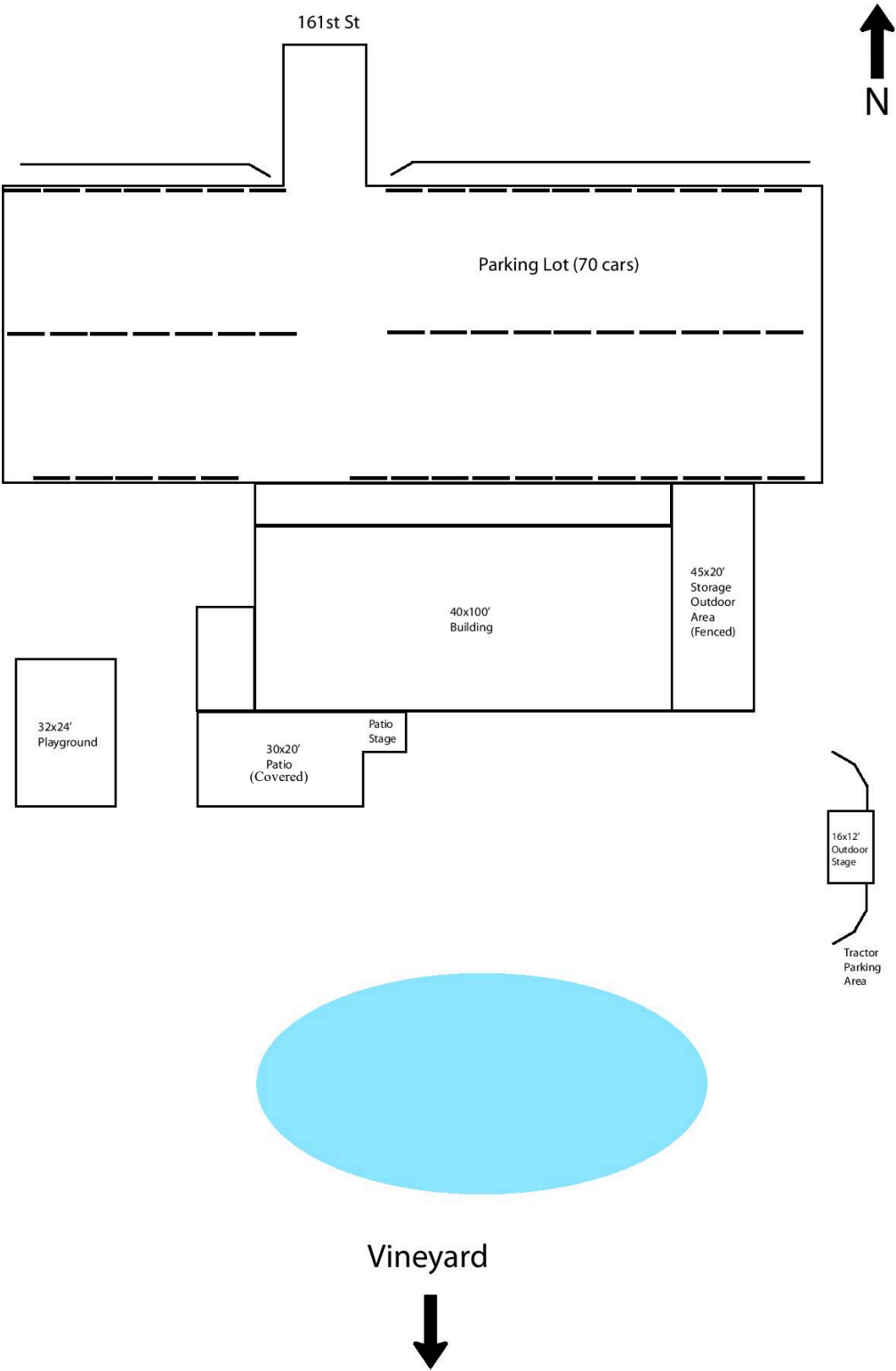
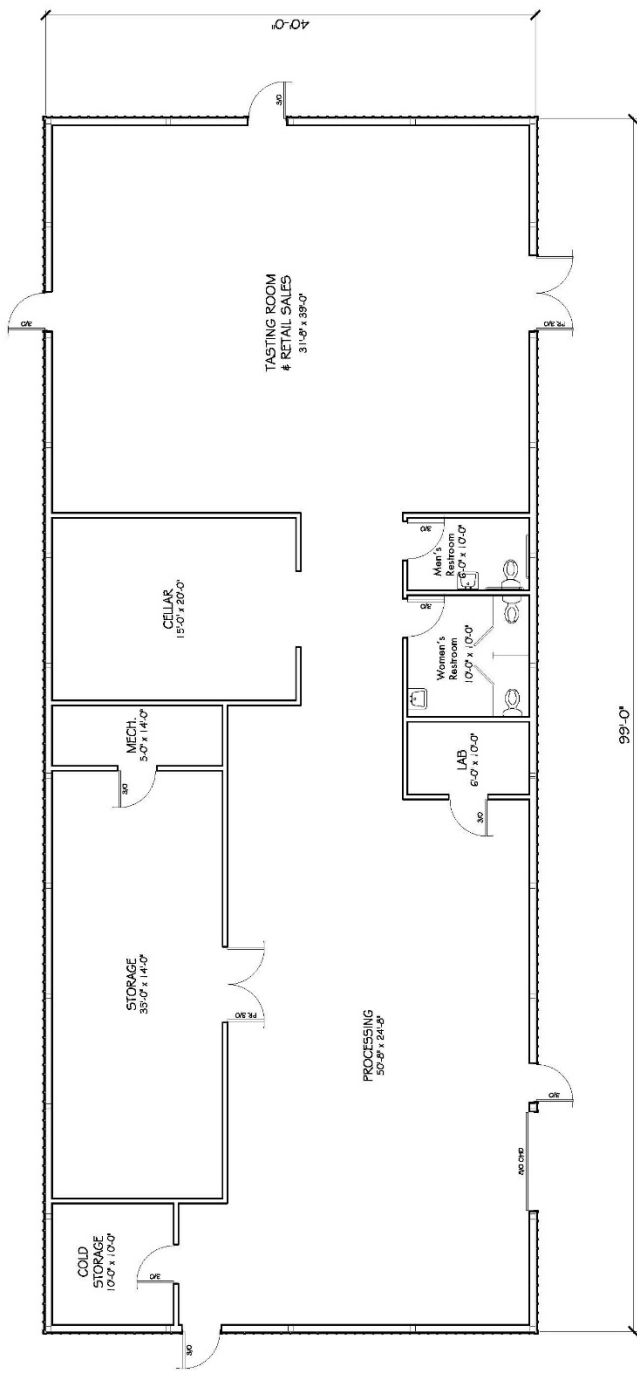


EXHIBIT C

FLOORPLAN



ARCHITECT OF RECORD



the
CREIGHTON
STUDIOS LLC
10910 West Main Street
Lebanon, IN 46032
765.485.2212

Urban Vines Winery

Urban Vines LLC
303 East 161st Street
Westfield, Indiana 46074

ORDINANCE NUMBER 20-19

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ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

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This document prepared by: Matt Pleasant, AICP
Pleasant Cities, LLC
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Tax ID Number(s): 08-09-11-00-00-013.103

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UPDATED CONCEPT PLAN

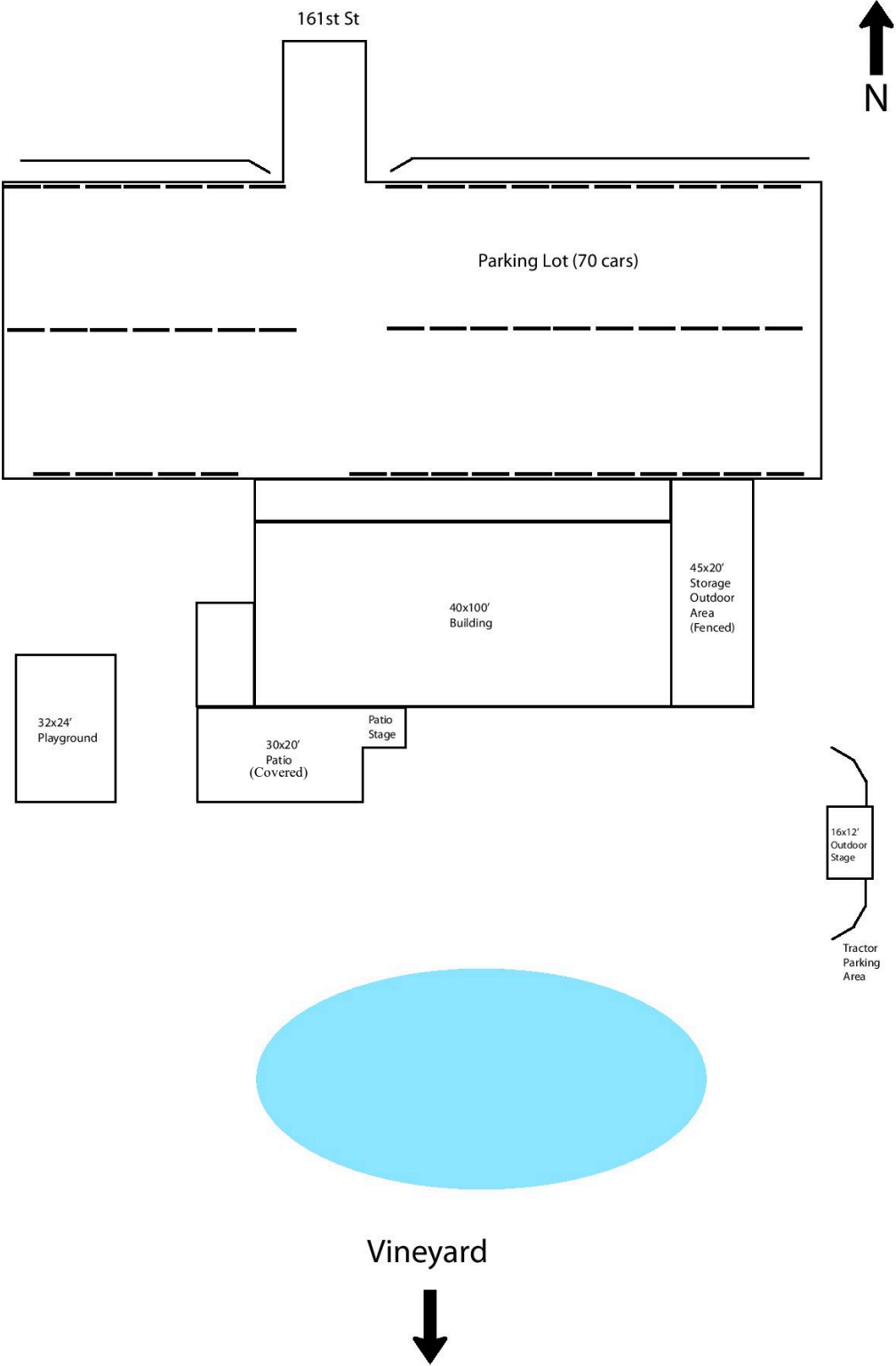
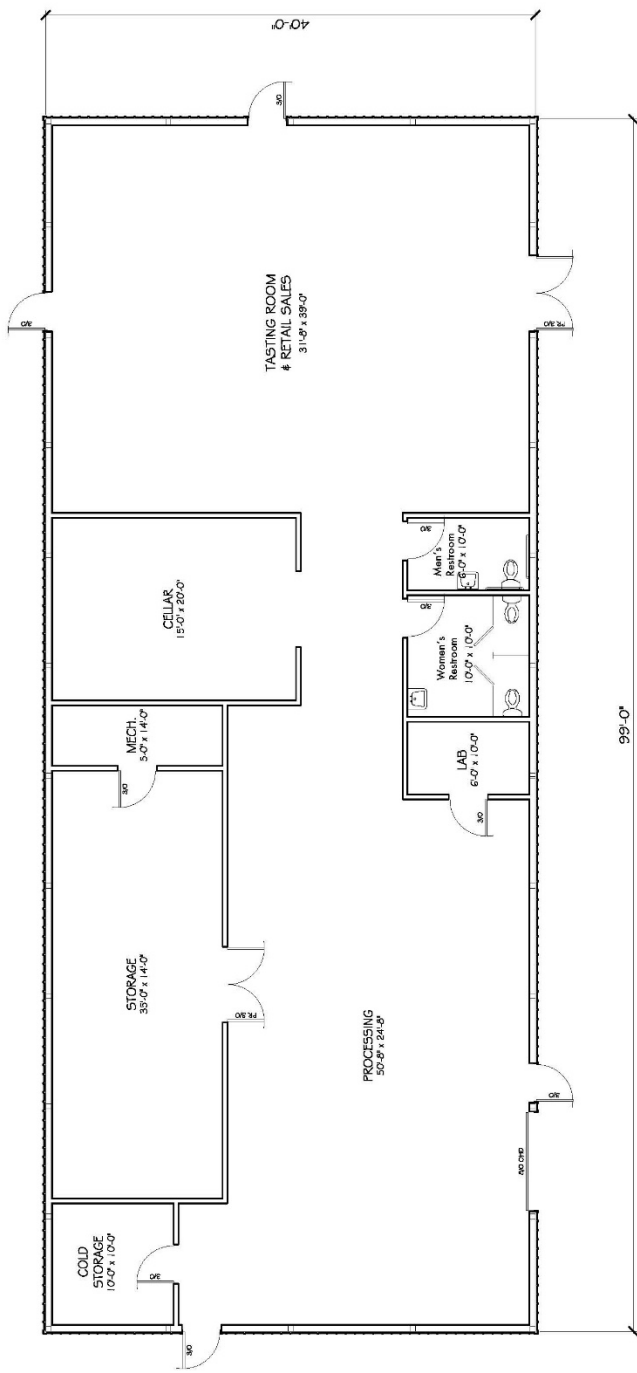


EXHIBIT C

FLOORPLAN



ARCHITECT OF RECORD



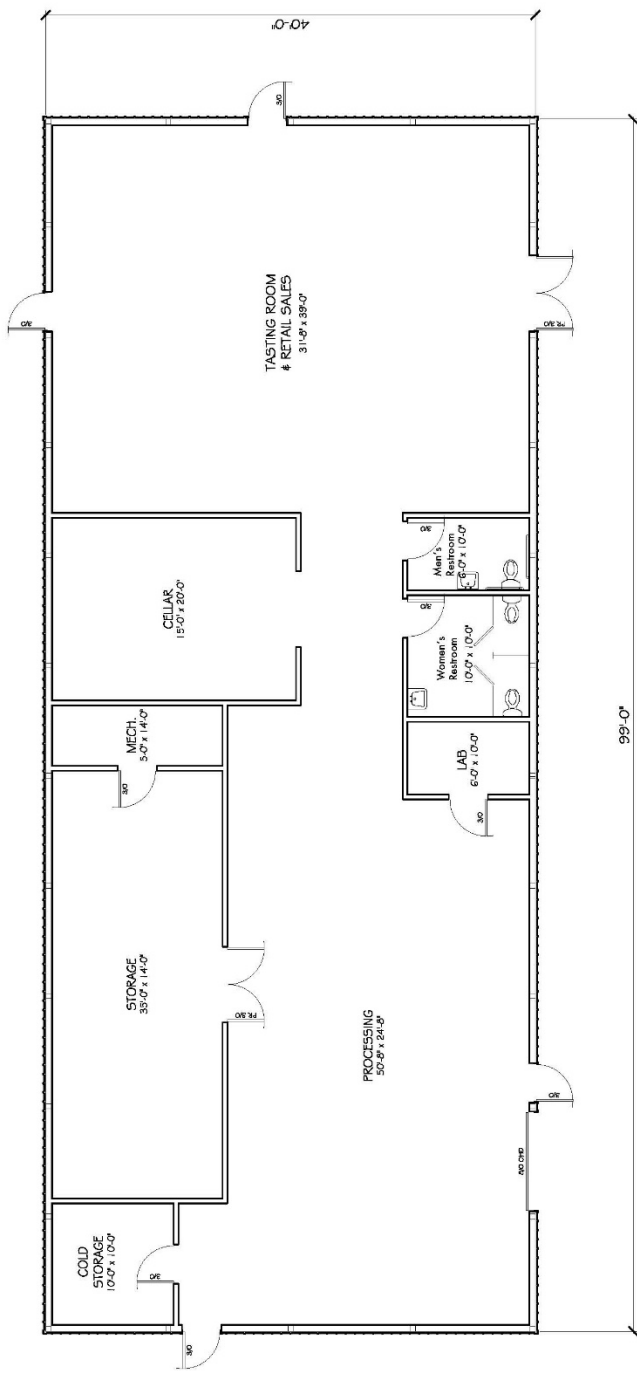
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Urban Vines Winery

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303 East 161st Street
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EXHIBIT C

FLOORPLAN



ARCHITECT OF RECORD



the
CREIGHTON
STUDIOS LLC
10910 West Main Street
Lebanon, IN 46052
765.485.2212

Urban Vines Winery

Urban Vines LLC
303 East 161st Street
Westfield, Indiana 46074

WRITTEN PUBLIC COMMENTS

Docket Number: 2006-PUD-05
Petitioner: Noah Herron
Request: Petitioner requests an amendment to the Development Standards of the Urban Vines Planned Unit Development (PUD) (Ord. 19-10).

