# *CITY OF WESTFIELD, IN*

***AdvisoryPlanningCommission_Meeting_Agenda_08_02_2021***

***Monday, August 02, 2021 at 07:00 PM***

**BOARD OR COMMISSION:** **Advisory Plan Commission (APC)**

**MEETING DATE:** **Monday, August 02, 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**

**Note the Presence of a Quorum**

**Approval of Minutes**
**July 6, 2021 APC Minutes**
**July 19, 2021 APC Minutes**
**Documents: APC Minutes - July 6, 2021 | APC Minutes - July 19, 2021**

**Review APC Rules & Procedures**

## CONSENT AGENDA

**2105-DDP-16**
**Little Lamb Christian School**
***1609 E. Greyhound Pass***
**Little Lamb Christian School by Red Barn Engineering Company, LLC requests Detailed Development Plan approval of a 2,170 square foot expansion to a daycare on 1.028 acres +/- in the GB: General Business District.**
***(Planner: Caleb Ernest - cernest@westfield.in.gov)***

**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan**

**2105-DDP-19**
**KFC**
***Southeast corner of State Road 32 and Spring Mill Road***
**McKenzie Foods Inc. by Red Barn Engineering Company, LLC requests Detailed Development Plan approval of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.**
***(Planner: Caleb Ernest - cernest@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations**

**2107-DDP-26**
**Compton**
***15626 Spring Mill Road***
**Adam Compton by Keeler-Webb Associates requests Detailed Development Plan approval of a 6,034 square foot multi-tenant office building on 0.88 acres +/- in Compton PUD District.**
***(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations | Exhibit 6: Materials**

**ITEMS OF BUSINESS**

**2107-ODP-14 & 2107-SPP-14**
**Compton Subdivision**
***15626 Spring Mill Road***
**Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.**
***(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan | Exhibit 4: Primary Plat**

**2107-ODP-17 & 2107-SPP-17**
**Union Square**
***South side of SR 32, west of Union Street***
**Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.**
***(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan | Exhibit 4: Primary Plat**

**2107-PUD-20**
**Mule Barn Road Commercial PUD**

***18404 Mule Barn Road***
**Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.**
***(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 21-31 | Exhibit 4: Site Plan | Exhibit 5: Landscape Plan | Exhibit 6: Character Plan | Exhibit 7: Issue List | Exhibit 8: City Engineer Statement | Petitioner's Presentation**

**2107-ODP-15 & 2107-SPP-15**
**Mule Barn Road Commercial Subdivision**
***18404 Mule Barn Road***
**IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.**
***(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan**

**PUBLIC HEARING ITEMS**

**2108-ODP-18 & 2108-SPP-18[PUBLIC HEARING]**
**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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan**

**2108-ODP-19 & 2108-SPP-19[PUBLIC HEARING]**
**Lancaster II**
***Northeast corner of 186th Street and Casey Road***
**William Tres Developers by HWC Engineering request 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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan**

**2108-ODP-20 & 2108-SPP-20[PUBLIC HEARING]**
**Midland South**
***Northwest corner of Roosevelt Street and Cherry Street***
**Old Town Design Group by Apollo Developers requests 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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall**

Development Plan | Exhibit 4: Primary Plat | Exhibit 5: Administrative Determination | Exhibit 6: Public Comment

**2108-ODP-21 & 2108-SPP-21[PUBLIC HEARING]**
**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**

**2108-PUD-21[PUBLIC HEARING]**
**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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ordinance 21-33 | Exhibit 5: Grand Millennium District Map | Exhibit 6: Neighbor Meeting Summary**

**2108-PUD-22[PUBLIC HEARING]**
**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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ordinance 21-34 | Exhibit 4: Concept Plan | Exhibit 5: Area Exhibits | Exhibit 6: Additional Illustrative Images | Exhibit 7: Seasonal Parking Illustrative Images | Exhibit 8: Narrative Statement | Exhibit 9: Neighbor Meeting Summary**

**2108-PUD-23[PUBLIC HEARING]**
**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 | Petitioner Presentation**

**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)***

**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)***

**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)***

**2105-PUD-16 [CONTINUED]**
**Winterburg PUD**
***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)***

**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)***

**REPORTS/COMMENTS**

**Advisory Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Community Development Department**

## ADJOURNMENT

| | |
|---|---|
| **Petition Number:** | 2107-DDP-26 |
| **Project Name:** | Compton |
| **Subject Site Address:** | 15626 Spring Mill Road (the "Property") |
| **Petitioner:** | Adam Compton |
| **Representative:** | Keeler-Webb Associates |
| **Request:** | Detailed Development Plan review of a 6,034 square foot office building on 0.88 acres +/- in the Compton Planned Unit Development (PUD) District. |
| **Current Zoning:** | Compton PUD |
| **Current Land Use:** | Commercial |
| **Approximate Acreage:** | 0.88 +/- |
| **Property History:** | Compton PUD (Ord. 18-02, 03/12/2018)<br>Overall Development Plan & Primary Plat (2107-ODP-14 & 2107-SPP-14, *pending*)<br>Secondary Plat (2107-SFP-41, compliant 07/22/2021) |
| **Staff Reviewer:** | Caleb Ernest, Associate Planner<br>Rachel Riemenschneider, Associate Planner |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Site Plan<br>4. Landscape Plan<br>5. Elevations<br>6. Materials |

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## PROCEDURAL

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

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

**The plans comply.**

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

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

18) Misc.

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

**The plans comply.**

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

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

21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

**DISTRICT STANDARDS**

**The plans comply with Article 4.14 (LB District) and Compton PUD District (Ord. 18-02).**

28) Minimum Lot Area: No minimum

29) Minimum Lot Frontage: 50 feet

30) Minimum Building Setback Lines:

A. Front Yard (from Spring Mill Road): 5 feet (Ord. 18-02)

B. Front Yard (from 156th Street): 20 feet (Ord. 18-02)

C. Side Yard: 15 feet

i. Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.

D. Rear Yard: 20 feet

i. Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.

31) Maximum Building Height: 45 feet

32) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

33) Building Size Requirements:

A. Minimum Business Size: 800 square feet

B. Maximum Business Size: 30,000 square feet

C. Maximum Aggregate of all Buildings (within a single development): 90,000 square feet

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

34) Accessory Use and Building Standards (Article 6.1)

A. Screening of Receptacles and Loading Areas:

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

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.

35) Architectural Standards (Article 6.3)

A. Character Exhibit: The Character Exhibit, attached hereto as Exhibit C is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. (Ord. 18-02)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

A. Maximum Building Height: 45 feet (see also Article 6.6 Height Standards)

39) Landscaping Standards (Article 6.8)

A. Preservation and Replacement of Trees

i. Incentives to Preserve Trees: Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved.

ii. Tree Protection:

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

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

iii. Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

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

C. Landscape Exhibit: Section 7.3 and Article 6.8 Landscaping Standards shall not apply, rather landscaping shall be installed in substantial compliance with the Illustrative Landscape Exhibit, attached hereto as Exhibit D. preserved Trees in this area shall be credited in accordance with Article 6.8E of the UDO. Exhibit D (Ord. 18-02)

40) Lighting Standards (Article 6.9)

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

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

C. The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

A. Off-Street Parking

i. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

ii. Required Spaces

(a) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.

(b) Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.

iii. Bicycle Parking:

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

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

47) 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. (156th Street)

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

B. Rounded Property Corners: In the case of rounded Lot Lines, the distances shall be measured from the point at which the Right-of-way lines would intersect if they were not to have been rounded at the corner.

48) Yard Standards (Article 6.21)

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**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

A. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures.

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10)

57) Street Sign Standards (Article 8.11)

58) Surety Standards (Article 8.12)

59) Utility Standards (Article 8.13)

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**DEPARTMENT COMMENTS**

**1)** The Detailed Development Plan complies with all application zoning ordinances.

**2)** **Action: Approve Detailed Development Plan (2107-DDP-26)** with the following conditions:

- 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.
- Contingent on approval of the Overall Development Plan and Primary Plat (2107-ODP-14 & 2107-SPP-14).

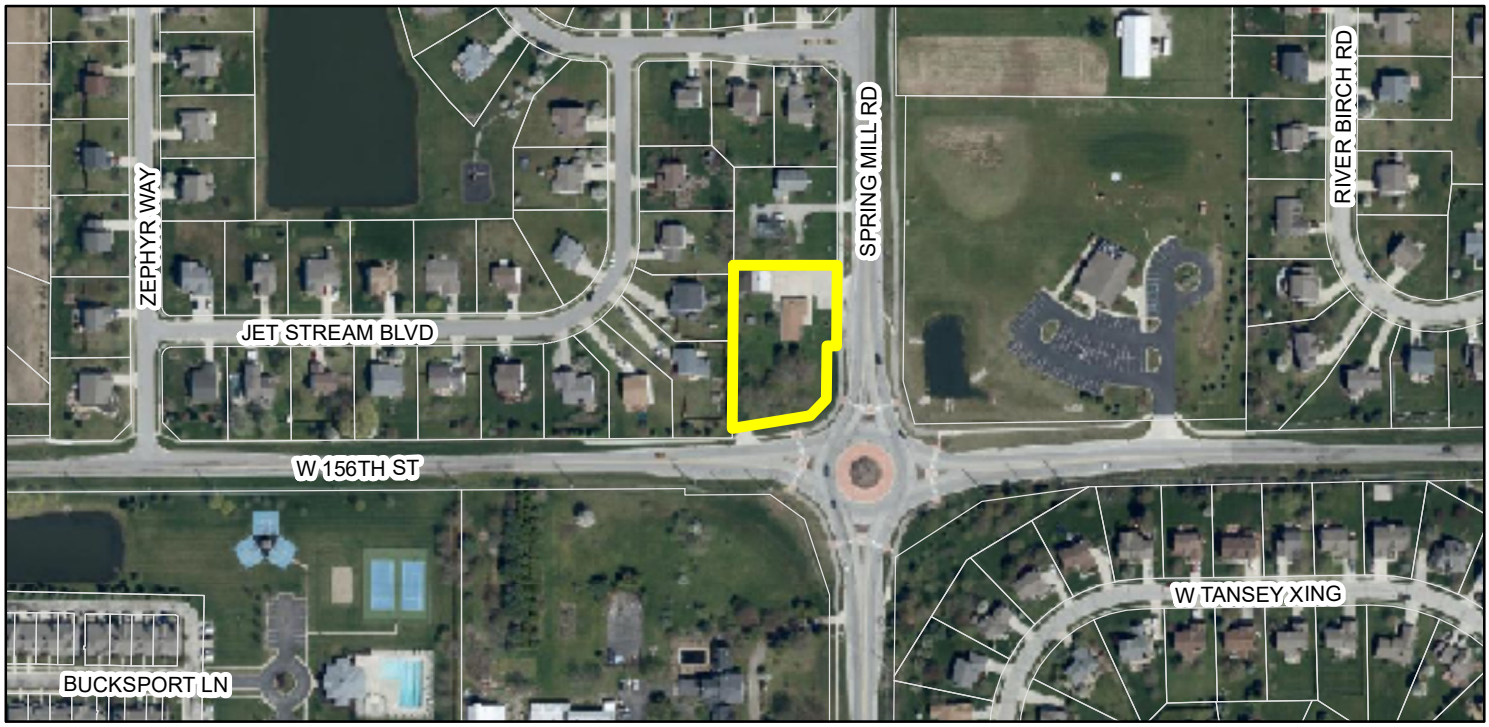
**3)** If any Plan Commission member has questions, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

# Property Location Map
# 15626 Spring Mill Road
# 2107-ODP-14 & 2107-SPP-14

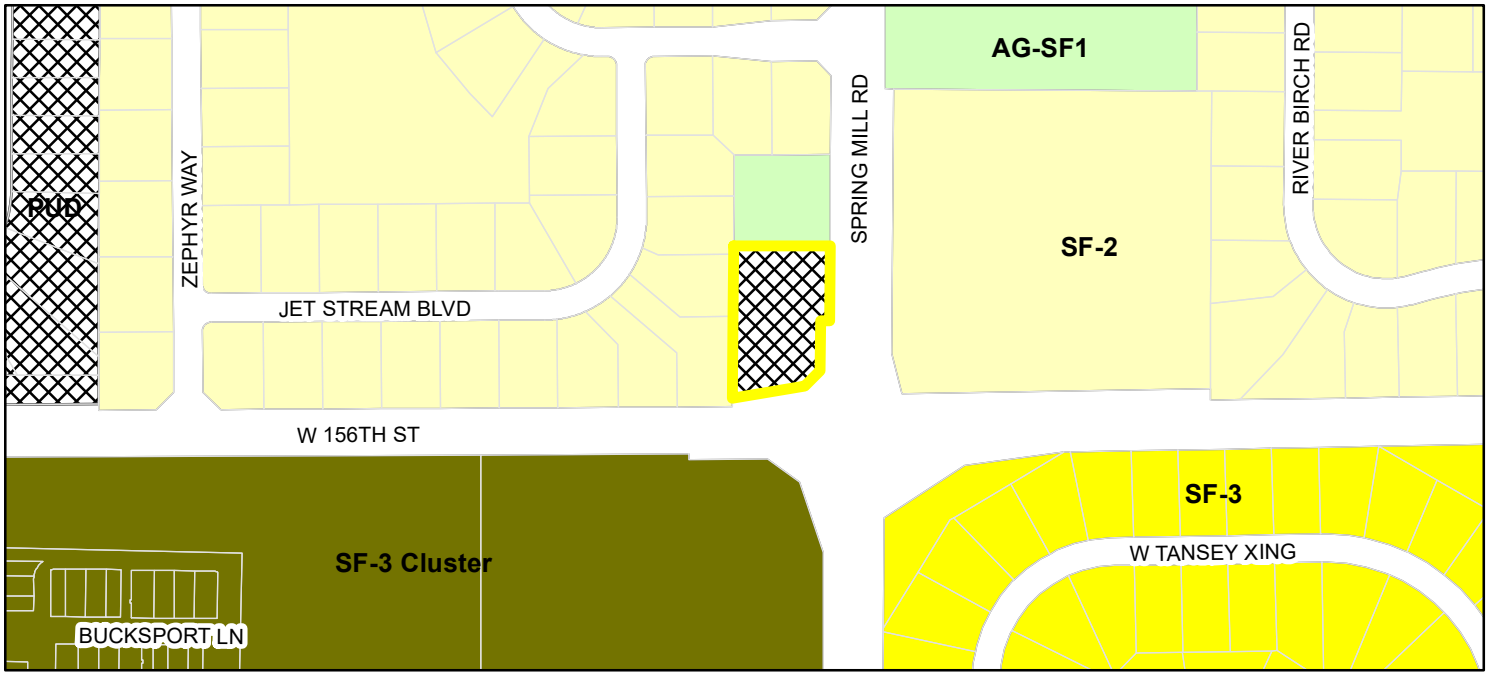
N
W E
S
Not To Scale

## Aerial Location Map

Site



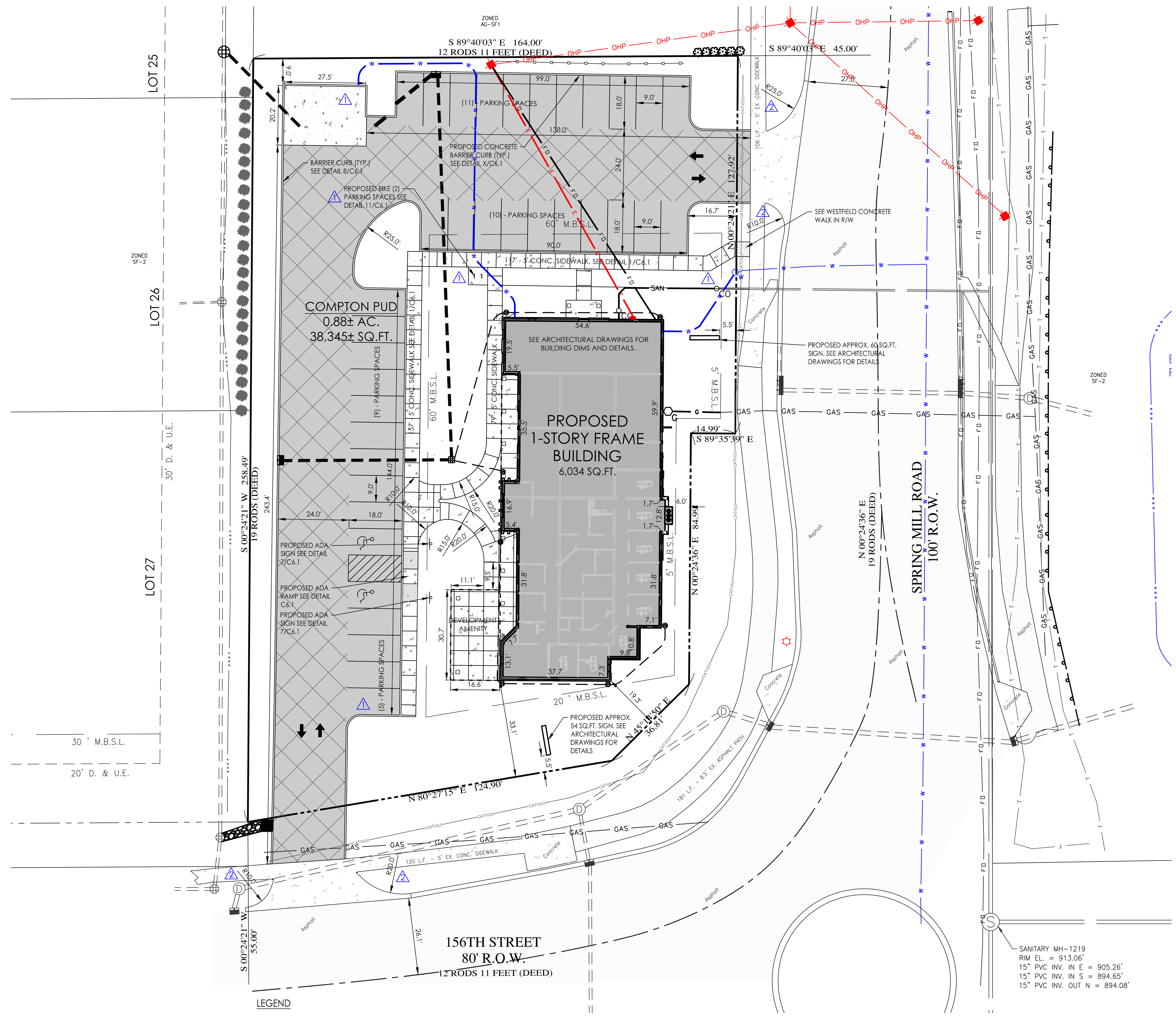

## Zoning Map




Compton
Parcel

**Zoning - All**

AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)
SF-3 Cluster




## LEGEND

- STORM INLETS
- STORM MANHOLE
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL
- FIRE HYDRANT
- MANHOLE
- CLEAN OUT
- WATER METER
- LIGHT POLE
- BOLLARD
- ELECTRIC METER
- GAS METER
- PROPOSED DOWNSPOUT
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT SEE DETAIL 3/C6.1
- PROPOSED HEAVEY-DUTY ASPHALT SEE DETAIL 2/C6.1
- PROPOSED BUILDING
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED GAS LINE
- PROPOSED STORMWATER LINE
- PRIVACY/WOOD FENCE
- FLOW LINE
- GUARD RAIL
- CABLE TV LINE

## CONCRETE NOTES

1. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCE CONCRETE": COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.
2. EMPLOY ACCEPTABLE TESTING LABORATORY TO PERFORM MATERIALS EVALUATION, TESTING AND DESIGN OF CONCRETE MIXES.
3. PERFORM SAMPLING AND TESTING DURING CONCRETE PLACEMENT, AS FOLLOWS: AIR CONTENT ASTM C 173, ONE FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS, 6 % MINIMUM ON ALL CONCRETE EXPOSED TO FREEZING OR THAWING. COMPRESSIVE STRENGTH ASTM C 39, ONE SET OF EACH 50 CU. YDS. OR FRACTION THEREOF EACH CLASS OF CONCRETE; ONE SPECIMEN TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED. WHEN THE TOTAL QUANTITY OF GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS. STRENGTH TESTS MAY BE WAIVED BY ENGINEER IF FIELD EXPERIENCE INDICATES EVIDENCE OF SATISFACTORY STRENGTH. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER OR GENERAL CONTRACTOR. CONTACT THE CONCRETE PRODUCER WITHIN 24 HOURS AFTER TESTS ARE MADE.
4. CONCRETE FOR EXTERIOR PAVEMENT, SLABS, WALKS, PATIOS, AND CURBS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI FOR ALL EXTERIOR POURED CONCRETE.
5. MIX DESIGN MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT. DO NOT USE REVISED CONCRETE MIXES UNTIL SUBMITTED TO AND ACCEPTED BY ENGINEER.
6. PORTLAND CEMENT ASTM C 150, TYPE AS REQUIRED.
7. ASTM C 33, EXCEPT LOCAL AGGREGATES OF PROVEN CURABILITY MAY BE USED WHEN ACCEPTABLE TO ENGINEER. USED EVENLY MIXED SIZES OF AGGREGATE UP TO ½" MINIMUM SIZE.
8. WATER: DRINKABLE
9. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
10. WATER-REDUCING ADMIXTURE: ASTM C 494; TYPE AS REQUIRED TO SUIT PROJECT CONDITIONS. ONLY USE ADMIXTURES WHICH HAVE BEEN TESTED AND ACCEPTED IN MIX DESIGNS.
11. PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT BOW OR DEFLECTION.
12. DEFORMED REINFORCING BARS: ASTM A 615, GRADE 60, UNLESS OTHERWISE INDICATED.
13. WELDED WIRE FABRIC: ASTM A 185.
14. JOB SITE MIXING: USE DRUM TYPE BATCH MACHINE MIXER, MIXING NOT LESS THAN 1-1/2 MINUTES FOR ONE CU. YD. OR SMALL CAPACITY. INCREASE MIXING TIME AT LEAST 15 SECONDS FOR EACH ADDITION YD. OR FRACTION THEREOF.
15. READY MIX CONCRETE: ASTM C 94
16. CONSTRUCT FRAMEWORK SO THAT CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION.
17. CLEAN AND ADJUST FORMS PRIOR TO CONCRETE PLACEMENT. APPLY FORM RELEASE AGENTS OR WET FORMS AS REQUIRED. RE-TIGHTEN FORMS DURING CONCRETE PLACEMENT IF REQUIRED TO ELIMINATE LEAKS.
18. SATISFACTORY SOIL MATERIAL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL VEGETABLE AND OTHER DELETERIOUS ORGANIC MATTER. SOIL SHALL CONSIST OF NON-ORGANIC, LOW PLASTIC (P1 20) MATERIAL.
19. SUB-BASE MATERIAL: SHALL BE NATURALLY OR ARTIFICIALLY GRADE MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, NATURAL OR CRUSHED SAND.
20. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
21. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
22. FORM CONCRETE SUCH THAT FAVORABLE DRAINAGE OCCURS TO STORM DRAINS, STAIRWELL DRAINS, AND/OR PARKING LOTS. NO DRAINAGE SHOULD OCCUR TOWARDS THE FOUNDATION OF BUILDING WALLS.
23. MINIMUM CONCRETE COVER SHALL BE 3" FOR REINFORCING STEEL IN ACCORDANCE WITH (ACI 318-83).
24. WELDING, INCLUDING TACK WELDING, OF REINFORCED STEEL IS PROHIBITED. WELDING OF REINFORCING STEEL WILL BE PERMITTED ONLY BY WRITTEN APPROVAL OF THE ENGINEER.
25. FOOTINGS SHALL BEAR ON UNDISTURBED MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE REMOVED. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY AN INDEPENDENT SOILS ENGINEER AT DIRECTION OF GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
26. SOILS EXPOSED IN THE BASES OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITIONS SUCH AS DISTURBANCE, RAIN OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATION.
27. PROVIDE CONSTRUCTION, ISOLATION AND CONTROL JOINTS AS INDICATED ON CIVIL SHEETS.
28. ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A LIGHT BROOM TYPE SURFACE.
29. THE SUB-CONTRACTOR SHALL PROVIDE SPECIFICATIONS AND MANUFACTURERS DATA FOR CONCRETE SEALER, JOINT FILLER, AND CURING COMPOUND FOR ALL FLOOR SLABS, TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
30. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTIONS REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
31. THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
32. THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY AT THE DIRECTION OF THE GENERAL CONTRACTOR FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.

## SITE DATA

| | |
|---|---|
| ZONED | PUD COMPTON |
| LOT AREA | 1 ½ AC. (0.88± AC. NET) |
| PROPOSED BUILDING | 6,034 SQ. FT. |
| PROPOSED CONCRETE WALKS | 2,700 SQ,FT |
| PROPOSED PAVING | 15,466 SQ. FT. |
| TOTAL IMPERVIOUS AREA | 0.556± AC. |
| OFFICE TENANT AREA | 2,730 SQ.FT. △1 |
| MINIMUM SOUTH YARD SETBACK | 20' |
| MINIMUM EAST YARD SETBACK | 5' |
| MINIMUM NORTH SIDE YARD SETBACK | 60' △1 |
| MINIMUM WEST SIDE YARD SETBACK | 60' |
| **PARKING REQUIRED** | |
| DENTIST OFFICE | 26 SPACES △1 |
| OFFICE LEASE SPACE | 9 SPACES |
| **PROPOSED PARKING** | |
| DENTIST OFFICE | 26 SPACES △1 |
| OFFICE LEASE SPACE | 9 SPACES |
| ADA SPACES | 2 SPACES |
| TOTAL PROPOSED | 37 SPACES |
| SIGN AREA 1' SQ.FT. PER LINIAL FOOT OF BUILDING FRONTAGE | 177 SQ.FT. |

## SITE NOTES

1. EXISTING TOPOGRAPHY TAKEN FROM A PREVIOUS WEIHE ENGINEERING SURVEY DATED NOVEMBER 14, 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. DO NOT SCALE THE DRAWINGS, USE ALL DIMENSIONS, COORDINATES, ETC. PROVIDED FOR EXACT LOCATION OF PROPOSED IMPROVEMENT. ONLY USE PLAN CONTROL POINTS PROVIDED AS A BASIS FOR ANY CONSTRUCTION ENGINEERING OR SURVEYING PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR IN THE STATE OF PRACTICE TO PROVIDE HORIZONTAL AND VERTICAL CONTROL TO LAYOUT THE SITE IMPROVEMENTS MATCHING THE PLAN CONTROL POINTS PROVIDED FOR CONSTRUCTION.
5. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, CONTACT THE DESIGNER FOR ANY DISCREPANCIES OR QUESTIONS PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS.
6. ALL SITE DEVELOPMENT DIMENSIONS SHALL BE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR A BUILDING OR STRUCTURE SHALL BE FROM THE FACE OF BUILDING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE PARALLEL / PERPENDICULAR TO PROPOSED LINES, PROPERTY LINES, OR BUILDING LINES, UNLESS OTHERWISE NOTED.
7. ALL EDGE OF PAVEMENT RADII ARE 5 FEET UNLESS OTHERWISE NOTED. ALL CURVES AND ARCS IN CURBS SHALL INTERSECT OTHER CURVES AND LINES AT POINTS OF TANGENCY TO APPEAR AS A SMOOTH TRANSITION UNLESS CLEARLY SHOWN AS A POINT OF INTERSECTION.
8. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
9. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
10. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
11. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
12. DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE 'K' COPPER/PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
13. THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
14. ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
15. USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
16. SOIL BORINGS HAVE NOT BEEN PERFORMED AT THIS TIME. PAVEMENT DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 P.S.I.
17. PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.
18. NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
19. AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
20. SEE THIS SHEET FOR EXTERIOR CONCRETE SPECIFICATIONS.
21. SEE SHEET C2.2 FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
22. THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
23. IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
24. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
25. CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO MECH/SPRINKLER ROOM. COORDINATE LOCATION, TYPE AND STYLE WITH WESTFIELD FIRE DEPARTMENT.

## ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

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

*HOLEY MOLEY SAYS*

"DIG SAFELY"

"IT'S THE LAW"

*CALL BEFORE YOU DIG*

***811***

*KNOW WHAT'S BELOW*

PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.
*CALL 1-800-382-5544 to schedule a locate request*

## PROPOSED SITE PLAN

GRAPHIC SCALE

0 20 30 40 60 100

( IN FEET )
1 inch = 20 ft.

NORTH

APPROVAL PENDING NOT FOR CONSTRUCTION

| DATE | ISSUE |
|---|---|
| 04-09-2021 | CLIENT REVIEW |
| 06-01-2021 | CLIENT REVIEW |
| 06-25-2021 | TAC REVIEW COMMENTS △1 |
| 07-22-2021 | TAC REVIEW COMMENTS △2 |

KEELER-WEBB ASSOCIATES
*Consulting Engineers–Planners–Surveyors*
486 GRADLE DRIVE
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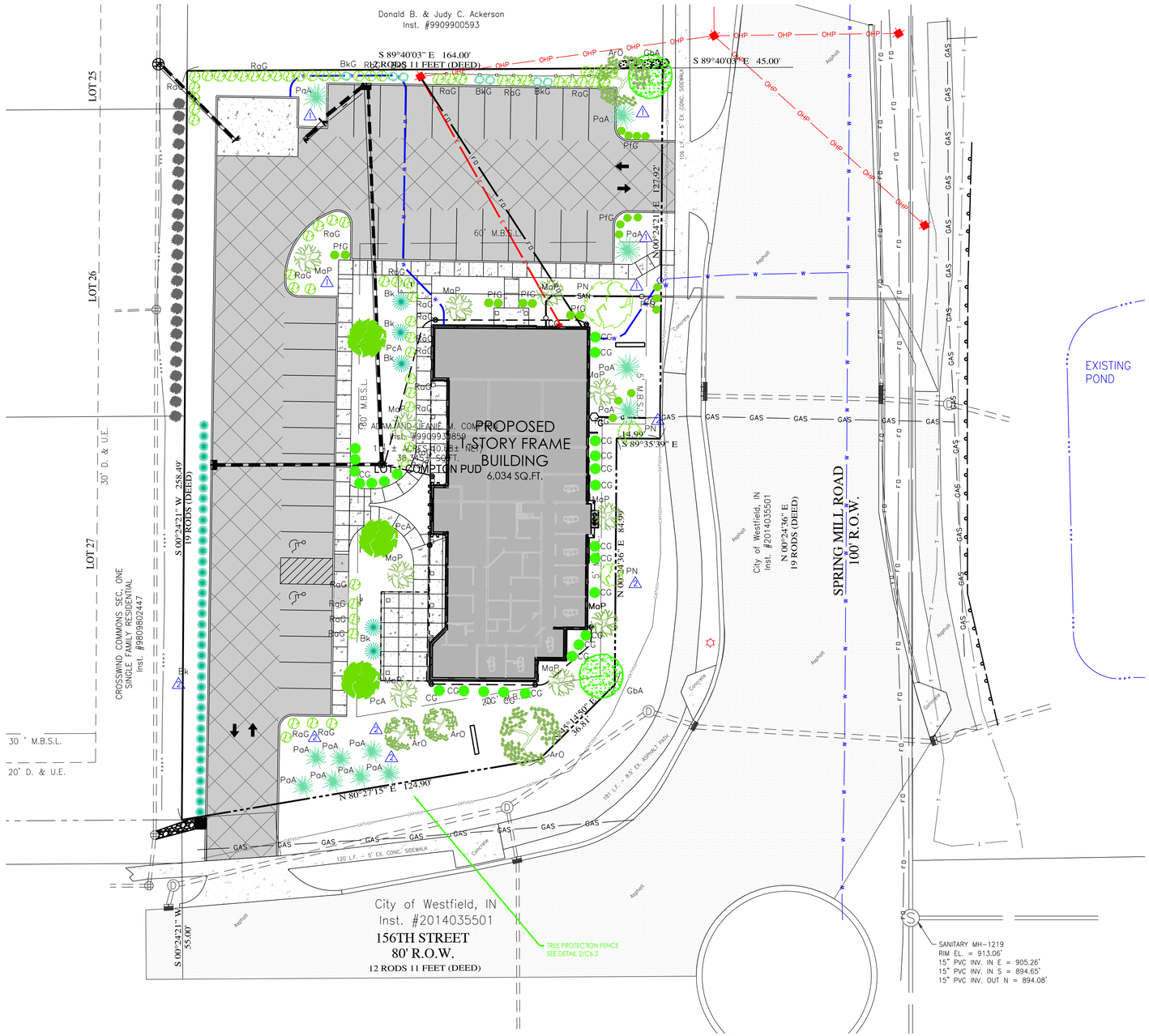
850 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

15626 SPRING MILL ROAD
WESTFIELD, IN 46074

| | |
|---|---|
| DRAWN BY: | TEN |
| CHECKED BY: | ALD |
| PROJECT No. | 2103-029 |
| SHEET No. | C2.1 |




THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER

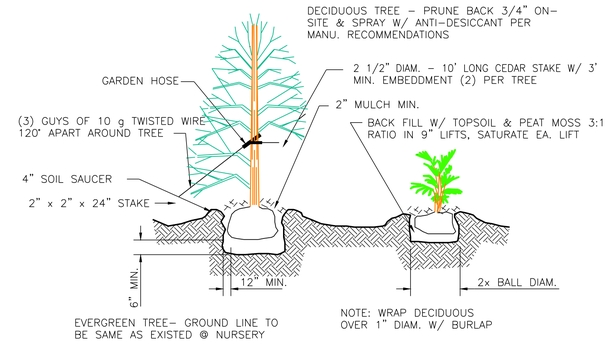
STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT

ALL STREET TREES TO MATCH WESTFIELD MASTER TREE LIST

## TREE AND SHRUB PLANTING SCHEDULE

| KEY | SCIENTIFIC NAME | COMMON NAME | SIZE (min.) | ROOTING | SPACING | QUANTITY |
|---|---|---|---|---|---|---|
| CG | CAREX GLAUCA | BLUE SEDGE | 18" | BALL & BURLAP | 3' o.c. | 23 |
| Bk | BUXUS X KOREANA 'GREEN VELVET' | GREEN VELVET BOXWOOD | 36" | BALL & BURLAP | 6' o.c. | 43 2 |
| PfG | POTENTILLA FRUTICOSA 'GOLDFINGER' | GOLDFINGER POTENTILLA | 18" | BALL & BURLAP | 3' o.c. | 22 |
| RaG | RHUS AROMATICA 'GROLOW' | GROLOW SUMAC | 18" | BALL & BURLAP | 3' o.c. | 52 2 |
| BkG | BUXUS X KOREANS 'GREEN GEM' | GREEN GEM BOXWOOD | 18" | BALL & BURLAP | 3' o.c. | 7 |
| PN | PINUS NIGRA | AUSTRIAN PINE – Evergreen 1 | 2" cal. | WIREBALL | AS SHOWN | 1 2 |
| PcA | PYRUS CALLERYANA 'ARISTOCRAT' | ARISTOCRAT FLOWERING PEAR – Oriental 1 | 2" cal. | WIREBALL | AS SHOWN | 3 |
| PaA | PICEA ABIE 'ACROCONA' | ACROCONA SPRUCE – Evergreen 1 | 5' HIGH | BALL & BURLAP | AS SHOWN | 10 2 |
| ArO | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE – Shade 1 | 10' HIGH 2" cal. | BALL & BURLAP | AS SHOWN | 4 2 |
| GbA | GINKO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD GINKO – Shade 1 | 2" cal. | BALL & BURLAP | AS SHOWN | 2 |
| MaP | MALUS 'PRAIRIE FIRE' | 'PRAIRIE FIRE' CRABAPPLE – Ornimental 1 | 2" cal. | BALL & BURLAP | AS SHOWN | 10 |

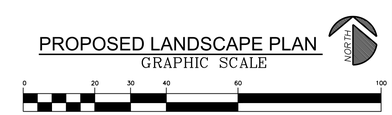
1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE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




NOTES:
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
4. TRUNK WRAP SENSITIVE TREES. ONLY.
5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS (1 / L1)

PROPOSED LANDSCAPE PLAN
GRAPHIC SCALE




( IN FEET )
1 inch = 20 ft.

