



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 09_07_2021

Tuesday, September 07, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 07, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
- o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

August 16, 2021 APC Minutes

Documents: [APC Minutes - August 16, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2108-DDP-30

Sonic

100 E Spring Mill Pointe Drive

Drive-in of Evansville by Weihe Engineers requests Detailed Development Plan approval of a 6,366 square foot drive-in restaurant on 1.2 acres +/- in the Spring Mill Pointe PUD District.

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

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

[Exhibit 4: Building, Canopy, and Screen Wall Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Photometric Plan](#)

2108-DDP-31

OrthoIndy

SE Corner of Austrian Pine Way & SR 32 Approximately

Cornerstone Companies, Inc. by Weihe Engineers requests Detailed Development Plan approval for a 15,289 square foot medical facility on 6.38 acres +/- in the Austrian Pine PUD District.

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

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

2108-DDP-35

Star Bank

North side of SR 32, west of Wheeler Road

Star Financial by Kimley-Horn & Associates Inc. requests Detailed Development Plan approval of a 2,000 square foot +/- bank on 0.54 acres +/- in the Wheeler Landing PUD District.

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

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

2109-DDP-39

Barker Cabin

136 Penn Street

The Westfield Washington Historical Society & Museum requests Detailed Development Plan approval to reconstruct a 935.42 square foot log cabin on 0.3 acres +/- in in LB-H: Local Business / Historical District.

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

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

ITEMS OF BUSINESS

2108-ODP-21 & 2108-SPP-21

Bonterra

South of SR 32 and 1/4 mile west of Gray Road

M/I Homes of Indiana by Kimley-Horn and Associates requests Overall Development Plan and Primary Plat review of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comments updated 9/7 @5pm](#)

2108-PUD-23

Springmill Trails PUD Mixed-Use Amendment

East of Ditch Road, West of Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Springmill Trails PUD modifying 10.99 acres +/- to allow for development of for-sale townhomes.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)eld.in.gov

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Context Map](#) | [Exhibit 4: Proposed Ordinance](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Project Description](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Public Comment](#) | [Exhibit 10: Issue List](#) | [Exhibit 11: Redlined Ordinance](#) | [Presenter Materials](#) | [UPDATED Proposed Ordinance with Additional Character Exhibits](#)

PUBLIC HEARING ITEMS

2109-ODP-22 & 2108-SPP-22 [PUBLIC HEARING]

Osborne Trails, Phase II

West side of Horton Road, North of 193rd Street

Lennar Homes of Indiana, Inc. requests Overall Development Plan and Primary Plat review of 192 Lots on 60 acres +/- in the Osborne Trails Phase II PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

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

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06 [CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/-

portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

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

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

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

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

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22 [CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 7, 2021

2108-DDP-35

Exhibit 1

Docket Number: 2108-DDP-35

Project Name: Star Bank (Wheeler Landing)

Subject Site Address: North side of SR 32, west of Wheeler Road

Petitioner: Star Financial

Representative: Kimley Horn & Associates, Inc.

Request: Detailed Development Plan review of a 2,000 square foot +/- bank on 0.54 acres +/- in the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD ([Ord. 18-04](#), as amended by [Ord. 19-37](#) & [Ord. 20-08](#))

Current Land Use: Undeveloped

Approximate Acreage: 0.54 +/-

Property History: Wheeler Landing PUD District ([Ord. 18-04](#), 09/25/18)
Wheeler Landing PUD Amendment I ([Ord. 19-37](#), 09/11/19)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/19)
Secondary Plat (Section 2) (1909-SFP-53, recorded 03/08/21)
Wheeler Landing PUD Amendment III ([Ord. 20-08](#), 07/13/20)
Secondary Plat (Block C replat) (2003-SFP-17, recorded 03/08/21)
Secondary Plat (Lot 2 replat) (2010-SFP-53, recorded 05/26/21)
Secondary Plat (Lot 3 replat) (2108-SFP-53, pending)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

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

Location: The subject Property is 0.54 acres +/- in size and is located on the north side of SR 32, west of Wheeler Road (see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District.

Property History: The Property was zoned the Wheeler Landing PUD with its initial adoption on September 25, 2018. Two of the four adopted PUD amendments apply to the subject Property. The Property was included on a Primary Plat and Overall Development Plan that were approved at the September 16, 2019, APC meeting. The Property has been included on several Secondary Plats, which each being a further subdivision of the last. The Secondary Plat that will for this Lot was submitted and reviewed contemporaneously with the Detailed Development Plan and will be recorded at a later date.

Review: The petition was reviewed in advance of the July 20, 2021 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's September 7, 2021, meeting.

DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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.

- 20) 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:
 - a) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c) 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:
 - i) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d) 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 5 of the UDO and Wheeler Landing PUD (Ord. 18-04, Ord. 19-37, and Ord. 20-08).

21) Area II:

- a) Minimum Front Yard Setback: 10 Feet
- b) Minimum Side Yard Setback (internal to District): 0 Feet
- c) Minimum Side Yard Setback (abutting District perimeter): 10 Feet
- d) Maximum Building Height: 75 Feet
- e) Minimum Distance Between Buildings: 15 Feet

22) GB: General Business District:

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: 80 Feet
- c) Minimum Rear Yard Setback: 20 Feet
- d) Minimum Lot Width: No Minimum

OVERLAY DISTRICTS:

The plans comply with Article 5 of the UDO and Wheeler Landing PUD (Ord. 18-04, Ord. 19-37, and Ord. 20-08).

23) State Highway 32 Overlay District:

- a) Access Control Requirements.
- b) Setback Requirements:
 - i) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - ii) Minimum Setback: amended by PUD (see comment 29(a))
- c) Accessory Buildings: No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public rest rooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.

- d) Building Height Requirements:
 - i) Maximum Building Height: amended by PUD (see comment 29(d))
 - ii) Minimum Building Height: Eighteen (18) feet
 - iii) Multiple Stories: Multiple stories are encouraged, but not required.
- e) Minimum Building Size Requirements (Sec. 7, Ord. 18-04):
 - i) The Minimum Gross Floor Area shall be four thousand (4000) square feet. Provided however, that freestanding bank uses shall have not minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area II.
 - ii) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.
- f) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
- g) Building Elevations:
 - i) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - ii) Building Façades, which are one hundred forty (140) 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 two (2) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. (Ord. 20-08, Sec. 3.1(A)(a)).
 - iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- iv) Openings:
 - (1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

- v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

vi) Roof:

(1) Flat Roofs:

- (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - (i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - (ii) A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each building Façade. (Ord. 20-08, Sec. 3.1(A)(b).
- (2) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (3) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

h) Main Entrances:

- i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

- iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- i) Windows:
 - i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
 - ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- j) Awnings:
 - i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - ii) Awnings shall be made of a nonreflective material.
 - iii) All awnings shall be kept in good repair.
 - iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- k) Drive-thrus:
 - i) This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.
 - (1) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- l) Building Materials:
 - i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

- iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.
- m) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- n) Trail Corridor Requirement:
 - i) Trail Corridor Design Standards:
 - (1) Article 5.3(K) Trail Corridor Requirement (Sec. 3, Ord. 19-37): Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.
 - (2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
 - (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).
 - (4) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
 - (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative

transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

- (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

- a) Accessory Buildings (Sec. 8, Ord. 18-04):
 - i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- b) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

25) Architectural Standards (Article 6.3)

- a) Architectural Standards (Sec. 8, Ord. 18-04):
 - i) The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

26) Building Standards (Article 6.4)

27) Fence Standards (Article 6.5)

28) Height Standards (Article 6.6)

29) Home Business Standards (Article 6.7)

30) Landscaping Standards (Article 6.8)

a) General Landscaping Design Standards:

i) Placement:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Minimum Lot Landscaping Requirements

c) Foundation Plantings:

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

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Shall apply; however, the foundation plantings of the Building Facades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier. (Ord. 20-08, Sec. 4.1(A)).

iv) Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L). (Ord. 20-08, Sec. 4.1(B)).

d) External Street Frontage Landscaping Requirements:

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

e) Buffer Yard Requirements

f) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required (5-24 spaces): 5% of parking area

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

- (1) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)). (Sec. 8, Ord. 18-04)
- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

31) Lighting Standards (Article 6.9)

32) Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Article 6.13)

35) Parking and Loading Standards (Article 6.14)

a) Stacking Requirements for Drive-Through Facilities:

i) General Requirements:

- (1) Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.
- (2) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.
- (3) No stacking space may occupy any portion of a Right-of-way.
- (4) A stacking space does not constitute a Parking Space.
- (5) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.

ii) Minimum Size:

- (1) A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.

iii) By-Pass Lane:

(1) A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.

iv) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:

(1) Financial institutions, pharmacies, Takeout and Deli-style Restaurant with drive-through: 3 stacking spaces per service window.

v) Reduction in Number of Spaces: If an Applicant demonstrates that strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, then the Department may approve a reduction of the stacking requirement. If determined by the Director, then demonstration by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context may be required.

b) Off-Street Parking:

i) Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.

c) Bicycle Parking:

i) Number of Spaces:

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

36) Performance Standards (Article 6.15)

37) Setback Standards (Article 6.16)

38) Sign Standards (Article 6.17)

39) 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 or Local Streets.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

iii) Ten (10) feet from intersections of Driveways or Alleys.

iv) Twenty-five (25) feet from intersections of Private Streets.

40) Yard Standards (Article 6.21)

41) Public Art (Sec. 8, Ord. 18-04):

- a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 42) Easement Standards (Article 8.3)
- 43) Monument and Marker Standards (Article 8.5)
- 44) Open Space and Amenity Standards (Article 8.6)
- 45) Pedestrian Network Standards (Article 8.7)
- 46) Storm Water Standards (Article 8.8)
- 47) Street and Right-of-Way Standards (Article 8.9)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

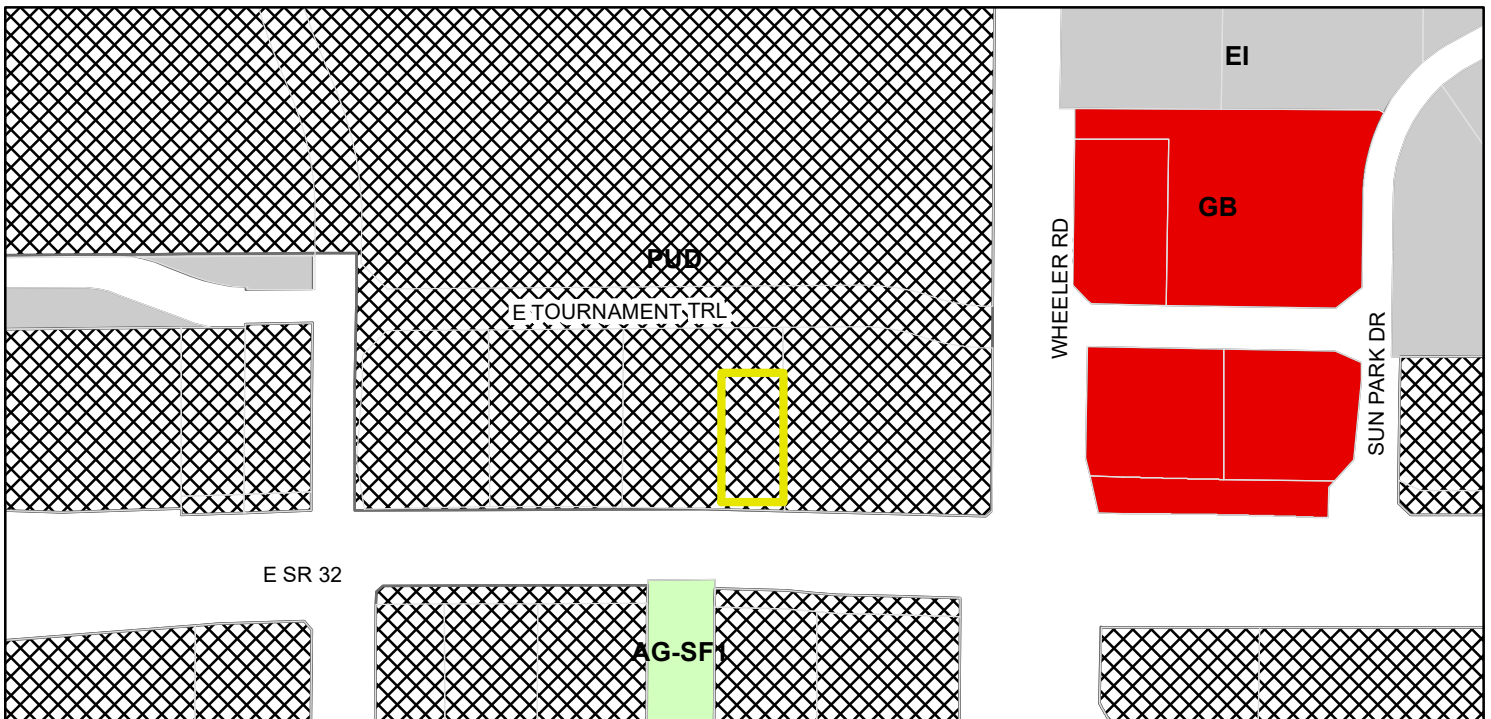
1. **Action: Approve the Detailed Development Plan with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
2. If any Plan Commission member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

Aerial Location Map

 Site



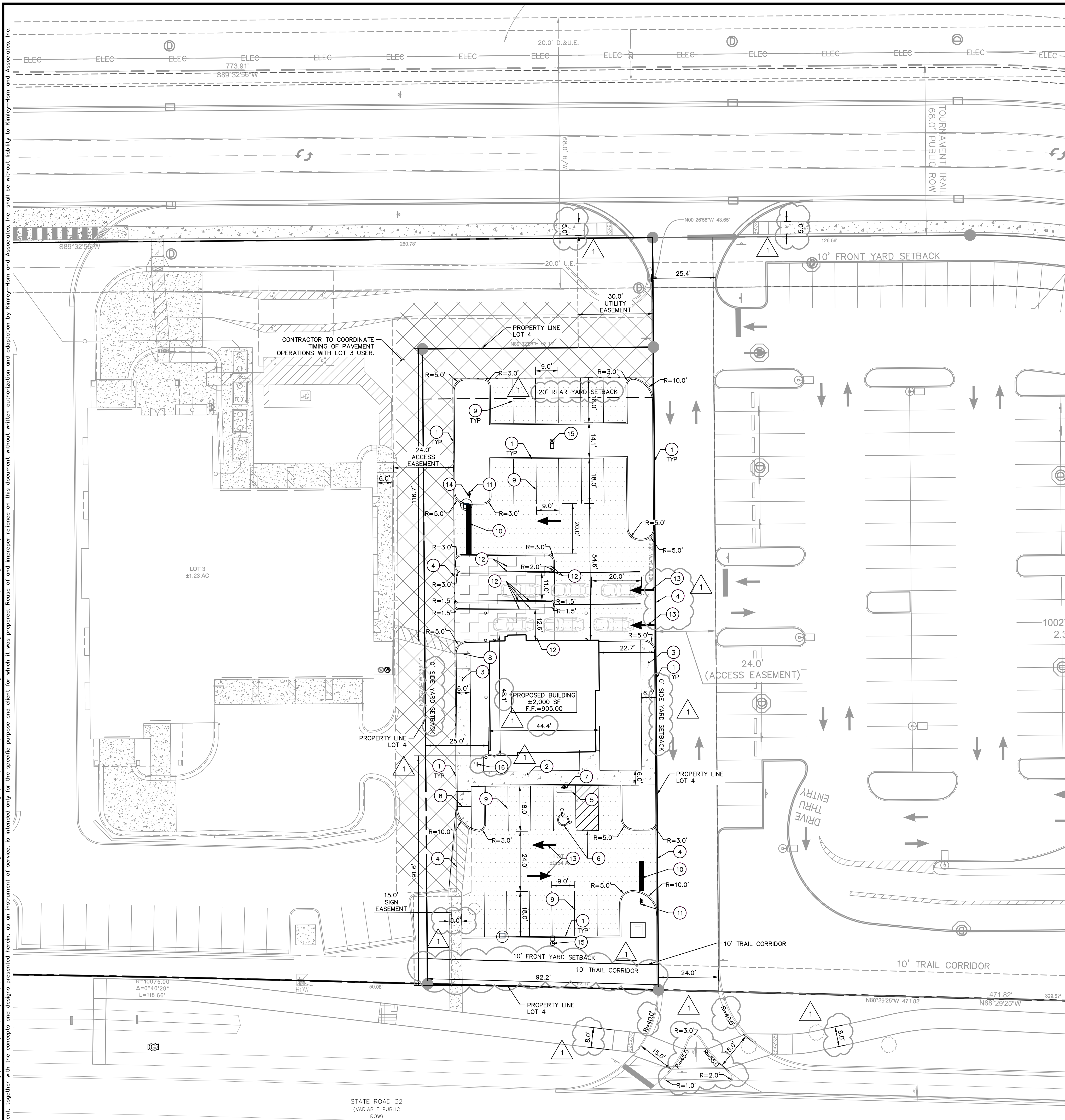
Zoning Map



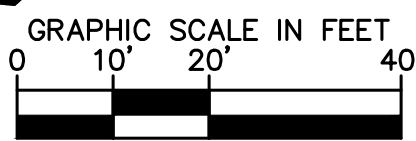
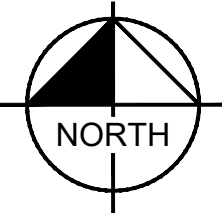
Zoning

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

Drawing name: G:\Marketing_Proposals\UEV\2021\WMA\... 2021-06-28 Star Bank at Wheeler Landing Westfield, IN 2 Design\CAD\PlanSheets\C3.1 - SITE PLAN.dwg C3.0 Aug 13, 2021 1:02pm by Chad Moyes
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Indiana Utilities Protection Service



PAVING & CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL
SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
- STANDARD CONCRETE CURB

SITE SUMMARY

SITE ZONING	=	PUD	AC.±
SITE ACREAGE	=	0.45	
BUILDING AREA	=	2,000	SF
BUILDING HEIGHT	=	X'	FT
PARKING SPACES (STANDARD) REQUIRED	=	7	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	1	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	23	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	24	SPACES
TOTAL PARKING AREA	=	8,600	SF
TOTAL INLAND SPACE AREA	=	2,800	SF
PERCENT INLAND SPACE AREA	=	32%	

KEY NOTES

- CONCRETE CURB, TYP. (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- BOLLARD, TYP. (SEE DETAILS)
- DIRECTIONAL PAVEMENT MARKINGS
- DO NOT ENTER SIGN (SEE DETAILS)
- LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
- BIKE RACK

COORDINATION WITH ADJACENT CONSTRUCTION:
CONTRACTOR TO COORDINATE TIMING OF PAVING OPERATIONS WITH ADJACENT PORTILLOS AND PRIME CAR WASH PROJECTS. CONTRACTOR SHALL SAW CUT ANY EXISTING PAVEMENT AS NEEDED TO INSTALL PROPOSED CURBS AND MAKE SMOOTH TRANSITIONS TO PROPOSED PAVEMENT. ANY PAVEMENT REMOVED FOR CURB INSTALLATION SHOULD BE RECONSTRUCTED.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD, ADJACENT PROPERTIES, AND THE MONON TRAIL/BRIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

CSM
8/13/2021
TAC COMMENTS
AS NOTED
DESIGNED BY: MJT
DRAWN BY: CSM
CHECKED BY: MJT
NO.

Kimley-Horn
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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

Michael J. Wright
Professional Engineer
Not Approved for Construction
8/13/2021

STAR
Bank | Insurance | Private Advisory

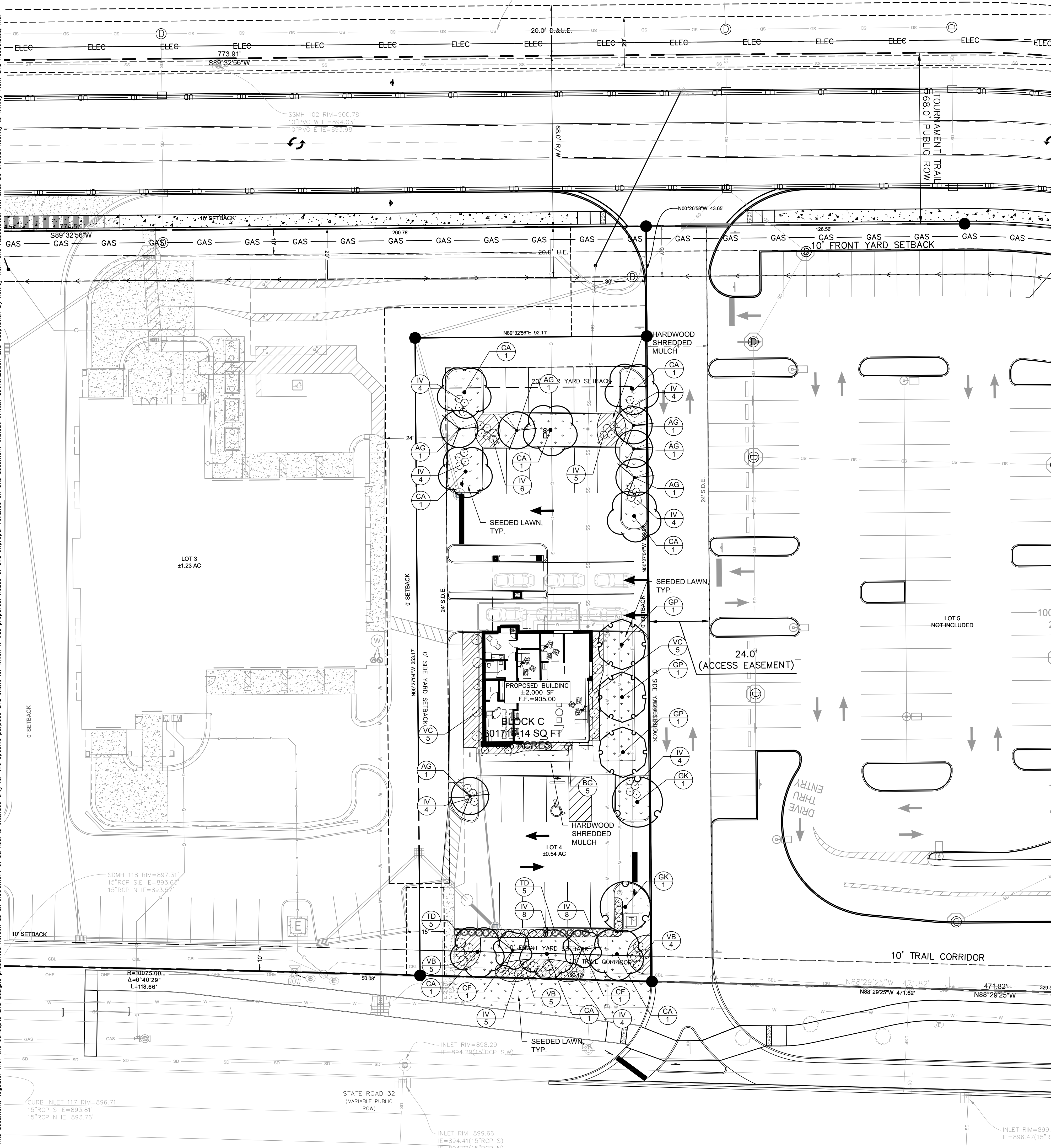
SITE PLAN

STAR BANK AT
WHEELER LANDING
833 E. TOURNAMENT TRAIL
WESTFIELD, IN 46074

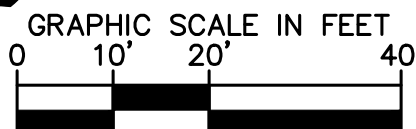
ORIGINAL ISSUE:
07/02/2021
KHA PROJECT NO.
170148003
SHEET NUMBER
C3.1

REVISIONS
DATE
BY

10. The undersigned hereby certifies that the foregoing is a true and correct copy of the original document, together with the concepts and designs presented herein, as an instrument of the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



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**STAR BANK AT
WHEELER LANDING
PLAN**

833 E. TOURNAMENT TRAIL
WESTFIELD, IN 46074

ORIGINAL ISSUE:
07/02/2021

KHA PROJECT NO.
170148003

SHEET NUMBER
L1.0

LANDSCAPE

STAR

Bank | Insurance | Private Advisory



Michelle Rye

8/13/2021

NOT APPROVED FOR
CONSTRUCTION

MICHELLE RYE
CERTIFIED
DESIGNER

DESIGNED BY: MJT

DRAWN BY: CSM

CHECKED BY: MJT

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250 EAST 98TH STREET, SUITE 580,
MILWAUKEE, WI 53228-1850
PHONE: 312-218-8540
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

TAC COMMENTS

8/13/2021

Kimley»Horn

CSM

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Drawing name: G:\Marketing_Proposals\UEV\2021\MMU (...) 2021-06-28_Slor Bank at Wheeler Landing_Westfield_ILN2 Design\CAD\PlanSheets\L1.1 - LANDSCAPE DETAILS.dwg L1.1 Aug 13, 2021 1:06pm by: ChadMoya

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ORDINANCE CHART		
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING		
• 10 shade trees + 10 evergreen or ornamental trees + 25 shrubs per acre •All other landscape plantings required may be credited towards minimum lot landscaping at a 1:1 ratio, with the exception of street trees	.45 Acres • .45(10) = 5 shade trees • .45(10) = 5 evergreen or ornamental trees • .45(25) = 11 shrubs	• 5 shade trees • 5 ornamental trees •11 shrubs
FOUNDATION PLANTING		
• Front building façade = 1 ornamental tree or shrub per 12 LF of façade • Front foundation plantings required approx. every 40 LF along long expanses (over 80 LF) of building façade	• West façade = 45 LF / 12 = 4 shrubs • South façade = 42 LF / 12 = 4 shrubs • East façade = 45 LF / 12 = 4 shrubs	• West facade - 5 shrubs • South façade - 5 shrubs • East façade - 5 shrubs
EXTERNAL STREET FRONTAGE		
• 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF • Requirement may be credited toward parking area landscaping if parking area landscaping is within 20 feet of ROW	• SR32 (South) = 92 LF / 100 = .92 .92(3) = 3 shade trees .92(2) = 2 ornamental trees .92(25) = 23 shrubs	• 3 shade trees • 2 ornamental trees • 23 shrubs
TRAIL CORRIDOR		
• A minimum of 3 shade trees and 1 ornamental tree shall be provided per every 100 LF of trail occridor along SR32.	• SR32 (South) = 92 LF / 100 = .92 .92(3) = 3 shade trees .92(1) = 1 ornamental tree	• 3 shade trees • 1 ornamental tree
PARKING LOT INTERIOR		
• 12 or more spaces = 5% interior landscape area • Parking area islands shall include at least 1 tree + 4 shrubs per island • 100% of landscape area shall be covered by permitted groundcover	• North Parking Lot = 2,000 SF of Parking 2,000(.05) = 100 SF of landscape area • South Parking Lot = 2,000 SF of Parking 2,000(.05) = 100 SF of landscape area	• North Parking Lot: 2,023 SF of landscape provided 5 shade trees, 16 shrubs • South Parking Lot: 549 SF of landscape provided 3 shade trees, 12 shrubs
PARKING LOT PERIMETER		
• 1 tree per 30 LF + 1 shrubs per 3 LF; minimum 5 feet in width	• South parking lot = 77 LF 77 / 30 = 2 shade trees 77 / 3 = 26 shrubs	• 2 shade trees • 26 shrubs

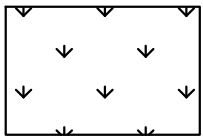
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	8' HT MIN
GK	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	---	2" CAL MIN	8' HT MIN
GP	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	B & B	2" CAL MIN	8' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL MIN	---
CF	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	1.75" CAL MIN	---
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	60	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	24" HT MIN
VB	14	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	---	SEE PLAN	24" HT MIN
VC	10	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	---	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	5	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	18" HT MIN
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	---	SEE PLAN	24" HT MIN

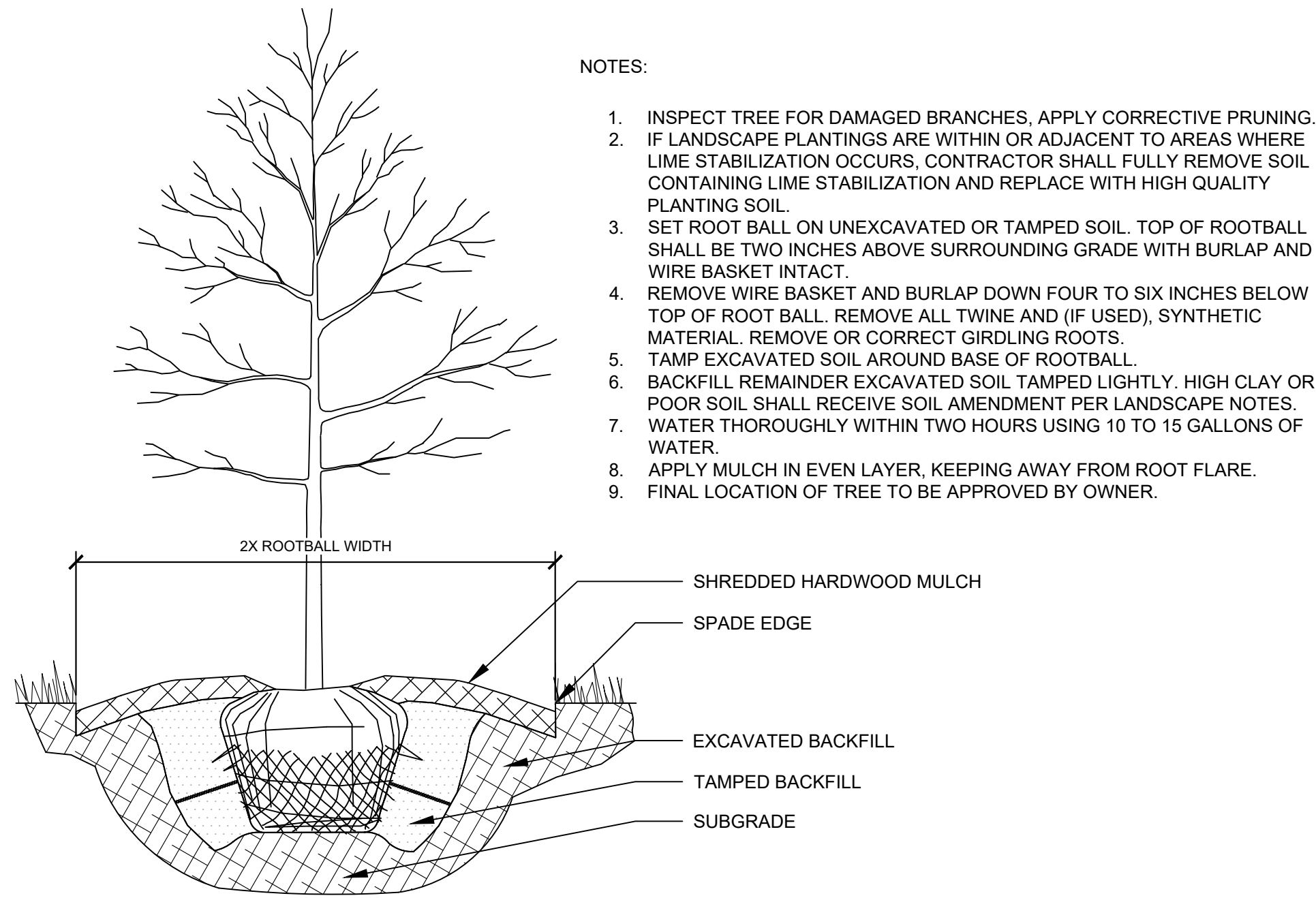
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLOUDS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL BE APPLIED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

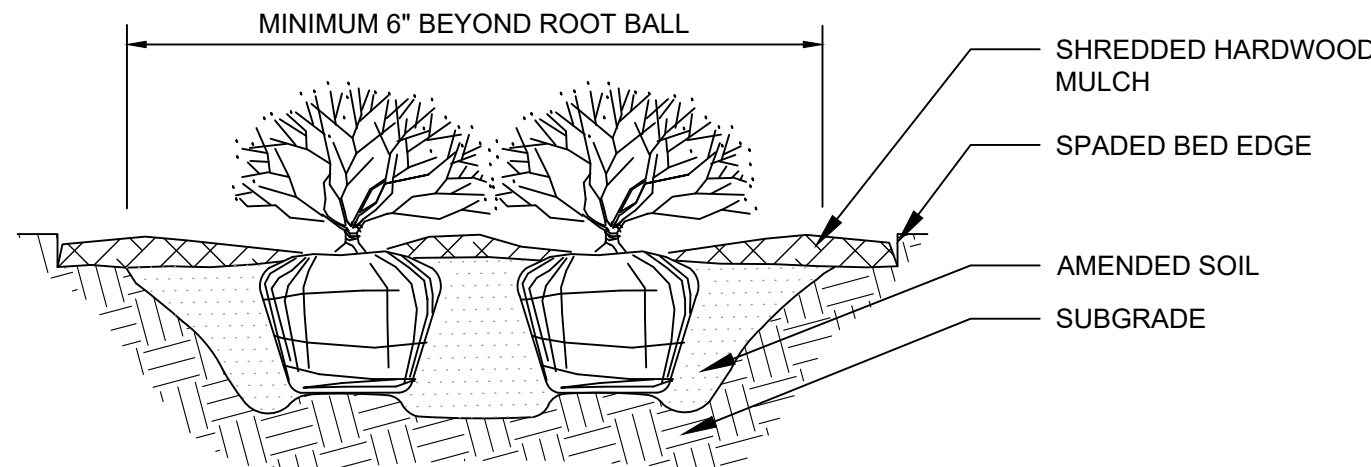
SEEDING LEGEND



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



1 TREE PLANTING



2 SHRUB PLANTING

NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD, ADJACENT PROPERTIES, AND THE MONON TRAIL/BRIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

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CSM
8/13/2021
TAC COMMENTS
REVISIONS
DATE
BY

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INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MJT
DRAWN BY: CSM
CHECKED BY: MJT


8/13/2021



LANDSCAPE
DETAILS

STAR BANK AT
WHEELER LANDING
833 E. TOURNAMENT TRAIL
WESTFIELD, IN 46074

ORIGINAL ISSUE:
07/02/2021
KHA PROJECT NO.
170148003
SHEET NUMBER
L1.1



Proposed Prototype
View from Southeast



Proposed Prototype
View from Northeast



Proposed Prototype
View from Southwest



Proposed Prototype
View from Above

- A** White composite metal panel
- B** Shouldice white cast stone 24" x 16"
- C** Clear anodized aluminum storefront
- D** Pronounced coping (stone or ACM)
- E** Dark brown face brick (beyond)
- F** Dark bronze aluminum sunshade



Proposed Prototype
South Elevation



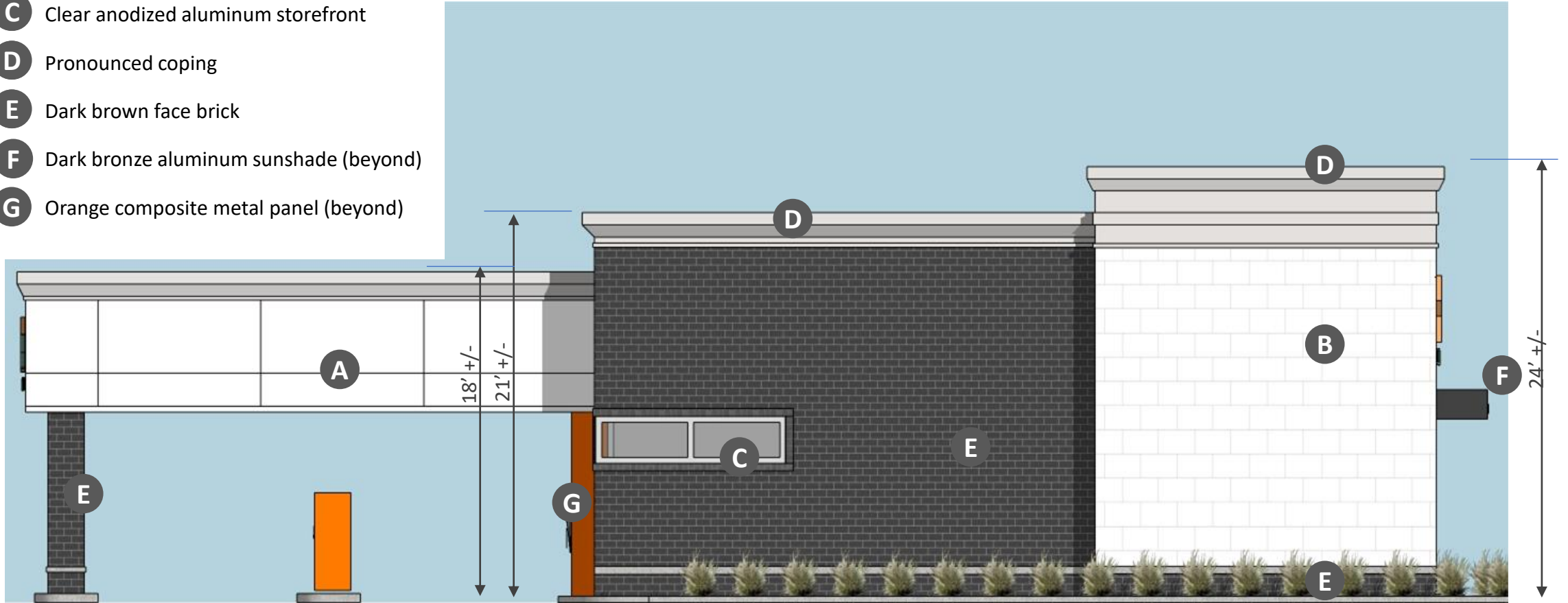
Proposed Prototype
East Elevation



- A** White composite metal panel
- B** Shouldice white cast stone 24" x 16"
- C** Clear anodized aluminum storefront
- D** Pronounced coping
- E** Dark brown face brick
- F** Dark bronze aluminum sunshade
- G** Orange composite metal panel (beyond)

Proposed Prototype
North Elevation

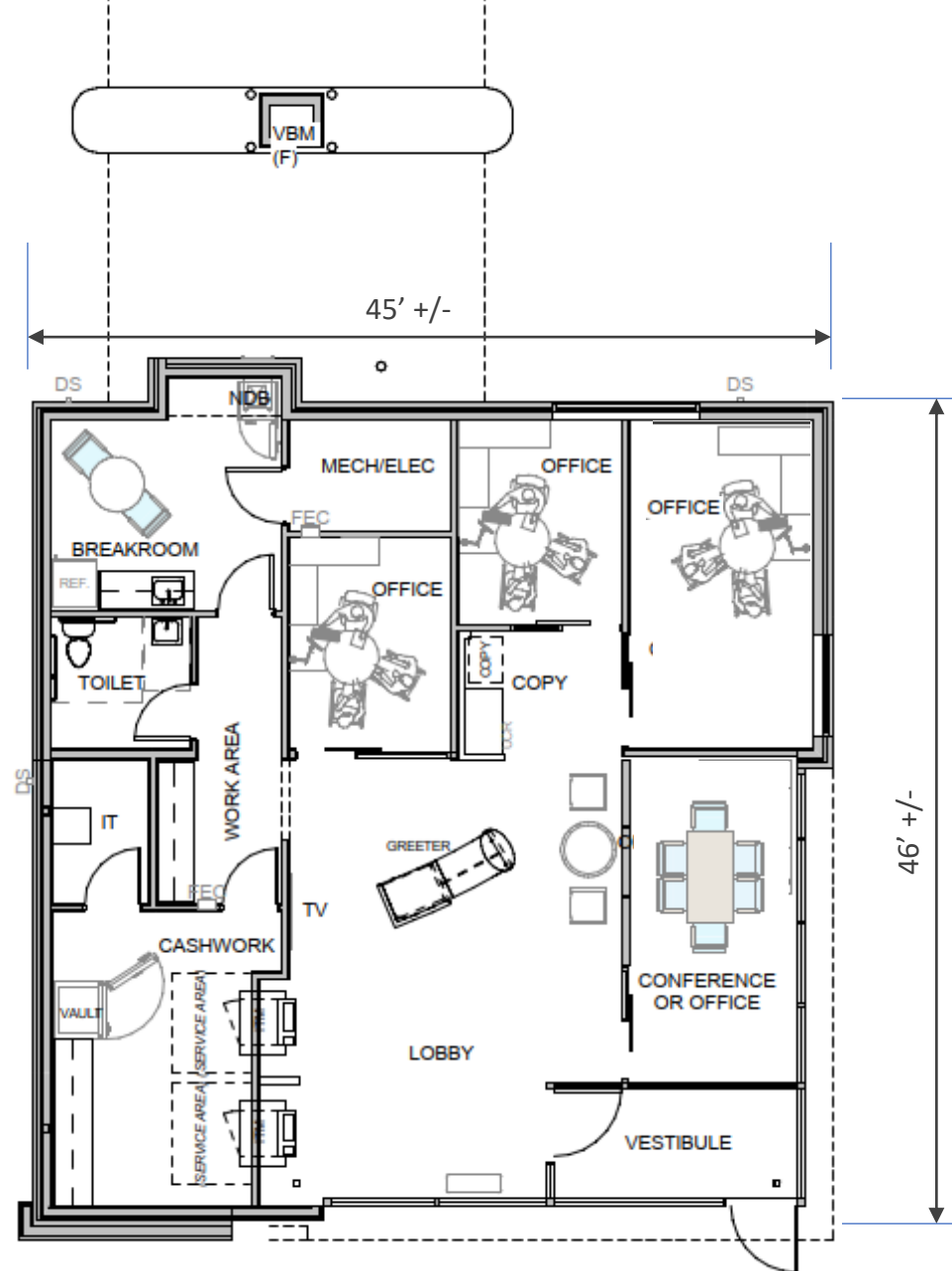
- A** White composite metal panel
- B** Shouldice white cast stone 24" x 16"
- C** Clear anodized aluminum storefront
- D** Pronounced coping
- E** Dark brown face brick
- F** Dark bronze aluminum sunshade (beyond)
- G** Orange composite metal panel (beyond)



Proposed Prototype
West Elevation



Proposed White Masonry Material
(Recommended by Landowner)



Proposed Prototype (1880 sf +/-)
Floor Plan



Petition Number: 209-ODP-22 and 2109-SPP-22

Project Name: Osborne Trails, Phase II

Subject Site Address: West side of Horton Road, North of 193rd Street

Petitioner: Lennar Homes of Indiana, Inc

Representative: Lennar Homes

Request: Overall Development Plan and Primary Plat review of 192 Lots in the Osborne Trails Phase II PUD District.

Current Zoning: [Ordinance 21-23 Osborne Trails Phase II PUD](#), SF4 Residential District

Current Land Use: Agriculture

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Approximate Acreage: 60 +/-

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning Consultant

Staff Presenter: Pam Howard, Senior Planner

Procedural

Approval of an Overall Development Plan and Primary Plat 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.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.



- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 5) Easements (locations, widths and purposes). (Article 8.3) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). See PUD Standards
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%). **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. See PUD Standards.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage. **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**



- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.



- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site. **Comment: The Petitioner is coordinating with County Surveyor to address outstanding issues.**
- 35) 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. **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) 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).
Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DISTRICT STANDARDS

The plans comply with SF4, AND THE OSBORNE TRAILS-PHASE II PUD except for those items identified as outstanding below:

39) Single-family Attached District SF4

- A. **Purpose and Intent:** The purpose of this district is to accommodate higher density Single-family Dwellings with available State-approved water and sewer facilities for land with at least one-eighth (1/8) of its perimeter contiguous to the corporate limits of the City.
- B. **Minimum Lot Area:** 9,000 square feet **COMMENT: N/A, SEE PUD**
- C. **Minimum Lot Frontage:** 40 feet **COMMENT: N/A, SEE PUD**
- D. **Minimum Building Lines:** **COMMENT: N/A, SEE PUD**
 - 1. Front Yard: 25 feet
 - 2. Side Yard: 8 feet
 - 3. Rear Yard: 25 feet
- E. **Minimum Lot Width:** 50 feet **COMMENT: N/A, SEE PUD**
- F. **Maximum Building Height:** 25 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Living Area (Ground Floor):** **COMMENT: N/A, SEE PUD**
 - 1. Single-story: 1,000 square feet
 - 2. Two-story: 750 square feet
 - 3. Tri-level: 750 square feet (Basement and first level)
 - 4. Story and one-half: 750 square feet
- H. **Development Plan Review:** Required for Major Subdivisions.

40) Osborne Trails Phase II PUD

- a) Minimum Lot Area 5,850 square feet
- b) Minimum Lot Frontage 35'
- c) Minimum Building Setback Lines
 - i) Front Yard 21'
 - ii) Side Yard 5'
 - iii) Rear Yard 20'
- d) Minimum Lot Width 45'
- e) Maximum Building Height 2 ½ stories
- f) Minimum Living Area (total):
 - i) Single-story 1,200 square feet
 - ii) Two-story 1,800 square feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 41) Architectural Standards (Article 6.3) and Osborne Trails Phase II **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 42) Building Standards (Article 6.4)
- 43) Fence Standards (Article 6.5)
- 44) Height Standards (Article 6.6) SEE PUD STANDARDS
- 45) Landscaping Standards (Article 6.8 and PUD): **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
 - a) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i) A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
 - b) Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.
 - c) External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:
 - i) A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of Horton Road.
- 46) Lighting Standards (Article 6.9)
- 47) Lot Standards (Article 6.10) SEE DISTRICT STANDARDS.
- 48) Setback Standards (Article 6.16) SEE DISTRICT STANDARDS.
- 49) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
 - b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 50) Block Standards (Article 8.1) SEE PUD STANDARD
- 51) Easement Standards (Article 8.3) **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**
- 52) Monument and Marker Standards (Article 8.5) WILL BE REVIEWED ON SECONDARY PLAT.
- 53) Street and Right-of-Way Standards (Article 8.9) and PUD **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- a) All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
 - b) On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- 54) Street Sign Standards (Article 8.11) and PUD. The developer will be responsible for the cost of, and the placement of all street signage as required by the City.
- 55) Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way. **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 56) Pedestrian Network Standards (Article 8.7) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 57) Storm Water Standards (Article 8.8) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 58) Street Light Standards (Article 8.10) **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**
- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
 - b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting.

Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 59) Surety Standards (Article 8.12) **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**

- 60) Utility Standards (Article 8.13) **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**

DEPARTMENT COMMENTS

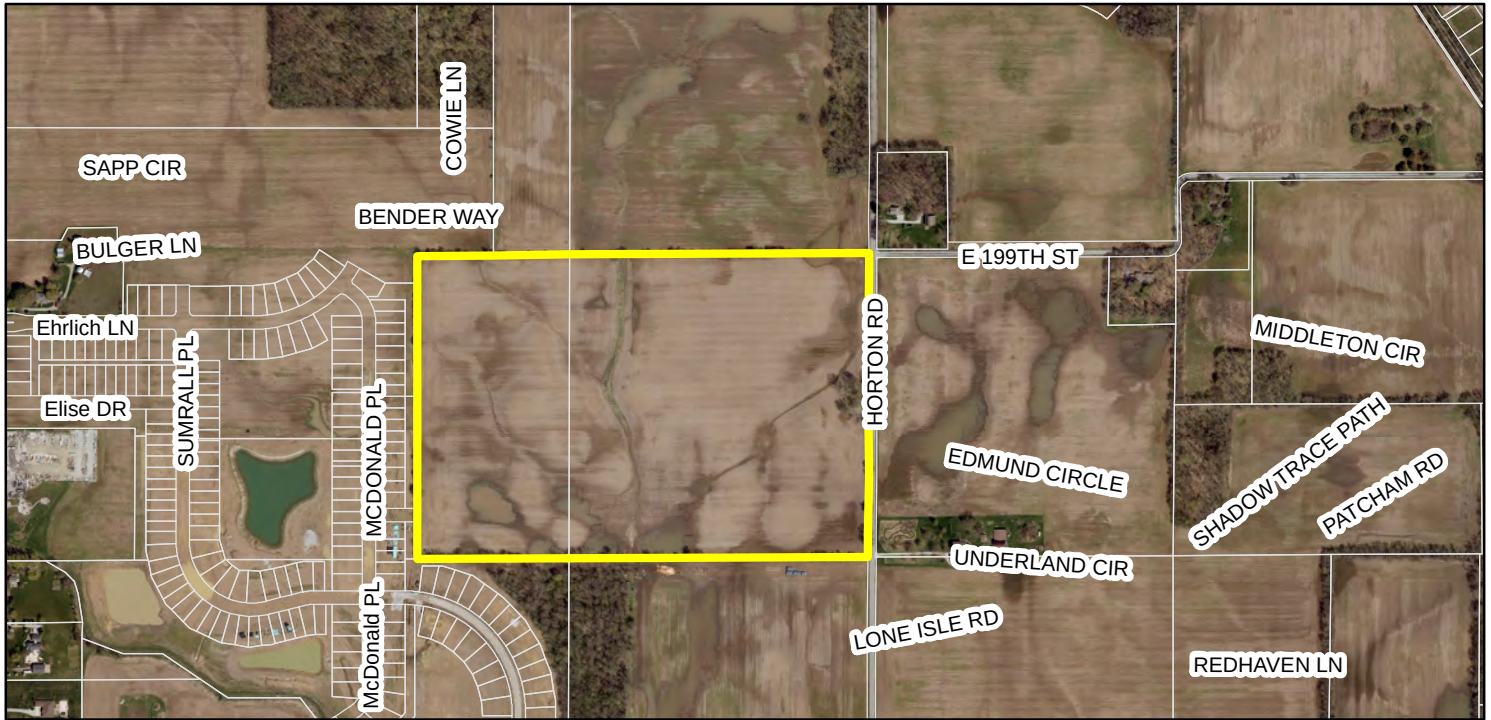
- 1. **Action: Hold a public hearing at the September 7, 2021, Plan Commission meeting.**
- 2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



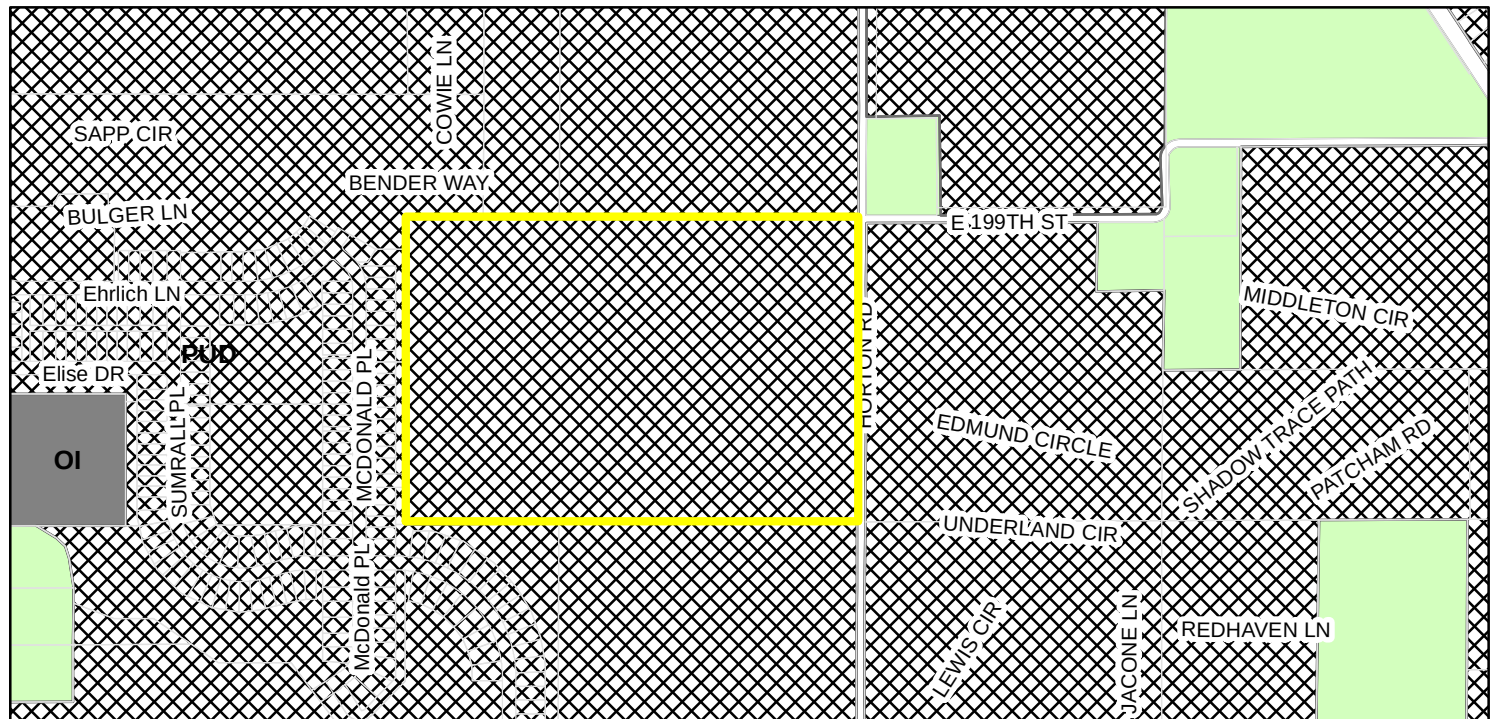
Property Location Map
Osborne Trails Phase II
2109-ODP-22 & 2109-SPP-22



Aerial Location Map



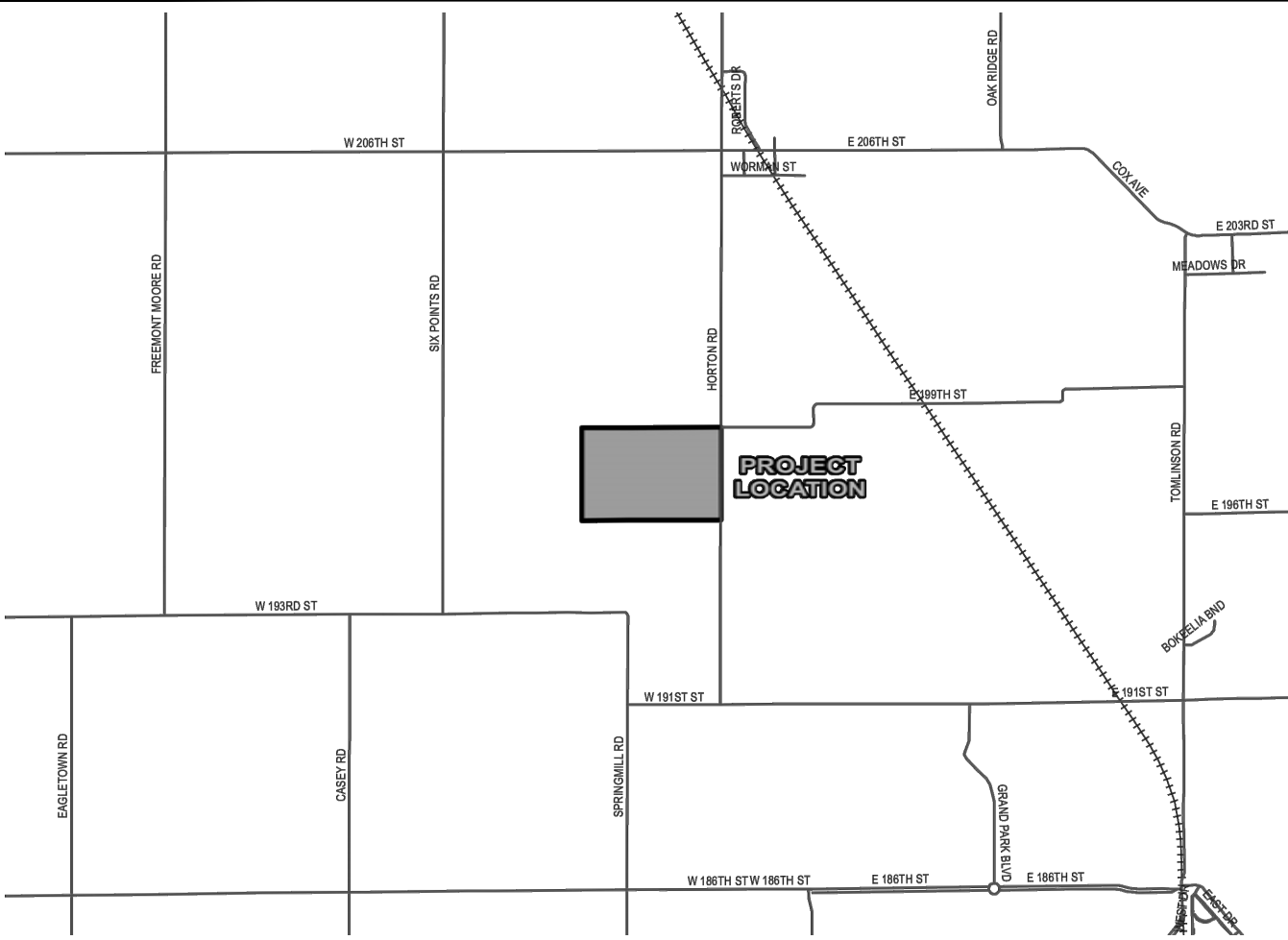
Zoning Map



Zoning

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

Plot Date: Jul 30, 2021 Plot Time: 11:07am File Name: W:\Lennor\2020-277-S Lennor- Banas Property\Design\CAD\Plans\Primary Plat\20277-PP_Cover.dwg, Layout: C1.0 By: keichhorn



LOCATION MAP
SCALE 1" = 1/2 MILE

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

CITY OF WESTFIELD		
Westfield Community Development Department (P) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department (P) 17535 Dartmouth Road Westfield, Indiana 46074 Fire Marshal/Division Chief Jim Roberts (317) 804-3307 jroberts@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Heiber (317) 804-3001 lheber@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	
SCHOOL CORPORATION	STATE OF INDIANA	HAMILTON COUNTY
Westfield-Washington School Corp. 1143 East 181st Street Westfield, Indiana 46074 Joe Montaloni (317) 867-8045 montaloni@wvs.k12.in.us	Indiana Department of Transportation (INDOT) Tipton Sub-District 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (765) 675-7402 x-6 slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St. Suite 100 Noblesville, IN 46060 Dave Bradway (317) 773-2181 david.bradway@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) 776-8485 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 18080 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) 917-9294 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

(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice.
(C) = denotes agencies/departments that require CAD files of plans.
(P) = PDF

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (C) 100 South Mill Creek Road Noblesville, Indiana 46062 JD Cox (317) 776-5350 / (317) 349-3740 (cell) jd.cox@duke-energy.com	Duke Energy (Carmel Office) (H) (C) 18475 Southpark Drive Westfield, Indiana 46074 Please contact JD Cox (317) 776-5350 / (317) 349-3740 (cell) jd.cox@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 Zionville Road Indianapolis, Indiana 46268 Troy Vackele (317) 733-3213 trovackele@energytransfer.com Mark Wood (317) 733-3223 mark.wood@energytransfer.com	Indiana Gas / Vectren (P) (C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5590 cmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-2161 Earl.Small@cable.comcast.com
Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618-2822 (cell) mfilson@filsonchatter.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 Wendy Noble (317) 610-5440 / (317) 403-6673 (cell) wnoble@att.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (317) 291-9460 brphillips@marathonpipeline.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	Zayo Group 5300 East 65th Street Indianapolis, Indiana 46220 Waylon Higgins (765) 341-1199 inlv_relo@zayo.com
MetroNet (C) 12415 Old Meridian Street Carmel, Indiana 46032 Marc Hill (317) 670-7995 Marc.Hill@metronetinc.com		

(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice.
(C) = denotes agencies/departments that require CAD files of plans.
(P) = PDF

WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT | 2728 EAST 171ST STREET, WESTFIELD, INDIANA 46074 06.26.2021

OSBORNE TRAILS - PHASE II OVERALL PRIMARY PLAT PLAN

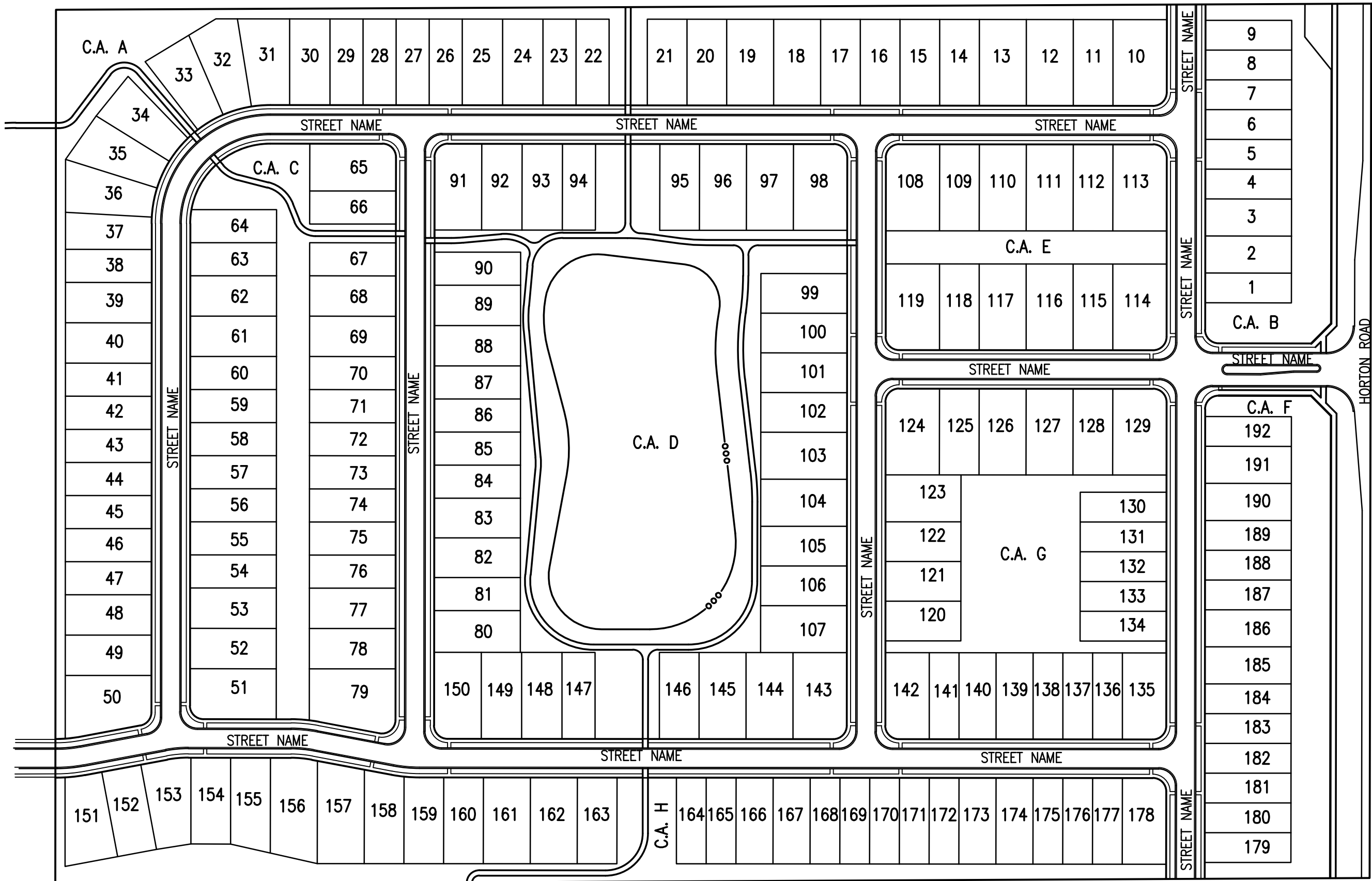
Lennar Homes of Indiana, Inc.

CONTACT: Tony Bagato
11555 N. Meridian Street, Suite 400
Carmel, Indiana 46032
(317) 659-3200
Email: tony.bagato@lennar.com

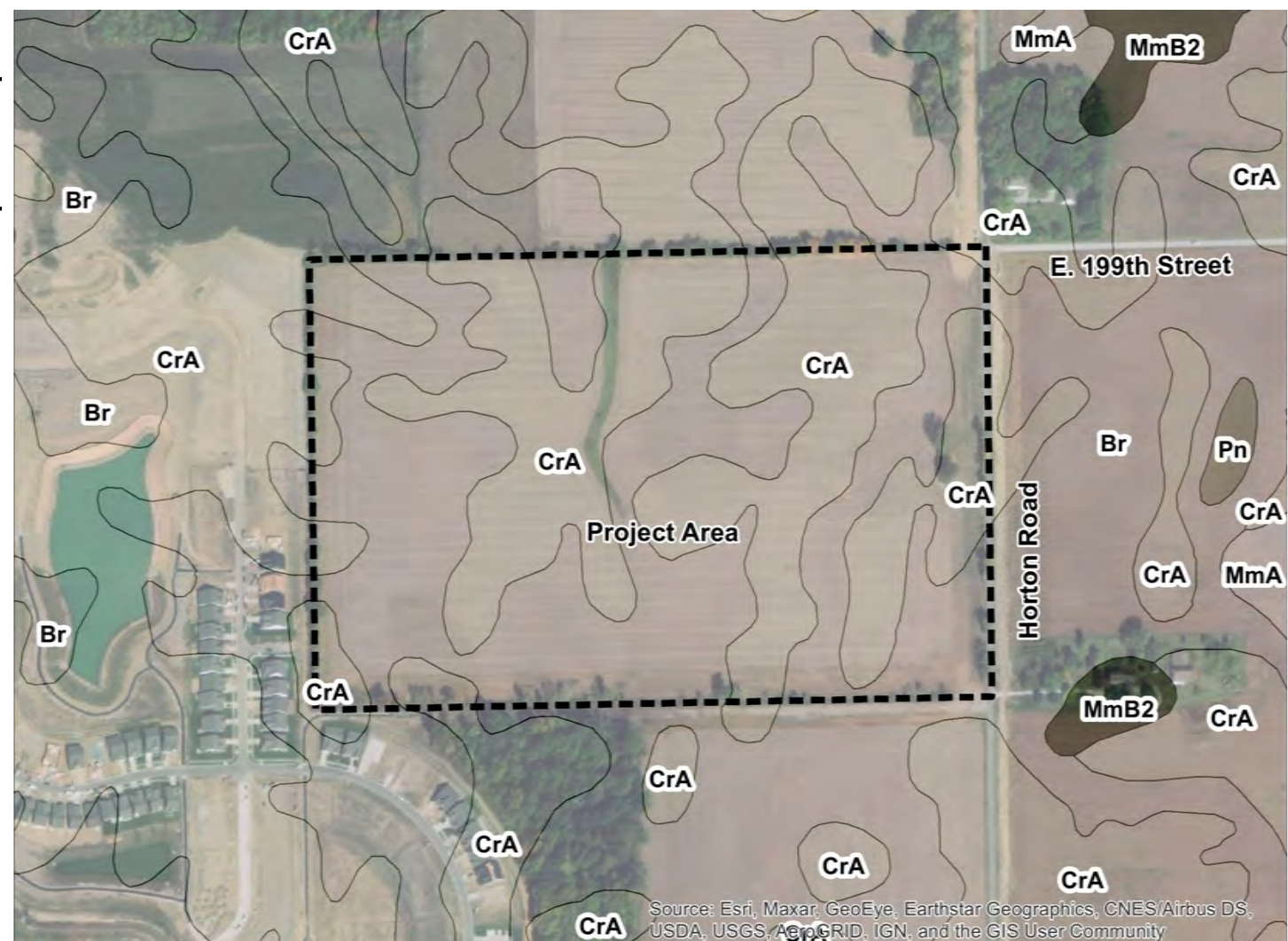
AS-SURVEYED LAND DESCRIPTION

The East Half of the Southeast Quarter of the Southeast Quarter of Section 22, and the Southwest Quarter of the Southwest Quarter of Section 23, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-277-S, dated March 10, 2021, more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of said Section 23, marked by a mag nail with washer stamped "CRIPE 0055"; thence North 00 degrees 06 minutes 21 seconds East (assumed bearing per Osborne Trails, Section 1, per plat recorded in Plat Cabinet 5, Slide 1052 as Instrument Number 2019051344 in the Office of the Recorder of Hamilton County, Indiana) along the east line of said Southwest Quarter of said Southwest Quarter a distance of 1321.70 feet to the northeast corner of said Quarter-Quarter Section; thence South 89 degrees 43 minutes 45 seconds West along the north line of said Quarter-Quarter Section a distance of 1326.42 feet to the northwest corner thereof, marked by a 5/8-inch rebar with cap stamped "MILLER S0083"; thence South 89 degrees 44 minutes 37 seconds West along the north line of said East Half of said Southeast Quarter of said Southeast Quarter of said Section 22 a distance of 661.87 feet to a corner of Osborne Trails, Section 3, per plat recorded in Plat Cabinet 6, Slide 45 as Instrument Number 2021004908 in said Recorder's Office, said corner marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence South 00 degrees 02 minutes 47 seconds West along an east line of said Osborne Trails, Section 3 and an east line of said Osborne Trails, Section 1 a distance of 1322.09 feet to the southeast corner of Common Area #6 in said Osborne Trails, Section 1, marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence North 89 degrees 43 minutes 26 seconds East along a north line of said Osborne Trails, Section 1 a distance of 661.94 feet to the southwest corner of said Southwest Quarter of said Section 23, marked by a stone; thence North 89 degrees 43 minutes 18 seconds East along the south line of said Southwest Quarter of said Southwest Quarter of said Section 23 a distance of 1324.98 feet to the POINT OF BEGINNING, containing 60.314 acres, more or less.



SITE MAP
SCALE: 1" = 150'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

PRIMARY PLAT SHEET SET

SHEET LIST TABLE

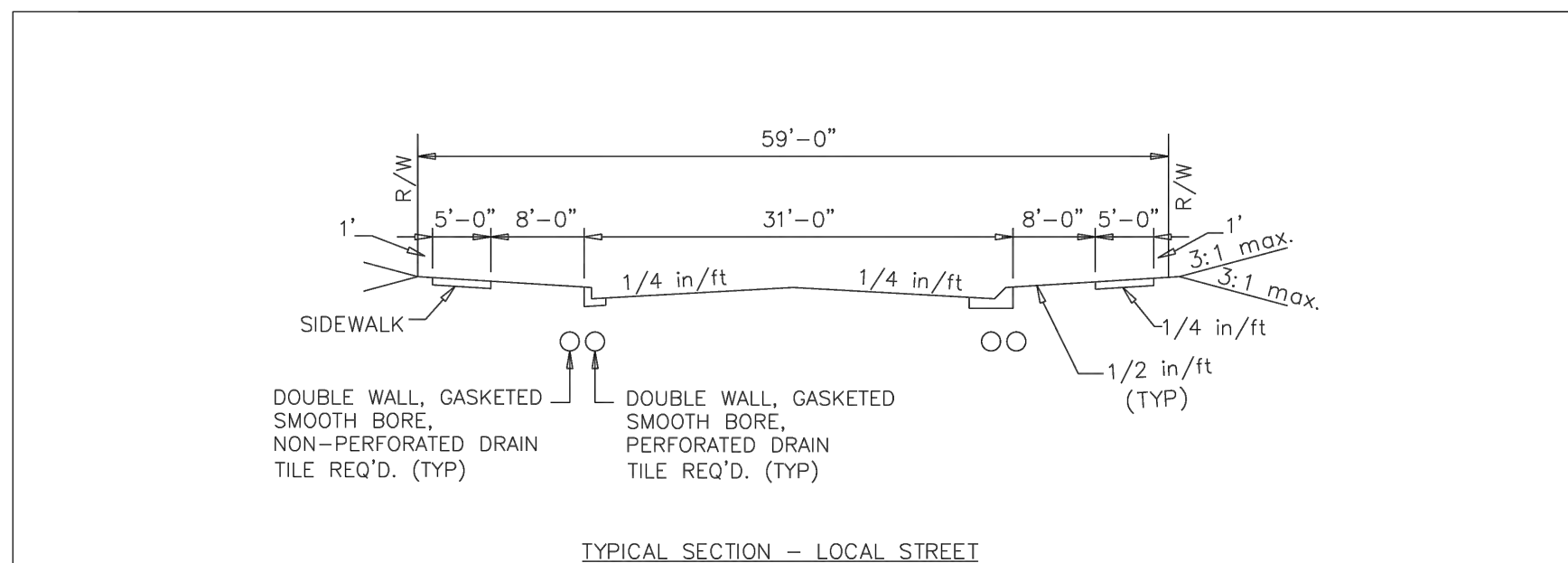
Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.5	OVERALL PRIMARY PLAT PLAN

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.

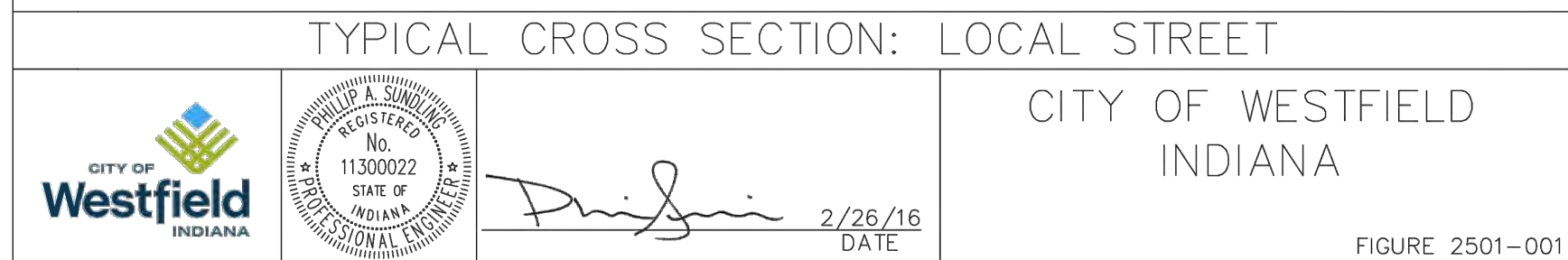
FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180080 C0110 G (MAP NUMBER 18057C0110G) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

All Contractors Shall Review City Of Westfield Standards And Specifications Prior To Bidding On This Project. Additional Specifications, Not Included In This Set Of Plans, May Be Required.
<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50>



- NOTES:
- The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter detail, see Figure 2500-008
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.



PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
CONTACT: KYLE EICHHORN
P: 317-981-1249
E: keichhorn@hwcengineering.com

DEVELOPMENT STANDARDS

BANAS PROPERTY
ZONING: OSBORNE TRAILS - PHASE 2 PUD DISTRICT
LOTS: 192

MINIMUM LOT AREA: 5,850 S.F.
MINIMUM LOT FRONTAGE: 35'
MINIMUM BUILDING SETBACK LINES:
• FRONT YARD 21'
• SIDE YARD 5'
• REAR YARD 20'
MINIMUM LOT WIDTH: 45'
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL): 1,200 S.F.
• SINGLE-STORY 1,800 S.F.
• TWO-STORY



Call 811 or 800-382-5544 Before you Dig!

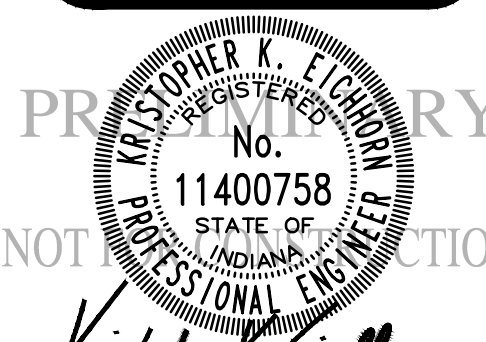
REVISIONS

DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA

COVER



DRAWN BY
BP
CHECKED BY
KE
DATE
JULY 30, 2021
SCALE
AS SHOWN
SHEET

C1.0
COVER



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY

www.hwcengineering.com

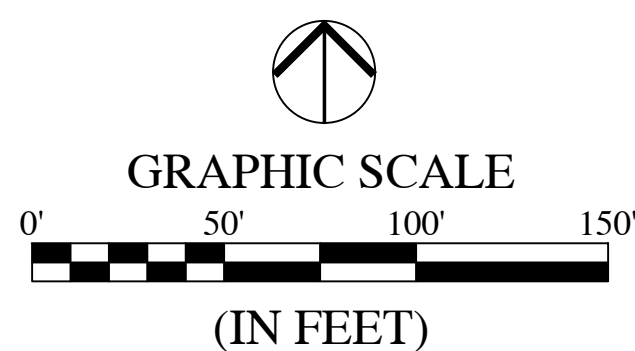
OVERALL SITE PLAN

DRAWN BY BP		JOB NUMBER 2021-277-S
CHECKED BY KE		
DATE JULY 30, 2021		
SCALE AS SHOWN		
SHEET		

© 2021



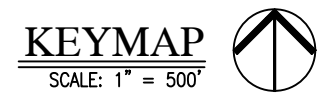
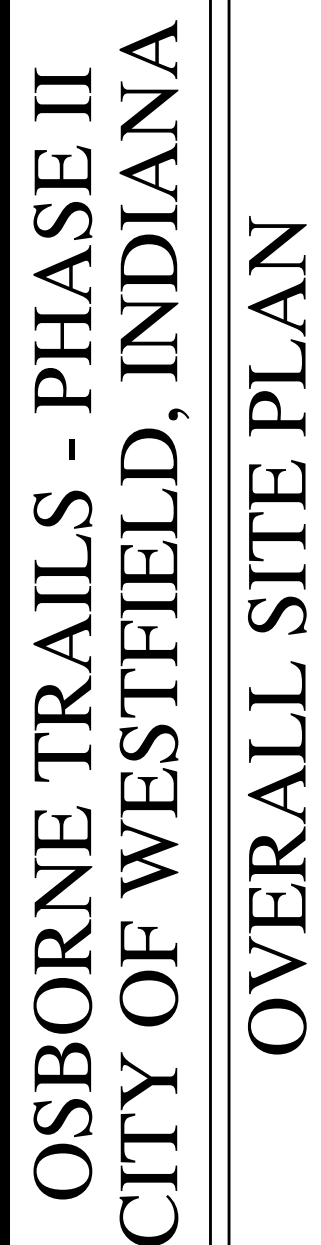
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		FLOW ARROW		
		STREET LIGHT		
		6" X 6" VEHICLE BARRIER POST		

BC	- BACK OF CURB
CL	- CENTERLINE
FL	- FLOW LINE
NP	- NORMAL POOL (ELEVATION)
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
D.&S.E.	- DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
D.U.E.	- DRAINAGE AND UTILITY EASEMENT
R.E.	- REINFORCED STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	36.89'	200.00'	36.84'	N84°42'55"E	10°34'10"
C-2	10.33'	200.00'	10.32'	S80°54'34"W	2°57'29"
C-3	37.06'	200.00'	37.00'	N83°38'43"W	10°36'58"
C-4	29.90'	200.00'	29.88'	S83°37'15"E	8°34'02"
C-5	235.62'	150.00'	212.13'	N45°02'48"E	90°00'00"

[illegible]

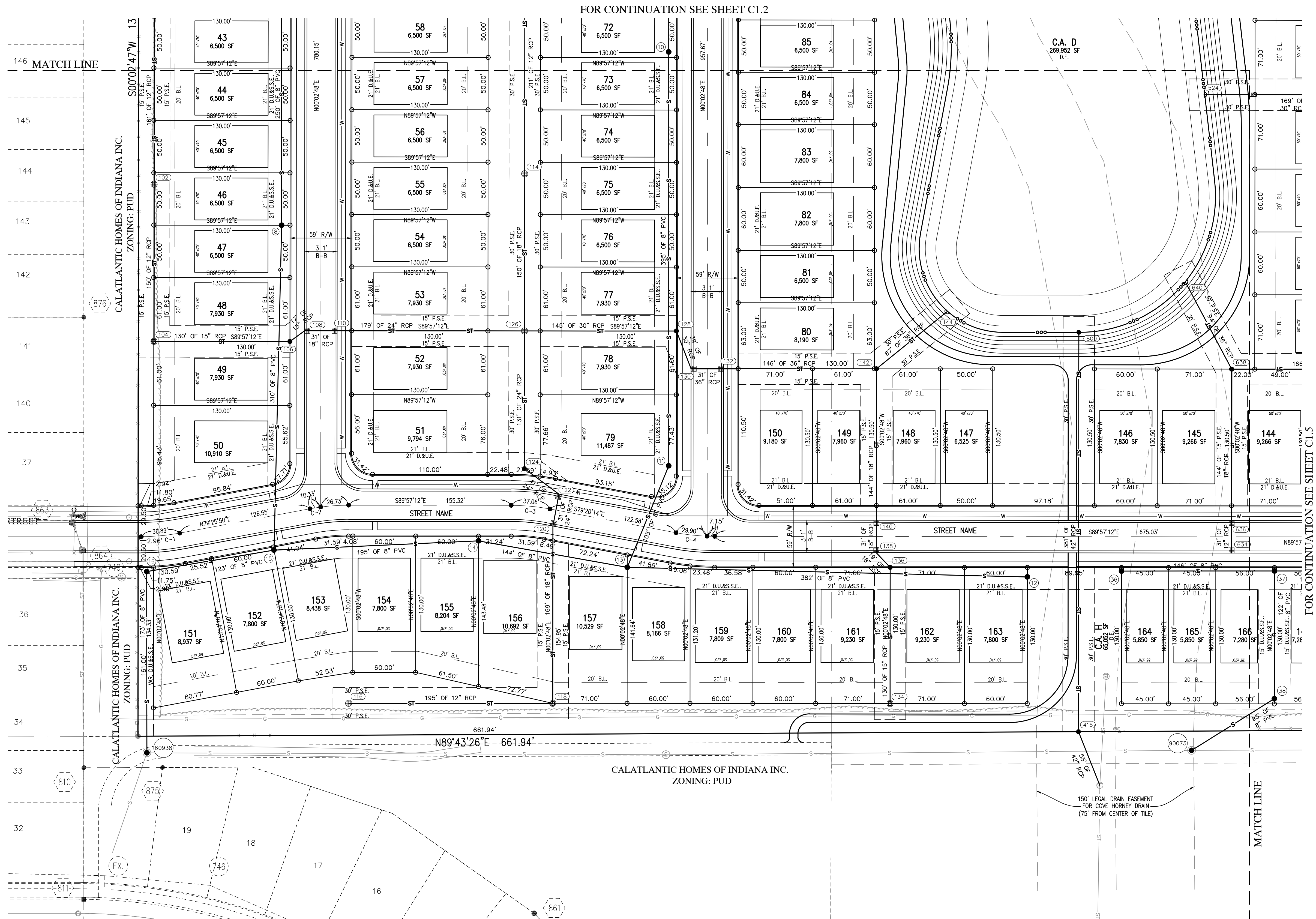
OVERALL SITE PLAN

Kristopher K. Eichhorn

DRAWN BY	JOB NUMBER 2021-277-S
BP	
CHECKED BY	
KE	
DATE	
JULY 30, 2021	
SCALE	
AS SHOWN	
SHEET	

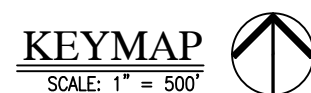
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OVERALL SITE PLAN





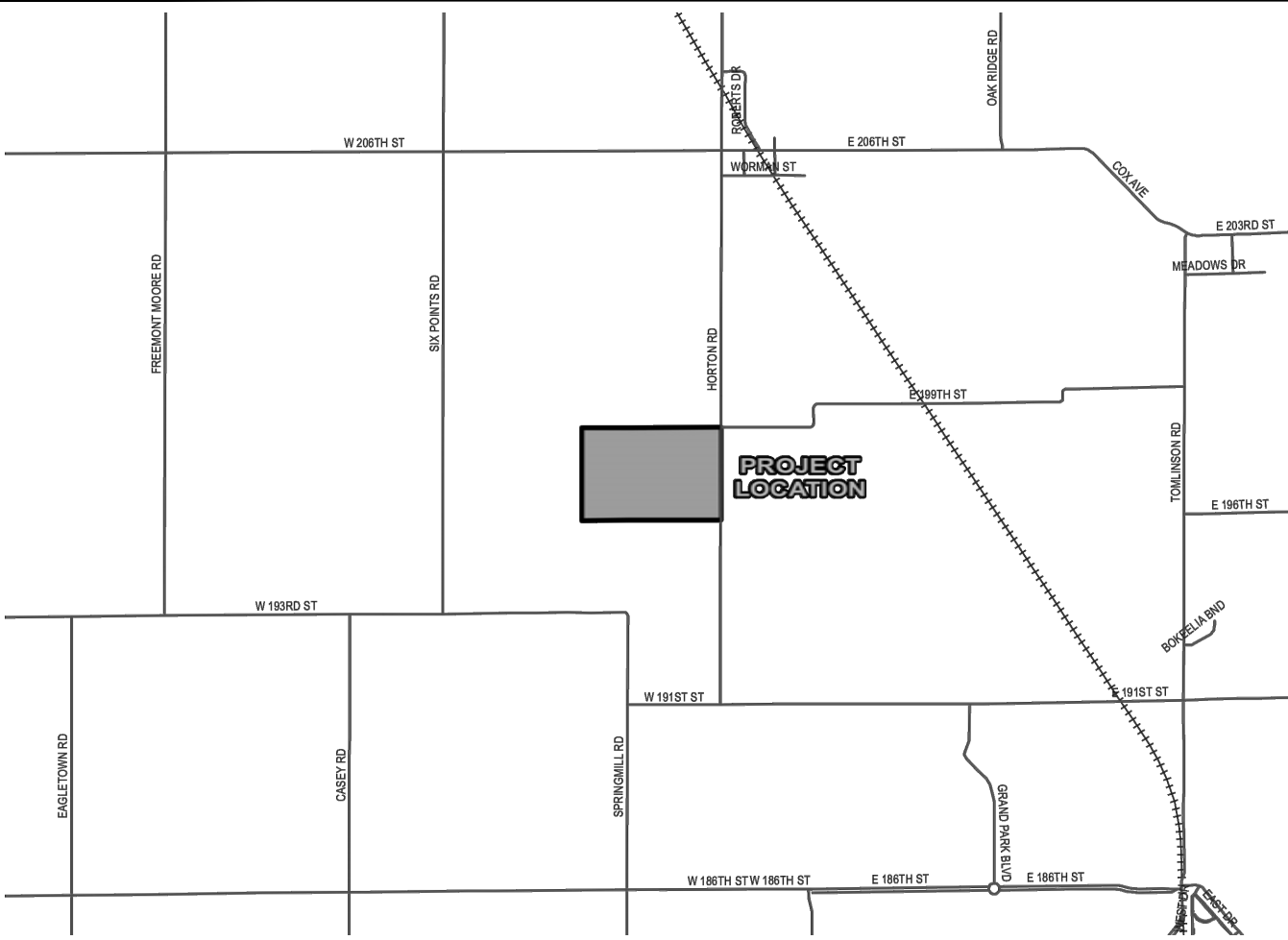
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



C1.5

OVERALL PRIMARY PLAT
PLAN

By: keichhorn C1.0 File Name: W:\Lennor\2020-277-S Lennor- Banas Property\Design\CAD\Plans\Development\20277.DP_Cover.dwg, Layout: C1.0 Plot Date: Jul 30, 2021 Plot Time: 11:37am



LOCATION MAP
SCALE 1" = 1/2 MILE

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

CITY OF WESTFIELD		
Westfield Community Development Department (P) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department (P) 17535 Dartown Road Westfield, Indiana 46074 Fire Marshal/Division Chief Jim Roberts (317) 804-3307 jroberts@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Heiber (317) 804-3001 lheber@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		
SCHOOL CORPORATION	STATE OF INDIANA	HAMILTON COUNTY
Westfield-Washington School Corp. 1345 East 181st Street Westfield, Indiana 46074 Joe Montaloni (317) 867-8045 montaloni@wvs.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 slandrums@indot.in.gov	Hamilton County Soil and Water Conservation 2727 Pleasant St. Suite 100 Noblesville, IN 46060 Dave Bradway (317) 773-2181 dbradway@hamiltoncountyn.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) 776-8485 samuel.clark@hamiltoncountyn.in.gov	Hamilton County Highway Department 1700 S. 10th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncountyn.in.gov	Hamilton County Health Department 18080 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncountyn.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

(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice.
(C) = denotes agencies/departments that require CAD files of plans.
(P) = PDF

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (C) 100 South Mill Creek Road Noblesville, Indiana 46062 JD Cox (317) 776-5350 / (317) 349-3740 (cell) jd.cox@duke-energy.com	Duke Energy (Carmel Office) (H) (C) 18475 Southpark Drive Westfield, Indiana 46074 Please contact JD Cox (317) 776-5350 / (317) 349-3740 (cell) jd.cox@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 Zionville Road Indianapolis, Indiana 46268 Troy Vackle (317) 733-3213 trovackle@energytransfer.com Mark Wood (317) 733-3223 mark.wood@energytransfer.com	Indiana Gas / Vectren (P) (C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5590 cmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-2161 Earl.Small@cable.comcast.com
Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618-2822 (cell) mfilson@filson@charter.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Wendy Noble (317) 610-5440 / (317) 403-6673 (cell) wnoble@att.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (317) 984-9460 brphillips@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	Zayo Group 5300 East 64th Street Indianapolis, Indiana 46220 Waylon Higgins (765) 341-1199 info_relo@zayo.com
MetroNet (C) 12415 Old Meridian Street Carmel, Indiana 46032 Marc Hill (317) 670-7995 Marc.Hill@metronetinc.com		

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(P) = PDF

WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT | 2728 EAST 171ST STREET, WESTFIELD, INDIANA 46074 06.26.2021

OSBORNE TRAILS - PHASE II OVERALL DEVELOPMENT PLAN

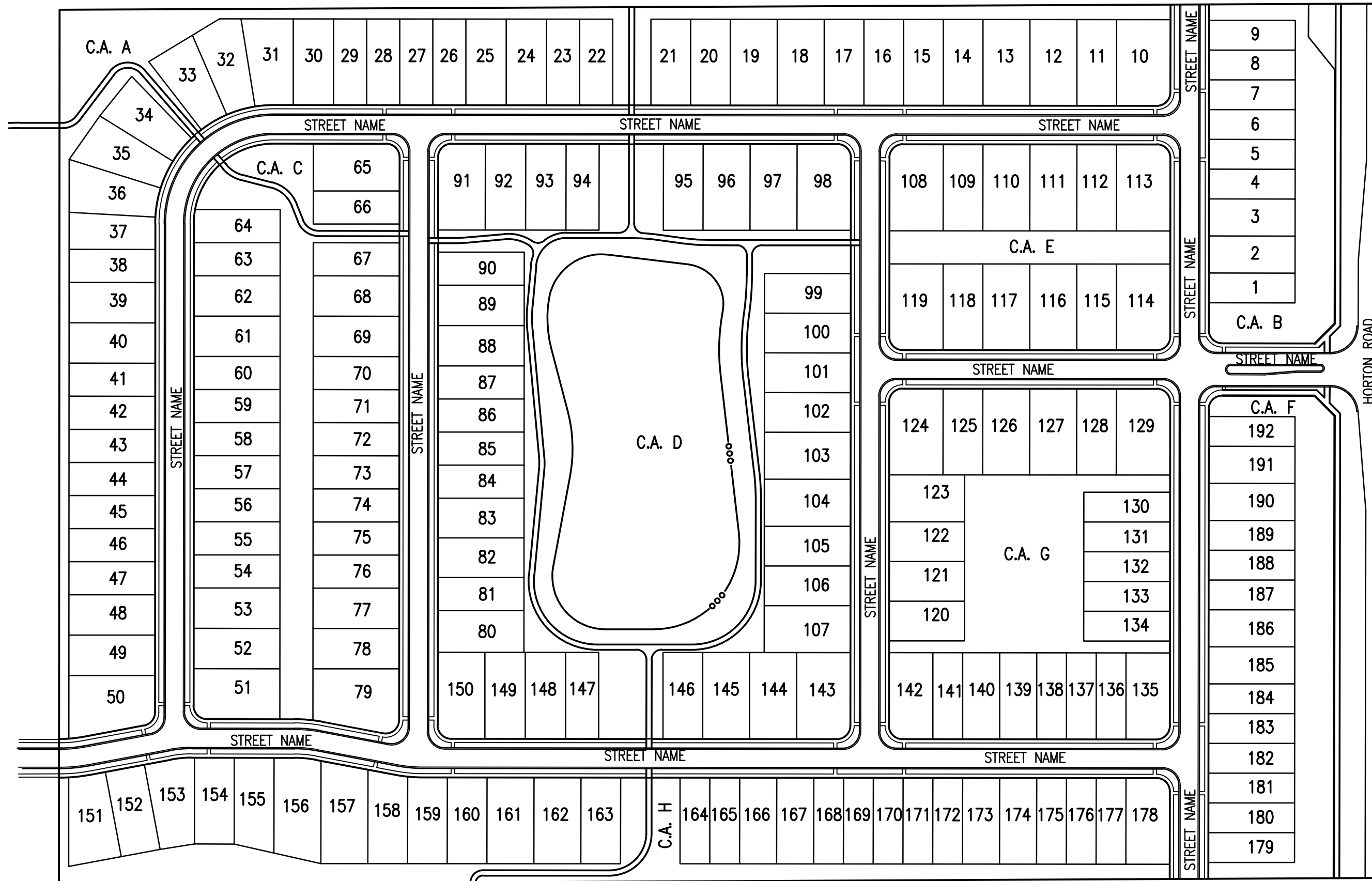
Lennar Homes of Indiana, Inc.

CONTACT: Tony Bagato
11555 N. Meridian Street, Suite 400
Carmel, Indiana 46032
(317) 659-3200
Email: tony.bagato@lennar.com

AS-SURVEYED LAND DESCRIPTION

The East Half of the Southeast Quarter of the Southeast Quarter of Section 22, and the Southwest Quarter of the Southwest Quarter of Section 23, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-277-S, dated March 10, 2021, more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of said Southwest Quarter of said Section 23, marked by a mag nail with washer stamped "CRIPE 0055"; thence North 00 degrees 06 minutes 21 seconds East (assumed bearing per Osborne Trails, Section 1, per plat recorded in Plat Cabinet 5, Slide 1052 as Instrument Number 2019051344 in the Office of the Recorder of Hamilton County, Indiana) along the east line of said Southwest Quarter of said Southwest Quarter a distance of 1321.70 feet to the northeast corner of said Quarter-Quarter Section; thence South 89 degrees 43 minutes 45 seconds West along the north line of said Quarter-Quarter Section a distance of 1326.42 feet to the northwest corner thereof, marked by a 5/8-inch rebar with cap stamped "MILLER S0083"; thence South 89 degrees 44 minutes 37 seconds West along the north line of said East Half of said Southeast Quarter of said Southeast Quarter of said Section 22 a distance of 661.67 feet to a corner of Osborne Trails, Section 3, per plat recorded in Plat Cabinet 6, Slide 45 as Instrument Number 2021004908 in said Recorder's Office, said corner marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence South 00 degrees 02 minutes 47 seconds West along an east line of said Osborne Trails, Section 3 and an east line of said Osborne Trails, Section 1 a distance of 1322.09 feet to the southeast corner of Common Area #6 in said Osborne Trails, Section 1, marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence North 89 degrees 43 minutes 26 seconds East along a north line of said Osborne Trails, Section 1 a distance of 661.94 feet to the southwest corner of said Southwest Quarter of said Section 23, marked by a stone; thence North 89 degrees 43 minutes 18 seconds East along the south line of said Southwest Quarter of said Southwest Quarter of said Section 23 a distance of 1324.98 feet to the POINT OF BEGINNING, containing 60.314 acres, more or less.



SITE MAP
SCALE: 1" = 150'



SOILS MAP
NOT TO SCALE

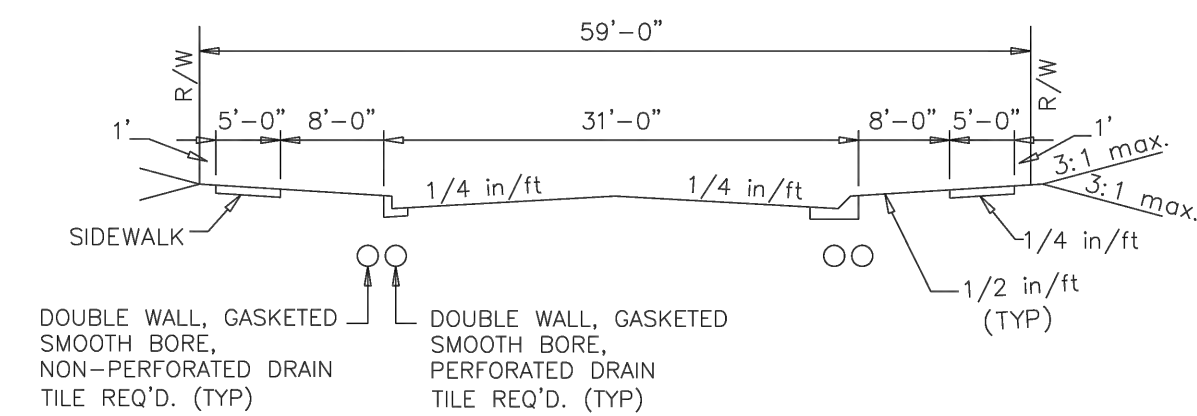
SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

DEVELOPMENT SHEET SET SHEET LIST TABLE

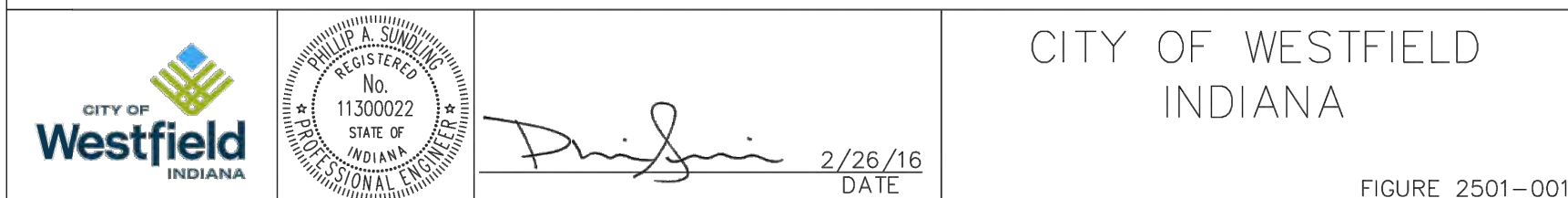
Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.5	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0	LANDSCAPE PLAN

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.



- NOTES:
- The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter detail, see Figure 2500-008
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET



PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
CONTACT: KYLE EICHHORN
P: 317-981-1249
E: keichhorn@hwcengineering.com

DEVELOPMENT STANDARDS
BANAS PROPERTY
ZONING: OSBORNE TRAILS - PHASE 2 PUD DISTRICT
LOTS: 192

MINIMUM LOT AREA: 5,850 S.F.
MINIMUM LOT FRONTAGE: 35'
MINIMUM BUILDING SETBACK LINES:
• FRONT YARD 21'
• SIDE YARD 5'
• REAR YARD 20'
MINIMUM LOT WIDTH: 45'
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL): 1,200 S.F.
• SINGLE-STORY 1,800 S.F.
• TWO-STORY



Call 811 or 800-382-5544 Before you Dig!

REVISIONS

DATE	DESCRIPTION	BY

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA

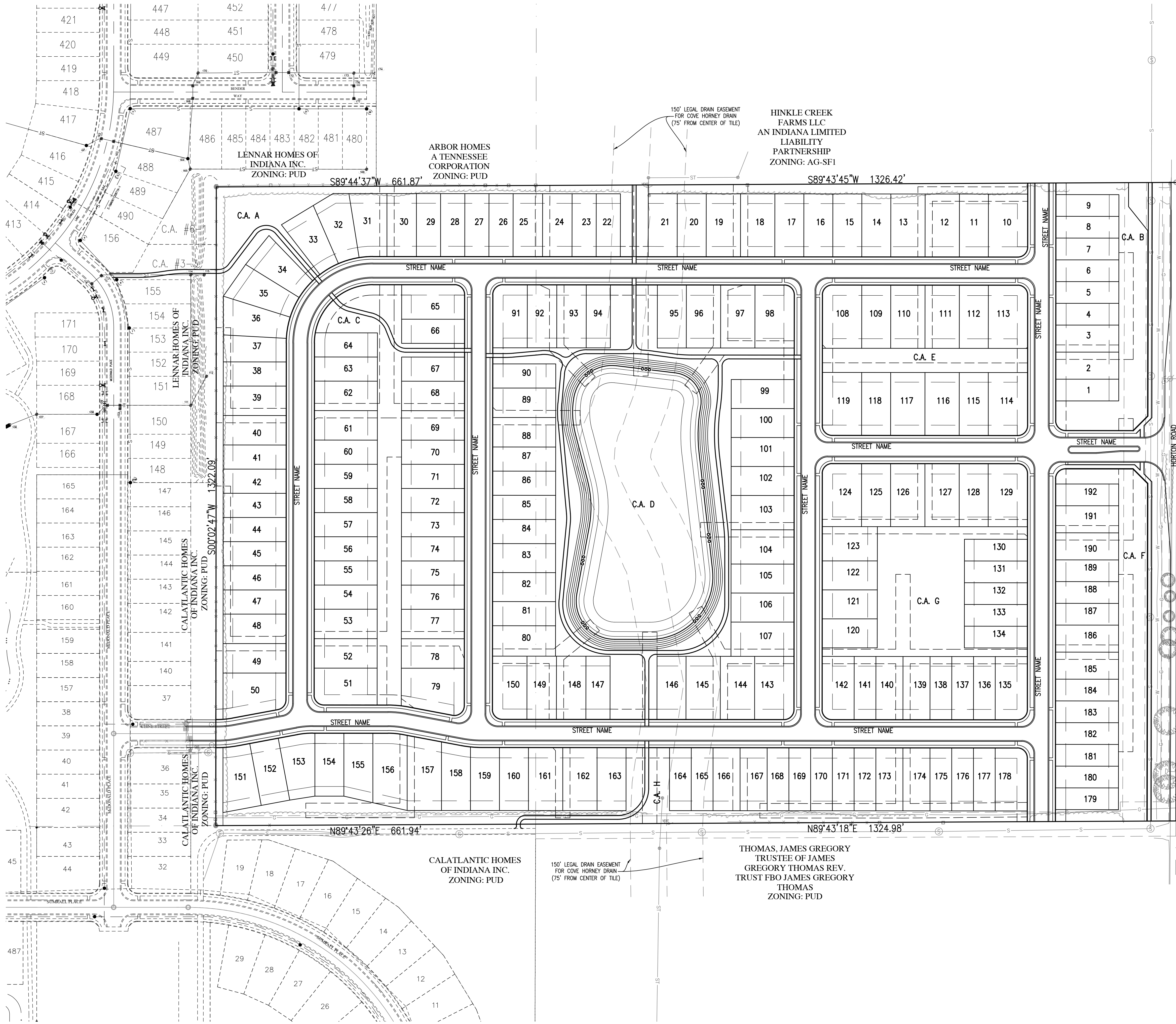
COVER

PROFESSIONAL ENGINEER
No. 11400758
STATE OF INDIANA
NOT VALID FOR PROFESSIONAL ENGINEERING

DRAWN BY
BP
CHECKED BY
KE
DATE
JULY 30, 2021
SCALE
AS SHOWN
SHEET

C1.0
COVER

File Name: W:\Lennar\2020-277-S Lennar- Bonos Property\Design\CAD\Plans\Development\20277.DP_OverallSitePlan.dwg, Layout: C1.1 By: bphilips Plot Date: Jul 28, 2021 Plot Time: 3:21pm



SMITH, DENNIS & TERINA J
19903 HORTON ROAD
WESTFIELD, IN 46074
ZONING: AG-SF1

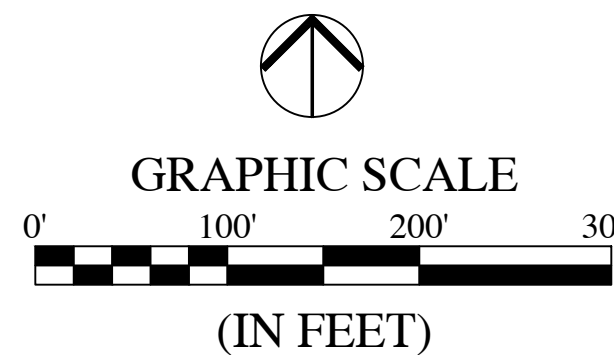
E 199TH STREET
(PUBLIC ROADWAY)

HORTON ROAD
(PUBLIC ROADWAY)

HORTON ROAD
(PUBLIC ROADWAY)

CHATHAM HILLS LL
19601 HORTON ROAD
WESTFIELD, IN 46074
ZONING: AG-SF1

CHATHAM HILLS LLP
WESTFIELD, IN 46074
ZONING: AG-SF1



LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
---	---	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	TREE LINE	---

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

AS-SURVEYED LAND DESCRIPTION

The East Half of the Southwest Quarter of the Southeast Quarter of Section 22, and the Southwest Quarter of the Southwest Quarter of Section 23, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judd, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-277-S, dated March 10, 2021, more particularly described as follows:

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ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

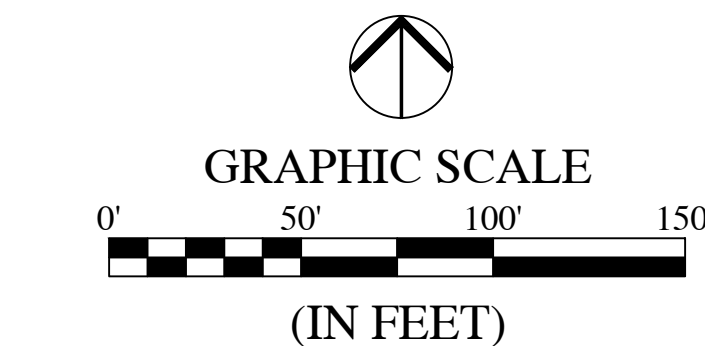
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No. 11400758
NOT FOR CONSTRUCTION

DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 30, 2021	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL SITE PLAN



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EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6" x 6" VEHICLE BARRIER POST	

BC	- BACK OF CURB
CL	- CENTERLINE
FL	- FLOW LINE
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PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
D.U.&S.E.	- DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
D.U.&E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PEDESTRIAN STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	36.89'	200.00'	36.84'	N84°42'55"E	10°34'10"
C-2	10.33'	200.00'	10.32'	S80°54'34"W	2°57'29"
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HWC
ENGINEERING