Enclosed Attachments:

September 8, 2020, Recommendation

1. Naas, Linda

(6/3/2020)

Jonathan Dorsey

From: Linda Naas <lnaas@logickey.com>
Sent: Wednesday, June 3, 2020 04:03 PM
To: Jonathan Dorsey; APC
Subject: Public Hearing - Urban Vines 2006-PUD-05

Warning: This external email is from lnaas@logickey.com. Do not click on unexpected or untrusted links and attachments.

2006-PUD-05 [PUBLIC HEARING]

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 20-19](#) | [Exhibit 5: Presentation Material](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Ordinance 19-10 Urban Vines PUD](#) | [Acknowledgement of Variance 1604-VS-07](#)

Less than a year ago, Herron Holdings, LLC, requested approval of PUD 19-10 to rectify the fact that the development of Urban Vines with BZA variances was not in compliance in a number of ways. Contrary to the concerns of many residents the PUD was approved. In these past nearly 10 months, the PUD has not advanced per its requirements for landscaping, restrooms, etc. and the developer now appears to basically abandon the development as described in the PUD and leave an unapproved use in a residential area which does not comply with agritourism. The PUD amendment is presented without detailed verbiage but a "concept plan" to replace the "concept plan" of Ord 19-10. There are many changes which are not delineated and should be. Never should a "concept plan" define an amendment.

We ask that the APC not approve this amendment and enforce zoning laws based on the existing PUD in Ord 19-10. A presentation made on Herron Holdings behalf was unspecific in time lines for changes in the development. This is too uncertain.

In 2019 we were told by Pam Howard, Planner, that enforcement depended on neighbors complaining that variances weren't followed.. We do not agree but believe it is the responsibility of the City to enforce zoning laws and suggest that the APC or community development department implement a process for enforcement. We are also concerned that any approvals for Herron Holdings, LLC. may befall the same or similar issues of non-compliance.

It does not benefit the City for developers to ask for rezones based on misleading and inaccurate information. A zoning plan only works if everyone keeps to it as neighboring properties are affected.

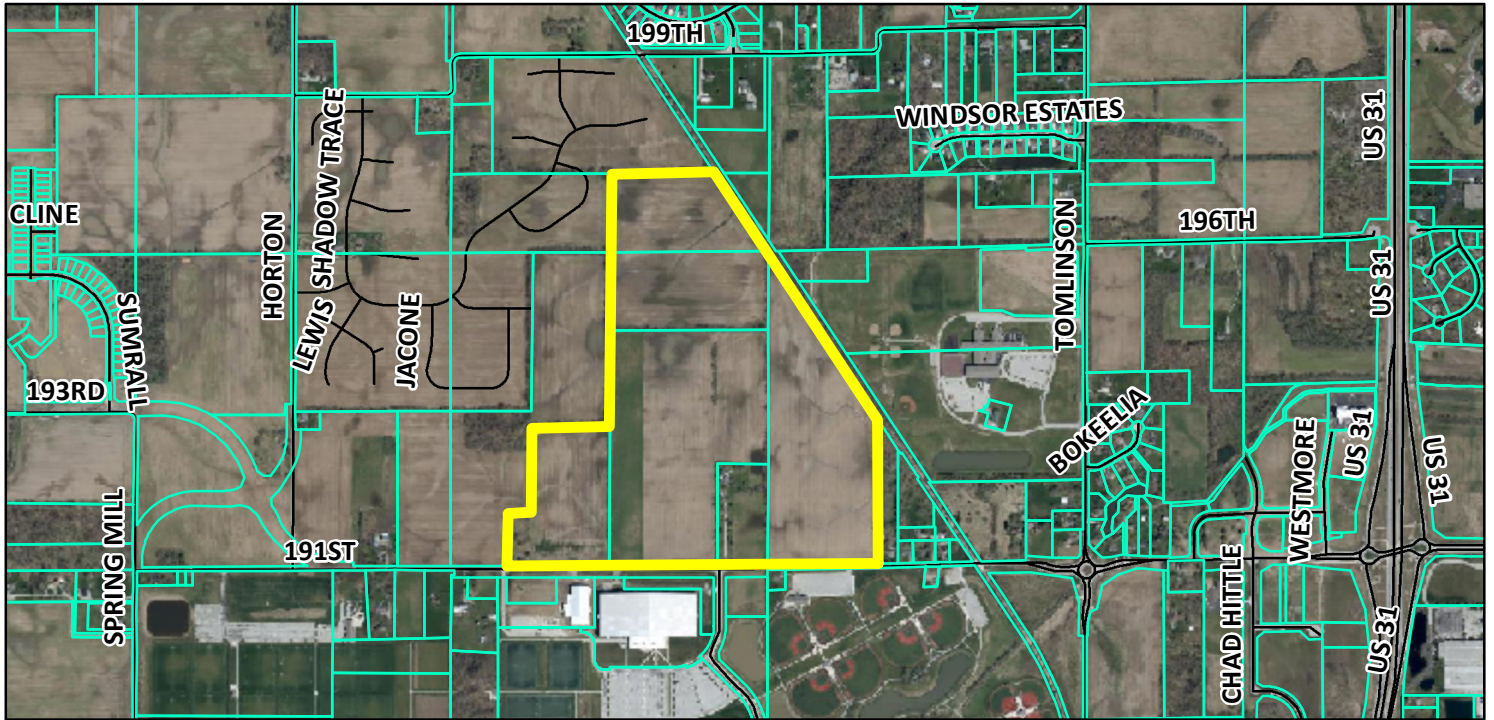
Sincerely,

Linda Naas
317-867-0584
On Behalf of the 161st Street Neighbors

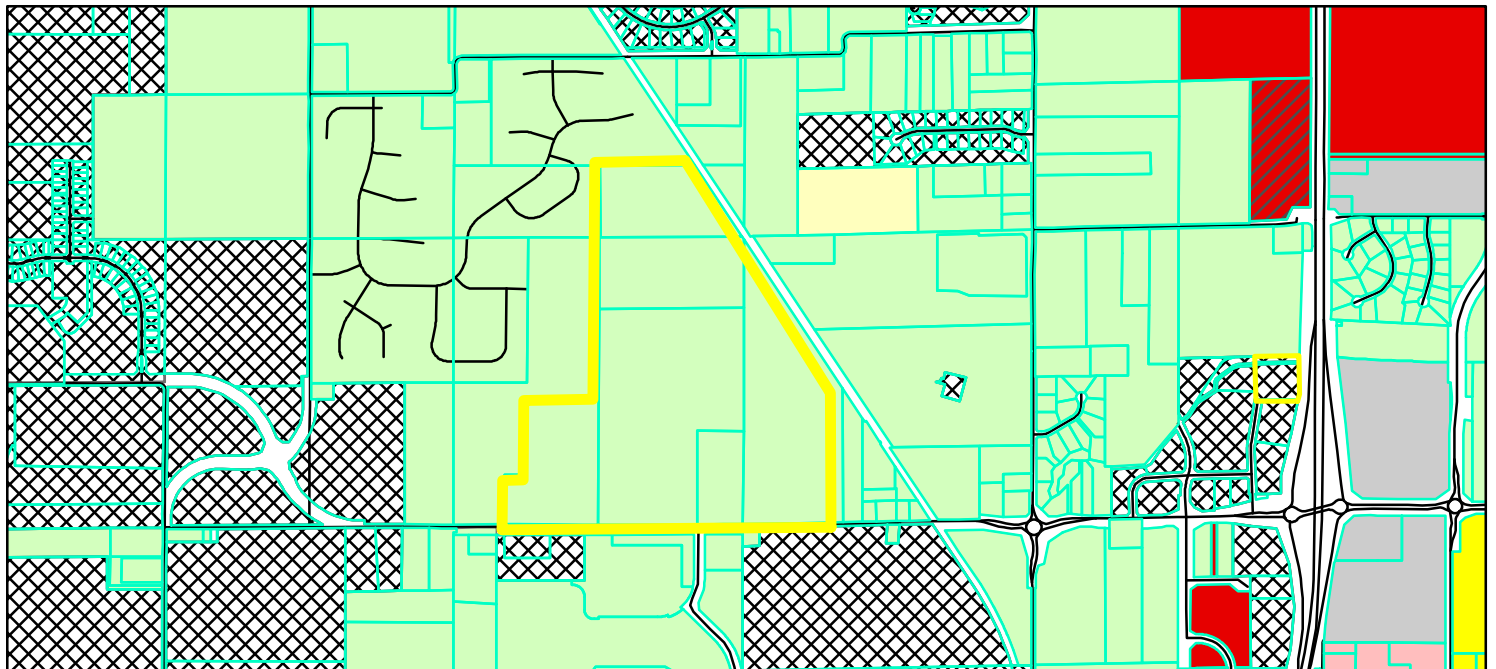
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles



NARRATIVE STATEMENT

Woods-Robinson-Briggs PUD Narrative

In order to enhance Westfield's revenue generation and expand on Westfield's title of "Family Sports Capital of the World", EdgeRock is pleased to submit this PUD in keeping with the vision for Grand Park as stated below.

"The Sports Commission, in its report to the Mayor titled "Westfield Family Sports Complex, Phase 1 Report", July 24, 2009 (the "Report"), identifies the following goals for the Westfield community

- Provide intergenerational health, recreation and sporting opportunities within the City of Westfield (the "City") and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau ("HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche.

Examples include:

1. Multiple championship quality sports facilities; In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.
2. Complementary health, recreation and technology related land uses.
3. Supporting entertainment, dining and lodging land uses.
4. Other uses which would support and compliment the Westfield intergenerational sports initiative.
5. The area selected for the Sports Capital is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31"

The vision does not stop nor is confined to Grand Park. Grand Park is the face of Travel Team Sports, a new industry. That industry brings more than a million visitors to our City to participate in the ever expanding business of sports and the ancillary hospitality, training, research and medical facilities needed to support our visitors to Grand Park. While we have these visitors on the fields, the question becomes where do they go afterwards or in between events where they spend their money. If we can't meet their needs here, we end up with a Grand Park economic engine that runs out of fuel. The visitors exit the Park heading to US 31 and are off to Carmel, Indianapolis, Lebanon, Fishers, Noblesville or Kokomo.

Our purpose and desire is to create a special place along 191st street that compliments Grand Park by providing our guests the services they need. A place where they can relax, shop, eat and stay. For day trippers our development will be convenient. For overnighers it will provide unique lodging opportunities. It will be a village of specialty shops and restaurants. It will be a respite with lakeside dining, pedestrian walkways, and quiet neighborhoods with a wide range of housing opportunities all integrated and connected. Included in our residential offerings will be a new unique housing option of Suburban Rentals. Innovative in design and the first of its kind in Indiana, this concept is right for Westfield due to COVID-19 changes and the rapid rise in home costs. This project will be for-lease single-story detached and duplex homes, each with its own small backyard. With attached and detached garages and a full amenity set including pool, clubhouse, fitness center, dog park, and outdoor lawn area, this concept offers an ideal combination of apartment and single family home living. We will have a retail sporting goods operation, a tennis complex, a church and a park along the Monon Trail. By adding these amenities we enrich the guest experience which creates the desire of teams and their families to rebook and return to Grand Park each year. Architectural components used will reflect the natural environment. By using a variety of wood, timber and stone materials incorporated with rustic designs, we create a built environment blending in with the trees, trails and nature park. It will be a gathering area for our city. Our diversity of housing choices will draw new residents bringing their talent, dreams and resources with them to Westfield.

This is a project that fills the vision and intent of Grand Park by capturing our visitors and their dollars whether as overnight guests or day trippers. Our development also will become a destination for Monon Trail users and for Westfielders alike. The benefit to Westfield and its citizens is the additional revenue we capture by keeping our visitors here spending their money. Westfield significantly increases its return on investment by slowing down and halting the out migration of visitors to other cities. With longer stays, job creation, food and beverage tax generation, accommodations tax, booking fees, and additional property tax collections we bolster our economic engine. Our investment strengthens our economy and meets the criteria the Sports Commission Report spelled out for this area as stated above.

We also need to consider the seismic impact COVID 19 is having on our community. We must rethink business models, delivery of services, and how we use space as we design the interior and exterior of buildings to deal with pandemics as they come and go. Several articles in The Wall Street Journal and the IBJ talk about this as it relates to the food industry (a copy of one of the articles is attached as an exhibit to this PUD). It is essential that drive through windows, pick up spots for to go orders and expanded outdoor dining areas need to be a major component of food retailers today. It is a fluid and evolving scenario. At first, restaurants had to close down. Then, owners had to think how they could function in a rapidly changing environment or face extinction. An evolution took place to try and keep their businesses on life support in hopes that the pandemic would pass. Many, like the Stacked Pickle, were forced to close for good. With dining in being ruled out, to go orders gave life support to other operations allowing them to barely hang on. Then restaurants could open, offering outdoor dining with self-distancing. Finally, inside seating opened up but with many restrictions and capacity reduced. At the time of this writing, seating indoors as been reduced again due to a Covid-19 resurgence. Restaurants who have survived all this, face

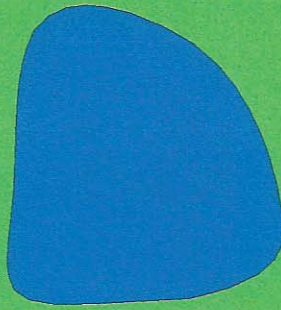
the same overhead fixed costs of operations while revenues were substantially reduced to 25% or worse during this time.

Pick-up window drive throughs became a key factor of survival for restaurants and their brand holdings. Architectural considerations need to be allowed to meet the demands of consumers and the need to safely deliver services in a pandemic environment. Pick-up service windows have proven to be a valuable component in retail design and function as well as providing revenue when inside dining is diminished. Pick-up and delivery companies like Grub Hub who depend on timely delivery of hot meals are influencing design considerations and need accommodation.

It is clear that this has been evolving. Grocery orders can be called in, picked off shelves, bagged and brought out to the consumer at a prearranged time in a designated delivery area. Changes are occurring in sit down restaurants as many are adding outdoor seating to expand their capacity, as indoor seating will be diminished to accommodate self-distancing. Businesses need ways to efficiently handle pick up orders safely with a minimum exposure for their employees and consumers alike. For many businesses, drive up service is a necessary component of their business plan going forward. This can be done well. They will increase business and may become the only way for a business to remain open and deliver services in today's world of pandemic uncertainty. According to YELP, 60% of all restaurants have closed and will not reopen. After careful analysis, we wish to offer our prospective tenants the options of a pick-up area, drive through window and expanded outdoor seating to facilitate their ability to survive long term.

The Woods – Robinson – Briggs PUD follows The Sports Commission 's guidelines for this area. Their goals are our goals. The land use requirements are met. Complementary health, recreation and technology facilities are included. Supporting entertainment, dining and lodging are incorporated. We have facilities to enhance, promote and that are complementary to Westfield's intergenerational sports initiative. Lastly are PUD is located in the area set aside for a project like this. Edgerock is proud to be a part of this community and proud to bring this project to you.