APPROVAL PENDING NOT FOR CONSTRUCTION

| DATE | ISSUE |
|---|---|
| 06-01-2021 | CLIENT REVIEW |
| 06-25-2021 | TAC REVIEW COMMENTS 1 |
| 07-22-2021 | TAC REVIEW COMMENTS 2 |

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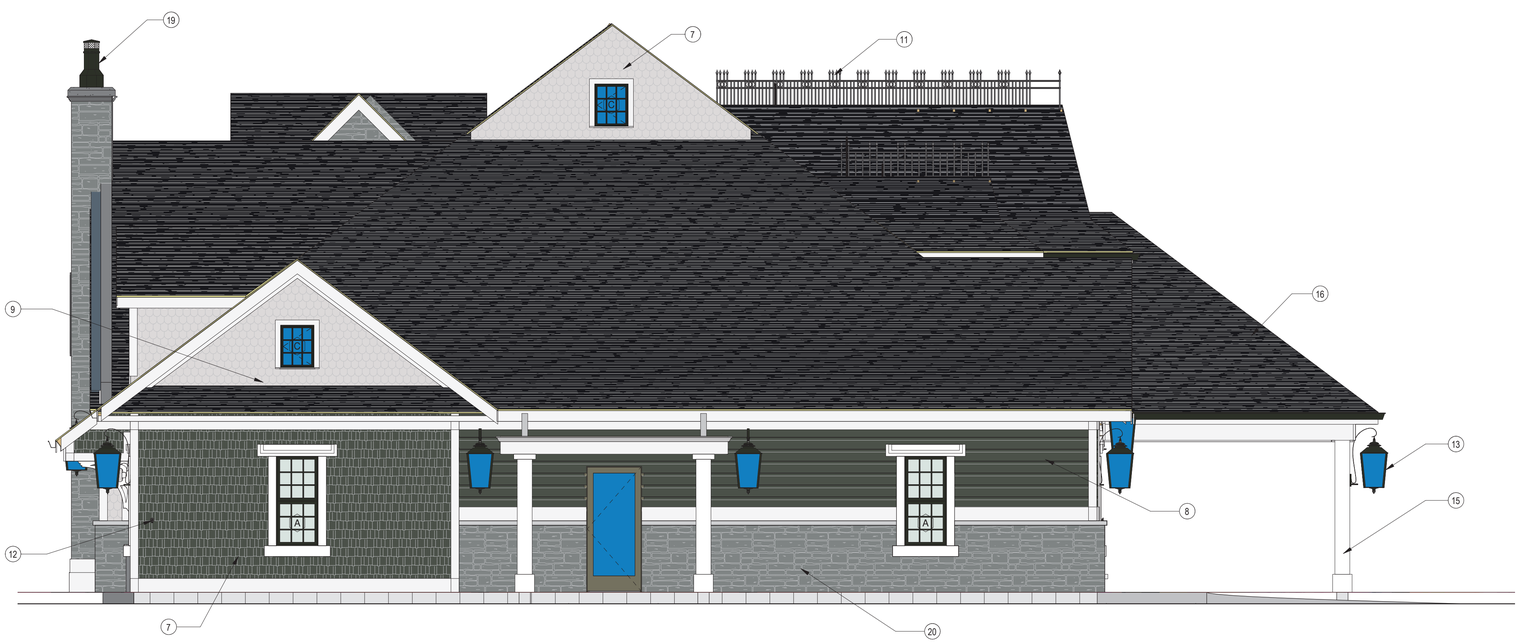
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

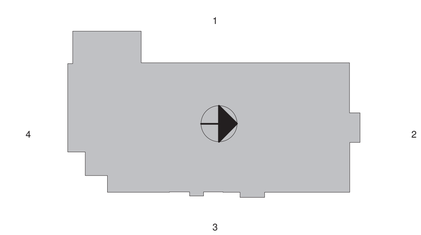
DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 2103-029
SHEET No. L1

1 WEST ELEVATION
1/4" = 1'-0"




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

| MATERIAL KEY ELEVATIONS | |
|---|---|
| KEYNOTE NUMBER | Comment |
| 1 | RAKE TRIM 1x6 |
| 2 | RALU TRIM 1x8 |
| 4 | TRIM 1x6 |
| 5 | BASE TRIM 1x10 |
| 7 | SHAKE |
| 8 | SHIPLAP SIDING |
| 9 | SCALLOPED |
| 10 | RAILING GUARDRAIL |
| 11 | WROUGHT IRON RAILING |
| 12 | HOSE BIBB |
| 13 | EXTERIOR COACH LIGHT |
| 14 | VICTORIAN BRACKET |
| 15 | COLUMN |
| 16 | #235 FIBERGLASS SHINGLES |
| 17 | 24" SIGN TEXT |
| 18 | 12" SIGN TEXT |
| 19 | CHIMNEY POT |
| 20 | STONE VENEER 1 |
| 21 | ROUND LOUVER |
| 22 | CORBEL |
| 23 | 1x8 GUTTER BD |
| 24 | 1x10 FACIA BD |
| 25 | 5" GUTTER & DS. 3x4 |
| 26 | CAP FLASHING @ BRICK WAINSCOT |




ELEVATION KEYPLAN
1/32" = 1'-0"

prince alexander
850 S. Meridian St., Indianapolis, IN 46225, United States
Phone: 317-261-0070 www.princealexander.biz

PROJECT

**COMPTON CORE & SHELL**
15626 SPRING MILL ROAD, WESTFIELD, IN 46074

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REVISIONS

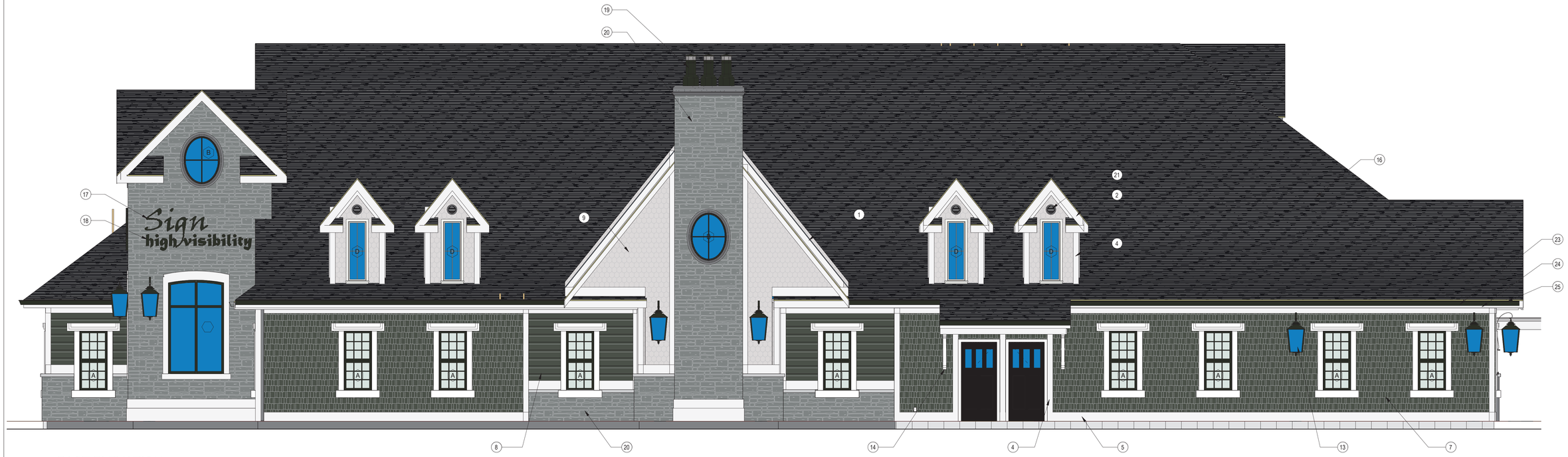
| No. | Description | Date |
|---|---|---|

SHEET TITLE
**ELEVATIONS**

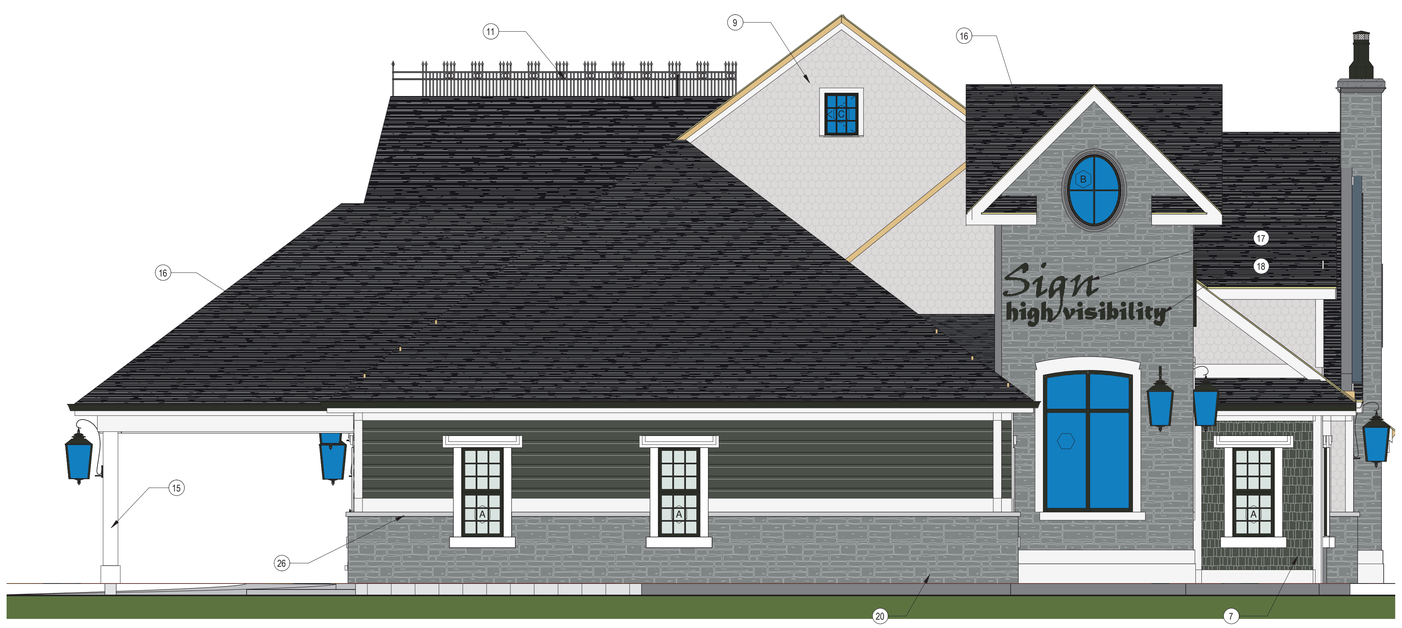
DATE
03/17/21

P1

6/4/2021 11:37:55 AM




1 EAST ELEVATION
1/4" = 1'-0"




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

| MATERIAL KEY ELEVATIONS | |
|---|---|
| KEYNOTE NUMBER | Comment |
| 1 | RAKE TRIM 1x6 |
| 2 | RALU TRIM 1x8 |
| 4 | TRIM 1x6 |
| 5 | BASE TRIM 1x10 |
| 7 | SHAKE |
| 8 | SHIPLAP SIDING |
| 9 | SCALLOPED |
| 10 | RAILING GUARDRAIL |
| 11 | WROUGHT IRON RAILING |
| 12 | HOSE BIBB |
| 13 | EXTERIOR COACH LIGHT |
| 14 | VICTORIAN BRACKET |
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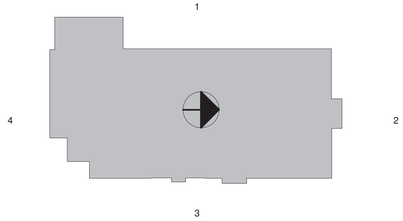


ELEVATION KEYPLAN
1/32" = 1'-0"

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PROJECT

**COMPTON CORE & SHELL**
15626 SPRING MILL ROAD, WESTFIELD, IN 46074

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REVISIONS

| No. | Description | Date |
|---|---|---|

SHEET TITLE
**ELEVATIONS**

DATE
03/17/21

P2

6/4/2021 11:38:08 AM

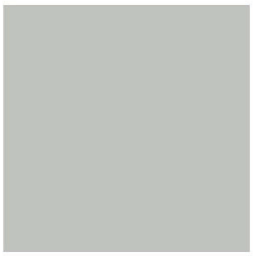
# Compton Dental Exterior Materials

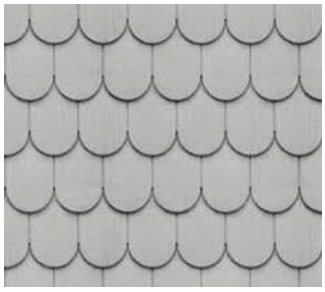
Keynote Number : 1,2,4,5,23,24 Trim - Engineered wood

Color: White By: LP Smart Side

Keynote Number : 9 Scalloped Siding – Vinyl

Color: Castle Gray By: Empire Window Company



Keynote Number : 7 Shake Siding –Engineered Wood

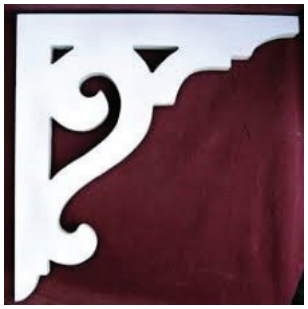
Color: Cavern Steel By: LP Smart Side

Keynote Number : 11 Wrought Iron Railing

Color: Black By: Newman Iron Works

Keynote Number : 14 Victorian Bracket - Painted Wood

Color: White



Keynote Number : 8 Shiplap Siding – Engineered Wood

Color: Cavern Steel By: LP Smart Side

**CAVERN STEEL**

prince alexander

ARCHITECTURE ENGINEERING URBAN DESIGN LAND PLANNING ECONOMIC DEVELOPMENT INTERIOR DESIGN

850 SOUTH MERIDIAN STREET INDIANAPOLIS IN 46225-1110 317-261-0070 WWW.PRINCEALEXANDER.BIZ

Keynote Number : 15 Column –Engineered Wood

Color: White By: Architectural Depot

Keynote Number : 16 #235 Fiberglass Shingles

By: Klaus Roofing

Granite Black

Keynote Number : 19 Chimney Pot –Clay

By: Architectural Heritage

Keynote Number : 21 Round Louver –Painted Wood

By: Gable Vents

Keynote Number : 22 Corbel - Painted Wood

Color: White By: Architectural Depot

prince alexander

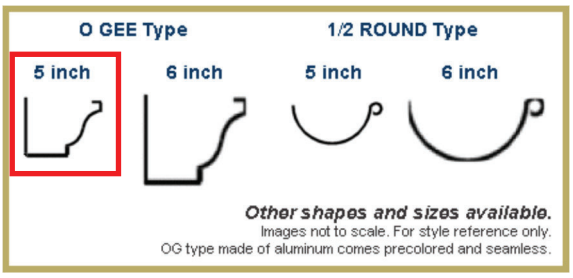
ARCHITECTURE ENGINEERING URBAN DESIGN LAND PLANNING ECONOMIC DEVELOPMENT INTERIOR DESIGN

850 SOUTH MERIDIAN STREET INDIANAPOLIS IN 46225-1110 317-261-0070 WWW.PRINCEALEXANDER.BIZ

# Compton Dental Exterior Materials

Keynote Number : 25 5” Alum. Gutter

Color: Bronze By: Rain Gutter Supply




Windows and Doors By:

Pella Architectural Series

Aluminum Clad Wood - Dark Bronze

Low-E Glazing - Not Tinted

Keynote Number : 20 Stone Veneer 1

By: Indiana Brick - Halquist Silver Ledge

prince alexander

ARCHITECTURE ENGINEERING URBAN DESIGN LAND PLANNING ECONOMIC DEVELOPMENT INTERIOR DESIGN

850 SOUTH MERIDIAN STREET INDIANAPOLIS IN 46225-1110 317-261-0070 WWW.PRINCEALEXANDER.BIZ

# 4130_LED HERITAGE SERIES

LED

| EPA | 7 YEAR WARRANTY | LUMEN RANGE | LIFE SPAN | UL LISTED | CLICK FOR FAQ's |
|---|---|---|---|---|---|
| 2.46 ($ft^2$)<br>WEIGHT 55LBS | 7 | 2,605 to 9,325 | L70 MINIMUM 100,000 HOURS | UL | FAQ |

JOB NAME Compton

FIXTURE TYPE Wall Sconce

MEMO

## BUILD A PART NUMBER

**ORDERING EXAMPLE: 2A-4130ALED-12L40T5-MDL014-CTA-PEC-FHD/480PM/3412FP4/SCC/BKT**

| Mounting Config. | Fixture | LED | CCT | Distribution Type | Driver | Lens | Option Control | Option Fuse | Option Hangstraight | Option House Side Shield | Option Chimney | Option Dome Lens | Arm See Arm Spec Sheets | Pole See Pole Spec Sheets | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 8L | 40 | | | | | | | | | | | | |

## Mounting Configuration

(Click here to view mountng configuration sheet)

- 1W
- PT
- 1A
- 1APT
- 2A
- 2A90
- 2APT
- 3A
- 3A90
- 3APT
- 4A
- 4APT
- 1AM
- 2AM
- 450PB
- SH44[1]
- CH44[1]
- CAT

**W** = Wall Mount **PT** = Post Top **APT** = Post Top Arm Mid-Mount
**A** = Arm Mount **AM** = Arm Mid-Mount **PB** = Pier Base
**SH** = Stem Hung **CH** = Chain Hung **CAT** = Catenary

[1] Include overall drop in inches after designation for Stem/Chain application (IE: CH44-48")

## Fixture

- 4130ALED
- 4130CLED
- 4130ALEDH
- 4130CLEDH
- 4130BLED

(H) - Hanging style fixture.

## LED

- 24L
- 16L
- 12L
- 8L

## CCT - Color Temperature (K)

- 27(00)
- 30(00)
- 40(00)
- 50(00)

## Distribution Type

- T2
- T3
- T4
- T5

## Driver

- **MDL014** (120V-277V, 140mA)
- **MDH014** (347V-480V, 140mA).

## Lens (Click here to link to lens specification page)

- **CSA** (Clear Seeded Acrylic)
- **CTA** (Clear Textured Acrylic)
- **PA** (Prismatic Acrylic)
- **SV1** (Flat Soft Vue Light Diffused Acrylic)
- **SV2** (Flat Soft Vue Moderate Diffused Acrylic)
- **SV4** (Flat Soft Vue Maximum Diffused Acrylic)

## Options (Click here to link to view accessories sheet)

- **PEC** Electronic Button Photocontrol (120V-277V)
- **PEC4** Electronic Button Photocontrol (480V)
- **FHD**[2] Double Fuse and Holder
- **EZ** Vertical Hangstraight, Large, "EZ" Mount
- **HSS60** 60° House Side Shield
- **HSS120** 120° House Side Shield
- **HSS180** 180° House Side Shield
- **BLOC** Back Light Optical Control
- **FHC** Frosted Hurricane Chimney
- **SV1F** Light diffused internal flat lens
- **SV2F** Moderate diffused internal flat lens

[2] Ships loose for installation in base.

## Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets.

- 478
- 80
- 6236
- 579
- TA
- TASCR
- BA

## Pole (Click here to view pole website page)

See Pole specification sheets.

## Finish (Click here to view paint finish sheet)

### Standard Finishes[3]

- **BKT** Black Textured
- **WHT** White Textured
- **PGT** Park Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

[3] Smooth finishes are available upon request.

### Custom Finishes[4]

- **CM** Custom Match
- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Two Tone

[4] Custom colors require upcharge.

### Sternberg Select Finishes

- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

# Specifications

## Fixture

The 4130 Heritage II Series is an elegantly styled fixture series featuring a tapered six sided cage and roof. It shall be appointed with a cast aluminum decorative finial.

## Fitter - Standard

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to 3" diameter pole or tenon. When ordered with a Sternberg pole, the fitter shall be set screwed to the pole top or tenon.

## LED's

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K or 5000K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

## Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type____ (2, 3, 4, or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

## Electronic Drivers

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect

*See next page*

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

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info@sternberglighting.com
www.sternberglighting.com

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# 4130_LED HERITAGE SERIES

LED

electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10v signal, consult factory for more information.

### Photocontrols

**Button Style:** The photocontrol shall be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. See pole spec sheet for pole mounted version.

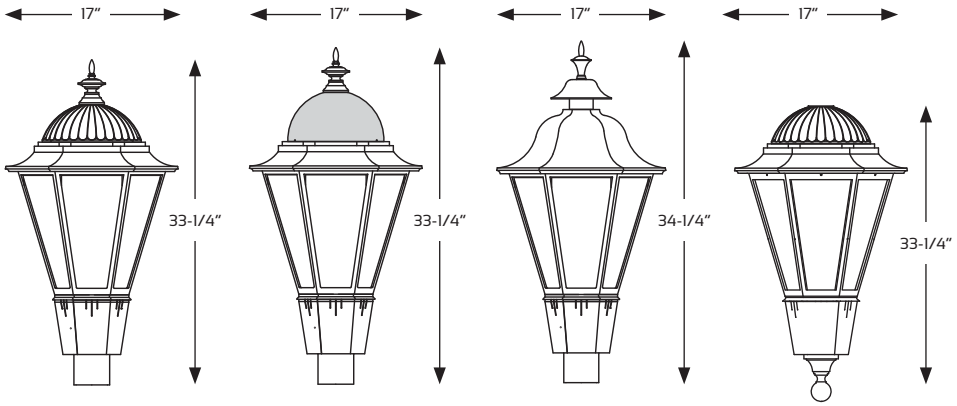
### Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

### Finish

Refer to website for details.

## Fixture Examples



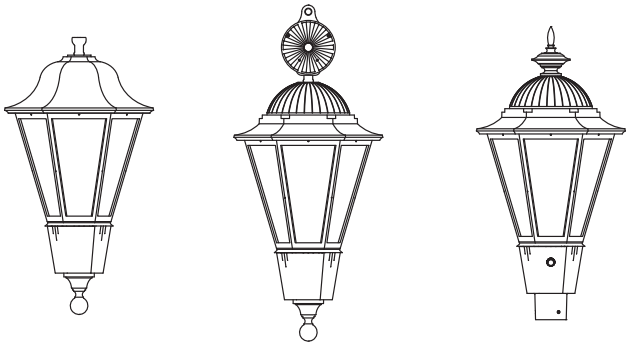

**4130A**
Fluted Roof

**4130B**
Polished
Brass Dome

**4130C**
Solid Roof

**4130ALEDH**
Fluted Roof,
Hanging

## Options



**EZ**
Vertical
Hangstraight

**CAT**
Catenary

**PEC**
Electronic Button
Photocontrol

## Performance

| MODEL # | T2 DELIVERED LUMENS | EFFICACY (LPW) | T3 DELIVERED LUMENS | EFFICACY (LPW) | T4 DELIVERED LUMENS | EFFICACY (LPW) | T5 DELIVERED LUMENS | EFFICACY (LPW) | WATTS |
|---|---|---|---|---|---|---|---|---|---|
| 24L40T_-MDL014 | 8680 | 100.9 | 8735 | 101.6 | 8965 | 104.2 | 9325 | 108.4 | 86 |
| 24L30T_-MDL014 | 8275 | 96.2 | 8330 | 96.9 | 8550 | 99.4 | 8890 | 103.4 | 86 |
| 24L27T_-MDL014 | 7485 | 87.0 | 7530 | 87.6 | 7730 | 89.9 | 8040 | 93.5 | 86 |
| 16L40T_-MDL014 | 6095 | 105.1 | 6120 | 105.5 | 6235 | 107.5 | 6525 | 112.5 | 58 |
| 16L30T_-MDL014 | 5810 | 100.2 | 5835 | 100.6 | 5945 | 102.5 | 6220 | 107.2 | 58 |
| 16L27T_-MDL014 | 5255 | 90.6 | 5275 | 90.9 | 5375 | 92.7 | 5625 | 97.0 | 58 |
| 12L40T_-MDL014 | 4515 | 100.3 | 4565 | 101.4 | 4710 | 104.7 | 4955 | 110.1 | 45 |
| 12L30T_-MDL014 | 4305 | 95.7 | 4350 | 96.7 | 4490 | 99.8 | 4725 | 105.0 | 45 |
| 12L27T_-MDL014 | 3890 | 86.4 | 3935 | 87.4 | 4060 | 90.2 | 4270 | 94.9 | 45 |
| 8L40T_-MDL014 | 3020 | 97.4 | 3120 | 100.6 | 3180 | 102.6 | 3425 | 110.5 | 31 |
| 8L30T_-MDL014 | 2880 | 92.9 | 2975 | 96.0 | 3030 | 97.7 | 3265 | 105.3 | 31 |
| 8L27T_-MDL014 | 2605 | 84.0 | 2690 | 86.8 | 2740 | 88.4 | 2955 | 95.3 | 31 |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| | |
|---|---|
| **Petition Number:** | 2105-DDP-16 |
| **Project Name:** | The Little Lamb Christian School Expansion |
| **Subject Site Address:** | 1609 E. Greyhound Pass |
| **Petitioner:** | Little Lamb Christian School |
| **Representative:** | Red Barn Engineering Company, LLC |
| **Request:** | Detailed Development Plan review of a 2,170 square foot expansion to a daycare on 1.028 acres +/- in the GB: General Business District. |
| **Current Zoning:** | GB: General Business District |
| **Current Land Use:** | Daycare |
| **Approximate Acreage:** | 1.028 +/- |
| **Property History:** | Improvement Location Permit (87-IP-60)<br>Construction Remodel Permit (07-CRM-012-262) |
| **Staff Reviewer:** | Caleb Ernest, Associate Planner |

## PROCEDURAL

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

## REVIEW COMMENTS

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

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

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

5) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

---

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

**The plans comply.**

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

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

20) Identify buildings proposed for demolition.

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

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

23) Misc.

---

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

**The plans comply.**

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

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

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

26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

**DISTRICT STANDARDS**

**The plans comply with** Article 4.16 (GB District)**.**

28) Minimum Lot Area: No minimum

29) Minimum Lot Frontage: 80 Feet

30) Minimum Building Setback Lines:

a) Front Yard: 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

b) Side Yard: 20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.

i) Abutting a Residential District: 60 feet

c) Rear Yard: 20 feet

31) Minimum Lot Width: No minimum

32) Maximum Building Height: 60 feet (see also Article 6.6 Height Standards)

33) Minimum Building Size: No minimum

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

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

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

35) Architectural Standards (Article 6.3)

**Comment: Variance approved (see 2107-VS-23).**

a) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:

i) Building Materials:

(1) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

(a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or

(b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.

(2) All Other Façades: No more than twenty-five percent (25%) of all other Building Façades, 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.

ii) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

iii) Four-sided Architecture: All Building Façades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

iv) Building Elevations:

(1) Horizontal Design: 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, cornice or moulding.

(2) Wall Planes: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

v) External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions shall be visually integrated with the architectural style of the structure. The color shall be selected to complement or to be consistent with the building materials.

vi) Roof Design:

(1) Pitched Roofs: Pitched roofs shall comply with the following:

(a) Minimum Pitch: Five vertical units to twelve horizontal units (5:12).

(b) Shall be comprised of three (3) or more sloped roof planes.

(c) Shall be covered with high-quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high-quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) General Landscaping Design Standards:

b) Foundation Plantings:

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

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

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

41) Lighting Standards (Article 6.9)

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

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

46) Performance Standards (Article 6.15)

47) Setback Standards (Article 6.16)

48) Sign Standards (Article 6.17)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

---

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

---

**DEPARTMENT COMMENTS**

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
2) **ACTION: Approve Detailed Development Plan (2105-DDP-16) with the following condition:**

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

3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.

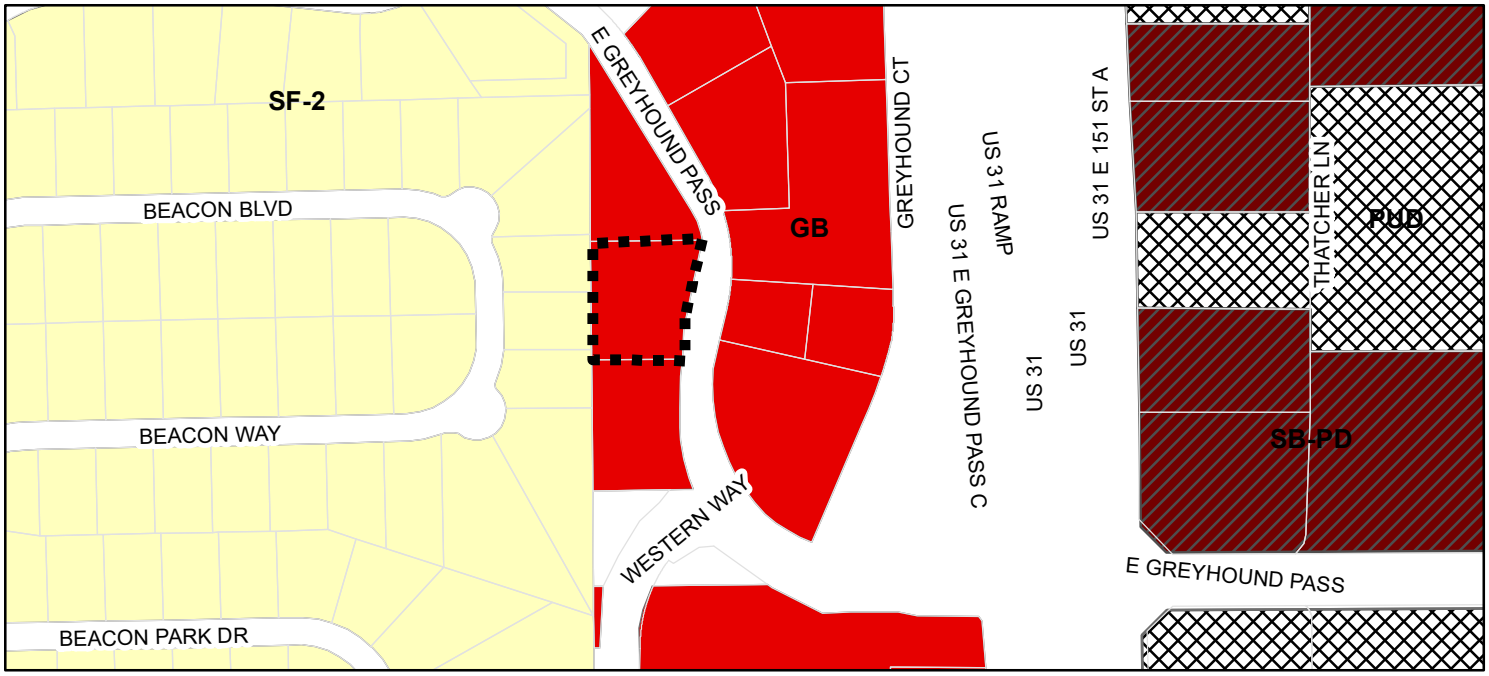
# Property Location Map
# Little Lamb Daycare Expansion
# Detailed Development Plan
# 2105-DDP-16

N
W E
S
Not To Scale

## Aerial Location Map

Site

## Zoning Map




Parcel

**Zoning - All**

**Zoning**

GB (General Business)

PUD (Planned Unit Development)

SB-PD (Special Business - Planned Development)

SF-2 (Single Family - 2)

# DETAILED DEVELOPMENT PLANS FOR

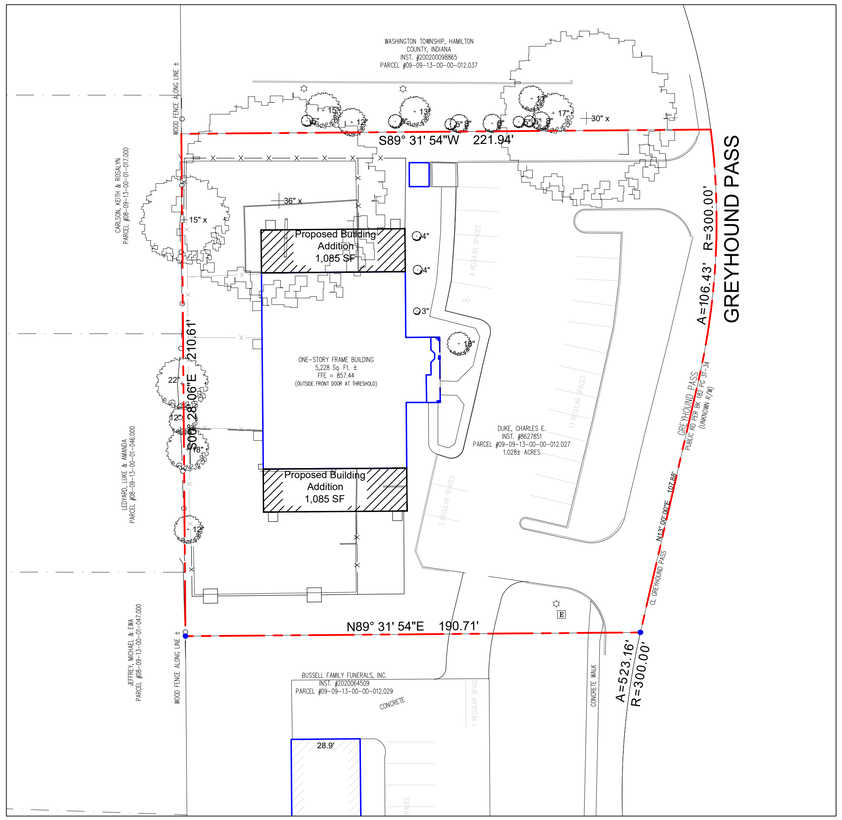
# THE LITTLE LAMB CHRISTIAN SCHOOL BUILDING ADDITION

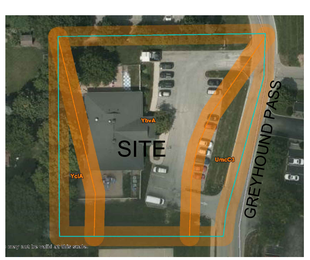
## 1609 E. GREYHOUND PASS
## WASHINGTON TOWNSHIP, HAMILTON COUNTY
## CARMEL, INDIANA 46032

LOCATION MAP
NOT TO SCALE

FIRM 18057 C0120 G
EFFECTIVE DATE: NOVEMBER 19, 2014
NOT TO SCALE

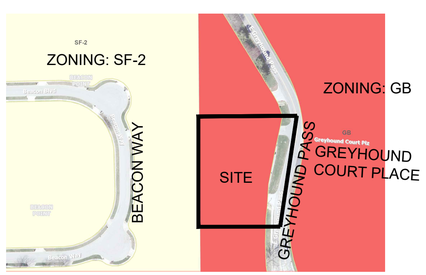
FLOOD INFORMATION NOTE:
THIS LOT LIES ENTIRELY IN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME, CITY OF WESTFIELD, COMMUNITY NUMBER, 18057C, PANEL NUMBER 0120 G, DATED NOVEMBER 19, 2014.



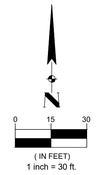




SOIL MAP
NOT TO SCALE

YclA - Crosby silt loam - fine-loamy subsoil - 0 to 2% slopes
YbvA - Brookston silty clay loam - 0 to 2% slopes
UmcC3 - Urban land - Miami clay loam complex - 6 to 12% slopes, severely eroded




ZONING MAP
NOT TO SCALE




CIVIL DRAWING SHEET INDEX

| SHEET NO. | DESCRIPTION |
|---|---|
| C1 | COVER SHEET |
| | SITUATION SURVEY |
| C2 | SITE PLAN |
| C3 | GRADING/EROSION CONTROL PLAN |
| C4 | UTILITY PLAN |
| | PRELIMINARY FLOOR PLAN |
| | EXTERIOR ELEVATIONS |
| | |
| | |

PROJECT CONTACTS

OWNER CONTACT INFORMATION:
THE LITTLE LAMB CHRISTIAN SCHOOL
1609 E. GREYHOUND PASS
CARMEL, IN. 46032
MR. CHUCK DUKE - 317.508.8953

CONTRACTOR CONTACT INFORMATION:
TO BE DETERMINED

CITY OF WESTFIELD:
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
2728 EAST 171st STREET
WESTFIELD, IN 46074
MR. CALEB ERNEST - 317.519.8630

DESIGN DATA:
NUMBER OF LOTS: 1
TOTAL PROPERTY AREA: 1.02 ACRES
TOTAL DISTURBED AREA: 0.12 ACRES
EQUIVALENT RUNOFF UNIT (ERU)
(SQUARE FOOTAGE OF IMPERVIOUS SURFACE): 3,255 SQ.FT.

WESTFIELD FIRE DEPARTMENT
17535 DARTOWN ROAD
WESTFIELD, INDIANA 46074
MR. JIM ROBERTS - 317.804.3307

WESTFIELD PUBLIC WORKS DEPT
2706 E. 171st STREET
WESTFIELD, INDIANA 46074
MR. JOHN RANKIN - 317.804.3147

HAMILTON COUNTY SURVEYOR
ONE HAMILTON COUNTY SQUARE,
SUITE 188
NOBLESVILLE, INDIANA 46060
MR. SAMUEL CLARK - 317.776.8495

UTILITY CONTACTS

WATER:
CITIZENS WESTFIELD
2150 DR. MARTIN LUTHER KING DR.
INDIANAPOLIS, INDIANA 46202
MR. MITCH HOUSE 317.917.5294

SEWER:
CITIZENS WESTFIELD
2150 DR. MARTIN LUTHER KING DR.
INDIANAPOLIS, INDIANA 46202
PH: 317.917.5294

GAS:
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DR.
INDIANAPOLIS, INDIANA 46202
MR. CHRIS KEHL - 317.927.4538

ELECTRIC:
DUKE ENERGY
16475 SOUTHPARK DRIVE
WESTFIELD, INDIANA 46074
MR. MATT DAYHUFF - 317.896.6704

TELEPHONE:
AT&T
240 NORTH MERIDIAN STREET
INDIANAPOLIS, IN 46204
MR. BRIAN WENTE - 317.610.5440

CABLE:
SPECTRUM
3030 ROOSEVELT AVE.
INDIANAPOLIS, IN 46218
MR. MATT FILSON - 317.713.3899

CABLE:
COMCAST CABLE
5330 EAST 65TH STREET
INDIANAPOLIS, IN 46220
MR. EARL SMALL - 317.982.1161

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

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.


RED BARN ENGINEERING COMPANY, L.L.C.
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM


Prepared For:
The Little Lamb Christian School
1609 E. Greyhound Pass
Carmel, Indiana 46032
Mr. Chuck Duke - 317.506.8953

COVER SHEET

THE LITTLE LAMB CHRISTIAN SCHOOL
PROPOSED BUILDING ADDITION
1609 E. Greyhound Pass
Carmel, Indiana 46032

Certified By

CHRISTOPHER L. HINKLE
REGISTERED
No. 10911288
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date: 04/27/2021

811
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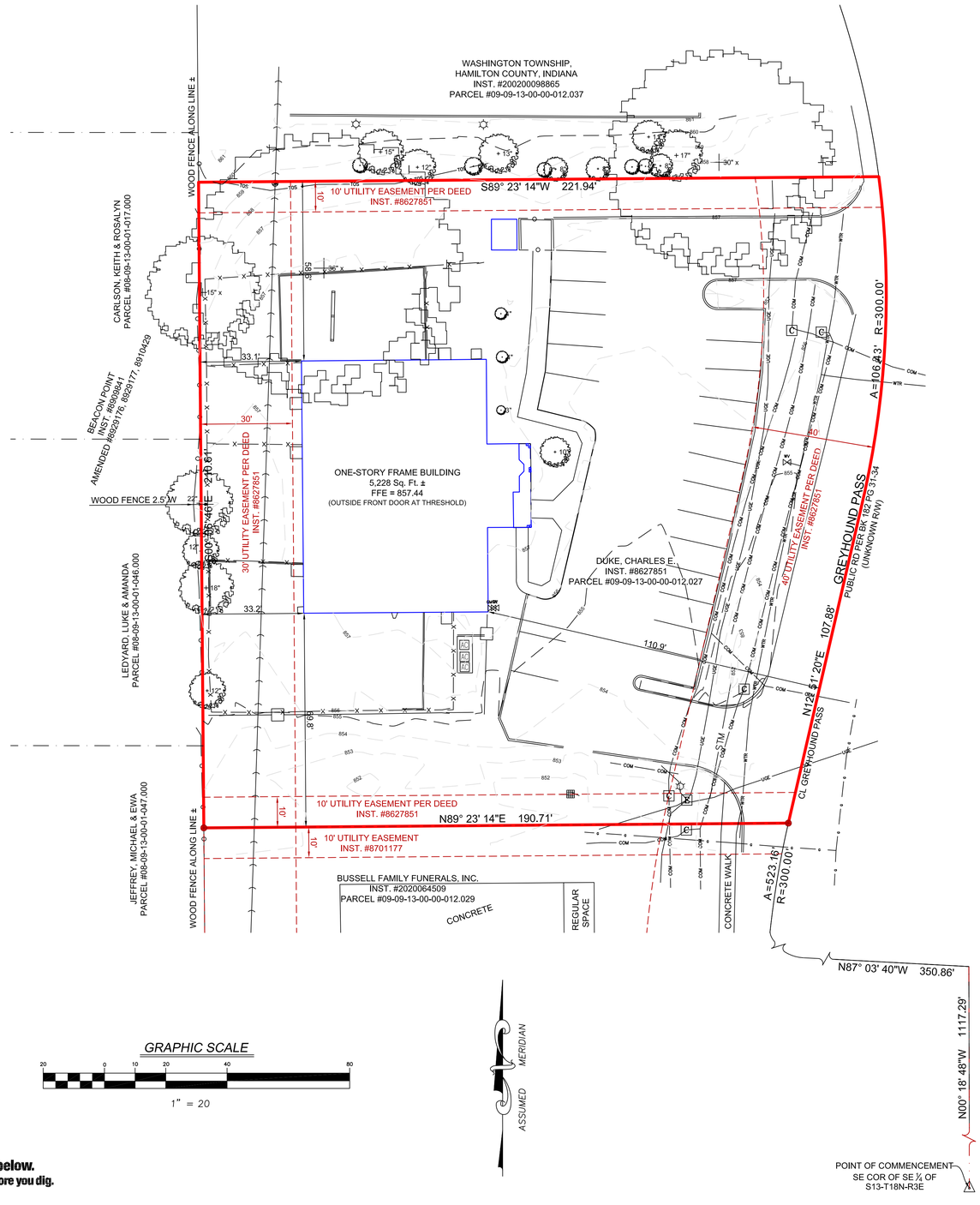
1-800-382-5544

Project Number
21-27-01

Sheet Number
C1

# SITUATION SURVEY
# 1609 E GREYHOUND PASS, CARMEL, IN 46032
# 1.028 ACRES±




Land Description - Inst. #8627851

Part of the Southeast Quarter of Section 13, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section 13, Township 18 North, Range 3 East, in Hamilton County, Indiana; thence North 00 degrees 18 minutes 48 seconds West (assumed bearing) on the East line of said Southeast Quarter 1117.29 feet to the centerline of Greyhound Pass; thence North 87 degrees 03 minutes 40 seconds West on said centerline 350.86 feet to the point of curvature of a curve to the right, having a radius of 300.00 feet; thence Northwesterly on said centerline curving to the right an arc distance of 523.16 feet to the point of tangency of said curve and the true point of beginning for the real estate herein described; thence North 12 degrees 51 minutes 20 seconds East on said centerline tangent with said curve 107.88 feet to the point of curvature of a tangent curve whose radius bears North 77 degrees 08 minutes 40 seconds West 300.00 feet from the point of curvature; thence Northerly on said centerline curving left an arc distance of 106.43 feet; thence South 89 degrees 23 minutes 14 seconds West 221.94 feet; thence South 00 degrees 36 minutes 46 seconds East 210.61 feet to a line which bears South 89 degrees 23 minutes 14 seconds West from the true point of beginning; thence North 89 degrees 23 minutes 14 seconds East 190.71 feet to the true point of beginning; containing 1.028 acre, more or less.

Subject to an easement across the East side thereof, being 40 feet in width by parallel lines hereby reserved for an utility easement.

Subject to an easement across the West side thereof, being 30 feet in width by parallel lines hereby reserved for an utility easement.

Subject to an easement across the North and South sides thereof, being 10 feet in width by parallel lines hereby reserved for an utility easement.

Topographic Note:
The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.1 feet. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half the contour interval.

Originating benchmark established with Trimble GPS Survey grade equipment and Indiana CORS Network.
http://incors.in.gov/default.aspx
Elevations NAVD '88
Horizontal Indiana State Plane East Zone.

Know what's **below.** **Call** before you dig.