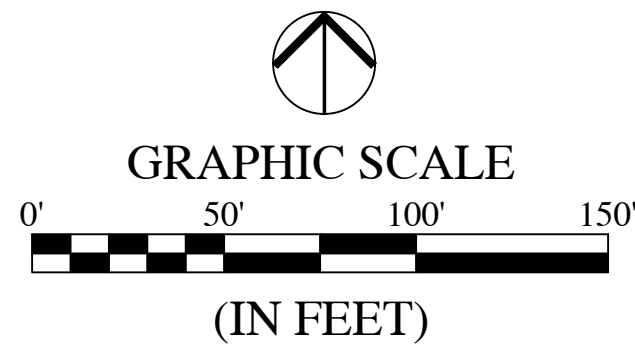
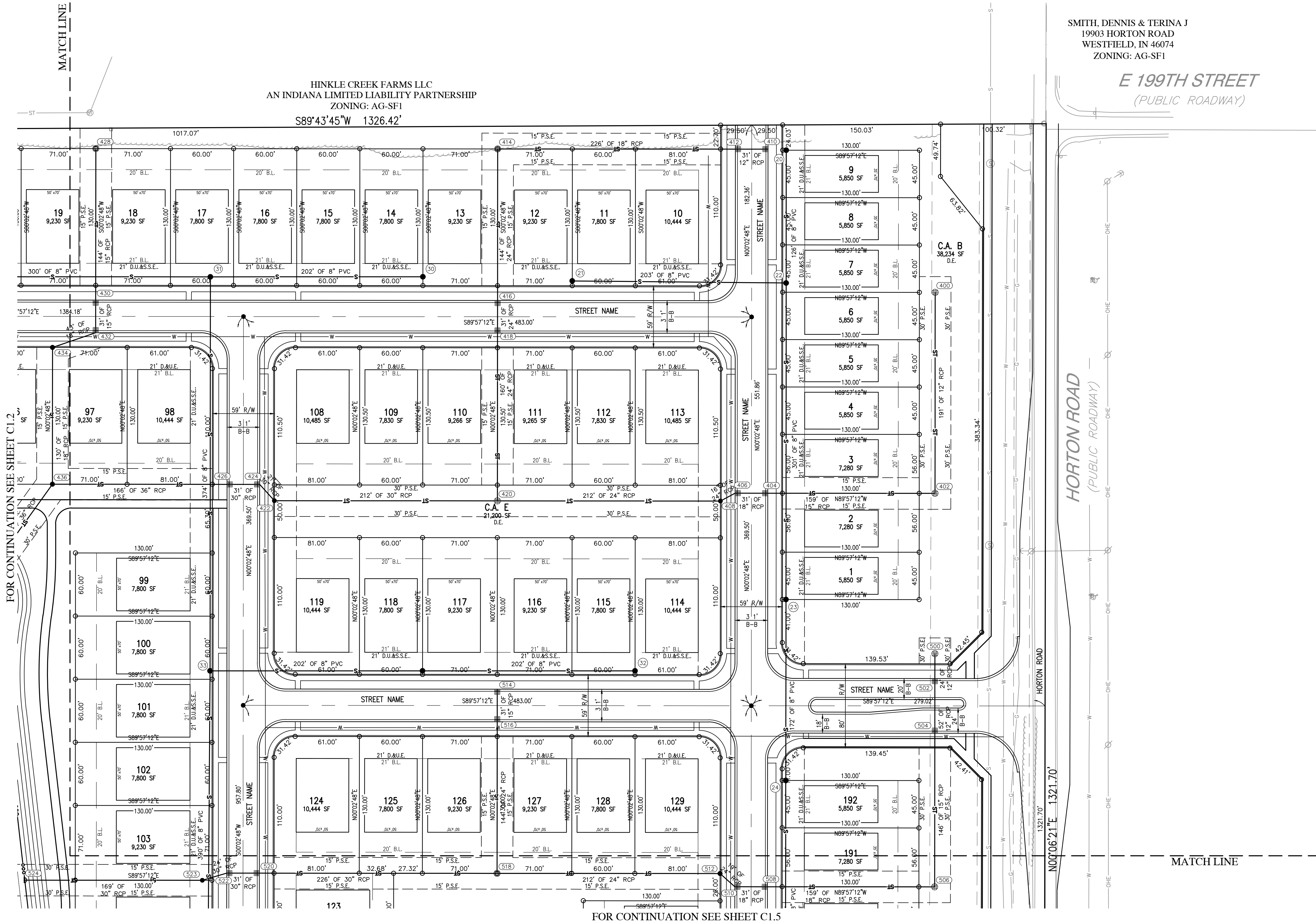
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY

www.hwcengineering.com

OVERALL DEVELOPMENT PLAN

DRAWN BY BP		JOB NUMBER 2021-277-S
CHECKED BY KE		
DATE JULY 30, 2021		
SCALE AS SHOWN		
SHEET		

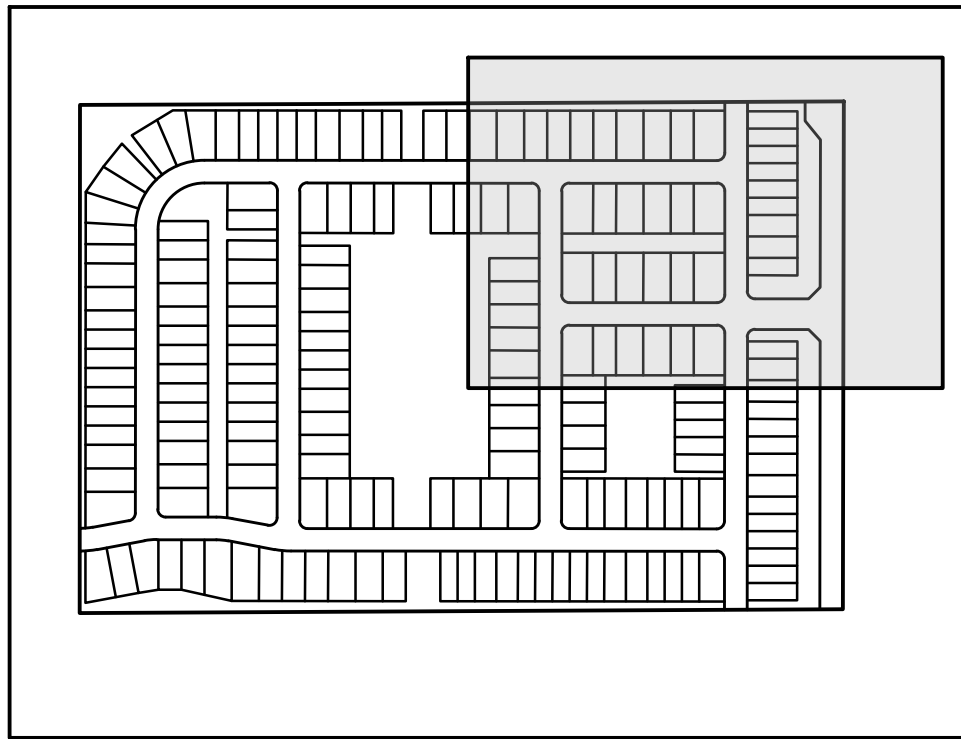
OVERALL DEVELOPMENT PLAN



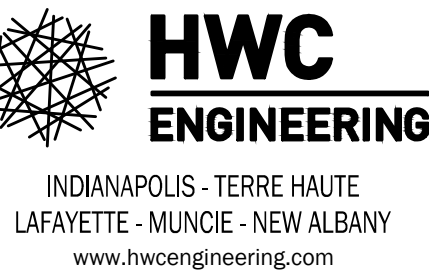
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EXISTING		PROPOSED
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---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	STORM CULVERT	---
---	WATER MAIN	---
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
---	FENCE	---
---	TREE LINE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INLET	---
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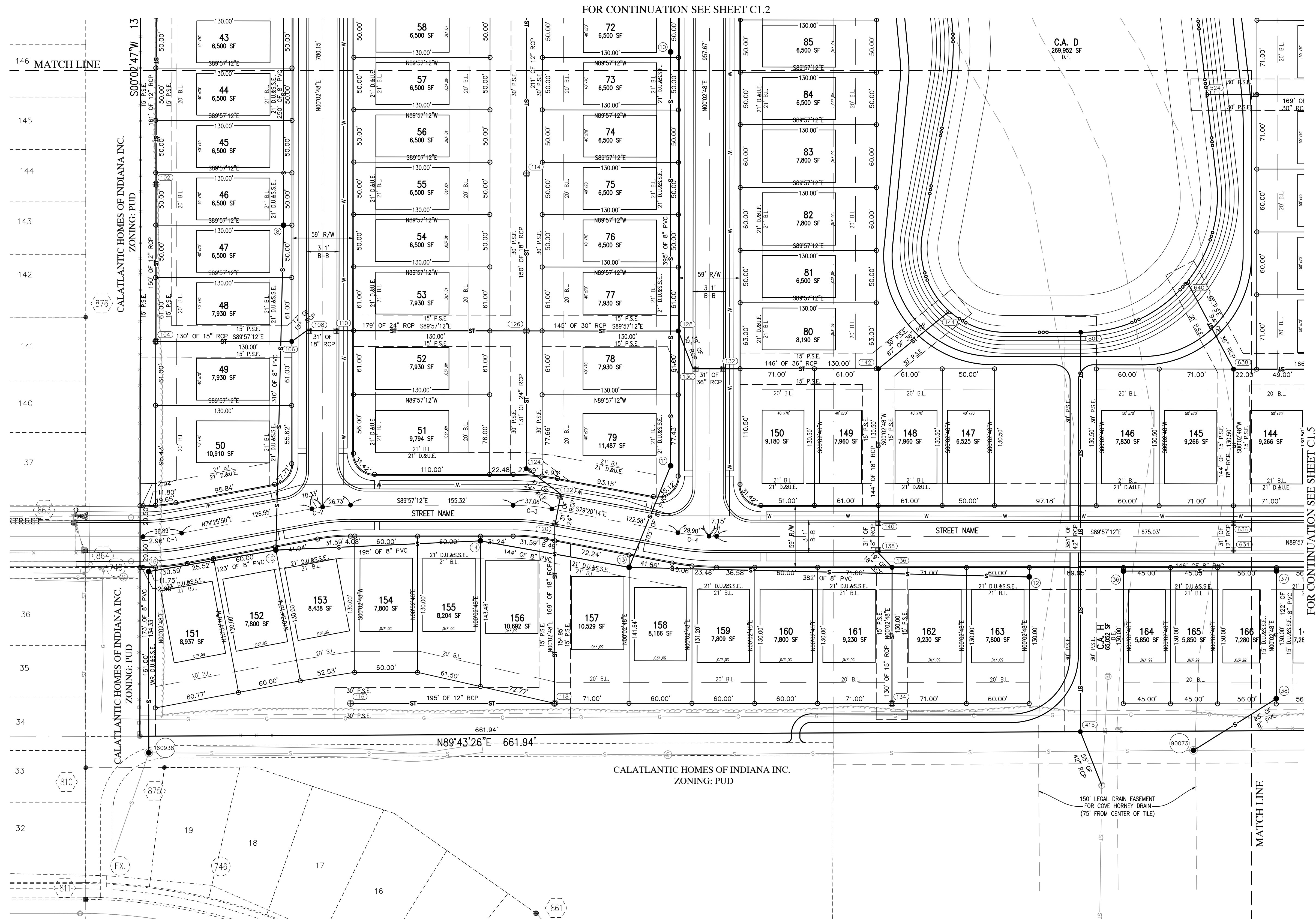


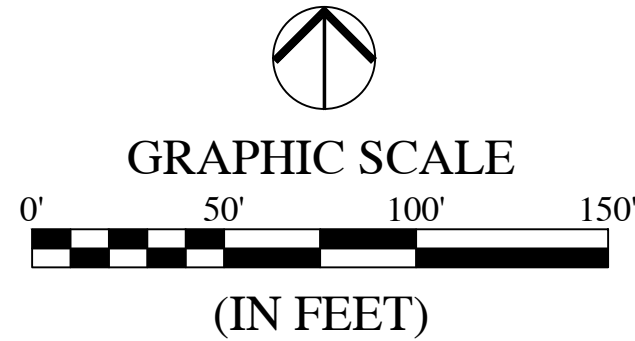
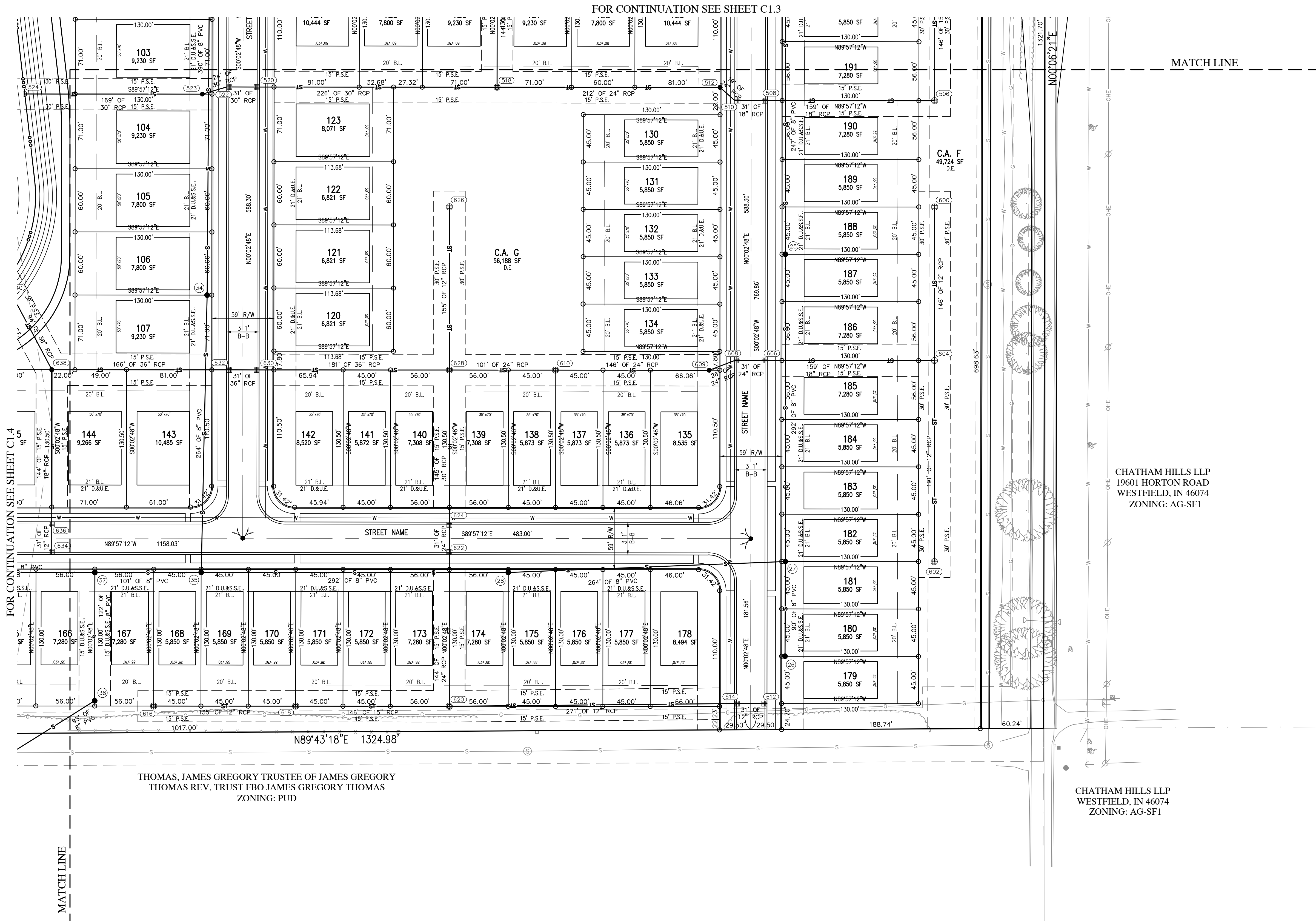
REVISIONS		
DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PRELIMINARY
No. 11400758
NOT FOR CONSTRUCTION
Kurtis K. Lenna
DRAWN BY BP
CHECKED BY KE
DATE JULY 30, 2021
SCALE AS SHOWN
SHEET
C1.3
OVERALL DEVELOPMENT PLAN
© 2021

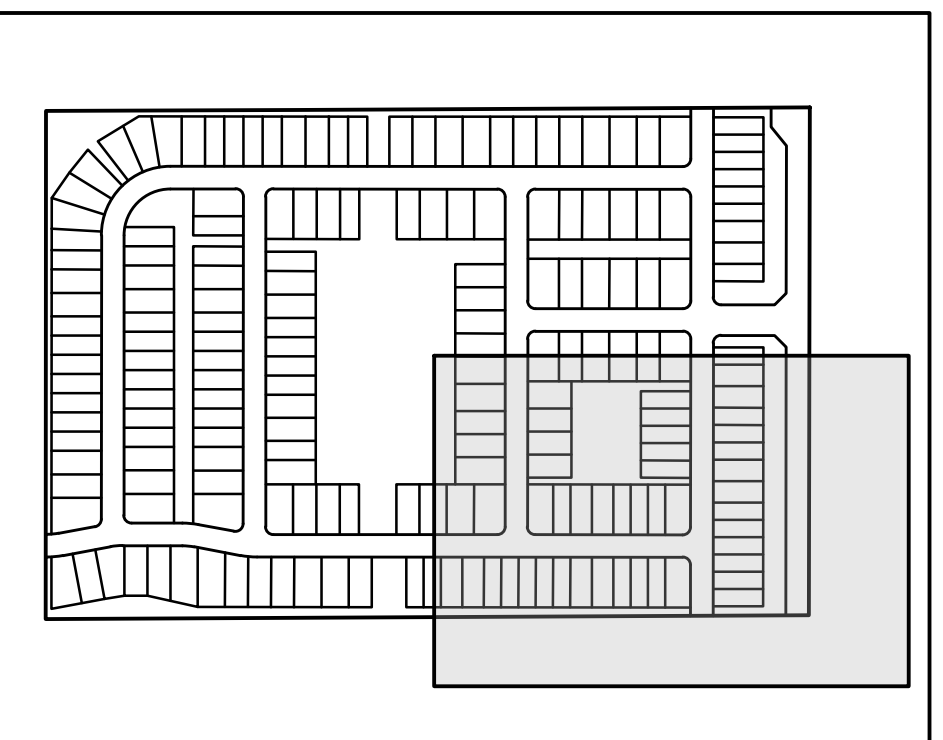




LEGEND:	
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---	RIGHT-OF-WAY LINE
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B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY

Curve Table				
Curve #	Length	Radius	Chord Length	Delta
C-1	36.89'	200.00'	36.84'	N84°42'55"E 10°34'10"
C-2	10.33'	200.00'	10.32'	S80°54'34"W 2°57'29"
C-3	37.06'	200.00'	37.00'	N84°38'43"W 10°36'58"
C-4	29.90'	200.00'	29.88'	S83°37'15"E 8°34'02"
C-5	235.62'	150.00'	212.13'	N45°02'48"E 90°00'00"



ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

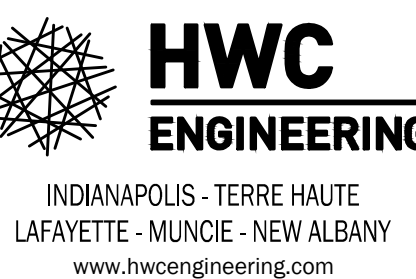
STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY

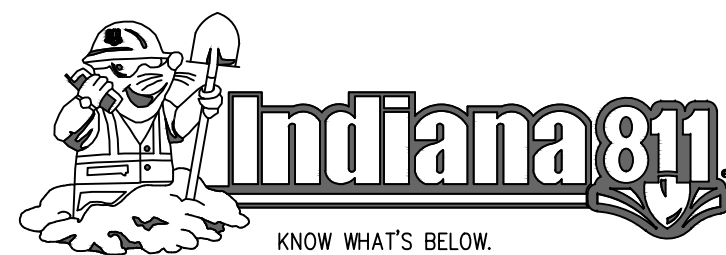


OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PRELIMINARY
No. 11400758
NOT FOR CONSTRUCTION

DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 30, 2021	
SCALE AS SHOWN	
SHEET	

C1.5
OVERALL DEVELOPMENT PLAN



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE

0' 100' 200' 300'



(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE EASEMENT LINE SETBACK LINE TREE LINE	

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A" =	76,711 SF
CA "B" =	38,234 SF
CA "C" =	56,987 SF
CA "D" =	269,592 SF
CA "E" =	21,200 SF
CA "F" =	49,724 SF
CA "G" =	56,188 SF
CA "H" =	65,052 SF
TOTAL COMMON AREA = 634,047 SF	
TOTAL COMMON AREA = 14.56 ACRES	

$$\frac{\text{OPEN SPACE AREA} = 14.56 \text{ AC.}}{\text{TOTAL ACREAGE} = 60.314 \text{ AC.}} = 24.14\%$$

SMITH, DENNIS & TERINA J
19903 HORTON ROAD
WESTFIELD, IN 46074
~~ZION CHURCH STREET~~
(PUBLIC ROADWAY)

HORTON ROAD
(PUBLIC ROADWAY)

CHATHAM HILLS LLP
19601 HORTON ROAD
WESTFIELD, IN 46074
ZONING: AG-SF1

CHATHAM HILLS LLP
WESTFIELD, IN 46074
ZONING: AG-SF1

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

[illegible]

**OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN**

PRELIMINARY

No. 11400758

Kristopher K. Eichhorn

DRAWN BY
RR

CHECKED BY
KE

RE
DATE

JULY 30, 202
SCALE

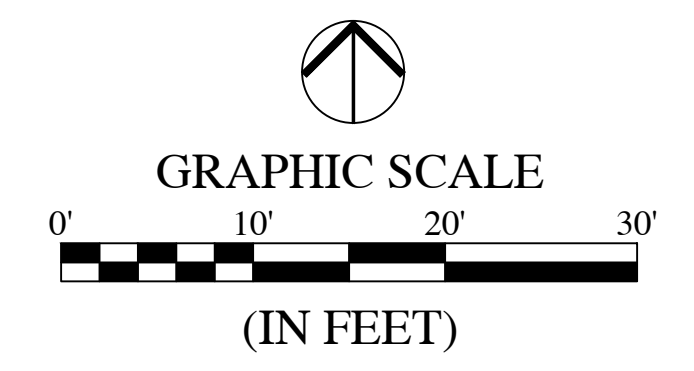
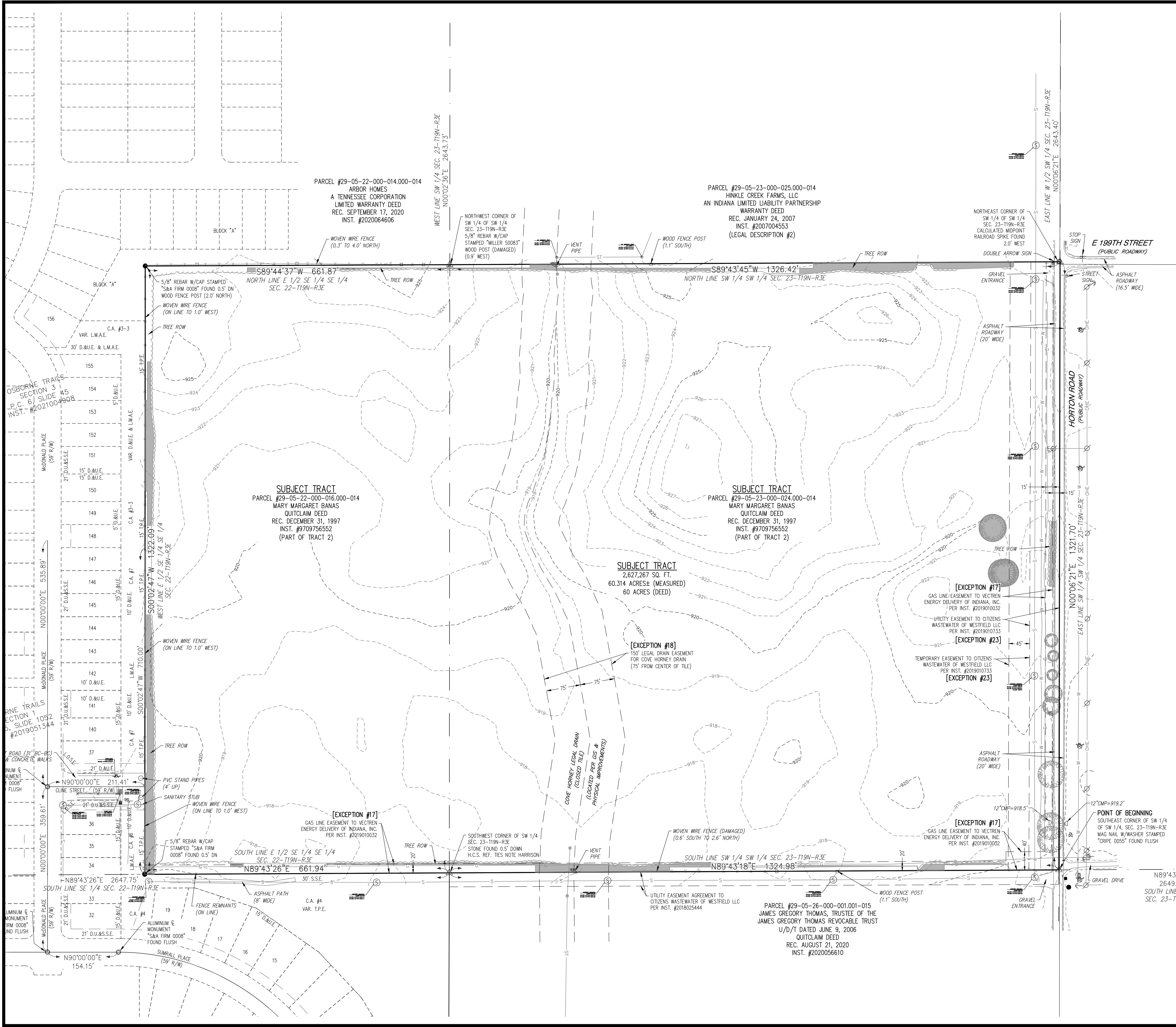
AS SHOWN

SHEET

C2.0

OVERALL OPEN SPACE
PLAN

File Name: W:\Lennor\2020-277-S Lennor- Brnos Property\Design\CAD\Plans\Development\20277.DP_ExistingConditionsDemoPlan.dwg, Layout: C3.0
Plot Date: Jul 29, 2021
Plot Time: 3:24pm



LEGEND:

EXISTING	
—	RIGHT-OF-WAY LINE
—	CENTERLINE
—	SWALE / FLOWLINE
—	SANITARY SEWER
—	STORM SEWER
—	STORM CULVERT
—	WATER MAIN
—	CONTOUR, MAJOR
—	CONTOUR, MINOR
—	FENCE
—	TREE LINE
—	SANITARY MANHOLE
—	STORM MANHOLE
—	STORM INLET
—	STORM END SECTION
—	FIRE HYDRANT

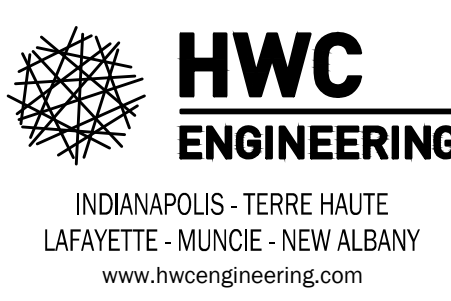
DEMOLITION KEYNOTES: (#)
(NOT ALL KEY NOTES APPLY TO THIS SHEET)
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.
1. REMOVE EXISTING TREES AND/ OR TREE LINE.

DEMOLITION GENERAL NOTES:

- THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADDED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
- FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORM AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
- ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
- CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5544.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 - ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 - ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 - UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
 - DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION	BY

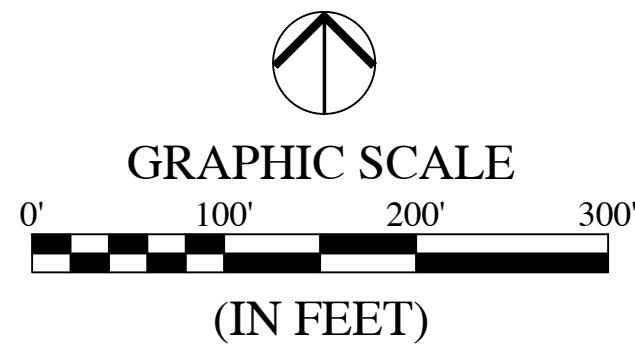
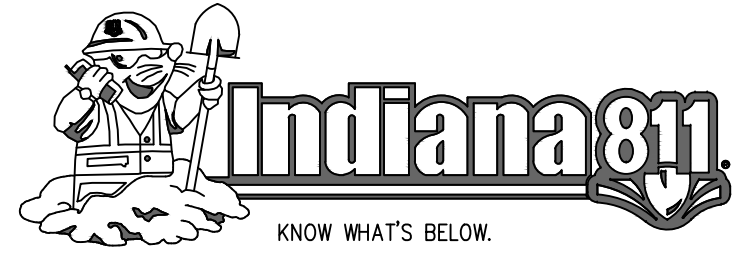
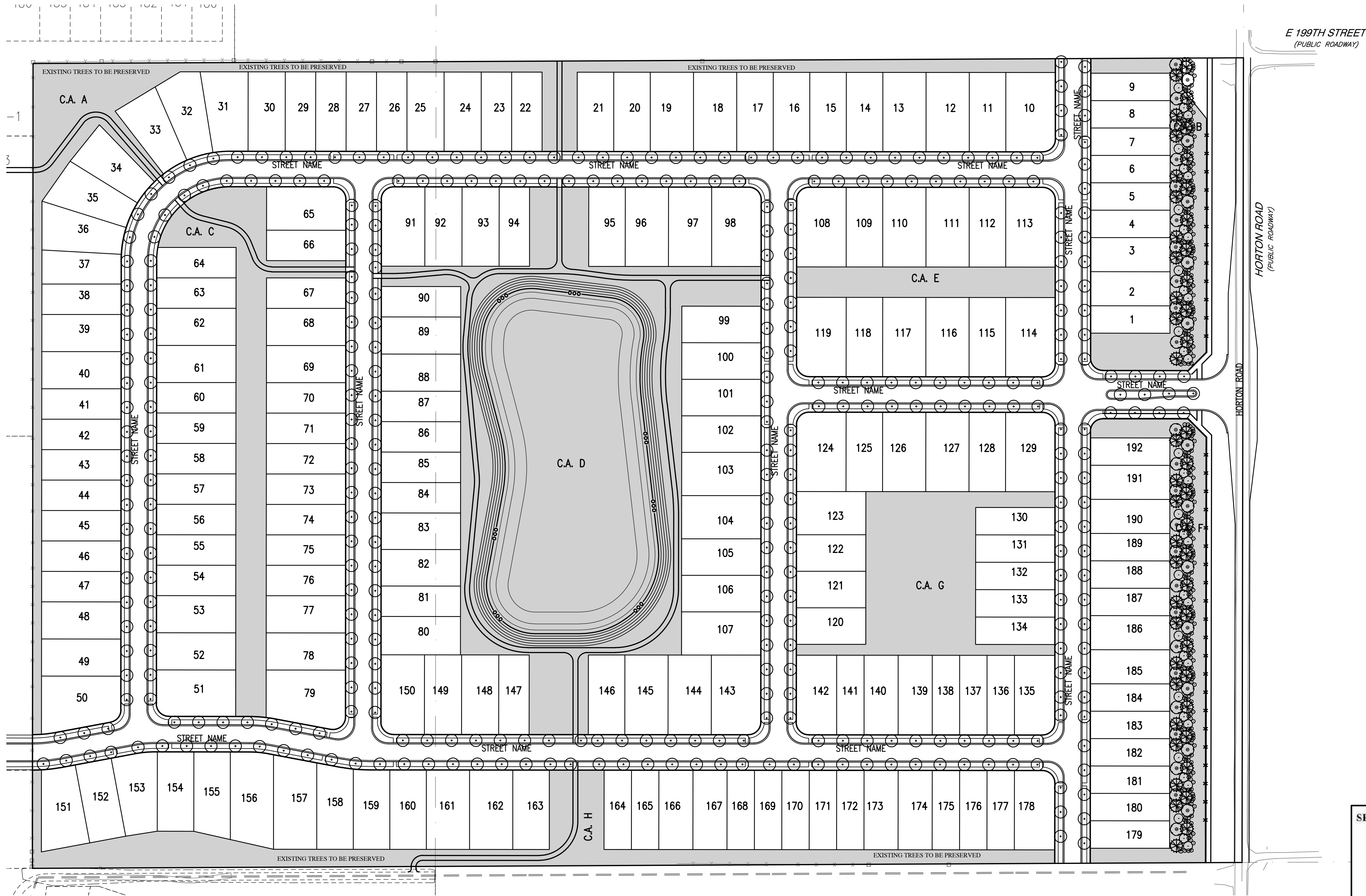


**OSBORNE TRAILS - PHASE II
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS &
DEMOLITION PLAN**

PRELIMINARY
No. 11400758
NOT FOR CONSTRUCTION
Kristen K. Lennor
DRAWN BY BP
CHECKED BY KE
DATE JULY 30, 2021
SCALE AS SHOWN
SHEET
JOB NUMBER 2021-277-S

C3.0
EXISTING CONDITIONS &
DEMOLITION PLAN

File Name: W:\Lennar\2020-277-S Lennar- Banos Property\Design\CAD Plans\Development\20277-DP_OverallLandscapePlan.dwg, Layout: L1.0 By: keichhorn Plot Time: 11:30am Plot Date: Jul 30, 2021



LEGEND:

EXISTING	PROPOSED

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

LEGEND:

	SHRUB
	STREET TREE
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	BLACK "4-BOARD" FENCE

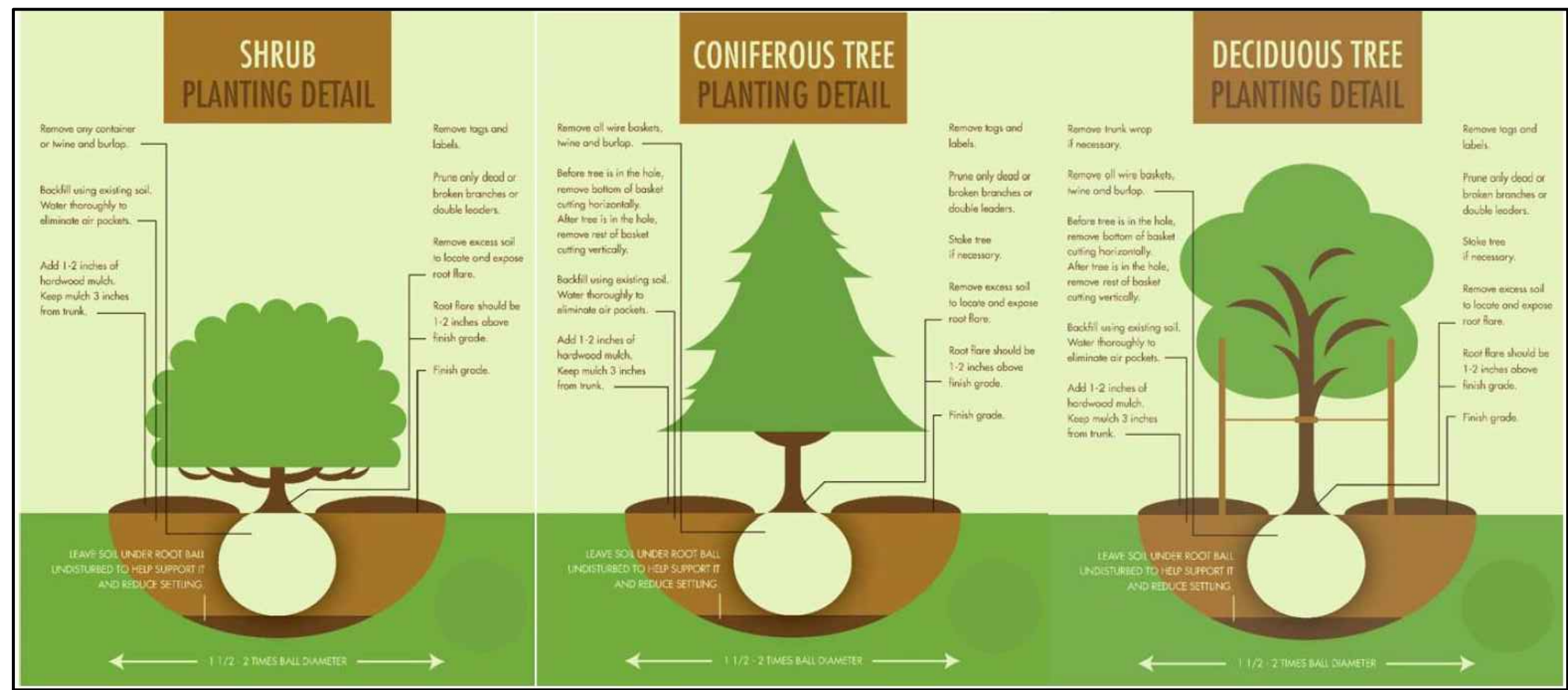
SECTION 02800 - STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Accolade Ginkgo	<i>Gymnocladus dioica</i> (male only) <i>Ulmus 'Morton'</i> <i>Ginkgo biloba</i> (male only)
Hackberry Honeylocust (thornless) Horechestnut, Red Katsurtree	<i>Celtis occidentalis</i> <i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars <i>Aesculus x carnea 'Briotii'</i> <i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver' Maple, Black Maple, Freeman	<i>Tilia tomentosa 'Sterling Silver'</i> <i>Acer nigrum</i> <i>Acer freemanii</i>
Maple, Red Maple, Sugar Maple, Sycamore	<i>Acer rubrum</i> <i>Acer saccharum</i> <i>Acer pseudoplatanus</i>
Oak, Chinkapin Oak, Northern Red Oak, Shingle	<i>Quercus muhlenbergii</i> <i>Quercus rubra</i> <i>Quercus imbricaria</i>
Oak, Swamp White Oak, White Sweetgum	<i>Quercus bicolor</i> <i>Quercus alba</i> <i>Liquidambar styraciflua</i>
Tulip Zelkova	<i>Liriodendron tulipifera</i> <i>Zelkova serrata</i>



REVISIONS

DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE II CITY OF WESTFIELD, INDIANA OVERALL LANDSCAPE PLAN

PRELIMINARY
No. 11400758
NOT FOR CONSTRUCTION

DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 30, 2021	
SCALE AS SHOWN	

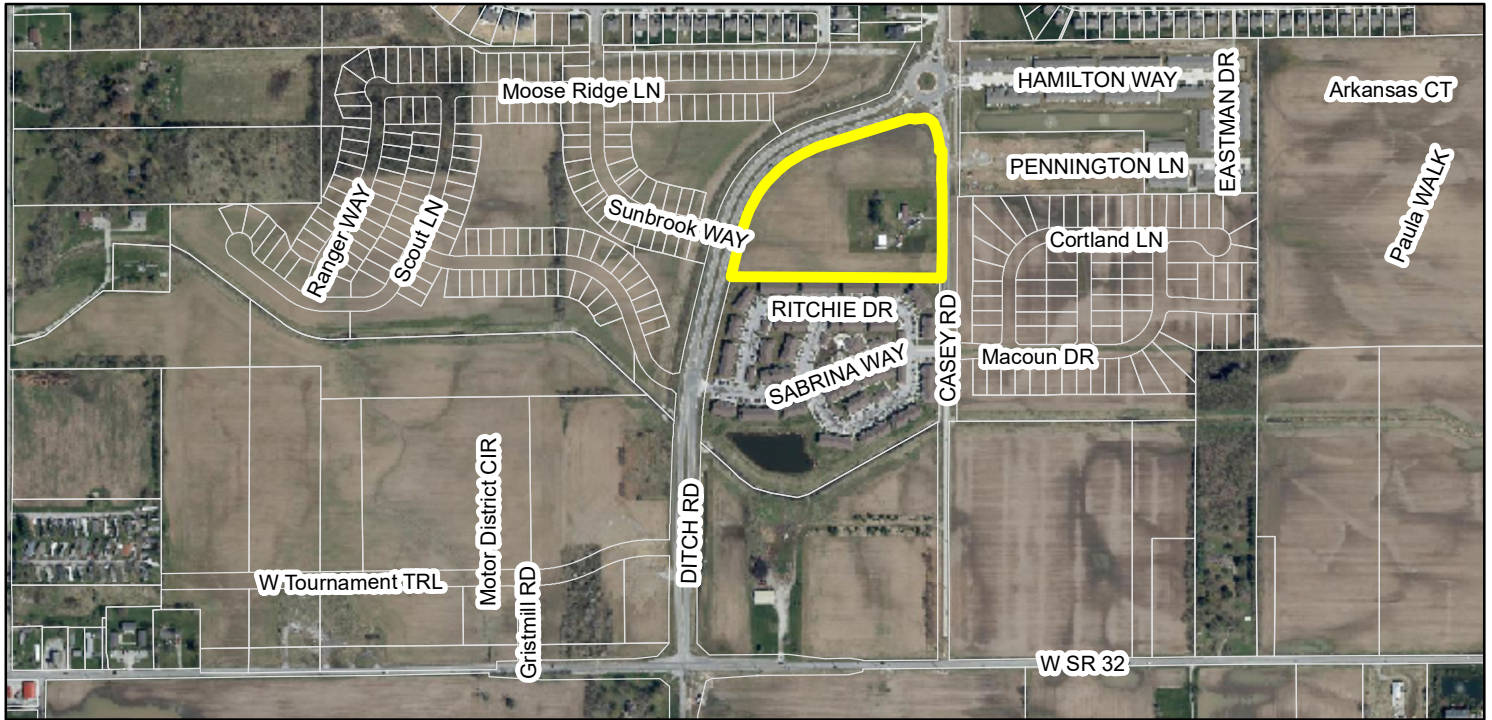
SHEET
L1.0
OVERALL OPEN SPACE
PLAN



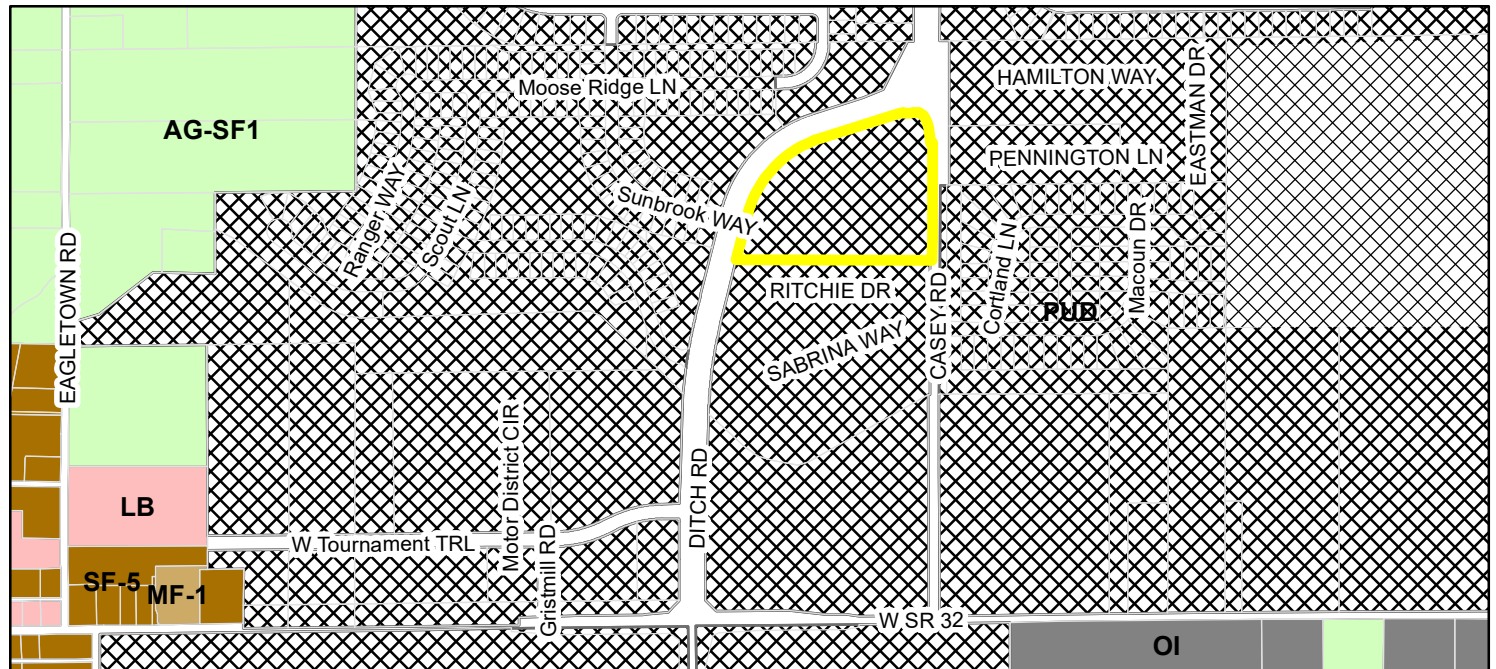
Property Location Map
Springmill Trails Mixed Use Amendment
2108-PUD-23 / Ord. 21-35



Aerial Location Map



Zoning Map



 Springmill Trail Mixed Use PUD **Zoning**

 Parcel

 AG-SF1 (Agriculture - Single Family - 1)

 LB (Local Business)

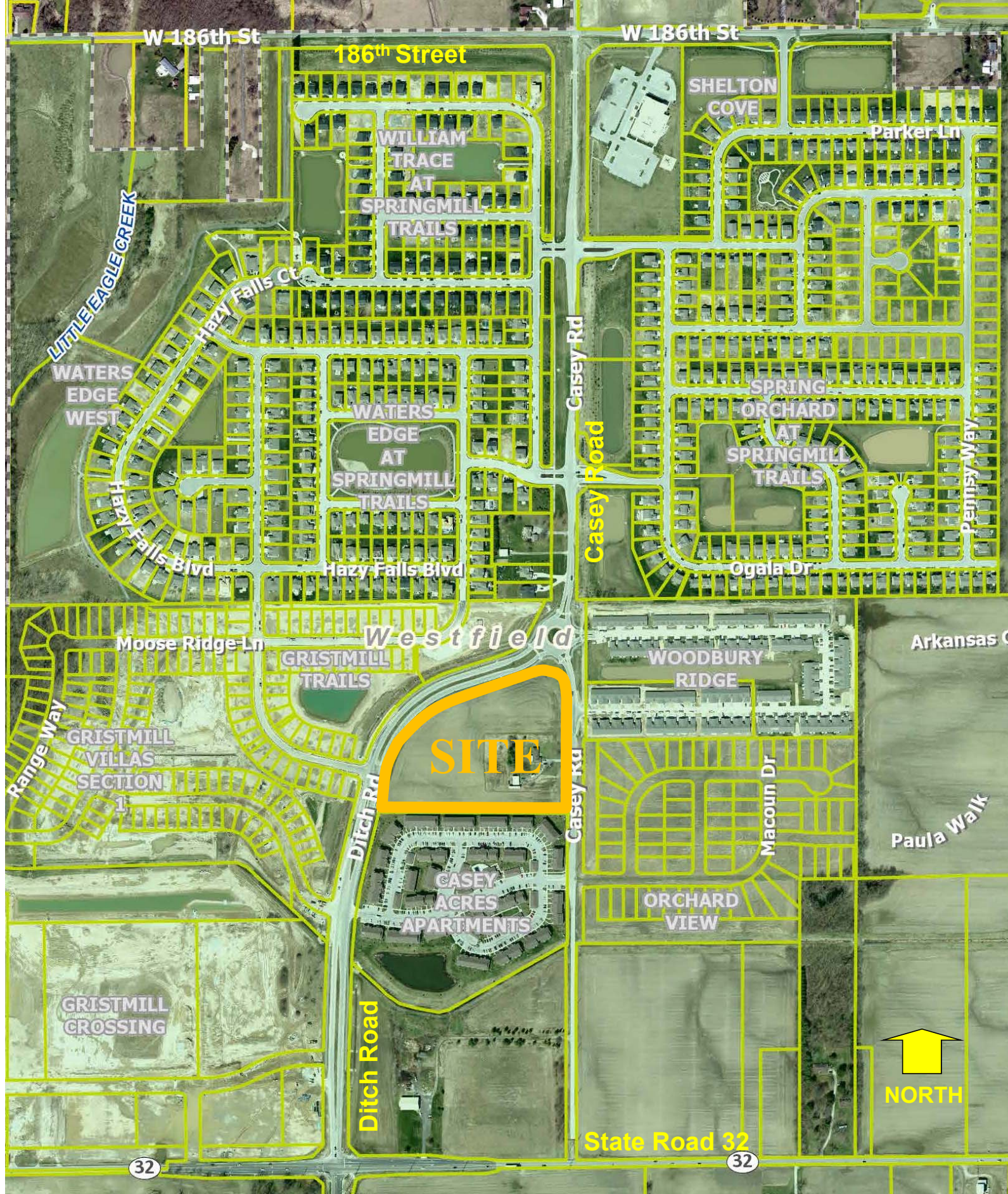
 SF-5 (Single Family - 5)

 MF-1 (Multiple Family - 1)

 OI (Open Industrial)

 PUD (Planned Unit Development)

 SF-5 (Single Family - 5)



Springmill Trails PUD Amendment
Site Location Map

ORDINANCE NUMBER 21-35

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 "**2021 Springmill Trails PUD – Mixed Use District Amendment**") 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 No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011, and amended by (i) Ordinance 13-15, enacted by the City Council on June 10, 2013; (ii) Ordinance 14-11, enacted by the City Council on April 28, 2014; (iii) Ordinance 14-34, enacted by the City Council on January 12, 2015; (iv) Ordinance 16-07, enacted by the City Council on May 9, 2016; (v) Ordinance 16-28, enacted by the City Council on September 12, 2016; (vi) Ordinance 18-52, enacted by the City Council on February 11, 2019; and (vii) Ordinance 19-16, enacted by the City Council on July 8, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2108-PUD-23**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2008-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) 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 _____, 2021; 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance, which shall be referred to as the “**2021 Springmill Trails PUD – Mixed District Amendment**” (the “District”), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**2021 Springmill Trails PUD – Mixed Use District Amendment PUD**".
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) 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.
- 1.3 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.
- 1.4 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. **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.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 2.3 The Concept Plan includes buildings which are identified as “Front-Load Townhome” and “Rear-Load Townhome” which dwellings are further regulated under the terms of this Ordinance.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. Permitted Uses. The permitted uses shall be limited to Townhome Dwellings.

- 4.1 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Ditch Road and Casey Road	10'
Setback from south perimeter of Real Estate	20'
Minimum Internal Building Setbacks	
Setback from internal street	20'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,250sqft

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 6.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:
- A. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the

standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Building Materials: Permitted exterior building materials are as follows:

- i. Masonry Material (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. All building facades (the entire base of the townhome building exclusive of doors) shall include Masonry Material at a minimum height of twenty-four (24) inches.

C. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.

D. Dwelling Design: The following standards shall apply to all Dwellings:

- i. Perimeter Lots Fronting Ditch Road: Townhomes as shown on the Concept Plan as “Rear-Load Townhome”, shall require the front door to face Ditch Road and the garage shall face an internal street.
- ii. Garages: All Dwellings shall have a two (2) car garage.
- iii. Roof Pitch:
 - a) The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
 - b) Shed roof dormer accents shall be no less than 3:12.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - b) Shutters or a six-inch (6”) nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.

- c) A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - d) A minimum of four (4) windows.
 - e) Front door entranceways shall include a porch not less than three feet (3') deep by three and one-half feet (3.5') wide (prior to installation of any Masonry Material).
 - f) The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - g) Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- v. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- a) A minimum of two (2) windows.
 - b) All windows shall have a minimum four-inch (4") nominal width trim.
 - c) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- vi. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
- a) A minimum of three (3) windows and a patio door shall be required on Front Load Townhomes.
 - b) A minimum of two (2) windows shall be required on Rear Load Townhomes.
 - c) All windows shall have a minimum four-inch (4") nominal width trim.

6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Street Trees: Article 6.8(J) Street Trees shall only apply to internal streets, however, a minimum spacing requirement of twenty feet (20') shall apply and Street Trees may be placed on the lot.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below as generally illustrated on **Exhibit D**.
 - i. At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Where the Street Tree is placed in the Front Yard of a Front-Load Townhome dwelling the street tree shall (i) meet the one (1) Shade Tree requirement of this section and (ii) shall be placed a minimum of four (4) feet from the sidewalk.
 - iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below:
 - i. Article 6.8(M)(1) shall not apply to the Ditch Road frontage as Rear-Load Townhomes faces this Perimeter Street.
 - ii. Article 6.8(M)(1) shall apply to the Casey Road frontage except as modified below:
 - a) No mounds shall be required along External Street Frontages.
 - b) Four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 LF of frontage along the Casey Road frontage.
 - c) Required shrubs may be substituted with an evergreen tree or

shade tree at a rate of five (5) shrubs: one (1) tree.

E. Common Areas / Detention/Retention Areas:

- i. A Fountain shall be installed and seasonally maintained within the Detention Pond.
- ii. Twelve (12) additional shade trees at a 1.5” caliper shall be provided around the Detention Pond.

F. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply as none is required under the UDO.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- 7.1 The minimum street right of way for all internal streets shall be fifty-one (51) feet for the typical street cross-section providing a four (4) foot landscape lawn between the curb and sidewalk. See Section 6.2.B and Section 6.2.C.2 of this Ordinance for Street Tree requirements.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
 - A. Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.

Section 9. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate.