DISTRICT-3
SF-4



DISTRICT-6
MF-1

DISTRICT-5
AG-SF1

DISTRICT-2
MF-2

DISTRICT-4
SF-4



DISTRICT-1
GB

MONON TRAIL

191ST

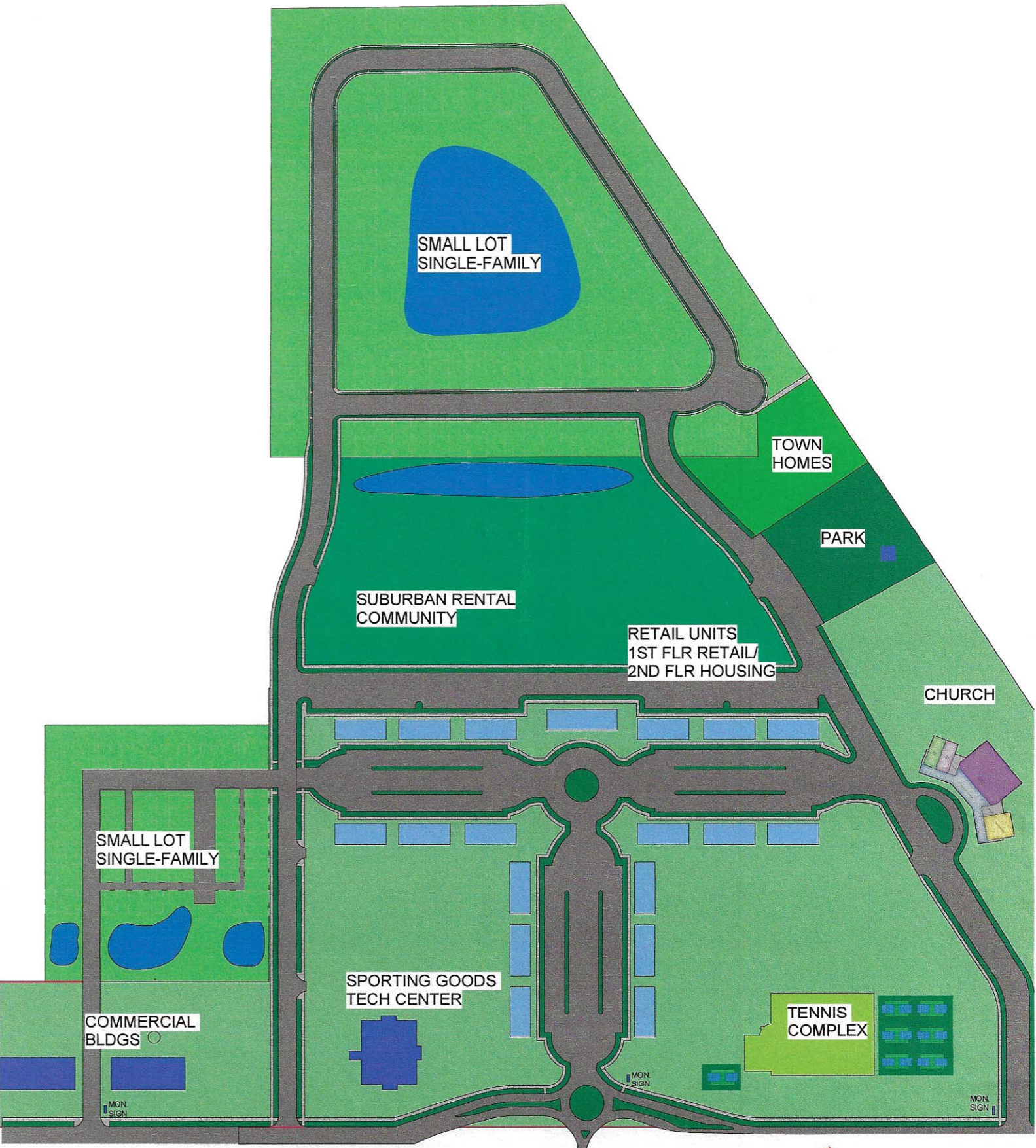
① WOODS/ROBINSON/BRIGGS LAND DESCRIPTION
1" = 400'-0"



06/23/20



Cooler Design



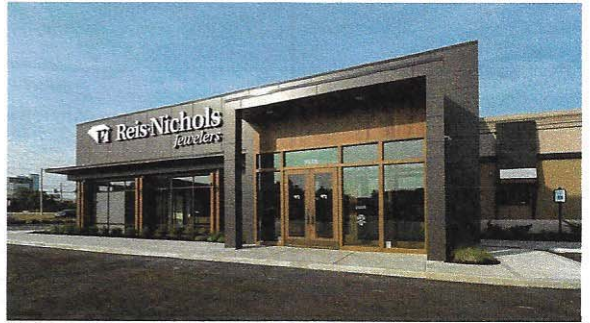
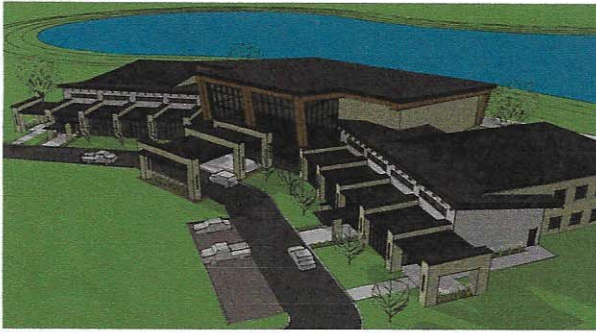
① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

24 JULY 2020



Cooler Design

EXHIBIT C



ARCHITECTURAL CHARACTER FOR DISTRICT 1



24 JUNE 2020



Cooler Design



EIFS VENEER/WOOD VENEER



EIFS CORNICE/CLOTH AWNINGS



ASPHALT SHINGLES



TIMBER MEMBERS



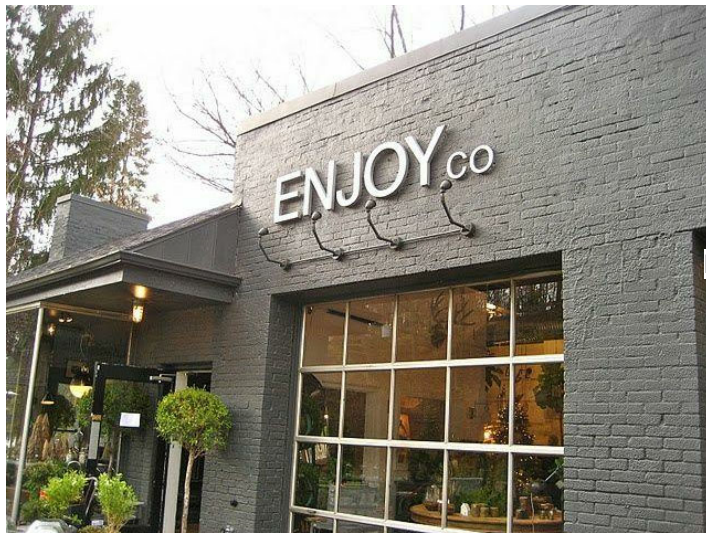
CEDAR SHINGLES



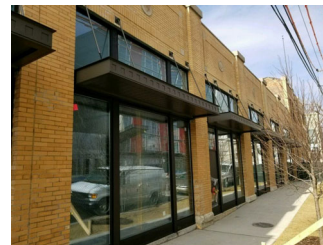
CEMENT BOARD LAP SIDING



STONE VENEER/STANDING SEAM METAL ROOFING



PAINTED BRICK



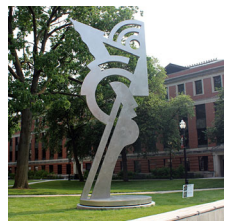
BRICK VENEER/METAL CANOPIES



PRECAST PANELS



SOLAR PANELS



PUBLIC ART



RAINSCREEN PANELS



METAL/GFRP TRIM



METAL VENEER

DISTRICT 1 (GB) MATERIALS







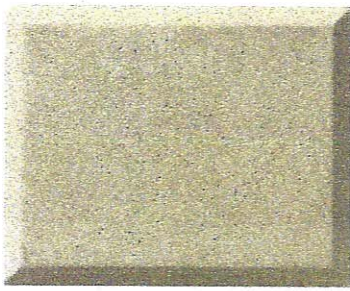






SCALE: 1" = 40'

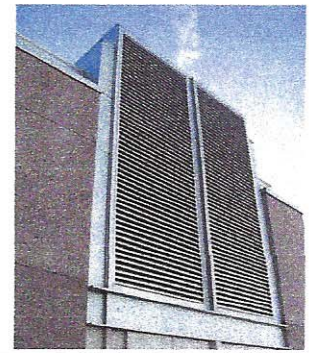




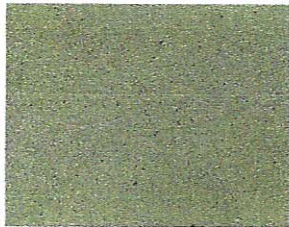
**LIMESTONE COLORED
PRECAST**



**LOUVERED
MECHANICAL
SCREENS**



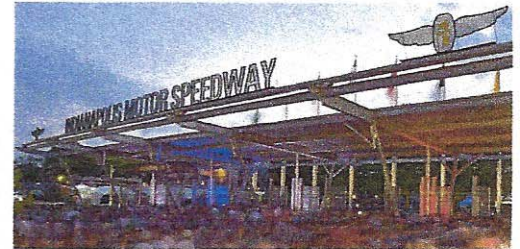
**ARCHITECTURALLY LIT
LOUVER PANELS**



**SHAMROCK COLORED
PRECAST**



**BRIGHTLY COLORED
SIGNAGE**



**CANOPIES INSPIRED BY
IMS**



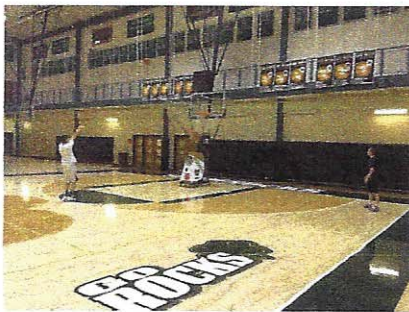
**LASER FLASH INSPIRED BY
FORTRESS ARCHITECTURE**



**GREEN GLASS AND
VIEWING AREA INSPIRED
BY IMS**



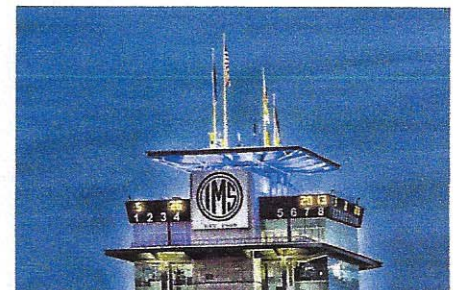
**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



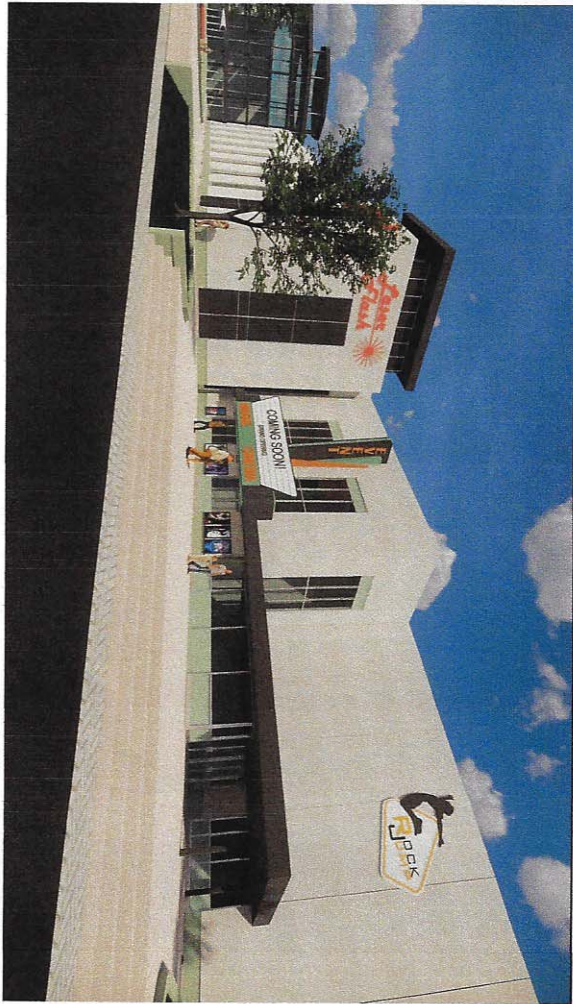
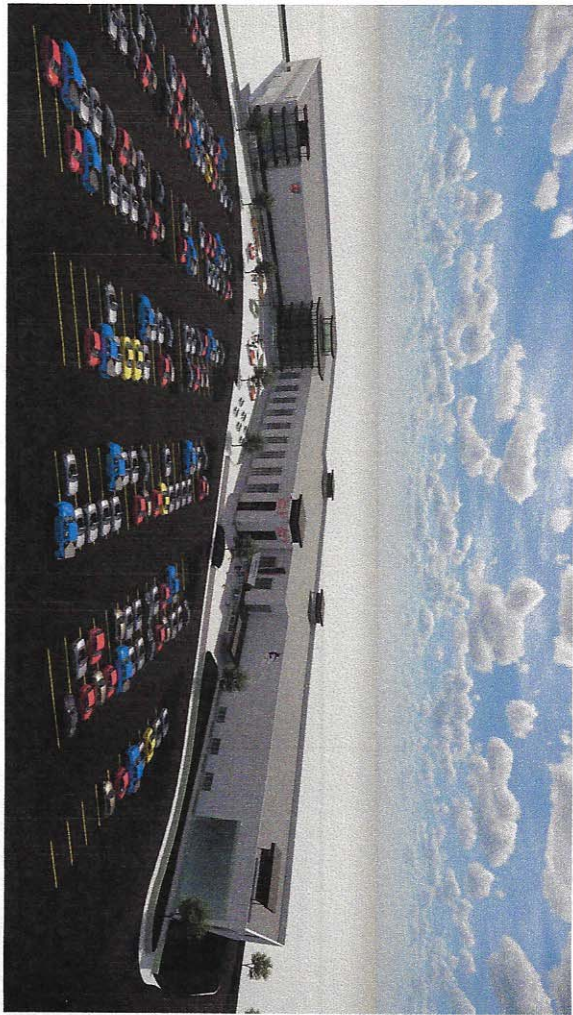
**ROCK JUMP TO BE
INSPIRED BY
BASKETBALL GYM**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



**ARCHITECTURAL
LIT TOWERS**



ARCHITECTURAL STYLES AND MATERIALS

**AVILLA EASTLAKE
DEVELOPMENT PERMIT**

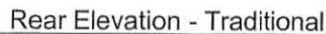
LOCATED IN THE WEST HALF OF SECTION 35.

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

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



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



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



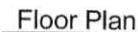
Elevation D	1/8" = 1'-0"
-------------	--------------



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



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



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

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

PLAN 2 ELEVATION D
SHEET 50 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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

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- ELEVATION C - SHINGLE: LARGE ROOF THAT IS COMPRISED OF GABLE OR CUPPED GABLE. SHAKE SIDING PROVIDES A WEATHER LOOK AND MASONRY.
- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

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

AVILLA EASTLAKE DEVELOPMENT PERMIT

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

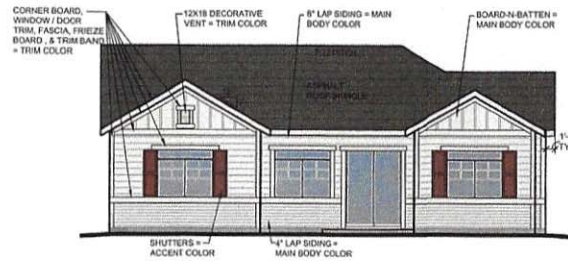
PLDP201801634

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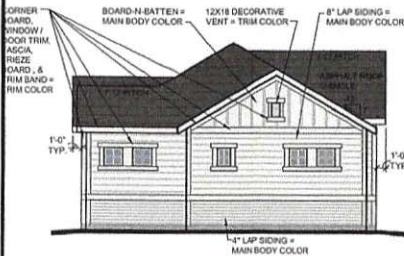
Front Elevation - Farmhouse

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



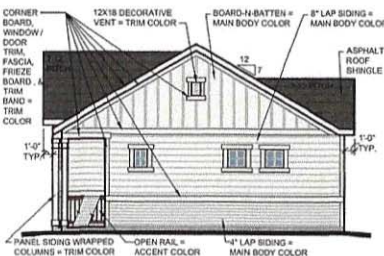
Rear Elevation - Farmhouse

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



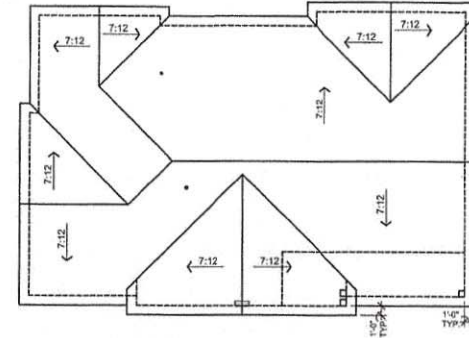
Left Elevation - Farmhouse

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



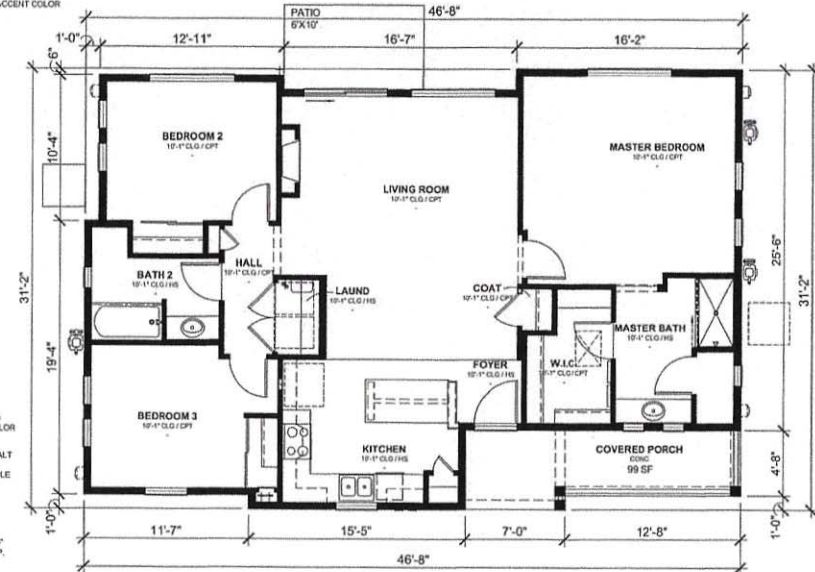
Right Elevation - Farmhouse

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



Roof Plan

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



Floor Plan

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



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

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

PLAN 3 ELEVATION A

SHEET 51 OF 60

NOT FOR CONSTRUCTION

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

AVILLA EASTLAKE DEVELOPMENT PERMIT

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

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ARCHITECTURAL STYLES AND MATERIALS