Formerly SEA Group
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
infocarmel@v3co.com V3co.com
Surveyors - Scientists - Engineers


PROJECT LOCATED IN:

SECTION 13 - TOWNSHIP 18 NORTH - RANGE 3 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

SITUATION SURVEY

PREPARED FOR:

RED BARN ENGINEERING COMPANY
115 ROUND UP TRAIL
FISHERS, IN 46038

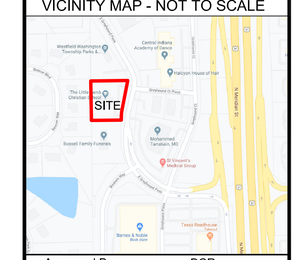
| REV. # | DATE | REV. DESC. |
|---|---|---|
| . | .. | ... |

DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
EXISTING SPLIT-RAIL FENCE
GAS = UNDERGROUND GAS LINES
COM = COMMUNICATION LINES
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
UGE = UNDERGROUND ELECTRIC
OHE = OVERHEAD ELECTRIC
OVHD = OVERHEAD UTILITY
SECTION LINE (AS NOTED)
R.O.W. = RIGHT OF WAY (AS NOTED)
CENTERLINE AS NOTED
B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES
SUBJECT REAL ESTATE SURVEY LINE
EXISTING CONC. CURB

SEA GROUP MONUMENT SET
SURVEY MARKER FOUND
SECTION CORNER (AS NOTED)
FIRE HYDRANT
WATER METER
WATER VALVE
BEE-HIVE INLET
CURB INLET
DRAINAGE INLET
MANHOLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
AIR CONDITIONER
SIGN
UTILITY POLE
ELECTRIC METER
ELECTRIC UTILITY
LIGHT POLE
GROUND LIGHT
MAIL BOX
HANDICAPPED PARKING SPOT
COMMUNICATIONS UTILITY

VICINITY MAP - NOT TO SCALE




| | |
|---|---|
| Approved By: | BCR |
| Drawn By: | HMS |
| Date of Last Field Work: | 3/14/2021 |
| Date Plotted: | 3/26/2021 |

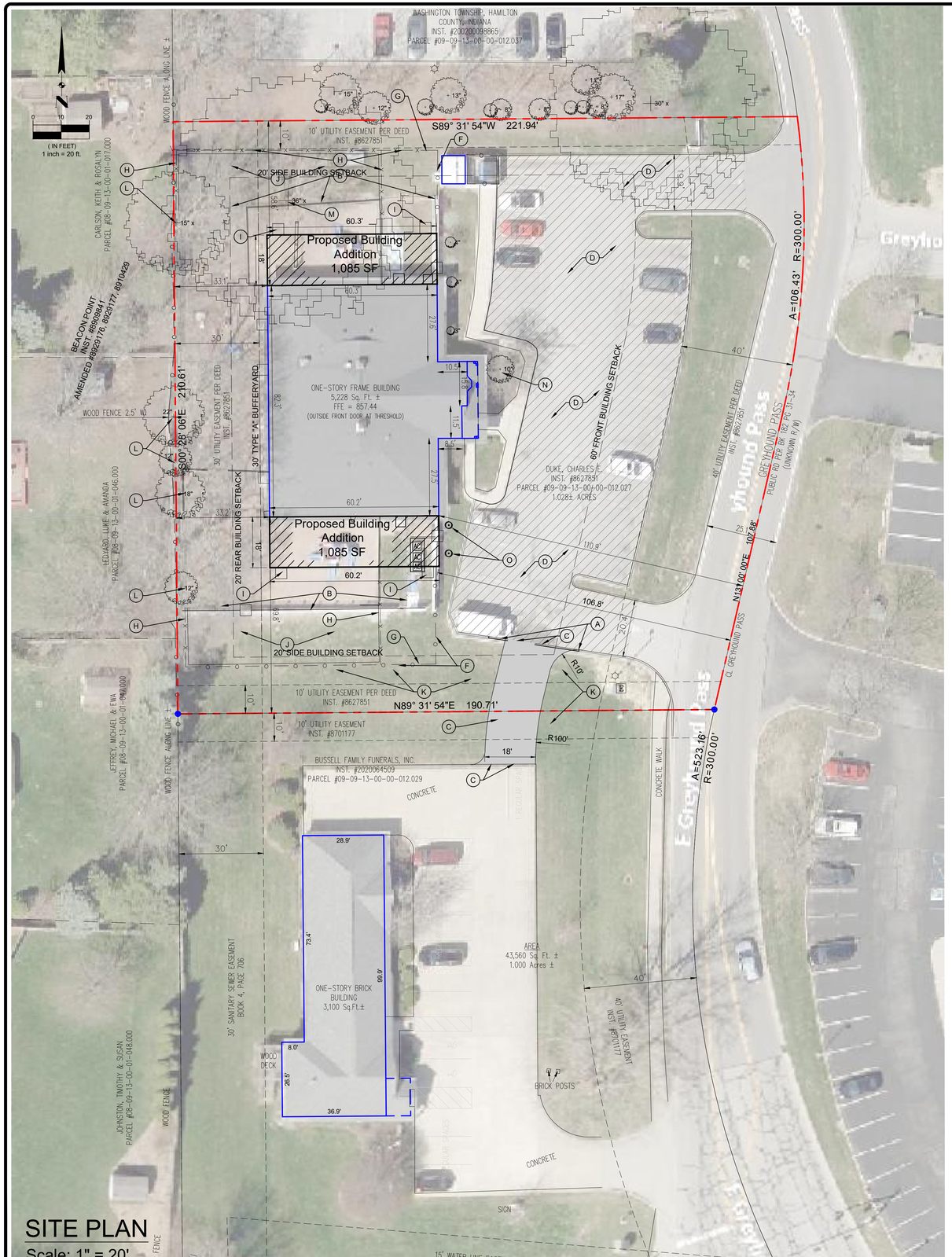
Reference #: ..

Project Number:

210160

Sheet Number :

1 of 1




## LEGEND

- PROPERTY BOUNDARY
- EASEMENT / SETBACK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PAVEMENT MILL AND RESURFACE

## SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE CITY OF WESTFIELD DESIGN STANDARDS AND SPECIFICATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND / OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED / SEEDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.

## PLAN NOTES:

(A) EXISTING CONCRETE CURB TO BE REMOVED IN ITS ENTIRETY. TAPER EXISTING CURB FROM 6" TO 1" OVER THE LAST 3' OF CURB.

(B) EXISTING FENCE TO BE REMOVED IN ITS ENTIRETY. CONTRACTOR SHALL SALVAGE 6' PLASTIC FENCE WHEN POSSIBLE TO BE USED FOR PROPOSED CONSTRUCTION.

(C) SAWCUT EXISTING PAVEMENT TO CREATE A CLEAN EDGE AND REMOVE EXCESS PAVEMENT.

(D) EXISTING PAVEMENT TO BE MILLED A DEPTH OF 1" AND RESURFACED. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.

(E) PROVIDE AND INSTALL ASPHALT PAVEMENT PER DETAIL THIS SHEET.

(F) PROVIDE AND INSTALL 6' WHITE PLASTIC FENCE TO MATCH EXISTING.

(G) PROVIDE AND INSTALL 3' WIDE MAN GATE PER MANUFACTURER'S DETAIL.

(H) PROVIDE AND INSTALL 4' CHAIN LINK FENCE.

(I) CONCRETE STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DETAIL.

(J) PLAYGROUND TO CONTAIN 6" LAYER OF EWF WOOD CHIPS TO MATCH EXISTING.

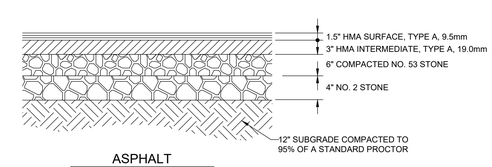
(K) PROVIDE A MINIMUM 6" FERTILE TOPSOIL CAPABLE OF SUSTAINING LAWN GROWTH. REFURBISHED LAWN AREA IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

(L) EXISTING MAPLE TREE. DIAMETER AS SHOWN ON PLAN.

(M) EXISTING DOGWOOD TREE. DIAMETER AS SHOWN ON PLAN.

(N) EXISTING CRABAPPLE TREE. DIAMETER AS SHOWN ON PLAN.

(O) PROVIDE AND INSTALL BURNING BUSH "EUONYMUS ALATUS" SHRUB, 24" MINIMUM HEIGHT.




ASPHALT PAVEMENT SECTION
NOT TO SCALE


RED BARN ENGINEERING COMPANY, LLC
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM


Prepared For:
The Little Lamb Christian School
1609 E. Greyhound Pass
Carmel, Indiana 46032
Mr. Chuck Duke - 317.506.8953

SITE PLAN

THE LITTLE LAMB CHRISTIAN SCHOOL
PROPOSED BUILDING ADDITION
1609 E. Greyhound Pass
Carmel, Indiana 46032

Certified By

CHRISTOPHER L. HAHNE REGISTERED No. 10911288 STATE OF INDIANA PROFESSIONAL ENGINEER

Date: 04/27/2021

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Project Number
21-27-01

Sheet Number
C2

## EROSION CONTROL CONTACT

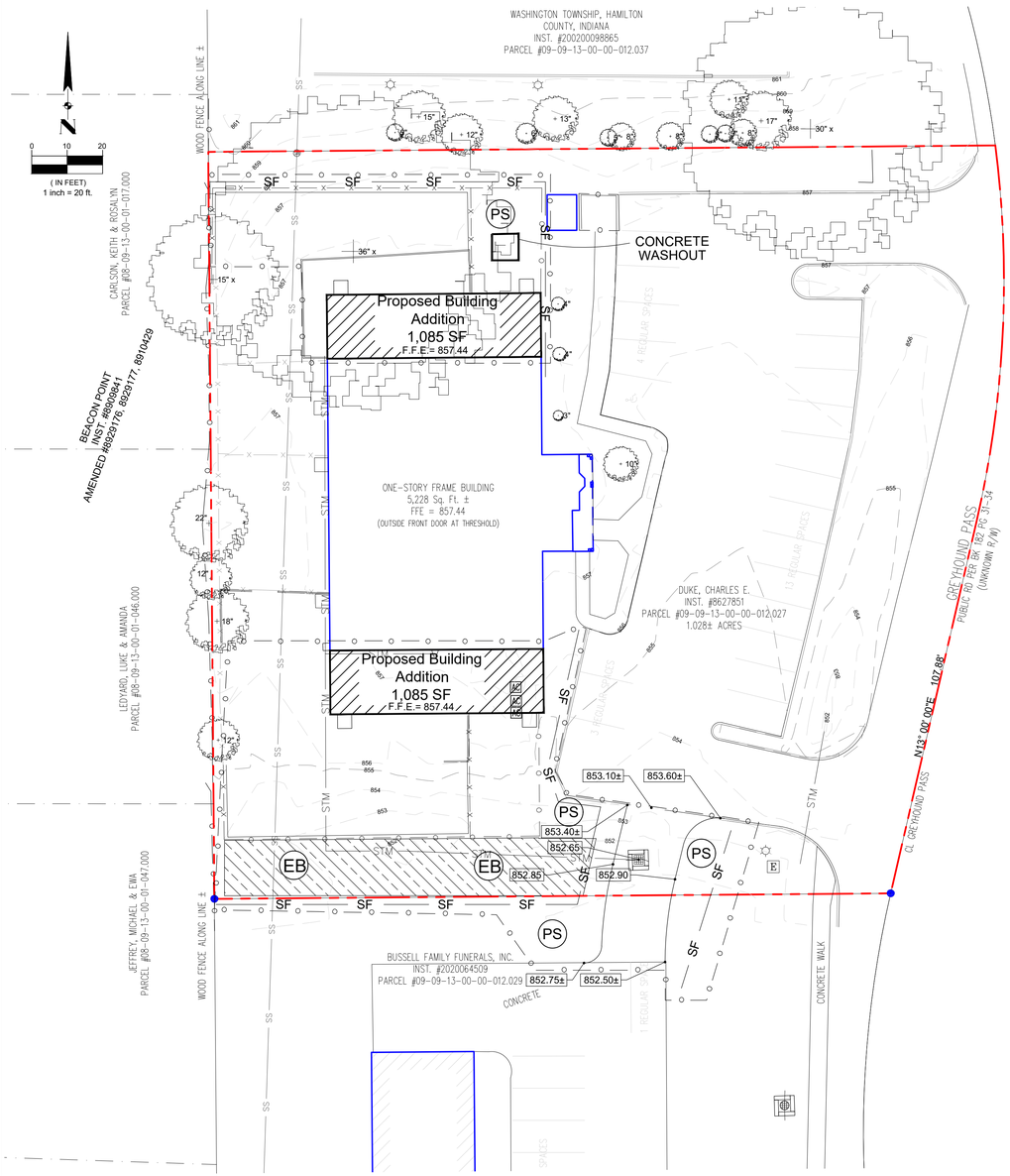
TO BE DETERMINED
XXXX
XX, IN 46XXX
317.XXX.XXXX
XX@XX.COM

## PRECONSTRUCTION ACTIVITIES

1. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. ("HOLEY MOLEY") AT 811 TO CHECK THE LOCATION OF AN EXISTING UTILITIES. THEY SHOULD BE NOTIFIED TWO WORKING DAYS BEFORE CONSTRUCTION BEGINS.
2. A SILT FENCE SHALL BE INSTALLED AT THE EDGES OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF AND AS DENOTED ON THE STORMWATER POLLUTION PREVENTION PLAN. POTENTIAL AREAS ARE IDENTIFIED BASED ON EXISTING TOPOGRAPHY AROUND THE PERIMETER OF THE SITE.
3. EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE PERIMETER OF THE SITE.
4. A CONSTRUCTION ENTRANCE SHALL BE PLACED PER THE PLAN LOCATION.
5. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM STORM SEWER INLETS AND SWALES AS POSSIBLE.
6. INSTALL TRASH DUMPSTER, CONCRETE WASHOUT AREA AND PLACE PORT-O-LET AS INDICATED ON THE PLANS.
7. ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND INSPECTION DOCUMENTATION.

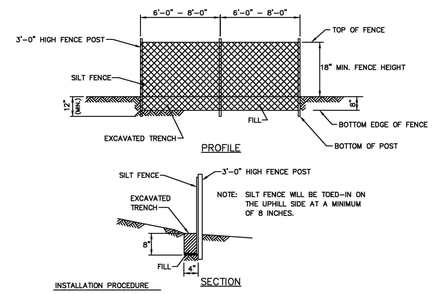
## GRADING NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE CITY OF WESTFIELD STANDARDS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS, IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
5. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
7. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
8. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
9. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
10. ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH THE CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
11. ALL PROPOSED STORM SEWER CASTINGS SHALL HAVE "NO DUMPING, DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM 1" IN HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.




## GRADING / EROSION CONTROL PLAN

Scale: 1" = 20'




INSTALLATION PROCEDURE

1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

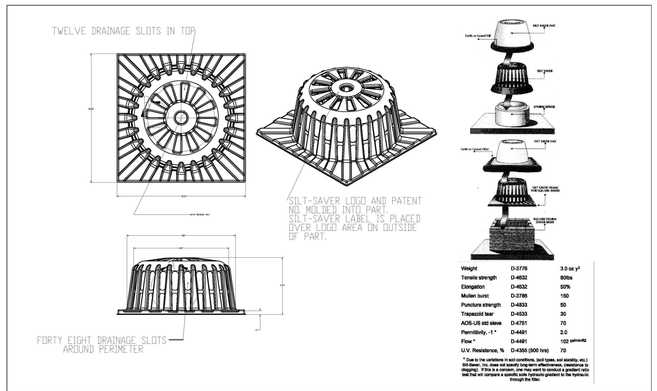
CITY OF WESTFIELD, INDIANA

CITY OF Westfield INDIANA

NEIL B. VANTREES REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

4/1/13 DATE

FIGURE EC–4




| | | |
|---|---|---|
| Weight | D-3776 | 3.0 oz y² |
| Tensile strength | D-4632 | 80lbs |
| Elongation | D-4632 | 50% |
| Mullen burst | D-3786 | 150 |
| Puncture strength | D-4833 | 50 |
| Trapezoid tear | D-4533 | 30 |
| ASTM-US sieve | D-4751 | 70 |
| Permittivity, -1 * | D-4491 | 2.0 |
| Flow * | D-4491 | 102 gal/min/ft² |
| U.V. Resistance, % | D-4355 (500 hrs) | 70 |

* Due to the variations in soil conditions, (soil types, soil sensitivity, etc.) Silt-Saver, Inc. does not specify long-term effectiveness, (resistance to clogging). If this is a concern, one may want to conduct a gradient ratio test that will compare a specimen's clogging gradient to the hydraulic gradient in the field.

SILT SAVER SQUARE INLET PROTECTION DETAIL

CITY OF WESTFIELD, INDIANA

CITY OF Westfield INDIANA

NEIL B. VANTREES REGISTERED No. 10809092 STATE OF INDIANA PROFESSIONAL ENGINEER

4/1/14 DATE

FIGURE EC–12

## GRADING LEGEND

- PROPERTY BOUNDARY
- 877.30± M.E. — PROPOSED SPOT ELEVATION (MATCH EXISTING)
- TW:876.20 BW:875.70 — PROPOSED TOP OF WALL / BOTTOM OF WALL ELEVATION
- × 639.80 — EXISTING SPOT ELEVATION
- PROPOSED SWALE

## EROSION CONTROL LEGEND

- PROPERTY BOUNDARY
- SF — PROPOSED SILT FENCE
- CONSTRUCTION LIMITS
- PROPOSED SWALE
- PS — PERMANENT SEEDING - TYPICAL AFTER CONSTRUCTION IS COMPLETED.
- STORM DRAIN INLET (SILT SAVER) INSERT
- CONCRETE WASHOUT
- EB — EROSION CONTROL BLANKET - NORTH AMERICAN GREEN S-75 (OR APPROVED EQUIVALENT).


RED BARN ENGINEERING COMPANY, LLC
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM


Prepared For:
The Little Lamb Christian School
1609 E. Greyhound Pass
Carmel, Indiana 46032
Mr. Chuck Duke - 317.506.8953

GRADING / EROSION CONTROL PLAN

THE LITTLE LAMB CHRISTIAN SCHOOL
PROPOSED BUILDING ADDITION
1609 E. Greyhound Pass
Carmel, Indiana 46032

Certified By

CHRISTOPHER L. HINKLE REGISTERED No. 10911288 STATE OF INDIANA PROFESSIONAL ENGINEER

Date: 04/27/2021

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Project Number
21-27-01

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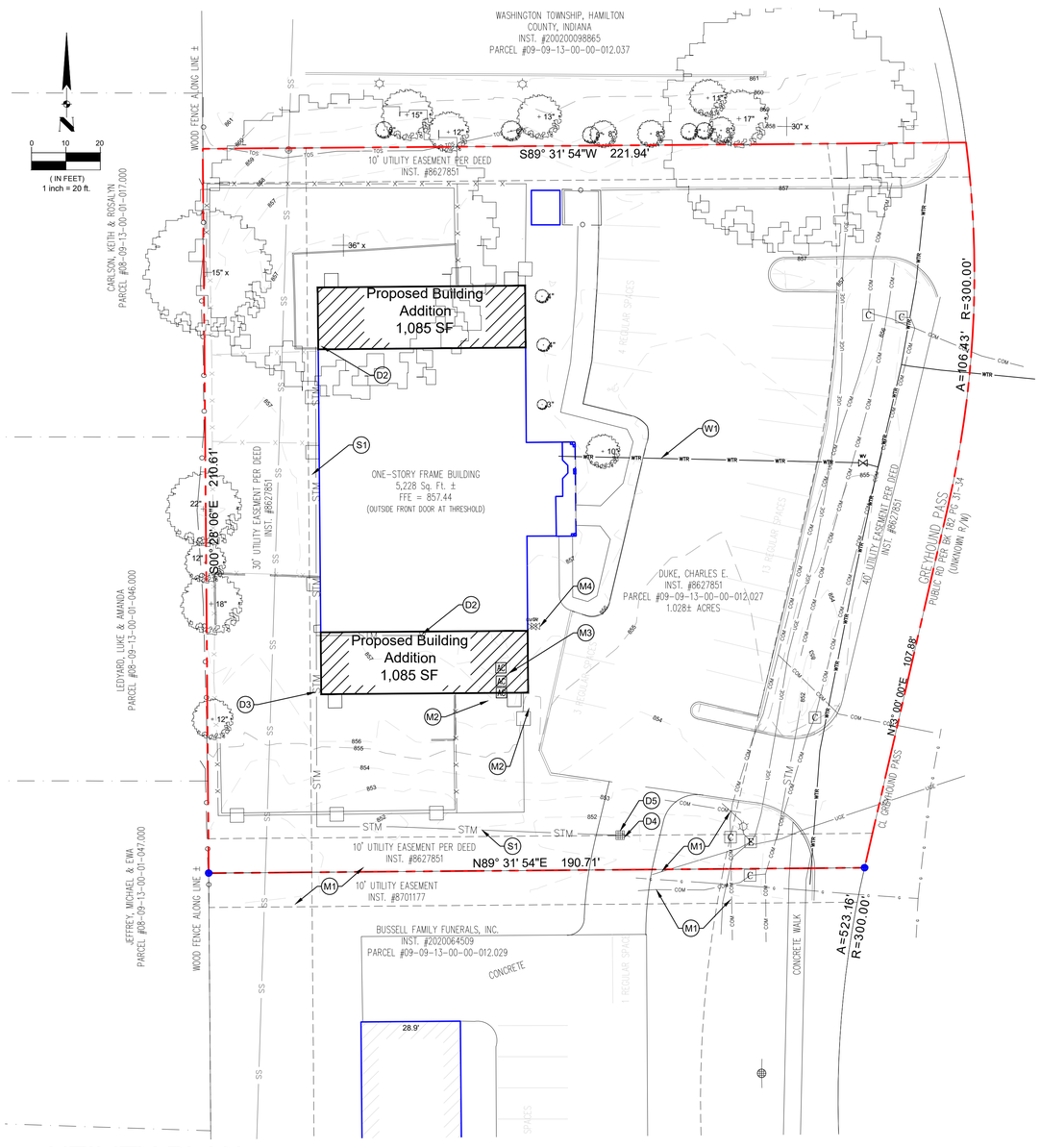



# UTILITY PLAN

Scale: 1" = 20'

## UTILITY NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
2. STANDARD SPECIFICATIONS FOR THE CITY OF WESTFIELD AND THE CITIZENS ENERGY GROUP SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
3. ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED TO TOP OF PIPE.
4. ALL WATER MAINS TO HAVE A 54" MINIMUM COVER OVER GRANULAR MATERIAL.
5. STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH AND CITIZENS ENERGY GROUP REQUIREMENTS.
6. CONTRACTOR RESPONSIBLE TO INSTALL ALL UNDERGROUND CONDUIT PER UTILITY COMPANY'S SPECIFICATIONS.
7. CONTRACTOR RESPONSIBLE FOR RESTORATION TO ALL AREAS AFFECTED DURING CONSTRUCTION. REFER TO THE CITY OF WESTFIELD - CODE OF ORDINANCES AND THE DEPARTMENT OF PUBLIC WORKS STREET STANDARDS.
8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AT ANY PROPOSED CROSSING AND PROVIDE EXISTING TOP OF PIPE ELEVATIONS WITHIN 10 DAYS OF NOTICE TO PROCEED. PROVIDE CONCRETE CRADLE AS REQUIRED FOR ANY VERTICAL SEPARATION LESS THAN 18 INCHES.
9. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITIZENS ENERGY GROUP STANDARDS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
10. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF FINAL MEP PLANS. THE CONTRACTOR SHALL REFER TO MEP DRAWINGS FOR SPECIFIC LOCATIONS OF EACH UTILITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

## LEGEND

| | |
|---|---|
| | PROPERTY BOUNDARY |
| | EASEMENT / SETBACK |
| WTR | WATER LINE |
| UGE | UNDERGROUND ELECTRIC |
| UGT | UNDERGROUND TELEPHONE |
| SAN | PROPOSED SANITARY LATERAL |
| GAS | GAS LINE |
| STM | STORM SEWER LINE |

## PLAN NOTES:

### SANITARY SEWER

(S1) EXISTING SANITARY SEWER LATERAL TO REMAIN. ALL NEW BUILDING CONNECTIONS SHALL BE DONE INTERNALLY PER THE MEP DRAWINGS AND SHALL UTILIZE THIS EXISTING LATERAL.

### WATER SERVICE

(W1) APPROXIMATE LOCATION OF EXISTING WATER SERVICE (2" PER ORIGINAL DESIGN). ALL NEW BUILDING CONNECTIONS SHALL BE DONE INTERNALLY PER THE MEP DRAWINGS.

### STORMWATER DRAINAGE

(D1) APPROXIMATE LOCATION OF EXISTING 6" PERFORATED DRAINAGE TILE. TILE TO REMAIN IN PLACE.

(D2) EXISTING STORM SEWER DOWNSPOUT CONNECTION TO BE REMOVED AS NECESSARY TO FACILITATE PROPOSED BUILDING ADDITION.

(D3) PROVIDE AND INSTALL STORM SEWER DOWNSPOUT CONNECTION PER DETAIL THIS SHEET.

(D4) EXISTING INLET CASTING TO BE RAISED. CONTRACTOR TO PROVIDE AND INSTALL CONCRETE RISER IN ACCORDANCE WITH CITY OF WESTFIELD CONSTRUCTION STANDARDS. PROPOSED RIM ELEVATION = 852.65.

(D5) PROVIDE AND INSTALL CONCRETE COLLAR PER DETAIL THIS SHEET.

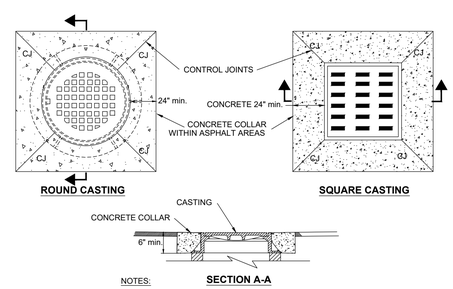
### MISCELLANEOUS UTILITIES

(M1) CONTRACTOR TO PROTECT EXISTING UTILITIES. COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATIONS, ELEVATIONS, AND PROTECTION REQUIRED TO ENSURE SERVICE IS NOT INTERRUPTED.

(M2) PROPOSED UNDERGROUND ELECTRIC SERVICE CONNECTION LOCATION. SERVICE TO BE INSTALLED IN 4" SCHEDULE 40 PVC CONDUITS (TYPICAL). CONTRACTOR TO COORDINATE CONNECTION AND SERVICE WITH DUKE ENERGY AND SITE ELECTRICAL PLAN PRIOR TO BEGINNING CONSTRUCTION.

(M3) EXISTING CONDENSING UNITS TO BE RELOCATED. PLEASE REFER TO THE MEP DRAWINGS FOR SPECIFIC INFORMATION.

(M4) EXISTING GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE CONNECTION, SERVICE, AND METER LOCATION WITH CITIZENS ENERGY GROUP AND MEP PLAN PRIOR TO BEGINNING CONSTRUCTION.

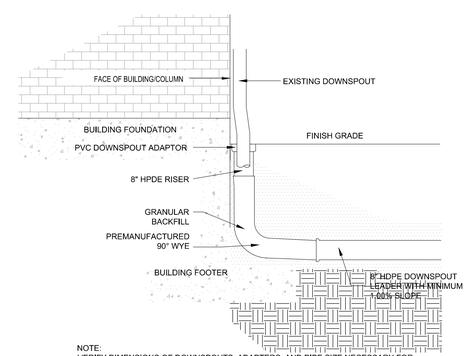



NOTES:

1. ALL INLET CASTINGS SHALL HAVE "NO DUMPING DRAINS TO STREAM" AND A FISH SYMBOL CAST INTO TOP OF CASTING.

Concrete Collar for Castings

Not To Scale




NOTE:
VERIFY DIMENSIONS OF DOWNSPOUTS, ADAPTERS, AND PIPE SIZE NECESSARY FOR CONNECTIONS WITH ARCHITECTURAL PLANS

Downspout Connection Detail

Not To Scale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EXISTING FRONT ELEVATION

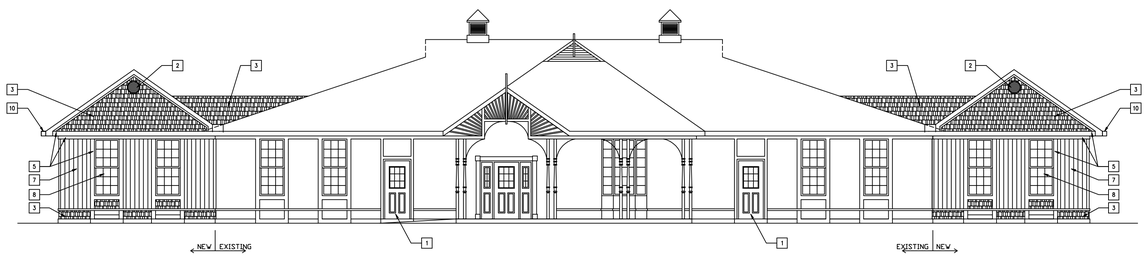
SCALE: 1/4" = 1'-0"

NOTE:
NEW BUILDING ADDITION COLORS,TRIM, SHINGLES AND DETAILS TO MATCH EXISTING STRUCTURE

## KEYNOTES

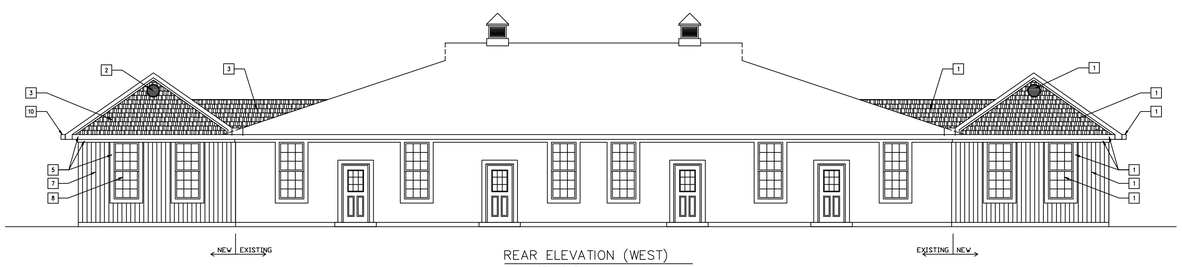
1

| | |
|---|---|
| 1 | NEW INSULATED STEEL ENTRY DOOR (TO MATCH EXISTING) IN EXISTING WINDOW LOCATION. |
| 2 | DECORATIVE VENT |
| 3 | NEW CEDAR FISHSCALE SHINGLES TO MATCH EXISTING |
| 4 | NEW CONCRETE STOOP |
| 5 | NEW CEDAR TRIM TO MATCH EXISTING |
| 6 | NEW FIBERGLASS ROOFING TO MATCH EXISTING |
| 7 | NEW VERTICAL VINYL SIDING TO MATCH EXISTING |
| 8 | NEW DOUBLE HUNG WINDOWS TO MATCH EXISTING |
| 9 | NEW INSULATED STEEL ENTRY DOOR TO MATCH EXISTING |
| 10 | NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO MATCH EXISTING |



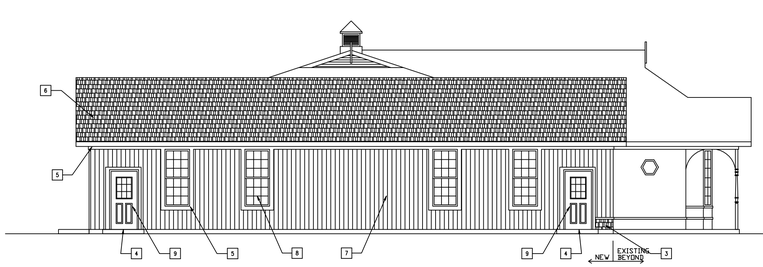

FRONT ELEVATION (EAST)

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



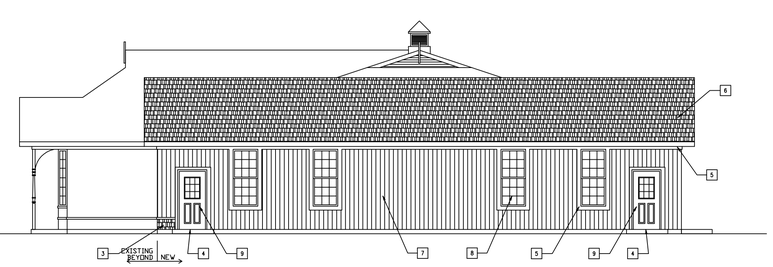

REAR ELEVATION (WEST)

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




SIDE ELEVATION (SOUTH)

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




SIDE ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"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AR-00082868

NEW PROPOSED ADDITION TO:
LITTLE LAMB DAYCARE
1609 GREYHOUND PASS
CARMEL, INDIANA

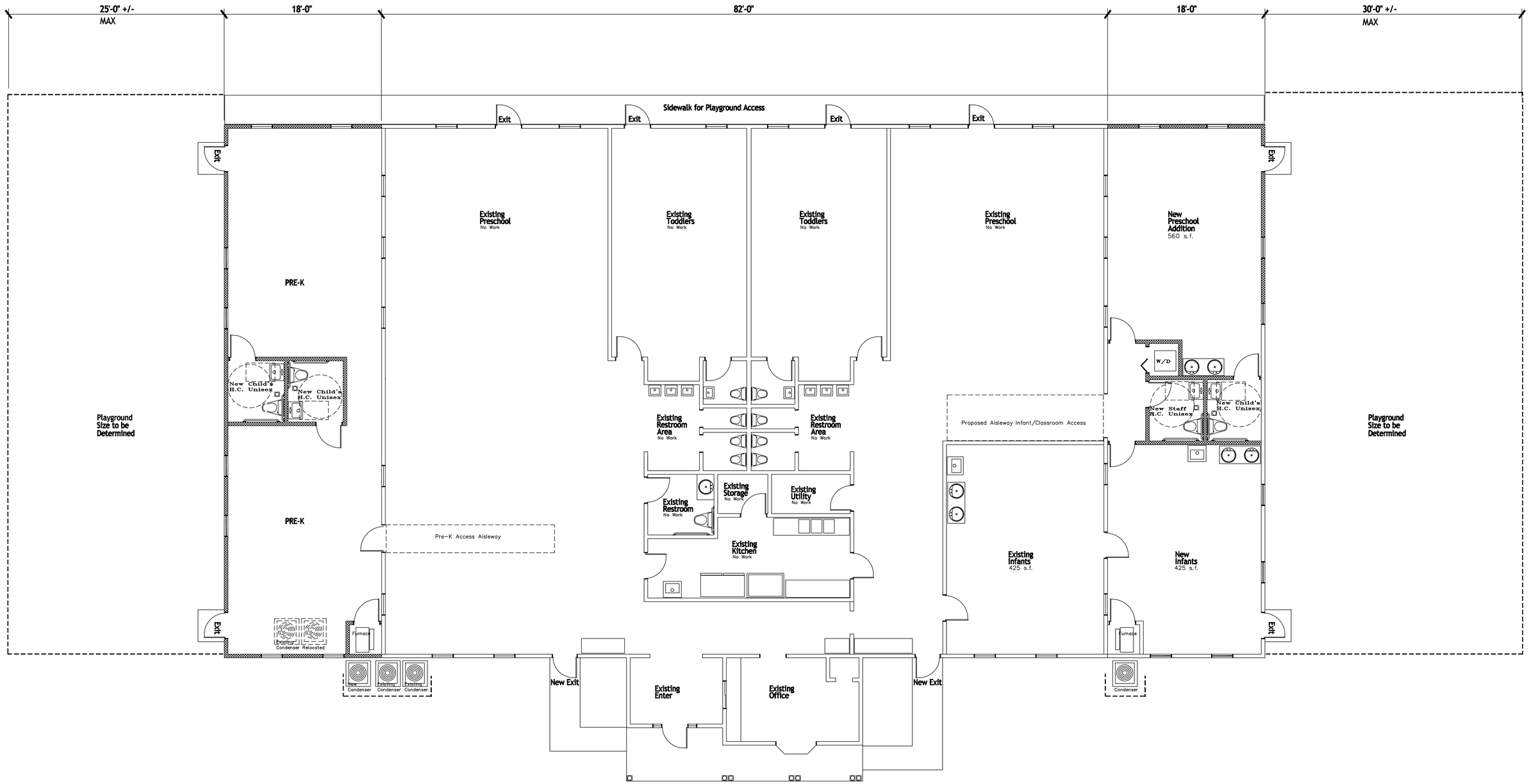
revisions:

date: 4/7/21

project:

sheet:

A2




# PRELIMINARY FLOOR PLAN

1/8"=1'-0"