- 9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

- 9.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY 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 hereby certify that **ORDINANCE 21-35** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-35

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-35

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Lot Landscaping Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

The real estate identified by the Hamilton County, Indiana Auditor's Office as Parcel Identification Number 08-05-34-00-00-025.003 and consist of 10.99 acres.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

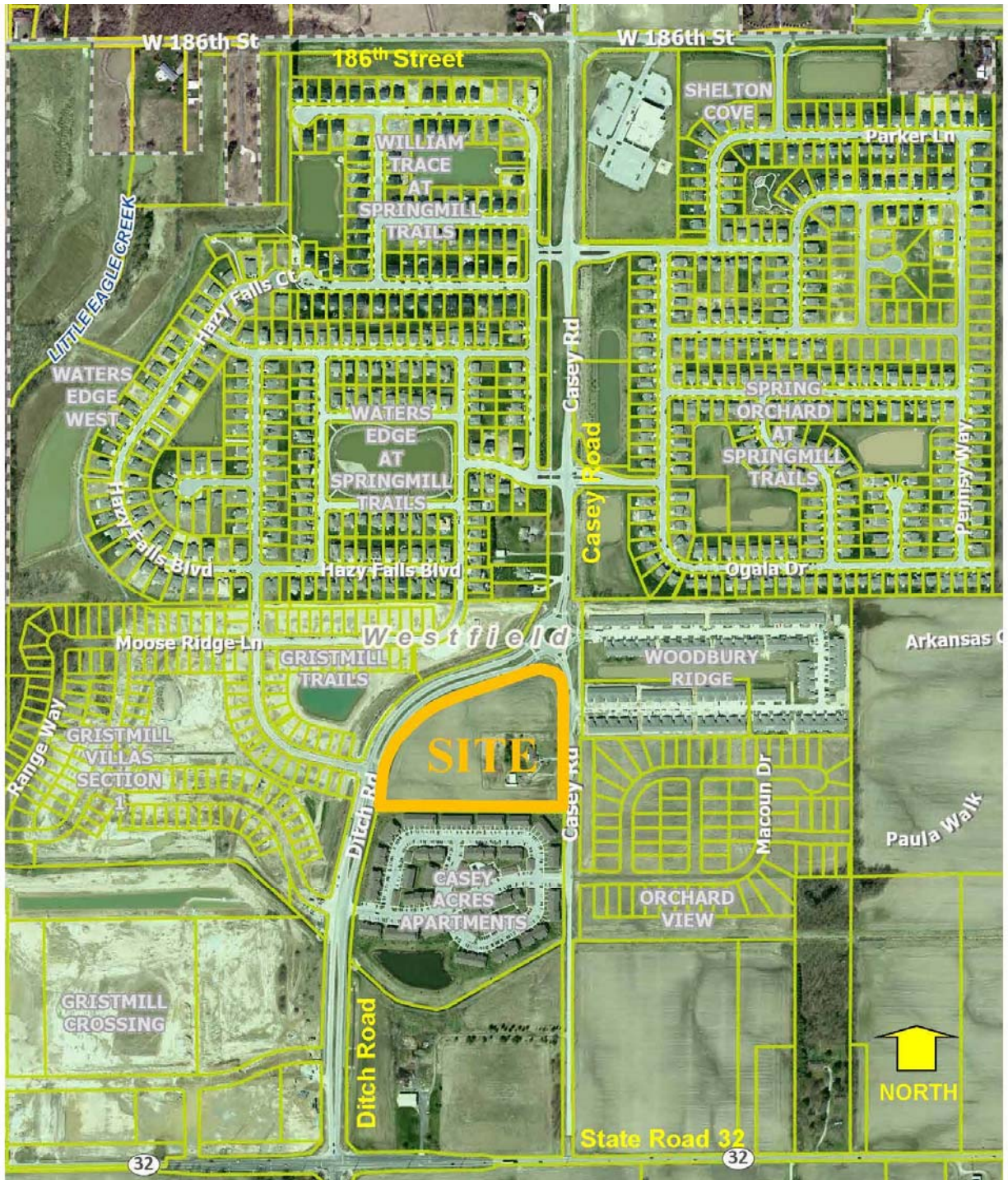
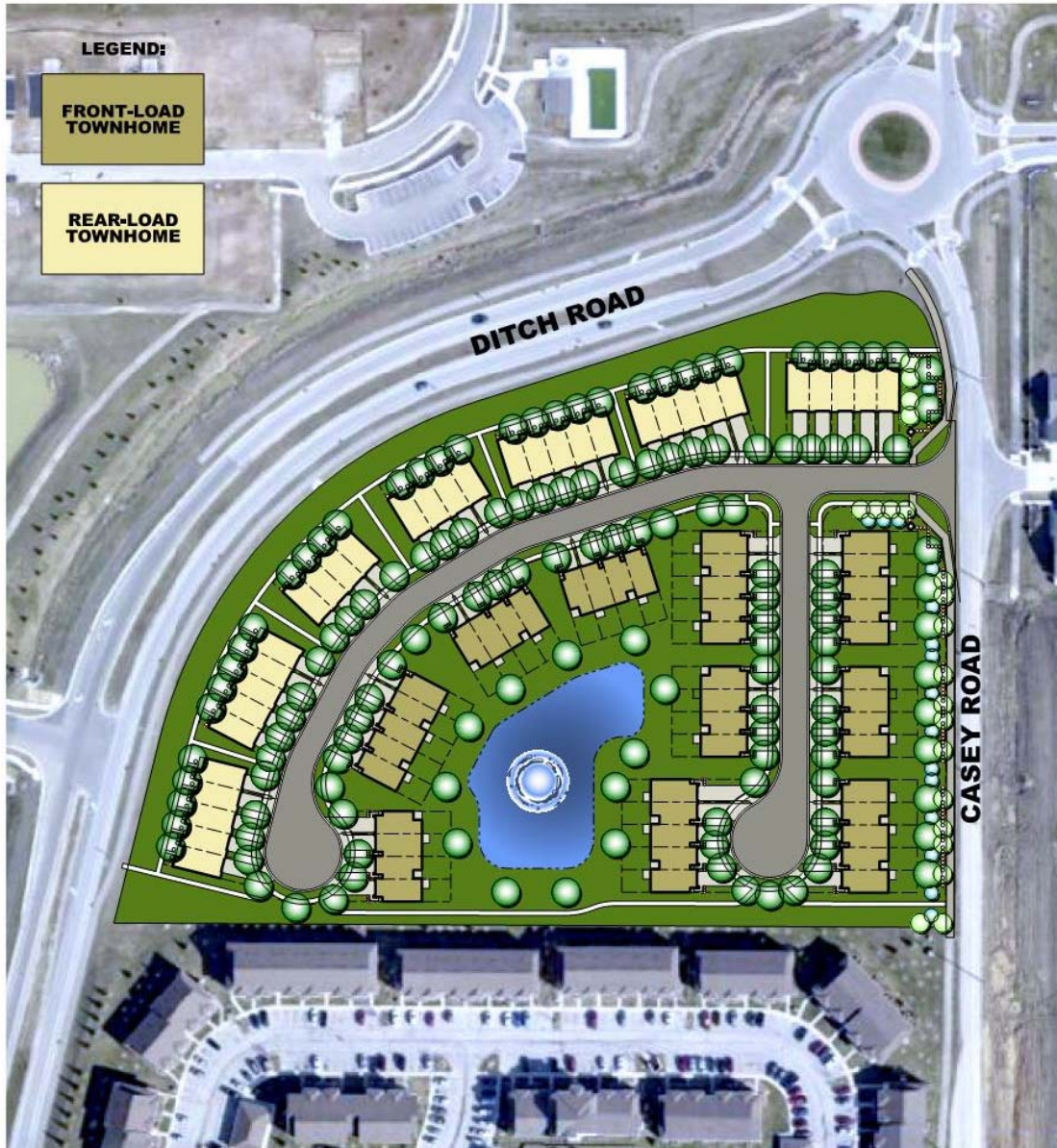


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2108-PUD-23.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



*Front Elevation of “Rear-Load Townhome”

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



*Front Elevation of “Front-Load Townhomes

EXHIBIT D
LOT LANDSCAPING EXHIBIT
(Page 1 of 1)





FMH FAMILY PARCEL Concept Plan

Exhibit “D”

Project Description

Platinum Properties Management Co., LLC (“Platinum”), has filed a Change of Zoning application pertaining to a parcel of real estate that is identified by the Hamilton County, Indiana Auditor’s Office as Parcel Identification Number 08-05-34-00-00-025.003 and consist of approximately 11 acres, is located east of and adjacent to Ditch Road, west of and adjacent to Casey Road and north of SR 32 and is shown on the enclosed site aerial map (the “Real Estate”). The Real Estate is currently zoned pursuant to the Springmill Trails PUD Ordinance Number 11-19 which was adopted by the Westfield City Council on September 12, 2011 (the “Springmill Trails PUD”).

Platinum is seeking approval of this Change of Zoning Application (“Rezone Request”) to rezone the Real Estate to the “Springmill Trails PUD District 2021 Amendment” to allow for the development of a for-sale, residential townhome community on the Real Estate consisting of approximately eighty (80) lots. Enclosed is a Concept Plan for the townhome community. Anticipated average sales prices are estimated to be between \$275,000 and \$325,000. Further, as shown on the Concept Plan, homes will front Ditch Road with garages to the rear facing away from the street.

It should be noted that the Real Estate is currently zoned pursuant to the Springmill Trails PUD and is within the “Mixed Use District” which would permits multi-family development as well as various business uses. Platinum believes that rezoning the real estate to permit a for-sale residential townhome community should provide a beneficial residential transition between the other single-family detached and multi-family residential developments that surround the Real Estate. To this end, uses that surround the Real Estate include: (i) residential subdivisions, including but not limited to, Gristmill Trails, Waters Edge and Spring Orchard to the north; (ii) Gristmill Villas subdivision to the west; (iii) Casey Acres apartment community to the south, and (iv) Orchard View and Woodbury Ridge neighborhoods to the east.

Enclosed is the “Springmill Trails PUD District 2021 Amendment” which fully details the rezone request described above.

Springmill Trails PUD Text Amendment Request

Neighborhood Meeting Summary – July 27, 2021

Project: Springmill Trails PUD Zoning Request

Docket Number: Docket Number 2108-PUD-23 (Ordinance No. 21-35)

Date: July 27, 2021 at 6:30pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC,
representing the Applicant

Tim Walter - Platinum Properties, Applicant

Rachel Riemenschneider – Associate Planner, City of Westfield

The Neighborhood Zoom Meeting began at 6:30 pm.

No surrounding residents joined in the Zoom meeting.

We concluded the Neighborhood Zoom meeting at 6:37 pm.



Attorneys at Law

550 Congressional Blvd., Suite 210, Carmel, Indiana 46032 317-844-0106



JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT
FREDRIC LAWRENCE
VALERIE L. MATHEIS**
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

July 16, 2021

**RE: Notice of Virtual Neighborhood Meeting
Springmill Trails PUD Text Amendment Request
Docket Number 2108-PUD-23 (Ordinance No. 21-35)**

Dear Neighbor:

I would like to invite you to a neighborhood meeting that will occur **virtually** via a Zoom meeting on **Tuesday, July 27, 2021 at 6:30 p.m.** *If you want to participate in this virtual Neighborhood Meeting, please access the log in information below just prior to 6:30 pm on July 27, 2021, to join the meeting.*

Join Zoom Meeting:

<https://us02web.zoom.us/j/81285615727?pwd=WmdHVjVJWXNab2twZlQ2YkxvNjNjZz09>

Meeting ID: 812 8561 5727

Passcode: 191276

Dial by your location: (929) 205-6099

During this virtual neighborhood meeting we will review with you a rezone application filed by Platinum Properties Management Company (“Platinum”). Platinum has filed a Change of Zoning application pertaining to a parcel of real estate that is identified by the Hamilton County, Indiana Auditor’s Office as Parcel Identification Number 08-05-34-00-00-025.003 and consist of approximately 11 acres, is located east of and adjacent to Ditch Road, west of and adjacent to Casey Road and north of SR 32 and is shown on the enclosed site aerial map (the “Real Estate”). The Real Estate is currently zoned pursuant to the Springmill Trails PUD Ordinance Number 11-19 which was adopted by the Westfield City Council on September 12, 2011 (the “Springmill Trails PUD”).

Platinum is seeking approval of this Change of Zoning Application (“Rezone Request”) to allow for the development of a for-sale, residential townhome community consisting of approximately eighty (80) homes. Enclosed is a Concept Plan for the townhome community. Anticipated average sales prices are estimated to be between \$275,000 and \$325,000. Further, as shown on the Concept Plan, homes will front Ditch Road with garages to the rear facing away from the street.

It should be noted that the Real Estate is currently zoned pursuant to the Springmill Trails PUD and is within the "Mixed Use District" which would permit an approximately 150 unit multi-family development as well as various business uses. Platinum believes that rezoning the real estate to permit a for-sale residential townhome community should provide a beneficial residential transition between the other single-family detached and multi-family residential developments that surround the Real Estate. To this end, uses that surround the Real Estate include: (i) residential subdivisions, including but not limited to, Gristmill Trails, Waters Edge and Spring Orchard to the north; (ii) Gristmill Villas subdivision to the west; (iii) Casey Acres apartment community to the south, and (iv) Orchard View and Woodbury Ridge neighborhoods to the east.

Following our virtual neighborhood meeting, this zoning request will appear before the City of Westfield Plan Commission for a public hearing on August 2, 2021, at 7:00 p.m., for which you will receive a separate mailed notice via regular mail. Of course, you are welcome to also attend the Plan Commission public hearing and any other hearings thereafter occurring.

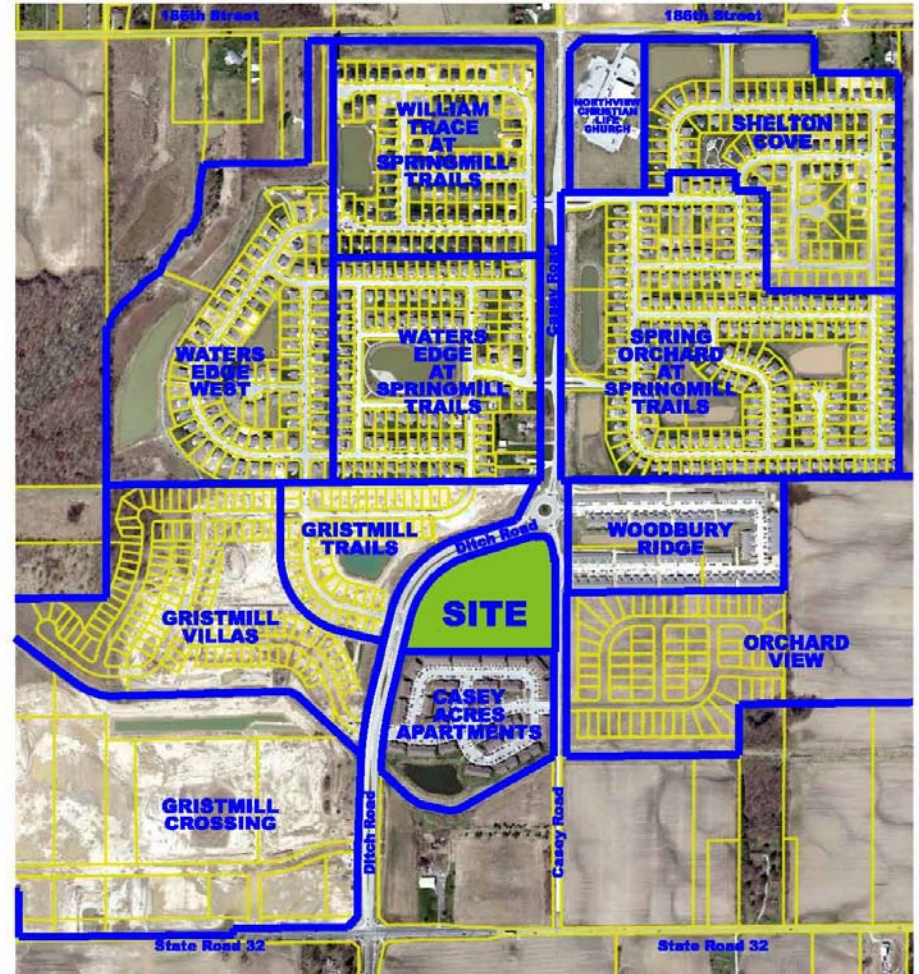
We look forward to meeting with you and discussing our plans at the **virtual neighborhood meeting scheduled for Tuesday, July 27, 2021 at 6:30 p.m.** In the interim, should you have any questions, please do not hesitate to contact me at 317-844-0106 or by e-mail at jon@nf-law.com.

Very truly yours,

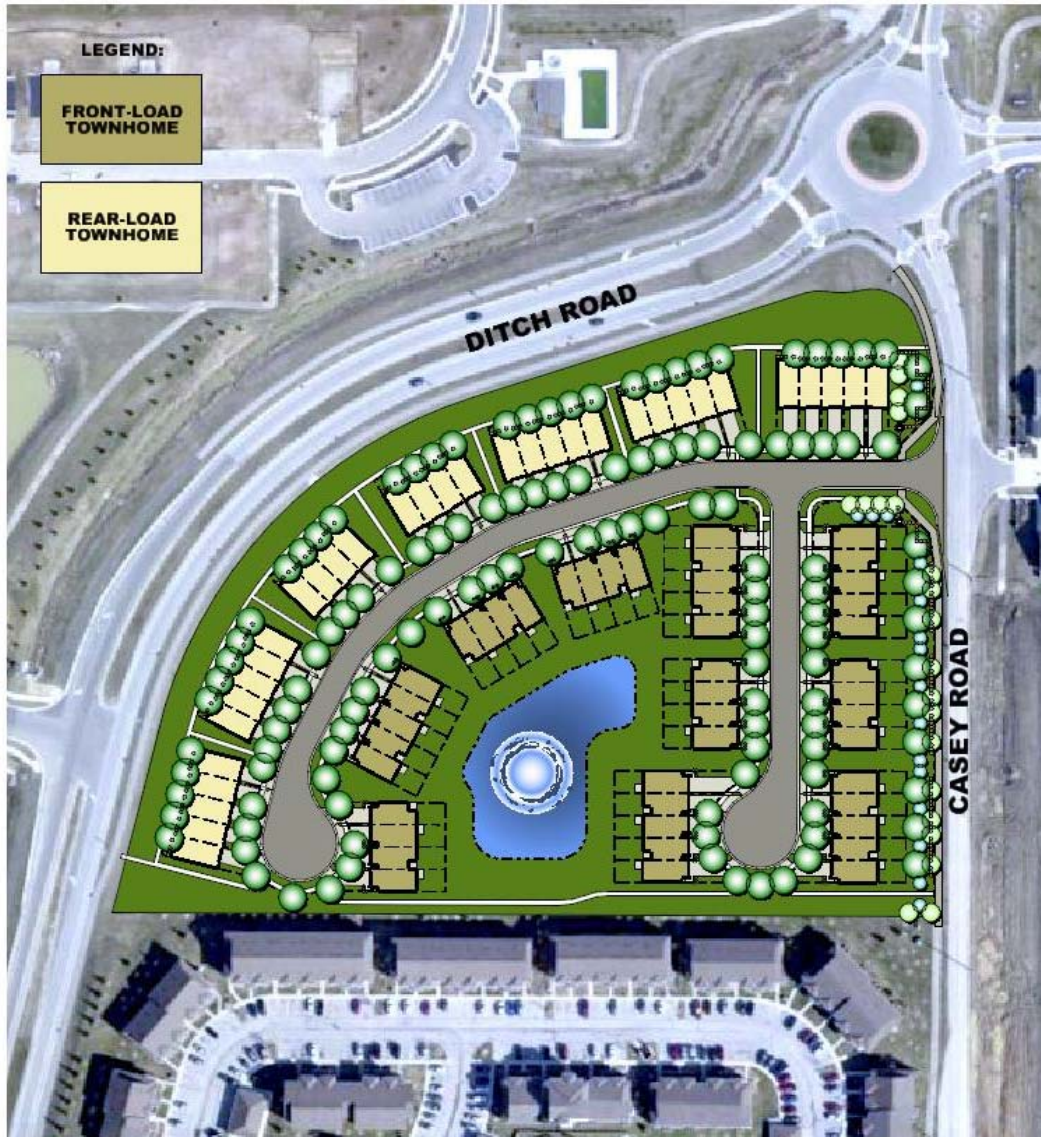
NELSON & FRANKENBERGER, LLC



Jon C. Dobosiewicz
Land Use Professional



FMH FAMILY PARCEL
Site Context



FMH FAMILY PARCEL Concept Plan

WRITTEN PUBLIC COMMENTS

Docket Number: 2108-PUD-23
Petitioner: Platinum Properties by Nelson & Frankenberger
Request: An amendment to 10.99 acres+/- of the Springmill Trail Planned Unit Development (PUD) District, modifying the use to include for-sale townhomes

Enclosed Attachments:

August 2, 2021, APC Public Hearing

1. Burke, Dee

07/06/2021

Rachel Riemenschneider

From: Dee Burke <dburke1951@me.com>
Sent: Tuesday, July 6, 2021 6:21 PM
To: APC

**Warning: This external email is from
dburke1951@me.com.**

I understand there is a request for Townhomes at Casey Rd and Ditch Rd just north of Casey Acres. While I prefer greenspace I would prefer townhomes that are owner occupied vs apartments Casey Acres is a constant source of theft; disruption; police calls.

Sent from my iPad

ISSUES RAISED REGARDING THE SPRINGMILL TRAIL PUD AMENDMENT PROPOSAL

The list below includes issues that were raised during the August 2, 2021, Advisory Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Can higher quality materials be used on the townhomes' exteriors, such as HardiePlank instead of Vinyl?

Response: The exterior siding standards have been enhanced to include the use of Masonry Materials on all sides of the buildings.

2. Will there be enhanced architectural features backs of the townhomes, particularly those with backs facing Casey Road?

Response: The architecture has been enhanced to include the use of Masonry Materials on all elevations including those facing Casey Road. In addition Perimeter Street landscaping is provided along Casey Road for additional privacy for the residents and enhancement of the view along the street.

3. Will four-sided architecture be implemented, particularly as it relates to window trim and masonry?

Response: Architectural standards have been enhanced to include the use of Masonry Materials and window trim on all sides of the buildings (four-sided architecture).

ORDINANCE NUMBER ~~02~~21-35****

**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 "**2021 Springmill Trails PUD – Mixed Use District Amendment**") 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 No. ~~11-19~~ (the "~~Springmill Trails PUD Ordinance~~"), ~~on September 12, 2011~~ ~~11-19~~ (the "~~Springmill Trails PUD Ordinance~~"), on September 12, 2011, and amended by (i) Ordinance 13-15, enacted by the City Council on June 10, 2013; (ii) Ordinance 14-11, enacted by the City Council on April 28, 2014; (iii) Ordinance 14-34, enacted by the City Council on January 12, 2015; (iv) Ordinance 16-07, enacted by the City Council on May 9, 2016; (v) Ordinance 16-28, enacted by the City Council on September 12, 2016; (vi) Ordinance 18-52, enacted by the City Council on February 11, 2019; and (vii) Ordinance 19-16, enacted by the City Council on July 8, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~21~~~~2108-PUD~~~~23~~**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~20~~~~2008-PUD~~~~23~~** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (**- vote**) 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 ~~March 2,~~ , 2021; 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the “**2021 Springmill Trails PUD – Mixed District Amendment**” (the “District”), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**2021 Springmill Trails PUD – Mixed Use District Amendment PUD**”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) 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.
- 1.3 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.
- 1.4 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. 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.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 2.3 The Concept Plan includes buildings which are identified as “Front-Load Townhome” and “Rear-Load Townhome” which dwellings are further regulated under the terms of this Ordinance.

Section 3. Underlying Zoning District(s). The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be limited to Townhome Dwellings.

- 4.1 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Ditch Road and Casey Road	10'
Front Yard (Setback from south perimeter of Real Estate)	10'20'
Side Yard Minimum Internal Building Setbacks	0'
Setback from internal street	20'
Side Yard & Rear Yard (project perimeter setback)	0' Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,250sqft

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

6.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:

- A. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated ~~as a compilation of images designed~~ to capture the intended architecture of ~~structures~~ townhouses to be constructed ~~in the District~~. It is not the intent to limit the architecture shown in the Character Exhibit, but to ~~encourage a diversity in~~ establish a benchmark for quality, vision, and appearance of architecture ~~of Dwellings~~ within the ~~District~~ development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Building Materials: Permitted exterior building materials are as follows:

- i. Masonry Material (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. All ~~front~~ building facades (the entire base of the townhome building exclusive of doors) shall include Masonry Material at a minimum height of twenty-four (24) inches.

C. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.

D. Dwelling Design: The following standards shall apply to all Dwellings:

- i. Perimeter Lots Fronting Ditch Road: Townhomes as shown on the Concept Plan ~~with an asterisk (*)~~, as “Rear-Load Townhome”, shall require the front door to face Ditch Road and the garage shall face an internal street.
- ii. Garages: All Dwellings shall have a two (2) car garage.
- iii. Roof Pitch:
 - a) The minimum primary/main and secondary roof pitches of all townhome buildings ~~and garage buildings~~ shall be no less than 6:12.
 - b) Shed roof dormer accents shall be no less than 3:12.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - b) Shutters or a six-inch (6”) nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
 - c) A minimum of one (1) offset at least one-foot (1’) deep by a minimum height equivalent to one-story (exclusive of relief

for doors, windows and other openings). Said relief could be either on the first floor or second floor.

- d) A minimum of four (4) windows.
 - e) Front door entranceways shall include a porch not less than three feet (3') deep by ~~five~~three and one-half feet (3.5') wide (prior to installation of any Masonry Material).
 - f) The roof design shall ~~consist of~~include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, ~~gables~~gable, or two (2) or more roof planes.
 - g) Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- v. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- a) A minimum of two (2) windows.
 - b) All windows shall have a minimum four-inch (4") nominal width trim.
 - ~~c) A two foot (2') wide return of Masonry Material extending and continuing where Masonry material is provided on the front elevation.~~
 - ~~d)c)~~ Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends ~~and shall be required on the corresponding end unit's garage side elevation.~~
 - ~~e) For all Townhomes abutting a Common Area or Public Street, a minimum two foot (2') masonry knee wall shall apply to the exposed façade(s) and garages.~~
- vi. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade: (façade opposite the façade including the entry door):
- a) A minimum of three (3) windows and a patio door shall be required on Front Load Townhomes.

~~a)~~**b)** A minimum of two (2) windows shall be required on Rear Load Townhomes.

~~b)~~**c)** All windows shall have a minimum four-inch (4”) nominal width trim.

6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

B. Street Trees: Article 6.8(J) Street Trees shall **only** apply to **internal streets**, however, a minimum spacing requirement of twenty feet (20’) shall apply and Street Trees may be placed on the lot ~~for dwellings with front load garages.~~

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below: **as generally illustrated on Exhibit D**.

i. At a minimum, ~~all Established Front Yards~~ **the yard between the entry door of a dwelling and the street** shall be sodded and the remainder of the Lot shall be seeded.

ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Where the Street Tree is placed in the Front Yard of ~~the~~ **a Front-Load Townhome** dwelling ~~with a front load garage~~ the street tree shall (i) meet the one (1) Shade Tree requirement of this section and (ii) shall be placed a minimum of four (4) feet from the sidewalk.

iii. Each Townhome on a Corner Lot shall have **a minimum of one (1) additional—Shade Tree inrequired between the Front Yard** ~~side of the dwelling and the street.~~

D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below:

i. Article 6.3(~~C8(M)(1)~~**(a)**) shall **not** apply to ~~all frontages where a Townhome~~ **the Ditch Road frontage as Rear-Load Townhomes** faces ~~this~~ **a** Perimeter Street.

ii. **Article 6.8(M)(1) shall apply to the Casey Road frontage except**

as modified below:

a) No mounds shall be required along ~~an~~ External Street Frontages.

~~a~~b) Four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 LF of frontage along the Casey Road frontage.

~~b~~c) Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.

E. ~~Fountains~~ Common Areas / Detention/Retention Areas:

~~ii.i.~~ A Fountain shall be installed and seasonally maintained within the Detention ~~Ponds~~ Pond.

ii. Twelve (12) additional shade trees at a 1.5” caliper shall be provided around the Detention Pond.

F. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall ~~not apply~~ as none is required under the UDO.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

7.1 The minimum street right of way for all internal streets shall be fifty-one (51) feet for the typical street cross-section providing a four (4) foot landscape lawn between the curb and sidewalk. See Section 6.2.B and Section 6.2.C.2 of this Ordinance for Street Tree requirements.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.

Section 9. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate.

- 9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.
- 9.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner’s Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner’s Association.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY 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 hereby certify that **ORDINANCE 21-0235** was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-0235
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-0235
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Dwelling Character Exhibits

Exhibit D Lot Landscaping Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

The real estate identified by the Hamilton County, Indiana Auditor's Office as Parcel Identification Number 08-05-34-00-00-025.003 and consist of 10.99 acres.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

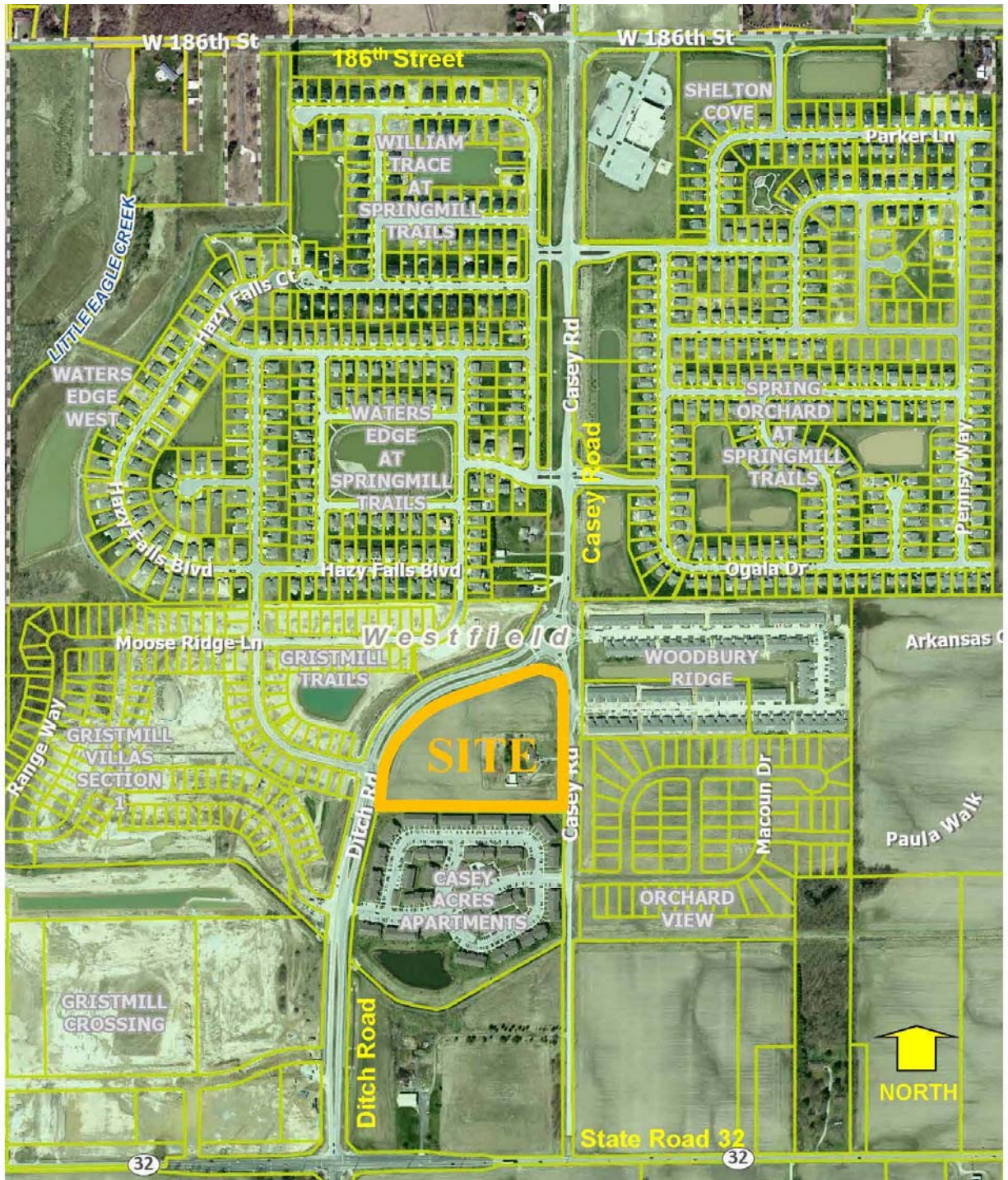
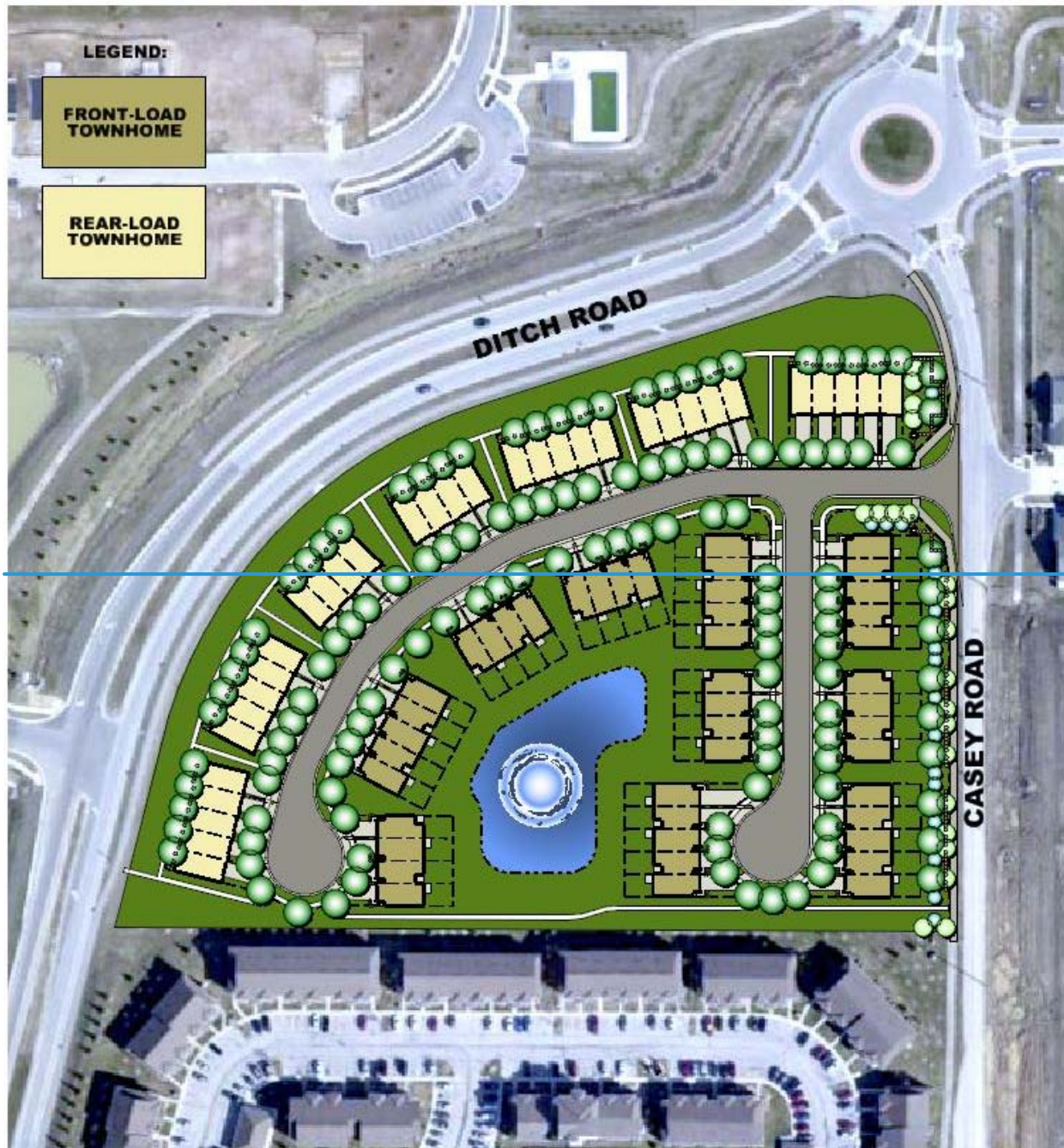
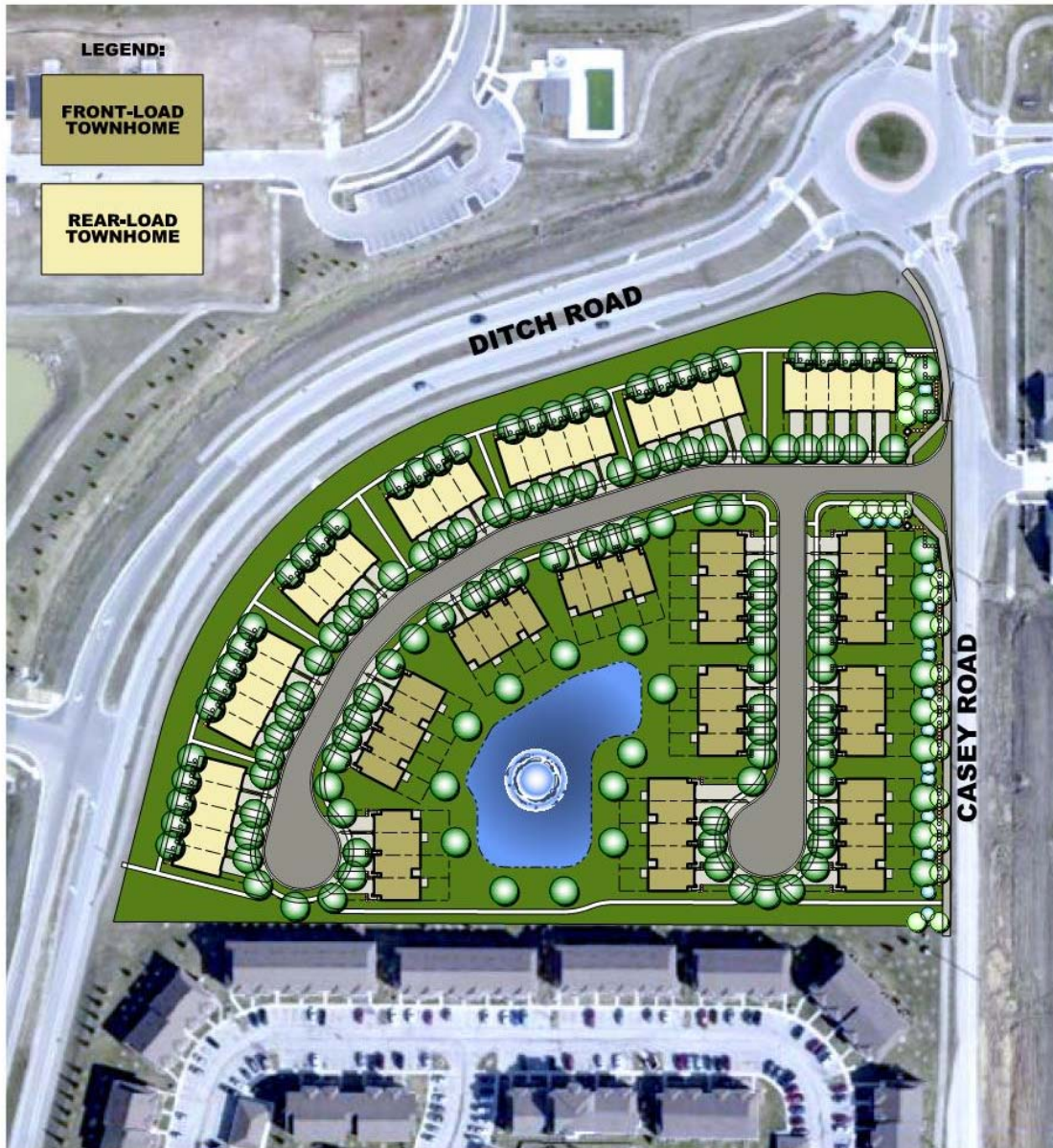


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number [21-2108-PUD-23](#).

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



*Front Elevation of “Rear-Load Townhome”

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



*Front Elevation of “Front-Load Townhomes

EXHIBIT D
LOT LANDSCAPING EXHIBIT
(Page 1 of 1)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



*Front Elevation of “Rear-Load Townhome”

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



*Front Elevation of “Front-Load Townhomes



Petition Number: 2108-DDP-30

Project Name: Sonic

Subject Property: 100 E Spring Mill Pointe Drive (the "Property")

Petitioner: Drive In of Evansville by Weihe Engineers

Request: Petitioner requests Detailed Development Plan review for a 3,174 square foot drive-in restaurant on 1.2 acres +/- in the Springmill Pointe PUD District

Current Zoning: Springmill Pointe PUD (Ord. 19-36)

Current Land Use: Undeveloped

Approximate Acreage: 1.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building, Canopy, and Screen Wall Elevations
5. Landscape Plan
6. Photometric Plan

Staff Reviewer: Daine Crabtree, Associate Planner

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is compliant 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.

Springmill Pointe PUD (ORD. 19-36) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

- 22) Section 3: Concept Plan
- 23) Section 4: Illustrative Layout
- 24) Section 5: Character Exhibit
- 25) Section 7: Permitted Uses
- 26) Section 8: General Regulations
- a) Minimum Lot Frontage: 0 feet
 - b) Minimum Lot Width: No Minimum
 - c) Minimum Setback Lines
 - i) Front Yard – State Road 32 Right-of-way: 0 feet
 - ii) Front Yard – Austrian Pine Way and Springmill Pointe Drive: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet
- 27) Section 9: Overlay Districts
- a) Staggered Setbacks: A maximum of one (1) building shall exceed the Maximum Setback.
 - i) Said building shall contain a minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State Highway Trail Corridor
 - ii) Said building shall not exceed forty percent (40%) of the State Highway 32 Trail Corridor Frontage on the Real Estate
 - iii) Said building shall have a maximum of three (3) rows of parking permitted between the building and the State Highway 32 Trail Corridor.

b) Building Height Standards

- i) 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.

Comment: The proposed use on the Property is a drive-in restaurant with no indoor seating. The Director has determined that the canopies over the drive-in areas are not accessory structures or amenity features, but rather equally essential to the use.

Historically, under-roof square footage for dine-in canopy structures has been utilized to meet square footage requirements.

The total square footage of building footprint and under-roof canopy is 6,366 square feet.

The plans shown are compliant.

c) Mechanical/Utility Meter Screening

28) Section 10: Development Standards

a) Accessory Buildings

- i) Trash enclosures shall be permitted within the Established Front Yard of the Access Road

b) Architectural Standards

c) Landscaping Standards

- i) Foundation Planting requirements shall not apply to the Building Façade oriented towards the Access Road and where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
- ii) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.
- iii) Landscaping within Drainage and Utility Easements required by the Department of Public Works around the perimeter of Lots is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- iv) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined



Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping requirements.

29) Section 12: Design Standards

- a) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

30) Permitted Uses

31) Access Control Requirements

32) Setback Requirements:

- a) Maximum Setback: 120' from ROW line.
- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

33) Accessory Buildings

34) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories Encouraged

35) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Superseded by Ord. 19-36.

- b) Maximum Gross Floor Area: No maximum

36) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation

- ii) Offsets: 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. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at an interval of not greater than forty (40) feet.

Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.

- iii) Openings
- iv) Gutters and Downspouts
- v) Roofs
- vi) Main Entrances

Comment: Although there is no customer entrance to the primary structure, the entrance to the outdoor seating area, which abuts the employee entrance to the primary structure, contains a canopy, columns, and is clearly defined by the patio walls/railing/glass windows. Standard is met.

- vii) Windows
- viii) Awnings
- ix) Drive-thrus and Fueling Stations
- x) Building Materials
- xi) Accessory Buildings

37) Trail Corridor Requirements:

- a) Trail Corridor Design Standards
- b) Trail Corridor Plantings
 - i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting
 - ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet



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

c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

- a) Loading Berths
- b) Mechanical Equipment
- c) Walls and Fencing

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

1.2 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	12	12	30
Shown	21	13	164

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers. Not required along a Building Façade oriented towards the Access Road where a drive-thru aisle is located per Ord. 19-36. Planters at the base of a building or attached to a façade shall be counted to meet the requirement.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Plantings shall be located within fifteen (15) feet of the Building Façade, Fence, or other barrier and shall occur within planting beds at least eight (8) feet in width.

- c) External Street Frontage Plantings: Shall not apply per Ord. 19-36.
- d) Parking Area Landscaping
 - i) Interior Parking Area Islands
 - ii) Perimeter Parking Area Landscaping
- e) General Screening Standards
 - i) Service and Loading Areas
 - (1) Service areas shall be screened from Rights-of-way.

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

48) Setback Standards (Article 6.16)

49) Sign Standards (6.17)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

52) Block Standards (Article 8.1)

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

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

59) Street Light Standards (Article 8.10)

60) Street Sign Standards (Article 8.11)

61) Surety Standards (Article 8.12)



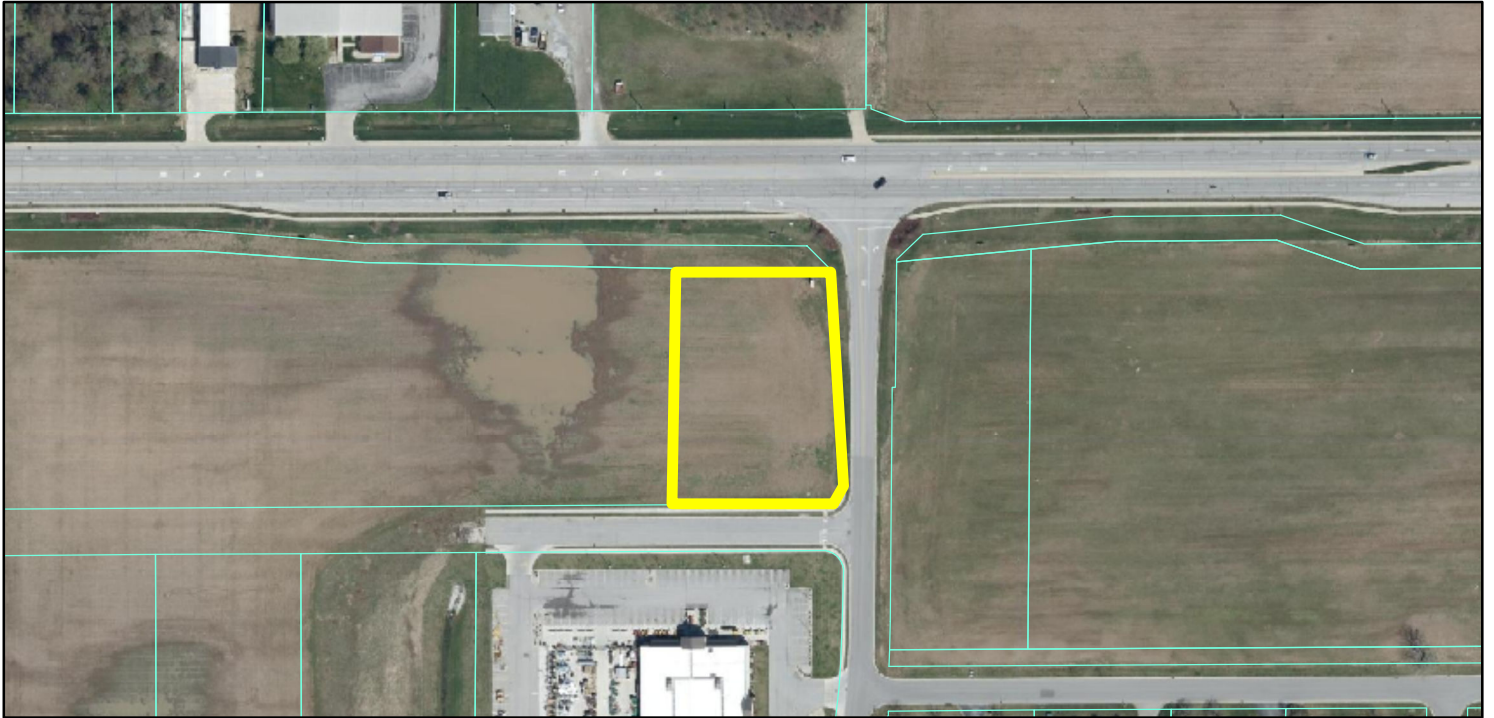
62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

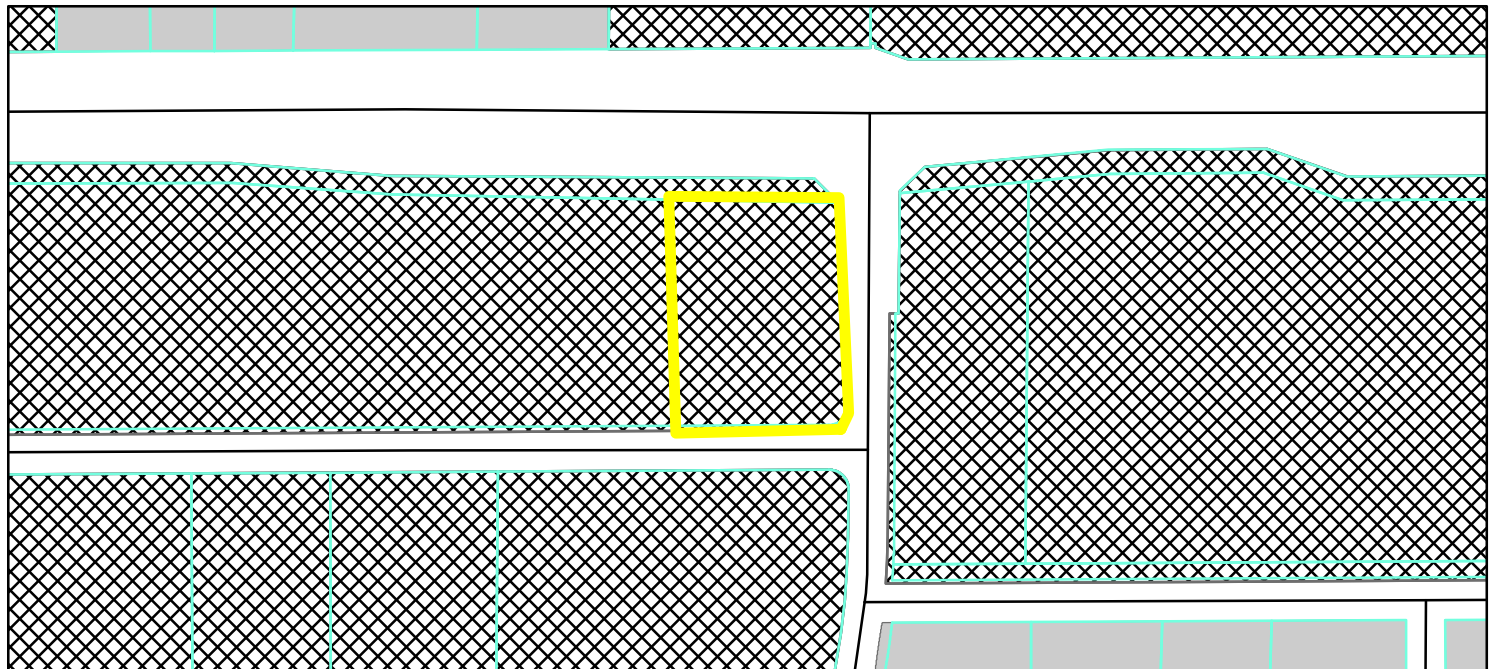
- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve Detailed Development Plan 2108-DDP-30 with the following conditions:
 - That associated Secondary Plat 2108-SFP-48 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property
 - 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.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



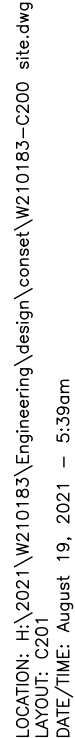
Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Parcel
Zoning - All
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.0225 0.045
Miles