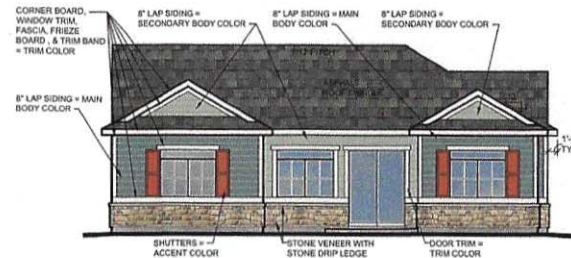
- FOUR ARCHITECTURAL ELEVATIONS ARE PROVIDED. THE CONCEPT FOR EACH UTILIZE FOUR-SIDED ARCHITECTURE WITH MASONRY WRAPPING ALL FOUR SIDES OF MOST STYLES. A LARGE FRONT PORCH IS ALSO AN INTEGRAL COMPONENT OF EACH BUILDING.
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 - ELEVATION D - TRADITIONAL: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



Front Elevation - Shingle

Elevation C

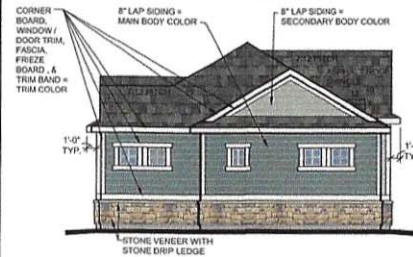
3/16" = 1'-0"



Rear Elevation - Shingle

Elevation C

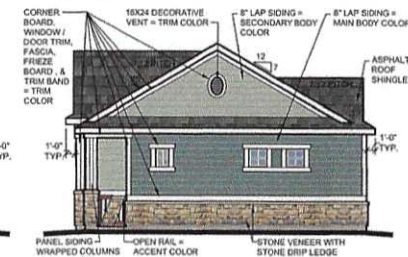
1/8" = 1'-0"



Left Elevation - Shingle

Elevation C

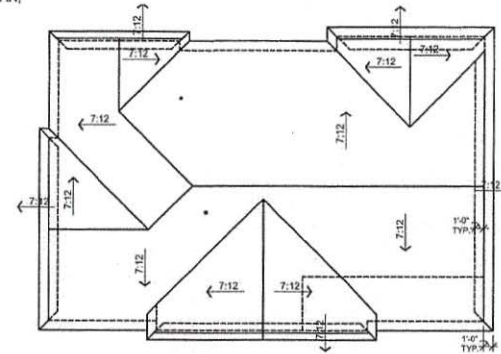
1/8" = 1'-0"



Right Elevation - Shingle

Elevation C

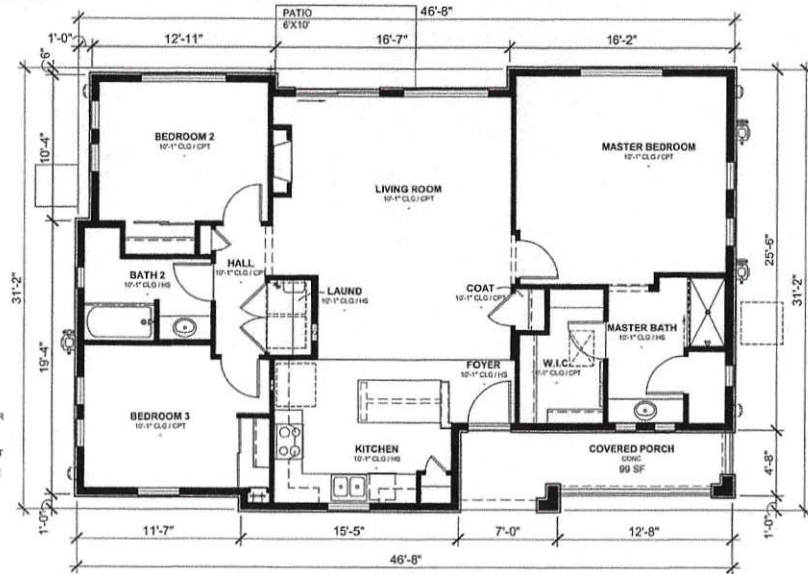
1/8" = 1'-0"



Roof Plan

Elevation C

1/8" = 1'-0"



Floor Plan

Elevation C

3/16" = 1'-0"



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

PLAN 3 ELEVATION C
SHEET 53 OF 60

NOT FOR CONSTRUCTION

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

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ARCHITECTURAL STYLES AND MATERIALS

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



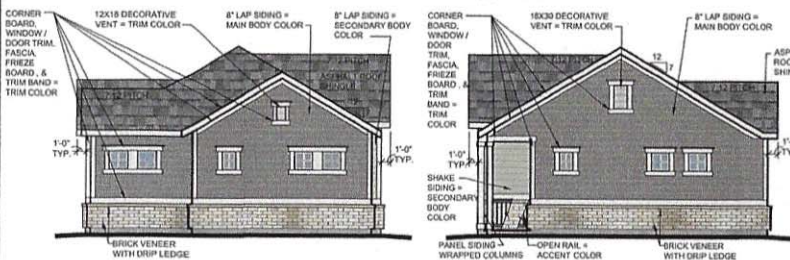
Front Elevation - Traditional

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



Rear Elevation - Traditional

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



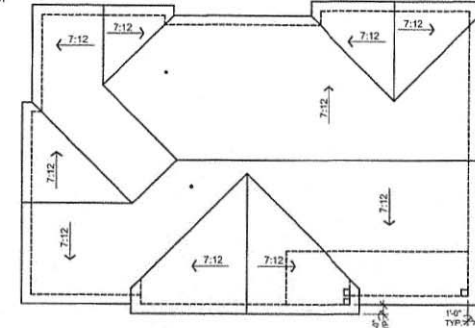
Left Elevation - Traditional

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

Right Elevation - Traditional

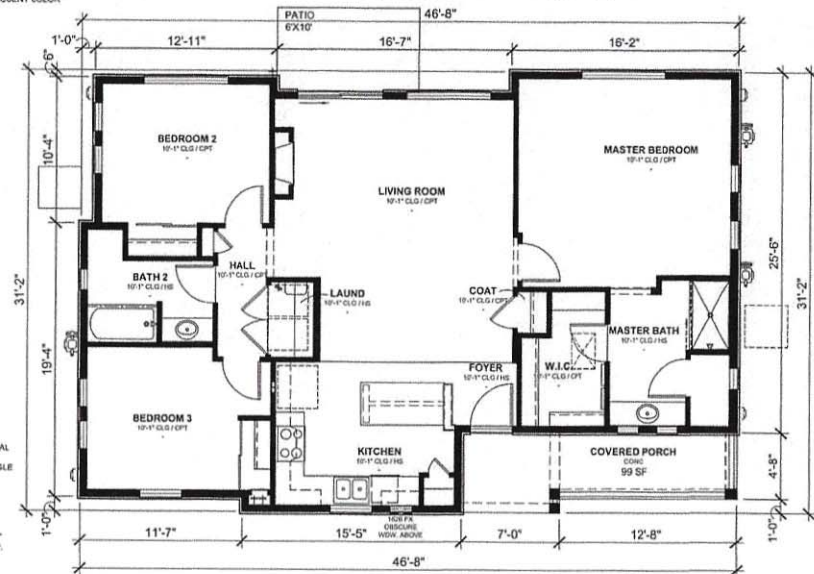
Elevation D 1/8" = 1'-0"

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



Roof Plan

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



Floor Plan

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



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

PLAN 3 ELEVATION D

SHEET 54 OF 60

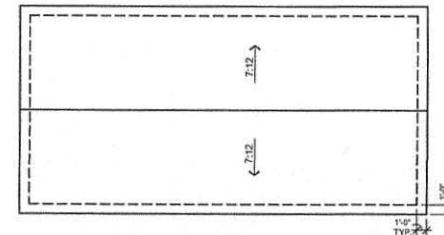
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3
**AVILLA EASTLAKE
 DEVELOPMENT PERMIT**

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



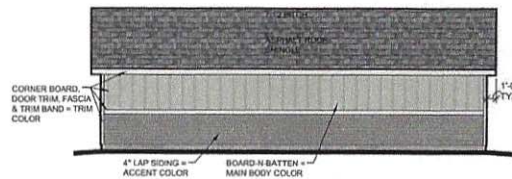
Front Elevation

3/16" = 1'-0"



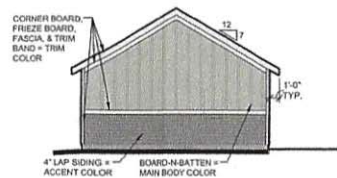
Roof Plan

1/8" = 1'-0"



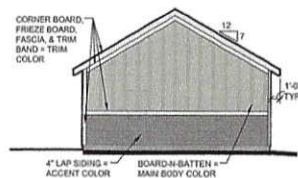
Rear Elevation

1/8" = 1'-0"



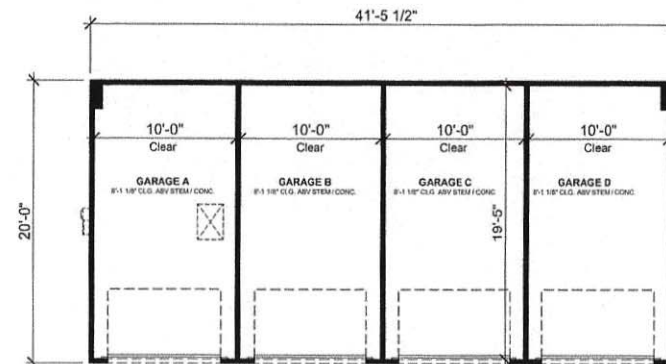
Left Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Floor Plan

3/16" = 1'-0"

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

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

ELEVATION GARAGE
 SHEET 55 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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

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

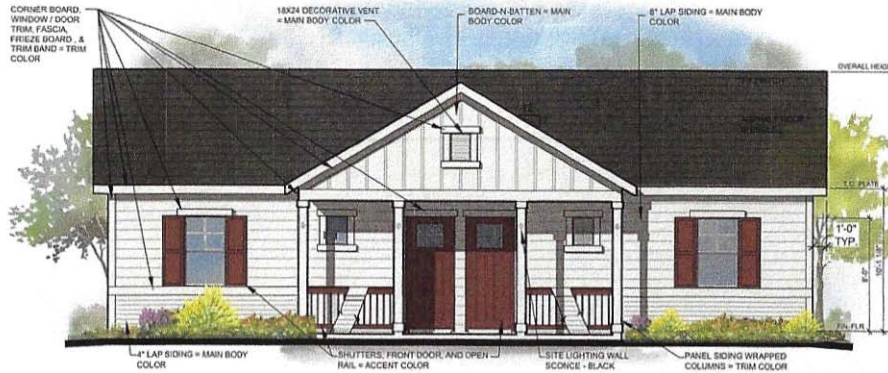
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

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

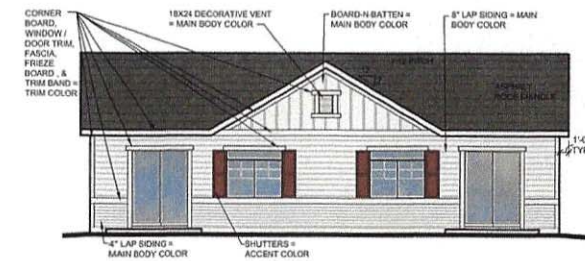
PLDP201801634

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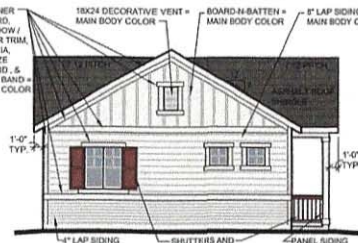
Front Elevation - Farmhouse

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



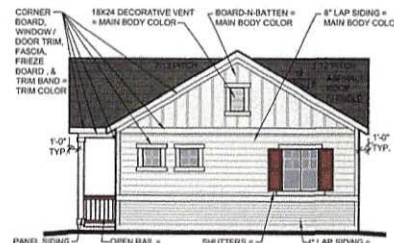
Rear Elevation - Farmhouse

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



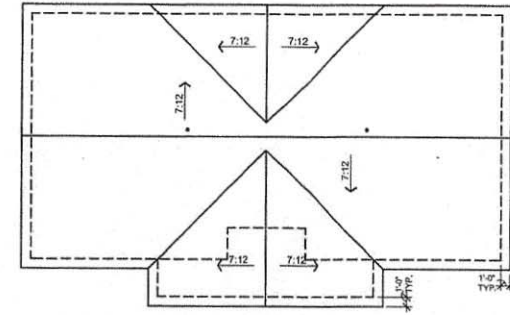
Left Elevation - Farmhouse

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



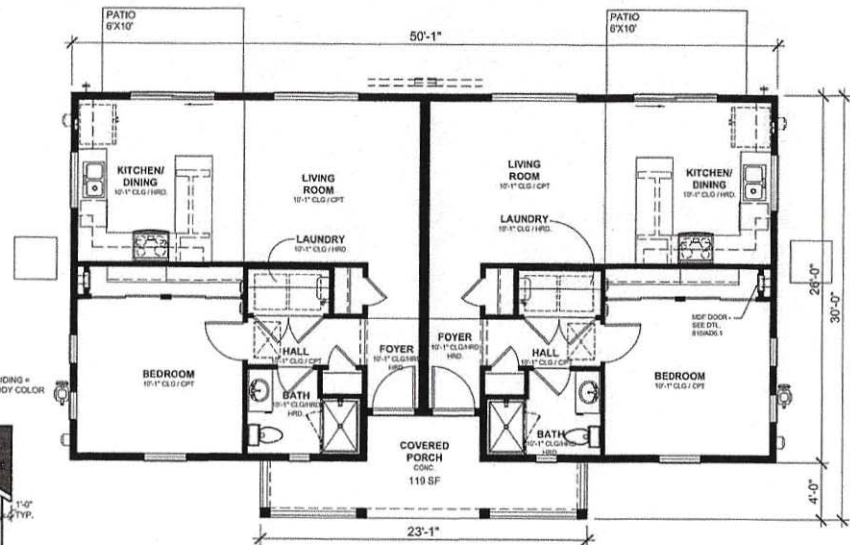
Right Elevation - Farmhouse

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



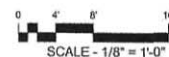
Roof Plan

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



Floor Plan

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



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

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

PLAN 1 ELEVATION A

SHEET 43 OF 60

AVILLA EASTLAKE
DEVELOPMENT PERMIT

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

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- ELEVATION C - SHINGLE: LARGE ROOF THAT IS COMPRISED OF GABLE OR CLIPPED GABLE. SHAKE SIDING PROVIDES A WEATHER LOOK AND MASONRY.
- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.