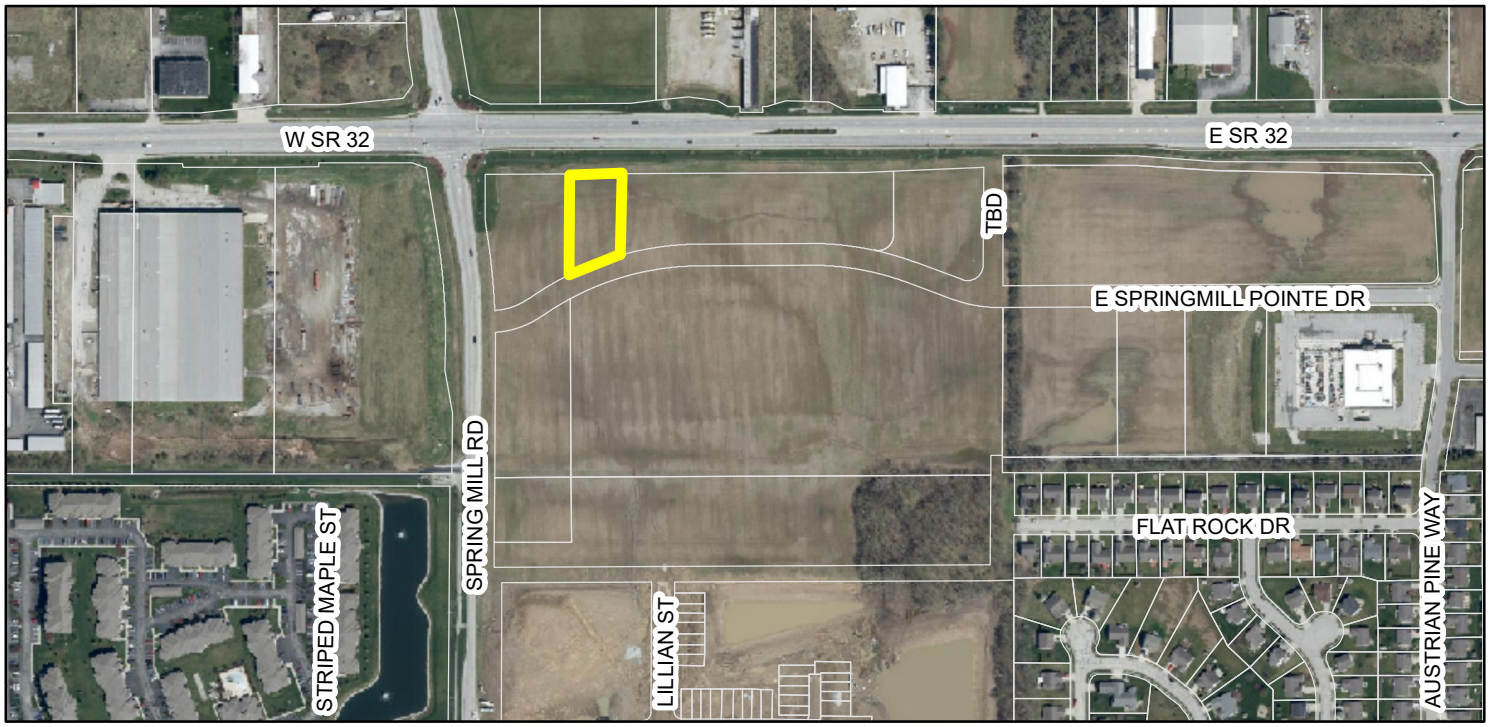
NORTH

# Property Location Map
# KFC (Meijer)
# Detailed Development Plan
# 2105-DDP-19

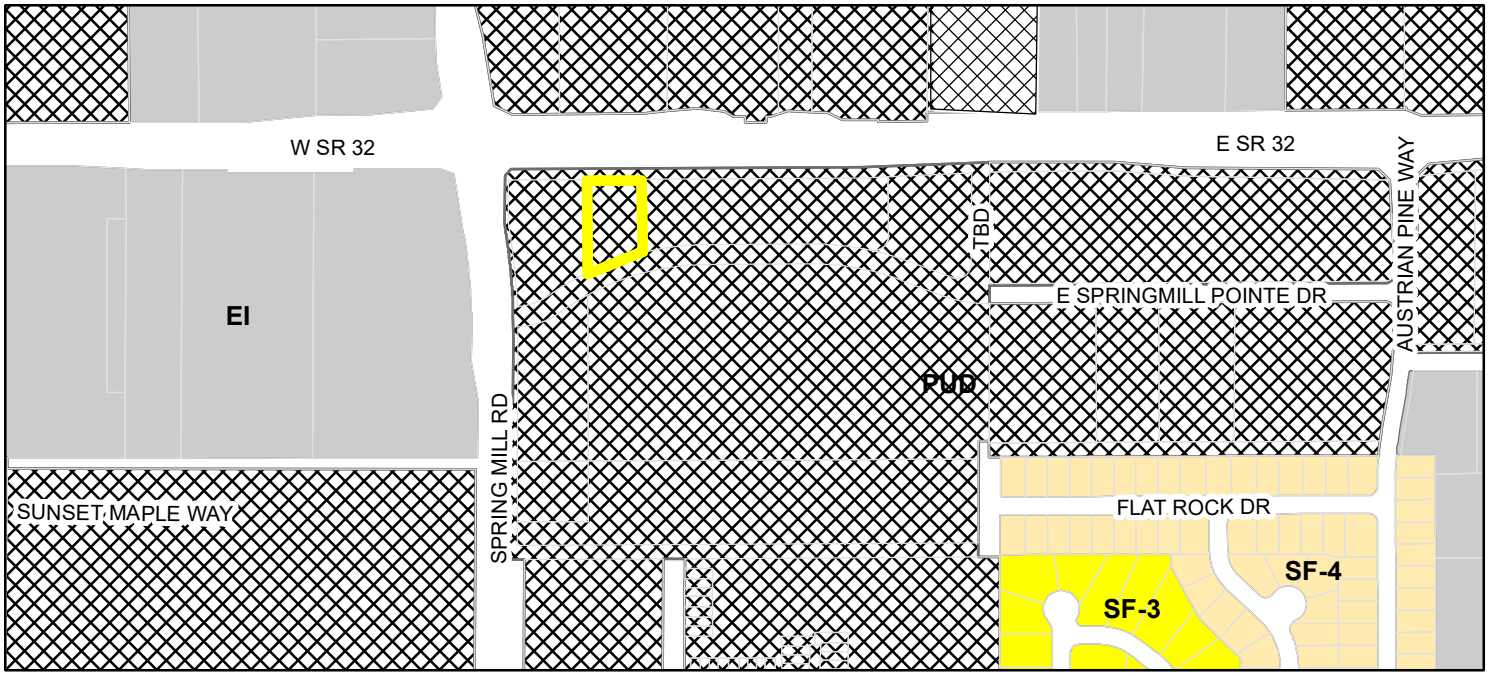
Not To Scale

## Aerial Location Map

Site




## Zoning Map




Parcel

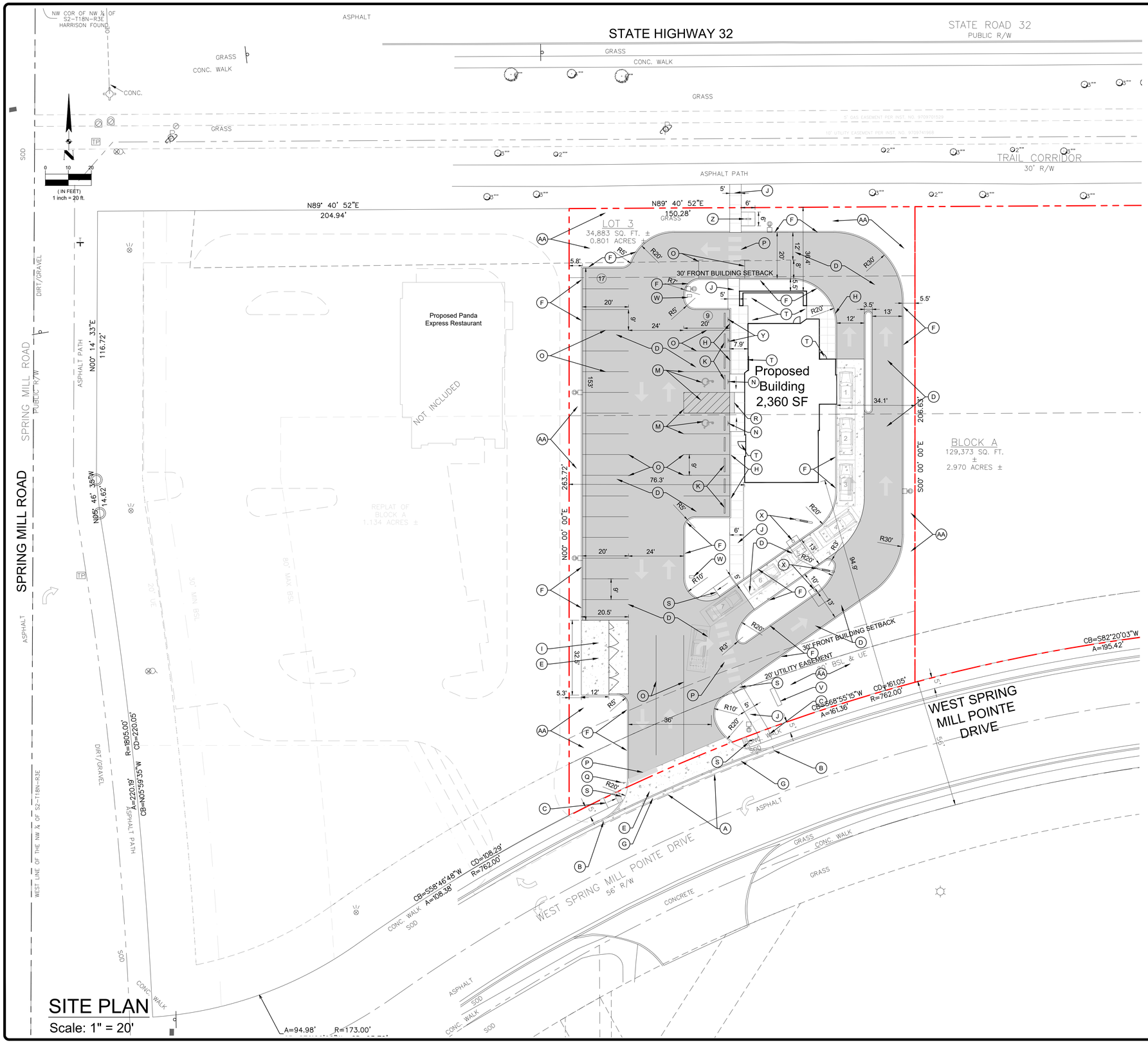
**Zoning - All Zoning**

EI (Enclosed Industrial)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)




# SITE PLAN

Scale: 1" = 20'

## SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE CITY OF WESTFIELD DESIGN STANDARDS AND SPECIFICATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND / OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED / SEEDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.

## LEGEND

- PROPERTY BOUNDARY
- EASEMENT / SETBACK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

## DEVELOPMENT SUMMARY

TOTAL SITE AREA = 0.800 AC ±
ZONING = GB, GENERAL BUSINESS (MAPLE KNOLL PUD)

PARKING CALCULATIONS:
1 SPACE PER EMPLOYEE + 1 SPACE PER 3 SEATS
10 EMPLOYEES + 30 SEATS = 20 SPACES REQ'D
VEHICLE PARKING SPACES PROVIDED = 26
(INCLUDING 2 ACCESSIBLE PARKING SPACES)

MINIMUM NUMBER OF STACKING SPACES IN DRIVE-THROUGH (FAST FOOD) = 7
STACKING SPACES PROVIDED = 8

BICYCLE PARKING = 1 SPACE PER 30 VEHICLE SPACES
BICYCLE PARKING PROVIDED = 1

## PLAN NOTES:

- (A) SAWCUT EXISTING ASPHALT PAVEMENT TO CREATE A CLEAN EDGE AND REMOVE EXCESS PAVEMENT.
- (B) EXISTING CONCRETE CURB TO BE REMOVED IN ITS ENTIRETY. SAWCUT AT NEAREST JOINT TO CREATE A CLEAN EDGE.
- (C) SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK IN ITS ENTIRETY.
- (D) PROVIDE AND INSTALL ASPHALT PAVEMENT PER DETAIL SHEET.
- (E) PROVIDE AND INSTALL CONCRETE PAVEMENT PER DETAIL SHEET.
- (F) PROVIDE AND INSTALL STRAIGHT CONCRETE CURB PER DETAIL SHEET.
- (G) PROVIDE AND INSTALL 1" CONCRETE CURB PER DETAIL SHEET.
- (H) PROVIDE AND INSTALL CONCRETE CURB AND WALK PER DETAIL SHEET. REFER TO PLAN FOR PROPOSED TOTAL WIDTH.
- (I) DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
- (J) PROVIDE AND INSTALL CONCRETE WALK PER DETAIL.
- (K) PROVIDE AND CONCRETE WHEELSTOP PER DETAIL SHEET.
- (L) PROVIDE AND INSTALL CONCRETE BOLLARD PER DETAIL SHEET.
- (M) PROVIDE AND INSTALL 4" WIDE ACCESSIBLE PARKING PAINT STRIPING (BLUE) AS SHOWN IN ACCORDANCE WITH INDIANA CODE 5-16-9-4.
- (N) PROVIDE AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL SHEET.
- (O) PROVIDE AND INSTALL 4" WIDE PASSENGER CAR PAINT STRIPING (WHITE).
- (P) PROVIDE AND INSTALL 24" WIDE WHITE PAINT STRIPING PER DETAIL SHEET.
- (Q) PROVIDE AND INSTALL STOP SIGN PER DETAIL SHEET.
- (R) PROVIDE AND INSTALL ADA PARALLEL CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL SHEET.
- (S) PROVIDE AND INSTALL ADA CURVED CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL SHEET.
- (T) CONCRETE STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- (U) NOT USED.
- (V) MONUMENT SIGN PER OWNER.
- (W) DIRECTIONAL SIGN PER OWNER.
- (X) MENUBOARD/SPEAKER. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- (Y) "PICK UP ORDERS ONLY" SIGN PER OWNER.
- (Z) PROVIDE AND INSTALL "INVERTED U" BICYCLE PARKING RACK PER DETAIL.
- (AA) PROVIDE A MINIMUM 6" FERTILE TOPSOIL CAPABLE OF SUSTAINING LAWN GROWTH. REFURBISHED LAWN AREA IN ACCORDANCE WITH PROJECT SPECIFICATIONS.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McKenzie Foods, Inc.
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Carmel, Indiana 46033
Mr. Jim McKenzie - 317.710.4588

SITE PLAN

PROPOSED KFC RESTAURANT
330 West Spring Mill Pointe Drive
Westfield, Indiana 46074

Certified By

CHRISTOPHER L. HINKLE
REGISTERED
No. 10911288
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date: 05/19/2021

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## LANDSCAPE SUMMARY (PER WC 16.06.010 OF THE "MAPLE KNOLL" PUD, ORDINANCE 04-02)

**MINIMUM LOT LANDSCAPING REQUIREMENTS:**
PER CHAPTER 6.8 K. OF THE UNIFIED DEVELOPMENT ORDINANCE*:
10 SHADE TREES PER ACRE
10 ORNAMENTAL/EVERGREEN TREES PER ACRE
25 SHRUBS PER ACRE
SITE ACREAGE = 0.80 ACRES, ROUND UP TO 1.0 ACRES;
10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS REQUIRED
TOTAL PROVIDED: 10 SHADE TREES, 15 ORNAMENTAL/EVERGREEN TREES, 124 SHRUBS

**PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS:**
PER WC 16.06.070 B.1.a.2), PARKING LOT WITH MORE THAN 10 SPACES IS LOCATED WITHIN 20' OF A LOT LINE A 5' WIDE (MIN.) PERIMETER LANDSCAPE AREA INCLUDING:
1 SHADE TREE PER 30 FEET
AND 1 SHRUB PER 3 FEET

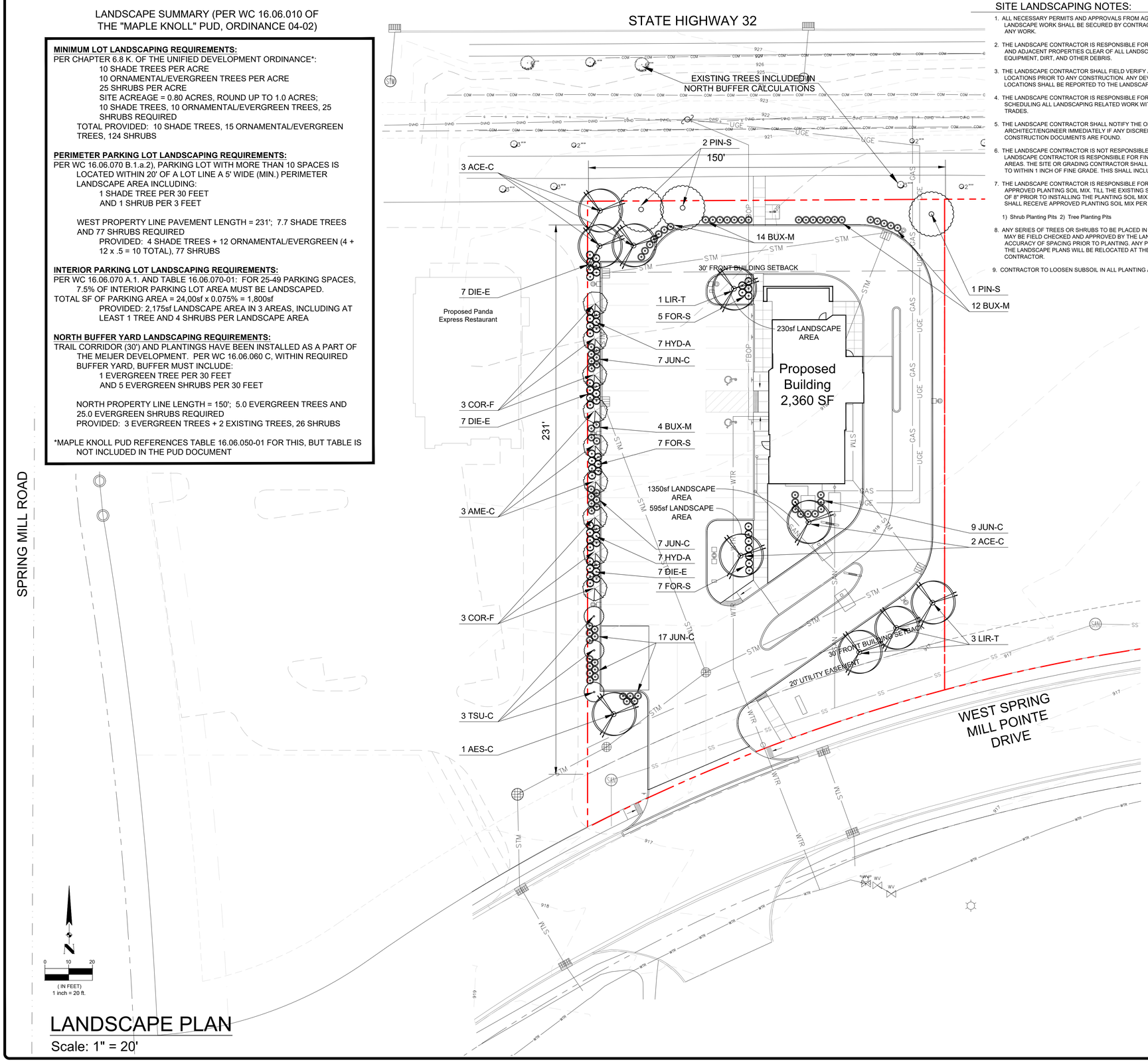
WEST PROPERTY LINE PAVEMENT LENGTH = 231'; 7.7 SHADE TREES AND 77 SHRUBS REQUIRED
PROVIDED: 4 SHADE TREES + 12 ORNAMENTAL/EVERGREEN (4 + 12 x .5 = 10 TOTAL), 77 SHRUBS

**INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:**
PER WC 16.06.070 A.1. AND TABLE 16.06.070-01: FOR 25-49 PARKING SPACES, 7.5% OF INTERIOR PARKING LOT AREA MUST BE LANDSCAPED.
TOTAL SF OF PARKING AREA = 24,00sf x 0.075% = 1,800sf
PROVIDED: 2,175sf LANDSCAPE AREA IN 3 AREAS, INCLUDING AT LEAST 1 TREE AND 4 SHRUBS PER LANDSCAPE AREA

**NORTH BUFFER YARD LANDSCAPING REQUIREMENTS:**
TRAIL CORRIDOR (30') AND PLANTINGS HAVE BEEN INSTALLED AS A PART OF THE MEIJER DEVELOPMENT. PER WC 16.06.060 C, WITHIN REQUIRED BUFFER YARD, BUFFER MUST INCLUDE:
1 EVERGREEN TREE PER 30 FEET
AND 5 EVERGREEN SHRUBS PER 30 FEET

NORTH PROPERTY LINE LENGTH = 150'; 5.0 EVERGREEN TREES AND 25.0 EVERGREEN SHRUBS REQUIRED
PROVIDED: 3 EVERGREEN TREES + 2 EXISTING TREES, 26 SHRUBS

*MAPLE KNOLL PUD REFERENCES TABLE 16.06.050-01 FOR THIS, BUT TABLE IS NOT INCLUDED IN THE PUD DOCUMENT




# LANDSCAPE PLAN
Scale: 1" = 20'

## SITE LANDSCAPING NOTES:

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE LANDSCAPE WORK SHALL BE SECURED BY CONTRACTOR PRIOR TO BEGINNING ANY WORK.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS, WALKS, AND ADJACENT PROPERTIES CLEAR OF ALL LANDSCAPE CONSTRUCTION EQUIPMENT, DIRT, AND OTHER DEBRIS.
3. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPING RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
5. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARE FOUND.
6. THE LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ROUGH GRADING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING IN ALL LAWN AREAS. THE SITE OR GRADING CONTRACTOR SHALL DEVELOP THE SITE GRADES TO WITHIN 1 INCH OF FINE GRADE. THIS SHALL INCLUDE TOPSOIL, IF AVAILABLE.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING APPROVED PLANTING SOIL MIX. TILL THE EXISTING SUBGRADE TO MINIMUM DEPTH OF 8" PRIOR TO INSTALLING THE PLANTING SOIL MIX. THE FOLLOWING AREAS SHALL RECEIVE APPROVED PLANTING SOIL MIX PER THE PLANTING DETAILS:

   1) Shrub Planting Pits 2) Tree Planting Pits
8. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT MAY BE FIELD CHECKED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR ACCURACY OF SPACING PRIOR TO PLANTING. ANY PLANTS NOT ARRANGED PER THE LANDSCAPE PLANS WILL BE RELOCATED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
9. CONTRACTOR TO LOOSEN SUBSOIL IN ALL PLANTING AREAS PER SPECIFICATIONS.
10. APPLY HERBICIDE TO PLANT BEDS PRIOR TO PLANTING FOR WEED CONTROL. FOLLOW LABEL DIRECTIONS. DO NOT APPLY TO ANY PLANTING BEDS THAT MAY RESULT IN DAMAGE TO PLANT MATERIALS.
11. PLANTING BEDS TO HAVE A MINIMUM OF 3" PROCESSED SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE NOTED. ALL SHRUBS TO BE INCLUDED IN A MULCHED BED AS INDICATED ON PLANS. TREES TO HAVE A 4' DIAMETER CIRCLE OF 3" PROCESSED SHREDDED HARDWOOD MULCH.
12. DIMENSION FOR HEIGHT AND SPREAD OF PLANT MATERIAL SPECIFIED ON THE PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE SPECIFICATIONS AND PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM TO THE SPECIFICATIONS IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
13. THE QUANTITIES INDICATED ON THE PLANT LIST ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLANS WILL TAKE PRECEDENCE OVER THE PLANT LIST. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING TO INSURE POSITIVE DRAINAGE.
15. REFER TO CIVIL PLANS FOR SITE GRADING AND UTILITY PLANS.
16. ALL EXCAVATED AREAS TO BE SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION.
17. CONTRACTOR SHALL REESTABLISH ALL EXISTING IRRIGATION SYSTEMS, LANDSCAPE LIGHTING, AND CIRCUITRY. COORDINATE CONNECTIONS WITH OWNER OR OWNER'S REPRESENTATIVE.
18. ALL LANDSCAPING MATERIALS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE CURRENT VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
19. LANDSCAPING PLAN SHALL BE SUBJECT TO THE STANDARDS OF THE CITY OF WESTFIELD LANDSCAPING AND SCREENING STANDARDS.

## LEGEND

PROPERTY BOUNDARY
EASEMENT / SETBACK
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL /EVERGREEN TREE
PROPOSED SHRUB

## PLANT SCHEDULE

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **SHADE TREES** | | | | |
| ACE-C | 5 | ACER CAMPESTRE | HEDGE MAPLE | 2" |
| LIR-T | 4 | LIRIODENDROM TULIPIFERA | TULIP | 2" |
| AES-C | 1 | AESCULAUS X CORNEA | CHESTNUT | 2" |
| **ORNAMENTAL / EVERGREEN TREES** | | | | |
| TSU-C | 3 | TSUGA CANADENSIS | CANADIAN HEMLOCK | 2" |
| PIN-S | 3 | PINUS SYLVESTRIS | SCOTCH PINE | 2" |
| AME-C | 3 | AMELANCHIER CANADENSIS | SERVICEBERRY | 2" |
| COR-F | 6 | CORNUS FLORIDA | FLOWERING DOGWOOD | 2" |
| **SHRUBS** | | | | |
| DIE-I | 21 | DIERVILLA IONICERA | NORTHERN BUSH HONEYSUCKLE | 24" |
| HYD-A | 14 | HYDRANGEA ARBORESCENS | HYDRANGEA | 24" |
| FOR-S | 19 | EUONYMUS ALATUS | BURNING BUSH | 24" |
| BUX-M | 30 | BUXUS MICROPHYLLA | LITTLELEAF BOXWOOD | 24" |
| JUN-C | 40 | JUNIPERUS CHINENSIS | COMPACT JUNIPER | 24" |

## MULCH

| | | |
|---|---|---|
| SHREDDED HARDWOOD BARK MULCH | CU. YDS. | ALL PLANTING AREAS TO BE @ A 3" DEPTH |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Chris@RedBarnEngineeringCo.com


Prepared For:
McKenzie Foods, Inc.
4631 Lisbon Drive
Carmel, Indiana 46033
Mr. Jim McKenzie - 317.710.4588

LANDSCAPE PLAN

PROPOSED KFC RESTAURANT
330 West Spring Mill Pointe Drive
Westfield, Indiana 46074

Certified By

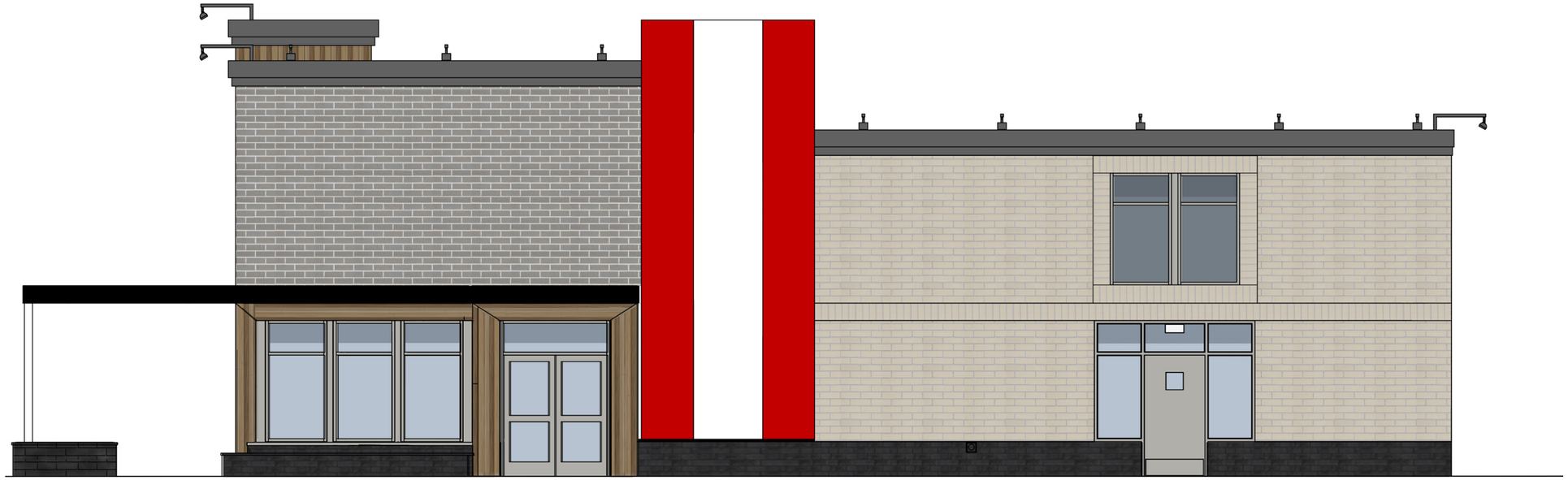
CHRISTOPHER J. HINKLE REGISTERED No. 10911288 STATE OF INDIANA PROFESSIONAL ENGINEER

Date: 05/05/2021

811 Know what's below. Call before you dig. 1-800-382-5544

Project Number
21-24-01

Sheet Number
C7



## RIGHT ELEVATION

## FRONT ELEVATION

| | | | | | |
|---|---|---|---|---|---|
| BELDEN BRICK<br>MODULAR FACE BRICK C216<br>BLACK DIAMOND VELOUR | BELDEN BRICK<br>MODULAR FACE BRICK<br>ENGLISH GRAY VELOUR | BELDEN BRICK<br>MODULAR FACE BRICK<br>ACADIA SMOOTH | IDENTITY PRODUCTS<br>EXTERIOR WOOD FACADE<br>COLORS INTALLED IN A RANDOM PATTERN | EXTERIOR METAL TRIM<br>BLACK | RED EXTERIOR PAINT<br>TO MATCH BM EXOTIC RED<br>2086-10 | WHITE EXTERIOR PAINT<br>TO MATCH BM CLASSIC GRAY OC-23 |

NELSON 07.20.2021

**KFC**
SR 32 & SPRING MILL DRIVE
WESTFIELD, IN 46224

KFC

## LEFT ELEVATION

## REAR ELEVATION

- BELDEN BRICK MODULAR FACE BRICK C216 BLACK DIAMOND VELOUR
- BELDEN BRICK MODULAR FACE BRICK ENGLISH GRAY VELOUR
- BELDEN BRICK MODULAR FACE BRICK ACADIA SMOOTH
- IDENTITY PRODUCTS EXTERIOR WOOD FACADE COLORS INTALLED IN A RANDOM PATTERN
- EXTERIOR METAL TRIM BLACK
- RED EXTERIOR PAINT TO MATCH BM EXOTIC RED 2086-10
- WHITE EXTERIOR PAINT TO MATCH BM CLASSIC GRAY OC-23

NELSON 07.20.2021

**KFC**

SR 32 & SPRING MILL DRIVE
WESTFIELD, IN 46224

KFC

| | |
|---|---|
| **Petition Number:** | 2107-ODP-14 & 2107-SPP-14 |
| **Project Name:** | Compton |
| **Subject Site Address:** | 15626 Spring Mill Road (the "Property") |
| **Petitioner:** | Adam Compton |
| **Representative:** | Keeler-Webb Associates |
| **Request:** | Overall Development Plan & Primary Play review of 1 Lot on 0.88 acres +/- in the Compton Planned Unit Development (PUD) District. |
| **Current Zoning:** | Compton PUD |
| **Current Land Use:** | Commercial |
| **Approximate Acreage:** | 0.88 acres +/- |
| **Property History:** | Compton PUD (Ord. 18-02, 03/12/2018)<br>Secondary Plat (2107-SFP-41, compliant 07/22/2021)<br>Detailed Development Plan (2107-DDP-26, *pending*) |
| **Staff Reviewer:** | Caleb Ernest, Associate Planner<br>Rachel Riemenschneider, Associate Planner |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Overall Development Plan<br>4. Primary Plat |

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## BACKGROUND

The Property is currently zoned the Compton PUD District.

Ordinance 18-02, Compton PUD (1802-PUD-05), was approved at the March 12, 2018, City Council meeting.

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## 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). (Article 4.5)

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

11) Building setback lines. (Article 4.14)

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

20) Misc.

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**OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

**The plans comply.**

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

37) Identify buildings proposed for demolition.

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

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

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**DISTRICT STANDARDS**

**The plans comply with Article 4.14 (LB District) and Compton PUD District (Ord. 18-02).**

40) Minimum Lot Area: No minimum

41) Minimum Lot Frontage: 50 feet

42) Minimum Building Setback Lines:

a) Front Yard (from Spring Mill Road): 5 feet (Ord. 18-02)

b) Front Yard (from 156th Street): 20 feet (Ord. 18-02)

c) Side Yard: 15 feet

i) Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.

d) Rear Yard: 20 feet

i) Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.

43) Maximum Building Height: 45 feet

44) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

45) Building Size Requirements:

a) Minimum Business Size: 800 square feet

b) Maximum Business Size: 30,000 square feet

c) Maximum Aggregate of all Buildings (within a single development): 90,000 square feet

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

**The plans comply.**

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

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

48) 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.

49) 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.

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO and Compton PUD, Ord. 18-02)**

**The plans comply.**

50) Accessory Use and Building Standards (Article 6.1)

51) Architectural Standards (Article 6.3)

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees

i) Incentives to Preserve Trees:

1. Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved.

ii) Tree Protection:

1. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil

deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

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

iii) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

b) General – Placement: 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.

56) Lighting Standards (Article 6.9)

57) Lot Standards (Article 6.10)

58) Outside Storage and Display (Article 6.12)

59) Outdoor Café and Eating Areas (Article 6.13)

60) Parking and Loading Standards (Article 6.14)

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)

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**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

65) Block Standards (Article 8.1)

66) Easement Standards (Article 8.3)

67) Monument and Marker Standards (Article 8.5)

68) Open Space and Amenity Standards (Article 8.6)

69) Pedestrian Network Standards (Article 8.7)

70) Storm Water Standards (Article 8.8)

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

72) Street Light Standards (Article 8.10)

73) Street Sign Standards (Article 8.11)

74) Surety Standards (Article 8.12)

75) Utility Standards (Article 8.13)

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**DEPARTMENT COMMENTS**

**1)** **Action: 2107-ODP-14 & 2107-SPP-14** comply with the Compton PUD and the UDO. The Department recommends approving the petition with the following condition:

- 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.

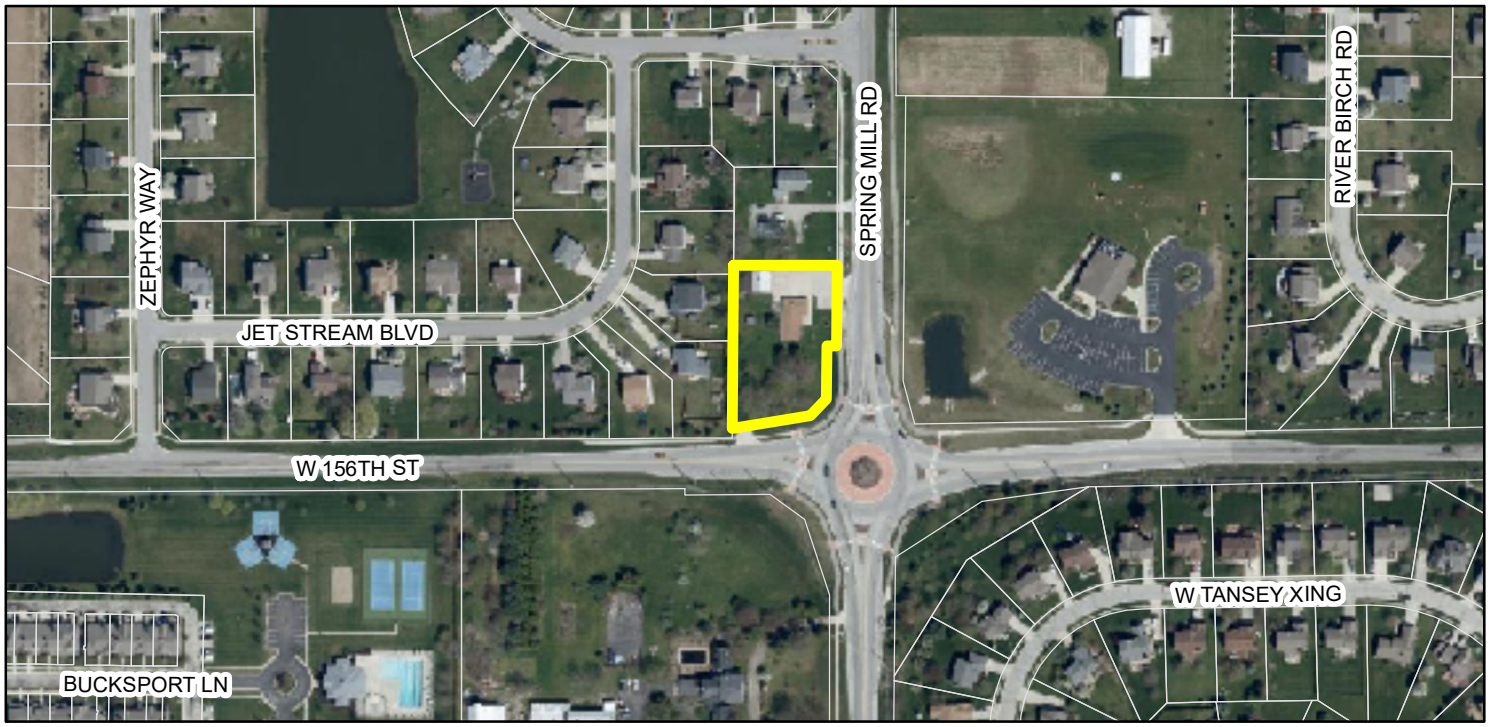
**2)** If any Plan Commission member has questions, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

# Property Location Map
# 15626 Spring Mill Road
# 2107-ODP-14 & 2107-SPP-14

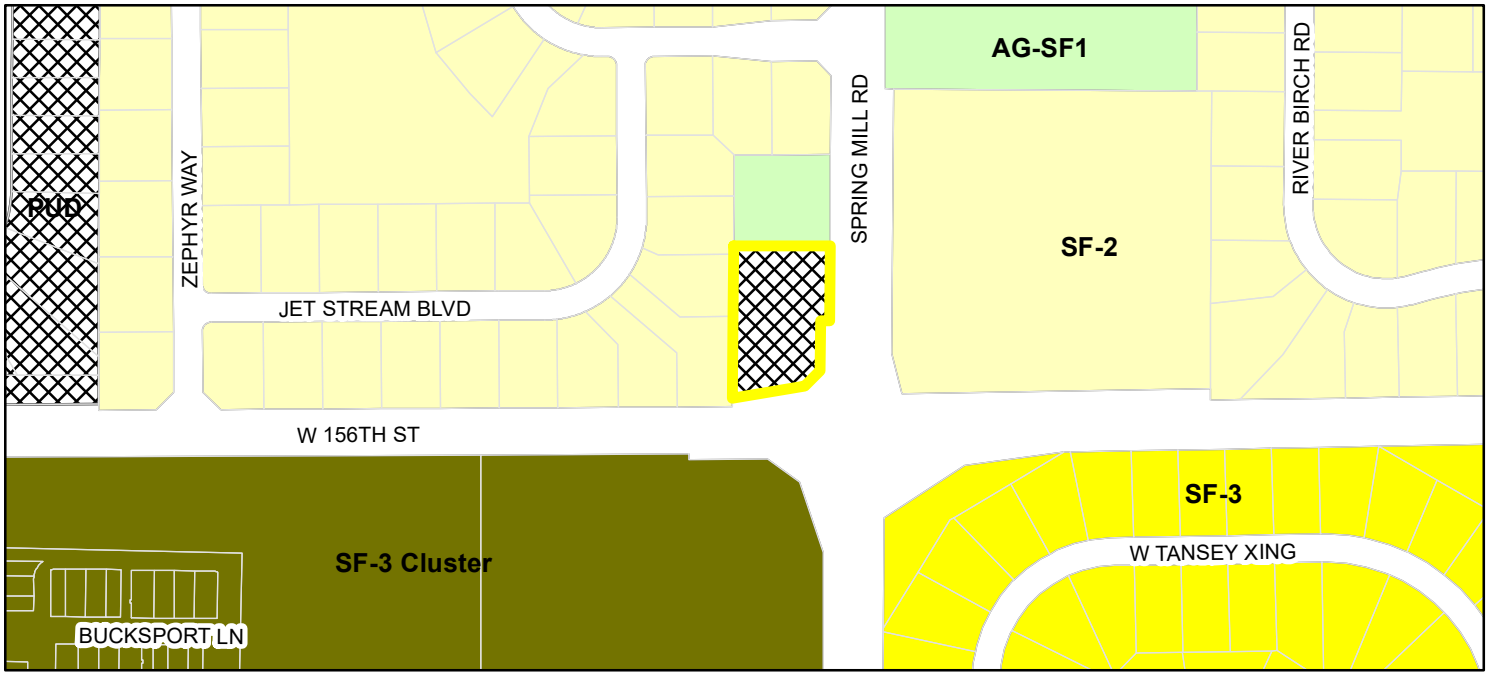
N
W E
S
Not To Scale

## Aerial Location Map

Site



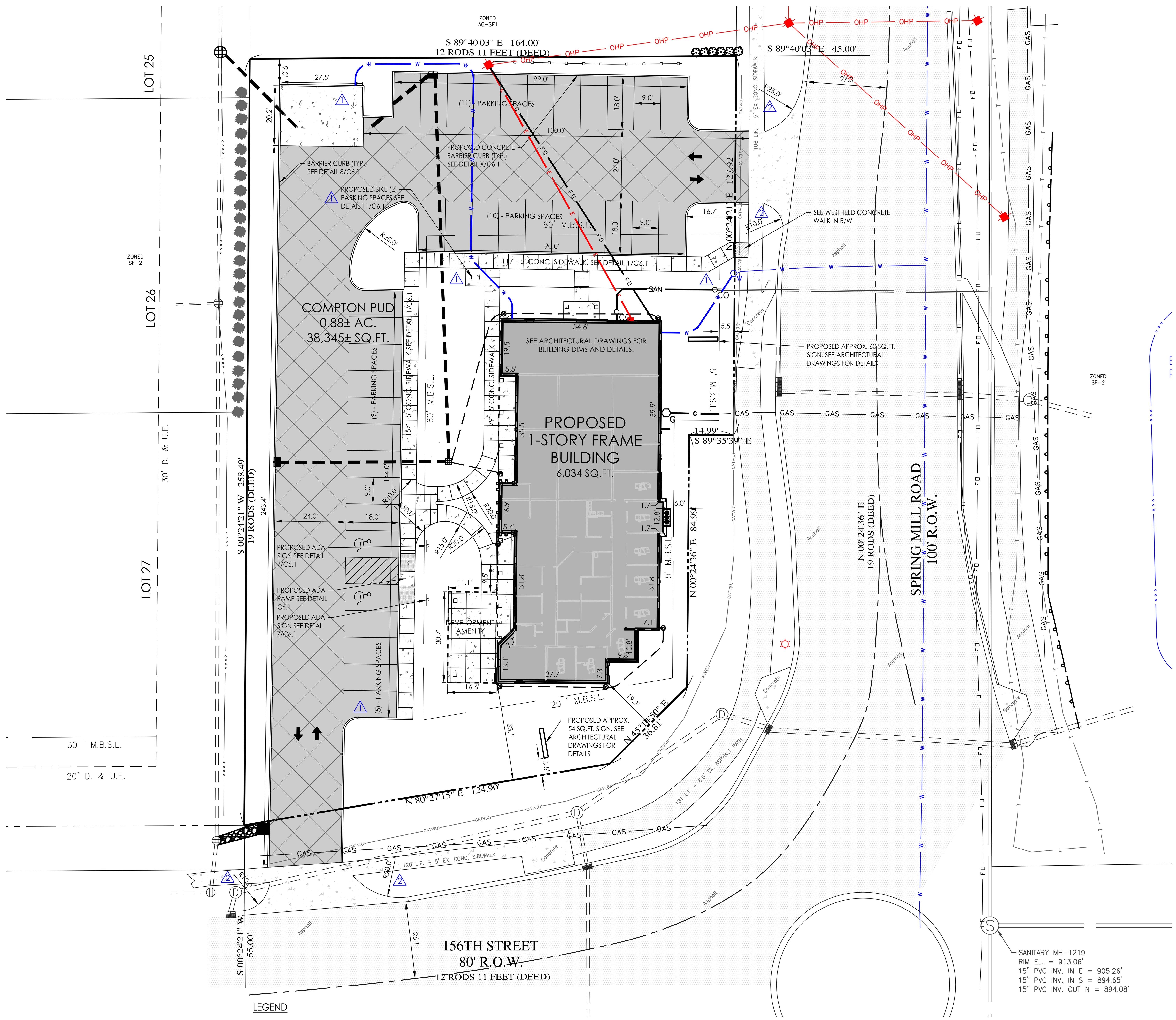

## Zoning Map




Compton
Parcel

**Zoning - All**

AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)
SF-3 Cluster




## LEGEND

- STORM INLETS
- STORM MANHOLE
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL
- FIRE HYDRANT
- MANHOLE
- CLEAN OUT
- WATER METER
- LIGHT POLE
- BOLLARD
- ELECTRIC METER
- GAS METER
- PROPOSED DOWNSPOUT
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT SEE DETAIL 3/C6.1
- PROPOSED HEAVEY-DUTY ASPHALT SEE DETAIL 2/C6.1
- PROPOSED BUILDING
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED GAS LINE
- PROPOSED STORMWATER LINE
- PRIVACY/WOOD FENCE
- FLOW LINE
- GUARD RAIL
- CABLE TV LINE