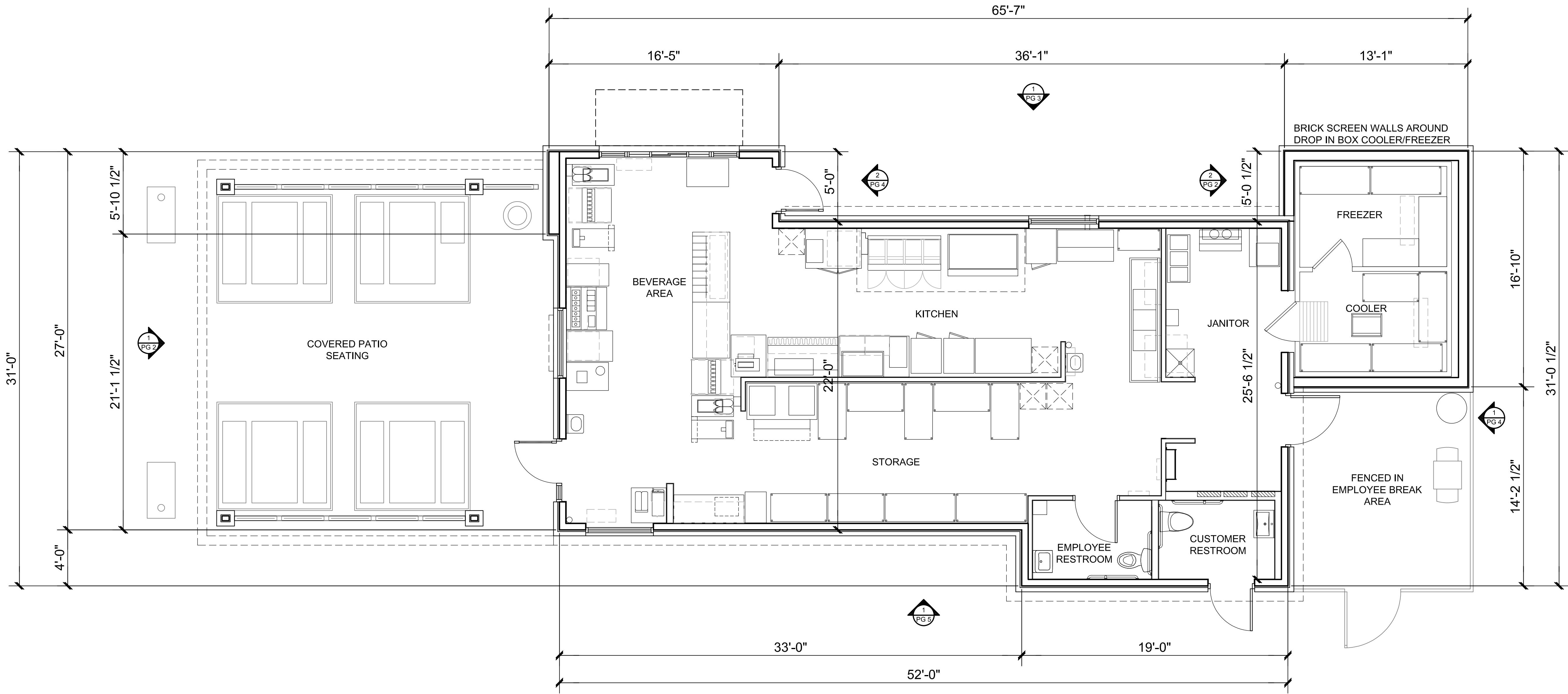




SHEET NO.
C201

PROJECT NO.
W21.0183

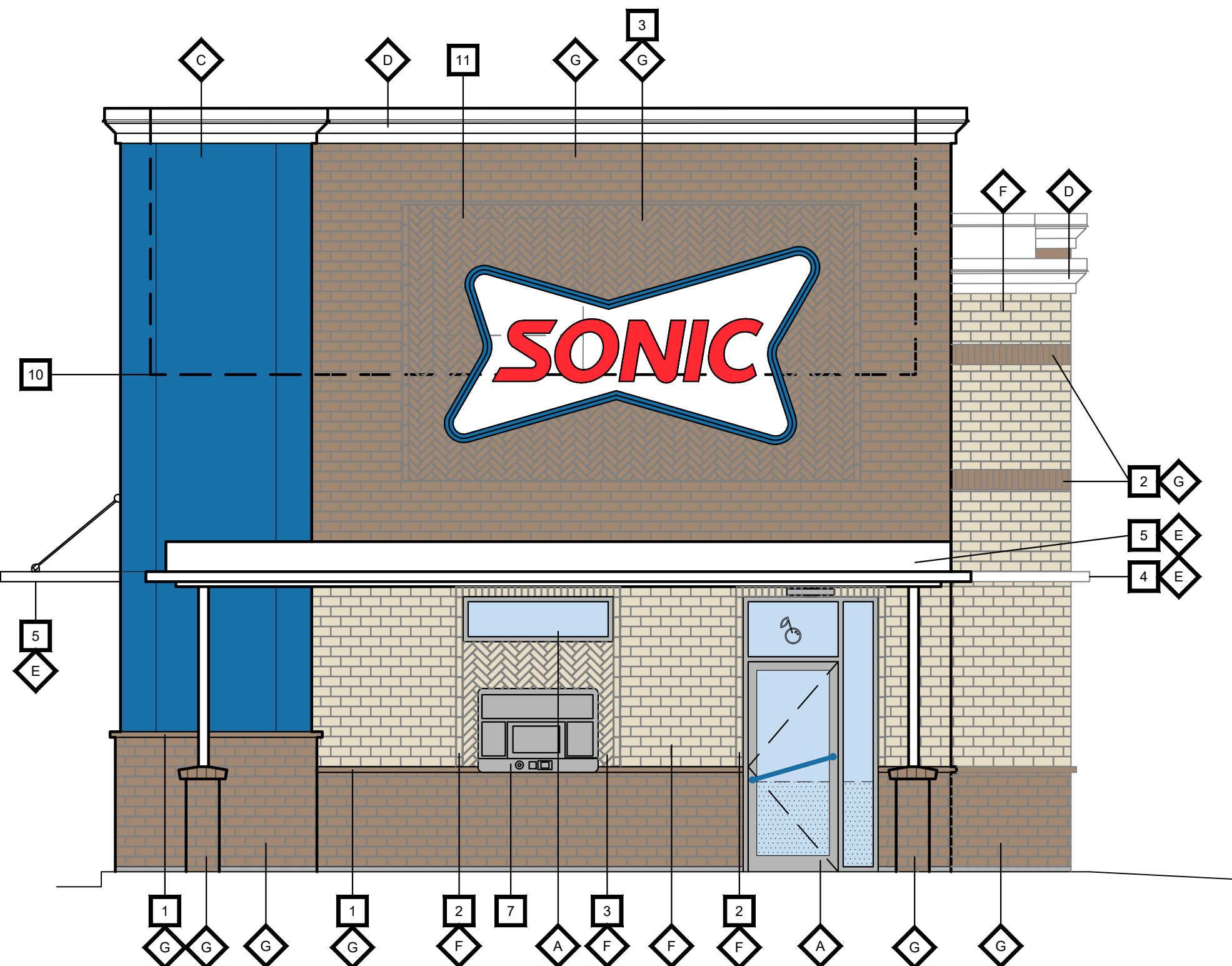
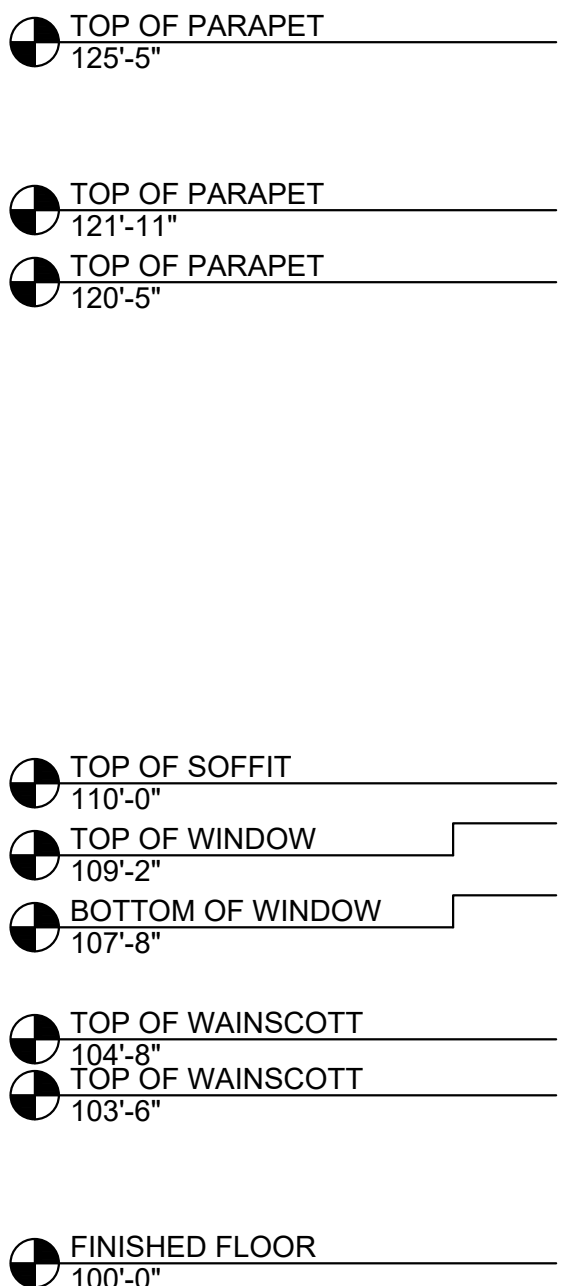
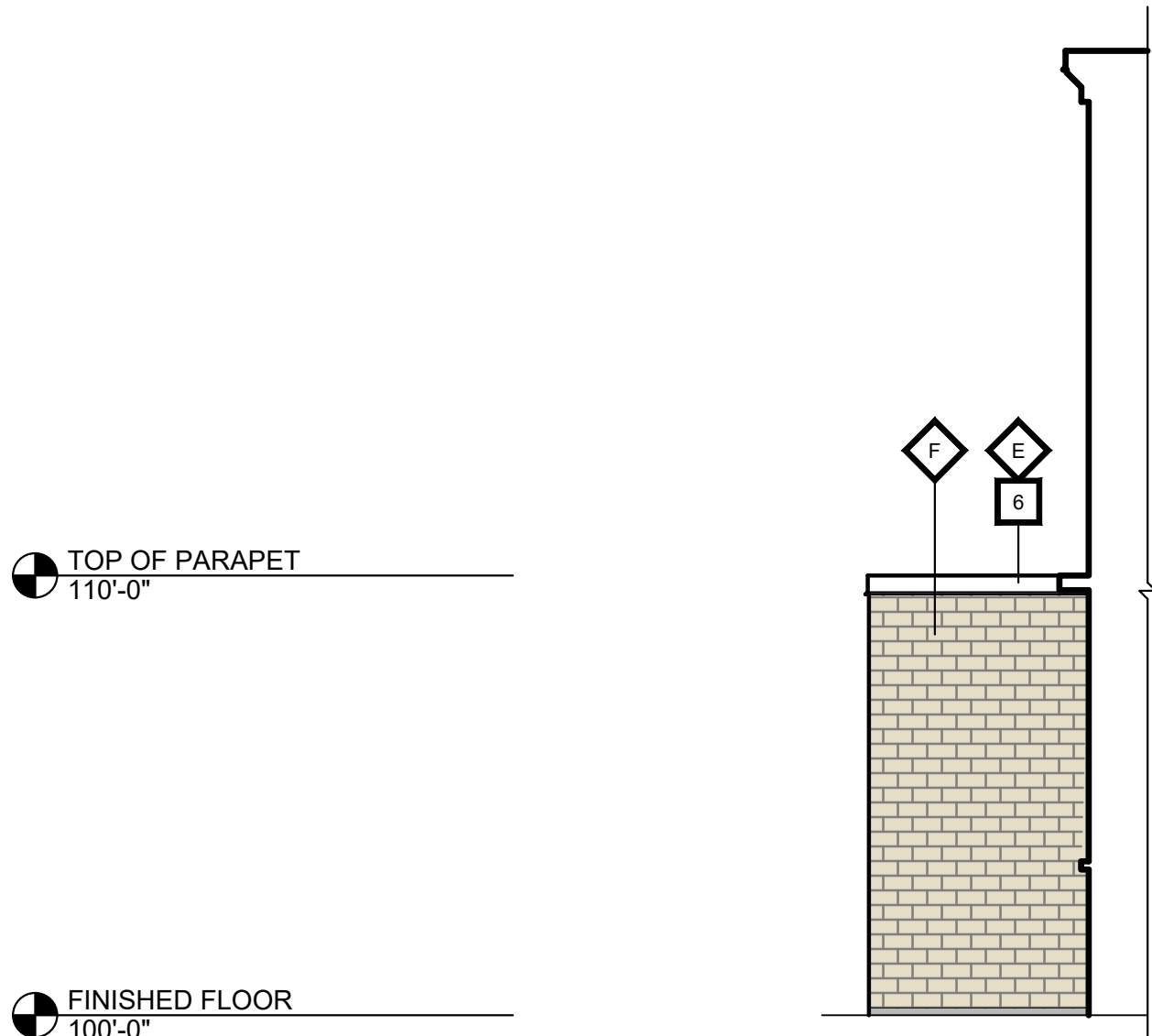
STRUCTURE SQUARE FEET	SQUARE FEET
BUILDING:	1,303
WALK-IN COOLER:	217
COVERED PATIO SEATING:	706
FENCED EMPLOYEE AREA:	194
TOTAL:	2,420



NORTH FINISH CALCULATIONS	SQUARE FEET	PERCENT OF TOTAL AREA
TOTAL:	792	100%
MASONRY:	624	79%
ARCHITECTURAL METAL PANELS:	128	16%
ARCHITECTURAL CORNICE:	40	5%
WINDOWS & DOORS:	48	N/A

FINISH SCHEDULE		
A CLEAR ANODIZED (ALUMINUM WINDOW & DOOR FRAMES) MANUFACTURE: KAWNEER		
B PAINT (HOLLOW METAL WINDOW & DOOR FRAMES) COLOR: SW 7659 GRIS MANUFACTURE: SHERWIN WILLIAMS		
C ARCHITECTURAL METAL PANEL CLADDING (ACM) COLOR: ABE BLUE MANUFACTURE: ALPOLIC PANELS		
D PAINT (EIFS ARCHITECTURAL CORNICE) COLOR: SONIC PURE WHITE MANUFACTURE: SHERWIN WILLIAMS		
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F STANDARD BRICK COLOR: SHAMROCK MANUFACTURE: ACME BRICK		
G STANDARD BRICK COLOR: KOKO BROWN MANUFACTURE: ACME BRICK		

KEYED NOTES	
1	ROWLOCK BRICK SILL
2	SOLDIER COURSE BRICK
3	45° HERRINGBONE BRICK PATTERN
4	EYEBROW / SOFFIT
5	CANOPY
6	METAL COPING
7	MENU BOARD
8	PATIO RAILING SYSTEM
9	BLUE TINTED GLASS
10	DASHED LINE INDICATES ROOF LINE BEYOND
11	DASHED LINE INDICATES ROOF TOP EQUIPMENT SCREENED BY PARAPET WALL
12	HEAVY DASHED LINE INDICATES LOCATION OF 8'-0" HIGH TREX SCREENING FENCE



2
PAGE 2
NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

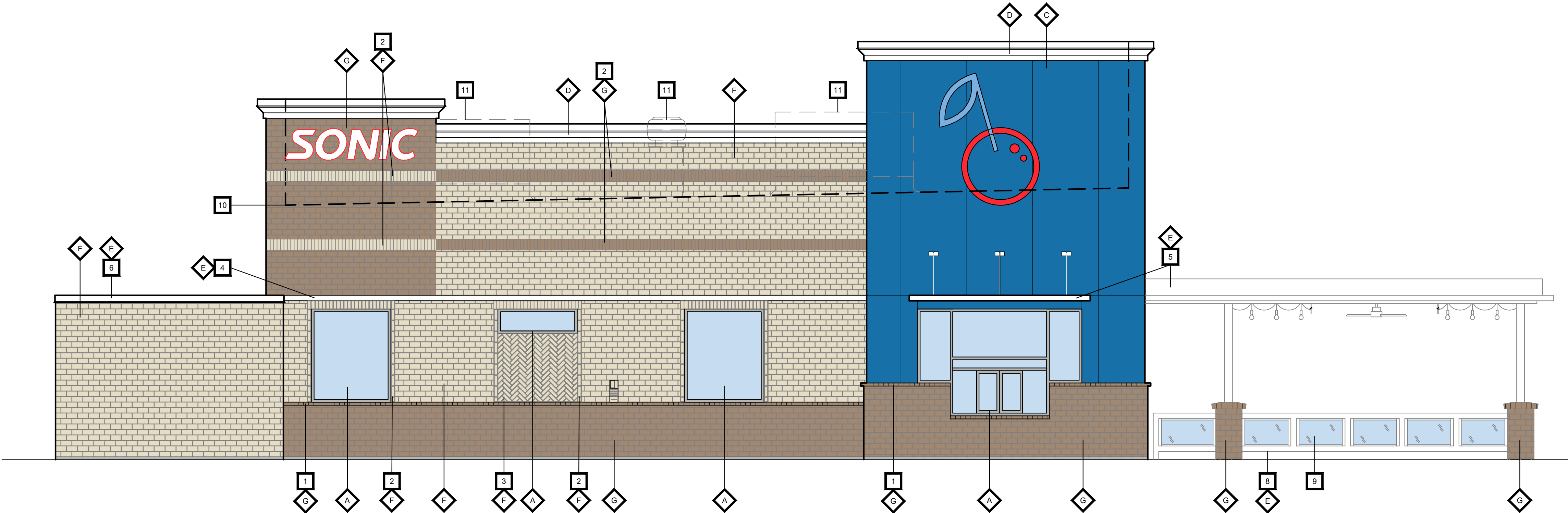
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PAGE 2
NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

EAST FINISH CALCULATIONS	SQUARE FEET	PERCENT OF TOTAL AREA
TOTAL:	1,204	100%
MASONRY:	836	70%
ARCHITECTURAL METAL PANELS:	304	25%
ARCHITECTURAL CORNICE:	64	5%
WINDOWS & DOORS:	118	N/A

FINISH SCHEDULE		
A CLEAR ANODIZED (ALUMINUM WINDOW & DOOR FRAMES) MANUFACTURE: KAWNEER		
B PAINT (HOLLOW METAL WINDOW & DOOR FRAMES) COLOR: SW 7059 GRIS MANUFACTURE: SHERWIN WILLIAMS		
C ARCHITECTURAL METAL PANEL CLADDING (ACM) COLOR: ABE BLUE MANUFACTURE: ALPOLIC PANELS		
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KEYED NOTES	
1 ROWLOCK BRICK SILL	8 PATIO RAILING SYSTEM
2 SOLDIER COURSE BRICK	9 BLUE TINTED GLASS
3 45° HERRINGBONE BRICK PATTERN	10 DASHED LINE INDICATES ROOF LINE BEYOND
4 EYEBROW / SOFFIT	11 DASHED LINE INDICATES ROOF TOP EQUIPMENT SCREENED BY PARAPET WALL
5 CANOPY	12 HEAVY DASHED LINE INDICATES LOCATION OF 8'-0" HIGH TREX SCREENING FENCE
6 METAL COPING	
7 MENU BOARD	

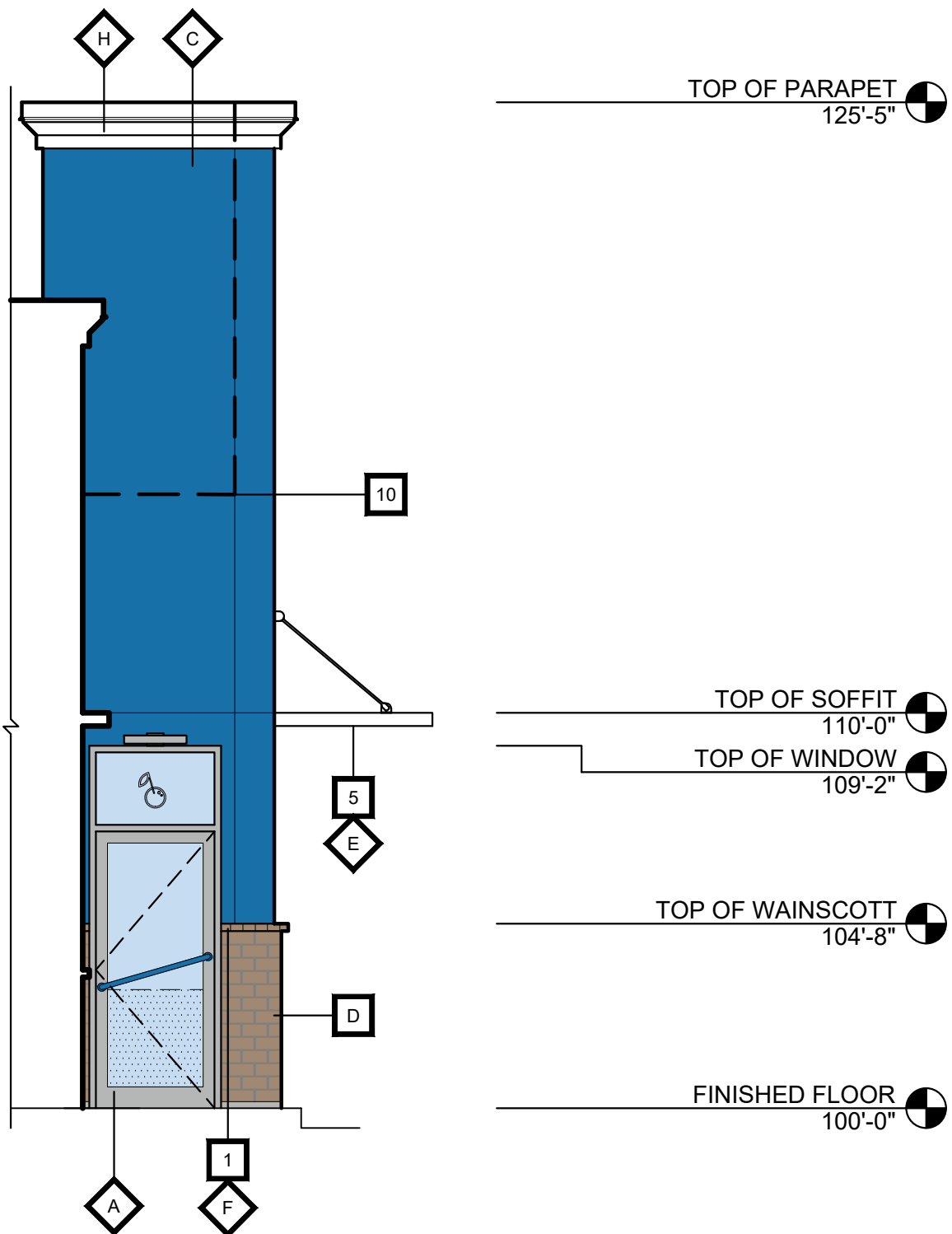
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125'-5"
- TOP OF PARAPET
121'-11"
- TOP OF PARAPET
120'-5"
- TOP OF SOFFIT
110'-0"
- TOP OF WINDOW
109'-2"
- BOTTOM OF WINDOW
107'-8"
- TOP OF WAINSCOTT
104'-8"
- TOP OF WAINSCOTT
103'-6"
- FINISHED FLOOR
100'-0"



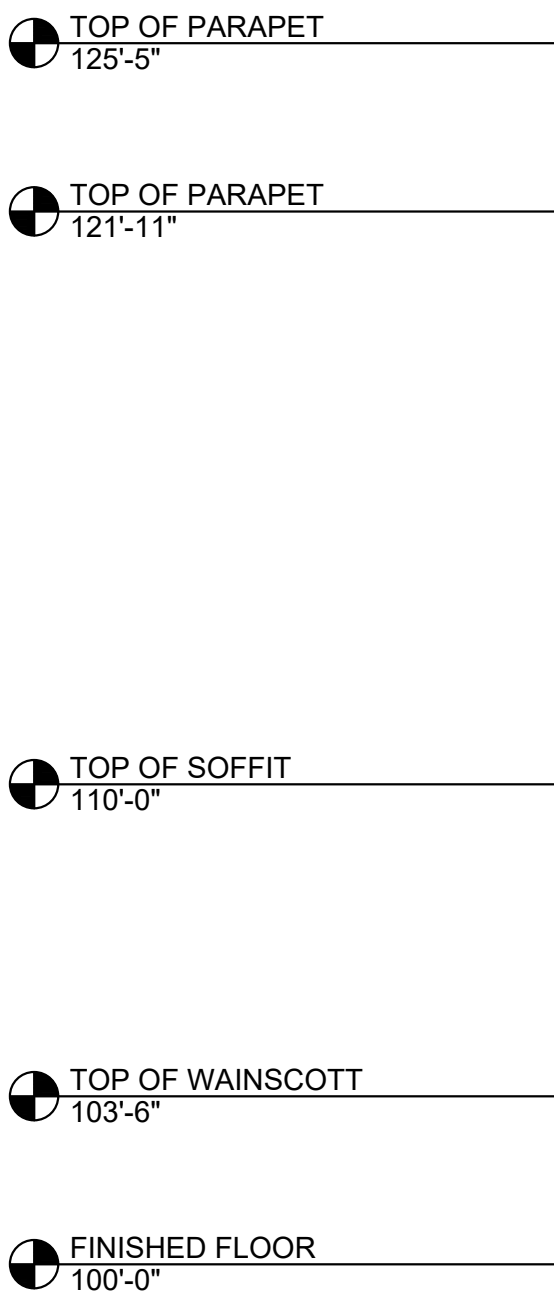
SOUTH FINISH CALCULATIONS	SQUARE FEET	PERCENT OF TOTAL AREA
TOTAL:	696	100%
MASONRY:	559	80%
ARCHITECTURAL METAL PANELS:	96	14%
ARCHITECTURAL CORNICE:	41	6%
WINDOWS & DOORS:	78	N/A

FINISH SCHEDULE		
4 CLEAR ANODIZED (ALUMINUM WINDOW & DOOR FRAMES) MANUFACTURE: KAWNEER		
9 PAINT (HOLLOW METAL WINDOW & DOOR FRAMES) COLOR: SW 7659 GRIS MANUFACTURE: SHERWIN WILLIAMS		
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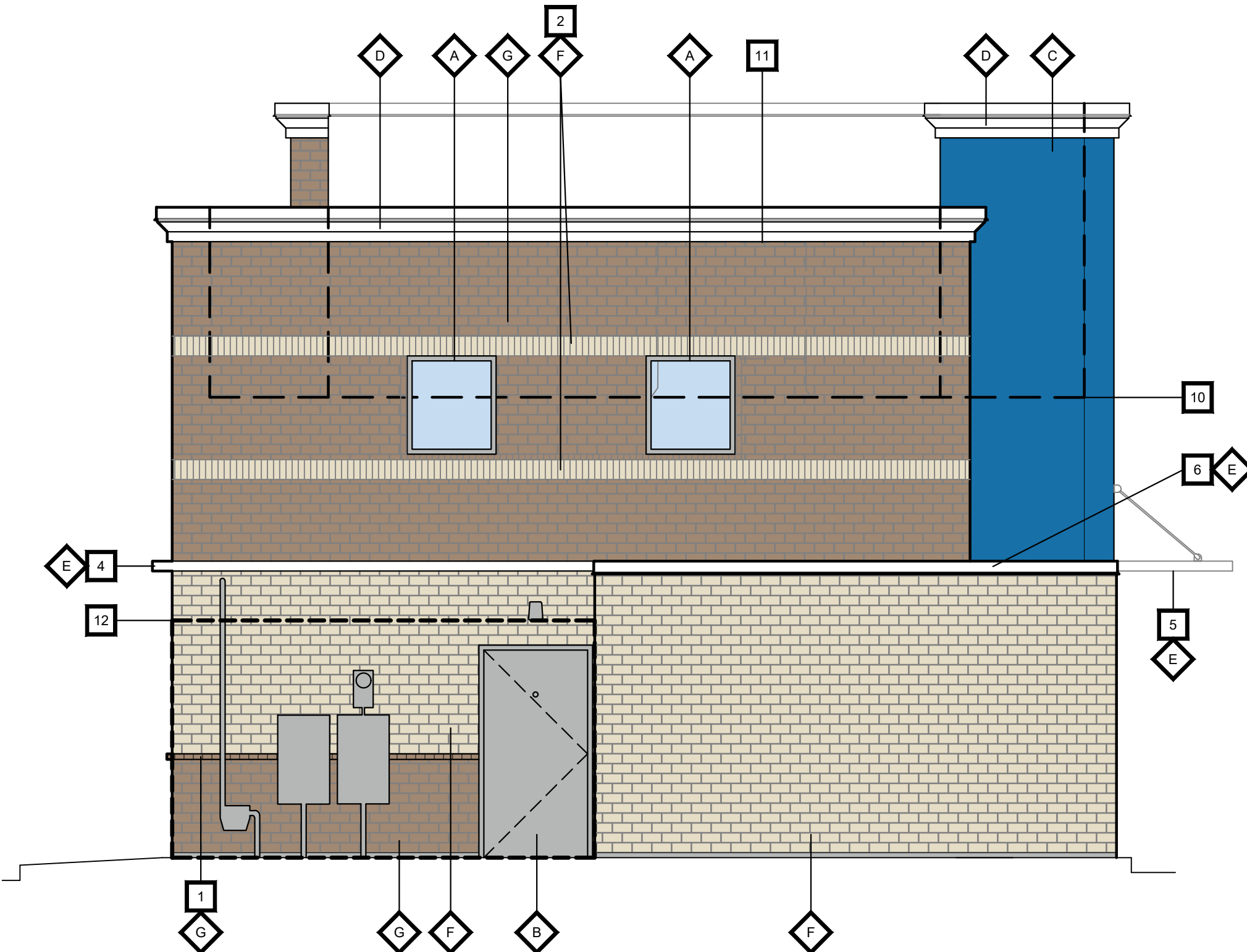
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7 MENU BOARD	



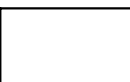
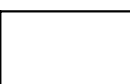
2 SOUTH EXTERIOR ELEVATION
PAGE 4
1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
PAGE 4
1/4" = 1'-0"



WEST FINISH CALCULATIONS	SQUARE FEET	PERCENT OF TOTAL AREA
TOTAL:	1,191	100%
MASONRY:	1,093	92%
ARCHITECTURAL METAL PANELS:	34	3%
ARCHITECTURAL CORNICE:	64	5%
WINDOWS & DOORS:	108	N/A

FINISH SCHEDULE		
1 CLEAR ANODIZED (ALUMINUM WINDOW & DOOR FRAMES) MANUFACTURE: KAWNEER		
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KEYED NOTES	
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6 METAL COPING	
7 MENU BOARD	

- TOP OF PARAPET

125'-5"
- TOP OF PARAPET

121'-11"
- TOP OF PARAPET

120'-5"
- TOP OF SOFFIT

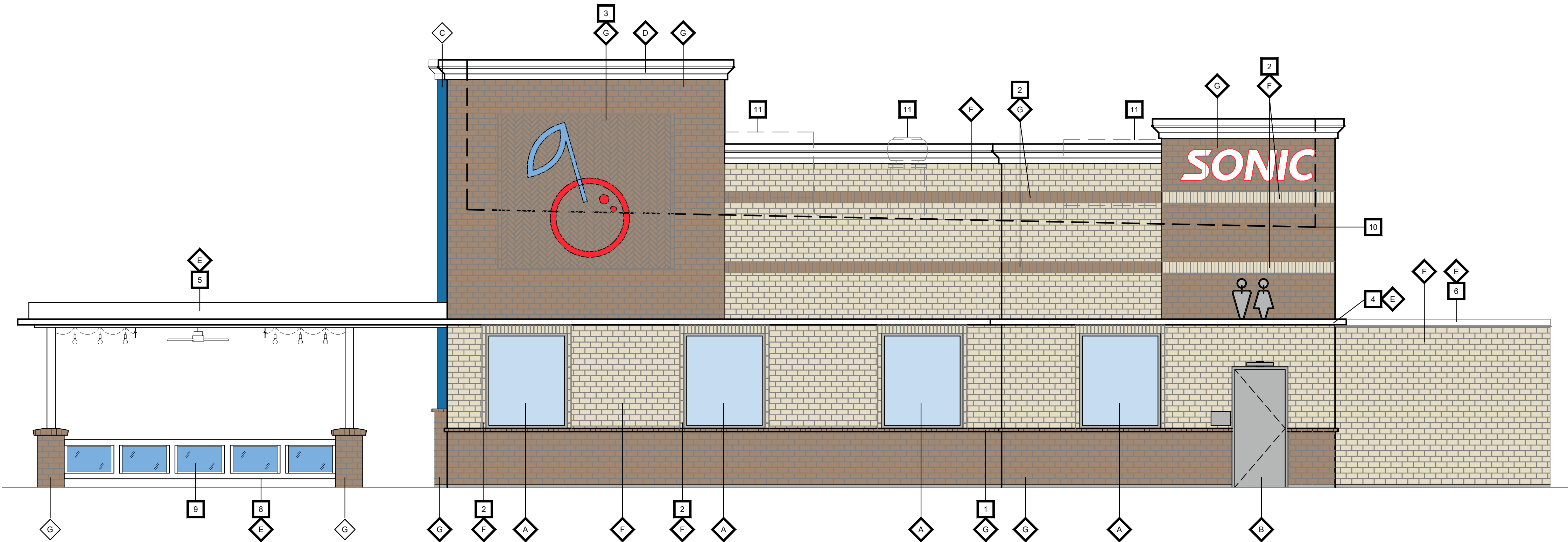
110'-0"
- TOP OF WINDOW

109'-2"
- TOP OF WAINSCOTT

104'-8"
- TOP OF WAINSCOTT

103'-6"
- FINISHED FLOOR

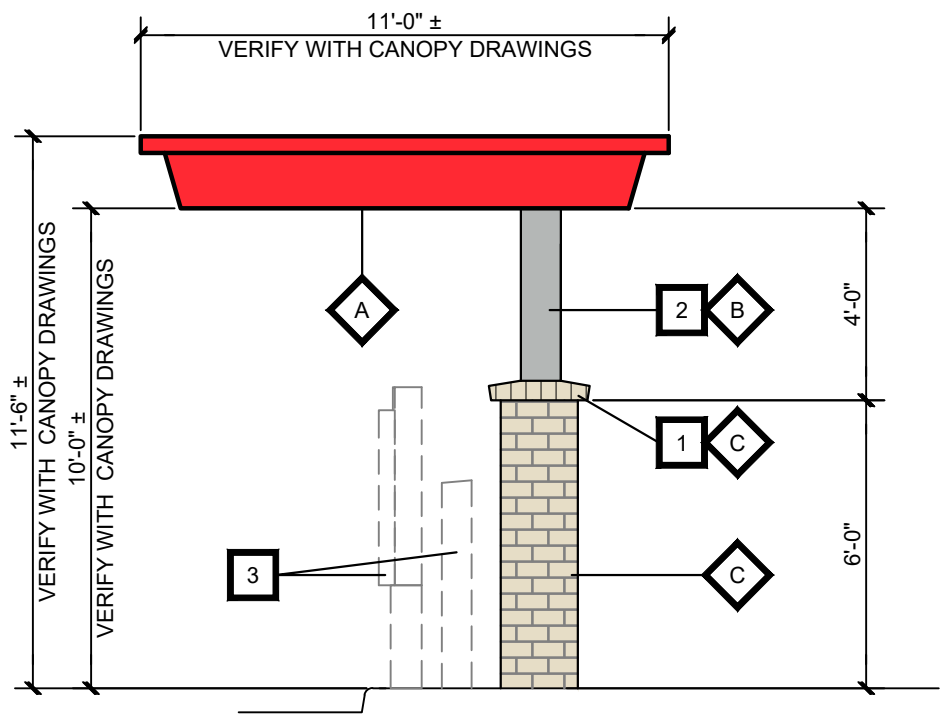
100'-0"



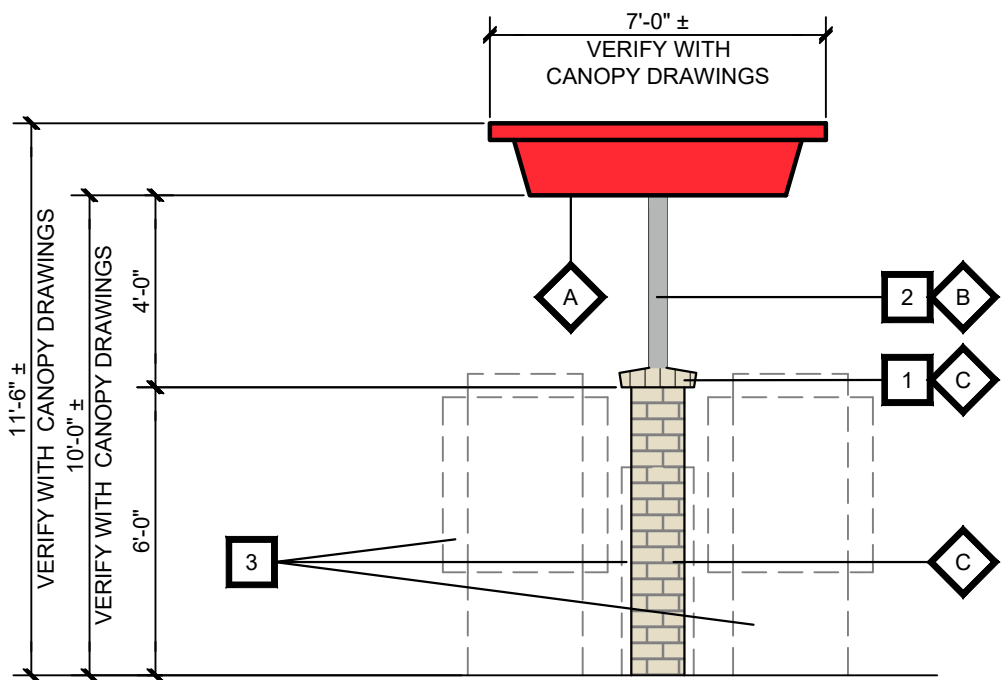
SQUARE FEET UNDER CANOPY	SQUARE FEET
CAR STALL CANOPIES (2):	2,088 EACH
DRIVE THRU EQUIPMENT CANOPY:	77
TOTAL:	4,193

FINISH SCHEDULE	
A ARCHITECTURAL METAL PANEL CLADDING (ACM) COLOR: SONIC ARCHITECTURAL RED MANUFACTURE: ALPOLIC PANELS	
B PAINT COLOR: SW 7659 GRIS MANUFACTURE: SHERWIN WILLIAMS	
C STANDARD BRICK COLOR: SHAMROCK MANUFACTURE: ACME BRICK	

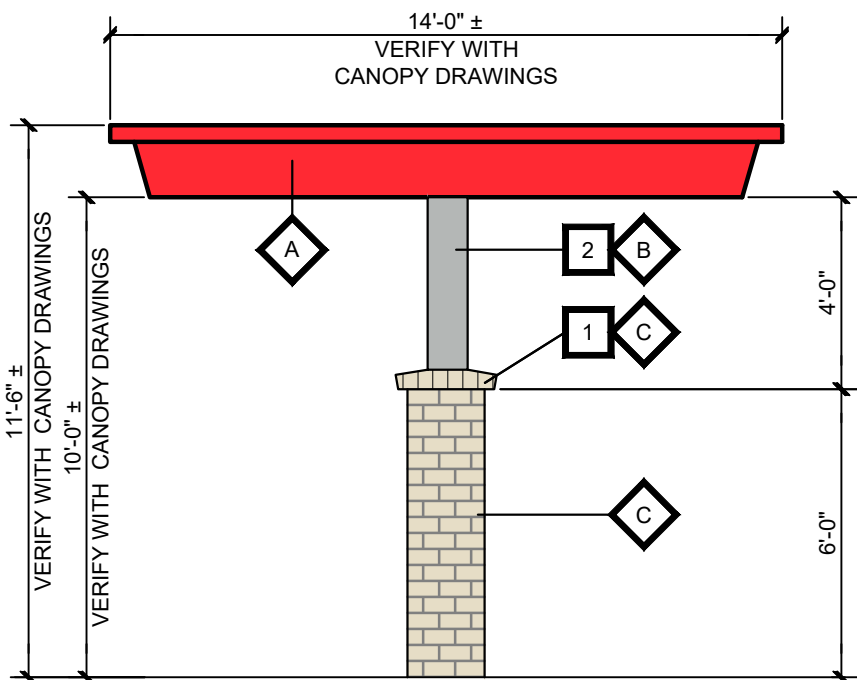
KEYED NOTES	
1	ROWLOCK BRICK SILL
2	6"X10" STEEL COLUMN
3	DRIVE THRU MENU EQUIPMENT



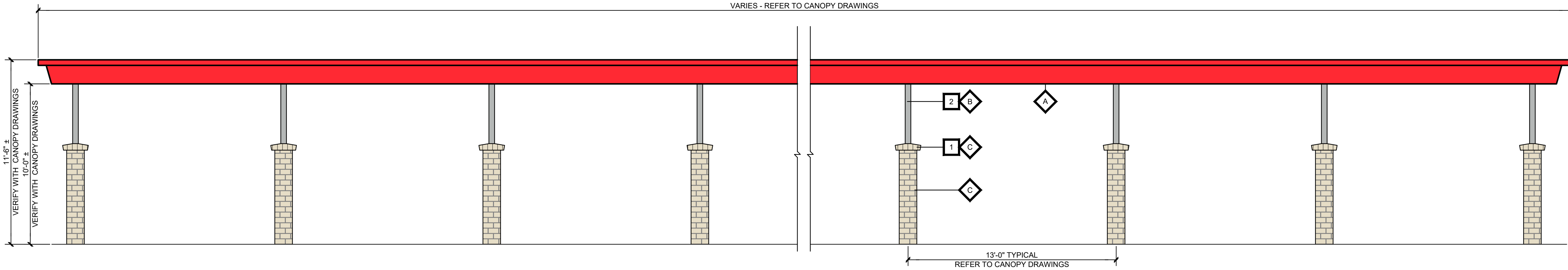
4 DRIVE-THRU CANOPY SIDE ELEV.
PAGE 6
1/4"=1'-0"



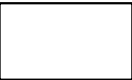
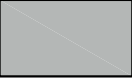
3 DRIVE-THRU CANOPY FRONT ELEV.
PAGE 6
1/4"=1'-0"

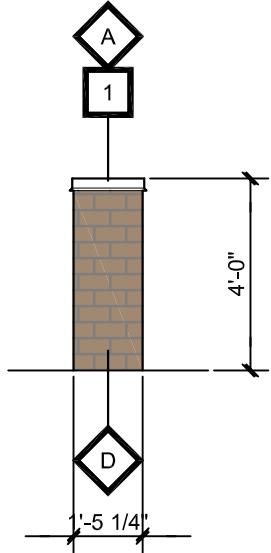


2 ANG.REMOTE CANOPY SIDE ELEV.
PAGE 6
1/4"=1'-0"

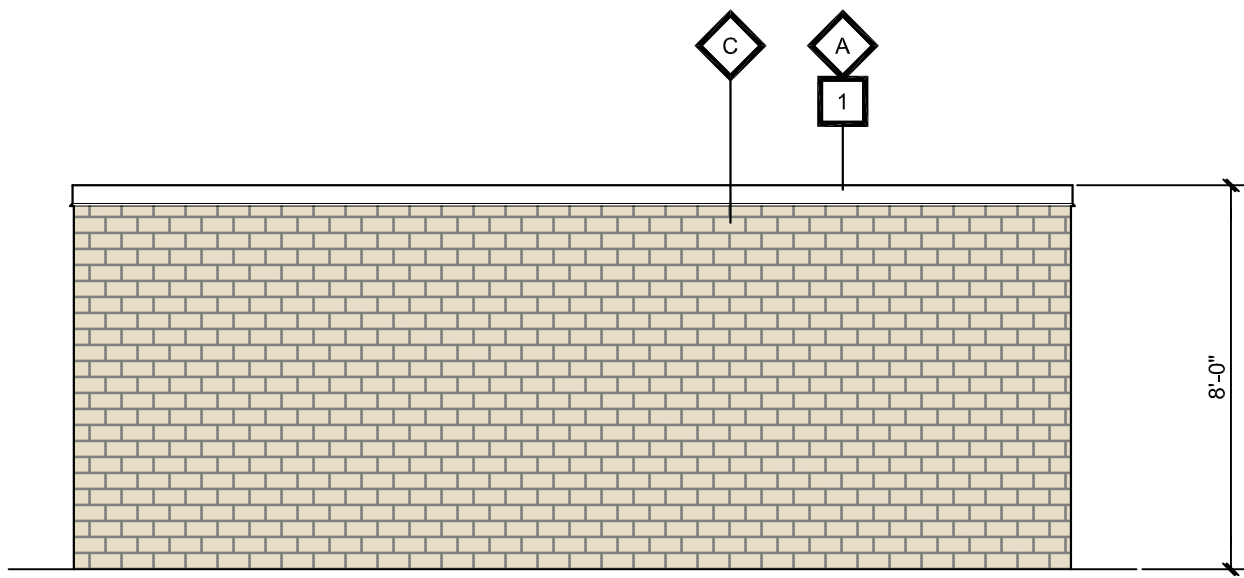


1 REMOTE CANOPY FRONT/REAR ELEV.
PAGE 6
1/4"=1'-0"

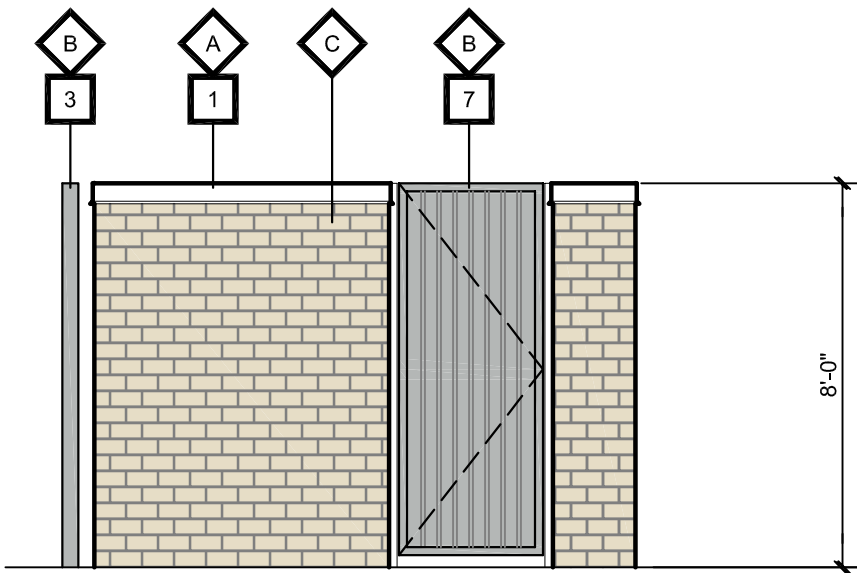
FINISH SCHEDULE		
	ARCHITECTURAL METAL PANEL CLADDING (ACM) COLOR: SAW WHITE MANUFACTURE: ALPOLIC PANELS	
	INDUSTRIAL ENAMEL (METAL DOORS, FRAMES, & GATES) COLOR: SW 7659 GRIS MANUFACTURE: SHERWIN WILLIAMS	
	STANDARD BRICK COLOR: SHAMROCK MANUFACTURE: ACME BRICK	
	STANDARD BRICK COLOR: KOKO BROWN MANUFACTURE: ACME BRICK	
KEYED NOTES		
	METAL COPING	
	BOLLARDS	
	GATE POSTS	
	CMU BLOCK	
	CANE BOLTS	
	CUSTOM METAL DECK PAN GATES	
	CUSTOM METAL DECK PAN MAN DOOR	



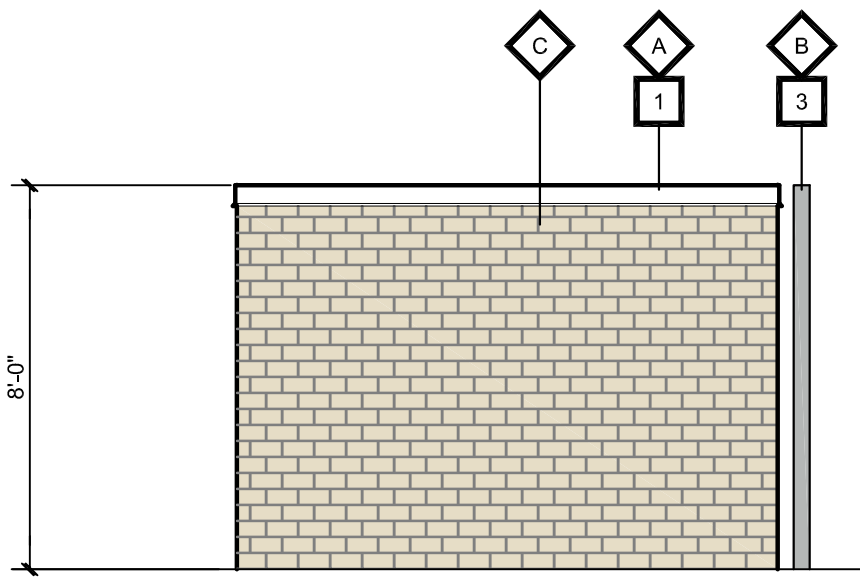
7 SITE SCREEN WALL SIDE ELEVATION
1/4" = 1'-0"



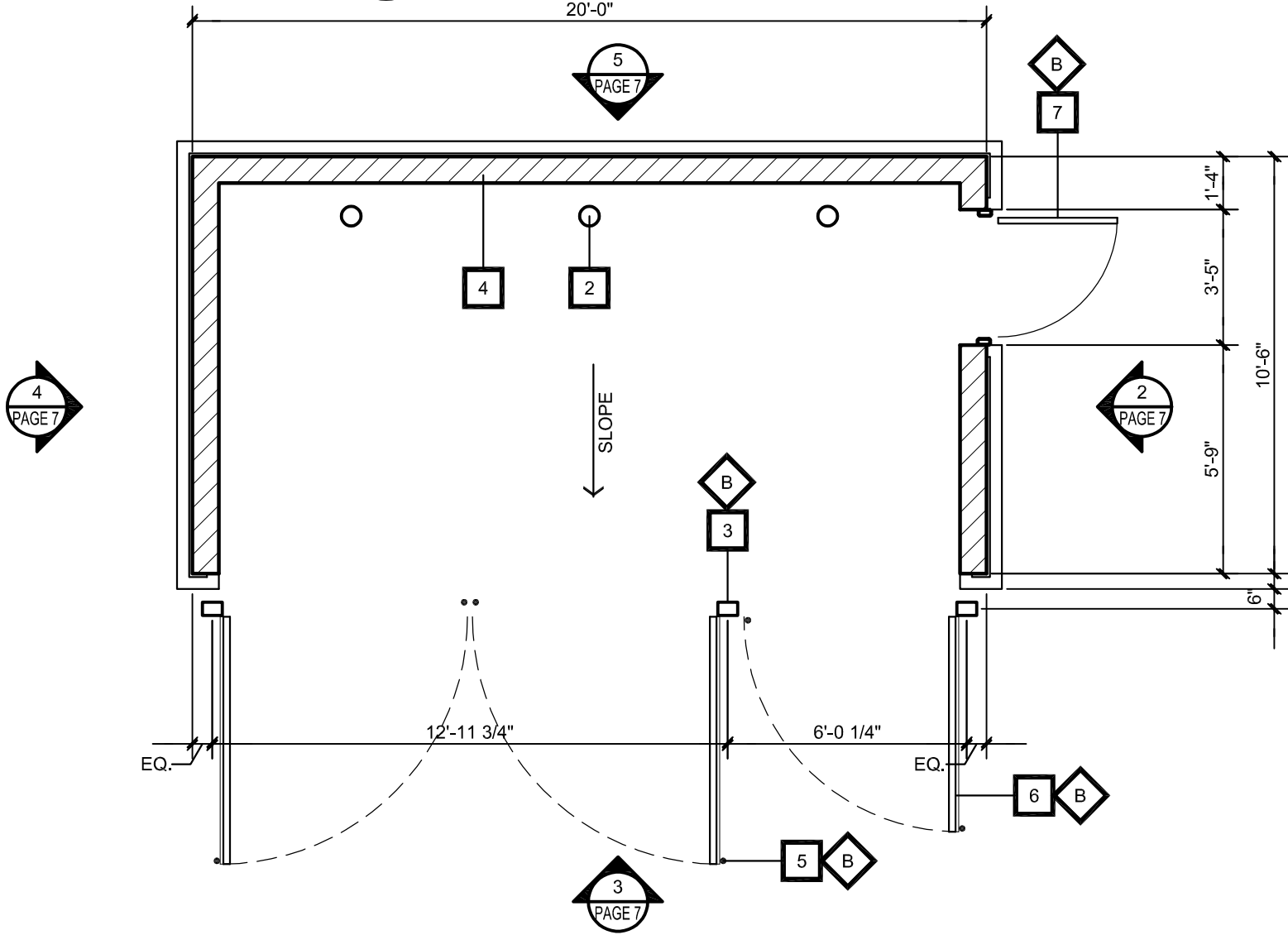
5 TRASH ENCLOSURE REAR ELEV.
1/4" = 1'-0"



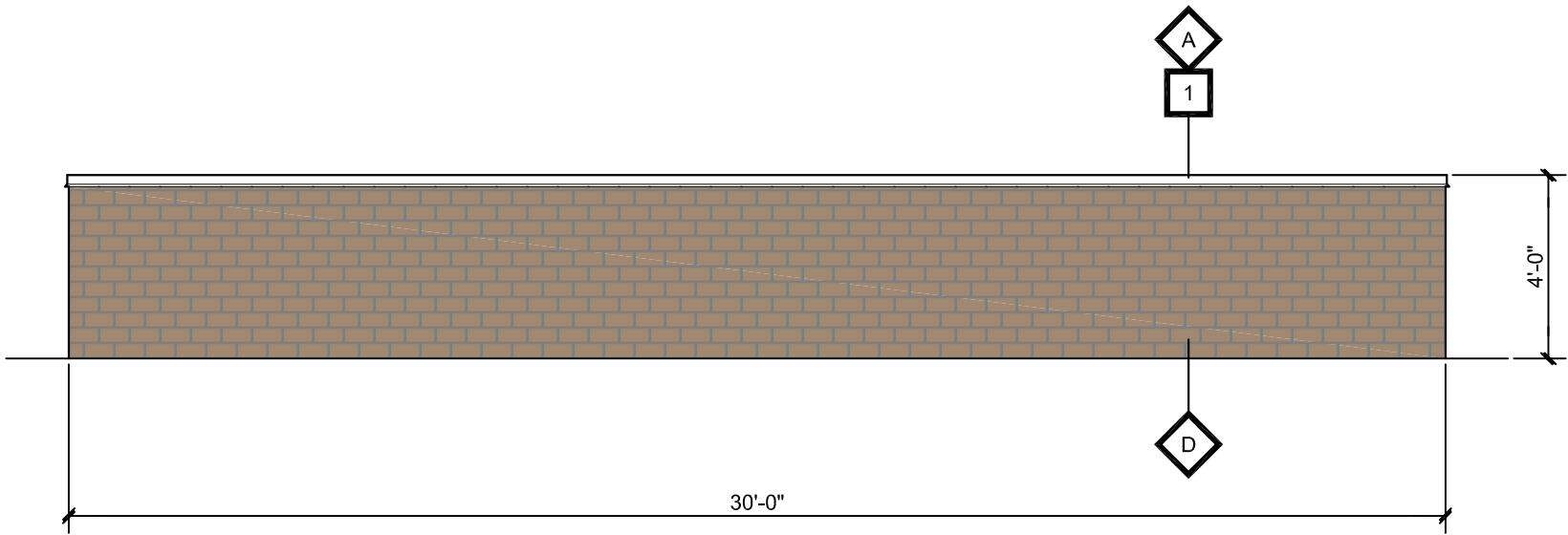
2 TRASH ENCLOSURE SIDE ELEV.
1/4" = 1'-0"