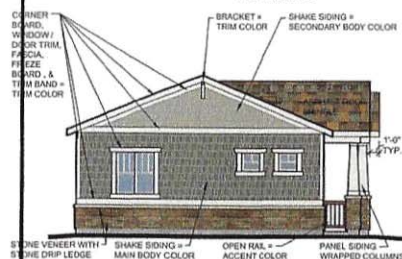
Front Elevation - Bungalow

Elevation B

$$\frac{3}{16}'' = 1'-0''$$


Rear Elevation - Bungalow

Elevation B

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


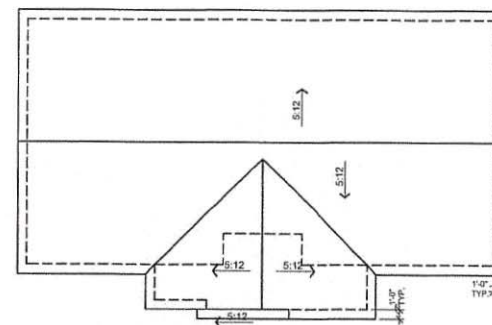
Left Elevation - Bungalow

Elevation B

$$\frac{1}{8}'' = 1'-0''$$

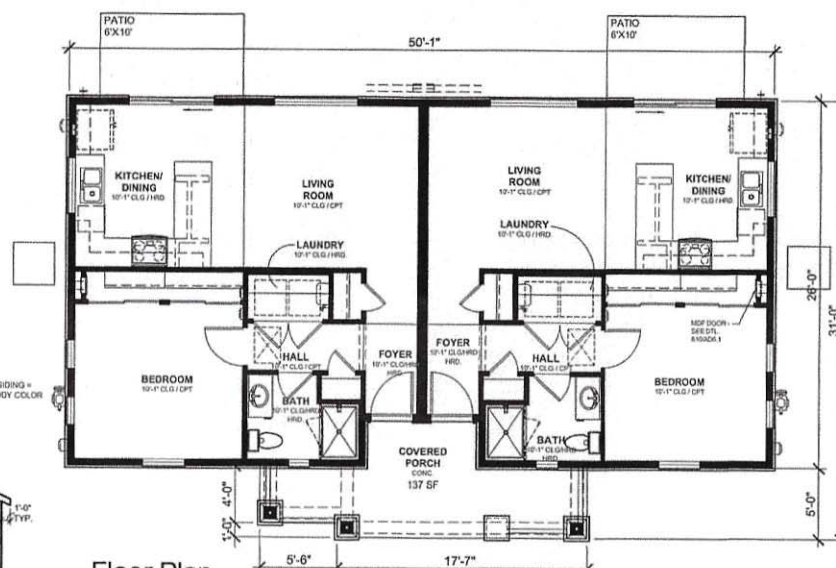

Right Elevation - Bungalow

Elevation B

$$1/8" \equiv 1'-0"$$


Roof Plan

Elevation B

$$1/8'' = 1'-0''$$


Floor Plan

Elevation B

$$\frac{3}{16}'' = 1'-0''$$


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

PLAN 1 ELEVATION B

SHEET 44 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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- ELEVATION C - SHINGLE: LARGE ROOF THAT IS COMPRISED OF GABLE OR CLIPPED GABLE, SHAKE SIDING PROVIDES A WEATHER LOOK AND MASONRY.
- ELEVATION D - TRADITIONAL: LAP SIDING AND BRICK MASONRY.

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

AVILLA EASTLAKE DEVELOPMENT PERMIT

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

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Front Elevation - Shingle

Elevation C

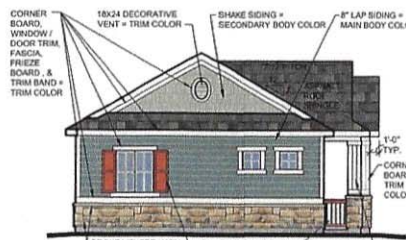
3/16" = 1'-0"



Rear Elevation - Shingle

Elevation C

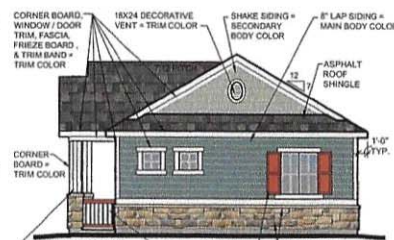
1/8" = 1'-0"



Left Elevation - Shingle

Elevation C

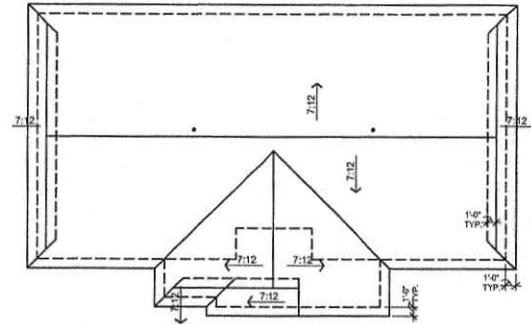
1/8" = 1'-0"



Right Elevation - Shingle

Elevation C

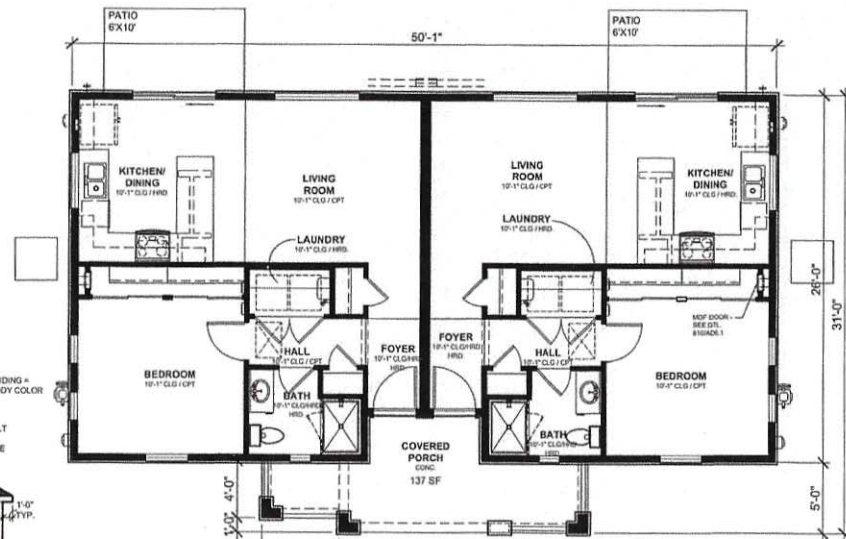
1/8" = 1'-0"



Roof Plan

Elevation C

1/8" = 1'-0"



Floor Plan

Elevation C

3/16" = 1'-0"



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

PLAN 1 ELEVATION C

SHEET 45 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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

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

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

AVILLA EASTLAKE DEVELOPMENT PERMIT

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

PLDP201801634

Page 61



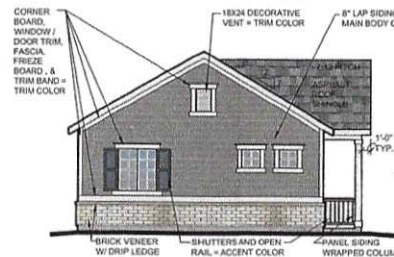
Front Elevation - Traditional

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



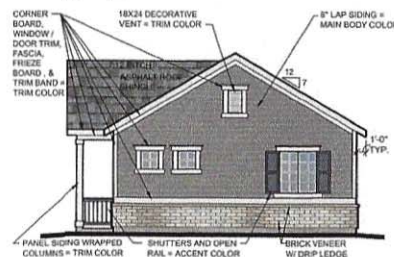
Rear Elevation - Traditional

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



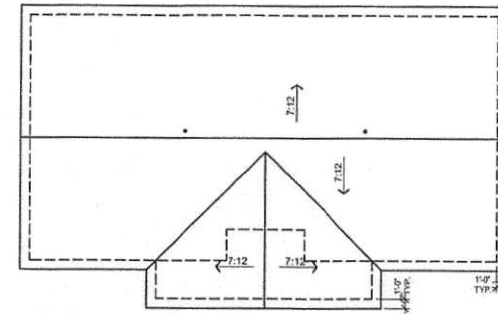
Left Elevation - Traditional

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



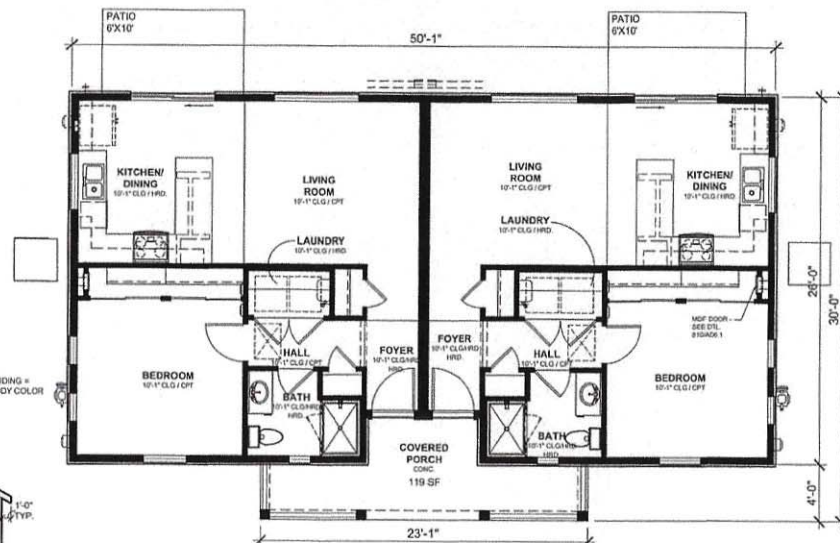
Right Elevation - Traditional

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



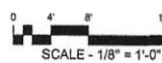
Roof Plan

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



Floor Plan

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



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

PLAN 1 ELEVATION D

SHEET 46 OF 60

NOT FOR CONSTRUCTION

ARCHITECTURAL STYLES AND MATERIALS

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

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

AVILLA EASTLAKE
DEVELOPMENT PERMIT

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

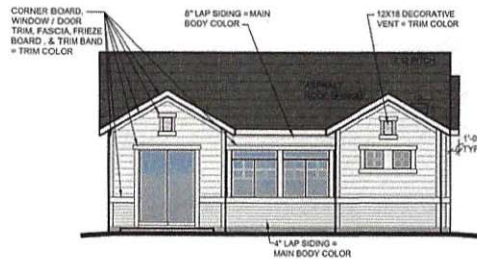
PLDP201801634

Page 62



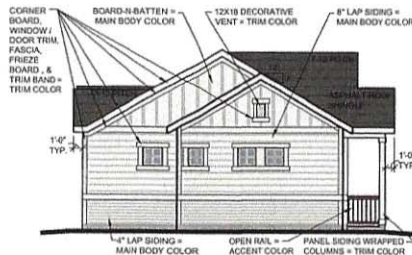
Front Elevation - Farmhouse

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



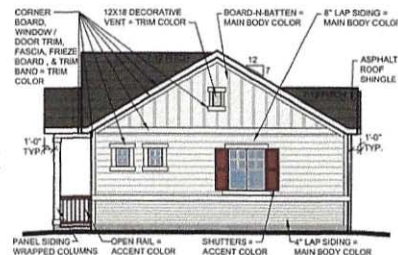
Rear Elevation - Farmhouse

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



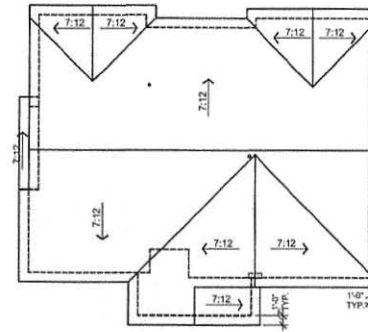
Left Elevation - Farmhouse

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



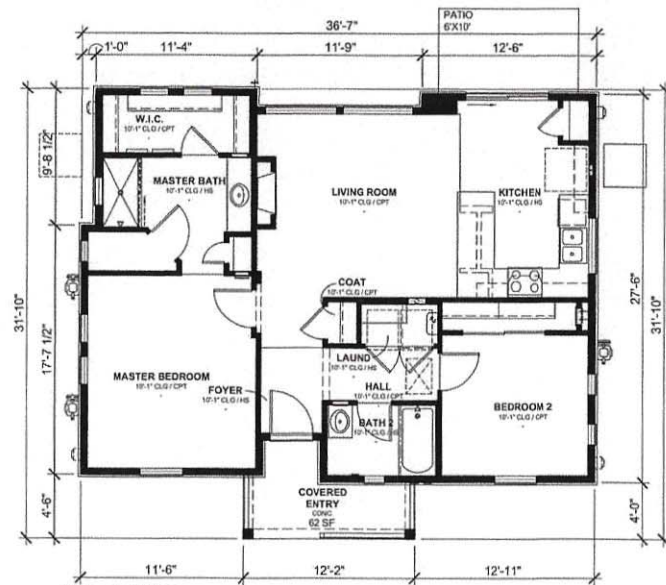
Right Elevation - Farmhouse

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



Roof Plan

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



Floor Plan

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

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



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

PLAN 2 ELEVATION A
SHEET 47 OF 60

NOT FOR CONSTRUCTION

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

PLDP201801634

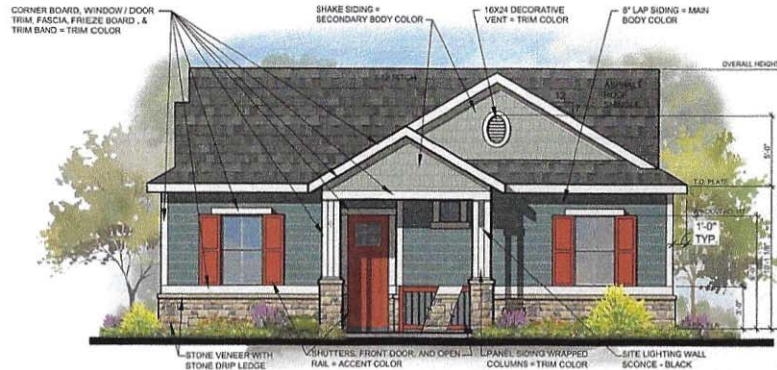
Page 64

ARCHITECTURAL STYLES AND MATERIALS
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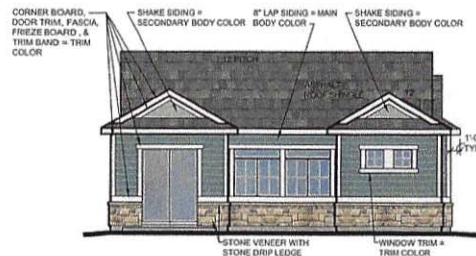
AVILLA EASTLAKE DEVELOPMENT PERMIT

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



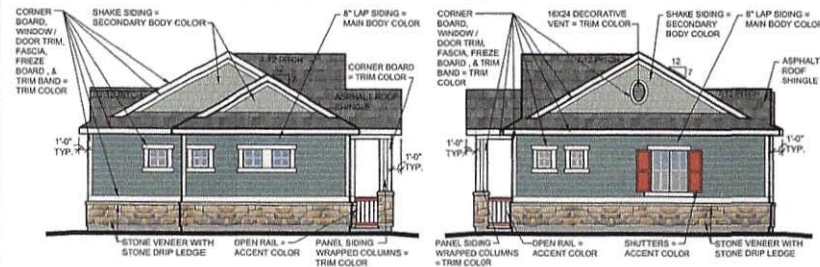
Front Elevation - Shingle

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



Rear Elevation - Shingle

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

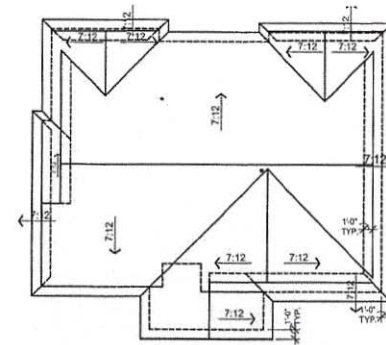


Left Elevation - Shingle

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

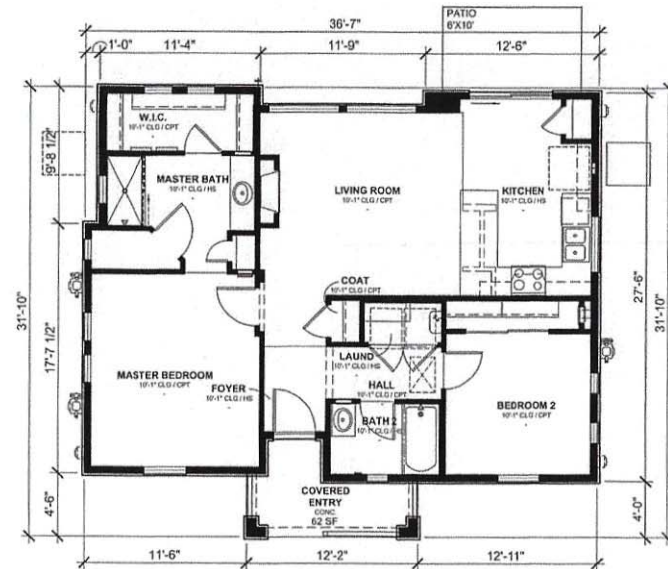
Right Elevation - Shingle

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



Roof Plan

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



Floor Plan

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

#	DATE	TITLE	DESCRIPTION
1	11/26/2018	DP-01	1ST DP SUBMITTAL
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5	7/29/2019	DP-05	PER CITY COMMENTS