## CONCRETE NOTES

1. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCE CONCRETE": COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.
2. EMPLOY ACCEPTABLE TESTING LABORATORY TO PERFORM MATERIALS EVALUATION, TESTING AND DESIGN OF CONCRETE MIXES.
3. PERFORM SAMPLING AND TESTING DURING CONCRETE PLACEMENT, AS FOLLOWS: AIR CONTENT ASTM C 173, ONE FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS, 6 % MINIMUM ON ALL CONCRETE EXPOSED TO FREEZING OR THAWING. COMPRESSIVE STRENGTH ASTM C 39, ONE SET OF EACH 50 CU. YDS. OR FRACTION THEREOF EACH CLASS OF CONCRETE; ONE SPECIMEN TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED. WHEN THE TOTAL QUANTITY OF GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS. STRENGTH TESTS MAY BE WAIVED BY ENGINEER IF FIELD EXPERIENCE INDICATES EVIDENCE OF SATISFACTORY STRENGTH. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER OR GENERAL CONTRACTOR. CONTACT THE CONCRETE PRODUCER WITHIN 24 HOURS AFTER TESTS ARE MADE.
4. CONCRETE FOR EXTERIOR PAVEMENT, SLABS, WALKS, PATIOS, AND CURBS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI FOR ALL EXTERIOR POURED CONCRETE.
5. MIX DESIGN MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT. DO NOT USE REVISED CONCRETE MIXES UNTIL SUBMITTED TO AND ACCEPTED BY ENGINEER.
6. PORTLAND CEMENT ASTM C 150, TYPE AS REQUIRED.
7. ASTM C 33, EXCEPT LOCAL AGGREGATES OF PROVEN CURABILITY MAY BE USED WHEN ACCEPTABLE TO ENGINEER. USED EVENLY MIXED SIZES OF AGGREGATE UP TO ½" MINIMUM SIZE.
8. WATER: DRINKABLE
9. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
10. WATER-REDUCING ADMIXTURE: ASTM C 494; TYPE AS REQUIRED TO SUIT PROJECT CONDITIONS. ONLY USE ADMIXTURES WHICH HAVE BEEN TESTED AND ACCEPTED IN MIX DESIGNS.
11. PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT BOW OR DEFLECTION.
12. DEFORMED REINFORCING BARS: ASTM A 615, GRADE 60, UNLESS OTHERWISE INDICATED.
13. WELDED WIRE FABRIC: ASTM A 185.
14. JOB SITE MIXING: USE DRUM TYPE BATCH MACHINE MIXER, MIXING NOT LESS THAN 1-1/2 MINUTES FOR ONE CU. YD. OR SMALL CAPACITY. INCREASE MIXING TIME AT LEAST 15 SECONDS FOR EACH ADDITION YD. OR FRACTION THEREOF.
15. READY MIX CONCRETE: ASTM C 94
16. CONSTRUCT FRAMEWORK SO THAT CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION.
17. CLEAN AND ADJUST FORMS PRIOR TO CONCRETE PLACEMENT. APPLY FORM RELEASE AGENTS OR WET FORMS AS REQUIRED. RE-TIGHTEN FORMS DURING CONCRETE PLACEMENT IF REQUIRED TO ELIMINATE LEAKS.
18. SATISFACTORY SOIL MATERIAL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL VEGETABLE AND OTHER DELETERIOUS ORGANIC MATTER. SOIL SHALL CONSIST OF NON-ORGANIC, LOW PLASTIC (P1 20) MATERIAL.
19. SUB-BASE MATERIAL: SHALL BE NATURALLY OR ARTIFICIALLY GRADE MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, NATURAL OR CRUSHED SAND.
20. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
21. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
22. FORM CONCRETE SUCH THAT FAVORABLE DRAINAGE OCCURS TO STORM DRAINS, STAIRWELL DRAINS, AND/OR PARKING LOTS. NO DRAINAGE SHOULD OCCUR TOWARDS THE FOUNDATION OF BUILDING WALLS.
23. MINIMUM CONCRETE COVER SHALL BE 3" FOR REINFORCING STEEL IN ACCORDANCE WITH (ACI 318-83).
24. WELDING, INCLUDING TACK WELDING, OF REINFORCED STEEL IS PROHIBITED. WELDING OF REINFORCING STEEL WILL BE PERMITTED ONLY BY WRITTEN APPROVAL OF THE ENGINEER.
25. FOOTINGS SHALL BEAR ON UNDISTURBED MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE REMOVED. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY AN INDEPENDENT SOILS ENGINEER AT DIRECTION OF GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
26. SOILS EXPOSED IN THE BASES OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITIONS SUCH AS DISTURBANCE, RAIN OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATION.
27. PROVIDE CONSTRUCTION, ISOLATION AND CONTROL JOINTS AS INDICATED ON CIVIL SHEETS.
28. ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A LIGHT BROOM TYPE SURFACE.
29. THE SUB-CONTRACTOR SHALL PROVIDE SPECIFICATIONS AND MANUFACTURERS DATA FOR CONCRETE SEALER, JOINT FILLER, AND CURING COMPOUND FOR ALL FLOOR SLABS, TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
30. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTIONS REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
31. THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
32. THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY AT THE DIRECTION OF THE GENERAL CONTRACTOR FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.

## SITE DATA

| | |
|---|---|
| ZONED | PUD COMPTON |
| LOT AREA | 1 ½ AC. (0.88± AC. NET) |
| PROPOSED BUILDING | 6,034 SQ. FT. |
| PROPOSED CONCRETE WALKS | 2,700 SQ,FT |
| PROPOSED PAVING | 15,466 SQ. FT. |
| TOTAL IMPERVIOUS AREA | 0.556± AC. |
| OFFICE TENANT AREA | 2,730 SQ.FT. △1 |
| MINIMUM SOUTH YARD SETBACK | 20' |
| MINIMUM EAST YARD SETBACK | 5' |
| MINIMUM NORTH SIDE YARD SETBACK | 60' △1 |
| MINIMUM WEST SIDE YARD SETBACK | 60' |
| PARKING REQUIRED | |
| DENTIST OFFICE | 26 SPACES △1 |
| OFFICE LEASE SPACE | 9 SPACES |
| PROPOSED PARKING | |
| DENTIST OFFICE | 26 SPACES △1 |
| OFFICE LEASE SPACE | 9 SPACES |
| ADA SPACES | 2 SPACES |
| TOTAL PROPOSED | 37 SPACES |
| SIGN AREA 1' SQ.FT. PER LINIAL FOOT OF BUILDING FRONTAGE | 177 SQ.FT. |

## SITE NOTES

1. EXISTING TOPOGRAPHY TAKEN FROM A PREVIOUS WEIHE ENGINEERING SURVEY DATED NOVEMBER 14, 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. DO NOT SCALE THE DRAWINGS, USE ALL DIMENSIONS, COORDINATES, ETC. PROVIDED FOR EXACT LOCATION OF PROPOSED IMPROVEMENT. ONLY USE PLAN CONTROL POINTS PROVIDED AS A BASIS FOR ANY CONSTRUCTION ENGINEERING OR SURVEYING PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR IN THE STATE OF PRACTICE TO PROVIDE HORIZONTAL AND VERTICAL CONTROL TO LAYOUT THE SITE IMPROVEMENTS MATCHING THE PLAN CONTROL POINTS PROVIDED FOR CONSTRUCTION.
5. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, CONTACT THE DESIGNER FOR ANY DISCREPANCIES OR QUESTIONS PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS.
6. ALL SITE DEVELOPMENT DIMENSIONS SHALL BE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR A BUILDING OR STRUCTURE SHALL BE FROM THE FACE OF BUILDING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE PARALLEL / PERPENDICULAR TO PROPOSED LINES, PROPERTY LINES, OR BUILDING LINES, UNLESS OTHERWISE NOTED.
7. ALL EDGE OF PAVEMENT RADII ARE 5 FEET UNLESS OTHERWISE NOTED. ALL CURVES AND ARCS IN CURBS SHALL INTERSECT OTHER CURVES AND LINES AT POINTS OF TANGENCY TO APPEAR AS A SMOOTH TRANSITION UNLESS CLEARLY SHOWN AS A POINT OF INTERSECTION.
8. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
9. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
10. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
11. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
12. DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE 'K' COPPER/PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
13. THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
14. ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
15. USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
16. SOIL BORINGS HAVE NOT BEEN PERFORMED AT THIS TIME. PAVEMENT DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 P.S.I.
17. PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.
18. NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
19. AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
20. SEE THIS SHEET FOR EXTERIOR CONCRETE SPECIFICATIONS.
21. SEE SHEET C2.2 FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
22. THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
23. IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
24. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
25. CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO MECH/SPRINKLER ROOM. COORDINATE LOCATION, TYPE AND STYLE WITH WESTFIELD FIRE DEPARTMENT.

## ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

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

*HOLEY MOLEY SAYS*

"DIG SAFELY"

"IT'S THE LAW"

*CALL BEFORE YOU DIG*

***811***

*KNOW WHAT'S BELOW*

PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.
*CALL 1-800-382-5544 to schedule a locate request*

## PROPOSED SITE PLAN

GRAPHIC SCALE

NORTH

0 20 30 40 60 100

( IN FEET )
1 inch = 20 ft.

APPROVAL PENDING NOT FOR CONSTRUCTION

| DATE | ISSUE |
|---|---|
| 04-09-2021 | CLIENT REVIEW |
| 06-01-2021 | CLIENT REVIEW |
| 06-25-2021 | TAC REVIEW COMMENTS △1 |
| 07-22-2021 | TAC REVIEW COMMENTS △2 |


KEELER-WEBB ASSOCIATES
*Consulting Engineers–Planners–Surveyors*
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 adehart@keelerwebb.com

prince alexander
ARCHITECTURE ENGINEERING LAND PLANNING URBAN DESIGN ECONOMIC DEVELOPMENT INTERIOR DESIGN PROJECT MANAGEMENT
850 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070


PROPOSED BUILDING
COMPTON DENTAL
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

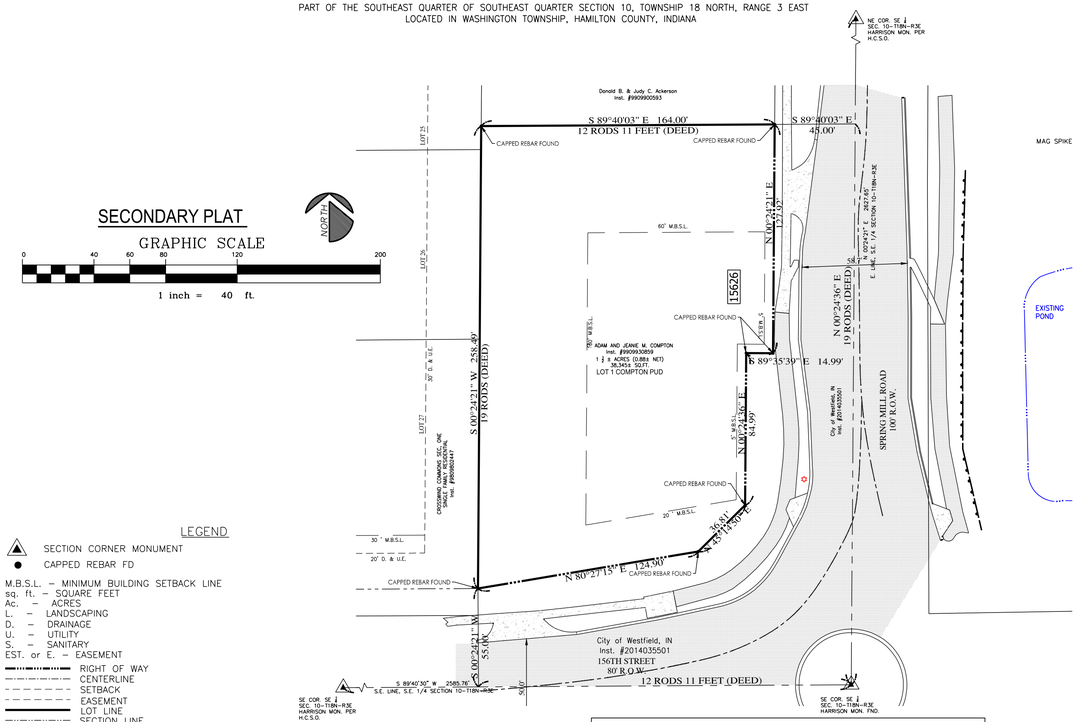
| | |
|---|---|
| DRAWN BY: | TEN |
| CHECKED BY: | ALD |
| PROJECT No. | 2103-029 |
| SHEET No. | C2.1 |

# PRIMARY/SECONDARY PLAT of Lot 1

# COMPTON PUD

## AN ADDITION TO THE CITY OF WESTFIELD

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER SECTION 10, TOWNSHIP 18 NORTH, RANGE 3 EAST
LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA




### LEGEND

- SECTION CORNER MONUMENT
- CAPPED REBAR FD

M.B.S.L. – MINIMUM BUILDING SETBACK LINE
sq. ft. – SQUARE FEET
Ac. – ACRES
L. – LANDSCAPING
D. – DRAINAGE
U. – UTILITY
S. – SANITARY
EST. or E. – EASEMENT

- RIGHT OF WAY
- CENTERLINE
- SETBACK
- EASEMENT
- LOT LINE
- SECTION LINE

15626 STREET ADDRESS NUMBER

| ZONED | COMPTON PUD (LB) |
|---|---|
| MINIMUM SOUTH YARD SETBACK | 20' |
| MINIMUM EAST YARD SETBACK | 5' |
| MINIMUM SIDE YARD SETBACK | 15' |

PLANNED UNIT DEVELOPMENT ORDINANCE FOR COMPTON PUD:
RECORDED IN INSTRUMENT No. 2018010776,
DATED MARCH 16, 2018.

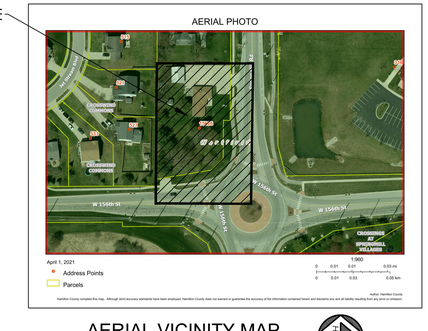
NOTES:

1. SITE INFORMATION
   RECORD SITE SIZE 1 ½ ±Ac. or 65,340 sq.ft.
   NET SITE SIZE 0.88±Ac. or 38,345 sq.ft.

2. THE BASIS OF BEARINGS IS BASED ON THE SURROUNDING PLATS. THE AUTO CAD FILE HAS BEEN ROTATED TO MATCH THE HAMILTON COUNTY SECTION CORNERS PER HCSO.

3. HORIZONTAL DATUM HORIZONTAL DATUM IS BASED ON HAMILTON COUNTY SURVEYOR SECTION CORNER TIES USING NAD 83 AND INDIANA EAST STATE PLAN COORDINATES.

SITE




AERIAL VICINITY MAP

NORTH

This instrument was based upon survey by Weihe Engineers, dated November 14, 2017.
This instrument prepared by Keeler–Webb Associates, A. L. DeHart, PS, 486 Gradle Drive, Carmel, Indiana 46032 (317) 574–0140
This instrument was prepared for Adam Compton, 15626 Spring Mill Road, Westfield, IN 46074.

SOURCE OF TITLE:
C. ADAM AND JEANIE M. COMPTON
Inst. #9909930859

OWNER:
C. ADAM AND JEANIE M. COMPTON
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

SUBDIVIDER:
C. ADAM AND JEANIE M. COMPTON
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A.L. DeHart, PS


KEELER-WEBB ASSOCIATES
*Consulting Engineers–Planners–Surveyors*
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574–0140
FAX (317) 574–1269
PROJECT #2103–031 E–mail: odehart@keelerwebb.com


DRAWN BY: TEN
CHECKED BY: ALD
DATE: 07–22–2021
SHEET No. 1 of 2


# PRIMARY/SECONDARY PLAT of Lot 1

# COMPTON PUD

## AN ADDITION TO THE CITY OF WESTFIELD

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER SECTION 10, TOWNSHIP 18 NORTH, RANGE 3 EAST
LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA


RECORD
LEGAL DESCRIPTION
INSTRUMENT No. 9909930859

Commencing at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, and running thence North 19 rods, thence West 12 rods and 11 feet, thence South 19 rods, thence East 12 rods and 11 feet to the place of beginning. Containing 1 ½ Acres more or less.

Plan Commission Certificate:

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the _____ day of _, 2021.

Westfield-Washington Township Plan Commission

By: _____
Kevin Todd, Director
Economic and Community Development Department

Registered Land Surveyor's Certificate:

I, Adam L. DeHart, PS, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana: That this plat correctly represents a survey completed by me on _____, 2021, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

KEELER-WEBB ASSOCIATES
CERTIFIED BY

A.L. DeHART, PS
STATE OF INDIANA
REGISTRATION No. 29500025

ADAM L. DeHART REGISTERED No. 29500025 STATE OF INDIANA LAND SURVEYOR

Hamilton County, Indiana (IN057)
Hamilton County, Indiana (IN057)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| YbvA | Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes | 0.5 | 35.2% |
| YcIA | Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes | 0.8 | 64.8% |
| **Totals for Area of Interest** | | **1.3** | **100.0%** |

Deed of Dedication:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as PLAT OF LOT 1 in COMPTON PUD, an addition to WESTFIELD, Indiana, and contains 1 lot, numbered 1. All rights-of-way shown and not heretofore dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2044, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witnessed our hands and seals this _____ day of _____, 2021.

_____
C. Adam and Jeannine M. Compton
State of Indiana )
SS)
_____ County )
C. Before me the undersigned Notary Public, in and for the County and State, personally appeared Adam and Jeannine M. Compton, and acknowledges the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this _____ day of _____, 2021.

_____
Notary Public Signature
_____
Notary Public Printed Name
_____
Notary Public Commission Expiration Date

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public rights-of-way dedicated herein was given approval by the Board of Public Works and Safety of the City of Westfield, Indiana, at a meeting held on the ____ day of _____, 2021.

_____
J. Andrew Cook, Mayor
_____
Randell Graham, Member
_____
Kate Snediker, Member


KEELER-WEBB ASSOCIATES
*Consulting Engineers–Planners–Surveyors*
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PHONE (317) 574–0140
FAX (317) 574–1269
PROJECT #2103–031 E–mail: odehart@keelerwebb.com


DRAWN BY: TEN
CHECKED BY: ALD
DATE: 07–22–2021
SHEET No. 2 of 2

| | |
|---|---|
| **Petition Number:** | 2107-ODP-17 & 2107-SPP-17 |
| **Project Name:** | Union Square |
| **Subject Site Address:** | South side of SR 32, west of Union Street (the "Property") |
| **Petitioner:** | Old Town Companies |
| **Representative:** | American Structurepoint |
| **Request:** | Overall Development Plan & Primary Play review of 3 Blocks on 2.91 acres +/- in the Union Square at Grand Junction Planned Unit Development (PUD) District. |
| **Current Zoning:** | Union Square at Grand Junction PUD |
| **Current Land Use:** | Commercial |
| **Approximate Acreage:** | 2.91 acres +/- |
| **Property History:** | Union Square at Grand Junction PUD (Ord. 19-38, 10/14/2019)<br>Amendment to Union Square at Grand Junction PUD (Ord. 21-08, 04/26/2021) |
| **Staff Reviewer:** | Caleb Ernest, Associate Planner<br>Rachel Riemenschneider, Associate Planner |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Overall Development Plan<br>4. Primary Plat |

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## BACKGROUND

The Property is currently zoned the Union Square at Grand Junction PUD District.

Ordinance 19-38, Union Square at Grand Junction PUD (1909-PUD-28), was approved at the October 14, 2019, City Council meeting.

Ordinance 21-08, Amendment to Union Square at Grand Junction PUD, (2103-PUD-08), was approved at the April 26, 2021, City Council meeting.

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## 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). (Article 4.5)

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

11) Building setback lines. (Article 4.14)

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

20) Misc.

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**OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

**The plans comply.**

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

37) Identify buildings proposed for demolition.

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

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

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## DISTRICT STANDARDS

**The plans comply with Article 4.15 (LB-H District), Union Square at Grand Junction PUD District (Ord. 19-38), and the Amendment to Union Square at Grand Junction PUD District (Ord. 21-08).**

40) Minimum Lot Area: No minimum (Ord. 19-38)

41) Minimum Lot Frontage: No minimum, however, all lots shall have vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement) (Ord. 19-38)

42) Minimum Building Setback Lines:

a) Front Yard 0 feet (Ord. 19-38)

b) Side Yard / Building Separation 0 feet (Ord. 19-38)

c) Rear Yard 0 feet (Ord. 19-38)

d) Fronting Midland Trace Trail 25 feet from the edge of the trail; 15 feet of which is a landscape buffer (following at minimum Buffer Yard A requirements) (Ord. 21-08)

43) Minimum Building Height: 2 stories (Ord. 19-38)

a) Maximum Building Height: No Maximum (Ord. 19-38)

b) Union Square, Phase 2 property (expanded real estate east of original site): 4 stories (Ord. 21-08)

---

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

**The plans comply.**

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

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

a) State Highway 32 Overlay District

i) Exceptions: This Article shall not apply in the following instances:

1. The area identified as "Downtown" in FIGURE 5.3(1): EXCEPTION AREAS.

46) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

47) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO, Union Square at Grand Junction PUD, Ord. 19-38, Amendment to Union Square at Grand Junction PUD, Ord. 21-08)**

**The plans comply.**

48) Accessory Use and Building Standards (Article 6.1)

49) Architectural Standards (Article 6.3)

a) Character Exhibit: The "Character Exhibit" attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. 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 District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town companies in advance of Development Plan Approval. (Ord. 21-08)

b) Mechanical / Utility Meter Screening:

i) All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged. (Ord. 19-38)

c) External Wall Protrusions:

i) Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials. (Ord. 19-38)

50) Building Standards (Article 6.4)

51) Fence Standards (Article 6.5)

52) Height Standards (Article 6.6)

53) Landscaping Standards (Article 6.8)

a) Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan. (Ord. 19-38)

b) Foundation Plantings: Shall apply, however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement. (Ord. 19-38)

54) Lighting Standards (Article 6.9)

55) Lot Standards (Article 6.10)

56) Outside Storage and Display (Article 6.12)

57) Outdoor Café and Eating Areas (Article 6.13)

58) Parking and Loading Standards (Article 6.14)

a) On-Street parking: Shall apply, except as enhanced below:

i) On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works. (Ord. 19-38)

b) Loading Berths: Shall not apply. (Ord. 19-38)

c) Off-Street Parking: Shall apply except as modified below (Ord. 21-08):

i) Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

ii) Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.

iii) Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City's downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied buy the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

iv) Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

59) Setback Standards (Article 6.16)

60) Sign Standards (Article 6.17)

61) Vision Clearance Standards (Article 6.19)

62) Yard Standards (Article 6.21)

---

**DESIGN STANDARDS (Chapter 8 of UDO, Ord. 19-38 and Ord. 21-08)**

**The plans comply.**

63) Block Standards (Article 8.1)

64) Easement Standards (Article 8.3)

65) Monument and Marker Standards (Article 8.5)

66) Open Space and Amenity Standards (Article 8.6)

a) Shall not apply. (Ord. 19-38)

67) Pedestrian Network Standards (Article 8.7)

68) Storm Water Standards (Article 8.8)

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

a) Shall apply, however, no dedication of Right-of-Way shall be required. (Ord. 19-38)

70) Street Light Standards (Article 8.10)

71) Street Sign Standards (Article 8.11)

72) Surety Standards (Article 8.12)

73) Utility Standards (Article 8.13)

---

**DEPARTMENT COMMENTS**

**1)** **Action: 2107-ODP-17 & 2107-SPP-17** comply with the Union Square PUD and the UDO. The Department recommends approving the petition with the following condition:

- 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.

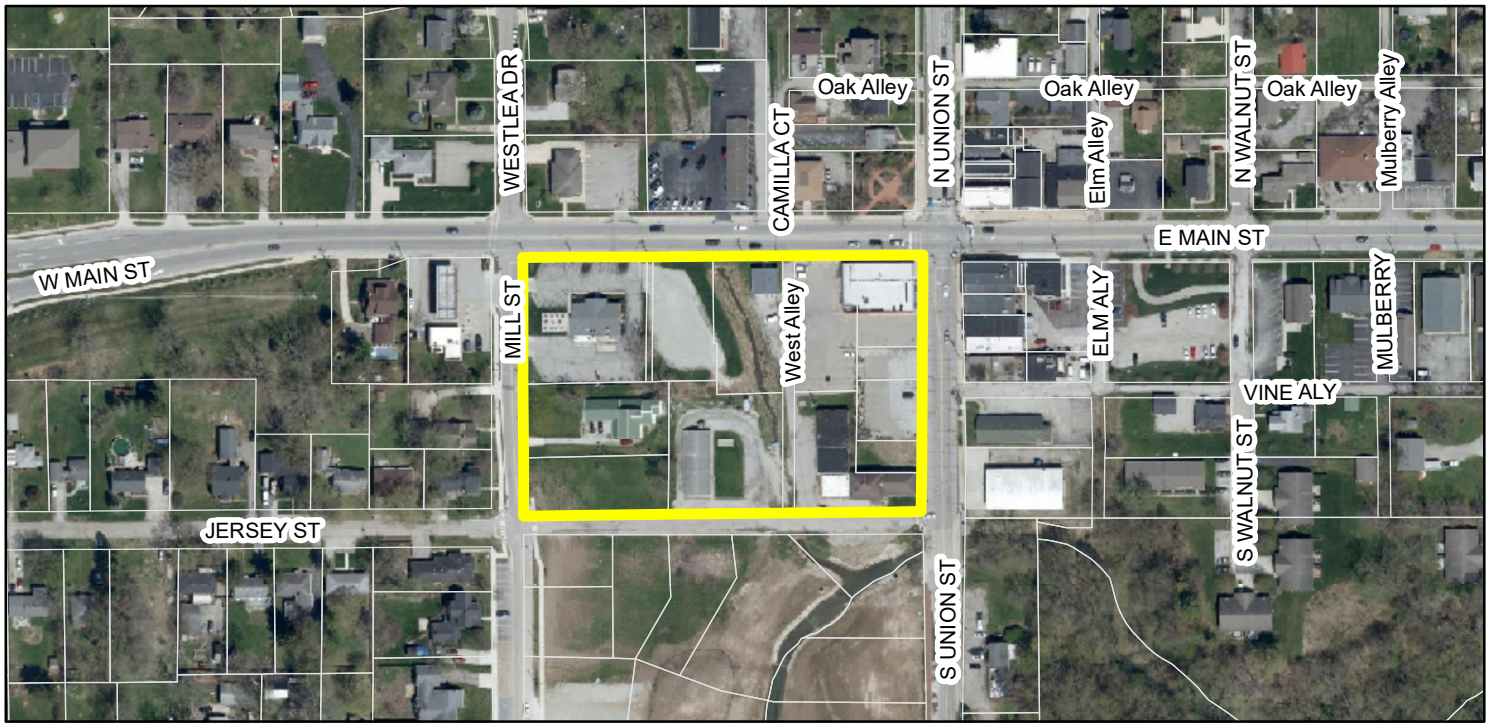
**2)** If any Plan Commission member has questions, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

# Property Location Map
## South of Route 32, West of Union Street
## 2107-ODP-17 & 2107-SPP-17

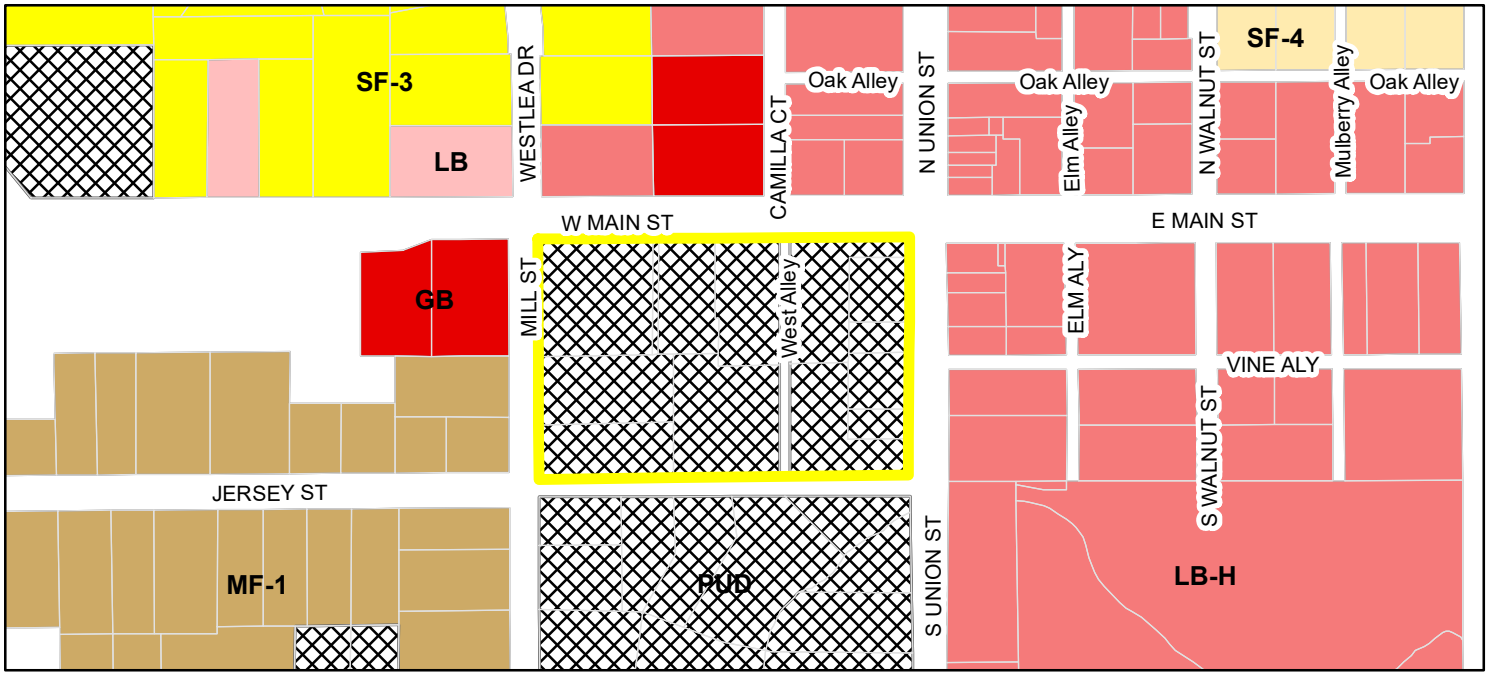
N
W E
S
Not To Scale

### Aerial Location Map

Site



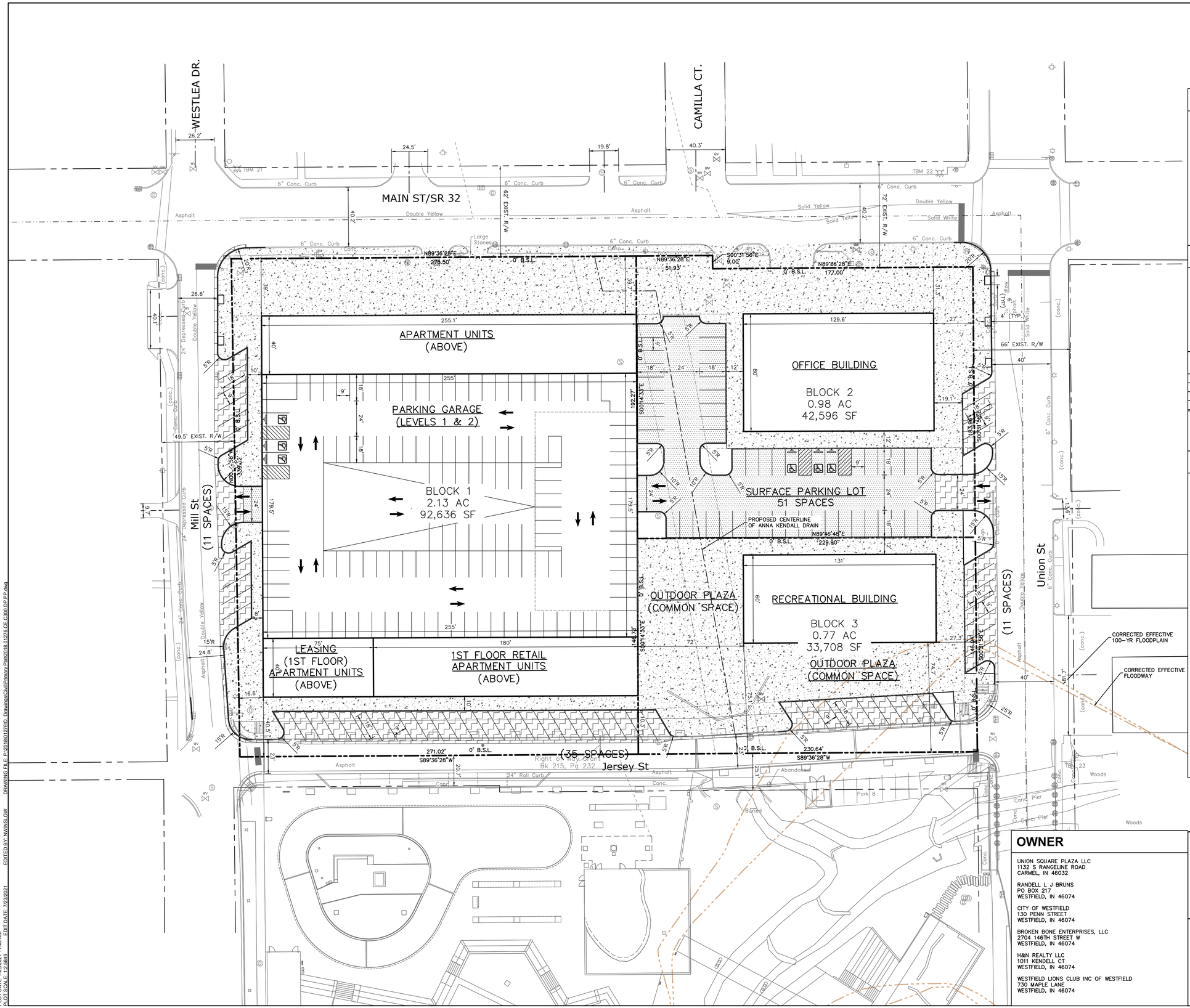

### Zoning Map




Union Square
Parcel

**Zoning - All**

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




0' 30' 60'

SCALE: 1"=30'

## EXISTING LEGEND

- Air Conditioner
- Brace Pole
- Buffalo Box
- Bush
- Clean Out
- Combination Pole
- Curb Inlet
- Down Spout
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Sanitary MH
- Satellite
- Sign
- Stand Pipe
- Stump
- Telephone Box
- Telephone Handhole
- Telephone MH
- Telephone Pedestal
- Telephone Pole
- Traffic MH
- Traffic Pole
- Tree
- Vent
- Water Meter

## SITE LEGEND

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

## SITE DATA TABLE

| | |
|---|---|
| SITE ZONING: | PUD |
| PROJECT AREA: | 2.91±ACRES |
| BUILDING AREA: | 37,500 SF |
| SITE IMPERVIOUS AREA: | 2.50± ACRES |
| STANDARD PARKING (9'x18'): | 160 |
| ON-STREET PARKING: | 57 |
| ADA PARKING PROVIDED: | 6 |
| TOTAL PROPOSED PARKING: | 223 |

## LEGAL DESCRIPTION

A 3.981 ACRE PARCEL BEING ALL OF LOTS 23, 24, 48 AND 47 ALONG WITH PART OF THE 12-FOOT WEST ALLEY AND THE 16.5-FOOT VINE ALLEY ADJOINING SAID LOTS IN THE ORIGINAL PLAT OF THE TOWN OF WESTFIELD AS RECORDED IN BOOK 0, PAGE 121; ALL OF LOTS 1, 9, 10, 15, AND 16 AND THE 12 FOOT ALLEY LYING BETWEEN SAID LOTS 1 AND 9 IN ROBERTS ADDITION TO WESTFIELD, THE PLAT OF WHICH IS RECORDED BOOK 39, PAGE 433 AND PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, WITH THE BEARINGS HEREIN BASED UPON INDIANA GEOSPATIAL COORDINATE SYSTEM'S (INGCS) "HAMILTON" ZONE, SAID 3.981 ACRE PARCEL SHOWN ON THE SURVEY PREPARED BY TRACY L. MCGILL, LS #20500009 ON MARCH 19, 2020 AS AMERICAN STRUCTUREPOINT, INC. PROJECT NUMBER 2018.01276 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 0 DEGREES 31 MINUTES 56 SECONDS EAST 330.00 FEET ALONG THE EAST LINE OF LOTS 23 AND 47 TO THE SOUTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 89 DEGREES 36 MINUTES 28 SECONDS WEST 177.00 FEET ALONG THE SOUTH LINE OF LOTS 47 AND 48 AND THE EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 16 IN SAID ROBERTS ADDITION; THENCE SOUTH 89 DEGREES 36 MINUTES 28 SECONDS WEST 324.67 FEET ALONG THE SOUTH LINE OF LOTS 16 AND 10 TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 0 DEGREES 59 MINUTES 58 SECONDS WEST 339.02 FEET ALONG THE WEST LINE OF LOTS 10, 9 AND 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST 156.00 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN THE CORPORATE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2009043356; THENCE NORTH 0 DEGREES 59 MINUTES 58 SECONDS WEST 26.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST 171.64 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF THAT 0.39 ACRE PARCEL DESCRIBED IN THE CORPORATE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2008076773; THENCE SOUTH 0 DEGREES 31 MINUTES 56 SECONDS EAST 35.00 FEET THE EAST LINE OF SAID 0.39 ACRE PARCEL TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOTS 23 & 24; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST 177.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 3.981 ACRES, MORE OR LESS.

## OWNER

UNION SQUARE PLAZA LLC
1132 S RANGELINE ROAD
CARMEL, IN 46032

RANDELL L J BRUNS
PO BOX 217
WESTFIELD, IN 46074

CITY OF WESTFIELD
130 PENN STREET
WESTFIELD, IN 46074

BROKEN BONE ENTERPRISES, LLC
2704 146TH STREET W
WESTFIELD, IN 46074

H&N REALTY LLC
1011 KENDELL CT
WESTFIELD, IN 46074

WESTFIELD LIONS CLUB INC OF WESTFIELD
730 MAPLE LANE
WESTFIELD, IN 46074

GENERAL NOTES:

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

!! CAUTION !!