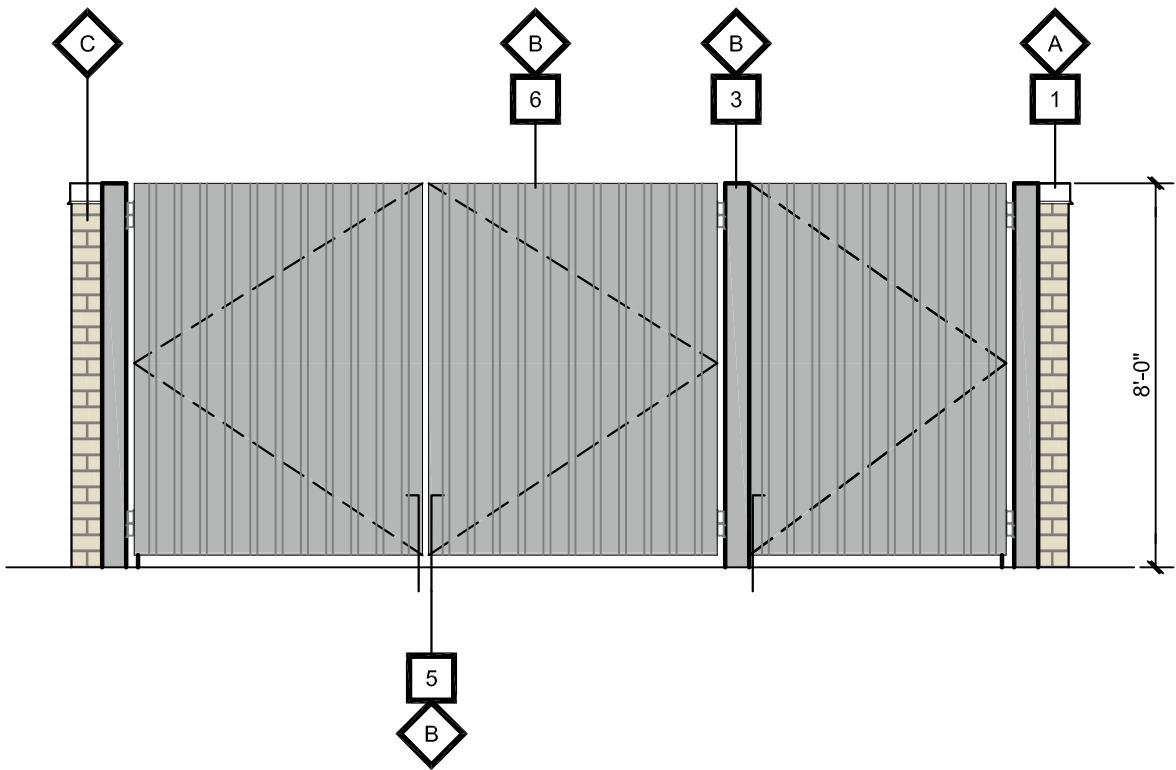
4 TRASH ENCLOSURE SIDE ELEV.
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



6 SITE SCREEN WALL ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEV.
1/4" = 1'-0"



LANDSCAPE PLAN NOTES

- 1 SOD - REFER TO SOD DETAIL ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 2 MULCH
- 3 PORTABLE LANDSCAPE PLANTERS FOR PERENNIAL AND ANNUAL COLOR
- 4 PROPOSED MASONRY FENCING WALL FOR SCREENING

LEGEND

 SITE TRIANGLE

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Collectree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Haselberr	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia inermis</i> var. <i>inermis</i> , seedless cultivar
Horseshoe, Red	<i>Aesculus x campestris</i> 'Brook'
Kabardine	<i>Cercidiphyllum japonicum</i>
Linden, Silver-Sterling Silver	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, String	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Overcup	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Yellow	<i>Chionodoxa glauca</i>

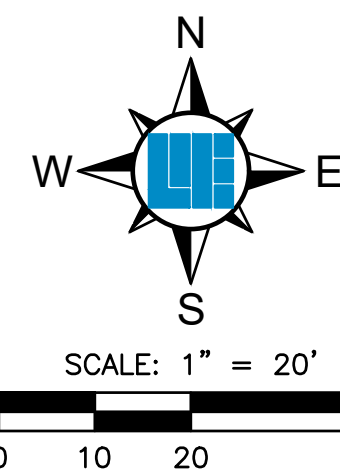
GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREES (AND/OR PLANTINGS) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, BIOSOLIDS (TREATED SEWAGE SLUDGE), YARD TRIMMINGS, SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
16. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
17. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 1" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
18. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE, BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
19. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
CHAPTER 6.8-O-2: PERIMETER PARKING LANDSCAPING (PP) -IF PARKING IS WITHIN 20' OF PROPERTY LINE, OR WITHIN A REQUIRED YARD, LANDSCAPE IS REQUIRED: -5' WIDE EXTENDED ALONG THE ENTIRE PERIMETER OF PARKING AREA -1 TREE PER 30' & 1 SHRUB PER 3' OF PARKING AREA LENGTH MINIMUM PER PUD IF THERE IS CROSS ACCESS BETWEEN PARKING LOTS OR IF ADJACENT TO PARKING LOT PERIMETER LANDSCAPE IS NOT REQUIRED AND IT IS TO BE TREATED AS INTERIOR PARKING.	EAST = 194' - 6 TREES - 65 SHRUBS WEST = PER PUD - 4 TREES - 50 SHRUBS	EAST = - 6 TREES - 65 SHRUBS WEST = PER PUD - 4 TREES - 50 SHRUBS
CHAPTER 6.8-O-1: INTERIOR PARKING LANDSCAPING (IP) -MINIMUM AREA OF ISLANDS REQUIRED FOR 38 PARKING SPACES SHALL BE 7.5% OF PARKING AREA AND SHALL BE A MIN OF 120 SF AND 7' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. -PARKING ISLANDS SHALL BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 200' IN LENGTH -PARKING AREAS SHALL INCLUDE AT LEAST 1 TREE, 4 SHRUBS PER ISLAND AND 100% FULLY VEGETATED WITH PERMITTED GROUND COVER.	7.5% OF 17,900 SF = 1,343 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND	1,343 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND
CHAPTER 6.8-L: FOUNDATION PLANTINGS (FP) -LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED -REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES, OR OTHER BARRIERS -REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION -PUD SAYS REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THRU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	EAST & WEST 65' = - 5 SHRUBS/ ORNAMENTAL TREES WEST 65' = - 4 SHRUBS/ 1 PLANTER NORTH 28' = - 2 PLANTERS SOUTH 28' = - 2 ORNAMENTAL TREES	EAST 85' = - 5 SHRUBS WEST 65' = - 4 SHRUBS/ 1 PLANTER NORTH 28' = - 2 PLANTERS SOUTH 28' = - 2 ORNAMENTAL TREES
CHAPTER 6.8-K: MINIMUM LOT LANDSCAPING (LP) -BUSINESS USES (PER ACRE) = 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	1,334 ACRES = - 13 SHADE TREES - 13 ORN. EVERGREEN TREES - 38 SHRUBS	MET BY OTHER REQUIREMENTS
CHAPTER 6.3: STATE HW 32 OVERLAY- TRAIL CORRIDOR PLANTINGS (TC) -A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32. -INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED -SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART -LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF ART. 6.8 LANDSCAPING STANDARDS	200' = - 6 SHADE TREES - 2 ORNAMENTAL TREES	200' = - 6 SHADE TREES - 2 ORNAMENTAL TREES
CHAPTER 6.8-H-1&2: MECHANICAL SERVICE AND LOADING AREA SCREENING (SS) -SERVICE AREA = 6' HIGH EVERGREEN TREES PLANTED 9' ON CENTER IN DOUBLE STAGGERED ROW. -MECHANICAL AREA = SOLID EVERGREEN SCREEN WITH COMBINATION OF TREES AND SHRUBS	EVERGREEN SCREEN	EVERGREEN SCREEN
CHAPTER 6.8-L-5: MONUMENT SIGN (MS) -SHALL INCLUDE A LANDSCAPED AREA AT THE BASE OF THE SIGN WHICH SHALL BE EQUIVALENT TO 1 SIDE OF THE MONUMENT SIGN SIGN FACE AND INCLUDE GROUND COVER, PERENNIALS, SHRUBS, AND ORNAMENTAL TREES.	TBD	TBD

PLANT SCHEDULE								
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL SIZE	MATURE SIZE	SPECIAL INSTRUCTIONS	
CANOPY DECIDUOUS TREES								
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	7	X	50" x 40"	X	
Gba	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	7	X	45" x 30" W	X	
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	3	X	45" x 35"	X	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	4	X	90" x 50"	X	
EVERGREEN TREES								
CIS	CHAMAECYPARIS LAWSONIANA 'SULLIVAN'	SULLIVAN FALSE CYPRESS	6' HT.	4	X	20" x 15"	X	
TON	THUJA OCCIDENTALIS 'TECHNY'	ARBORVITAE	8'	5	X	6" x 15"		
ORNAMENTAL UNDERSTORY TREES								
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' HT.	2	X	15" x 15"	MULTI-STEM	
SRI	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	2	X	20" x 15"	X	
DECIDUOUS SHRUBS								
PG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	28	X	21" x 3"	X	
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#3	25	X	21" x 6"	X	
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	20	X	21" x 3"	X	
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	20	X	31" x 3"	X	
EVERGREEN SHRUBS								
Bk	BUXUS MICROPHYLLA	WINTERGREEN	#3	25	X	4" x 4"	X	
JcO	JUNIPERUS CHINENSIS 'OBELISK'	JUNIPER	#3	12	X	31" x 6"	X	
JIS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	14	X	47" x 6"	X	
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	20	X	31" x 4"	X	

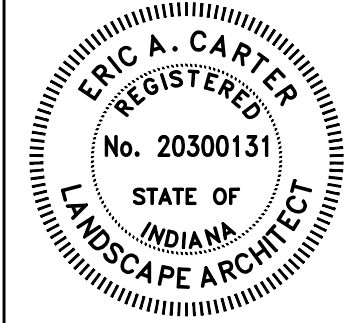


SHEET NO.
L100
PROJECT NO.
W21.0183

10505 N. College Avenue
Indianapolis, Indiana 46280
w@e.h.e.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S., FOUNDER

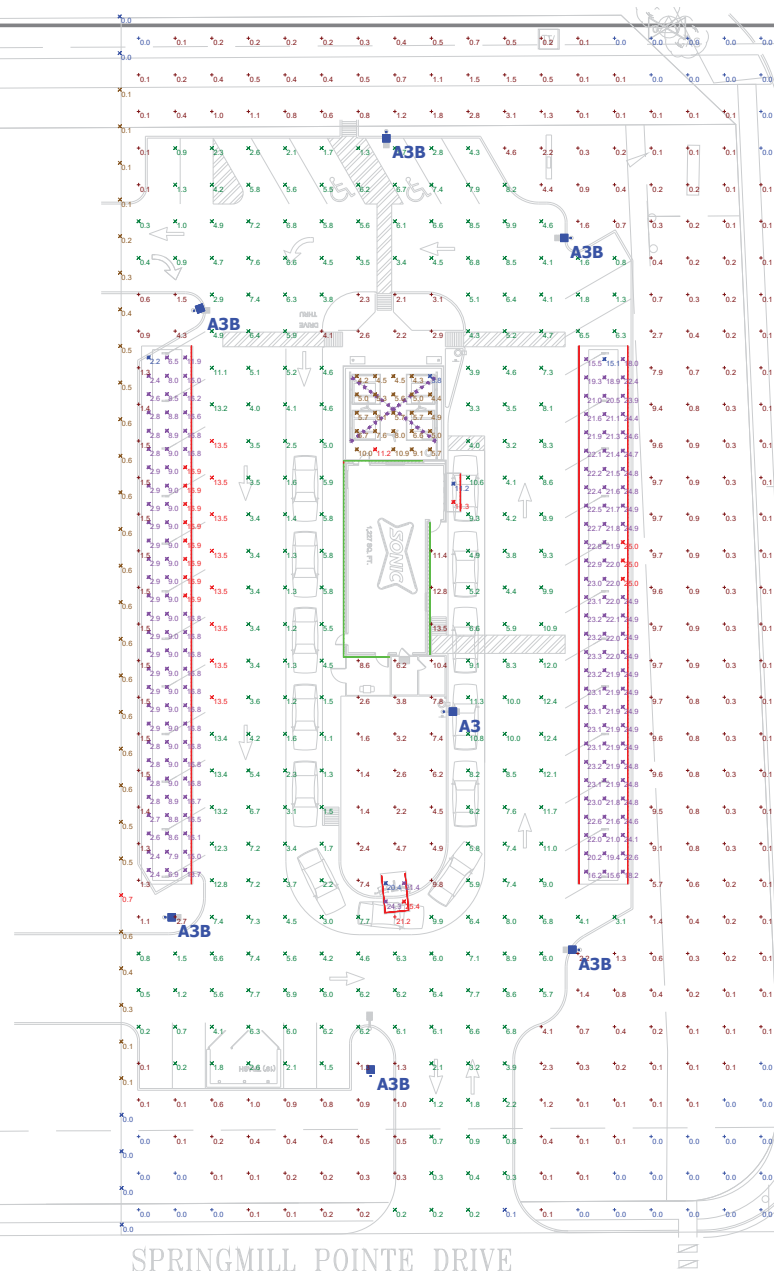
WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
TAC SUBMITTAL	W21.0183	07/01/2021	BS	W21.0183
ISSUED FOR TAC REVISIONS	W21.0183	08/13/2021	BS	W21.0183
DESIGNED BY	BS			
DRAWN BY	BS			
CHECKED BY	BS			
DATE	08/13/2021			



ERIC A. CARTER RLA 20300131

188 EAST SPRING MILL POINTE DRIVE
LANDSCAPE PLAN
Part of the SR-42 of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana
SHEET NO.
L100
PROJECT NO.
W21.0183



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens	LLF	Wattage
—		476	GM LIGHTING	12" TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION HIGH OUTPUT TAPE LIGHT	335	1	4
—		2	GM LIGHTING	6" TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION HIGH OUTPUT TAPE LIGHT	168	1	2
—		6	GM LIGHTING	5" TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION HIGH OUTPUT TAPE LIGHT	140	1	1.7
—		222	GM LIGHTING	12" 50 TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION STANDARD OUTPUT TAPE LIGHT	160	1	2
—		2	GM LIGHTING	6" 50 TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION STANDARD OUTPUT TAPE LIGHT	80	1	1
—		30	SATCO	S21103	STRING LIGHT BULB 20" ON CENTER	450	1	5
—	A3	1	OPTEC LED LIGHTING	OLA1-180-UNV-50-3	LED AREA SERIES LARGE 180W 5000K TYPE 3 MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	25689	0.9	180
—	A3B	6	OPTEC LED LIGHTING	OLA1-180-UNV-50-3-8CS	LED AREA SERIES LARGE 180W 5000K TYPE 3 WITH BACKLIGHT CONTROL MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	13745	0.9	180

Statistics	Symbol	Avg	Min	Max	Foot/C	Foot/C
DRIVE-THRU CANOPY	X	11.3 fc	11.3 fc	11.2 fc	11.3 fc	11.3 fc
DRIVE-THRU ORDER STATION	X	22.9 fc	25.4 fc	20.4 fc	1.2 ft	1.2 ft
PARKING AND DRIVE	X	3.5 fc	13.5 fc	0.1 fc	135.0 ft	35.0 ft
PARKING CANOPY EAST	X	22.4 fc	25.0 fc	15.1 fc	1.7 ft	1.5 ft
PARKING CANOPY WEST	X	9.3 fc	16.9 fc	2.2 fc	7.7 ft	4.2 ft
PAVING	X	6.2 fc	13.2 fc	2.0 fc	2.9 ft	1.6 ft
PROPERTY LINE - WEST	X	0.4 fc	0.7 fc	0.0 fc	N/A	N/A
SITE ALL	+	3.3 fc	21.2 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 16ft



Petition Number: 2108-DDP-31

Project Name: OrthoIndy

Subject Property: SE Corner of Austrian Pine Way & State Road 32 Approximately (the "Property")

Petitioner: SWE Development, LLC by Weihe Engineers

Request: Petitioner requests Detailed Development Plan review for a 15,289 square foot medical facility on 6.38 acres +/- in the Austrian Pine PUD District

Current Zoning: Austrian Pine PUD (Ord. 19-12)

Current Land Use: Undeveloped

Approximate Acreage: 6.38 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



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

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is compliant 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.

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

- 22) Section 3: Concept Plan
- 23) Section 4: Illustrative Layout
- 24) Section 5: Character Exhibit
- 25) Section 7: Permitted Uses
- 26) Section 8: General Regulations
- a) Minimum Lot Frontage: 0 feet
 - b) Minimum Lot Area: No Minimum
 - c) Minimum Lot Width: No Minimum
 - d) Minimum Setback Lines
 - i) Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii) Front Yard – Austrian Pine Way: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet
- 27) Section 9: Overlay Districts
- a) Staggered Setbacks: A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.
 - b) Building Height Standards
 - c) Mechanical/Utility Meter Screening
- 28) Section 10: Development Standards
- a) Accessory Buildings



- b) Architectural Standards
- c) Landscaping Standards
 - i) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

29) Section 12: Design Standards

- a) The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.
- b) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

30) Permitted Uses

31) Access Control Requirements

32) Setback Requirements:

- a) Maximum Setback: 120' from ROW line.
- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

33) Accessory Buildings

34) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories Encouraged

35) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Superseded by Ord. 19-12

- b) Maximum Gross Floor Area: No maximum



36) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation
 - ii) Offsets: 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. Buildings less than ten thousand (10,000) square feet in gross floor area shall be designed with offsets at an interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.
 - iii) Openings
 - iv) Gutters and Downspouts
 - v) Roofs
 - vi) Main Entrances
 - vii) Windows
 - viii) Awnings
 - ix) Drive-thrus and Fueling Stations
 - x) Building Materials
 - xi) Accessory Buildings

37) Trail Corridor Requirements:

- a) Trail Corridor Design Standards
- b) Trail Corridor Plantings: Three (3) shade trees, One (1) ornamental tree every 100 linear feet
- c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

- a) Loading Berths
- b) Mechanical Equipment
- c) Walls and Fencing



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

6.38 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	64	64	160
Shown	72	64	325

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Plantings shall be located within fifteen (15) feet of the Building Façade, Fence, or other barrier and shall occur within planting beds at least eight (8) feet in width.

c) External Street Frontage Plantings: Shall not apply per Ord. 19-12.

d) Parking Area Landscaping

i) Interior Parking Area Islands

ii) Perimeter Parking Area Landscaping

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)



- 50) Vision Clearance Standards (Article 6.19)
- 51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

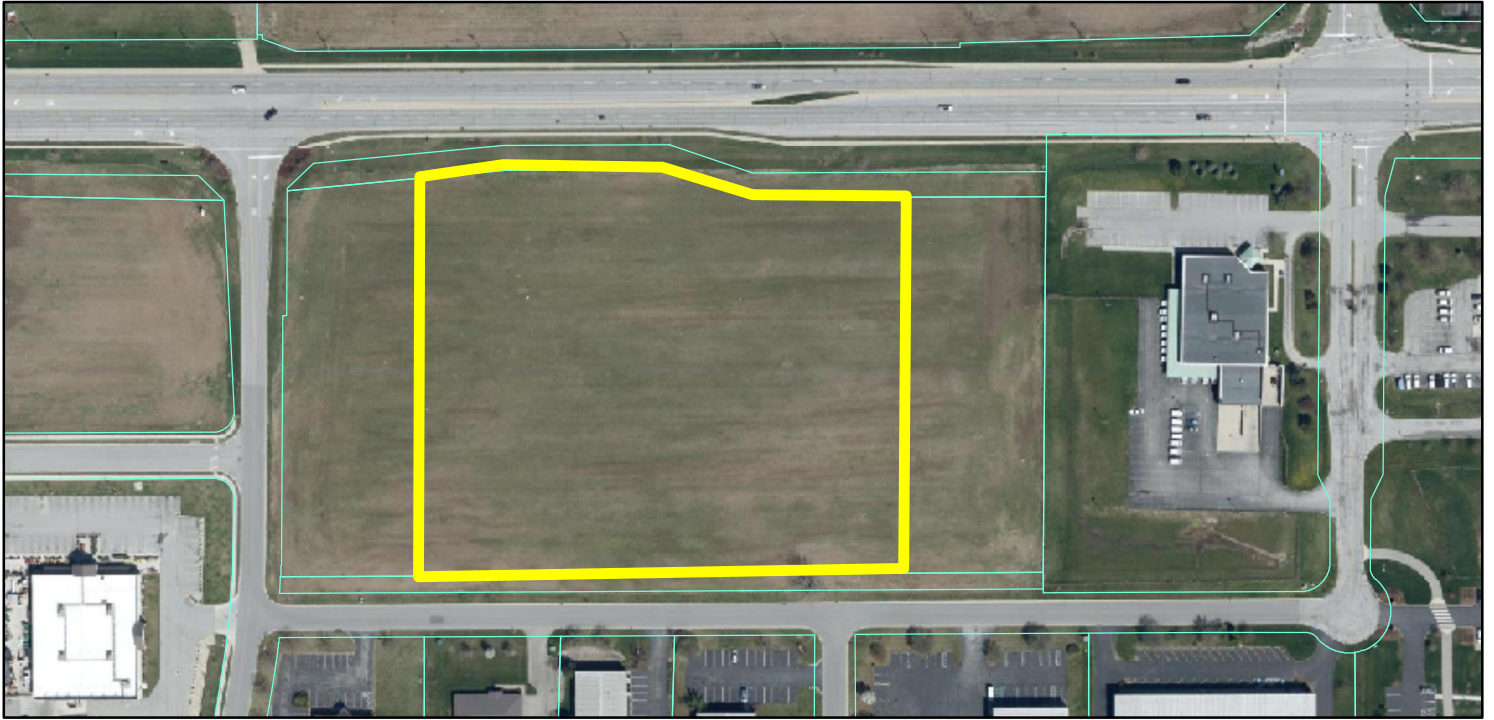
- 52) Block Standards (Article 8.1)
- 53) Easement Standards (Article 8.3)
- 54) Monument and Marker Standards (Article 8.5)
- 55) Open Space and Amenity Standards (Article 8.6)
- 56) Pedestrian Network Standards (Article 8.7)
- 57) Storm Water Standards (Article 8.8)
- 58) Street and Right-of-Way Standards (Article 8.9)
- 59) Street Light Standards (Article 8.10)
- 60) Street Sign Standards (Article 8.11)
- 61) Surety Standards (Article 8.12)
- 62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

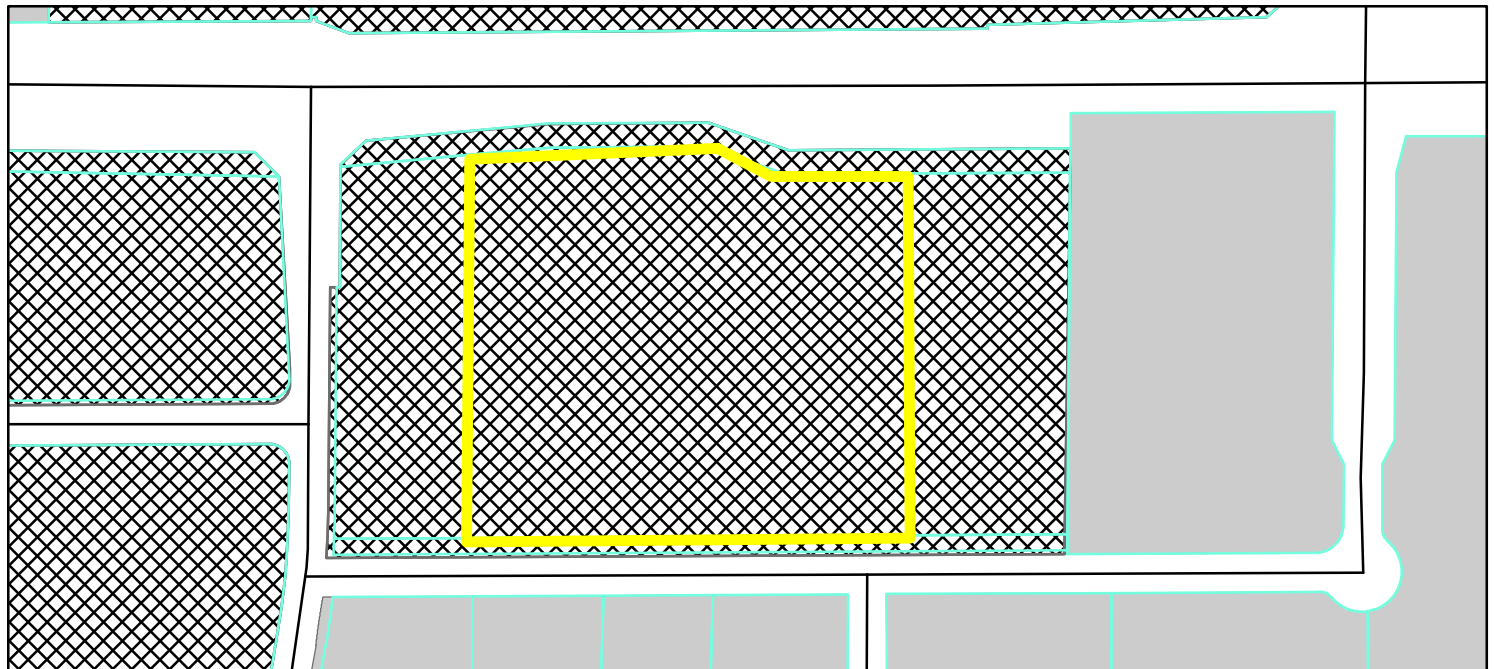
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2108-DDP-31 with the following conditions:**
 - **That associated Secondary Plat 2108-SFP-49 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property**
 - **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.**
- 3) **If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.**

Aerial Location Map

 Site



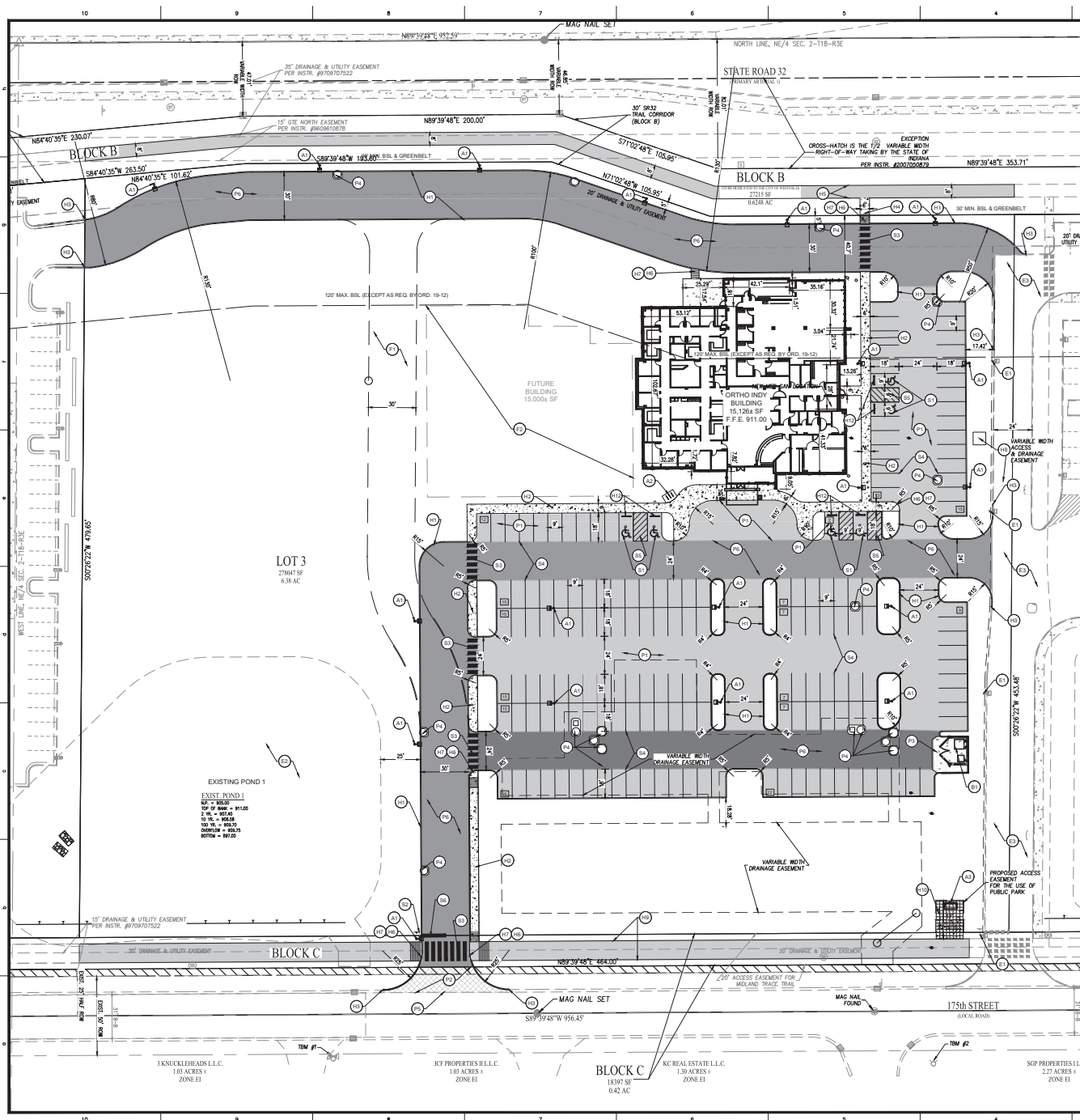
Zoning Map



 GIS.DBO.PW_Streets
 Parcel
 Parcel
Zoning - All
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.0225 0.045
Miles





SITE PLAN NOTES

HARDSCAPE

BUILDING ACCESSORIES

SIGNAGE & MARKINGS

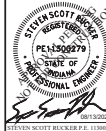
FUTURE ITEMS

EXISTING ITEMS

SITE PLAN LEGEND

SITE PLAN GENERAL NOTES

SITE DATA



PREPARED FOR

 ORTHO INDY

288 EAST 175TH STREET, WESTFIELD, IN 46074

0505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

[illegible]



FINAL DESIGN

PROJECT

ORTHO INDY / CORNERSTONE
MEDICAL OFFICE BUILDING

LOCATION

WESTFIELD, IN

TEAM

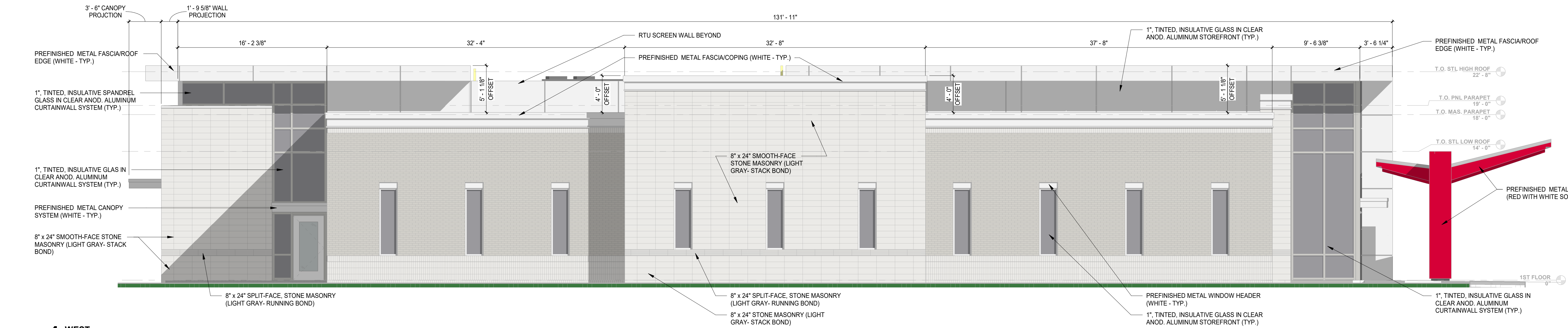
arcDESIGN

DATE

AUGUST 27, 2021

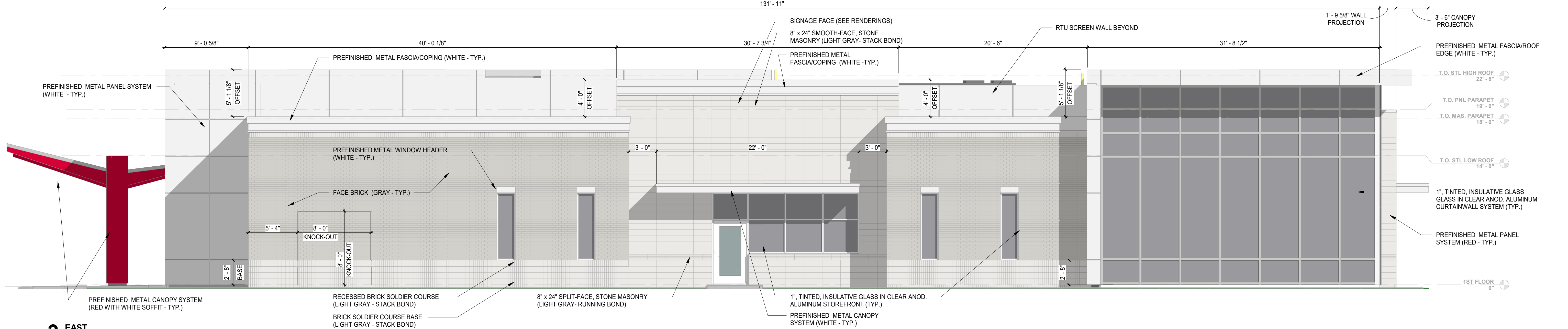
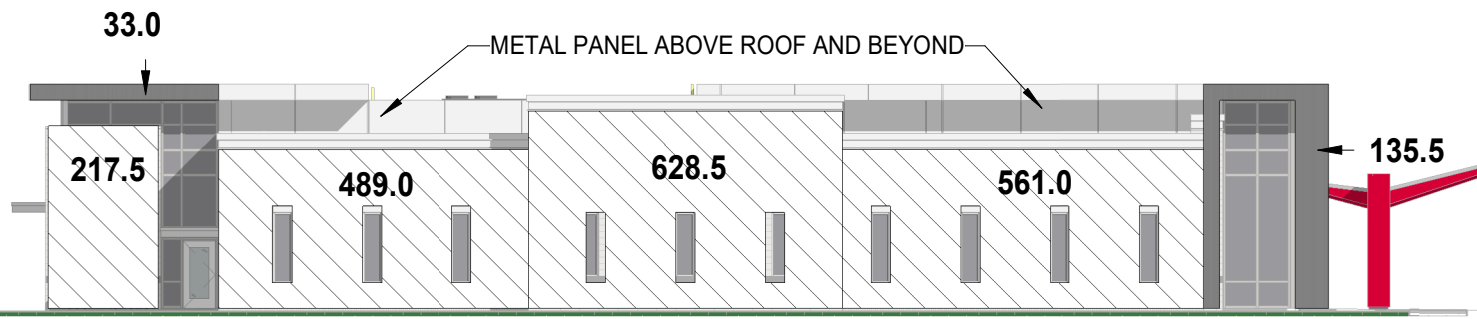
WESTFIELD MEDICAL OFFICE BUILDING

TAC REVIEW



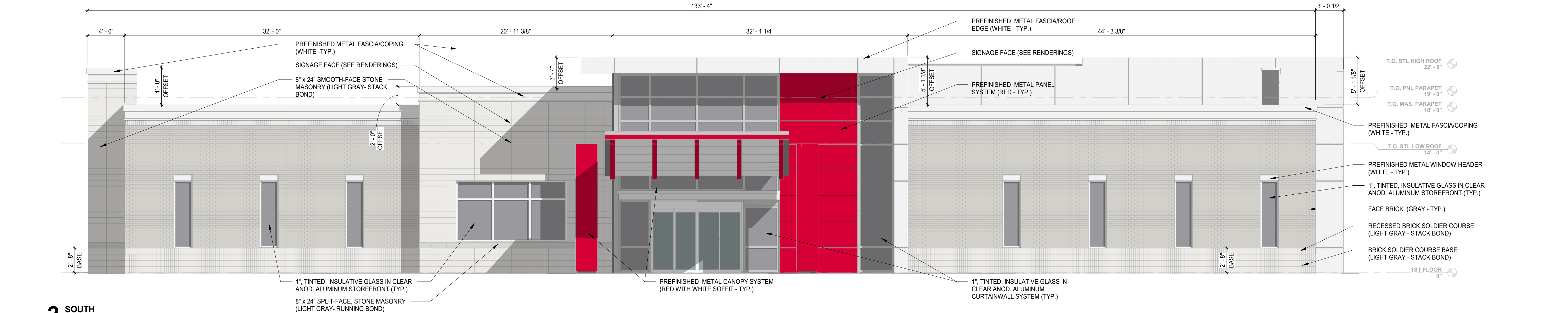
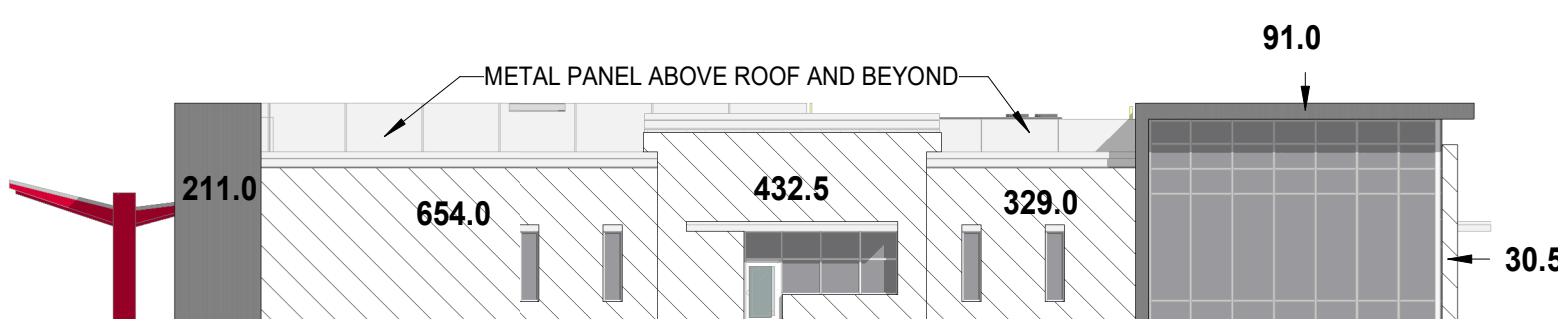
4 WEST
3/16" = 1'-0" REF: 1/A121

MATERIAL PERCENTAGE MATRIX (WEST)		
	AREA	PERCENT
MASONRY	1896.0 SF	92%
METAL PANEL	168.5 SF	8%
TOTAL	2064.5 SF	100%



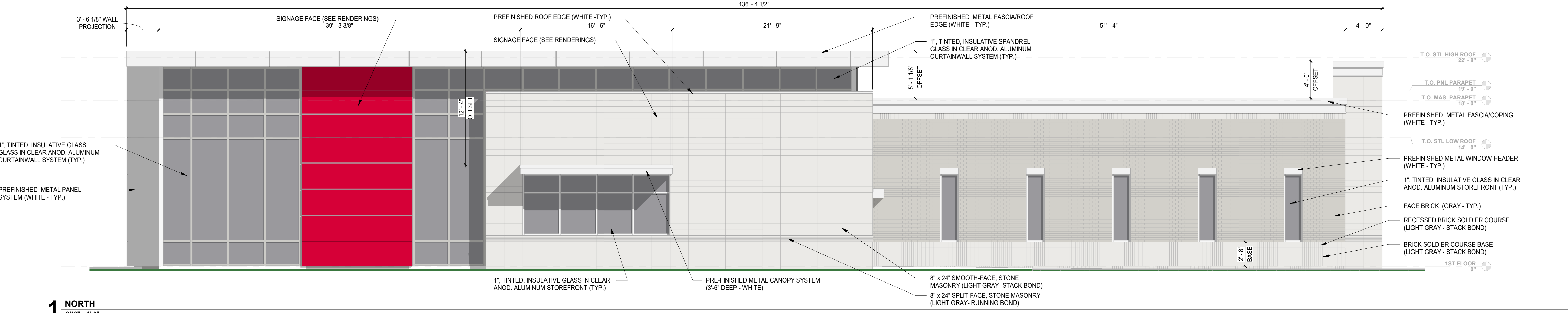
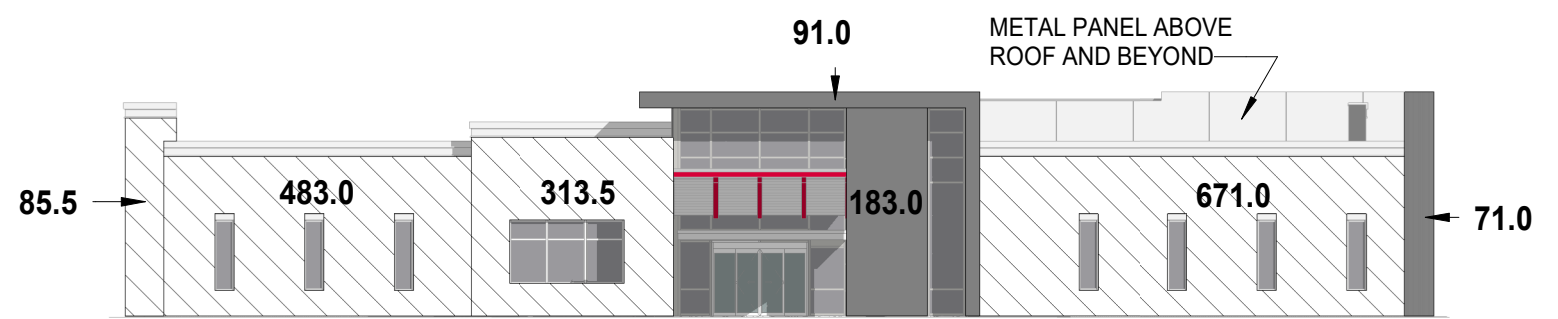
3 EAST
3/16" = 1'-0" REF: 1/A121

MATERIAL PERCENTAGE MATRIX (EAST)		
	AREA	PERCENT
MASONRY	1446.0	83%
METAL PANEL	302.0 SF	17%
TOTAL	1748.0 SF	100%



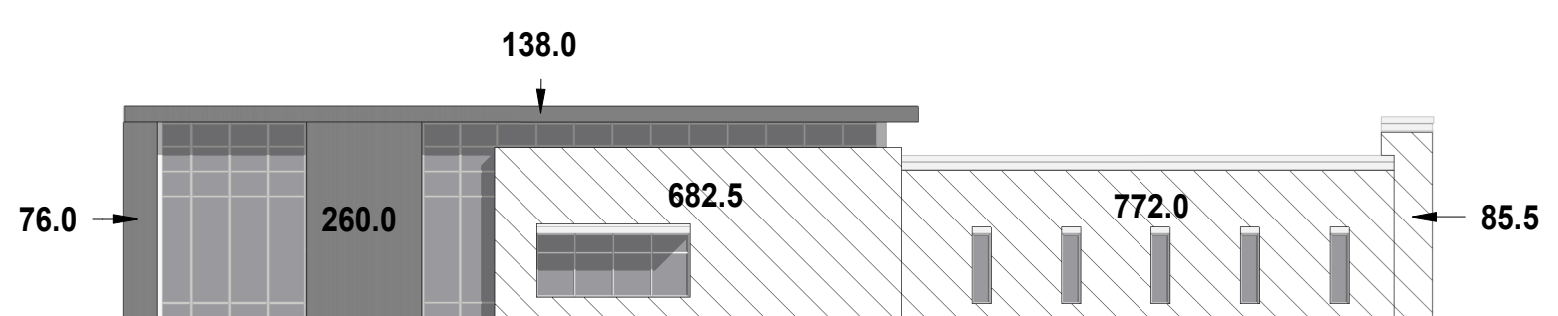
2 SOUTH
3/16" = 1'-0" REF: 1/A121

MATERIAL PERCENTAGE MATRIX (SOUTH)		
	AREA	PERCENT
MASONRY	1553.0 SF	82%
METAL PANEL	345.0 SF	18%
TOTAL	1898.0 SF	100%



1 NORTH
3/16" = 1'-0" REF: 1/A121

MATERIAL PERCENTAGE MATRIX (NORTH)		
	AREA	PERCENT
MASONRY	1540.0 SF	76%
METAL PANEL	474.0 SF	24%
TOTAL	2014.0 SF	100%



EXTERIOR ELEVATIONS

WESTFIELD MEDICAL OFFICE BUILDING | CORNERSTONE | aD# 21136 | AUGUST 27, 2021

ORTHOINDY
BONE · JOINT · SPINE · MUSCLE

arcDESIGN
architecture + interiors

A. ALL FLOOR PLAN DIMENSIONS SHOWN ON THE NEW FLOOR PLANS ARE FROM FACE OF STUD OR FACE OF MASONRY, WHERE NOTED OTHERWISE BY THE DESIGNATIONS "CLR.", "FIN.", "FIN. IN" OR "FIN. OUT". DIMENSIONS ARE FROM FINISHED OR EXPOSED FACE OF WALL DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE EXISTING WALL TYPES.

B. ALL NEW HOLLOW METAL (HM), DOOR FRAME FRAMES ARE LOCATED 4" FROM THE ADJACENT WALL TO (OUTER EDGE OF FRAME) UNLESS DIMENSIONED OR DETAIL NOTED OTHERWISE.

C. WHERE CALLOUTS ARE SHOWN, REFERENCE TYPES INDICATED FOR DIMENSIONS AND MATERIALS.

D. REFERENCE WALL TYPES ON SHEET A010 FOR MATERIALS AND DIMENSIONS OF INTERIOR WALLS.

E. REFERENCE WALL TYPES ON SHEET A011 FOR EXTERIOR WALL TYPES.

F. REFERENCE FRAME ELEVATIONS FOR DIMENSIONS OF FRAME ASSEMBLIES FOR STAIRBOARDS AND GUARDRAILS.

G. REFERENCE DOOR SCHEDULE FOR DOOR SIZES.

H. PROVIDE 1" MIN CLEARANCE AT ALL STRUCTURAL COLUMNS UNLESS NOTED OTHERWISE.

I. ALL WALL TYPES ARE TYPE 34-2 UNLESS NOTED OTHERWISE.

1 PROVIDE 8'-0" x 8'-0" KNOCK OUT OPENING FOR MRI MACHINE DELIVERY. SEE VENDOR
DRAWINGS.

2 PROVIDE LEAD-LINING AT \$4ip. REFER TO PHYSICIST REPORT FOR REQUIRED THICKNESS.

3 PROVIDE RADIO FREQUENCY SHIELDING AT \$4.4f BY OTHERS. REFER TO THIRD PARTY
VENDOR FOR DETAILS.



CORNERSTONE

WESTFIELD MEDICAL OFFICE BUILDING

288 E. 175TH STREET
WESTFIELD, IN 46074

△ REVISIONS:

DATE:
AUGUST 27, 2021
eDESIGN PROJECT NUMBER:
1136
CLIENT PROJECT NUMBER:

DRAWN BY:
MM

DRAWING TITLE:

DIMENSION
PLAN

DRAWING NUMBER:

A111



EXTERIOR DESIGN VIEW LOOKING NW

WESTIFELD MEDICAL OFFICE BUILDING | ORTHOINDY + CORNERSTONE | aD # 21136 | 08/27/2021



EXTERIOR DESIGN VIEW LOOKING NORTHEAST

WESTIFELD MEDICAL OFFICE BUILDING | ORTHOINDY + CORNERSTONE | aD # 21136 | 08/27/2021



EXTERIOR DESIGN AERIAL LOOKING SOUTHWEST

WESTIFELD MEDICAL OFFICE BUILDING | ORTHOINDY + CORNERSTONE | aD # 21136 | 08/27/2021



Westfield–Washington Township Advisory Plan Commission (APC) Minutes of the Monday, August 16, 2021 Meeting *Presented for approval: September 7, 2021*

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Monday, August 16, 2021 at Westfield City Hall.

Active Links for this Meeting:

[August 16, 2021 BZA Agenda & Exhibits](#)

[August 16, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department

OPENING OF MEETING *YouTube Time: 0:21*

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Andre Maue, Dave Schmitz Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Ginny Kelleher.

Commissioners Absent: All present.

City Staff Present in Person: Pam Howard, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES *YouTube Time: 1:00*

- August 2, 2021 APC Minutes.

Motion: McCarty motioned to approve the August 2, 2021 APC minutes as presented.

Kelleher seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2108-ODP-19 & 2108-SPP-19

YouTube Time: 2:50

Lancaster II

Northeast corner of 186th Street and Casey Road

William Tres Developers by HWC Engineering requested Overall Development Plan and Primary Plat review of 90 Lots on 36.01 acres +/- in the Lancaster II PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

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

Motion: Maue motioned to approve 2108-ODP-19 & 2108 SPP-19.

Burkman seconded. Motion passed. Vote 9-0.

Midland South Waiver

Old Town Design Group requested a waiver for right of way design to accommodate a sidewalk design change to address a neighboring property owner's concern.

YouTube Time: 5:38

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: Deck motioned to approve the Waiver for Midland South.

Kelleher seconded. Motion passed. Vote 9-0.

2108-ODP-20 & 2108-SPP-20

YouTube Time: 12:43

Midland South

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requested Overall Development Plan and Primary Plat review of 1 Lot on 3.37 acres +/- in the Midland South PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: McCarty motioned to approve 2108-ODP-20 & 2108-SPP-20.

Maue seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

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

2102-PUD-06
[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.

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

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

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

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

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-ODP-21 &
2108-SPP-21
[CONTINUED]

Bonterra

South of SR 32 and 1/4 mile west of Gray Road

M/I Homes of Indiana by Kimley-Horn and Associates requests Overall Development Plan and Primary Plat review of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

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

2108-PUD-21
[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22
[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

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

2108-PUD-23
[CONTINUED]

Springmill Trails PUD Mixed-Use Amendment

East of Ditch Road, West of Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Springmill Trails PUD modifying 10.99 acres +/- to allow for development of for-sale townhomes.

(Planner: Rachel Riemenschneider - rriemenschneider@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

WITHDRAWN PETITIONS

Winterburg PUD [WITHDRAWN]

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District. (Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS *YouTube Time: 13:50*

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

ADJOURNMENT *YouTube Time: 42:00*

Schmitz motioned to adjourn the meeting.

Spoljaric seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 7:42 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 7, 2021
2109-DDP-39

Petition Number: 2109-DDP-39
Subject Site Address: 136 Penn Street (the “Property”)
Petitioner: Westfield Washington Historical Society & Museum
Request: Detailed Development Plan approval to reconstruct a 935.42 square foot log cabin on 0.3 acres +/- in in LB-H: Local Business / Historical District.
Current Zoning: LB-H: Local Business / Historical District
Current Land Use: Public Service
Approximate Acreage: 0.28 acres +/-
Exhibits:
1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Building Plans
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

Location: The subject property is approximately 0.28 acres +/- in size and is located at 136 Penn Street (see Exhibit 2). The Property is zoned LB-H: Local Business / Historical District. Adjacent properties to the south and west are also zoned LB-H, the property to the north is zoned SF-3, and the property to the east is zoned SF-4.

Review: This petition was not reviewed at a Technical Advisory Committee meeting. Utility coordination for this project occurred outside of the TAC process. This item is listed on the Consent Agenda for the Plan Commission’s September 7, 2021, meeting.



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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 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 4.15 (LB-H District).

22) General Requirements and Guidelines

- a) **Commercial Buildings:** Structures to be remodeled or altered to be utilized for business purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.
- b) **Exterior Modifications:** Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.
- c) **Residential Buildings:** New Single-family and Multi-family Dwellings to be located in this Zoning District shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing Principal and Accessory Buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.

- d) Guidelines: An Applicant requesting a Building Permit shall provide three (3) copies of the specifications and design for all renovation, restoration or new construction and signage to the Department. The Department will provide information to all Applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed in the historical district.
- 23) Development Plan Review: Required for new buildings or the substantial alteration of an existing building, which shall include the restoration, rehabilitation, or adaptive use of a building.
- 24) Exemption: All requirements or conditions pertaining to Building Setback Lines, Lot Area, parking requirements and loading and unloading berths may be waived by the Plan Commission without a Variance based upon the general purpose and intended Use of the facility to be restored or rehabilitated.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

25) Accessory use and Building Standards (Article 6.1)

26) Architectural Standards (Article 6.3)

Comment: Superseded by Article 4.15.

27) Building Standards (Article 6.4)

28) Fence Standards (Article 6.5)

29) Height Standards (Article 6.6)

30) Home Business Standards (Article 6.7)

31) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

- i) Institutional Use on 0.28 acres +/- requires 1 shade tree, 1 ornamental or evergreen tree, and 3 shrubs

Comment: Achieved through preservation of existing trees and shrubs.

b) Foundation Plantings

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
- ii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

- iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

Comment: Foundation plantings to match those existing at City Hall.

- 32) Lighting Standards (Article 6.9)
- 33) Lot Standards (Article 6.10)
- 34) Outside Storage and Display (Article 6.12)
- 35) Outdoor Café and Eating Areas (Article 6.13)
- 36) Parking and Loading Standards (Article 6.14)

Comment: Exempted in LB-H District (Article 4.15(E)).