PLAN 2 ELEVATION C

SHEET 49 OF 60



5890 IND - C





5799IND_B



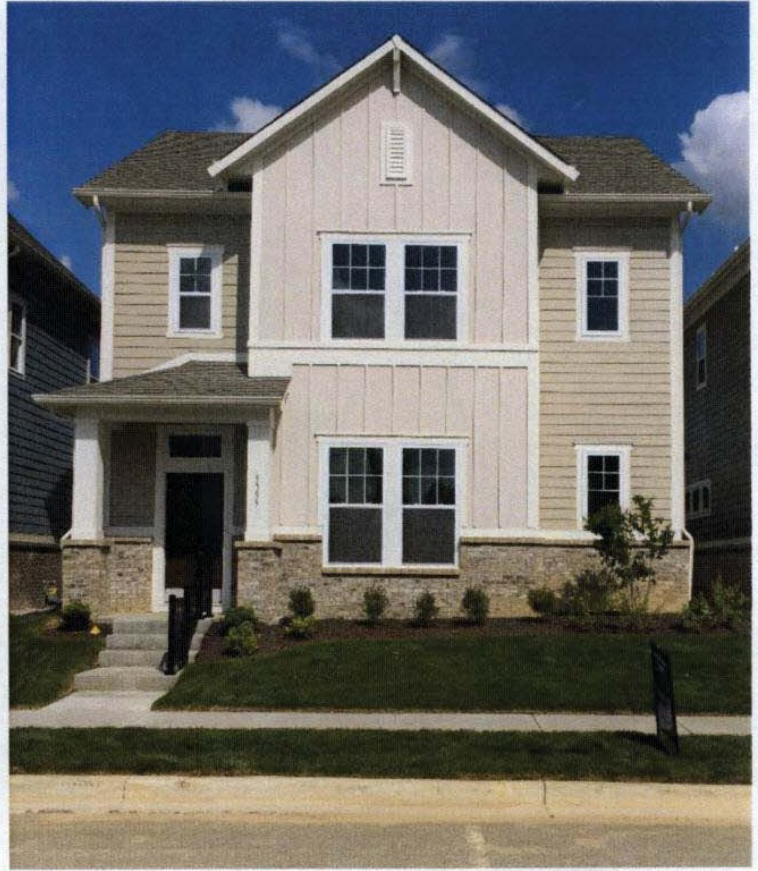
5820 IND - B

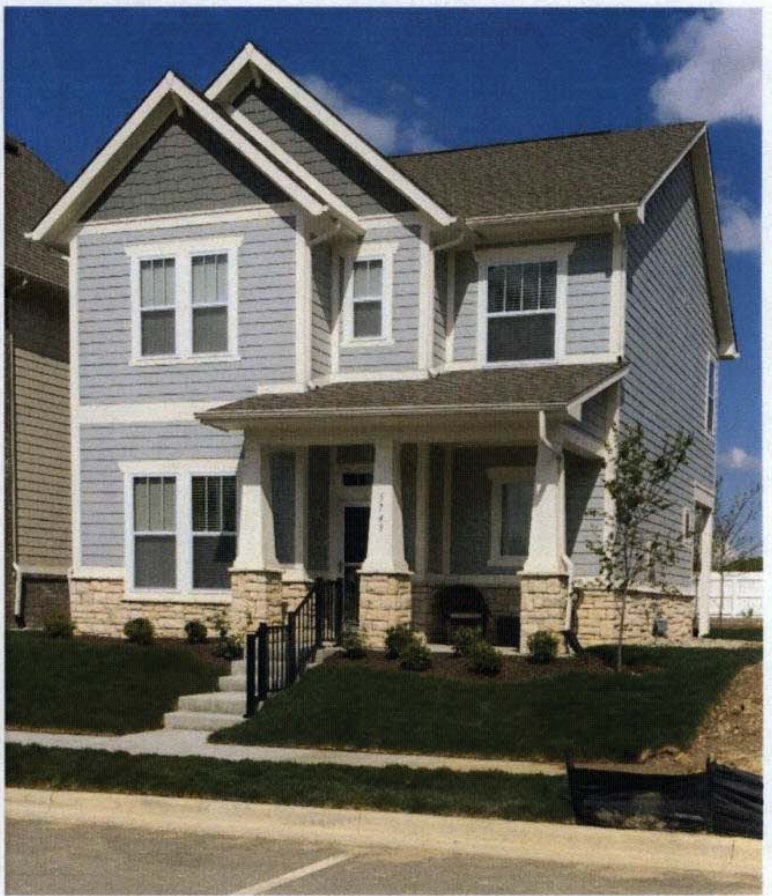
















Woods-Robinson-Briggs Planned Unit Development (PUD) Neighborhood Meeting

Tuesday, August 18, 2020

6pm

First Floor Cafeteria, Grand Park Events Center

Attendees: 20 +/-

Included in attendance: Birch Dalton, 2 EdgeRock College Interns, Mike P. (the Engineer), Bill Cooler (I believe introduced as the architect), Jim Ake, Jeffery Lauer, Ed Freeman (David Weekly Homes), Mike Lewkey (David Weekly Homes), Pastor Welch, Mike Johns (CC), Cindy Spoljaric (CC), and Jonathan Dorsey (CD)

Meeting started at 6 pm

Mr. Dalton introduced the project by describing the project as a whole. Promising at least 60 feet of setback from the frontage road and a proposed roundabout to help with traffic. Mr. Dalton mentions that this has not been fully discussed with Public Works, but is willing to make adjustments to the front to best accommodate traffic and reduce the congestion around Grand Park.

Mr. Dalton mentions plans that he believe that new GB designation will create "Covid-proof" business that will be able to stand any future issues or recessions.

Mr. Dalton promises a park along the monon trail.

The Church has been almost fully designed with a potential "Family-Life Center" being added to the building at some time after development. Mr. Dalton is confident in how well the church does for the community and would like to see that positive impact in this area.

Mr. Dalton briefly describes the Suburban Rental Homes

Tennis Facility will include 24 courts (12 inside, 12 outside) and Pickleball courts. Mr. Dalton says that this will be the finest facility to date.

GB area will include a "Sports Business Incubator" to help further the Sports Capital push within the Grand Park Area.

Homes planned are exactly similar to what is built within Suffolk and West Clay.

Empty Nester homes are promised to be low \$500,000's and the small homes will start around \$300,000

Mr. Dalton then describes the expected timeline of meetings they hope to appear at. He also recommends submitting any comments for or against the project to planners@westfield.in.gov

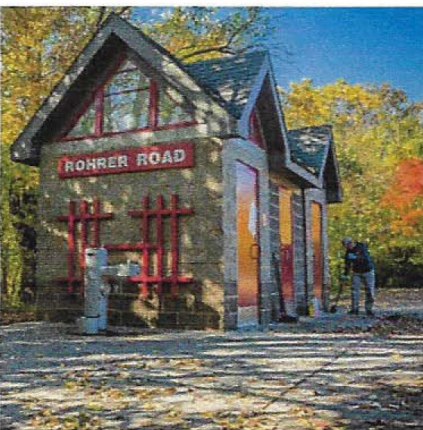
and says he likely will send another letter with this information out to the property owners again to make sure everyone knows where to send comments prior or during the meeting.

The floor is opened to questions:

- 1) What is pickleball?
 - a. Mr. Cooler describes the sport similar to tennis but with a large ping pong paddle, a ball similar to a wiffleball, and a smaller court.

No further questions are asked. Birch, the City Council members, and city staff remain to address any questions as the meeting closes.

Last resident leaves around 6:50 pm.





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2009-PUD-10
Exhibit 1

Docket Number: 2009-PUD-10 (Ordinance No. 20-29)

Petitioner: HQ2 by Clark, Quinn, Moses, Scott & Grahn, LLP (the "Petitioner")

Request: An amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

Current Zoning: [Osborne Trails PUD District](#)

Current Land Use: Agricultural/Residential

Acreage: 25.41 acres +/-

Property History: 1610-PUD-17 Osborne Trails PUD [Ord. 16-44](#) (2/27/17)
0607-PUD-08 Osborne Trails PUD Amendment I [Ord. 17-21](#) (8/14/17)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 20-29 (clean)
6. Proposed Ord. 20-29 (redlined)
7. Project Narrative
8. Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 10, 2020](#), City Council meeting. The petition will receive a public hearing at the September 8, 2020, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighbor meeting on September 1, 2020, a summary of that meeting has been included as [Exhibit 7](#).

PROJECT OVERVIEW

Location: This subject property (the "Property") is located at the northeast corner of 191st Street and Horton Road Road (see [Exhibit 2](#)).

Property History: The original Osborne Trails PUD ([Ord. 16-44](#), the "Original PUD") was adopted on February 27, 2017, and included the portion of the Property west of Horton Road. The remainder of the property was added to the PUD District with an amendment adopted on August,

14, 2017 ([Ord. 17-21](#), the “First Amendment”). The First Amendment did not create or change any standards, it only incorporated the land and assigned it to the existing district areas.

In November of 2018, Right-of-Way was acquired for the proposed 191st Street / 193rd Street / Horton Road realignment. This acquisition reshaped the Property, and added a portion of the existing Horton Road to it.

REQUESTED MODIFICATIONS

Definitions: The proposed Amendment includes five (5) terms that are not otherwise defined in the UDO or the Original Ordinance. These terms include: EFIS (Exterior Insulation and Finish Systems), Primary Façade, Secondary Façade, Natural Materials, and Real Estate.

Permitted Uses: As proposed, the PUD Amendment would add Agritourism and Light Industry as permitted uses. Both uses are defined in the UDO, the definitions have been provided below:

Agritourism Use (or Agritainment Use): An agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e., petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e., corn mazes, hay or wagon rides, straw piles, haunted houses), family-oriented activities (i.e., bounce houses, pedal cars, kiddie rides), creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site (i.e., country store, activity ticket sales), related beverage or food sales (i.e., tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary uses and buildings.

Industry, Light: Research and development activities, manufacturing, compounding, processing, packaging, storage, assembly, fabrication, processing, and/or treatment of finished or semi-finished products from previously prepared materials, which activities are conducted wholly within an enclosed building using processes that ordinarily do not create noise, smoke, fume, odors, glare or health or safety hazards outside of the building or Lot and shall not include any use that is otherwise listed specifically in this Ordinance. Example uses include, but are not limited to: leather products manufactured from finished leather; casket and casket supplies; crating and packaging service; exterminators; glass fabrication and installation; newspaper publishing; storage and transfer (household goods); manufacturing and/or assembly of storm doors, windows, awnings, siding, cabinets, can or containers, communication equipment, household appliances, marine equipment, office equipment and machinery, cloth products from finished cloth, furniture, glass and glass products, jewelry without retail, musical instruments, optical goods, paper boxes and paper products from finished paper, portable household appliances, electric hand tools, railroad equipment (including repair and service), recording instruments, tools, implements, machinery, mattress and upholstery, pharmaceutical, advertising and business signs, medicine and cosmetics; assembly operations of pre-manufactured parts, components; assembly, repair and manufacture

of light component parts; taxidermist; machine, welding, tool and die shops; stamping and fabricating metal shops; tire recapping; malt products, brewery, distiller of liquor and spirits; bottling of alcoholic and nonalcoholic beverages; secondary food processing and packaging of products not produced on site.

Additionally, the proposed amendment would permit accessory buildings and uses including wedding and other social events/receptions.

General Regulations: As proposed, the PUD Amendment defaults to the General Regulations of the Underlying Zoning District (LB: Local and Neighborhood Business District) with the exception of increasing the Maximum Building Size for an Agritourism Use only, and removing the Maximum Aggregate Building Size for distillery related uses. The proposed Maximum Building Size of 40,000 square feet would apply only to Agritourism Uses. All other uses would be subject to the 30,000 square foot Maximum Building Size, and the 90,000 square foot Maximum Aggregate of all Buildings, set forth in UDO Article 4.14 (H).

Development Standards: The proposed amendment defaults to the Development Standards of the Original Ordinance and UDO, with the following exceptions:

Architectural Standards: As proposed, the PUD Amendment includes architectural standards specific to Agritourism Uses or distillery related uses. These standards include permitted/prohibited building materials and overhead door location. The Proposed Amendment also incorporates a Character Exhibit to show the intended quality of buildings constructed for an Agritourism or distillery use. Any other use would follow the standards of the Original Ordinance, which refer to the Architectural Design Requirements of the State Highway 32 Overlay District (UDO Article 5.3(K)).

Landscaping Standards: The proposed amendment would apply the Landscaping Standards of UDO Article 6.8 to an Agritourism or distillery use. Any other use would follow the standards set forth in Section 7.4 of the Original Ordinance. The only affected by this change is the 4-board fence requirement in Section 7.4(B)(i). All other standards in Section 7.4 are not applicable to the Property.

Performance Standards: As proposed, the PUD Amendment would prohibit outdoor speakers between the hours of 11 P.M. and 7 A.M. This standard has no effect on the application of the noise ordinance on the Property, during all hours of the day.

Annexation: The proposed amendment includes a provision requiring the Property to be annexed prior to the approval of a Secondary Plat. If the owner wishes to only annex a portion of the property, a Minor Subdivision to split the parcel would be permitted prior to annexation.

CHANGES SINCE COUNCIL INTRODUCTION

The petitioner has made a few changes to the proposed amendment since the August 10, 2010, City Council Introduction (see **Exhibit 6**). The first change is the addition of Light Industry as a permitted use. The second was to exempt distillery uses from the Maximum Aggregate Building

Size standard in the UDO. The third group of changes would regulate distillery uses with the same standards that the proposed amendment sets forth for Agritourism Uses. Lastly, the Character Exhibit has been updated to include the renderings that were released with the West Fork announcement.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 191st Street and Horton Road; (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 8, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [August 10, 2020](#), City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 8, 2020, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 8, 2020
2009-PUD-11

Docket Number: 2009-PUD-11 (Ord. 20-28)

Petitioner: EdgeRock Development, LLC (the "Petitioner")

Subject Site Address: North side of 191st Street near the intersection of 191st Street and Grand Park Boulevard

Request: EdgeRock Development, LLC requests the rezoning of 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods-Robinson-Briggs Planned Unit Development (PUD) District

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Residential/Vacant

Approximate Acreage: 157 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ordinance 20-28
5. District Map
6. Concept Plan
7. District 1 Character Exhibits (Commercial District)
8. District 2 Character Exhibits (Rental Community District)
9. District 3 Character Exhibits (Small Lot Single-Family Residential (North) District)
10. District 4 Character Exhibits (Small Lot Single-Family Residential (South) District)
11. District 5 Character Exhibits (Park/Trail Head District)
12. District 6 Character Exhibits (Townhome District)
13. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 10, 2020, City Council meeting. The petition will receive a public hearing the September 8, 2020, Advisory Plan Commission (the "APC")



meeting. The petitioner held a neighborhood meeting on Tuesday, August 18, 2020. A summary of the neighborhood meeting can be viewed as **Exhibit 13**.

PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently residential and agricultural and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 20-28 (the "Proposed PUD") proposes a mixed-use PUD with the underlying zoning districts (collectively "the Districts") of GB: General Business for District 1, MF-1: Multi-Family Low Density for District 2, SF4: Single-Family High Density for Districts 3 and 4, AG-SF1: Single-Family Rural for District 5 and MF-2: Multi-Family Medium Density for District 6 (see **Exhibits 4 and 5**).

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and residential development.

Concept Plan: A Concept Plan (see **Exhibit 6**) is made a part of the PUD. A related District Map (see **Exhibit 5**) of the PUD shows the Property divided into six (6) different Districts:

- District 1 – the Commercial District
- District 2 – the Suburban Rental Community District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District
- District 5 – the Park/Trail Head District
- District 6 – the Townhome District

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – MF2: Multi-Family Medium Density
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density
- District 5 – AG-SF1: Agriculture/Single-Family Rural
- District 6 – MF2: Multi-Family Medium Density



Definitions: The petitioner is proposing that the use of “Suburban Rental Community” be the only permitted use within District 2.

The proposed definition for Suburban Rental Community is, “Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager”.

Additionally, as Fast Food Restaurants will be prohibited within the PUD, the petitioner is proposing to permit drive-up or drive-through facilities including a menu board without being deemed a Fast Food Restaurant if it is atypical that a) sale of food prepared before an order is placed and b) 50 percent (50%) or more of gross sales are derived from drive through/drive-up.

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibits 7** through **12**) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Multi-Family Dwelling Units, but only as part of a mixed-use building; the dwelling units shall be located on a second story or higher above a commercial or office building as shown/described on the Concept Plan.
 - Civic Club and Associated Civic Center
 - The following uses shall be prohibited within District 1:
 - Religious Institutions are permitted only if located on a property that does not abut 191st Street and only if built in substantial compliance with the Illustrative Character Exhibits in **Exhibit D**.
 - All High Intensity Retail uses except for a) Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center
 - Mortuaries
 - Restaurants, Fast Food
 - School, Non-Profit Fine Arts or Commercial
 - School, Non-Profit Professional Trade or Business
 - Amphitheater/Outdoor Theater (with no permanent seating)
 - Assembly Hall/Auditorium
 - Educational Institution, Without Dormitory Accommodations



- Hospital (Major)
 - Non-profit Museum/Exhibition Hall
 - Data Processing/Call Center
 - Nursery
 - Commercial Parking Lots and Structures, Public
 - Heliport
- District 2 (Suburban Rental Community)
 - Suburban Rental Community, as defined by the PUD, and associated Development Amenities shall be the only permitted use in District 2. All other uses are prohibited.
- District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.
- District 5 (Park /Trail Head District)
 - All uses except Public Park and Temporary Use and Events are prohibited in District 5.
- District 6 (Townhome District)
 - All uses except Multi-Family Dwelling, Townhome Dwelling, associated Development Amenities, Home Business and Temporary Use and Event shall be prohibited in District 6.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

In the event that a standard set forth in the Architectural Design Requirements of the 32 Overlay conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.