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

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

# Old Town Development - Union Square at Grand Junction

WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX |
|---|
| DATE: |
| 6/4/2021 |
| PROJECT PHASE: |
| PRIMARY PLAT |

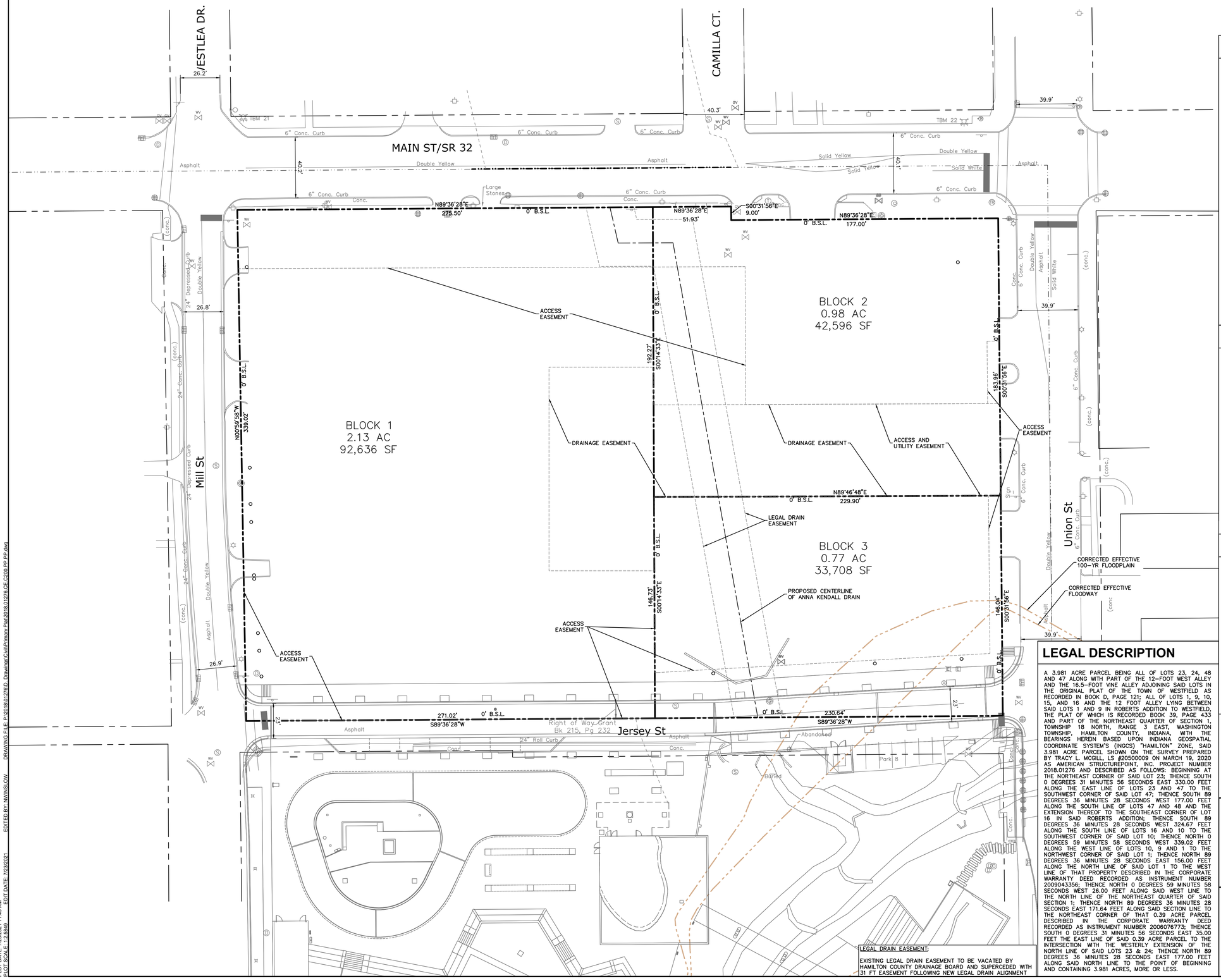
| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

Project Number 2018.01276

## DEVELOPMENT PLAN

# C300

PLOT DATE: 7/23/2021 11:49 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 7/23/2021
EDITED BY: NWINSLOW
DRAWING FILE: P:\2018\01276\D_Drawings\Civil\Primary Plat\2018.01276.CE.C300.DP.PP.dwg




SCALE: 1"=30'

## EXISTING LEGEND

- Air Conditioner
- Brace Pole
- Buffalo Box
- Bush
- Clean Out
- Combination Pole
- Curb Inlet
- Down Spout
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Guard Post
- Guy Wire
- Hose Bib
- Lid
- Light Pole
- Mail Box
- Manhole
- Monitoring Well
- PineTree
- Post
- Power Pole
- Sanitary MH
- Satellite
- Sign
- Stand Pipe
- Stump
- Telephone Box
- Telephone Handhole
- Telephone MH
- Telephone Pedestal
- Telephone Pole
- Traffic MH
- Traffic Pole
- Tree
- Vent
- Water Meter
- Water Valve
- Yard Light
- –w– Buried Water Line
- –t– Buried Telephone Line
- –oht– Overhead Telephone Line
- –g– Buried Gas Line
- –ohe– Overhead Electric Line
- –obr– Overhead Brace Line
- –fo– Buried Fiber Optic Line
- –otr– Overhead Traffic Line

## BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS ON THE IDENTIFIED BASE STATION DESCRIBED WITHIN. AN NGS OPUS SOLUTION (FILE #01273510) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #200
REBAR SET. OPUS BASE.
ELEV: 891.78

TBM #21
CHISELED "X" ON WEST SOUTHWEST BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUAD OF WESTLEA DRIVE AND SR 32.
ELEV: 884.40

TBM #22
CHISELED "X" SOUTH SOUTHEAST BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHWEST QUAD OF SR 32 AND UNION STREET.
ELEV: 886.94

TBM #23
HAMILTON COUNTY GEODETIC CONTROL DISC LOCATED FLUSH ON WALK OF UNION BRIDGE OVER GRASSY BRANCH.
ELEV: 876.48

## OWNER

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CARMEL, IN 46032

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PO BOX 217
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LEGAL DRAIN EASEMENT:

EXISTING LEGAL DRAIN EASEMENT TO BE VACATED BY HAMILTON COUNTY DRAINAGE BOARD AND SUPERCEDED WITH 31 FT EASEMENT FOLLOWING NEW LEGAL DRAIN ALIGNMENT

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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# Old Town Development - Union Square at Grand Junction

WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX |
|---|
| DATE: |
| 6/4/2021 |
| PROJECT PHASE: |
| PRIMARY PLAT |

| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

Project Number 2018.01276

## PRIMARY PLAT

# C200

PLOT DATE: 7/23/2021 11:49 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 7/23/2021
EDITED BY: NWINSLOW
DRAWING FILE: P:\2018\01276\D_Drawings\Civil\Primary Plat\2018.01276.CE.C200.PP.PP.dwg

| | |
|---|---|
| **Petition Number:** | 2108-ODP-18 & 2108-SPP-18 |
| **Project Name:** | Highlands Latin School |
| **Subject Site Address:** | 3810 W 146th Street (the "Property") |
| **Petitioner:** | Indy Latin Schools |
| **Request:** | Overall Development Plan & Primary Play review of 1 Lot and 1 Block on 30.88 acres +/- in the AG-SF1: Single-Family Rural District. |
| **Current Zoning:** | AG-SF1: Single-Family Rural District |
| **Current Land Use:** | Agriculture |
| **Approximate Acreage:** | 30.88 acres +/- |
| **Property History:** | Secondary Plat (2108-SFP-47, *pending*) |
| | Detailed Development Plan (2108-DDP-29, *pending*) |
| **Staff Reviewer:** | Rachel Riemenschneider, Associate Planner |
| **Exhibits**: | 1. Staff Report<br>2. Location Map<br>3. Overall Development Plan & Primary Plat |

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## BACKGROUND

The Property is currently zoned the AG-SF1: Single-Family Rural District.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 20, 2021, Technical Advisory Committee meeting.

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## REVIEW COMMENTS

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

a) WPWD: Westfield Public Works Department
b) HCSO: Hamilton County Surveyor's Office

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

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

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

3) Title, scale, north arrow and date.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

   **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)

6) Statement concerning the location and approximate size or capacity of utilities to be installed.

7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

   **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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.

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

11) Building setback lines. (Article 4.14)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

**<u>Comment:</u> The Petitioner is coordinating with WPWD and HCSO 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.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

20) Misc.

**<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

**OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

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

21) Title, scale, north arrow and date.

    **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

22) Proposed name of the development.

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

    **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

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

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

    **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

    **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

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

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

37) Identify buildings proposed for demolition.

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

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

---

**DISTRICT STANDARDS**

**The plans comply with Article 4.2 (AG-SF1 District) except for those items identified as outstanding below.**

40) Minimum Lot Area: Three (3) acres

41) Minimum Lot Frontage: 250 feet

42) Minimum Building Setback Line:

a) Front Yard:

i) Expressways/Arterials: 100 feet

ii) On all other Streets: 80 feet

b) Side and Rear Yard: 30 feet

43) Minimum Lot Width: 100 feet

44) Maximum Building Height: Two and one-half (2 ½) stories

---

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

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

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

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

47) 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.

48) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO and Compton PUD, Ord. 18-02)**

**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:**

49) Accessory Use and Building Standards (Article 6.1)

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

50) Architectural Standards (Article 6.3)

51) Building Standards (Article 6.4)

52) Fence Standards (Article 6.5)

53) Height Standards (Article 6.6)

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

54) Landscaping Standards (Article 6.8)

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

55) Lighting Standards (Article 6.9)

56) Lot Standards (Article 6.10)

57) Outside Storage and Display (Article 6.12)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

58) Outdoor Café and Eating Areas (Article 6.13)

59) Parking and Loading Standards (Article 6.14)

60) Setback Standards (Article 6.16)

61) Sign Standards (Article 6.17)

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

---

**<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>**

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

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

66) Monument and Marker Standards (Article 8.5)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

69) Storm Water Standards (Article 8.8)

**<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

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

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

71) Street Light Standards (Article 8.10)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

72) Street Sign Standards (Article 8.11)

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

73) Surety Standards (Article 8.12)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

74) Utility Standards (Article 8.13)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

---

## DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the August 2, 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.

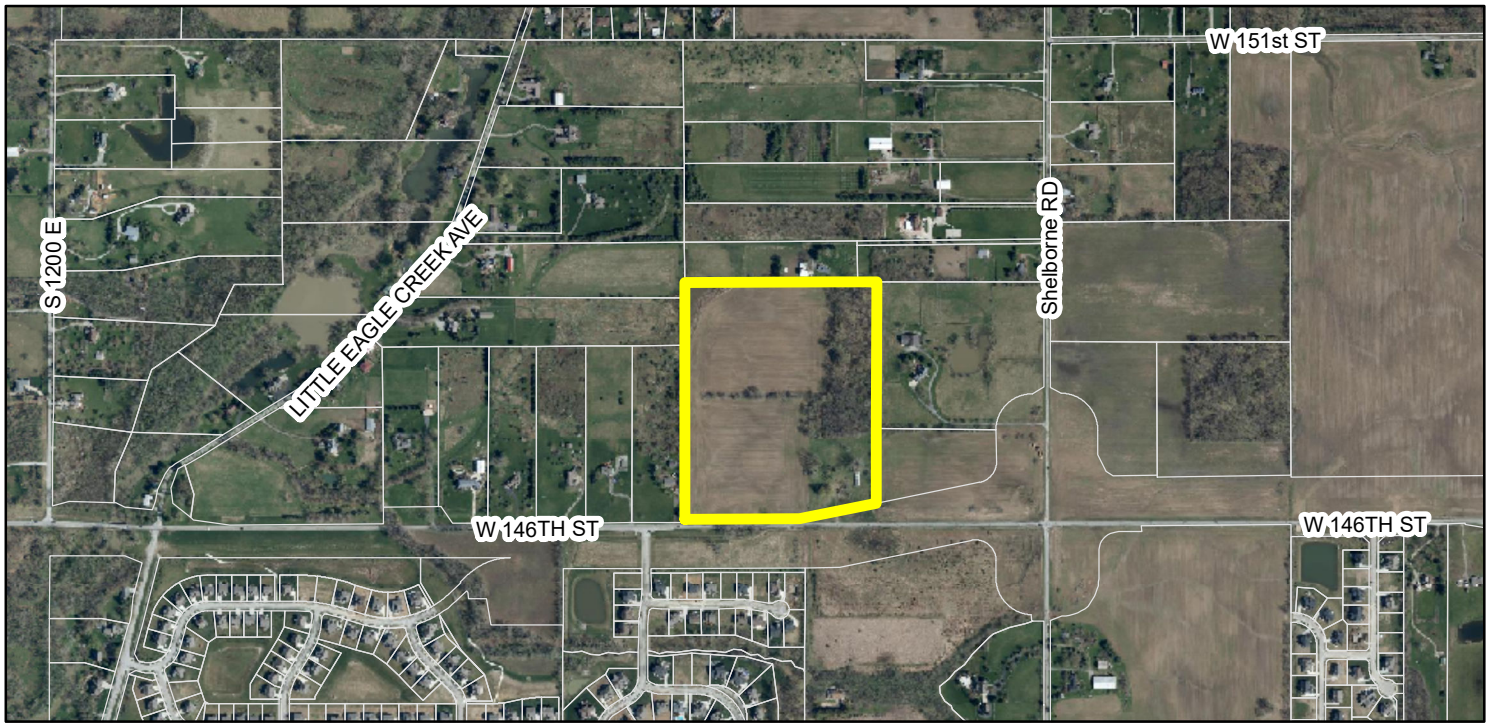
3) If any Plan Commission member has questions prior to the public hearings, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

# Property Location Map
# Highlands Latin School
# 2108-SPP-18, 2108-ODP-18
# 2108-SFP-47, & 2108-DDP-29

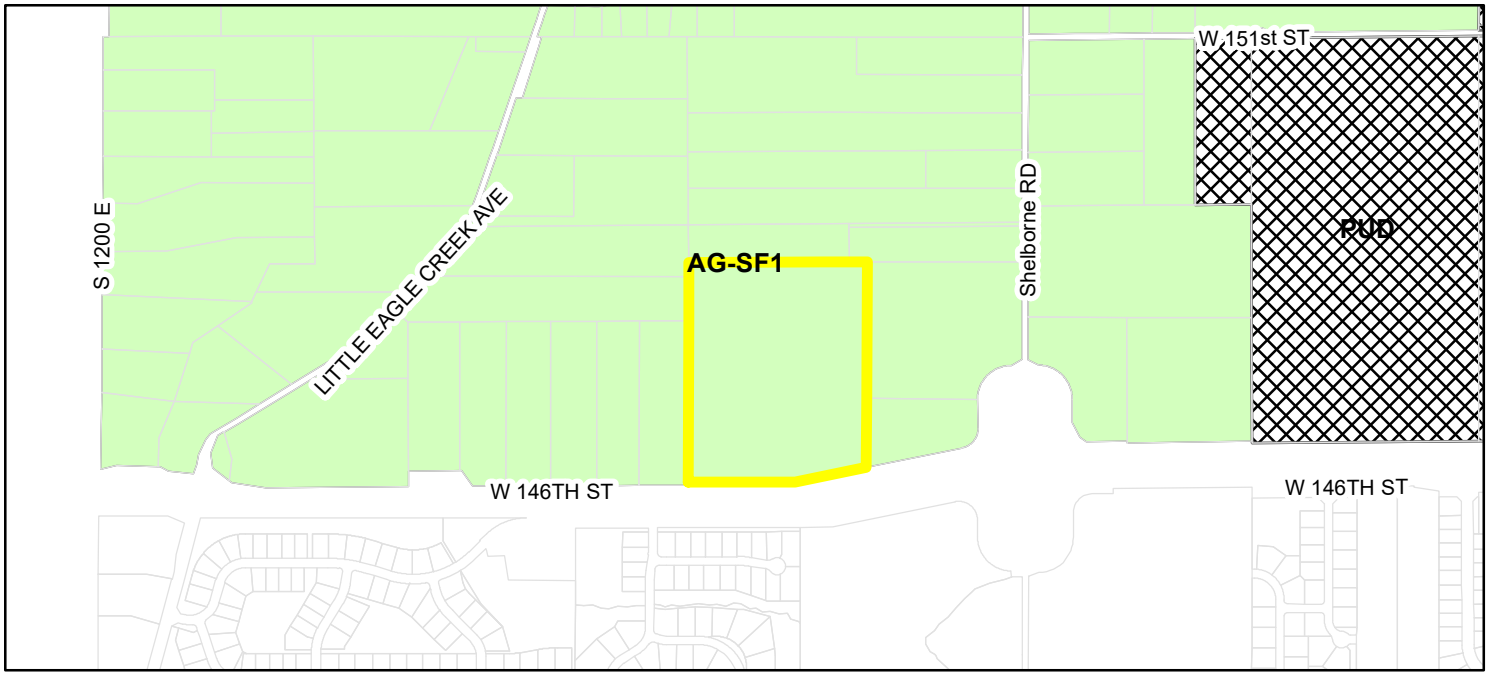
N
W E
S
Not To Scale

## Aerial Location Map

Site




## Zoning Map




Highlands Latin School

Parcel

**Zoning**

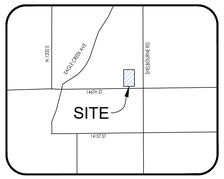
AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

DATE: JUNE 4, 2021

# PRIMARY PLAT
FOR
# HIGHLANDS LATIN SCHOOL

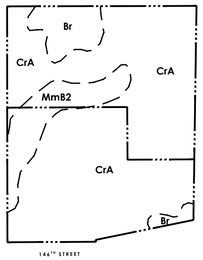
3810 W 146th Street
Westfield, Indiana 46074




## LOCATION MAP

WESTFIELD, INDIANA

NOT TO SCALE




## SOILS MAP

WESTFIELD, INDIANA

1" = 400'

Map Unit:

Br - Brookston silty clay loam, 0 to 2 percent slopes

This poorly drained soil has a seasonal high watertable above the surface or within 1" and is in depressions. Permeability is moderately slow and available water capacity is high. This soil responds well to tile drainage.

CrA - Crosby silt loam, fine-loamy subsoil, 0 to 2 pecent slopes

This is a somewhat poorly drained soil and has a seasonal high watertable. Permeability is very slow and available water capacity is moderate. This soil responds well to tile drainage.

MmB2- Miami silt loam, 2 to 6 percent slopes, eroded

This moderately well drained soil has a seasonal high watertable and is on sideslopes and rises on uplands. Permeability is very slow and available water capacity is low.

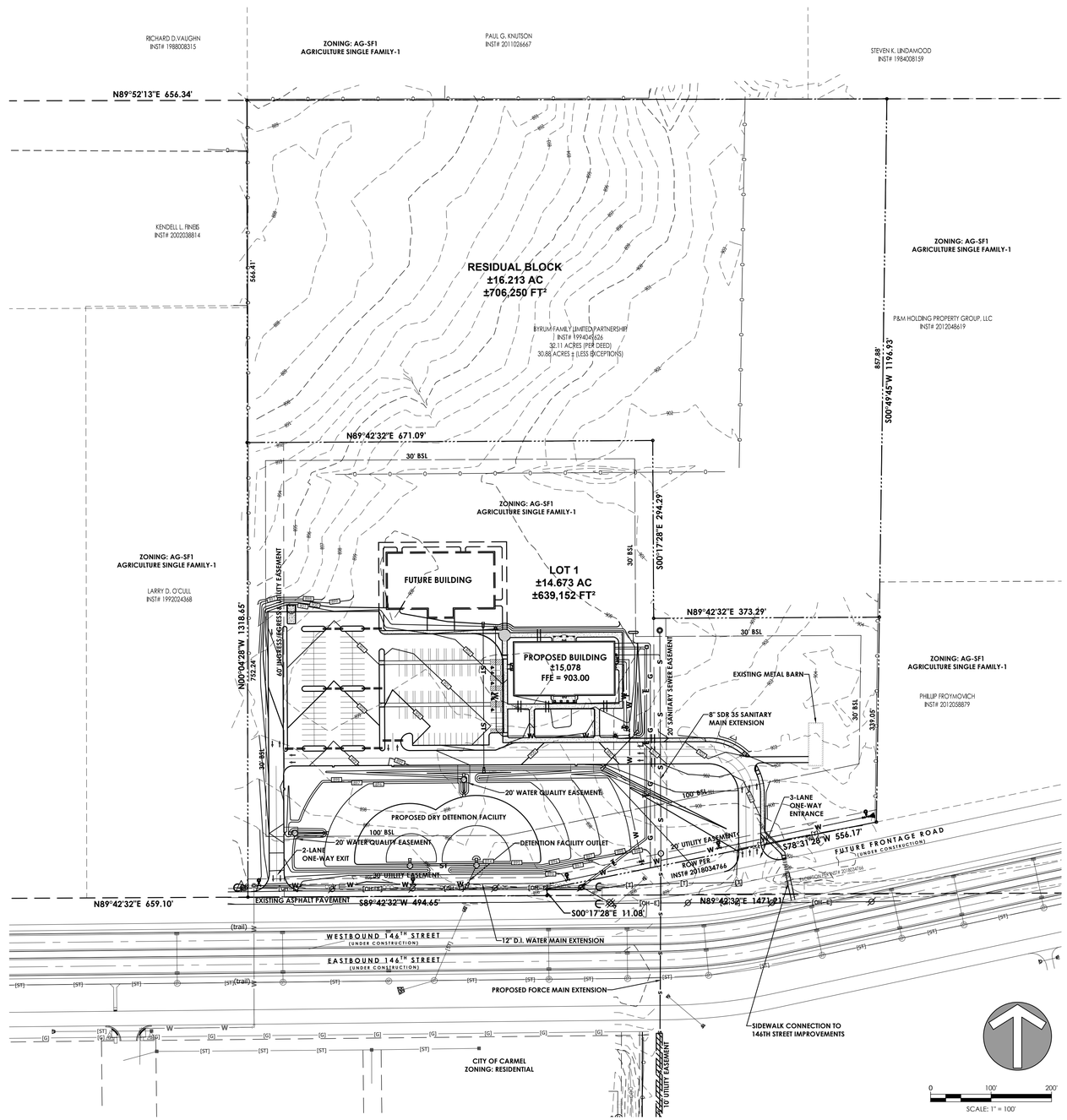
## FLOOD NOTE

THE SUBJECT PARCEL LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL INSURANCE RATE (F.I.R.M.) MAP FOR HAMILTON COUNTY, INDIANA, AND ILLUSTRATED ON PANEL NUMBERS 18057C0115G AND 18057C0205G, BOTH WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2014. NOTE ALL FLOOD MAPPING IS SUBJECT TO MAP SCALE UNCERTAINTY.

## PROPOSED LAND DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #970013 OF HAMILTON DESIGNS FOR PROJECT # 2010-0190 ON APRIL 13, 2021.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, SAID POINT BEING SOUTH 89 DEGREES 38 MINUTES WEST A DISTANCE OF 927.93 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 49 MINUTES EAST A DISTANCE OF 118.98 FEET TO POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 31 MINUTES WEST A DISTANCE OF 556.17 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES EAST A DISTANCE OF 11.08 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST A DISTANCE OF 494.65 FEET; THENCE NORTH 00 DEGREES 04 MINUTES WEST A DISTANCE OF 752.24 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST A DISTANCE OF 671.09 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES EAST A DISTANCE OF 294.29 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST A DISTANCE OF 373.29 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES WEST A DISTANCE OF 339.05 FEET, SAID POINT BEING THE PLACE OF BEGINNING, AND CONTAINING 14.67 ACRES, MORE OR LESS.




## LEGEND OF EXISTING FEATURES

| | |
|---|---|
| PROPERTY LINE | BENCHMARK |
| RIGHT-OF-WAY LINE | MONUMENT |
| SETBACK LINE | SECTION CORNER |
| EASEMENT | TRANSFORMER<br>HVAC |
| SECTION LINE | ELECTRIC METER<br>ELECTRIC MANHOLE |
| CENTERLINE | POWER POLE \| GUY WIRE |
| 799 INTERMEDIATE CONTOUR | LIGHT POLE |
| 800 INDEX CONTOUR | TELEPHONE PEDESTAL<br>TELEPHONE MANHOLE |
| (T) TELEPHONE UNDER GR. | GAS MARKER<br>ELECTRIC MARKER |
| (OH-T) TELEPHONE OVERHEAD | TRAFFIC POLE<br>TRAFFIC MANHOLE |
| (FO) FIBER OPTIC SERVICE | GAS METER<br>GAS VALVE |
| (G) GAS SERVICE | STORM MANHOLE<br>SANITARY MANHOLE |
| (E) POWER UNDERGROUND | STORM INLETS |
| (OH-E) POWER OVERHEAD | CLEAN-OUT<br>DOWNSPOUT |
| (W) WATER SERVICE | FIRE HYDRANTS |
| (S) SANITARY SEWER | WATER METER<br>WATER VALVES |
| (ST) STORM SEWER | POST INDICATOR VALVE<br>FIRE DEPARTMENT CONN. |
| (NP) POND NORMAL POOL | SIGNS |
| EX. FLOWLINE | MAILBOX |
| CHAIN LINK FENCE | ADA PARKING |
| FARM FENCE | PARKING COUNT |
| WOOD FENCE | TREES |
| IRON FENCE \| RAILING | SHRUB |
| BUILDING \| STRUCTURE | |
| EX. BUILDING OVERHEAD | SPOT GRADE |
| FFE FINISHED FLOOR ELEVATION | |

## LEGEND OF PROPOSED FEATURES

| | |
|---|---|
| ST STORM SEWER | STORM MANHOLE |
| SSD SUBSURFACE DRAIN | STORM INLETS |
| SWALE \| FLOWLINE | STORM END SECTION |
| NP POND (NORMAL POOL) | TRANSFORMER |
| 799 INTERMEDIATE CONTOUR | POWER POLE |
| 800 INDEX CONTOUR | LIGHT POLE |
| S SANITARY SEWER | SANITARY MANHOLE |
| W WATER SERVICE | SANITARY SEWER CLEANOUT |
| F FIRE SERVICE | FIRE HYDRANT |
| G GAS SERVICE | WATER METER<br>WATER VALVE |
| T TELEPHONE / COMMUNICATION | POST INDICATOR VALVE<br>FIRE DEPARTMENT CONN. |
| OH-T OVERHEAD TELEPHONE / COMMUNICATION | |
| E ELECTRIC SERVICE | |
| OH-E OVERHEAD ELECTRIC SERVICE | |
| IRRIGATION CONDUIT | |

## CONSULTANT TEAM


DEVELOPER/OWNER

**HIGHLANDS LATIN SCHOOL**
1010 E 126TH STREET
CARMEL, INDIANA 46033
PH: (317) 750-3753

CONTACT: TIM HUSTON
EMAIL: thuston@indylatinschool.org

CIVIL ENGINEER & LAND SURVEYOR

**HAMILTON DESIGNS, LLC**
11 MUNICIPAL DRIVE
SUITE 300
FISHERS, INDIANA 46038
PH: (317) 570-8800

CONTACT: MICHAEL THOMPSON, PE
EMAIL: mthompson@hamilton-designs.com

ARCHITECT

**SRS ARCHITECTS, INC**
200 S RANGELINE ROAD
SUITE 226
CARMEL, INDIANA 46032
PH: (317) 989-6248

CONTACT: STU SHADE
EMAIL: sshade@mitschdesign.com


Know what's below. Call before you dig.

p:\2019\0190 - highlands latin school - westfield, in\drawings\primary plat.dwg

| | |
|---|---|
| **Petition Number:** | 2108-ODP-20 & 2108-SPP-20 |
| **Project Name:** | Midland South |
| **Subject Site Address:** | Northwest corner of Roosevelt Street and Cherry Street (the "Property") |
| **Petitioner:** | Old Town Companies |
| **Representative:** | Apollo Developers |
| **Request:** | Overall Development Plan & Primary Play review of 1 Lot on 3.37 acres +/- in the Midland South (PUD) District. |
| **Current Zoning:** | Midland South PUD |
| **Current Land Use:** | Residential |
| **Approximate Acreage:** | 3.37 acres +/- |
| **Property History:** | Midland South PUD (Ord. 21-07, 04/19/2019)<br>Detailed Development Plan (2018-DDP-34, *pending*) |
| **Staff Reviewer:** | Rachel Riemenschneider, Associate Planner |
| **Exhibits**: | 1. Staff Report<br>2. Location Map<br>3. Overall Development Plan<br>4. Primary Plat<br>5. Administrative Determination<br>6. Public Comment |

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## BACKGROUND

The Property is currently zoned the Midland South PUD District.

Ordinance 21-07, Midland South PUD (2103-PUD-07), was approved at the April 19, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 20, 2021, Technical Advisory Committee meeting.

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## REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
4) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

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

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

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

3) Title, scale, north arrow and date.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

   **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.

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

7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

11) Building setback lines. (Article 4.14)

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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 and HCSO 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.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

20) Misc.

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**OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

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

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

24) Address and legal description of the property.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

25) Boundary lines of the property including all dimensions.

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

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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 WPWD, HCSO, and other TAC agencies 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: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

36) Identify buildings proposed for demolition.

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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).

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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## <u>DISTRICT STANDARDS</u>

**The plans comply with <u>Article 4.9 of the UDO (SFA: Single-family Attached District)</u>, and <u>Midland South PUD District (Ord. 21-07),</u> except for those items identified as outstanding below.**

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

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

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

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

40) Minimum Lot Area: No minimum

41) Minimum Lot Frontage: No minimum, however all lots shall have

vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement). (Ord. 21-07)

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

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

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

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

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

46) Minimum Building Setback Lines:
   a) Front Yard: 5 feet (Ord. 21-07)
   b) Side Yard: 5 feet / 10 feet (Ord. 21-07)
   c) Side Yard, west property line, buffering Westfield Friends Church: 10 feet with Tree Buffer (Exhibit B). (Ord. 21-07)
   d) Rear Yard: 5 feet (Ord. 21-07)
   e) Fronting Midland Trace Trail, northern property boundary: 25 feet from edge of trail, 15 feet of which is a landscape buffer (Buffer Yard A requirements). (Ord. 21-07)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

47) Maximum Building Height: 35 feet (Ord. 21-07)

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

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

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

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

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

51) 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.

52) 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.

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

**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:**

53) Accessory Use and Building Standards (Article 6.1)

54) Architectural Standards (Article 6.3)

    **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

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

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

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

55) Building Standards (Article 6.4)

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

56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

58) Landscaping Standards (Article 6.8)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

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

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

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

59) Lighting Standards (Article 6.9)

**<u>Comment</u>: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

60) Lot Standards (Article 6.10)

61) Outside Storage and Display (Article 6.12)

62) Outdoor Café and Eating Areas (Article 6.13)

63) Parking and Loading Standards (Article 6.14)

64) Setback Standards (Article 6.16)

65) Sign Standards (Article 6.17)

66) Vision Clearance Standards (Article 6.19)

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

67) Yard Standards (Article 6.21)

---

**<u>DESIGN STANDARDS (Chapter 8 of UDO and Ord. 21-07)</u>**

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

68) Block Standards (Article 8.1)

69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

71) Open Space and Amenity Standards (Article 8.6)

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

72) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

73) Storm Water Standards (Article 8.8)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

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

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

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

75) Street Light Standards (Article 8.10)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

76) Street Sign Standards (Article 8.11)

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

77) Surety Standards (Article 8.12)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

78) Utility Standards (Article 8.13)

**Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.**

**DEPARTMENT COMMENTS**

**1) Action: Hold a public hearing at the August 2, 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.

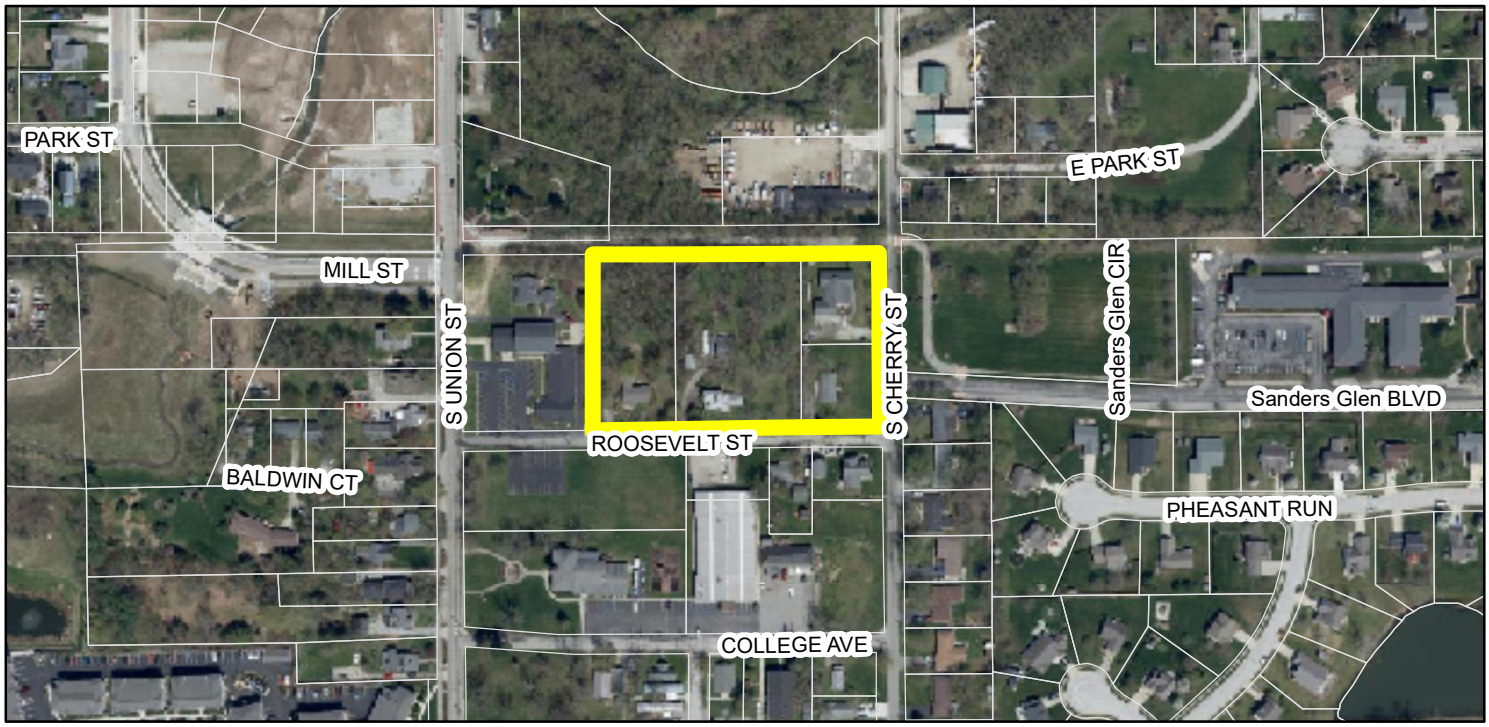
3) If any Plan Commission member has questions prior to the public hearings, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

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

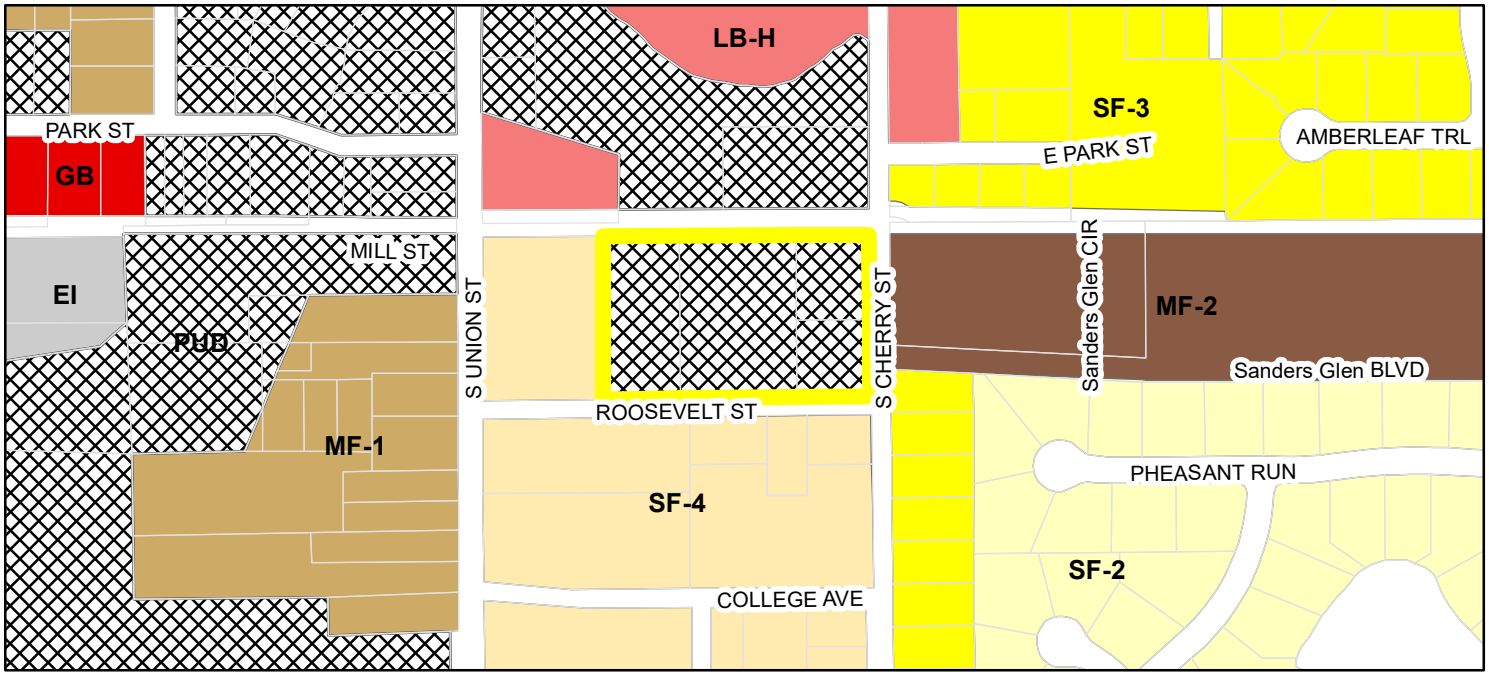
N
W E
S
Not To Scale

## Aerial Location Map

Site



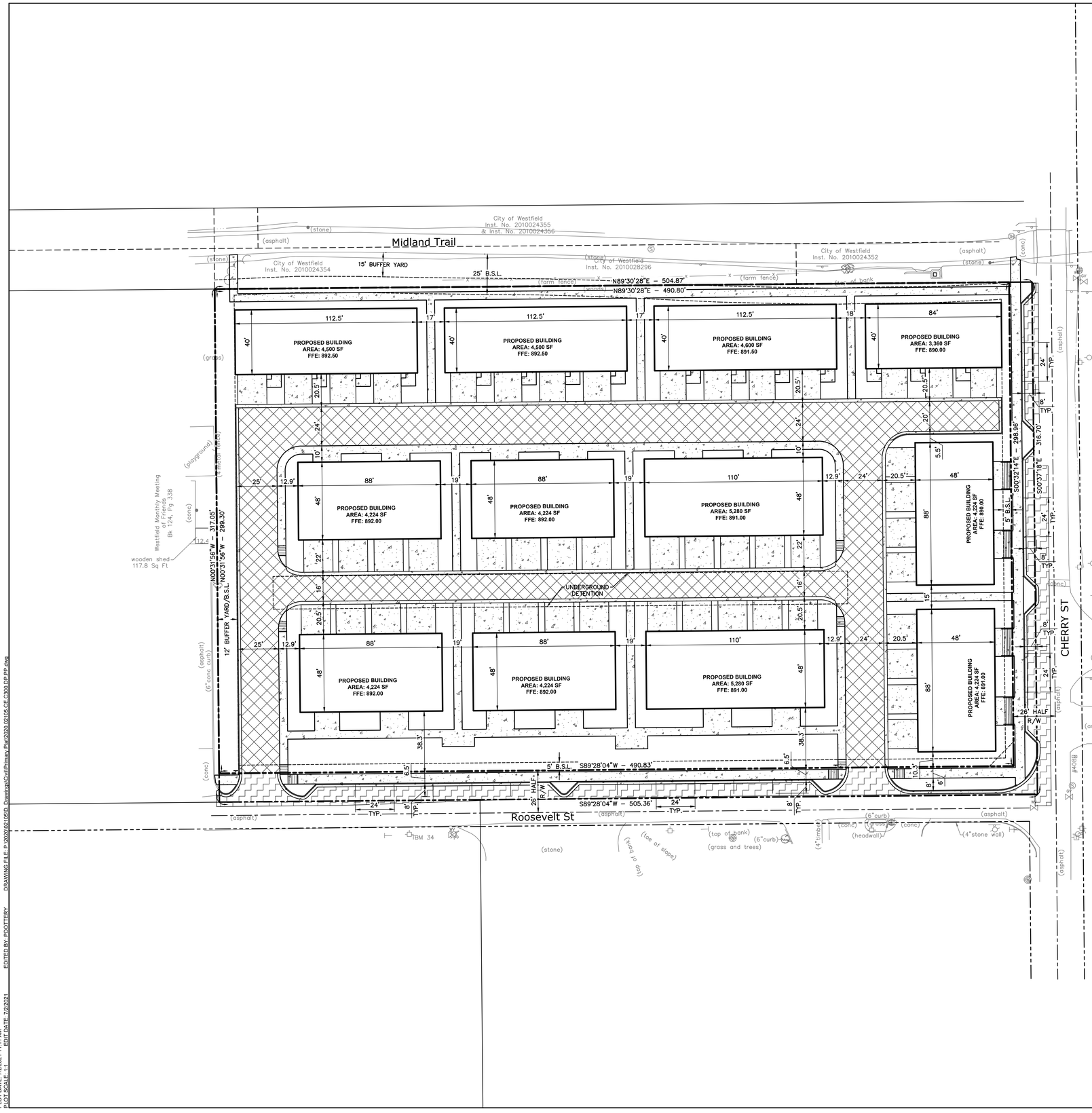

## Zoning Map




Midland South
Parcel

**Zoning**

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




0' 30' 60'

SCALE: 1"=30'

## EXISTING LEGEND

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

## SITE LEGEND

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

## SITE DATA TABLE

| | |
|---|---|
| SITE ZONING: | PUD |
| PROJECT AREA: | 3.37± ACRES |
| BUILDING AREA: | 52,864 SF |
| SITE IMPERVIOUS AREA: | 2.59± ACRES |
| PARALLEL PARKING (8'x24'): | 22 |
| TOTAL PROPOSED PARKING: | 22 |

GENERAL NOTES:

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

!! CAUTION !!