- 37) Performance Standards (Article 6.15)
- 38) Setback Standards (Article 6.16)
- 39) Sign Standards (Article 6.17)
- 40) 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 or Local Streets.
- 41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 42) Block Standards (Article 8.1)
- 43) Easement Standards (Article 8.3)
- 44) Monument and Marker Standards (Article 8.5)
- 45) Open Space and Amenity Standards (Article 8.6)
- 46) Pedestrian Network Standards (Article 8.7)
- 47) Storm Water Standards (Article 8.8)
- 48) Street and Right-of-Way Standards (Article 8.9)
- 49) Surety Standards (Article 8.12)
- 50) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

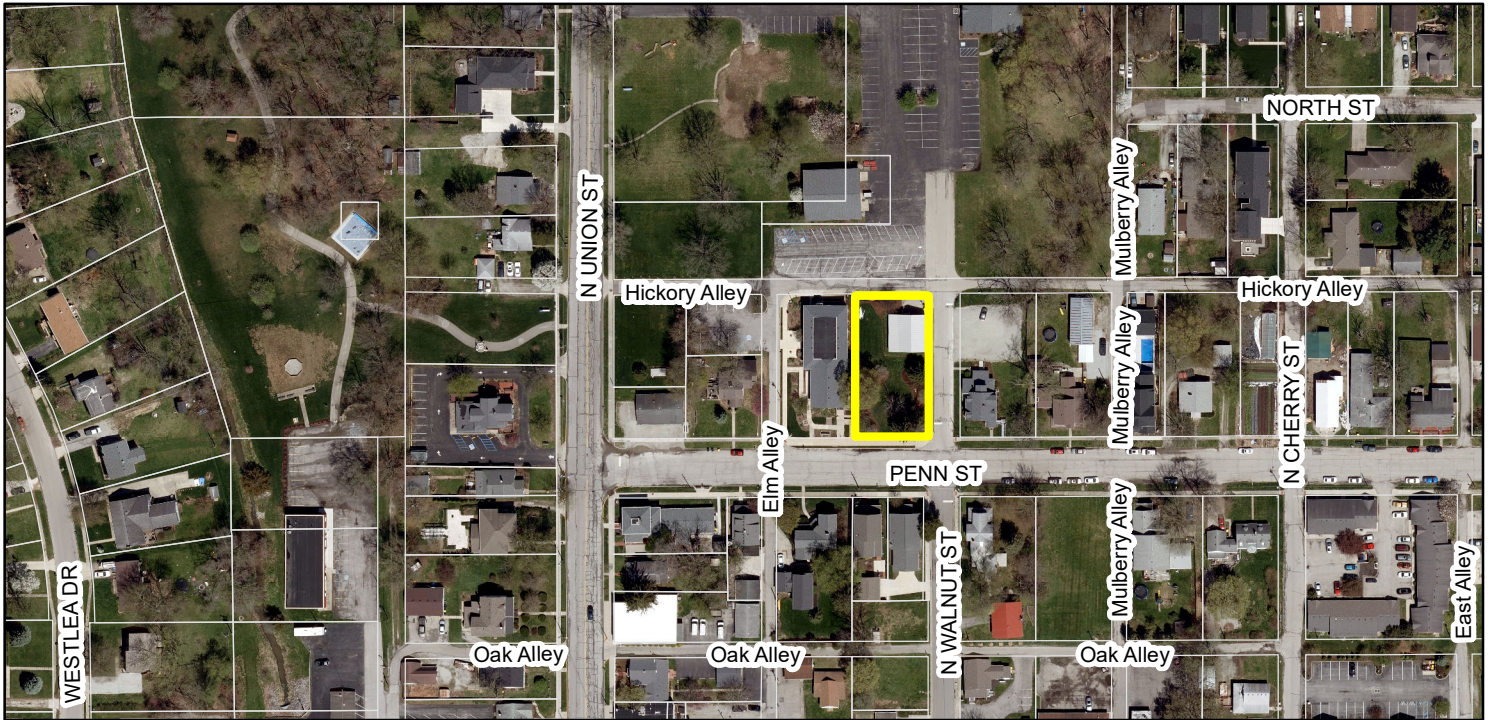
- 1) **Action:** Approve Detailed Development Plan (2109-DDP-39) with the following condition:
 - a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



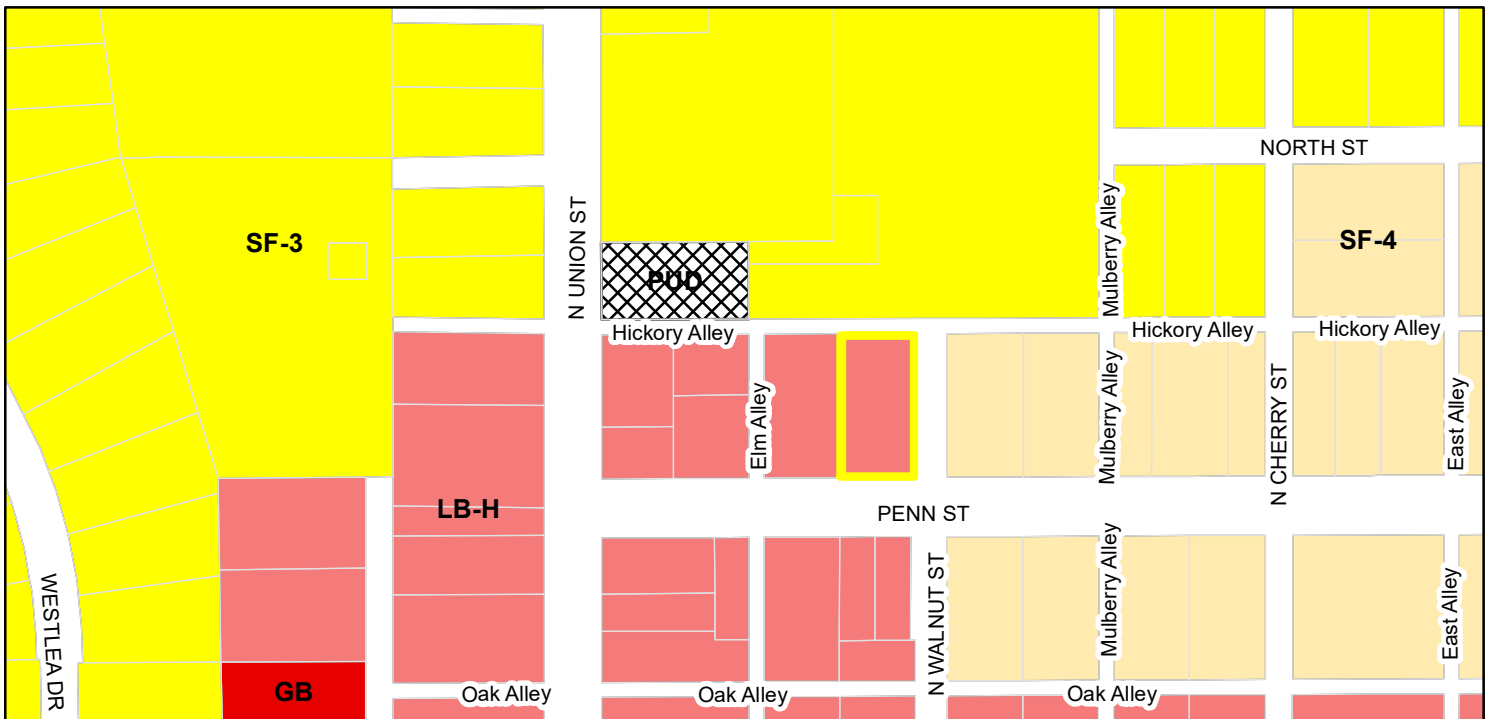
Property Location Map
Barker Cabin
2109-DDP-39



Aerial Location Map



Zoning Map



Zoning

GB (General Business)

LB-H (Local Business - Historical)

PUD (Planned Unit Development)

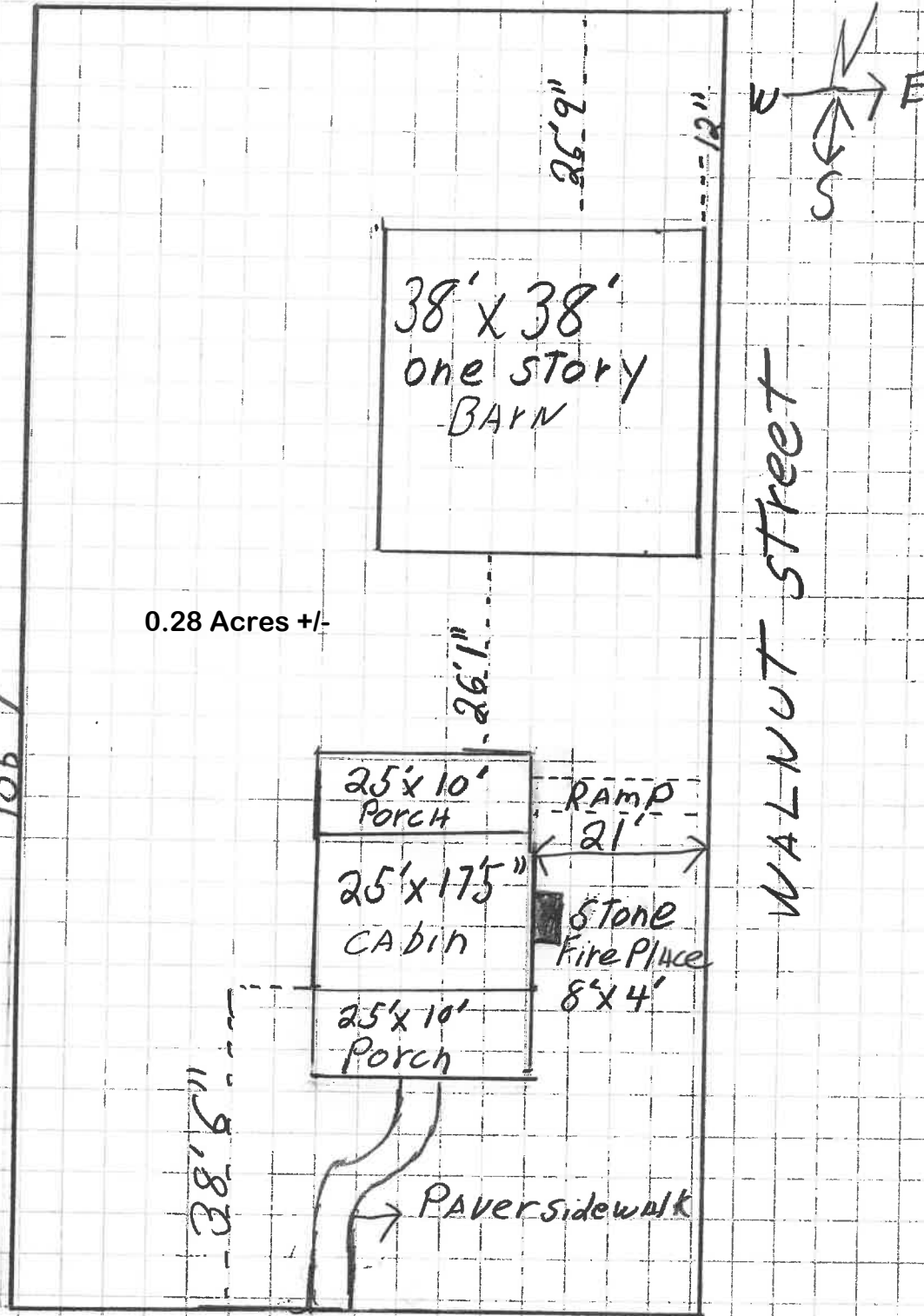
SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

136 Penn Street Westfield IN 46074

Lot 54 Asa Beals Addition
Town of Westfield

SCALE
1" = 20'



82' 6"
Penn Street

Barker Cabin Site

ORIGINAL METHODIST CHURCH
NOW OCCUPIED BY WESTFIELD CITY BLDG

ALLEY
16' 1/2'

EXISTING CONDITIONS

N
4
1" = 20'

LOT 54 ASA BEALS ADDITION
TOWN OF WESTFIELD

STORM
WATER
INLET
BASIN

39' X 39'
ONE STORY
BARN
LOCATED ON
EAST PLT

6" LANDSCAPE
TREE

COL.
SPRUCE

40" TULIP
POPULAR

⊗ to
remain

To be
removed

VFW DONATED
16" OLD ASH

1' GRASS

5' CONC SDWK

30" GRASS - 6" CURB

22' ± ASPHALT

LOT
55

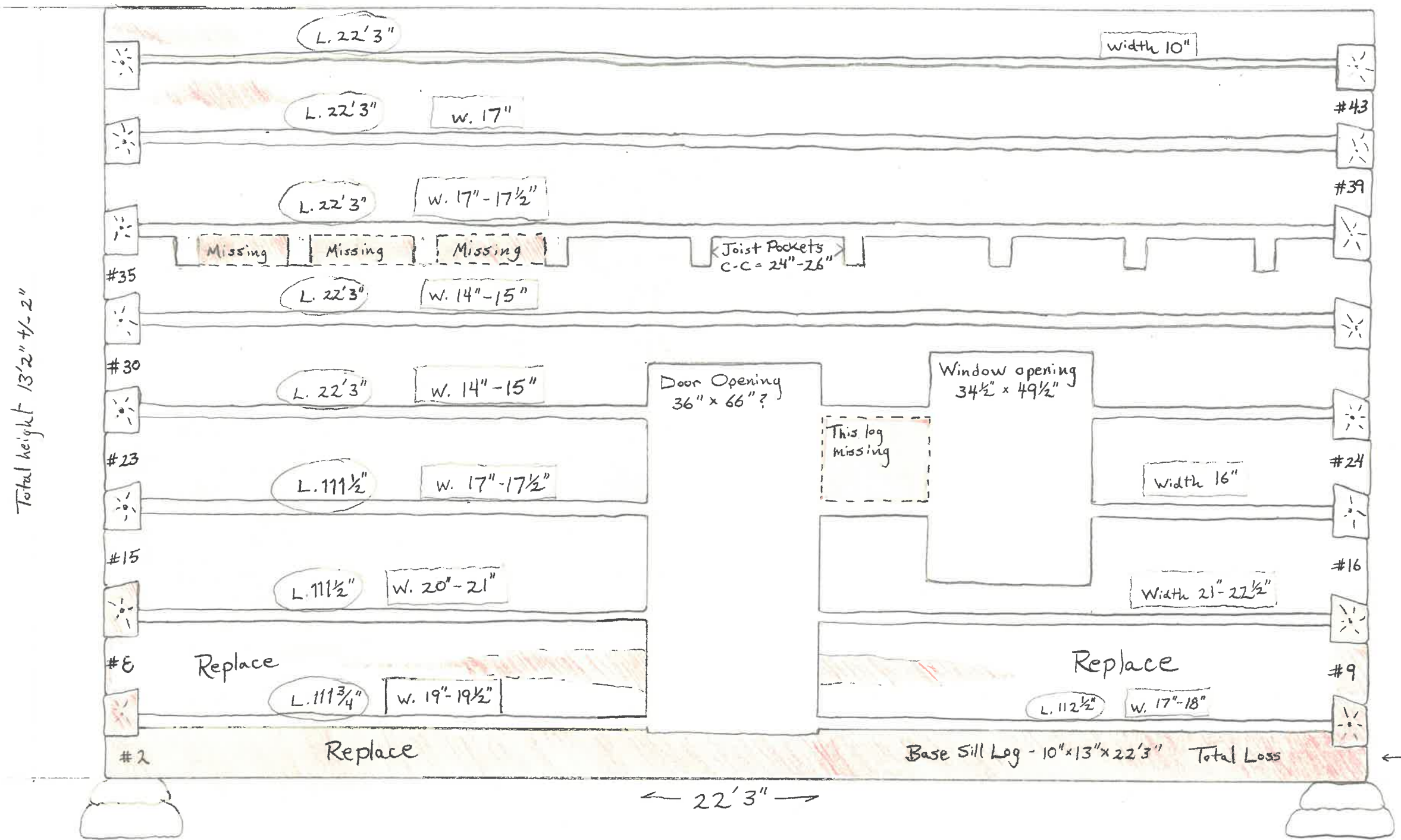
5' SDWK

33'
WALNUT
STREET

82' 6"

PENN ST 66' WIDE

South Elevation



← Estimate cost of new log Helmsburg Sawmill
\$680.00 + shipping \$4.00 per mile

Width = width of hewn log face,
actual log 1"-3" wider.

Nickolas Barker Log House
ca. 1835
Westfield, IN. 1/2" = 1 ft.
West Elevation 2.3.20 SL

East Elevation

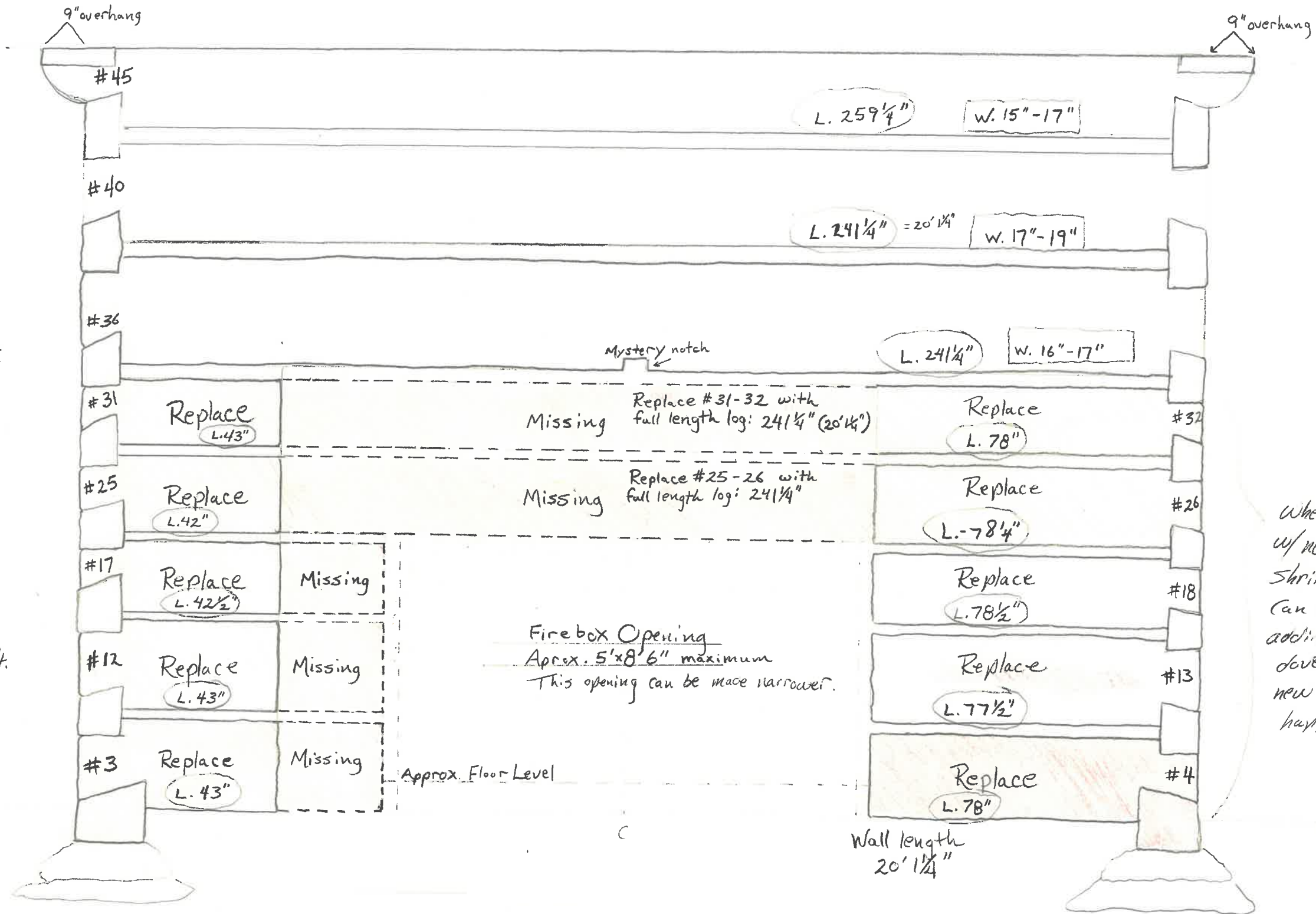
Log Count

#5 = 19'10 1/2"
 #14 = 19'10 1/2" } 24' est.
 #44 = 4' - (use scrap)
 #3+4 = 20'1 1/4"
 #12+13 = 20'1 1/4"
 #17+18 = 20'1 1/4"
 #25+26 = 20'1 1/4"
 #31+32 = 20'1 1/4" } 100' est.

#1 = 22'3"
 #6+7 = 22'3" } 54' est.
 #21 = 5' (use scrap)

#2 = 22'3"
 #8+9 = 22'3" } 44' est.

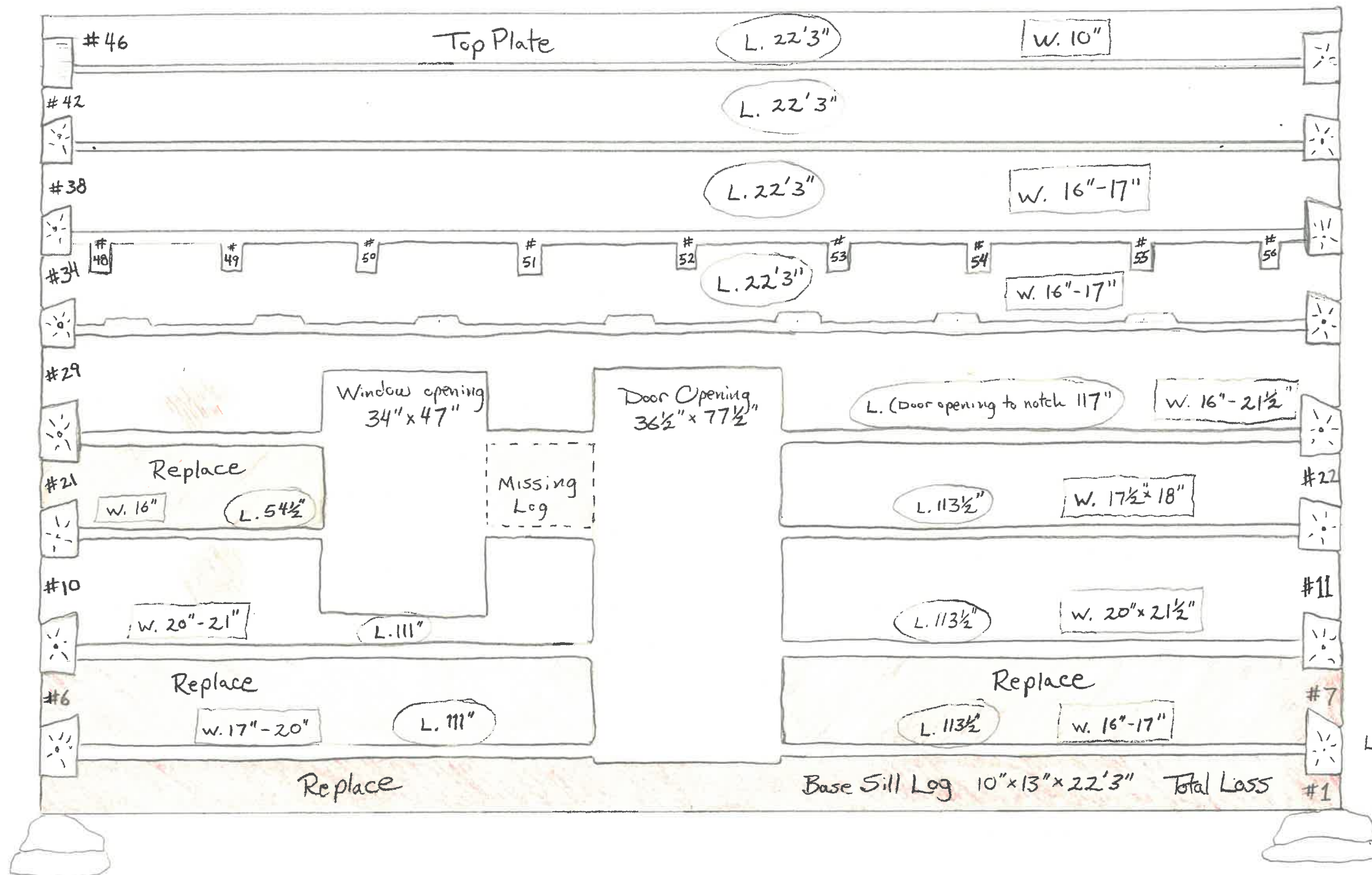
222' linear ft.
 x 31.00
 \$6,882.00
 transport 500.00
 \$7,382.00
 misburg
 will est.



When replacing 5/8th of a wall w/ new logs, expect 2-2 1/2" shrinkage in overall height. This can be compensated for by adding 1/4" to each new cut dovetail or adding wedges under new dovetails once shrinkage happens.

Nickolas Barker Log House
 ca. 1835 Westfield, IN.
 Scale: 1/2" = 1 foot
 South Elevation 2.20.5L

North Elevation

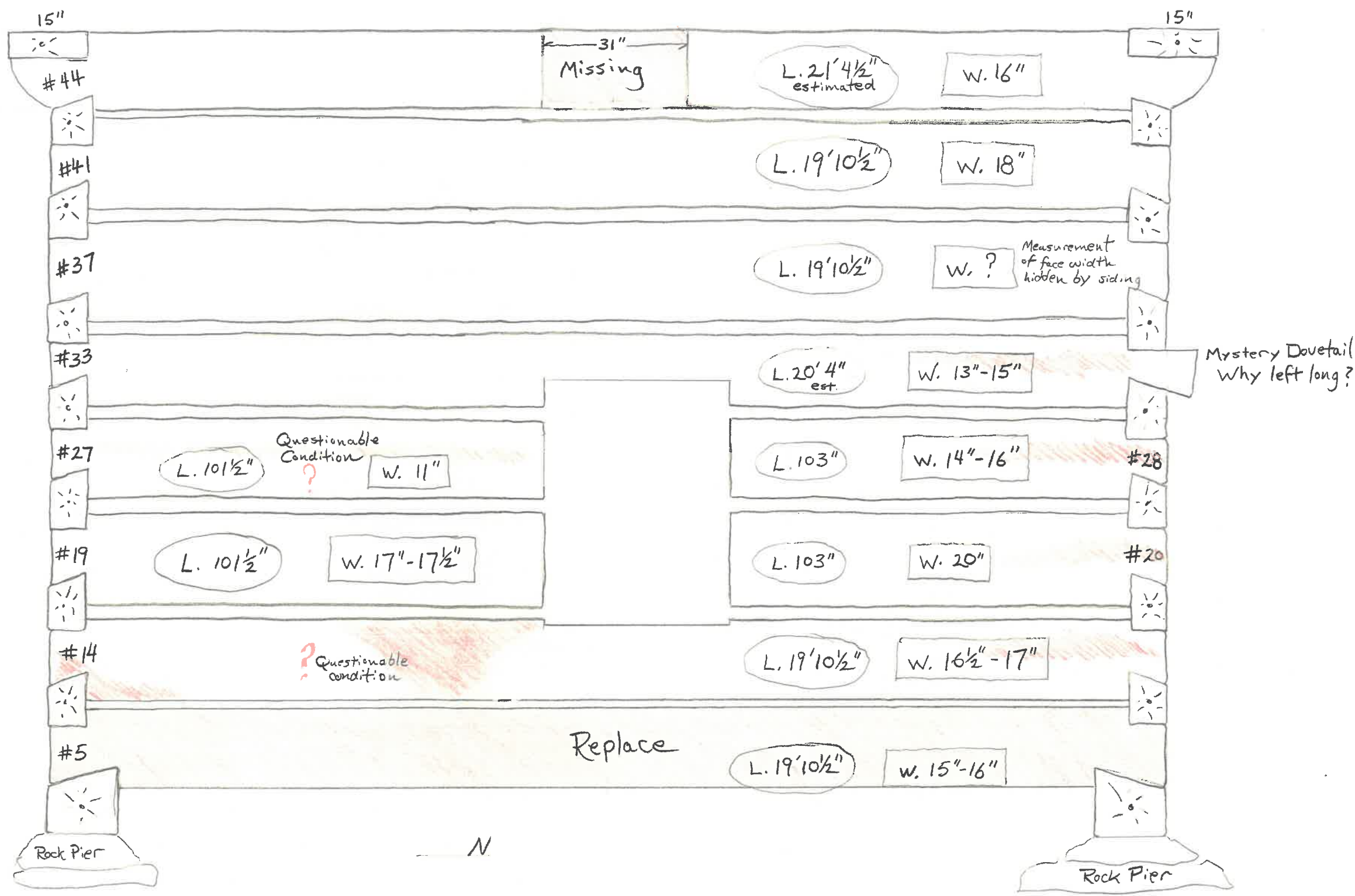


Approx. Height
12'9"
add - 6" ?

Log notch average 26° angle

Nicholas Barker Log House
ca 1835 Westfield, IN.
scale: 1/2" = 1 foot
East Elevation Feb. 2020 S.L.

West Elevation



The exterior of the North side is in rough condition.
This should be covered with clapboard.

? = Uncertain if salvagable.

Nickolas Barker Log House
ca. 1835 Westfield, IN.
Scale: 1/2" = 1 foot
North Elevation 2-20 SL



Petition Number: 2108-ODP-21 and 2108-SPP-21
Project Name: Bonterra
Subject Site Address: South of SR32 and 1/4 mile west of Gray Road
Petitioner: M/I Homes
Representative: Kimley-Horn Associates, Brett Huff
Request: Overall Development Plan & Primary Plat review of 138 Single Family
Current Zoning: Bonterra PUD [Ordinance 21-16](#), SFA and GO
Current Land Use: Agriculture
Approximate Acreage: 28.77 +/-
Property History: Bonterra PUD, [Ordinance 21-16](#), approved 6/8/21

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning Consultant
Staff Presenter: Pam Howard, Senior Planner

Approval of an Overall Development Plan and Primary Plat 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.

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

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.

- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). See PUD Standards
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. See PUD Standards.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.



- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply.

39) Single-family Attached District SFA

- A. **Purpose and Intent:** The purpose of this district is to accommodate Attached Single-family Dwellings for individuals who desire maintenance-free living (e.g., where grass mowing, property maintenance, snow removal are commonly maintained and owned by a homeowners' association).
- B. **Permitted Uses:** The following uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** No minimum
- E. **Maximum Density:** Four (4) Dwelling Units per acre
- F. **Maximum Dwellings:** Four (4) per building
- G. **Maximum Project Size within District:** Thirty (30) acres
- H. **Minimum Building Setback Lines:** COMMENT: N/A, SEE PUD
 - 1. Front Yard:
 - a. Expressways: 50 feet
 - b. Primary Arterials: 35 feet
 - c. Secondary Arterials: 25 feet
 - d. Collectors, Local and Private streets: 20 feet
 - 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
- I. **Minimum Distance Between Structures:**
 - 1. Structures with no vinyl exterior siding: 25 feet
 - 2. Structures with any vinyl exterior siding: 30 feet
- J. **Project Perimeter Setback:** No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
- K. **Maximum Building Height:** 35 feet (see also [Article 6.6 Height Standards](#)) COMMENT: N/A, SEE PUD
- L. **Minimum Living Area:** A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.
 - 1. Single-story: 1,300 square feet COMMENT: N/A, SEE PUD
 - 2. Story and one-half: 1,600 square feet (lower and main levels)
 - 3. Two-story: 1,800 square feet (lower and main levels)

40) General Office GO

- A. **Purpose and Intent:** The purpose of this district is to accommodate general office developments conducted within buildings so constructed that no noise, dust, or dirt is audible or visible beyond the confines of the building.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** 3 acres COMMENT: N/A, SEE PUD
- D. **Minimum Lot Frontage:** 250 feet COMMENT: N/A, SEE PUD
- E. **Minimum Building Setback Lines:** COMMENT: N/A, SEE PUD
 - 1. Front Yard: 60 feet
 - 2. Side Yard:
 - a. Abutting a Residential District: 60 feet
 - b. All other: 20 feet
 - 3. Rear Yard:
 - a. Abutting a Residential District: 60 feet
 - b. All other: 20 feet
- F. **Maximum Building Height:** 50 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Ground Area:** No minimum
- H. **Maximum Lot Coverage:** Eighty percent (80%)
- I. **Development Plan Review:** Required.
- J. **Exemption:** Any residence which was located in this Zoning District as of December 1990 and is converted into offices is exempt from the standards of this Article. Such exemption does not apply to additions or exterior modifications which increase the size of the structure.

41) SR 32 Overlay

- G. **Setback Requirements:** The following setback requirements regulating the distance from State Highway 32 that buildings may be constructed shall supersede all other setback standards of this Ordinance.
1. **Maximum Setback:** The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 2. **Minimum Setback:** The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.
- H. **Accessory Buildings:** No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public restrooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.
- I. **Building Height Requirements:**
1. **Maximum Building Height:** No maximum
 2. **Minimum Building Height:** Eighteen (18) feet
 3. **Multiple Stories:** Multiple stories are encouraged, but not required.
- J. **Building Size Requirements:** The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.
1. **Minimum Gross Floor Area:** Five Thousand (5,000) square feet
 2. **Maximum Gross Floor Area:** No maximum
- K. **Architectural Design Requirements:**
1. **General Design Theme Standards:** Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

42) Bonterra PUD

43) Standard	2-Story Townhomes	3-Story Townhomes
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Minimum Building Setback*		
Front Yard	0'	0'
Side Yard	0'	0'
Rear Yard	0'	0'
Minimum Perimeter Building Setback	20'	20'
Minimum Distance Between Buildings	20'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	No Minimum	No Minimum
Maximum Dwelling Units Per Building	5	6
Maximum Building Height	2 Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley.

General Regulations – Commercial Area		
Minimum Lot Area	3 AC OVERALL. Individual lots in Area A, not less than 1 ac.	
Setback: SR 32	250' min. or per SR32 Overlay Zone (125' max, 30' min.)	
Setback: Internal Streets	75'	

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

44) Architectural Standards (Article 6.3)

45) Architectural Standards, BONTERRA PUD

- Townhome Elevations: The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit C (the "Townhome Elevations"). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
- Building Materials: Vinyl and aluminum siding shall be prohibited.

- c. Garages: All Dwellings shall have a minimum two (2) car attached garage.
- d. Variation: Townhome Buildings immediately adjacent to and immediately across the street from the Subject Townhome Buildings shall be a Different Color Package than the Subject Townhome Building.

46) Building Standards (Article 6.4)

47) Fence Standards (Article 6.5)

48) Height Standards (Article 6.6) SEE PUD STANDARDS

49) Landscaping Standards (Article 6.8, Bonterra PUD):

- a) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - (1) At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - (2) A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
- b) Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
- c) Each two-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit D. Each three-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit E. If the landscaping shown in Exhibit D and Exhibit E are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.
- i) Buffer Yards and External Street Frontage Landscaping: Buffer Yard and External Street Frontage landscaping in Area B shall be provided as depicted in Exhibit F. Buffer Yards along the east, west and south perimeters of the District may, but shall not be required, to exceed ten (10') in width. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit F, then this Ordinance shall control. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.

d) Street Trees

1. Requirement: Street Trees shall be required within the right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one side of a Residential Frontage Road. Please note that the [Westfield Code of Ordinance; Chapter 34-141 et seq., as amended](#), also applies within the City's corporate limits.
2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also [Article 7.3 Principles and Standards of Design](#)). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
4. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with [Article 6.10 Lot Standards](#) and [Article 6.16 Setback Standards](#), respectively.
5. Maintenance: The maintenance of Street Trees shall be the responsibility of the development's property management group, homeowners' association or other similar legal entity, and the association's or entity's declaration of covenants and restrictions shall include provisions for the maintenance and replacement of Street Trees. In the absence of a homeowners' association, then the maintenance of Street Trees shall be the responsibility of the owner of the adjacent Lot.
6. Street Tree Species: Permitted Street Tree species shall be as set forth in the City's Construction Standards (see [Article 7.3 Principles and Standards of Design](#)).

The Petitioner is coordinating with the Department of Public Works regarding the location of street trees. For this reason, we are asking that approval of the Landscape Plan be delegated to the Department during the Secondary Plat and Construction Plan approval process.

- e) Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan as “Existing Wooded Area”. This area shall be a privately owned and maintained neighborhood park. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.
 - (i) F. Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.
 - (ii) E. Entrance Improvements: An “Entrance Sign” in substantial compliance with Exhibit G and “Entrance Landscaping” in substantial compliance with Exhibit H shall be constructed at the easternmost entrance to the District.

50) Lighting Standards (Article 6.9)

51) Lot Standards (Article 6.10) SEE DISTRICT STANDARDS.

52) Setback Standards (Article 6.16) SEE DISTRICT STANDARDS.

53) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Block Standards (Article 8.1) SEE PUD STANDARD

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

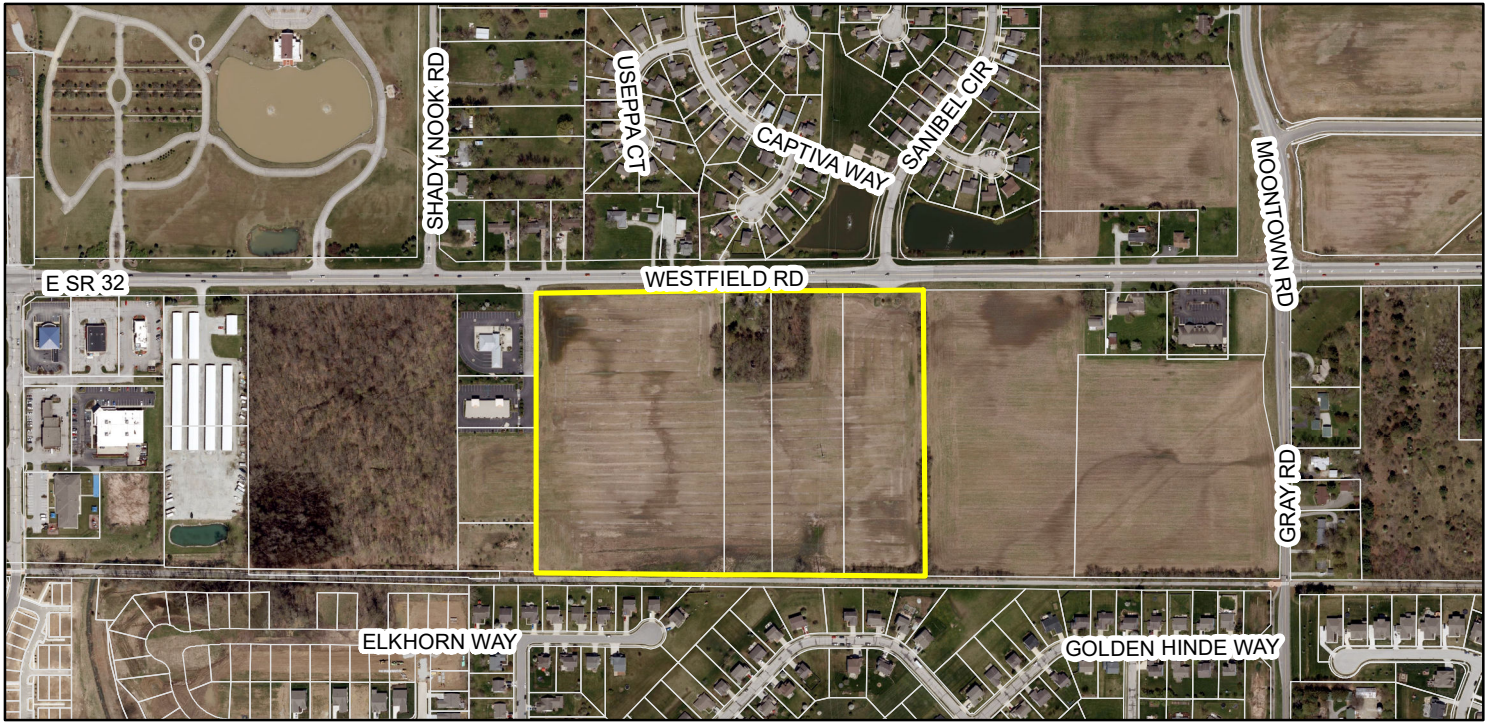
57) Street and Right-of-Way Standards (Article 8.9) and PUD

- a) All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
 - b) On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- 58) Street Sign Standards (Article 8.11) and PUD. The developer will be responsible for the cost of, and the placement of all street signage as required by the City.
- 59) Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
- 60) Pedestrian Network Standards (Article 8.7)
- 61) Storm Water Standards (Article 8.8)
- 62) Street Light Standards (Article 8.10)
- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
 - b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
 - c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 63) Surety Standards (Article 8.12)
- 64) Utility Standards (Article 8.13)

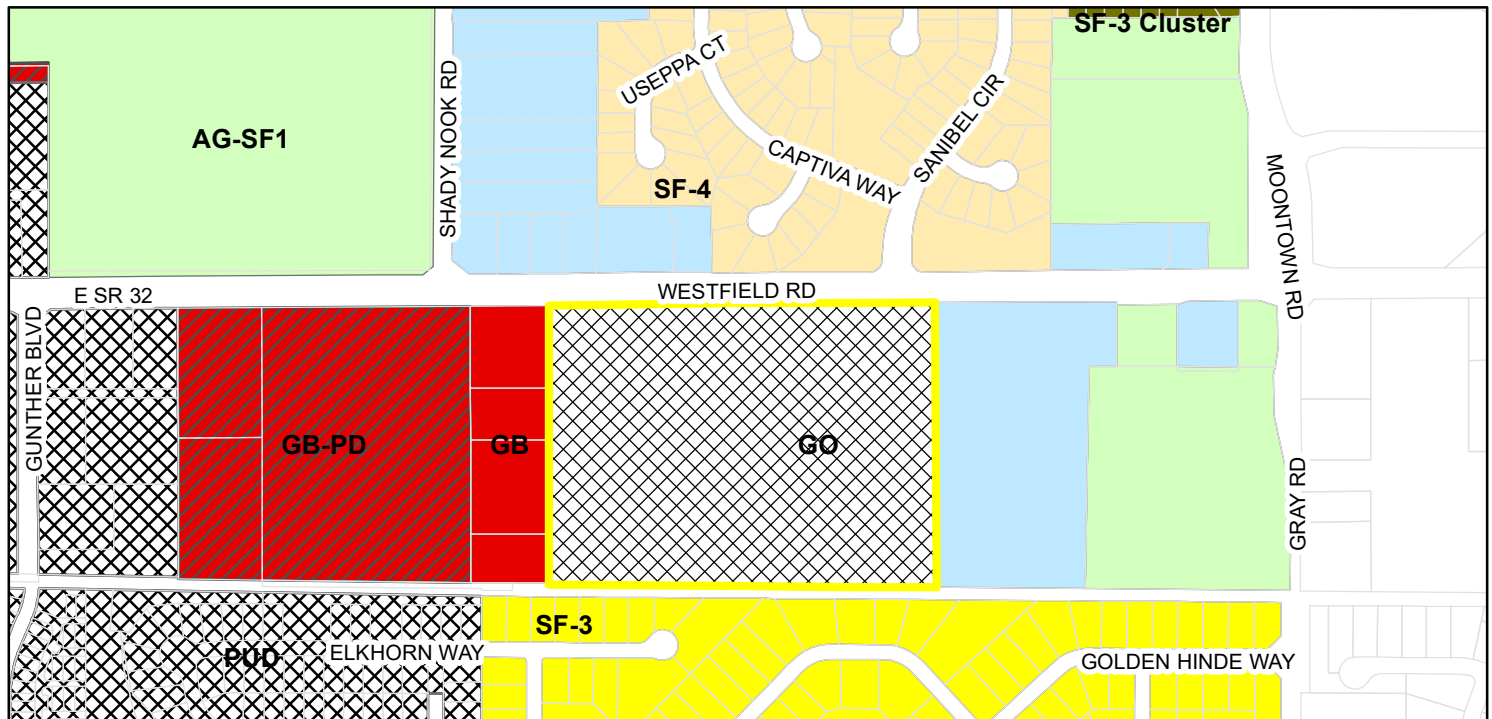
DEPARTMENT COMMENTS

1. **Action:** Recommend approval at the September 7, 2021, Plan Commission meeting. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit. Also, approval of the Landscape Plan be delegated to the Department, in coordination with the Department of Public Works, during the Secondary Plat and Construction Plan approval process.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer 317-660-1762 or cmeyer@westfield.in.gov.

Aerial Location Map



Zoning Map



Zoning

- | | | |
|--|--|--------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | GB-PD (General Business - Planned Development) | SF-3 (Single Family - 3) |
| GB (General Business) | GO (General Office) | SF-3 Cluster |
| PUD (Planned Unit Development) | SF-4 (Single Family - 4) | |

M/I HOMES OF INDIANA, LP
8425 WOODFIELD CROSSING BLVD., SUITE 100W
INDIANAPOLIS, IN 46240
CONTACT: MICHAEL REEVE]
PHONE: (704) 363-4491
EMAIL: mreeve@mihomes.com

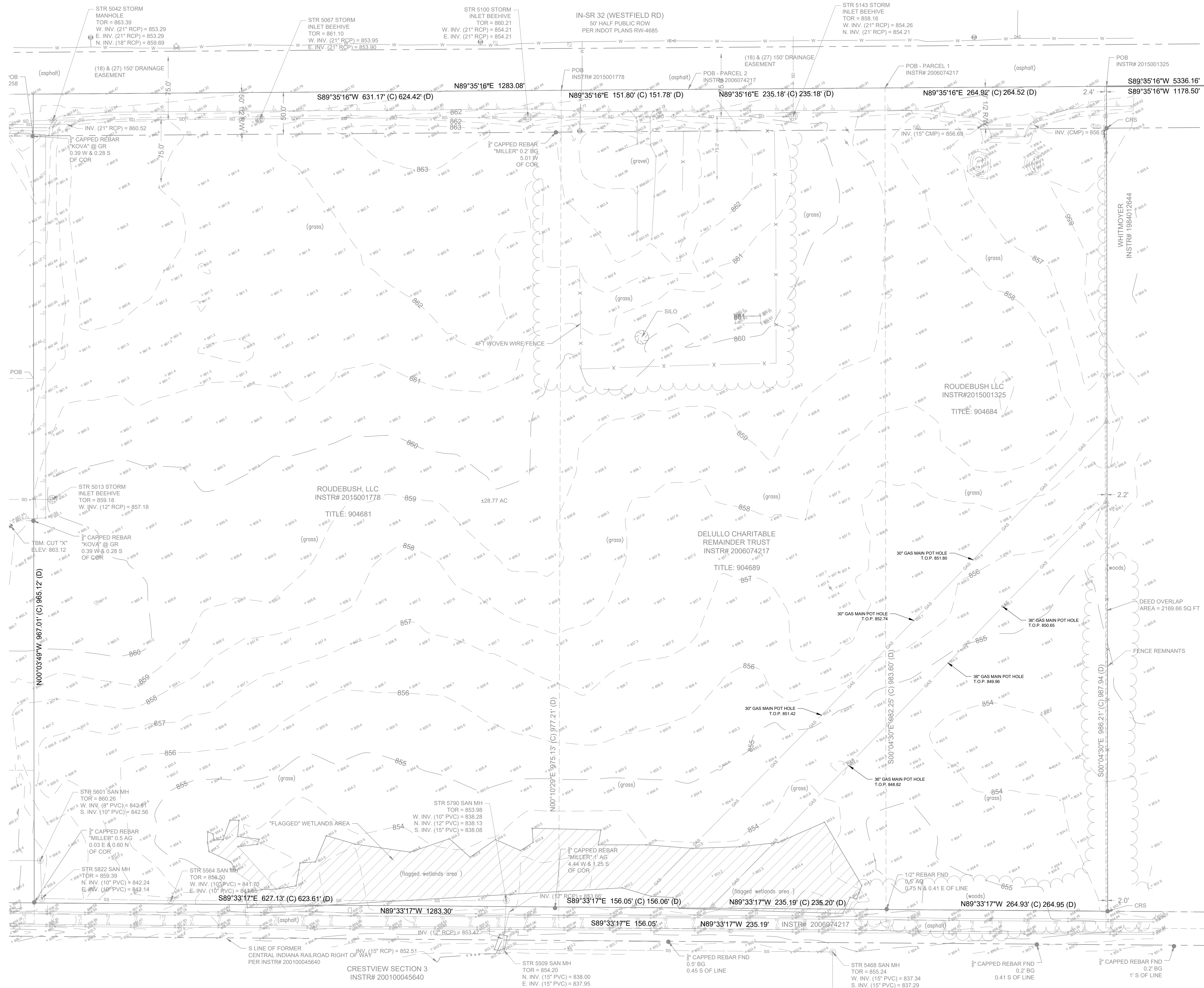
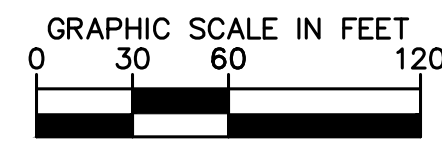
SANITARY SEWER
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

WATER COMPANY
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

5. IF UTILITY, DRAINAGE OR ANY OTHER EASEMENTS REQUIRED, MINIMUM 10'-0" EASEMENTS SHALL BE ADDED OUTSIDE OF THE ACCESS EASEMENT/RIGHT-OF-WAY.