General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:

District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended shall apply to District 1, the Commercial District.

District 2 (Suburban Rental Community): The PUD proposes specified/modified requirements regarding Maximum Density, Minimum Lot Frontage, Project Perimeter Setback, Building Height, Building Size, and Minimum Building Setbacks.

The following are the proposed standards compared with the UDO's MF-2 standards:

STANDARD	DISTRICT 2	MF-2 (UDO)
Minimum Lot Frontage	No Minimum	70 feet
Minimum Setback (Front)	20 feet	30 feet
Minimum Setback (Side)	5 feet	12 feet
Minimum Setback (Rear)	15 feet	20 feet
Minimum Distance Between Buildings	20 feet	20 feet
Minimum Living Area Per Unit (Excluding porches terraces, carports and garages)	900 SF	650 SF
Maximum Density	14 Dwelling Units/Acre	10 Dwelling Units/Acre
Maximum Number of Dwelling Units	350	150
Minimum Building Height	One Story	N/A
Maximum Building Height	Two Stories	45 feet



District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	15 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet
Minimum Setback (Rear)	20 feet	25 feet
Minimum Setback (Monon Trail)	20 feet	N/A
Minimum Lot Width	40 feet	50 feet
Minimum Building Height	1 Story	
Maximum Building Height	35 feet	25 feet
Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

The PUD also sets forth Masonry Materials, Roof Details and Window Detail requirements.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

All language within this section was taken directly from the Oak Manor PUD (Ord. 03-37) and the Lancashire/Suffolk Amendment to the Oak Manor PUD (Ord. 17-20) as the product type proposed within District 4 is the same.

District 5 (Park/Trail Head District): Enclosed buildings are prohibited within District 5.

District 6 (Townhome District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Minimum Setbacks, Minimum Distance Between Buildings, Minimum



Living Area Per Unit, Maximum Density, Maximum Number of Dwelling Units and Maximum Building Height.

The following are the proposed standards compared with the UDO's MF-2 standards:

STANDARD	DISTRICT 6	MF-2 (UDO)
Minimum Lot Frontage	20 feet	70 feet
Minimum Setback (Front)	20 feet	30 feet
Minimum Setback (Side)	10 feet	12 feet
Minimum Setback (Rear)	20 feet	20 feet
Minimum Setback (Monon Trail)	20 feet	N/A
Maximum Setback (Monon Trail)	60 feet	N/A
Minimum Distance Between Buildings	20 feet	20 feet
Minimum Living Area Per Unit (Excluding porches, terraces, carports and garages)	650 SF	650 SF
Maximum Density	14 Dwelling Units/Acre	10 Dwelling Units/Acre
Maximum Number of Dwelling Units	100	150
Maximum Building Height	45 feet	45 feet

The PUD also proposes Masonry Materials, Roof Details, and Window Details requirements.

General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional



plantings or mounding shall be required unless a parking lot or stand-alone drive aisle are located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.
- In the event that a stand-alone drive aisle is located within twenty (20) feet of the Monon Trail Right-of-way line, a four (4) foot tall berm shall be installed. On top of this berm shall be the aforementioned Trail Corridor Plantings required by the UDO.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial signage that incorporate lighting are proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted four Nonresidential Center Signs, along the Property's 191st Street frontage. One (1) sign shall be permitted a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face while the other three (3) signs shall be permitted a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "New Suburban" and "Employment Corridor" land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments



- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 8, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 8, 2020, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

ORDINANCE 20-28

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

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

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (2009-PUD-11), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2009-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

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

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

- 2.1 District 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Suburban Rental Community District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 District 5: The Property referenced as District 5 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.6 District 6: The Property referenced as District 6 on the District Map contained herein; shall also be known as the “Townhome District”
- 2.7 Controlling Developer: The Controlling Developer shall be EdgeRock Development, LLC, its successors or assigns.
- 2.8 Suburban Rental Community: Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager.
- 2.9 For the purposes of this Ordinance, A Restaurant establishment may have drive-up or drive-through facilities including a menu board without being deemed a Fast Food Restaurant if the sale of food prepared and available before an order is placed is atypical and 50 percent (50%) or more gross sales being derived from food sales through drive through/drive-up is atypical.

Section 3. **Concept Plan.** The Concept Plan (see **Exhibit C**) is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** through **Exhibit I** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 5. **Underlying Zoning District.**

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District
- 5.2 The underlying zoning district for District 2 shall be MF-2: Multi-Family Low Density District.
- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District
- 5.4 The underlying zoning district for District 5 shall be AG–SF1: Agriculture/Single-Family Rural District
- 5.5 The underlying zoning district for District 6 shall be MF-2 Multi-Family Medium-Density District.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 **Additional Permitted Uses:**

The following additional uses shall be permitted in District 1:

- Religious Institution shall only be located on a property that does not abut 191st Street and only if built in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit D**.
- Multi-Family Dwelling Units, only as part of a mixed-use building; shall be located on a second story or higher above a commercial or office building as shown/described on the Concept Plan.
- Civic Club and Associated Civic Center

The following additional use shall be permitted in District 2:

- Suburban Rental Community shall be the ONLY permitted use within District 2.

6.2 Prohibited Uses:

The following shall be explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with no permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Suburban Rental Community and associated Development Amenities

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

The following uses shall be explicitly prohibited in District 5:

- All uses except Public Park and Temporary Use and Event

The following uses shall be explicitly prohibited in District 6:

All uses except Multi-Family Dwelling, Townhome Dwelling, associated Development Amenities, Home Business, and Temporary Use and Events

Section 7. Overlay Districts.

- 7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street or the 191st Street Right-of-way line.
- 7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance. In the event that a standard of the 32 Overlay Architectural Design Requirements conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.
- Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those in the Illustrative Character Exhibits.
 - Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be 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.
 - All Other Instances: No Minimum
 - b) Maximum Building size: 75,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.

c) Maximum Building Height: Sixty (60) feet

- Minimum Building Setback Lines:

(i) Front Yard:

a) 191st Street: 30 Feet

b) All Other Streets: 15 feet

(ii) Side Yard:

a) Adjacent to a Residential District: 60 feet

b) All Other: No Minimum

(iii) Rear Yard:

a) Adjacent to a Residential District: 60 feet

b) All Other: Thirty (30) Feet

(iv) Monon Trail:

a) 20 feet

- Maximum Building Setback Lines:

(i) 191st Street: One Hundred and Twenty (120) feet

(ii) Monon Trail: Sixty (60) feet

8.2 District 2: Suburban Rental Community District

Maximum Density	14 Dwelling Units/Acre
Maximum Number of Dwelling Units	350
Minimum Lot Frontage	No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
Project Perimeter Setback	Shall Not Apply
Minimum Building Height	One Story
Maximum Building Height	Two Stories
Minimum Dwelling Unit Size	900 SF
Minimum Detached Garage Size	200 SF
Maximum Detached Garage Size	1000 SF
Maximum Bays Per Garage Structure	5 Bays
Minimum Building Setback (Front)	20 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	15 feet

Architecture

- Architecture for the Suburban Residential Community shall be in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit E**. In the event that any architectural standards are in conflict with the Illustrative Character Exhibits in **Exhibit E**, the Illustrative Character Exhibits shall control.

8.3 District 3: Small Lot Single-Family (North) District

Minimum Lot Area	7,500
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	15 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	20 feet
Minimum Building Setback (Monon Trail)	20 feet
Minimum Lot Width	40 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet

Masonry

- The Front Façade shall have a minimum Masonry Materials wainscot with height equal or greater than the bottom of the first floor window

Roof Details

- Overhangs shall be a minimum of 11 inches
- Roof pitch shall be a minimum of 6/12

Windows

- 2 Story homes shall have a minimum of three (3) windows on each Side Façade and four (4) windows on each Rear Façade
- Homes less than 2 stories shall have a minimum of two (2) windows on each Side Façade and three (3) windows on each Rear Façade

8.4 District 4: Small Lot Single-Family (South) District

Minimum Lot Area	2,880 SF
Minimum Lot Frontage On Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet

Minimum Building Setback (Rear)	5 feet
Minimum Lot Width At Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	12 feet

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the front of the house faces a Common Area, the Minimum Lot Frontage on the Street shall be 0 feet.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area opposite the garage side of the house.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include masonry or equivalents, EIFS, stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent. Thirty percent (30%) of the total façade of all structures shall incorporate masonry or equivalent, stucco, EIFS, or equivalent material excluding roofs, doors, and windows.
 - C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.

- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
- Minimum of fifty percent (50%) Masonry Materials, EIFS, stucco, or equivalent material on facades facing External Streets, exclusive of doors and windows
 - Rear load, side load or angled garage
 - Roof with dormers (minimum of 2 dormers)
 - Shutters
 - Covered porch (minimum 6' in width and 4' in depth)
 - Roof line direction or elevation change
 - Shed roof accent at front entry (minimum size 4' x 10')
 - Gable accent
 - Decorative trim molding
 - Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - Keystone (over all first floor, Front Façade windows and doors)
- F. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit G**, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

8.5 District 5: Park/Trail Head District

- The Park District is to be a donation or designated conservatory of between 3 and 5 acres by the Wood Family. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park.
- Enclosed buildings shall not be permitted within District 5.

8.6 District 6: Townhome District

Minimum Lot Frontage	20 feet
Minimum Building Setback (Front)	20 feet
Minimum Building Setback (Side)	10 feet

Minimum Building Setback (Rear)	20 feet
Minimum Building Setback (Monon Trail)	20 feet
Maximum Building Setback (Monon Trail)	60 feet
Minimum Distance Between Buildings	20 feet
Minimum Living Area Per Unit (Excluding porches, terraces, carports and garages)	650 square feet
Maximum Density	14 dwelling units per acre
Maximum Number of Dwelling Units	100
Maximum Building Height	45 feet
Project Perimeter Setback	Shall Not Apply

Masonry

- The Front Building Façade shall have a minimum Masonry Materials wainscot with a height equal or greater than the bottom of the first floor window
- Side and Rear Building Facades that face the Monon Trail shall have a minimum Masonry Materials wainscot with a height equal or greater than the bottom of the first floor window.

Roof Details

- Roof overhangs shall be a minimum of 11 inches
- Roof pitch shall be a minimum of 6/12

Windows

- A minimum of three (3) windows shall be required for each Side Building Façade
- A minimum of three (3) windows shall be required for the Rear Façade of each Unit

Section 9. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

- 9.1 Article 6.1 Accessory Buildings. Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way
- 9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

If a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

Chapter 6.8 Landscaping Standards. Shall apply to the development except as otherwise modified or enhanced below.

- Where District 1 abuts the Monon Trail, landscape requirements set forth in Article 5.3(L)(5) Trail Corridor Plantings shall apply; No additional plantings or mounding shall be required unless a parking lot or stand-alone drive aisle are located within twenty (20) feet of the Monon Trail Right-of-way line.
- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 6.8(O) Parking Area Landscaping shall apply in addition to Article 5.3(L)(5).
- In the event that a stand-alone drive aisle is located within twenty (20) feet of the Monon Trail Right-of-way line, a four (4) foot tall berm shall be installed. On top of this berm shall be the required Trail Corridor Plantings as set forth in Article 5.3(L)(5).

9.3 Chapter 6.9 Lighting Standards. Shall apply. In addition, the following shall also apply:

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- Architectural Lighting. Architectural Lighting shall be consistent with instances shown in the Illustrative Character Exhibits.
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exception of pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base.
- Neon-Colored Lighting. Neon-colored LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.

9.4 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

9.5 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- All commercial signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- Four (4) Center Monument Signs shall be permitted on the Real Estate along the Real Estate's 191st Street frontage. One Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. Three (3) Center Monument signs may be a maximum of nine (9) feet in height and sixty (6) square feet of sign area, per face.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2020.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: R. Birch Dalton

This Instrument prepared by: Birch Dalton, EdgeRock Development
555 E. Main Street
Westfield, IN 46074

I hereby certify **ORDINANCE 20-28** was delivered to the Mayor of Westfield on the _____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 20-28
this _____ day of _____, 2020.

I hereby VETO ORDINANCE 20-28
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

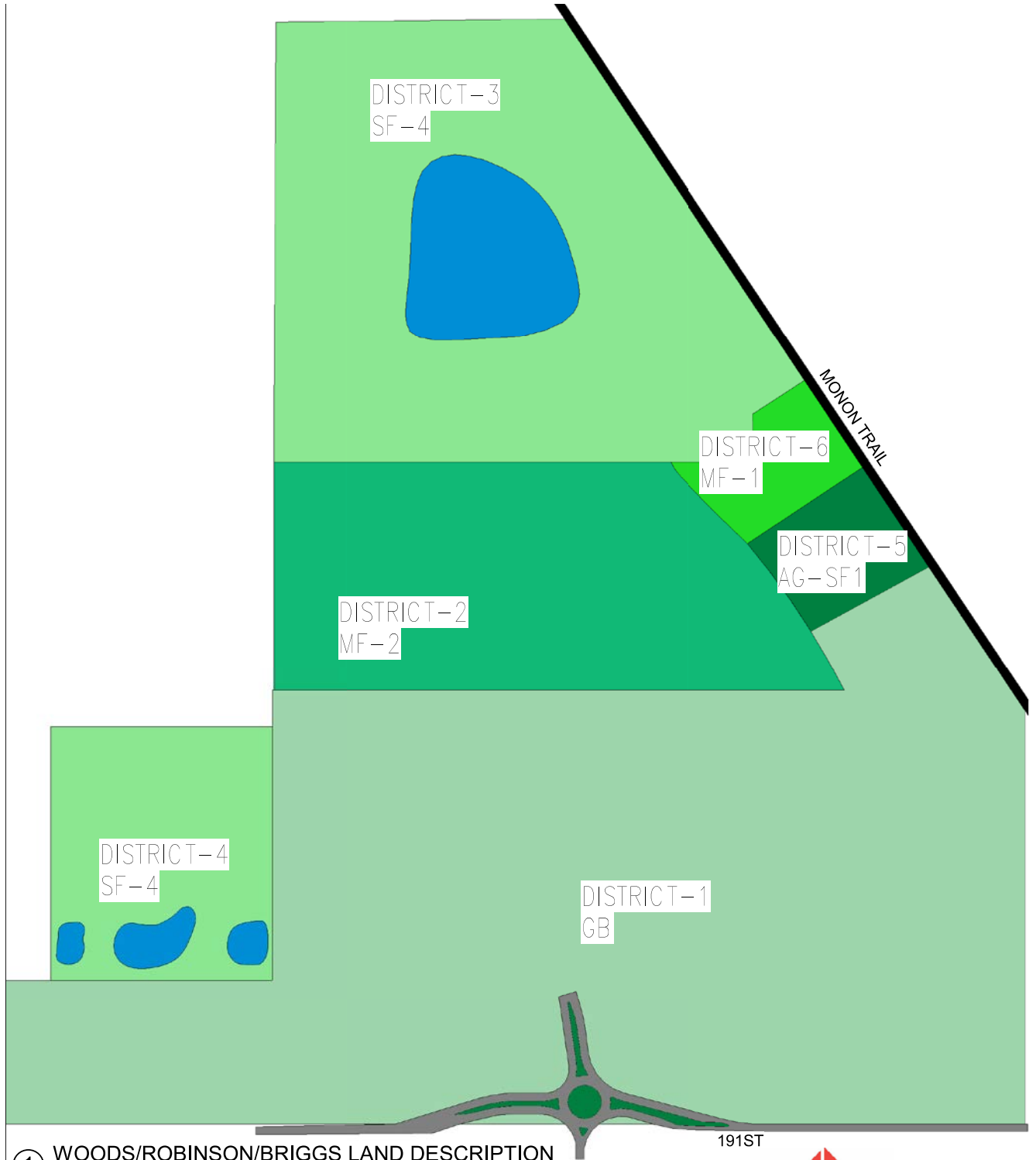
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DISTRICT MAP