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

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

OLD TOWN CO.

**31 1ST STREET SW, CARMEL, IN 46032**


AMERICAN STRUCTUREPOINT INC.

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


# MIDLAND SOUTH
## Roosevelt Street and Cherry Street

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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

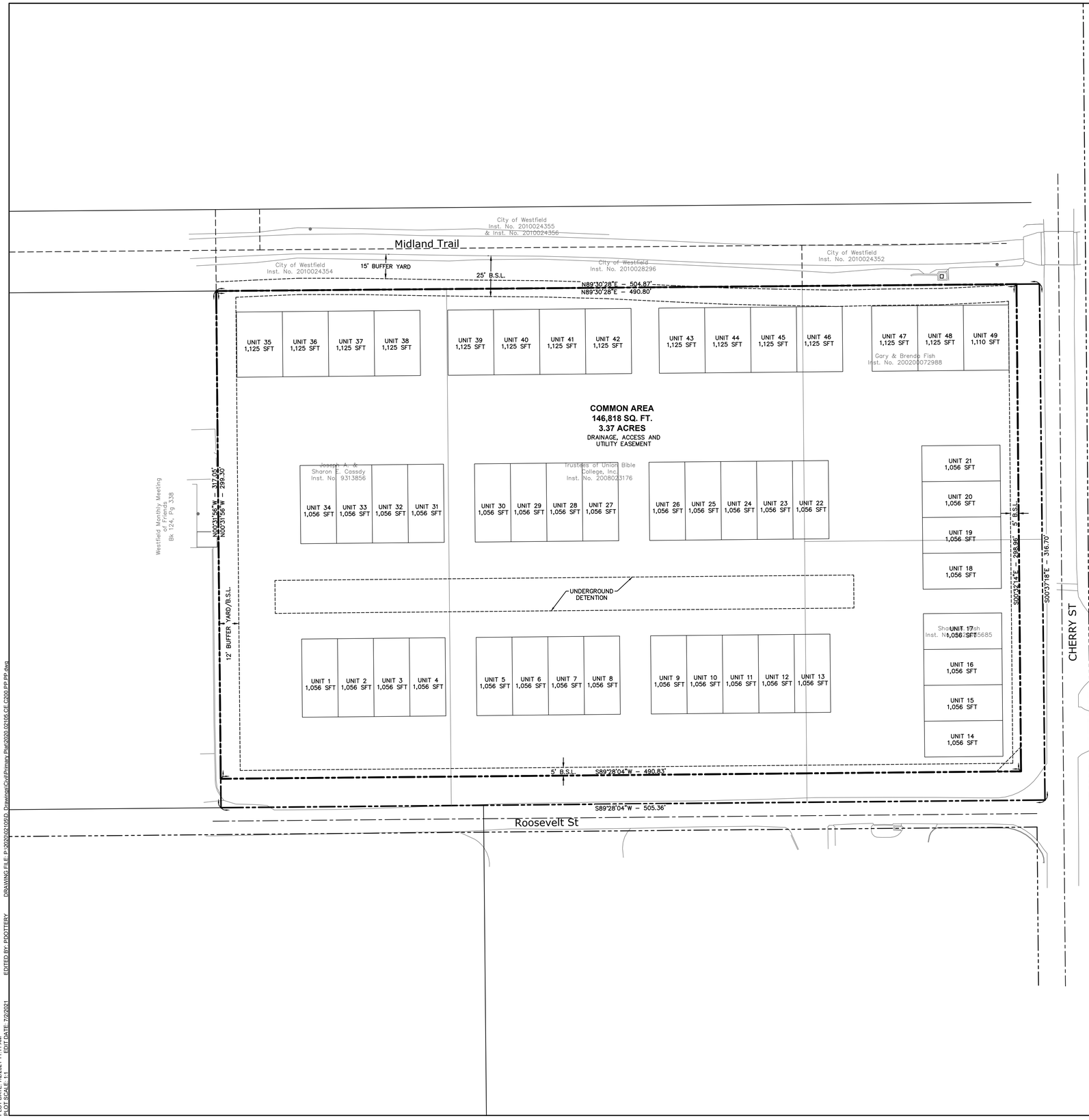
| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

**Project Number** 2020.02105

# OVERALL DEVELOPMENT PLAN

# C300

PLOT DATE: 7/2/2021 11:11 AM
PLOT SCALE: 1:1 EDIT DATE: 7/2/2021 EDITED BY: PPOTTERY DRAWING FILE: P:\2020\02105\D_Drawings\Civil\Primary Plan\2020.02105.CE.C300.DP.PP.dwg

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SCALE: 1"=30'

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- –g– Buried Gas Line
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GENERAL NOTES:

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!! CAUTION !!

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**MIDLAND SOUTH**
**Roosevelt Street and Cherry Street**

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

**CERTIFIED BY**

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

| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

**Project Number** 2020.02105

**PRIMARY PLAT**

**C200**

PLOT DATE: 7/2/2021 11:11 AM
PLOT SCALE: 1:1 EDIT DATE: 7/2/2021 EDITED BY: PIOTTERY DRAWING FILE: P:\2020\02105\D_Drawings\Civil\Primary Plat\2020.02105.C0E.C200.PP.Plat

CITY OF Westfield INDIANA

# ADMINISTRATIVE DETERMINATION

Cross Referenced to Instrument No. 2021034155

**FILE NUMBER:**
2108-AD-05

**DESCRIPTION:**
The Midland South PUD Ordinance, Ordinance No. 21-07 (the "Ordinance"), recorded with the Hamilton County Recorder's Office as Instrument Number 2021034155 and Docket Number 2103-PUD-07, was approved by the Westfield City Council on April 19, 2021.

(1) Section 6.2 of the Ordinance refers to Article 4.7(C) of the Unified Development Ordinance (the "UDO") instead of Article 4.9.
(2) Section 7.1 of the Ordinance references applicable standards in Article 6.3 Architectural Standards in the UDO instead of specifying Article 6.3(C).

**ANALYSIS:**
These errors were identified when applying the Ordinance to submitted plans, after the approved Ordinance was recorded. Several factors were considered in verifying that these are scrivener's errors:

(1) Section 6.2 of the Ordinance references Article 4.7(C) (SF4: Single-family High Density District) instead of Article 4.9 (SFA: Single-family Attached District) of the UDO.
    a. Section 4 establishes the underlying zoning of the Ordinance as Single-family Attached, which is addressed in Article 4.9 of the UDO.
    b. The standards listed in Section 6.2 of the Ordinance correspond to the standards listed in Article 4.9 of the UDO.
    c. The standards listed in Section 6.2 of the Ordinance do not correspond with Article 4.7(C) of the UDO.
    d. Within Section 6.2 of the Ordinance, two specific standards from Article 4.9 are referenced. These standards are 4.9(J) and 4.9(H)(2).

(2) Section 7.1 of the Ordinance indicates that Article 6.3: Architectural Standards of the UDO shall apply instead of specifically referencing Article 6.3(C) (Single-family Districts (Residential Uses)).
    a. Section 7.1(B), (C), and (D) of the Ordinance refers to Article 6.3(C) of the UDO.
    b. The underlying zoning SFA: Single-family Attached is a Multi-family District. As written, Article 6.3(E) (Multi-family Districts) of the UDO would apply to the Ordinance. From the specific references noted above, Article 6.3(C) should be applied to the Ordinance instead of Article 6.3(E) of the UDO.

**DETERMINATION:**

The Community Development director (the "Director") hereby determines that there are two scrivener's errors in the Ordinance:

(1) Section 6.2 of the Ordinance should reference Article 4.9 of the UDO instead of Article 4.7(C).
(2) Section 7.1 of the Ordinance should reference Article 6.3(C) of the UDO instead of Article 6.3.

**APPEAL:**

This Administrative Determination may be appealed to the Westfield-Washington Township Board of Zoning Appeals within thirty (30) days of this Administrative Determination.

**BY:**

Kevin M. Todd
*Community Development Department Director*
*City of Westfield, Indiana*

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The above signatory hereby certifies that the information contained in and accompanying this document is true and correct.

STATE OF INDIANA )

) SS:

COUNTY OF HAMILTON )

Before me, a Notary Public in and for said County and State, personally appeared Kevin M. Todd, the Community Development Director for the City of Westfield, who having been duly sworn upon his/her oath acknowledged this Administrative Determination as described herein.

Witness my hand and Notary Seal this 26 day of July, 2021.

Signature of Notary Public

Julie Sole

Printed Name of Notary Public

My County of Residence: Hamilton

My Commission Expires: 10/04/2024

JULIE E. SOLE
Comm. Exp. October 4, 2024
Comm. #691639
NOTARY SEAL PUBLIC
My Hamilton County
STATE OF INDIANA

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: Rachel Riemenschneider.

Prepared by Rachel Riemenschneider, City of Westfield, 2728 East 171st Street, Westfield, IN 46074, 463-231-6649.

# WRITTEN PUBLIC COMMENTS

**Docket Number:** 2108-ODP-20 / 2108-SPP-20

**Petitioner:** Old Town Design Group by Apollo Developers

**Request:** Overall Development Plan & Primary Play review of 1 Lot on 3.37 acres +/- in the Midland South (PUD) District.

**Enclosed Attachments:**

**August 2, 2021, APC Public Hearing**

1. Rose, Gregory 229 Roosevelt Street 07/28/2021

**From:** Greg Rose
**To:** planners
**Subject:** Comment by Gregory Rose on Midland South 2108-ODP--20 and 2108-SPP-20
**Date:** Wednesday, July 28, 2021 12:41:15 PM

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**Warning: This external email is from gregrose63@gmail.com.**

July 28, 2021

Advisory Plan Commission,
City of Westfield, Indiana

Dear Members of the Commission;

I have a concern regarding the Overall Development Plan and Primary Plat presented by Old Town Design Group. I live at 229 Roosevelt Street directly across from their property.

It appears on Old Town Design Group's Overall Development Plan that the proposed curb along Roosevelt Street, near the intersection of Roosevelt and Cherry Streets, will be on their south property line. Old Town's south property line is approximately 12 feet north of my north property line. Presently, Roosevelt Street is about 16 feet wide and for most of its length along my property line encroaches about 2 feet onto my property and likewise about 2 feet onto Old Town's property.

If this plan and plat is approved and Old Town Design Group is allowed to install a curb along their south property line near the intersection of Roosevelt and Cherry Streets, then Roosevelt Street will be 14 feet wide. If I were also to install a curb on my property line it would only be 12 foot wide. Obviously, a street twelve or fourteen feet wide would be too narrow for the traffic generated by this development.

On the Overall Development Plan presented by Old Town Design Group the line representing my property line is inaccurate, my property line is actually about four feet north of the line drawn, about two feet into the street. The nails marking my property corners are still in place in the street as surveyed by Leland Miller of Miller Surveying on April 14, 2000.

I would hope that this commission will require the petitioner to provide adequate right-of-way for a suitable street. Unfortunately the City of Westfield has no street right-of-way on my property and I cannot offer such a right-of- way because it would result in my driveway becoming unusable.

Thank you.

Gregory Rose

| | |
|---|---|
| **Petition Number:** | 2105-DDP-19 |
| **Project Name:** | KFC |
| **Subject Site Address:** | Southeast corner of State Road 32 and Spring Mill Road |
| **Petitioner:** | McKenzie Foods Inc. |
| **Representative:** | Red Barn Engineering Company, LLC |
| **Request:** | Detailed Development Plan review of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District. |
| **Current Zoning:** | Maple Knoll PUD |
| **Current Land Use:** | Vacant |
| **Approximate Acreage:** | 0.80 +/- |
| **Property History:** | Maple Knoll PUD District (Ord. 04-02, March 2004) |
| | Maple Knoll PUD Amendment (Ord. 19-50, November 25, 2019) |
| | Maple Knoll PUD Amendment (Ord. 21-03, February 8, 2021) |
| | Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019) |
| | Secondary Plat (1910-SFP-57) |
| | Secondary Plat (2104-SFP-22, *pending*) |
| | Secondary Plat (2105-SFP-34, *pending*) |
| **Staff Reviewer:** | Caleb Ernest, Associate Planner |
| | Kevin M. Todd, AICP, Director (re: architectural review) |

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## PROCEDURAL

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

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## REVIEW COMMENTS

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

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

**The plans comply.**

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

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

20) Identify buildings proposed for demolition.

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

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

23) Misc.

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

**The plans comply.**

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

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

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

a) State Highway 32 Overlay District (Article 5.3)

i) Setback Requirements:

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

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

ii) Building Height Requirements:

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

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

**<u>COMMENT</u>: The proposed building falls under the minimum square-footage requirement. However, the ordinance section above allows enhanced architecture or site features to be considered as an alternative when buildings are under the 5,000 square-foot threshold. This proposal includes the following enhancements: a) the appearance of a second-story, which adds vertical massing; b) a permanent, covered outdoor seating area that faces SR 32; c) increased use of masonry over the required 60% minimum; d) brick soldier coursing around 3 sides of the building (architecturally, it wouldn't make sense to have it on the 4th side); e) multiple roof modulations when only one would otherwise be required; f) finished backs of parapets; g) thick wood trim around window and door areas; h) select use of wood paneling to accent and highlight certain building features; i) neutral color pallet with select use of bolder colors as accents; and j) enhanced landscaping by providing two times the required amount of parking lot island area and nearly 40% more shrubs than otherwise required.**

(1) Minimum Gross Floor Area: Five Thousand (5,000) square feet

(2) Maximum Gross Floor Area: No maximum

iv) Architectural Design Requirements:

(1) Building Elevations:

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

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

(c) Openings:

(i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

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

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(d) 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.

(e) Roofs:

(i) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:

a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.

b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(iii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(f) 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.

(g) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone

frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(h) Awnings:

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(ii) Awnings shall be made of a non-reflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

(i) Drive-thrus and Fueling Stations:

(i) 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.

(j) Building Materials:

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

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

v) Trail Corridor Requirement:

(1) Trail Corridor Design Standards:

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

(b) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

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

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

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

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

26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**DISTRICT STANDARDS**

**The plans comply with Ordinance 04-02: Maple Knoll PUD.**

28) SECTION 10 – Size and Dimensions of Districts: The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

a) Within the Mixed Use Districts, the total number of residences may not exceed 733.

b) The total number of residences within all of the Real Estate shall not exceed 1,800.

29) SECTION 11 – PERMITTED USES

30) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

a) Employment District:

i) Lots:

(1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

(2) Minimum Lot Width at building line: 20 Feet

(3) Minimum Lot Width at Street: 20 Feet

(4) Minimum Lot Depth: 100 Feet

(5) Minimum Lot Area: 2,000 Square Feet

(6) Front Setback: 0-80 Feet

(7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

(8) Minimum Rear Setback: 0 Feet

(9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.

31) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

a) Shrubs are not required to be planted within woodlands located within buffer yards.

b) Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

c) At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

32) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

33) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

34) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

35) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

36) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.

    a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trial System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trial System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

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

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

    a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

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

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

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

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

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

38) Architectural Standards (Exhibit 13 of Ord. 04-02)

a) Maximum Building Height: Thirty-five (35) feet

b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)

c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.

ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

d) Facades:

i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.

iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).

e) Roofs:

i) Roof profiles shall be gabled, hip, or parapet.

ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

g) General:

i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.

ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

42) Home Business Standards (Article 6.7)

43) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

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

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

(2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

c) Buffer Yard Requirements:

d) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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

(2) Interior Parking Area Islands:

(a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape

of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

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

ii) Perimeter Parking Area Landscaping:

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

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

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

(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.

44) Lighting Standards (Article 6.9)

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

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Outdoor Café and Eating Areas (Article 6.13)

a) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

i) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

48) Parking and Loading Standards (Article 6.14)

a) General Requirements:
i) 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.

ii) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.

iii) No stacking space may occupy any portion of a Right-of-way.

iv) A stacking space does not constitute a Parking Space.

v) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.

b) Minimum Size: 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.

c) By-Pass Lane: 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.

d) 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:

i) Fast Food Restaurant: 7 stacking spaces

e) Retail Shops:

i) One (1) space for each 250 SF of gross retail space; or

ii) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g., eatery, theater).

f) Handicapped Spaces: shall comply with State standards.

49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

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

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

53) Yard Standards (Article 6.21)

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**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

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

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

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

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**DEPARTMENT COMMENTS**

**1) The Detailed Development Plan complies with the applicable zoning ordinances.**

**2) ACTION: Approve Detailed Development Plan (2105-DDP-19) with the following condition:**

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

**3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.**

| | |
|---|---|
| **Petition Number:** | 2108-ODP-19 and 2108-SPP-19 |
| **Project Name:** | Lancaster II |
| **Subject Site Address:** | Northeast corner of 186th Street and Casey Road |
| **Petitioner:** | William Tres Developers |
| **Representative:** | HWC Engineering |
| **Request:** | Overall Development Plan & Primary Plat review of 90 Single Family |
| **Current Zoning:** | Ordinance 21-02 Lancaster – Phase 2 PUD District, SFA |
| **Current Land Use:** | Agriculture |

**Exhibits:**

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

| | |
|---|---|
| **Approximate Acreage:** | 36.01 +/- |
| **Staff Reviewer:** | Corrie Meyer, AICP, PLA, Planning Consultant |
| **Staff Presenter:** | Pam Howard, Senior Planner |

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**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.

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## 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.

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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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.

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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

**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.

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. **Comment: Items identified as outstanding, staff will confirm compliance prior to**

**this item being docketed for final APC consideration.**

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. **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 SFA, (ARTICLE 4.7) AND THE LANCASTER PHASE 2 PUD except for those items identified as outstanding below:**

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:**

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 **COMMENT: N/A, SEE PUD**

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*)

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
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) LANCASTER PHASE 2 PUD

| Standard | |
|---|---|
| Maximum Project Size | See Real Estate |
| Minimum Distance Between Buildings | Ten (10) feet |
| Project Perimeter Setback | Not Applicable - See Bufferyards and External Street Frontage Landscaping |

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

**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) **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

42) Architectural Standards, LANCASTER PHASE 2 PUD

43) Building Standards (Article 6.4)

44) Fence Standards (Article 6.5)

45) Height Standards (Article 6.6)

46) Landscaping Standards (Article 6.8, Bonterra 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)/PUD 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, (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Townhouse Dwelling, of which, a minimum of one (1) Tree and four(4) Shrubs shall be located the Front Yard.
   (3) In addition to the minimum required landscaping above, a Dwelling Unit on a Comer Lot shall provide a minimum of one Tree and four (4) Shrubs in the additional Front Yard.

b) External Street Frontages: Article 6.8(M)(l) External Street Frontage Landscaping Requirements

- Residential Uses shall apply except as modified below

i) No mounds shall be required along an External Street Frontage due to existing utility easements.

ii) Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (I) tree.

iii) Fountains shall be installed and seasonally maintained within Detention Ponds.

c) Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:

(1) A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-01l.000 (the "Buffered Parce"l ). The privacy fence shall (i) include a gate for maintenance access and (ii) be located a minimum of five (5) feet from the shared property line as generally depicted on Exhibit E - Buffer Area Plan. The owner of the Buffered Parcel shall be permitted to attach afence, to the fence required under this section, which would connect to a fence on the Buffered Parcel. **<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

(2) A minimum of forty-two (42) evergreen trees (8' tall Norway Spruce) shall be planted near the rear lot line of those lots identified on Exhibit E - Buffer Area Plan (the "Buffered Lots").The evergreen trees may be planted on the Buffered Lots or the adjacent Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on Exhibit E - Buffer Area Plan. **<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

47) Lighting Standards (Article 6.9)

48) Lot Standards (Article 6.10)

49) Setback Standards (Article 6.16)

50) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

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

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

b) Yard Standards (Article 6.21)

**DESIGN STANDARDS (Chapter 8 of UDO) AND PUD**

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

51) Block Standards (Article 8.1) SEE PUD STANDARD

52) Easement Standards (Article 8.3) **Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.**

53) Monument and Marker Standards (Article 8.5)

54) 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.

55) 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.

56) 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 utilitiesshall 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.**

57) Pedestrian Network Standards (Article 8.7) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

58) Storm Water Standards (Article 8.8) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

59) 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) withinthe 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.**

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

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

62) Amenities (PUD)

a) Passive Amenities: A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on Exhibit B. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

---

**DEPARTMENT COMMENTS**

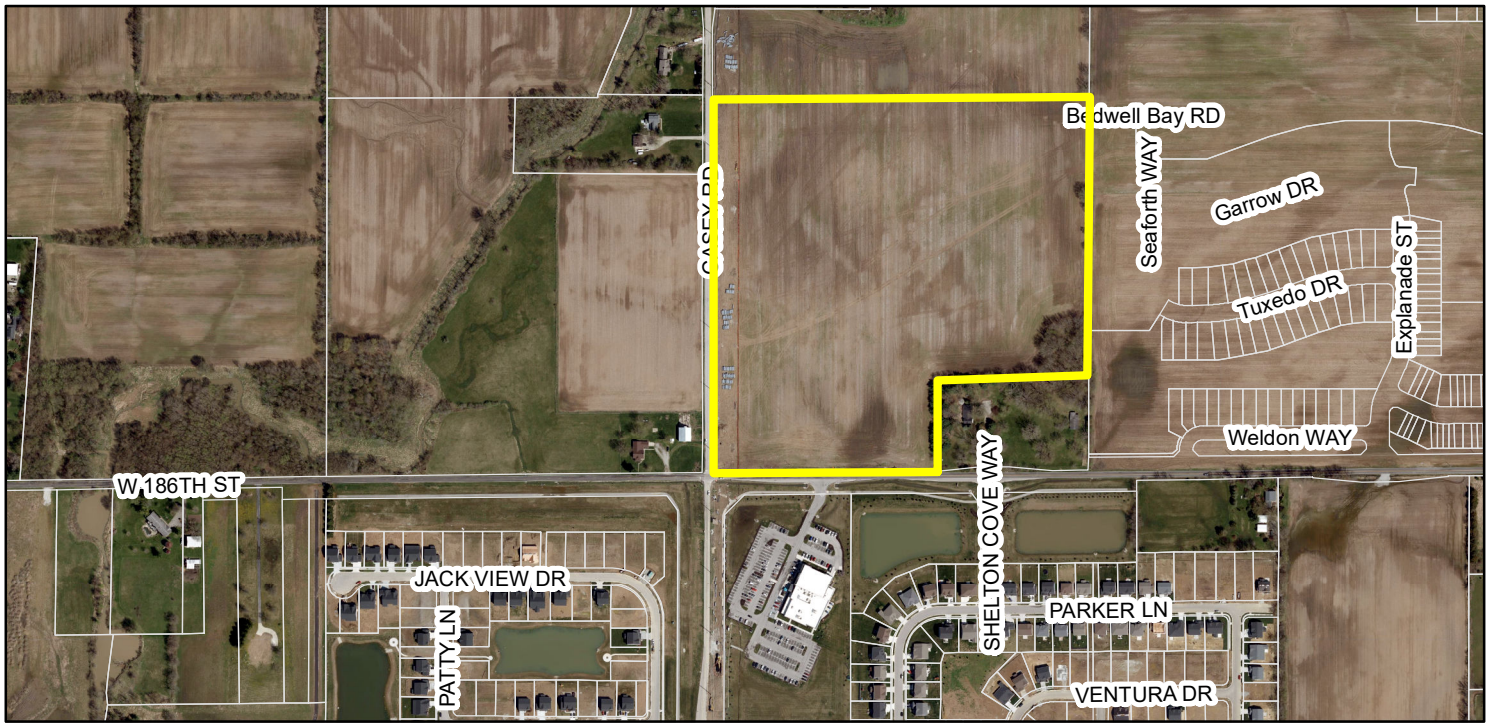
1. **Action: Hold a public hearing at the August 2, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan 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
# Lancaster Phase 2
# 2108-ODP-19 & 2108-SPP-19

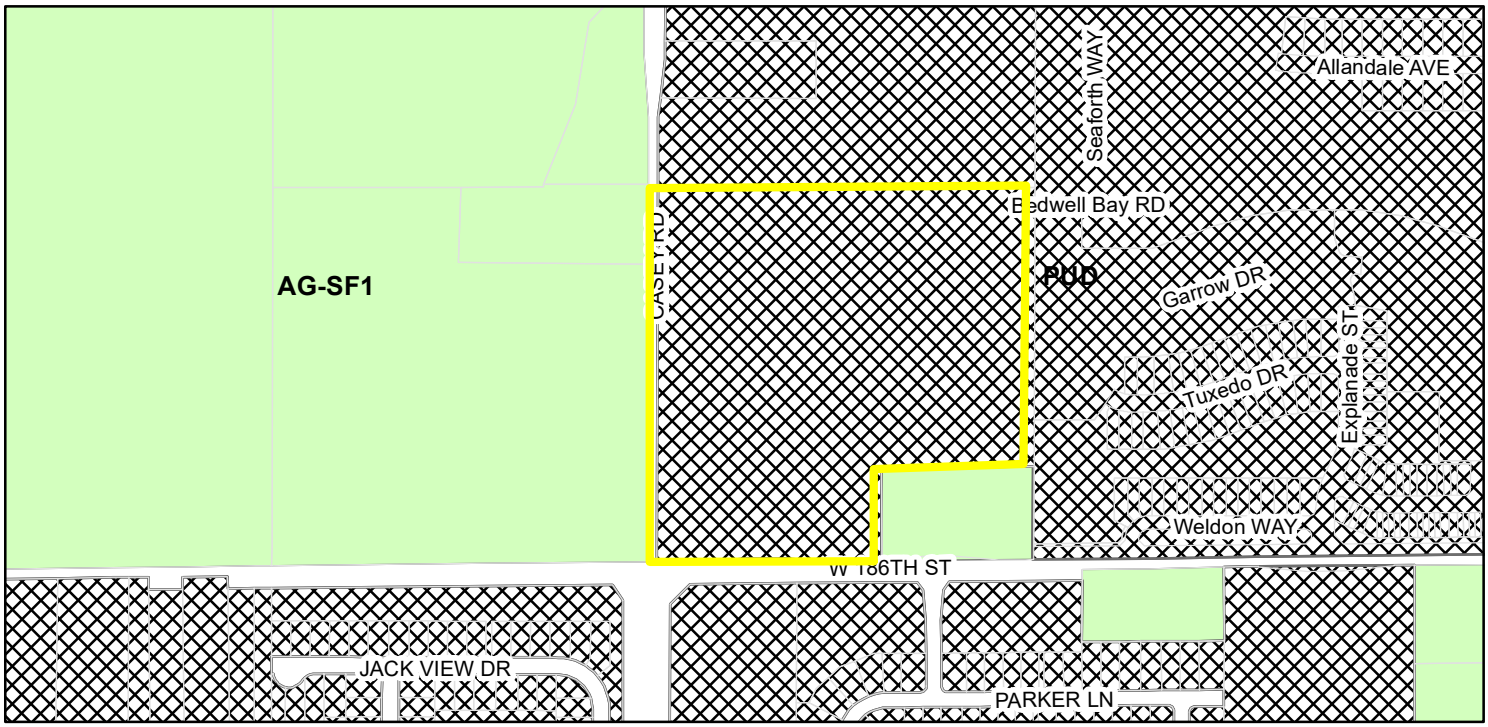
N
W E
S
Not To Scale

## Aerial Location Map

Site




## Zoning Map




## Zoning

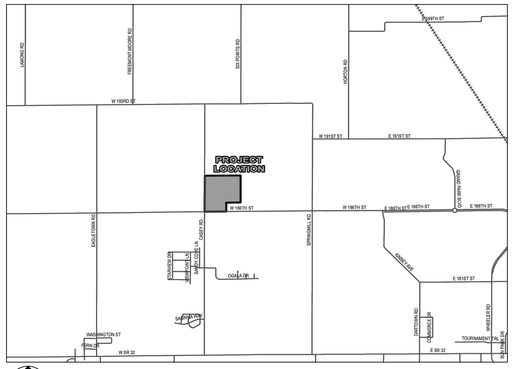
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)

# LANCASTER II

## OVERALL PRIMARY PLAT PLAN

### Platinum Properties Management Group, LLC


CONTACT: TIM WALSH
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
(317) 863-2057
Email: twalsh@platinum-properties.com


LOCATION MAP
SCALE 1" = 1/2 MILE

## AS-SURVEYED LAND DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 19 North, Range 3 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Job Number 2021-105, more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 28 minutes 43 seconds West (assumed bearing per ALTA/NSPS Land Title Survey for Lancaster, recorded as Instrument Number 2019010792 in the Office of the Recorder of Hamilton County, Indiana) along the south line of said Southwest Quarter a distance of 528.00 feet to the southwest corner of a tract of land described in Instrument Number 9709721324 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 89 degrees 28 minutes 43 seconds West along said south line a distance of 172.46 feet to the southeast corner of a Dedication of Public Right-of-Way described in Instrument Number 2017008528 in said Recorder's Office, the following five (5) courses being along the east, north, and west lines of said Right-of-Way; (1) thence North 00 degrees 31 minutes 17 seconds West a distance of 13.61 feet; (2) thence North 85 degrees 46 minutes 36 seconds West a distance of 155.27 feet; (3) thence South 89 degrees 42 minutes 56 seconds West a distance of 150.39 feet; (4) thence South 85 degrees 13 minutes 10 seconds West a distance of 154.97 feet; (5) thence South 00 degrees 31 minutes 17 seconds East a distance of 15.56 feet to aforesaid south section line; thence South 89 degrees 28 minutes 43 seconds West along said south line a distance of 163.54 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 10 minutes 05 seconds East along the west line of said Quarter-Quarter Section a distance of 1325.28 feet to the northwest corner thereof, marked by a mag nail; thence North 89 degrees 31 minutes 51 seconds East along the north line of said Quarter-Quarter Section a distance of 1323.50 feet to the northeast corner thereof, marked by a 5/8-inch rebar with cap stamped "Firm 0066"; thence South 00 degrees 09 minutes 41 seconds West along the east line of said Southwest Quarter a distance of 994.07 feet to the northeast corner of said Instrument Number 9709721324, the following two (2) courses being along the north and west lines of said tract; (1) thence South 89 degrees 28 minutes 43 seconds West a distance of 528.00 feet; (2) thence South 00 degrees 09 minutes 41 seconds West a distance of 330.00 feet to the POINT OF BEGINNING, containing 36.009 acres, more or less.

## UTILITY CONTACT INFORMATION:

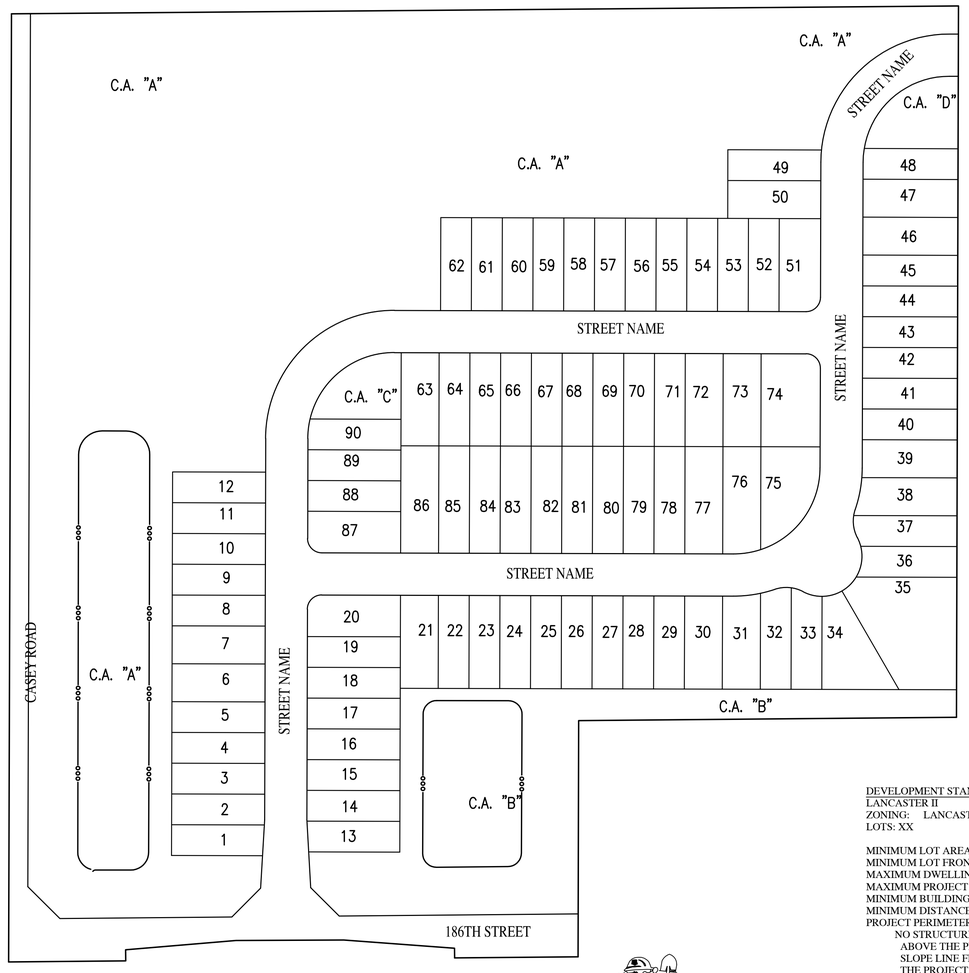
| CITY OF WESTFIELD | | |
|---|---|---|
| **Westfield Community Development Department (H)**<br>2728 East 171st Street<br>Westfield, Indiana 46074<br><br>(317) 804-3170<br>community@westfield.in.gov | **Westfield Fire Department (H) (P)**<br>17535 Dartown Road<br>Westfield, Indiana 46074<br><br>**Fire Marshal/Division Chief**<br>**Jim Roberts**<br>(317) 804-3307<br>jroberts@westfield.in.gov | **Westfield G.I.S.**<br>*(for addressing)*<br>2706 East 171st Street<br>Westfield, Indiana 46074<br><br>**Leane Heiber**<br>(317) 804-3001<br>lkmetz@westfield.in.gov |
| | **Westfield Public Works Department**<br>**Plan Review, Pre-Construction, Stormwater & Mass Grading (C) (P)**<br>2706 East 171st Street<br>Westfield, Indiana 46074<br><br>**John Rankin** (317) 804-3147<br>jrankin@westfield.in.gov | |
| **SCHOOL CORPORATION** | **STATE OF INDIANA** | **HAMILTON COUNTY** |
| **Westfield-Washington School Corp.**<br>1143 East 181st Street<br>Westfield, Indiana 46074<br><br>**Joe Montalone**<br>(317) 867-8045<br>montalonej@wws.k12.in.us | **Indiana Department of Transportation**<br>*(INDOT) Tipton Sub-District*<br>2152 West State Road 28<br>Tipton, Indiana 46072<br><br>**Sandra Landrum**<br>(317) 402-1823 (cell)<br>(765) 675-7402 x 6<br>slandrum@indot.in.gov | **Hamilton County Soil and Water Conservation**<br>1717 Pleasant St. Suite 100<br>Noblesville, IN 46060<br><br>**Ginger Davis**<br>(317) 773-2181<br>Ginger.Davis@hamiltoncounty.in.gov |
| **HAMILTON COUNTY** | **HAMILTON COUNTY** | **HAMILTON COUNTY** |
| **Hamilton County Surveyor's Office (H)**<br>One Hamilton County Square, Suite 188<br>Noblesville, Indiana 46060<br><br>**Samuel Clark**<br>(317) 776-8495<br>Samuel.Clark@hamiltoncounty.in.gov | **Hamilton County Highway Department**<br>1700 S. 10th Street<br>Noblesville, Indiana 46060<br><br>**Dave Lucas**<br>(317) 773-7770<br>david.lucas@hamiltoncounty.in.gov | **Hamilton County Health Department**<br>18030 Foundation Drive, Suite A<br>Noblesville, Indiana 46060<br><br>**Larry Beard**<br>(317) 776-8500<br>larry.beard@hamiltoncounty.in.gov |
| **SERVICE PROVIDERS** | | |
| **Citizens Westfield**<br>*(for water & sanitary sewer)*<br>2150 Dr. Martin Luther King Drive<br>Indianapolis, Indiana 46202<br><br>BRAD HOSTETLER<br>(317) 927-4351<br>bhostetler@citizensenergygroup.com | **Citizens Gas of Westfield (C)**<br>2150 Dr. Martin Luther King Drive<br>Indianapolis, Indiana 46202<br><br>***Richard Miller, Jr.***<br>*Construction Field Coordinator*<br>(317) 927-4684<br>rmiller@citizensenergygroup.com | |
| **Duke Energy (Noblesville Office) (C)**<br>100 South Mill Creek Road<br>Noblesville, Indiana 46062<br><br>**Bill Oldham**<br>(317) 776-5331 / (317) 617-9099 (cell)<br>william.oldham@duke-energy.com | **Duke Energy (Carmel Office) (H) (C)**<br>16475 Southpark Drive<br>Westfield, Indiana 46074<br><br>**Matt Dayhuff**<br>(317) 896-6704<br>matt.dayhuff@duke-energy.com | **Duke Energy: Asset Protection (H) (C)**<br>WF500 / 2727 Central Avenue<br>Columbus, Indiana 47201<br><br>**Ryan Daugherty**<br>(812) 375-2021<br>ryan.daugherty@duke-energy.com |
| **Panhandle Eastern Pipeline Company**<br>9371 Zionsville Road<br>Indianapolis, Indiana 46268<br><br>**Troy Yackle**<br>(317) 733-3213<br>troyyackle@energytransfer.com<br>**Mark Wood**<br>(317) 733-3232<br>mark.wood@energytransfer.com | **Indiana Gas / Vectren (P) (C)**<br>P.O. Box 1700<br>Noblesville, Indiana 46061<br><br>**Chad Miller**<br>(317) 776-5590<br>cmmiller@vectren.com | **Comcast Cable**<br>5330 East 65th Street<br>Indianapolis, Indiana 46220<br><br>**Earl Small, Jr**<br>(317) 982-1161<br>Earl_Small@cable.comcast.com |
| **Level 3 Communications**<br>1902 South East Street<br>Indianapolis, Indiana 46225<br><br>**Dewayne Hamilton**<br>(317) 916-2708<br>dewayne.hamilton@level3.com | **Spectrum**<br>3030 Roosevelt Avenue<br>Indianapolis, Indiana 46218<br><br>**Matt Filson**<br>(317) 713-3899 / (317) 618.2822 (cell)<br>Mathew.Filson@charter.com | **Buckeye Partners, L.P.**<br>5521 W Lincoln Highway, Suite 305<br>Crown Point, Indiana 46307<br><br>**Jana Olhoff**<br>(219) 796-8226 / (219) 741-0201 (cell)<br>jolhoff@buckeye.com |
| **Marathon Pipeline LLC**<br>10722 East County Road 300 North<br>Indianapolis, Indiana 46234<br><br>**Austin Guyer**<br>(317) 291-9460 x1233<br>aguyer@marathonpetroleum.com | **Frontier Communication**<br>20905 Hague Road<br>Noblesville, Indiana 46060<br><br>**Steve Costlow**<br>(317) 984-9010<br>steve.costlow@ftr.com | **AT&T**<br>240 North Meridian Street<br>Indianapolis, Indiana 46204<br><br>**Brian Wente**<br>(317) 610-5440 / (317) 525-4894 (cell)<br>Bw1917@att.com |
| **Zayo Group**<br>5200 East 64th Street<br>Indianapolis, Indiana 46220<br><br>**Dan Jones**<br>(317) 508-2807<br>Dan.jones@zayo.com<br>Inky_relo@zayo.com | **Indiana Fiber Network**<br>5520 West 76th Street<br>Indianapolis, Indiana 46268<br><br>**Bruce Speck / Keith Hamm**<br>(317) 280-4636 / (317) 771-7223 (cell)<br>bspeck@ifncom.net<br>khamm@ifncom.net | **MetroNet (C)**<br>330 East Main Street<br>Westfield, Indiana 46074<br><br>**Chris Bluto**<br>(317) 465-1046<br>christopherbluto@metronetinc.com |

## 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 STUDY. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN APPROX. LIMIT OF PROPOSED 100-YEAR FLOODPLAIN AS PER CHRISTOPHER BURKE ENGINEERING, LITTLE EAGLE CREEK HYDRAULIC ANALYSIS, DATED JANUARY, 2015.