BONTERRA PUD ZONING



LEGEND

- | | |
|---|---|
|  | ITEM TO BE REMOVED |
| — ♦ ♦ ♦ — | FLOW LINE |
| — BEC — | BURIED ELECTRIC LINE |
| — E — | OVERHEAD ELECTRIC LINES |
| — BCTV — | BURIED CABLE T.V. LINE |
| — CTV — | CABLE T.V. LINE |
| — BTC — | BURIED TELEPHONE LINE |
| — T — | TELEPHONE LINE |
| — W — | WATER LINE |
| — GAS — | GAS LINE |
| — S — | SANITARY SEWER LINE; MANHOLE |
|  | STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTIONS |
| — X — X — | FENCE LINE |
|  | POWER POLES |
|  | LIGHT POLE |
|  | ELECT. TRANSFORMER |
|  | ELECT. PEDESTAL |
|  | ELECT. METER |
| → | GUY WIRE |
|  | TELEPHONE PEDESTAL |
|  | TELEPHONE MANHOLE |
|  | GAS VALVE |
|  | CLEANOUT |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | MAILBOX |
|  | PK NAIL SET |
|  | CAPPED REBAR |

Call 811 
before you dig

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
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PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com

AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH



EXISTING CONDITIONS

**BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN**

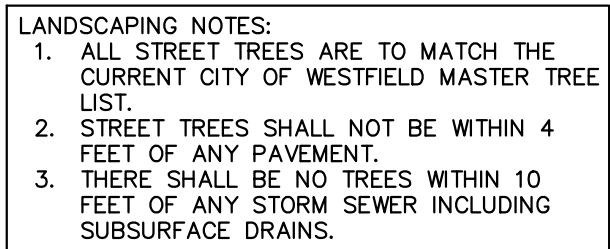
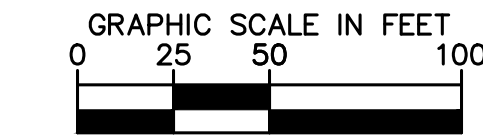
ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011

SHEET NUMBER

C101

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IN-SR 32 (WESTFIELD RD)
50' HALF PUBLIC ROW
PER INDOT PLANS RW-4685



NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

Indiana Utilities Protection Service



BONTERRA

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07/02/2021
KHA PROJECT NO
170150011
SHEET NUMBER

C102

Kim|ev»Horn

SCALE: AS NOTED
DESIGNED BY: JSM



PRIMARY PLAT

**BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN**

ORIGINAL ISSUE:
07/02/2021
KHA PROJECT NO
170150011
SHEET NUMBER

C102

Kim|ev»Horn

SCALE: AS NOTED
DESIGNED BY: JSM



PRIMARY PLAT

**BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN**

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO 170150011
SHEET NUMBER

C102

BY

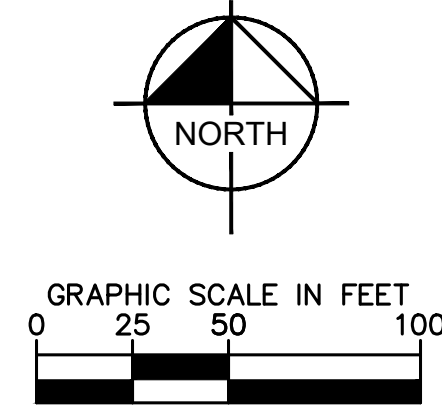
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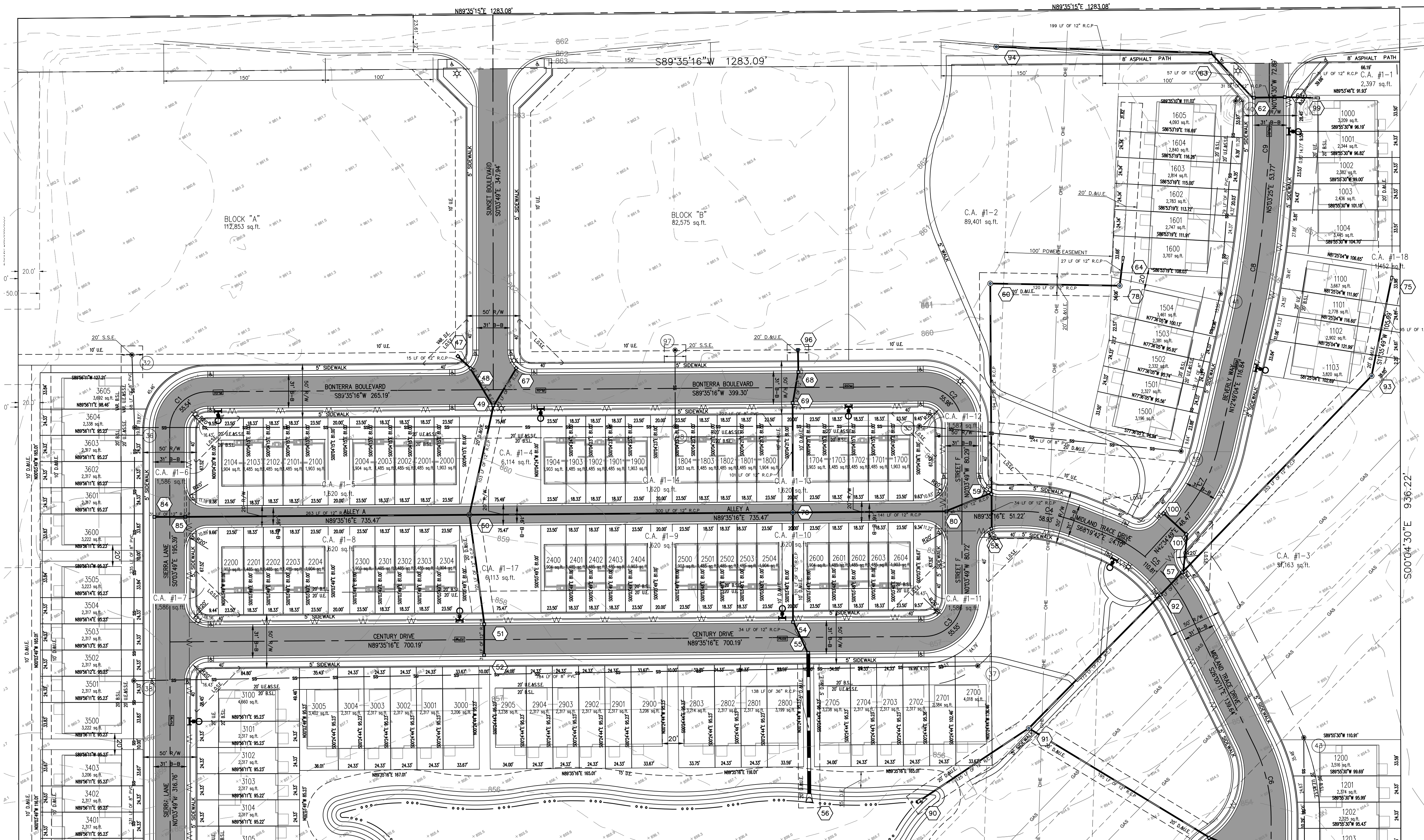
PRIMARY PLAT/DEVELOPMENT PLAN

BONTERRA PUD ZONING



LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 6' UNDERDRAINS
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
RPM	RAISED PAVEMENT MARKER
	STREET LIGHT
	PAVEMENT



MATCHLINE - SEE SHEET C201

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

NOTES

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Indiana Utilities Protection Service



BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN	DESIGNED BY: JSM	AS NOTED	Kimley»Horn	NO.	REVISIONS	DATE	BY
	DRAWN BY: PCW	DESIGNED BY: JSM					
	CHECKED BY: BAH	DESIGNED BY: JSM					
		DESIGNED BY: JSM					
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	CHECKED BY: BAH	DESIGNED BY: JSM					
		DESIGNED BY: JSM					
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	DRAWN BY: PCW	DESIGNED BY: JSM					
	CHECKED BY: BAH	DESIGNED BY: JSM					
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	DRAWN BY: PCW	DESIGNED BY: JSM					
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KHA PROJECT NO.
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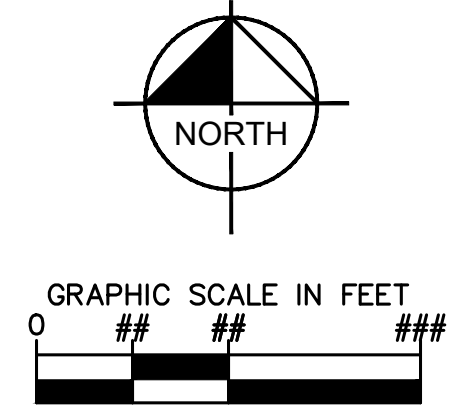
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C200

BONTERRA

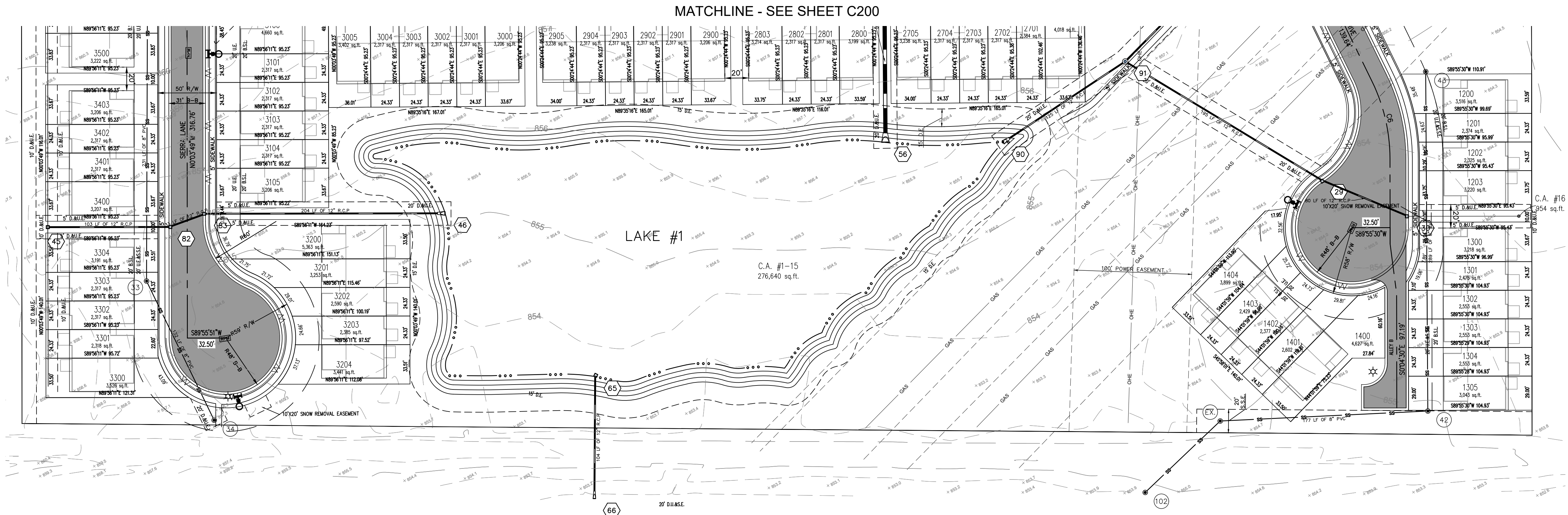
PRIMARY PLAT/DEVELOPMENT PLAN

BONTERRA PUD ZONING



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- RPM RAISED PAVEMENT MARKER
- STREET LIGHT
- PAVEMENT



MATCHLINE - SEE SHEET C200

LAKE #1

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

NOTES

- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
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Indiana Utilities Protection Service



Kimley»Horn
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PHONE: 317-912-4129
EMAIL: Brett.Horn@kimley-horn.com
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DEVELOPMENT
PLAN

BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN

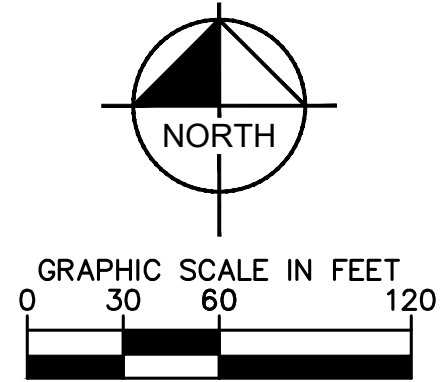
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KHA PROJECT NO.
170150011
SHEET NUMBER

C201

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PRIMARY PLAT/DEVELOPMENT PLAN

BONTERRA PUD ZONING



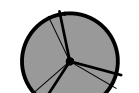
- LANDSCAPING NOTES:
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 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
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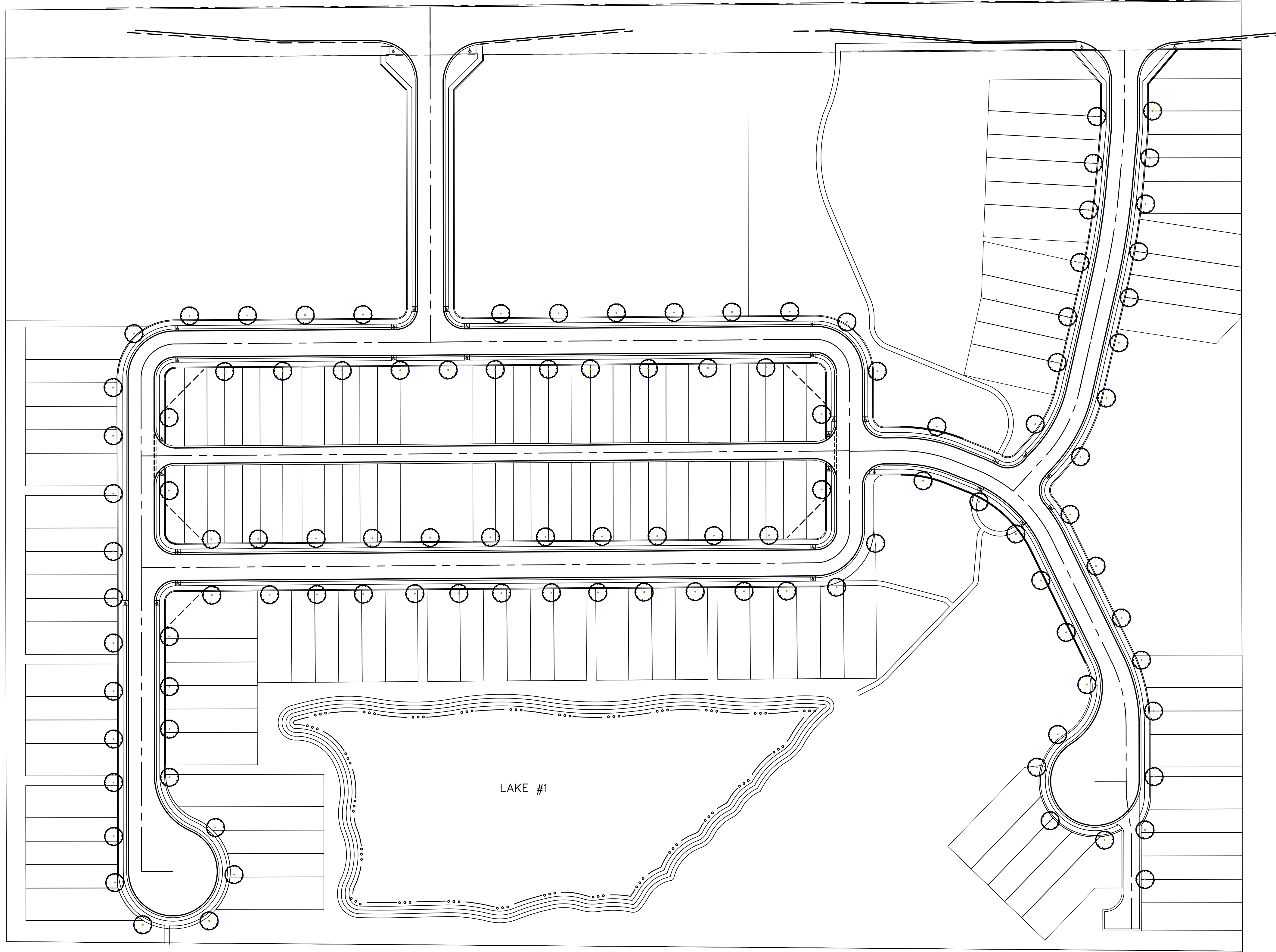
- BUFFER YARD LANDSCAPE NOTES:
1. BUFFER YARDS SHALL NOT BE REQUIRED ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
 2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
 3. A MINIMUM TWENTY (20) FOOT WIDE BUFFER YARD SHALL BE REQUIRED BETWEEN RESIDENTIAL PROPERTIES OF THE DISTRICT AND ANY ADJACENT PROPERTY ZONED THE AGRICULTURAL/SINGLE FAMILY (AG-SF1) DISTRICT. THE BUFFER YARD SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. BUFFER YARD PLANTINGS ARE DETAILED IN ENLARGED LANDSCAPE PLANS. BUFFER YARDS NOT DETAILED WILL HAVE EXISTING VEGETATION MAINTAINED AND ASSESSED BY SITE WALK WITH CITY OF WESTFIELD PLANNING DEPARTMENT IN SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.

- EXTERNAL STREET FRONTAGE LANDSCAPE NOTES:
1. THE ROAD FRONTAGE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE (ARTICLE 6.8M)) SHALL APPLY; HOWEVER, IT SHALL NOT APPLY ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
 2. A LANDSCAPING AREA WITH A MINIMUM DEPTH OF THIRTY (30) FEET SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG ANY RESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES AND TWENTY-FIVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET. IN ADDITION, A MINIMUM THREE-FOOT (3') TALL UNDULATING MOUND SHALL BE REQUIRED ALONG THE ENTIRE EXTERNAL STREET FRONTAGE. MEANDERING MOUNDS ARE ENCOURAGED.

LANDSCAPE LEGEND:

(Quantities do not include individual lot landscaping)

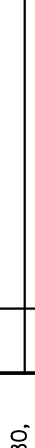
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Elm, Accolade
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Maple, Red
Quantity = 0
-  Quercus muehlenbergii
Oak, Chinkapin
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-  Quercus rubra
Oak, Northern Red
Quantity = 0

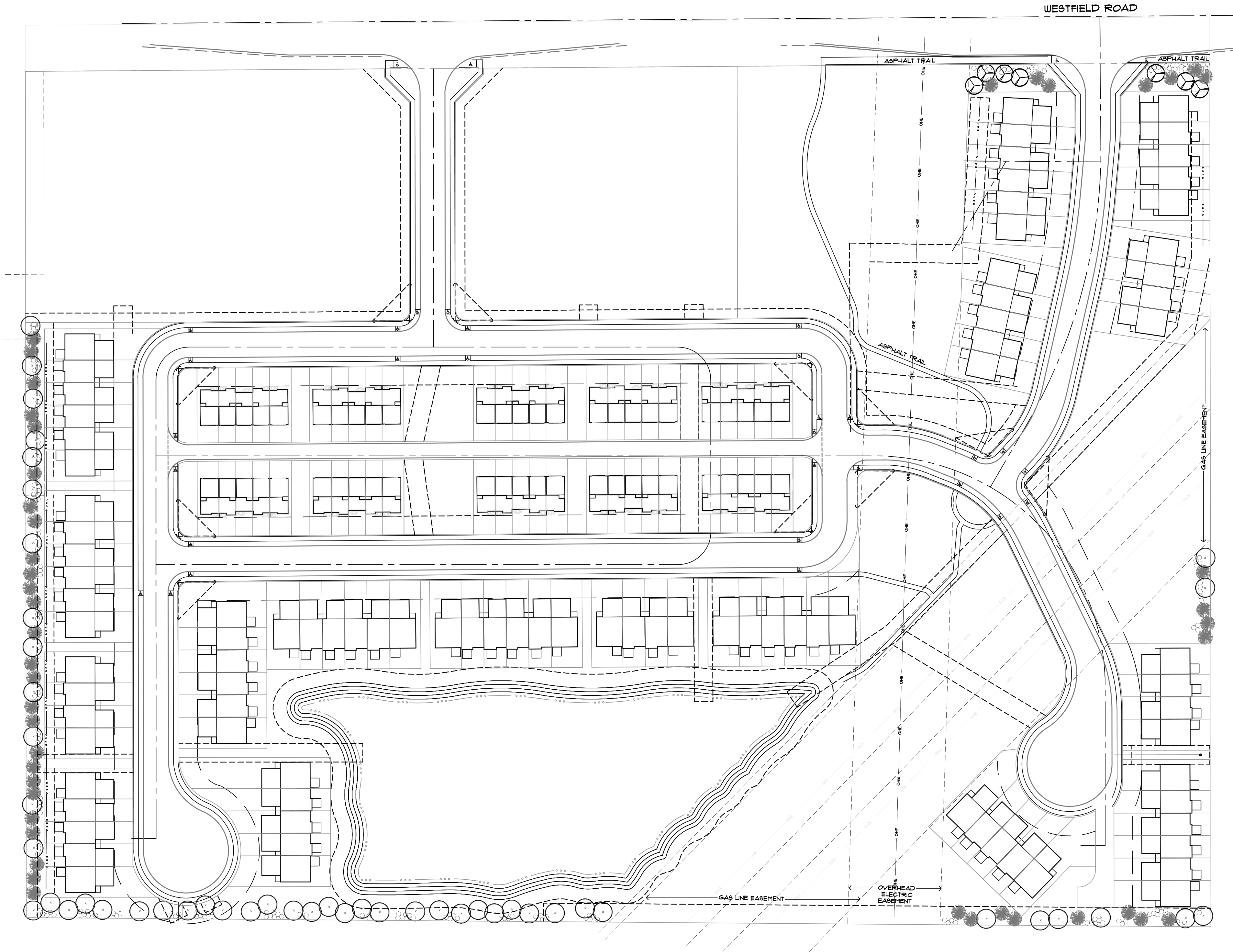


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L100	SHEET NUMBER	KHA PROJECT NO. 170150011	ORIGINAL ISSUE: 07/02/2021	BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN	OVERALL LANDSCAPE PLAN			SCALE:	AS NOTED	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, CHICAGO, IL 60619 CONTACT: BRETT HUFF PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	No.	REVISIONS	DATE	BY



LANDSCAPE LEGEND

- SHADE TREE - 2" CALIPER
- EVERGREEN - 6' HT.
- ORNAMENTAL TREE - 1-1/2" CAL
- SHRUBS - 18" HT.

LANDSCAPE ORDINANCE REQUIREMENTS		
EXTERNAL STREET FRONTAGE - RESIDENTIAL		
TOTAL DISTANCE (1212')	REQUIRED	PROVIDED
3 EVERGREENS OR SHADE TREES PER 100'	1 TREES	1
3 ORNAMENTAL TREES	1 TREES	1
15 SHRUBS	34 SHRUBS	34
BUFFER YARD TO WEST		
TOTAL DISTANCE (445')	REQUIRED	PROVIDED
4 EVERGREEN TREES PER 100'	26 TREES	26
2 SHADE TREES PER 100'	12 TREES	13
10 SHRUBS PER 100'	24 SHRUBS	24
ROAD FENCE SECTIONS		5
BUFFER YARD TO EAST		
TOTAL DISTANCE (1167')	REQUIRED	PROVIDED
4 EVERGREEN TREES PER 100'	4 TREES	4
2 SHADE TREES PER 100'	2 TREES	2
10 SHRUBS PER 100'	12 SHRUBS	12
BUFFER YARD TO MIDLAND TRAIL		
TOTAL DISTANCE (510')	REQUIRED	PROVIDED
4 EVERGREEN OR SHADE TREES PER 100'	36 TREES	42
10 SHRUBS PER 100'	56 SHRUBS	51



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 2, 2021
2108-PUD-23
Exhibit 1

Docket Number: 2108-PUD-23

Project Name: Springmill Trail PUD Mixed Use Amendment

Subject Site Address: East of Ditch Road, West of Casey Road.

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger, LLC

Request: An amendment to 10.99 acres+/- of the Springmill Trail Planned Unit Development (PUD) District, modifying the use to include for-sale townhomes

Current Zoning: Springmill Trail PUD ([Ord. 11-19](#))

Current Land Use: Residential / Agriculture

Acreage: 10.99 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Proposed Ordinance 21-35
5. Concept Plans
6. Character Exhibits
7. Project Narrative
8. Neighborhood Meeting Summary
9. Public Comment
10. Issue List
11. Redlined Ordinance 21-35

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the July 12, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on July 27, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition received a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally East of Ditch Road, West of Casey Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: Permitted uses shall be limited to Townhome Dwellings only.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), except as modified below:

	Proposed Springmill Trail PUD Amendment	UDO SFA: Single-Family Attached
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	No minimum	No minimum
Maximum Density	The total number of Dwelling Units permitted in the District shall not exceed eighty (80).	Four (4) Dwelling Units per acre
Maximum Dwellings	Six (6) per building	Four (4) per building
Maximum Project Size within District	See Real Estate	Thirty (30) acres
Minimum Building Setback Lines	...from perimeter of Real Estate: 1. From Ditch Rd & Casey Rd 10 feet 2. From south perimeter of Real Estate 20 feet	1. Front Yard: a. Expressways: 50 feet b. Primary Arterials: 35 feet c. Secondary Arterials: 25 feet d. Collectors, Local and Private streets: 20 feet 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
Minimum Internal Building Setback	1. Setback from internal street 20 feet 2. Side & Rear Yard N/A	N/A

Minimum Distance Between Structures	20 feet	1. Structures with no vinyl exterior siding: 25 feet 2. Structures with any vinyl exterior siding: 30 feet
Project Perimeter Setback	N/A	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
Maximum Building Height	3 stories	35 feet
Minimum Living Area	1,250 square feet	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater. 1. Single-story: 1,300 square feet 2. Story and one-half: 1,600 square feet (lower and main levels) 3. Two-story: 1,800 square feet (lower and main levels)

Development Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 6 of the UDO, except for the proposed modifications to the following:

Architectural Standards: The proposed PUD Ordinance includes Character Exhibits (see **Exhibit 6**) that are incorporated, by reference, into the PUD Ordinance. These Character Exhibits are meant to capture the intended architecture of the townhomes that are to be built within the project.

The proposed PUD Ordinance further defines architectural requirements regarding permitted building materials; roof overhangs; dwelling design by façade, including materials, window design and count, offsets, and roof design; and other architectural features.

Landscaping Standards: The UDO Landscape Standards shall apply, with some modifications, to the proposed PUD Ordinance. Landscaping appears on the concept plan (see **Exhibit 5**) and supersedes where there are conflicts between the UDO and the Ordinance. The proposed PUD Ordinance modifies the following: the distance between and placement of street trees; the minimum planting requirements per dwelling unit; and the External Street Frontage requirements.

Design Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 8 of the UDO, except for the proposed modifications to the following:

Open Space: The proposed PUD Ordinance modifies the open space percentage requirement from 35% (in the UDO) to 30% and as shown in the concept plan (**Exhibit 5**).

CHANGES SINCE THE PUBLIC HEARING

The most significant change made to the proposed Ordinance since the August 2, 2021 public hearing is to the architecture. All building facades shall now include a twenty-four (24) inch masonry base. Zoning standards (Section 5) were clarified for enforcement purposes and the setback from the south perimeter of the real estate was increased from 10 feet to 20 feet. Landscape standards (Section 6.2) were clarified for purposes of enforcement, and there is now a commitment to include twelve trees around the detention pond.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies that the Property falls within the Regional Commercial land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Attached dwellings are contemplated as an appropriate use within the Regional Commercial area. The Comprehensive Plan further recommends appropriately scaled transitional uses, such as attached dwellings, between commercial uses and single-family homes.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the July 12, 2021, City Council meeting.

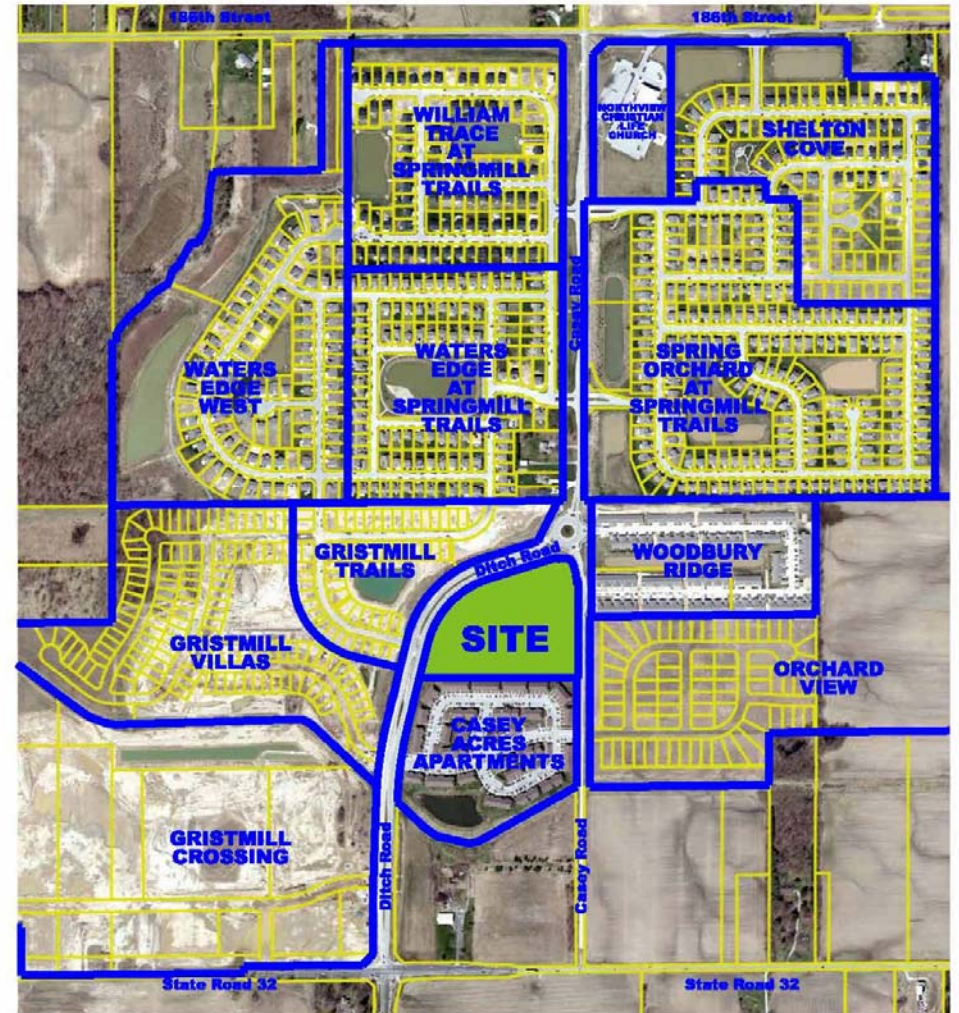
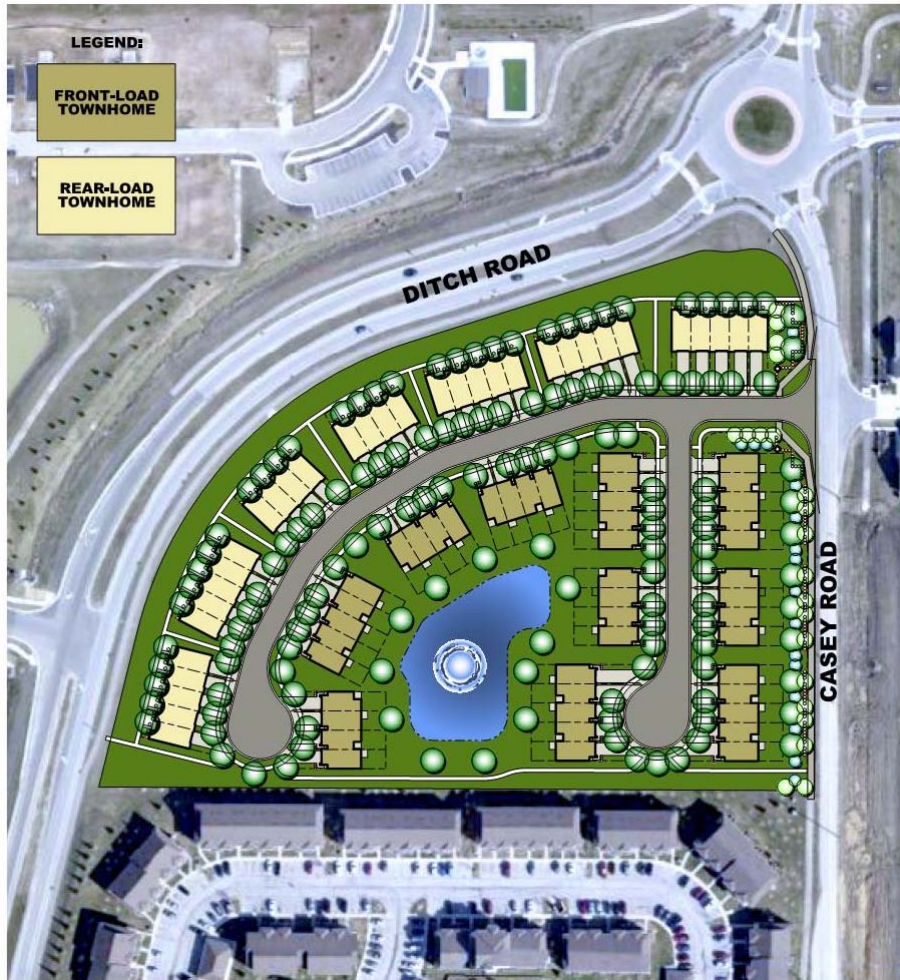
Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 2, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan 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:

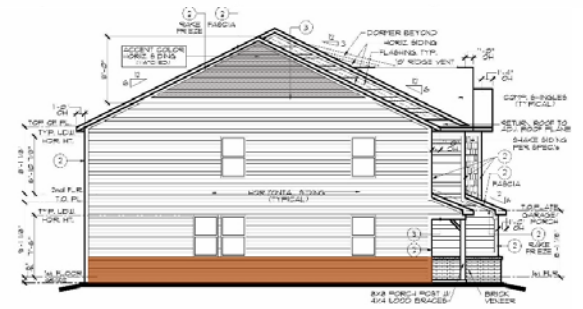
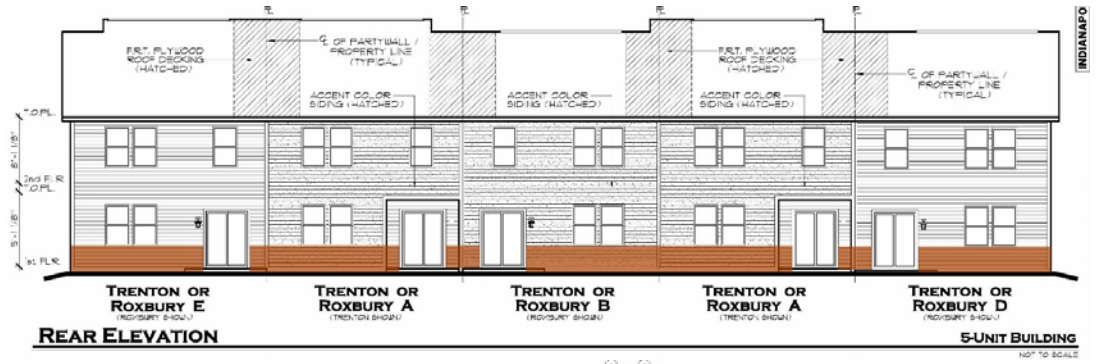
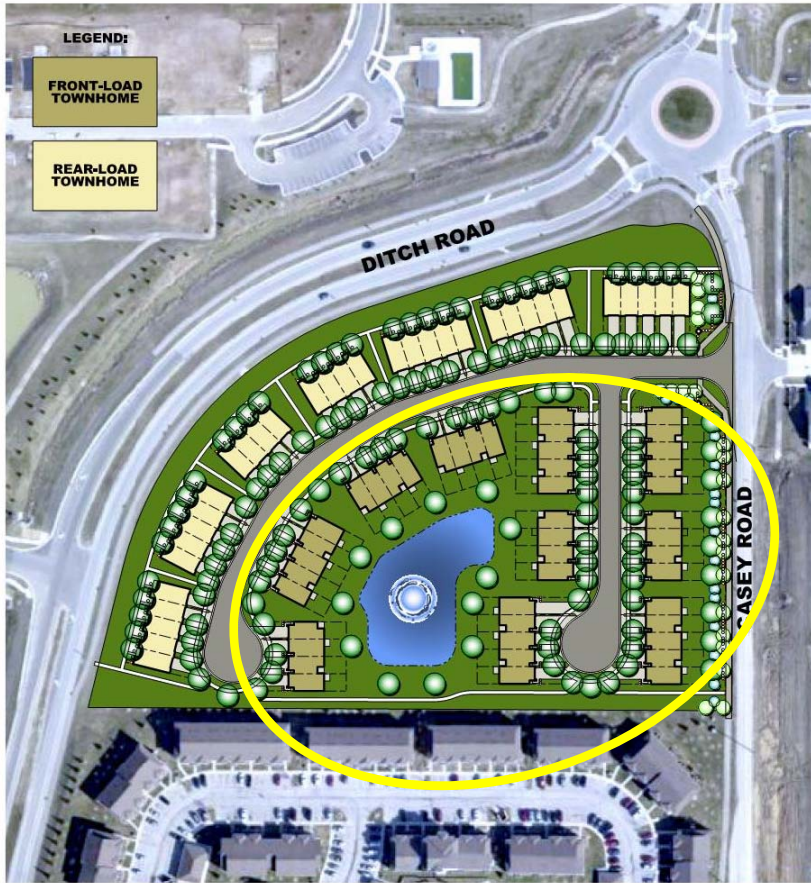
1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
-

PROCEDURAL

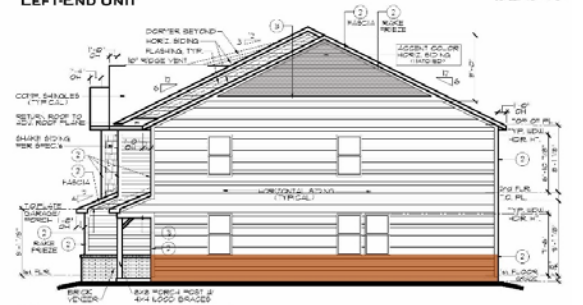
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneder@westfield.in.gov.







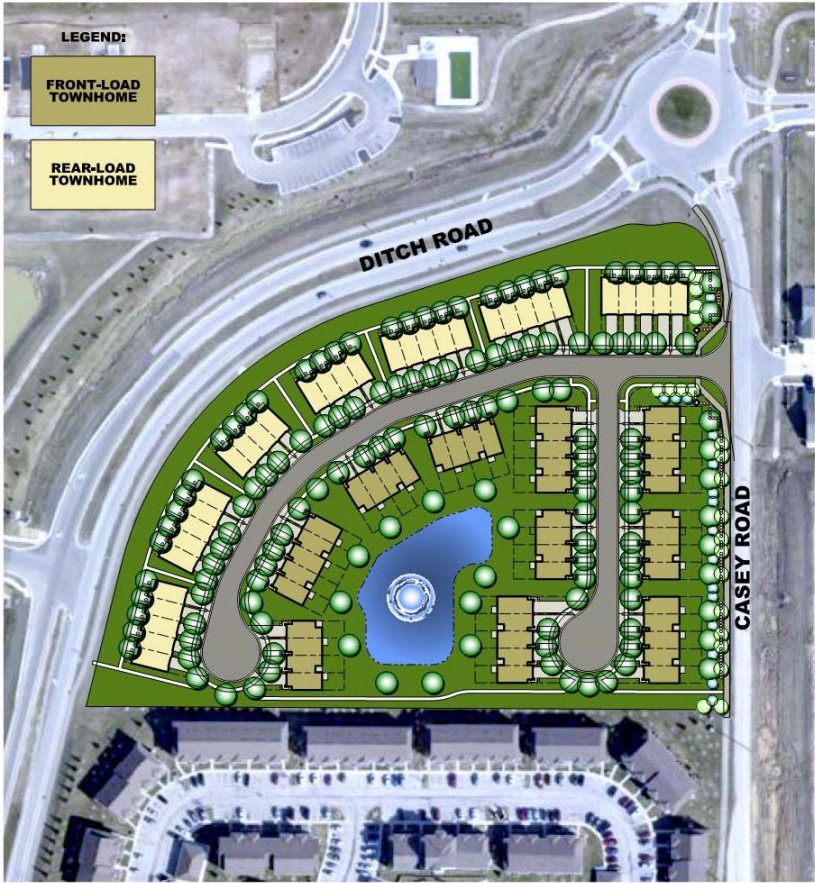
LEFT ELEVATION D
LEFT-END UNIT



RIGHT ELEVATION E
RIGHT-END UNIT

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

ROXBURY
80-45-16³ + 1.0



ORDINANCE NUMBER 21-35

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 "**2021 Springmill Trails PUD – Mixed Use District Amendment**") 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 No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011, and amended by (i) Ordinance 13-15, enacted by the City Council on June 10, 2013; (ii) Ordinance 14-11, enacted by the City Council on April 28, 2014; (iii) Ordinance 14-34, enacted by the City Council on January 12, 2015; (iv) Ordinance 16-07, enacted by the City Council on May 9, 2016; (v) Ordinance 16-28, enacted by the City Council on September 12, 2016; (vi) Ordinance 18-52, enacted by the City Council on February 11, 2019; and (vii) Ordinance 19-16, enacted by the City Council on July 8, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2108-PUD-23**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2008-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) 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 _____, 2021; 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the “**2021 Springmill Trails PUD – Mixed District Amendment**” (the “District”), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**2021 Springmill Trails PUD – Mixed Use District Amendment PUD**”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) 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.
- 1.3 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.
- 1.4 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. 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.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 2.3 The Concept Plan includes buildings which are identified as “Front-Load Townhome” and “Rear-Load Townhome” which dwellings are further regulated under the terms of this Ordinance.

Section 3. Underlying Zoning District(s). The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. Permitted Uses. The permitted uses shall be limited to Townhome Dwellings.

- 4.1 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Ditch Road and Casey Road	10'
Setback from south perimeter of Real Estate	20'
Minimum Internal Building Setbacks	
Setback from internal street	20'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,250sqft

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 6.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:
- A. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the

standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Building Materials: Permitted exterior building materials are as follows:

- i. Masonry Material (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. All building facades (the entire base of the townhome building exclusive of doors) shall include Masonry Material at a minimum height of twenty-four (24) inches.

C. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.

D. Dwelling Design: The following standards shall apply to all Dwellings:

- i. Perimeter Lots Fronting Ditch Road: Townhomes as shown on the Concept Plan as “Rear-Load Townhome”, shall require the front door to face Ditch Road and the garage shall face an internal street.
- ii. Garages: All Dwellings shall have a two (2) car garage.
- iii. Roof Pitch:
 - a) The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
 - b) Shed roof dormer accents shall be no less than 3:12.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - b) Shutters or a six-inch (6”) nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.

- c) A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - d) A minimum of four (4) windows.
 - e) Front door entranceways shall include a porch not less than three feet (3') deep by three and one-half feet (3.5') wide (prior to installation of any Masonry Material).
 - f) The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - g) Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- v. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- a) A minimum of two (2) windows.
 - b) All windows shall have a minimum four-inch (4") nominal width trim.
 - c) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- vi. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
- a) A minimum of three (3) windows and a patio door shall be required on Front Load Townhomes.
 - b) A minimum of two (2) windows shall be required on Rear Load Townhomes.
 - c) All windows shall have a minimum four-inch (4") nominal width trim.

6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Street Trees: Article 6.8(J) Street Trees shall only apply to internal streets, however, a minimum spacing requirement of twenty feet (20') shall apply and Street Trees may be placed on the lot.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below as generally illustrated on **Exhibit D**.
 - i. At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Where the Street Tree is placed in the Front Yard of a Front-Load Townhome dwelling the street tree shall (i) meet the one (1) Shade Tree requirement of this section and (ii) shall be placed a minimum of four (4) feet from the sidewalk.
 - iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below:
 - i. Article 6.8(M)(1) shall not apply to the Ditch Road frontage as Rear-Load Townhomes faces this Perimeter Street.
 - ii. Article 6.8(M)(1) shall apply to the Casey Road frontage except as modified below:
 - a) No mounds shall be required along External Street Frontages.
 - b) Four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 LF of frontage along the Casey Road frontage.
 - c) Required shrubs may be substituted with an evergreen tree or

shade tree at a rate of five (5) shrubs: one (1) tree.

E. Common Areas / Detention/Retention Areas:

- i. A Fountain shall be installed and seasonally maintained within the Detention Pond.
- ii. Twelve (12) additional shade trees at a 1.5” caliper shall be provided around the Detention Pond.

F. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply as none is required under the UDO.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- 7.1 The minimum street right of way for all internal streets shall be fifty-one (51) feet for the typical street cross-section providing a four (4) foot landscape lawn between the curb and sidewalk. See Section 6.2.B and Section 6.2.C.2 of this Ordinance for Street Tree requirements.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
 - A. Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.

Section 9. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate.

- 9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

- 9.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY 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 hereby certify that **ORDINANCE 21-35** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-35

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-35

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Lot Landscaping Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

The real estate identified by the Hamilton County, Indiana Auditor's Office as Parcel Identification Number 08-05-34-00-00-025.003 and consist of 10.99 acres.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

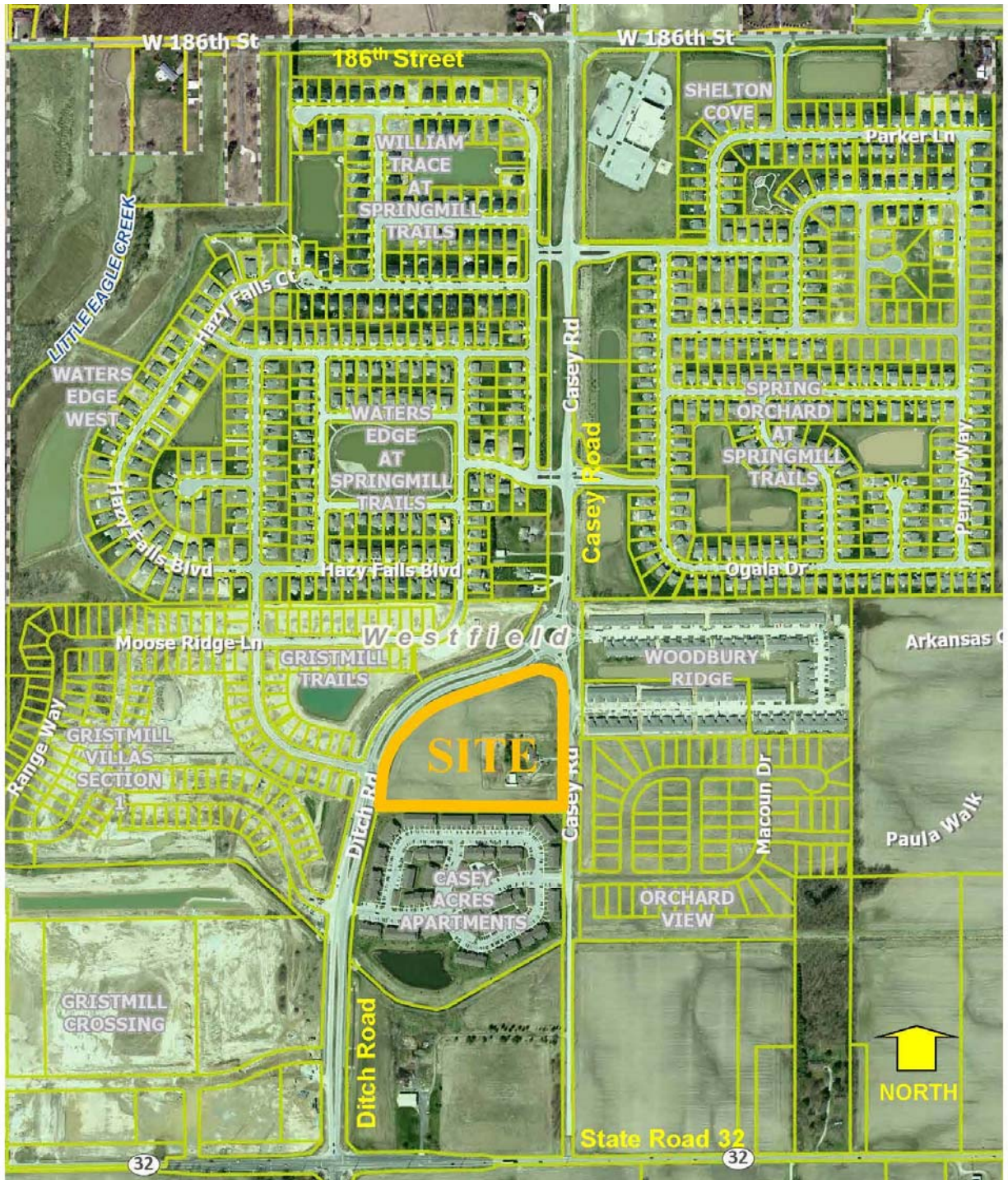
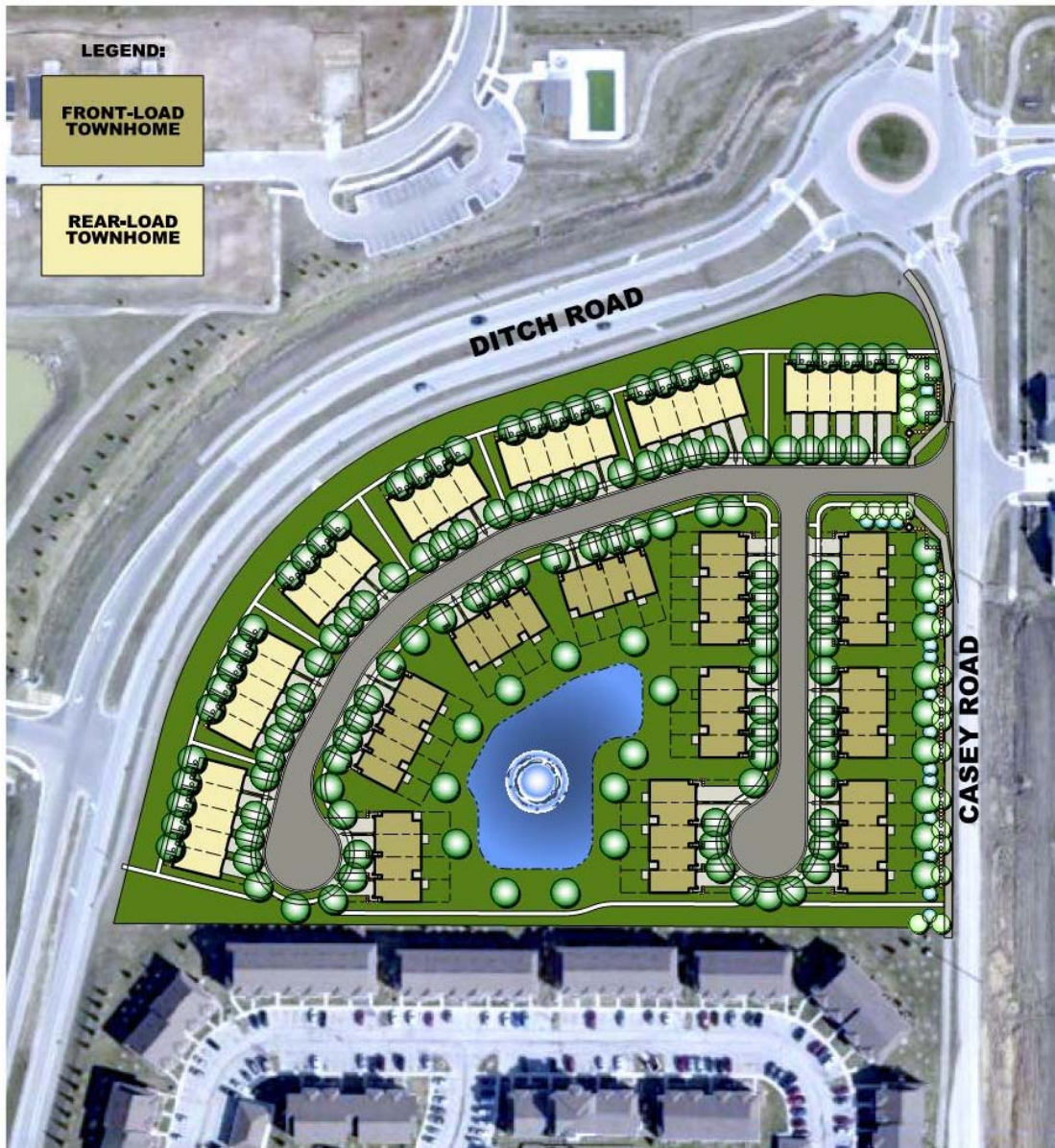


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2108-PUD-23.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 3)



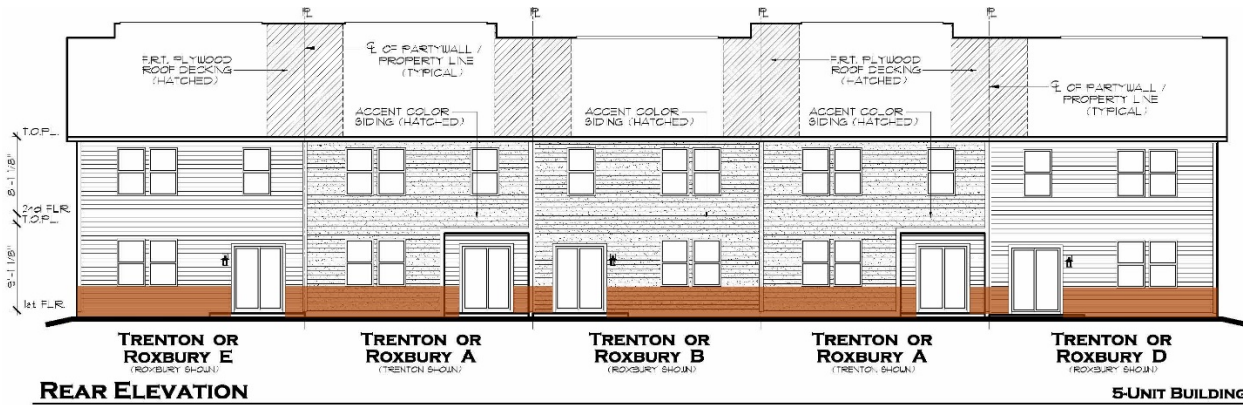
*Front Elevation of “Rear-Load Townhome”

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 3)

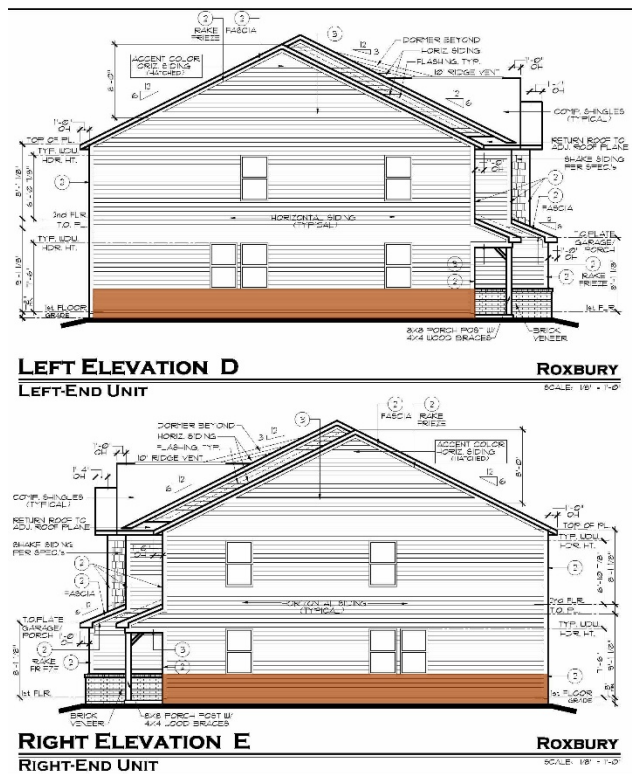


*Front Elevation of “Front-Load Townhomes

EXHIBIT C
DWELLING CHARACTER EXHIBITS
 (Page 3 of 3)



*Rear Elevation of “Front-Load” Townhomes



*Side Elevation of “Front-Load” Townhomes

EXHIBIT D
LOT LANDSCAPING EXHIBIT
(Page 1 of 1)



WRITTEN PUBLIC COMMENTS

Docket Number: 2108-ODP-21 & 2108-SPP-21

Petitioner: M/I Homes of Indiana, LP by Kimley-Horn and Associates

Request: Overall Development Plan and Primary Plat review of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

Enclosed Attachments:

September 7, 2021, APC Approval

- | | |
|------------------------------|------------|
| 1. Whitmoyer, Robert & Helen | 07/29/2021 |
| 2. Whitmoyer, Robert | 09/07/2021 |

Pamela Howard

From: Bob Whitmoyer <bobbybob26@hotmail.com>
Sent: Tuesday, July 27, 2021 3:23 PM
To: community
Subject: Development Hearing 8-2-21

**Warning: This external email is from
bobbybob26@hotmail.com.**

To the Community Development Department:
Re: petitions 2108-ODP-21 and 2108-SPP-21

We, Robert and Helen Whitmoyer, own the property adjacent to the Eastern border of the property described in the above petitions. We request the following actions be included in the approval of these petitions:

1. On the property line we share, clear both sides, completely of all trees, shrubs and fencing.
2. Build a mound with attractive landscaping, along the western side of the shared property line.

We appreciate your attention to this request.

Robert and Helen Whitmoyer. Phone 317-896-2453

Pamela Howard

From: Bob Whitmoyer <bobbybob26@hotmail.com>
Sent: Tuesday, September 7, 2021 2:29 PM
To: APC
Subject: Bonterra Development

**Warning: This external email is from
bobbybob26@hotmail.com.**

For your information, after discussion with Jonathan Isaacs, we are in Agreement as far as the boundary line is concerned. This is my statement To them:

Bonterra has agreed to clear existing mulberry trees, shrubs and any overgrowth on the property line. I am agreeing to accept their landscaping plan as filed and approved with the Bonterra PUD. Robert Whitmoyer 9/7/21
Sent from [Mail](#) for Windows