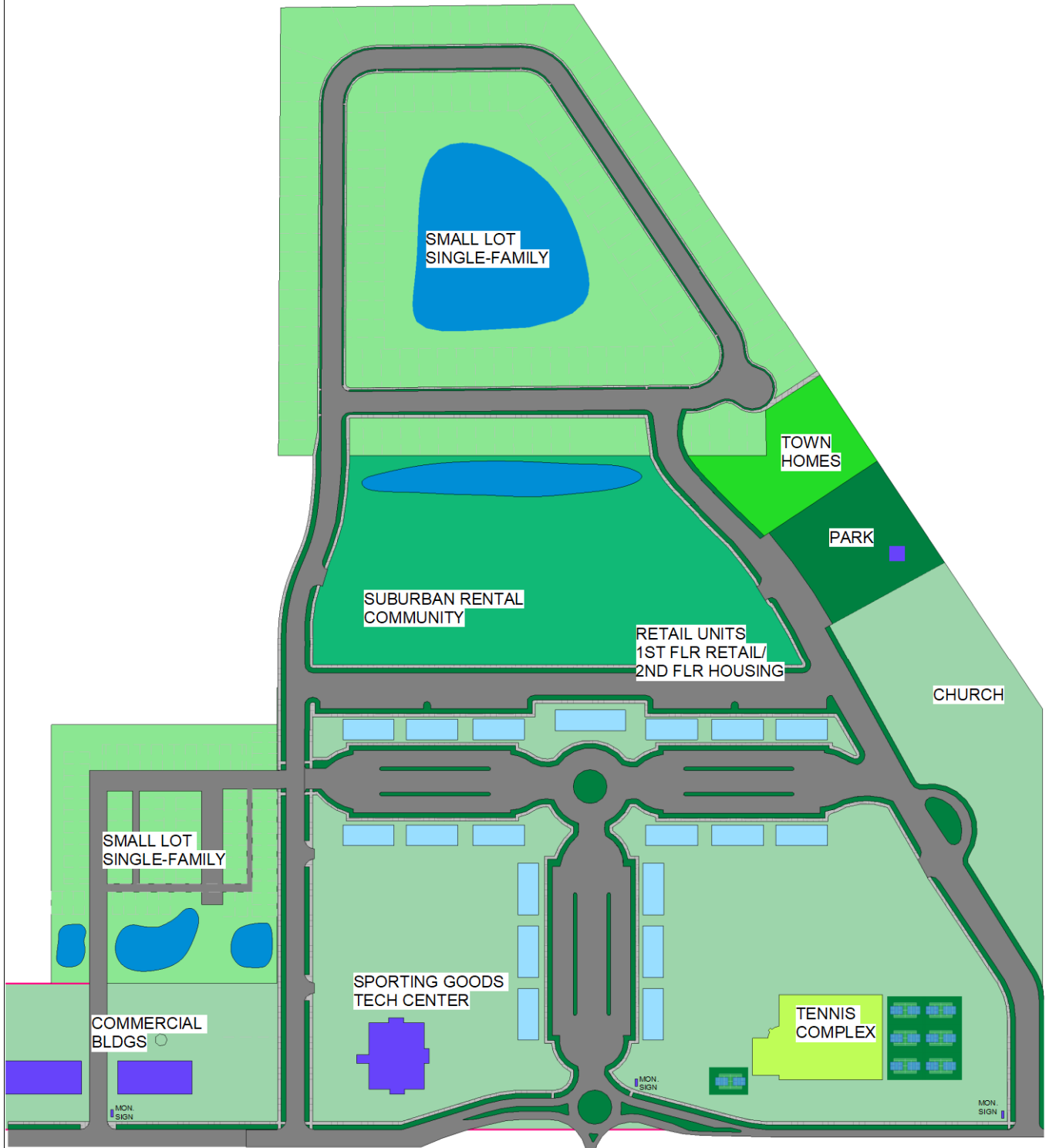
① WOODS/ROBINSON/BRIGGS LAND DESCRIPTION
1" = 400'-0"



06/23/20



EXHIBIT C CONCEPT PLAN



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



24 JULY 2020



EXHIBIT D **COMMERCIAL DISTRICT CHARACTER EXHIBITS**



ARCHITECTURAL CHARACTER FOR DISTRICT 1



24 JUNE 2020





EIFS VENEER/WOOD VENEER



EIFS CORNICE/CLOTH AWNINGS



ASPHALT SHINGLES



STONE VENEER/STANDING SEAM METAL ROOFING



PAINTED BRICK



BRICK VENEER/METAL CANOPIES



RAINSCREEN PANELS



METAL/GFRC TRIM



METAL VENEER

DISTRICT 1 (GB) MATERIALS



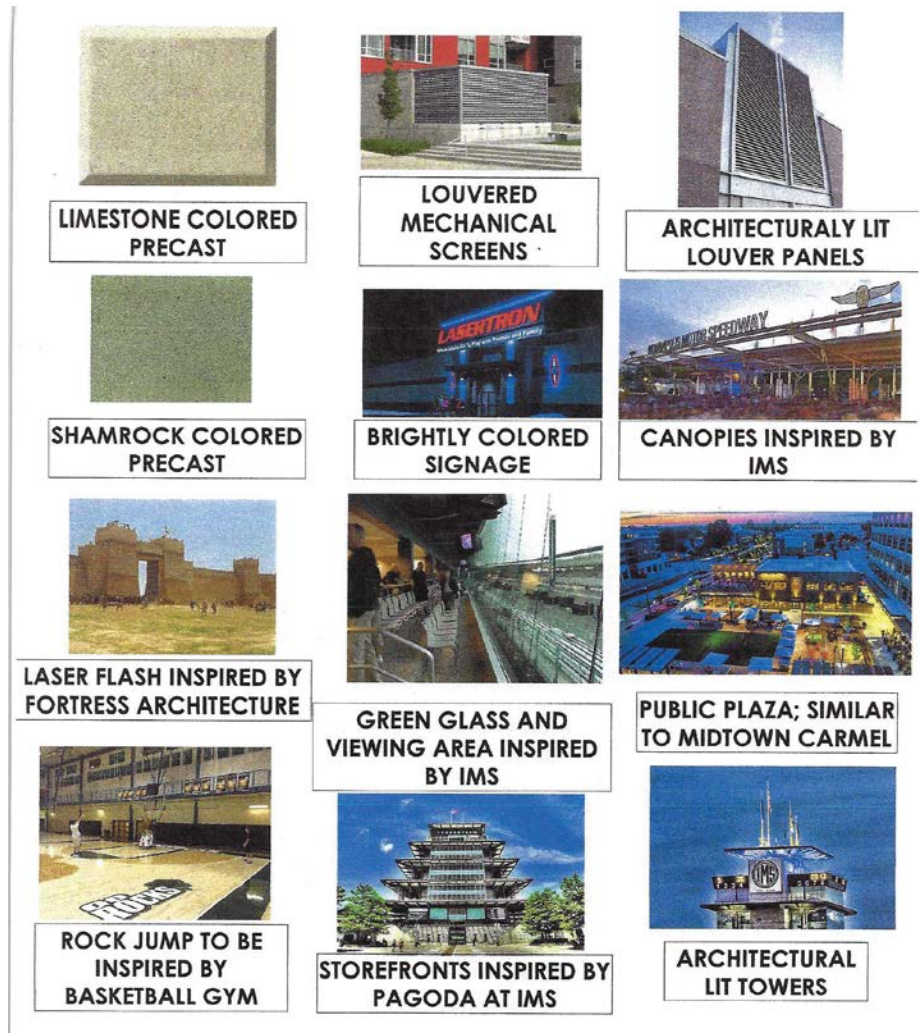
07/09/20







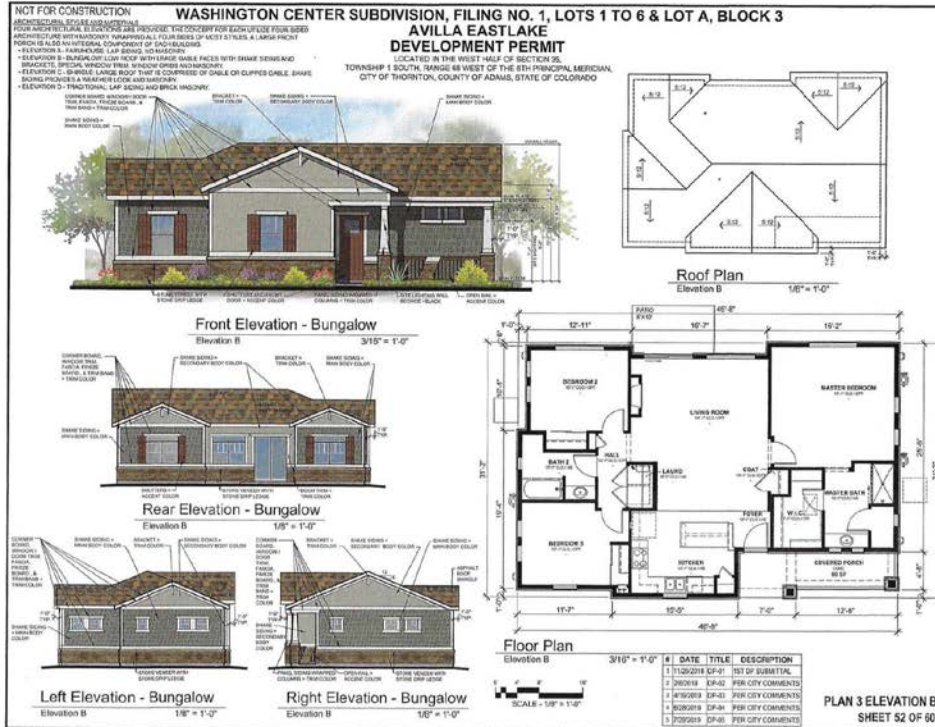






SUBURBAN RENTAL COMMUNITY DISTRICT CHARACTER EXHIBITS





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Page 68

[illegible]

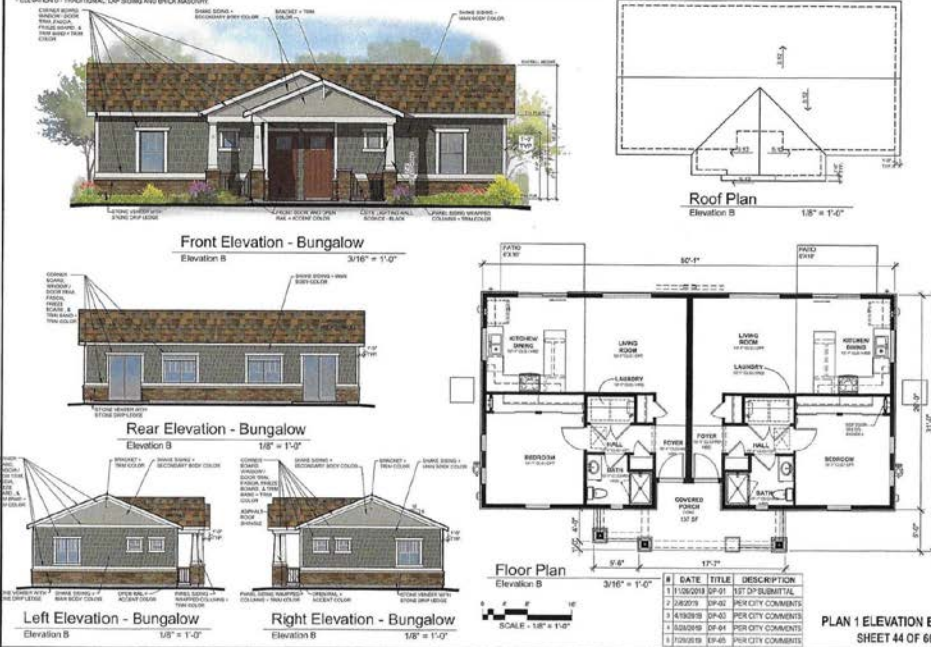
NOT FOR CONSTRUCTION

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

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PLDP201801634
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NOT FOR CONSTRUCTION

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

AVILLA EASTLAKE
DEVELOPMENT PERMIT

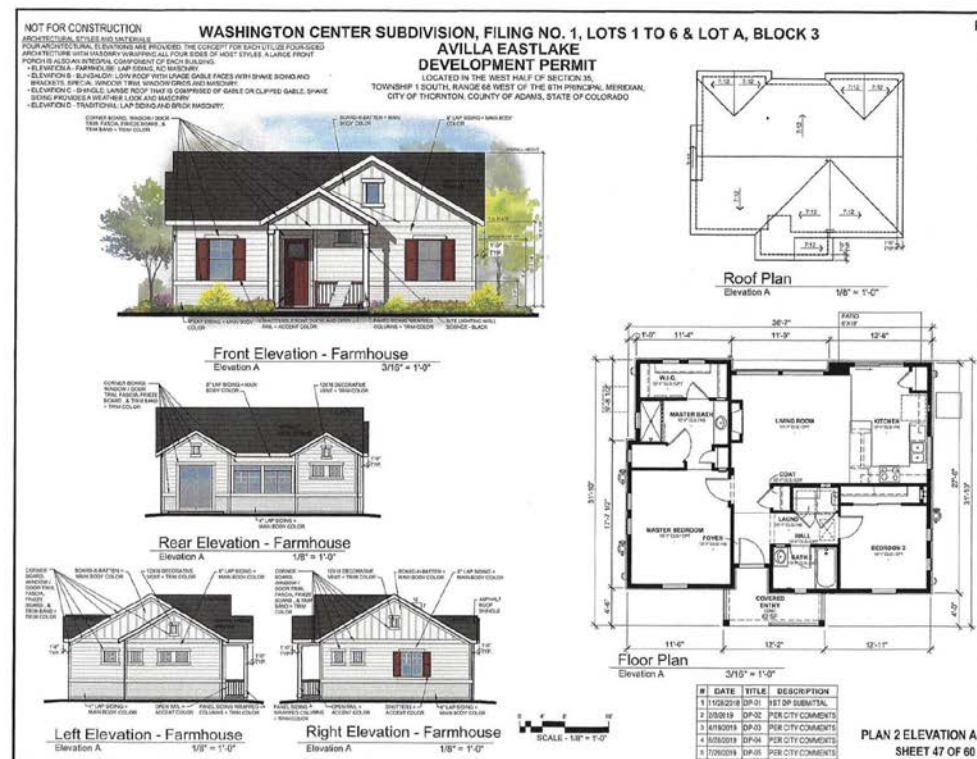
LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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NOT FOR CONSTRUCTION

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

PLDP201801634
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FOR ARCHITECTURAL ELEVATIONS AND ROOFS, THE ARCHITECT HAS PROVIDED THE CONCEPT FOR EXTERIOR FINISHES. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT.

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



NOT FOR CONSTRUCTION

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

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FOR ARCHITECTURAL ELEVATIONS AND ROOFS, THE ARCHITECT HAS PROVIDED THE CONCEPT FOR EXTERIOR FINISHES. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT. FINISHES ARE TO BE DETERMINED BY THE HOMEOWNER IN CONSULTATION WITH THE ARCHITECT.

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

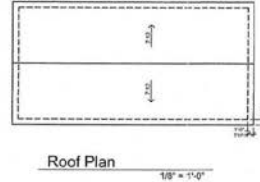


**AVILLA EASTLAKE
DEVELOPMENT PERMIT**

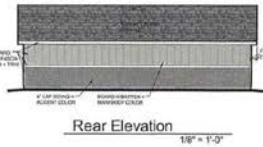
LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



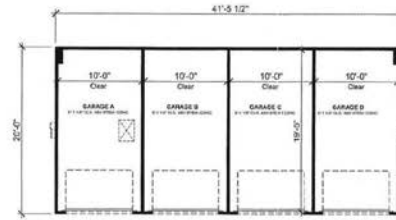
Front Elevation
3/16" = 1'-0"



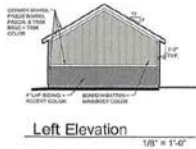
Roof Plan
1/8" = 1'-0"



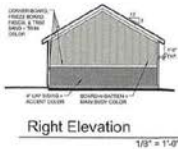
Rear Elevation
1/8" = 1'-0"



Floor Plan
3/16" = 1'-0"



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



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

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

#	DATE	TITLE	DESCRIPTION
1	11/05/2018	EP-01	TOP OF SUBMITTAL
2	02/02/19	EP-02	PER CITY COMMENTS
3	04/03/2019	EP-03	PER CITY COMMENTS
4	06/28/2019	EP-04	PER CITY COMMENTS
5	12/20/2019	EP-05	PER CITY COMMENTS

ELEVATION GARAGE
SHEET 55 OF 60

EXHIBIT F
SMALL LOT SINGLE-FAMILY DISTRICT (NORTH) CHARACTER EXHIBITS





5799IND_B



5820 IND - B





EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT (SOUTH) CHARACTER EXHIBITS





EXHIBIT H
PARK/TRAIL HEAD DISTRICT CHARACTER EXHIBITS

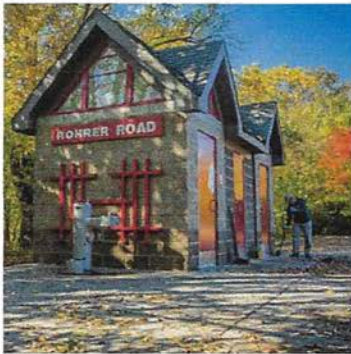


EXHIBIT I
TOWNHOME DISTRICT CHARACTER EXHIBITS