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.

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




SITE MAP
SCALE: 1" = 100'

SOILS MAP
NOT TO SCALE

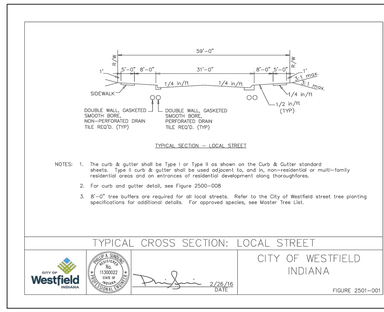
## SOILS LEGEND

| | |
|---|---|
| Br | Brookstone silty clay loam, 0 to 2 percent slopes |
| CrA | Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes |
| MmA | Miami silt loam, 0 to 2 percent slopes |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded |
| MmC2 | Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded |
| Sh | Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration |

## PRIMARY PLAT SHEET SET

## SHEET LIST TABLE

| Sheet Title | Sheet Description |
|---|---|
| C1.0 | COVER |
| C1.1 | OVERALL SITE PLAN |
| C1.2-C1.4 | OVERALL PRIMARY PLAT PLAN |





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

LANCASTER II
ZONING: LANCASTER - PHASE 2 PUD DISTRICT
LOTS: XX

| | |
|---|---|
| MINIMUM LOT AREA: | NO MINIMUM |
| MINIMUM LOT FRONTAGE: | NO MINIMUM |
| MAXIMUM DWELLINGS: | 90 UNITS MAX. |
| MAXIMUM PROJECT SIZE WITHIN DISTRICT: | 30 AC. |
| MINIMUM BUILDING FRONT SETBACK: | 20' |
| MINIMUM DISTANCE BETWEEN STRUCTURES: | 10' |
| PROJECT PERIMETER SETBACK: NO STRUCTURE SHALL BE ERECTED ABOVE THE PROJECTED 1:2 PROXIMITY SLOPE LINE FROM THE PERIMETER OF THE PROJECT. | |
| MAXIMUM BUILDING HEIGHT: | 35' |
| 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. | SINGLE STORY: 1,300 SQUARE FEET<br>STORY AND ONE-HALF: 1,600 SQUARE FEET (LOWER AND MAIN LEVELS)<br>TWO STORY: 1,800 SQUARE FEET (LOWER AND MAIN LEVELS) |

BUILDINGS WITH MORE THAN ONE ADJACENT UNIT SHALL STAGGER THE FRONT BUILDING SETBACK LINE FOR EACH UNIT BY AT LEAST FOUR (4) FEET.

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REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

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

LANCASTER II
CITY OF WESTFIELD, INDIANA

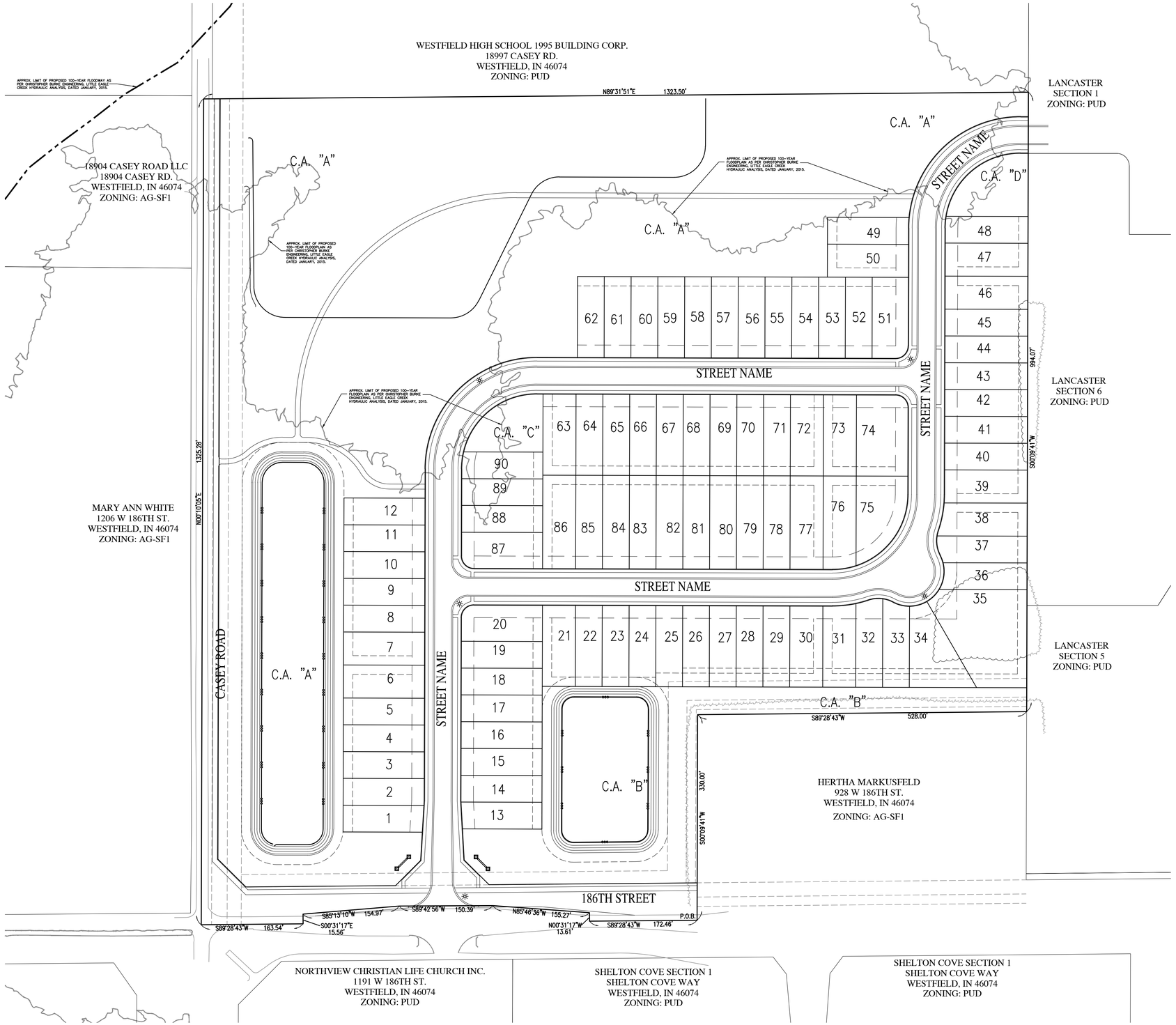
COVER

PRELIMINARY NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.0 COVER | |

©2021

Plot Date: Jun 30, 2021 Plot Time: 4:34pm File Name: W:\platinum properties\2021-105-s lancaster ii multifamily-westfield\Design\CAD\pp - primary plat plan sheet set\21105-A.PP - Cover Sheet.dwg, Layout: C1.0 By: keichhorn

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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

## LEGEND:

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

## ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

## AS-SURVEYED LAND DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 19 North, Range 3 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Job Number 2021-105, more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 28 minutes 43 seconds West (assumed bearing per ALTA/NSPS Land Title Survey for Lancaster, recorded as Instrument Number 2019010792 in the Office of the Recorder of Hamilton County, Indiana) along the south line of said Southwest Quarter a distance of 528.00 feet to the southwest corner of a tract of land described in Instrument Number 9709721324 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 89 degrees 28 minutes 43 seconds West along said south line a distance of 172.46 feet to the southeast corner of a Dedication of Public Right-of-Way described in Instrument Number 2017008528 in said Recorder's Office, the following five (5) courses being along the east, north, and west lines of said Right-of-Way; (1) thence North 00 degrees 31 minutes 17 seconds West a distance of 13.61 feet; (2) thence North 85 degrees 46 minutes 36 seconds West a distance of 155.27 feet; (3) thence South 89 degrees 42 minutes 56 seconds West a distance of 150.39 feet; (4) thence South 85 degrees 13 minutes 10 seconds West a distance of 154.97 feet; (5) thence South 00 degrees 31 minutes 17 seconds East a distance of 15.56 feet to aforesaid south section line; thence South 89 degrees 28 minutes 43 seconds West along said south line a distance of 163.54 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 10 minutes 05 seconds East along the west line of said Quarter-Quarter Section a distance of 1325.28 feet to the northwest corner thereof, marked by a mag nail; thence North 89 degrees 31 minutes 51 seconds East along the north line of said Quarter-Quarter Section a distance of 1323.50 feet to the northeast corner thereof, marked by a 5/8-inch rebar with cap stamped "Firm 0066"; thence South 00 degrees 09 minutes 41 seconds West along the east line of said Southwest Quarter a distance of 994.07 feet to the northeast corner of said Instrument Number 9709721324, the following two (2) courses being along the north and west lines of said tract; (1) thence South 89 degrees 28 minutes 43 seconds West a distance of 528.00 feet; (2) thence South 00 degrees 09 minutes 41 seconds West a distance of 330.00 feet to the POINT OF BEGINNING, containing 36.009 acres, more or less.

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 |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

# LANCASTER II
# CITY OF WESTFIELD, INDIANA
# OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

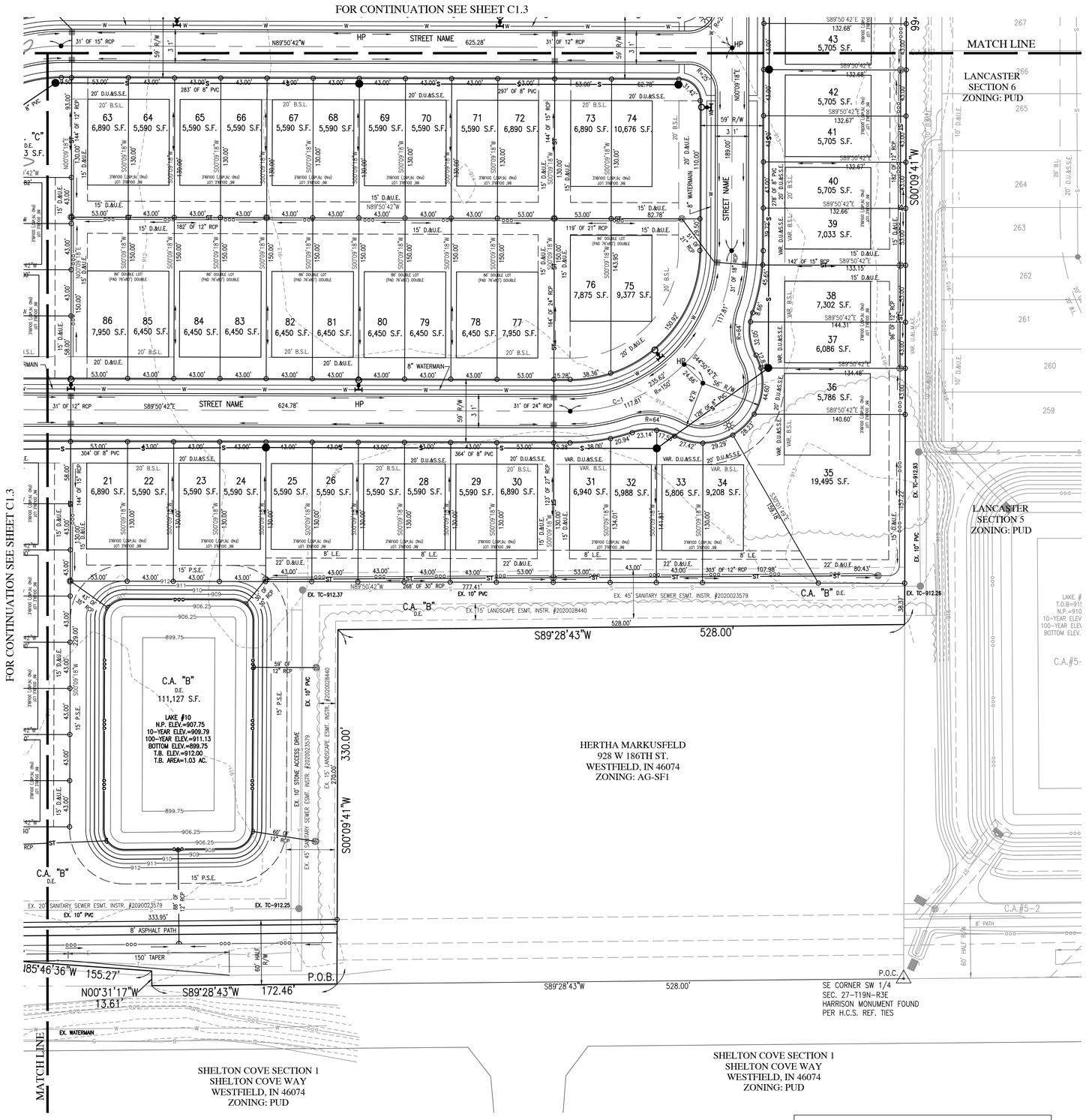
KRISTOPHER K. KICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.1 OVERALL SITE PLAN | |

© 2021

Plot Date: Jun 30, 2021 Plot Time: 4:34pm File Name: W:\platinum properties\2021-105-s lancaster ii multifamily-westfield\Design\CAD\pp - primary plat plan sheet set\21105-A.PP - Overall Site Plan.dwg, Layout: C1.1 By: kelchhorn

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Chord Length | Chord Bearing | Delta |
| C-1 | 235.62' | 150.00' | 212.13' | N45°09'18"E | 90°00'01" |
| C-2 | 235.12' | 150.00' | 211.78' | S45°03'34"W | 89°48'32" |
| C-3 | 235.64' | 150.00' | 212.14' | S45°09'30"W | 90°00'23" |




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.

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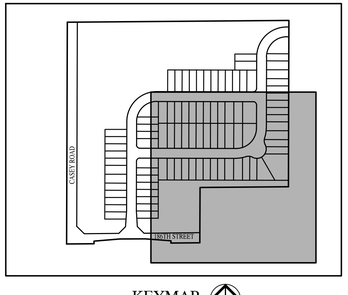
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
| | SWALE / FLOWLINE | |
| | SUBSURFACE DRAIN | |
| S | SANITARY SEWER | S |
| ST | STORM SEWER | ST |
| ST | STORM CULVERT | ST |
| W | WATER MAIN | W |
| 800 | CONTOUR, MAJOR | 800 |
| 799 | CONTOUR, MINOR | 799 |
| | FENCE | BLACK "4-BOARD" FENCE |
| | TREE LINE | |
| S | SANITARY MANHOLE | |
| ST | STORM MANHOLE | |
| | STORM INLET | |
| | STORM END SECTION | |
| | FIRE HYDRANT | |
| N/A | FLOW ARROW | |
| | STREET LIGHT | |
| | 6" X 6" VEHICLE BARRIER POST | |

ABBREVIATIONS:

| | |
|---|---|
| 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 |
| S.S.D.&U.E. | – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |
| D.&U.E. | – DRAINAGE AND UTILITY EASEMENT |
| P.S.E. | – PERMANENT 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 |




KEYMAP
NOT TO SCALE

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

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# LANCASTER II OVERALL PRIMARY PLAT PLAN
CITY OF WESTFIELD, INDIANA

OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

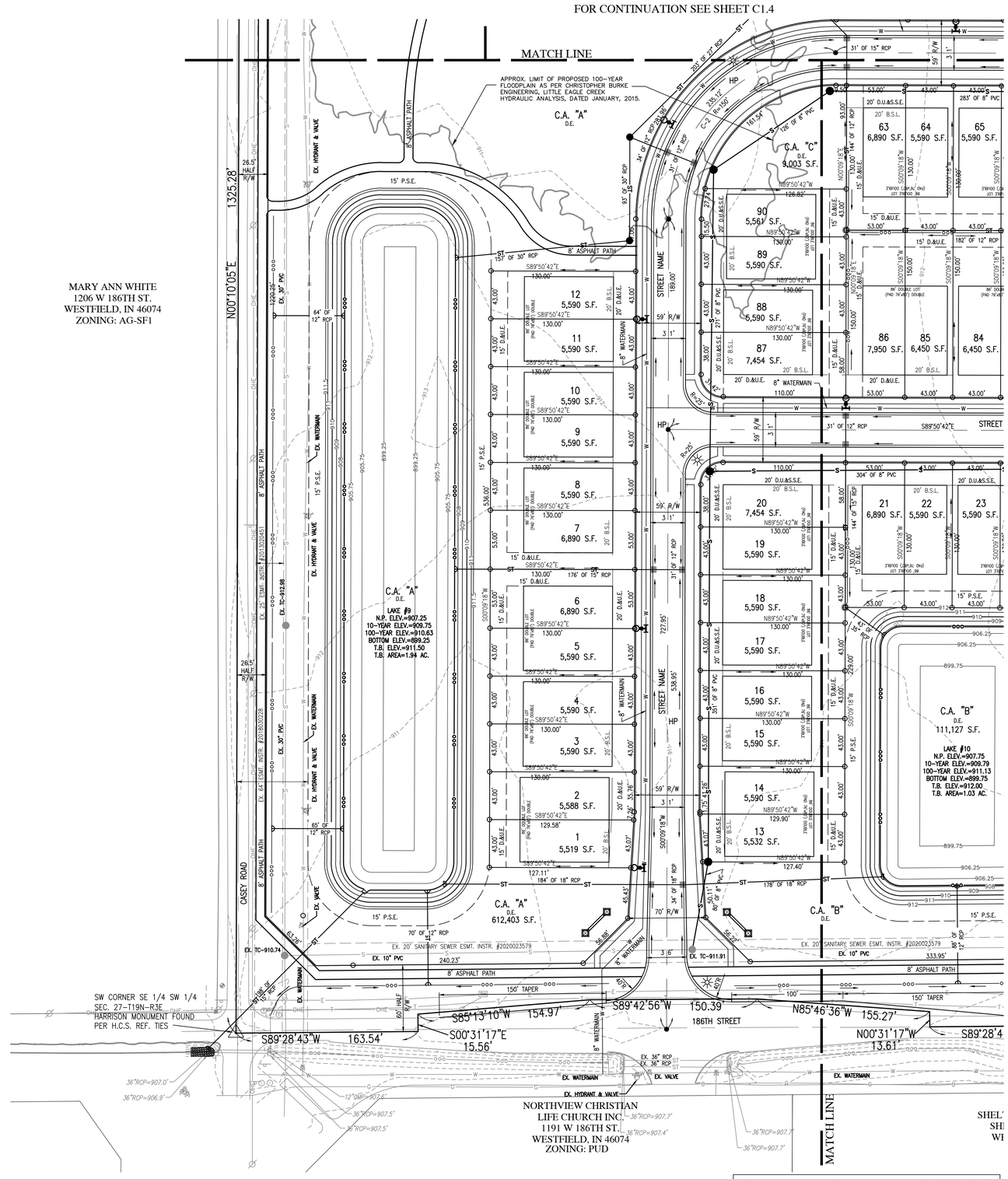
KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.2 | |

OVERALL PRIMARY PLAT PLAN

© 2021

Plot Date: Jun 30, 2021 Plot Time: 4:35pm File Name: W:\platinum properties\2021-105-s lancaster ii multifamily-westfield\Design\CAD\pp - primary plat plan sheet set\21105-ADP - Overall Primary Plat Plan.dwg, Layout: C1.2 By: keichhorn




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.

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

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

## LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
| | SWALE / FLOWLINE | |
| | SUBSURFACE DRAIN | |
| S | SANITARY SEWER | S |
| ST | STORM SEWER | ST |
| ST | STORM CULVERT | ST |
| W | WATER MAIN | W |
| 800 | CONTOUR, MAJOR | 800 |
| 799 | CONTOUR, MINOR | 799 |
| | FENCE | BLACK "4-BOARD" FENCE |
| | TREE LINE | |
| S | SANITARY MANHOLE | |
| ST | STORM MANHOLE | |
| | STORM INLET | |
| | STORM END SECTION | |
| | FIRE HYDRANT | |
| N/A | FLOW ARROW | |
| | STREET LIGHT | |
| | 6" X 6" VEHICLE BARRIER POST | |

## ABBREVIATIONS:

| | |
|---|---|
| BC | – BACK OF CURB |
| CL | – CENTERLINE |
| FL | – FLOW LINE |
| NP | – NORMAL POOL (ELEVATION) |
| PVC | – POLYVINYL CHLORIDE PIPE |
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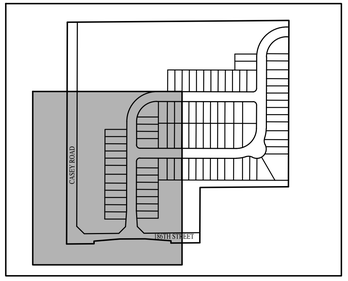


KEYMAP
NOT TO SCALE

| REVISIONS | | |
|---|---|---|
| DATE | DESCRIPTION | BY |
| | | |

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# LANCASTER II OVERALL PRIMARY PLAT PLAN
CITY OF WESTFIELD, INDIANA

# OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. ECHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.3 OVERALL PRIMARY PLAT PLAN | |

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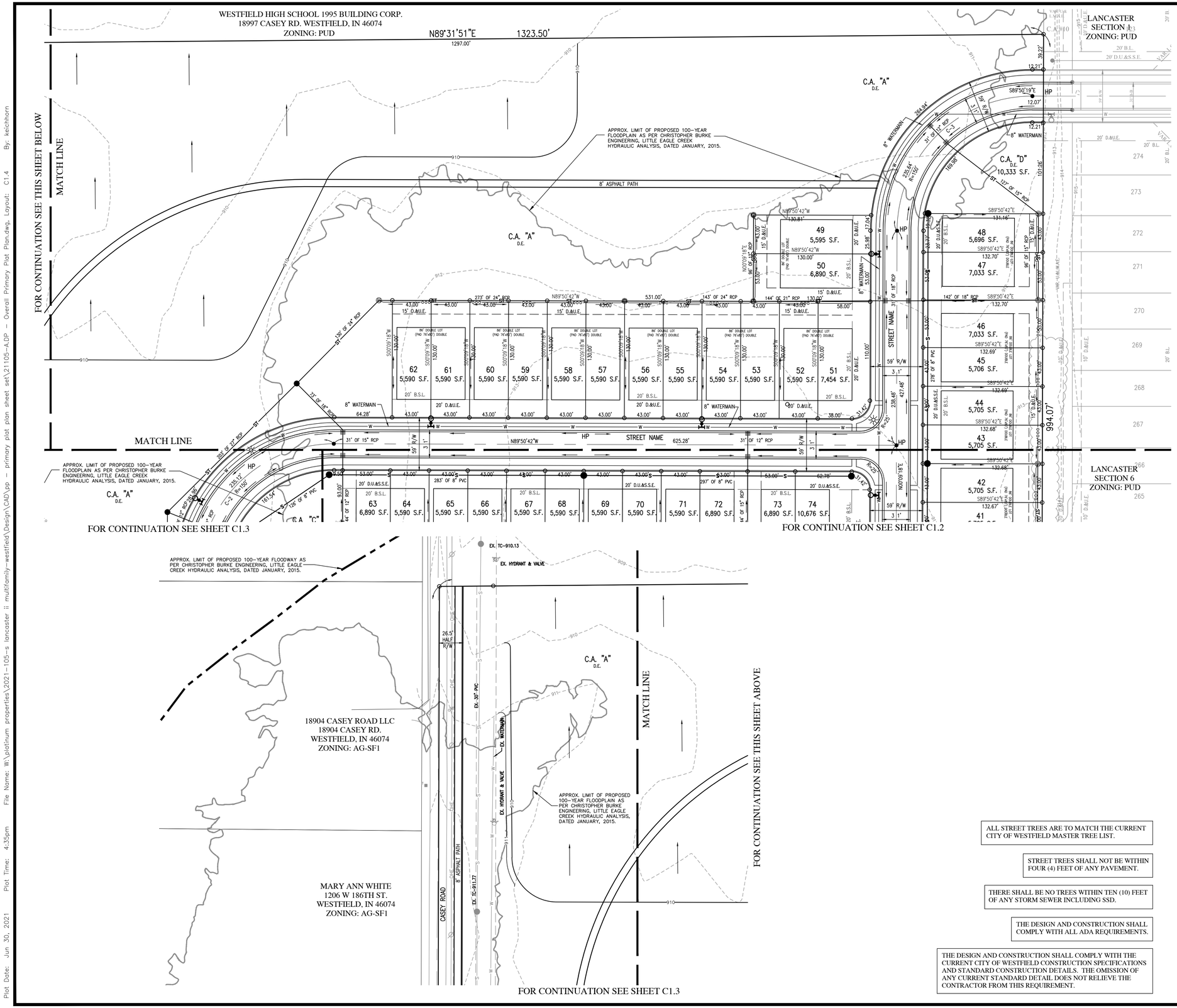
Plot Date: Jun 30, 2021 Plot Time: 4:35pm File Name: W:\platinum properties\2021-105-s lancaster ii multifamily-westfield\Design\CAD\pp - primary plat plan sheet set\21105-ADP - Overall Primary Plat Plan.dwg, Layout: C1.3 By: keichhorn







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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

## LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
| | SWALE / FLOWLINE | |
| | SUBSURFACE DRAIN | |
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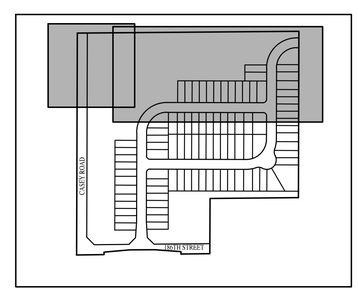


KEYMAP
NOT TO SCALE

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

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# LANCASTER II OVERALL PRIMARY PLAT PLAN
# CITY OF WESTFIELD, INDIANA
## OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.4 OVERALL PRIMARY PLAT PLAN | |

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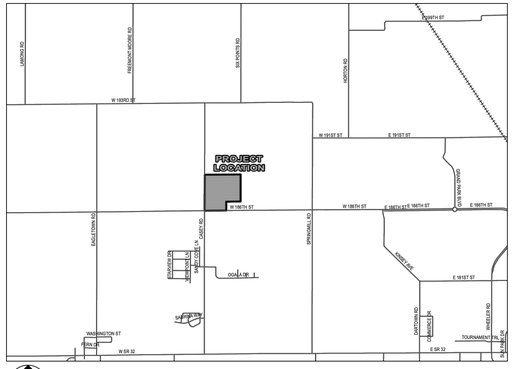
Plot Date: Jun 30, 2021 Plot Time: 4:35pm File Name: W:\platinum properties\2021-105-s lancaster ii multifamily-westfield\Design\CAD\pp - primary plat plan sheet set\21105-ADP - Overall Primary Plat Plan.dwg, Layout: C1.4 By: keichhorn

# LANCASTER II

## OVERALL DEVELOPMENT PLAN

### Platinum Properties Management Group, LLC


CONTACT: TIM WALSH
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
(317) 863-2057
Email: twalsh@platinum-properties.com


LOCATION MAP
SCALE 1" = 1/2 MILE

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 |
| MmA | Miami silt loam, 0 to 2 percent slopes |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded |
| MmC2 | Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded |
| Sh | Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration |

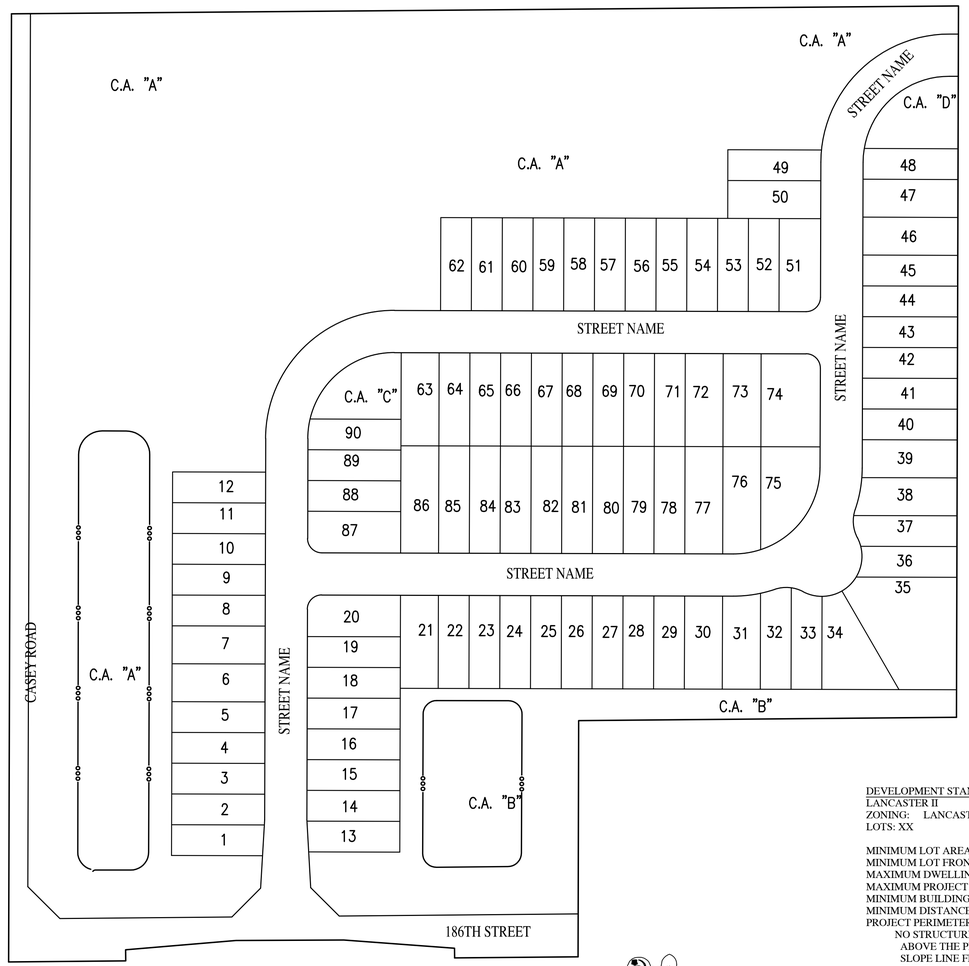
## AS-SURVEYED LAND DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 19 North, Range 3 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Job Number 2021-105, more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 28 minutes 43 seconds West (assumed bearing per ALTA/NSPS Land Title Survey for Lancaster, recorded as Instrument Number 2019010792 in the Office of the Recorder of Hamilton County, Indiana) along the south line of said Southwest Quarter a distance of 528.00 feet to the southwest corner of a tract of land described in Instrument Number 9709721324 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 89 degrees 28 minutes 43 seconds West along said south line a distance of 172.46 feet to the southeast corner of a Dedication of Public Right-of-Way described in Instrument Number 2017008528 in said Recorder's Office, the following five (5) courses being along the east, north, and west lines of said Right-of-Way; (1) thence North 00 degrees 31 minutes 17 seconds West a distance of 13.61 feet; (2) thence North 85 degrees 46 minutes 36 seconds West a distance of 155.27 feet; (3) thence South 89 degrees 42 minutes 56 seconds West a distance of 150.39 feet; (4) thence South 85 degrees 13 minutes 10 seconds West a distance of 154.97 feet; (5) thence South 00 degrees 31 minutes 17 seconds East a distance of 15.56 feet to aforesaid south section line; thence South 89 degrees 28 minutes 43 seconds West along said south line a distance of 163.54 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 10 minutes 05 seconds East along the west line of said Quarter-Quarter Section a distance of 1325.28 feet to the northwest corner thereof, marked by a mag nail; thence North 89 degrees 31 minutes 51 seconds East along the north line of said Quarter-Quarter Section a distance of 1323.50 feet to the northeast corner thereof, marked by a 5/8-inch rebar with cap stamped "Firm 0066"; thence South 00 degrees 09 minutes 41 seconds West along the east line of said Southwest Quarter a distance of 994.07 feet to the northeast corner of said Instrument Number 9709721324, the following two (2) courses being along the north and west lines of said tract; (1) thence South 89 degrees 28 minutes 43 seconds West a distance of 528.00 feet; (2) thence South 00 degrees 09 minutes 41 seconds West a distance of 330.00 feet to the POINT OF BEGINNING, containing 36.009 acres, more or less.

## UTILITY CONTACT INFORMATION:

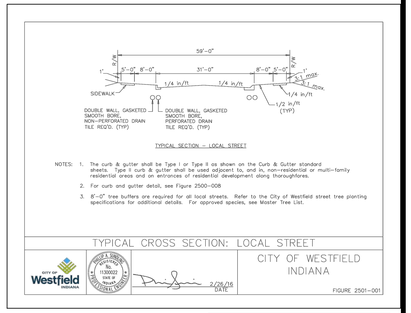
| CITY OF WESTFIELD | | |
|---|---|---|
| **Westfield Community Development Department (H)**<br>2728 East 171st Street<br>Westfield, Indiana 46074<br><br>(317) 804-3170<br>community@westfield.in.gov | **Westfield Fire Department (H) (P)**<br>17535 Dartown Road<br>Westfield, Indiana 46074<br><br>**Fire Marshal/Division Chief**<br>**Jim Roberts**<br>(317) 804-3307<br>jroberts@westfield.in.gov | **Westfield G.I.S.**<br>*(for addressing)*<br>2706 East 171st Street<br>Westfield, Indiana 46074<br><br>**Leane Heiber**<br>(317) 804-3001<br>lkmetz@westfield.in.gov |
| | **Westfield Public Works Department**<br>**Plan Review, Pre-Construction, Stormwater & Mass Grading (C) (P)**<br>2706 East 171st Street<br>Westfield, Indiana 46074<br><br>**John Rankin** (317) 804-3147<br>jrankin@westfield.in.gov | |
| **SCHOOL CORPORATION** | **STATE OF INDIANA** | **HAMILTON COUNTY** |
| **Westfield-Washington School Corp.**<br>1143 East 181st Street<br>Westfield, Indiana 46074<br><br>**Joe Montalone**<br>(317) 867-8045<br>montalonej@wws.k12.in.us | **Indiana Department of Transportation**<br>*(INDOT) Tipton Sub-District*<br>2152 West State Road 28<br>Tipton, Indiana 46072<br><br>**Sandra Landrum**<br>(317) 402-1823 (cell)<br>(765) 675-7402 x 6<br>slandrum@indot.in.gov | **Hamilton County Soil and Water Conservation**<br>1717 Pleasant St. Suite 100<br>Noblesville, IN 46060<br><br>**Ginger Davis**<br>(317) 773-2181<br>Ginger.Davis@hamiltoncounty.in.gov |
| **HAMILTON COUNTY** | **HAMILTON COUNTY** | **HAMILTON COUNTY** |
| **Hamilton County Surveyor's Office (H)**<br>One Hamilton County Square, Suite 188<br>Noblesville, Indiana 46060<br><br>**Samuel Clark**<br>(317) 776-8495<br>Samuel.Clark@hamiltoncounty.in.gov | **Hamilton County Highway Department**<br>1700 S. 10th Street<br>Noblesville, Indiana 46060<br><br>**Dave Lucas**<br>(317) 773-7770<br>david.lucas@hamiltoncounty.in.gov | **Hamilton County Health Department**<br>18030 Foundation Drive, Suite A<br>Noblesville, Indiana 46060<br><br>**Larry Beard**<br>(317) 776-8500<br>larry.beard@hamiltoncounty.in.gov |
| | **SERVICE PROVIDERS** | |
| **Citizens Westfield**<br>*(for water & sanitary sewer)*<br>2150 Dr. Martin Luther King Drive<br>Indianapolis, Indiana 46202<br><br>BRAD HOSTELER<br>(317) 927-4351<br>bhostetler@citizensenergygroup.com | **Citizens Gas of Westfield (C)**<br>2150 Dr. Martin Luther King Drive<br>Indianapolis, Indiana 46202<br><br>**Richard Miller, Jr.**<br>*Construction Field Coordinator*<br>(317) 927-4684<br>rmiller@citizensenergygroup.com | |
| **Duke Energy (Noblesville Office) (C)**<br>100 South Mill Creek Road<br>Noblesville, Indiana 46062<br><br>**Bill Oldham**<br>(317) 776-5331 / (317) 617-9099 (cell)<br>william.oldham@duke-energy.com | **Duke Energy (Carmel Office) (H) (C)**<br>16475 Southpark Drive<br>Westfield, Indiana 46074<br><br>**Matt Dayhuff**<br>(317) 896-6704<br>matt.dayhuff@duke-energy.com | **Duke Energy: Asset Protection (H) (C)**<br>WF500 / 2727 Central Avenue<br>Columbus, Indiana 47201<br><br>**Ryan Daugherty**<br>(812) 375-2021<br>ryan.daugherty@duke-energy.com |
| **Panhandle Eastern Pipeline Company**<br>9371 Zionsville Road<br>Indianapolis, Indiana 46268<br><br>**Troy Yackle**<br>(317) 733-3213<br>troyyackle@energytransfer.com<br>**Mark Wood**<br>(317) 733-3232<br>mark.wood@energytransfer.com | **Indiana Gas / Vectren (P) (C)**<br>P.O. Box 1700<br>Noblesville, Indiana 46061<br><br>**Chad Miller**<br>(317) 776-5590<br>crmiller@vectren.com | **Comcast Cable**<br>5330 East 65th Street<br>Indianapolis, Indiana 46220<br><br>**Earl Small, Jr**<br>(317) 982-1161<br>Earl_Small@cable.comcast.com |
| **Level 3 Communications**<br>1902 South East Street<br>Indianapolis, Indiana 46225<br><br>**Dewayne Hamilton**<br>(317) 916-2708<br>dewayne.hamilton@level3.com | **Spectrum**<br>3030 Roosevelt Avenue<br>Indianapolis, Indiana 46218<br><br>**Matt Filson**<br>(317) 713-3899 / (317) 618.2822 (cell)<br>Mathew.Filson@charter.com | **Buckeye Partners, L.P.**<br>5521 W Lincoln Highway, Suite 305<br>Crown Point, Indiana 46307<br><br>**Jana Olhoff**<br>(219) 796-8226 / (219) 741-0201 (cell)<br>jolhoff@buckeye.com |
| **Marathon Pipeline LLC**<br>10722 East County Road 300 North<br>Indianapolis, Indiana 46234<br><br>**Austin Guyer**<br>(317) 291-9460 x1233<br>aguyer@marathonpetroleum.com | **Frontier Communication**<br>20905 Hague Road<br>Noblesville, Indiana 46060<br><br>**Steve Costlow**<br>(317) 984-9010<br>steve.costlow@ftr.com | **AT&T**<br>240 North Meridian Street<br>Indianapolis, Indiana 46204<br><br>**Brian Wente**<br>(317) 610-5440 / (317) 525-4894 (cell)<br>Bw1917@att.com |
| **Zayo Group**<br>5200 East 64th Street<br>Indianapolis, Indiana 46220<br><br>**Dan Jones**<br>(317) 508-2807<br>Dan.Jones@zayo.com<br>Inky_relo@zayo.com | **Indiana Fiber Network**<br>5520 West 76th Street<br>Indianapolis, Indiana 46268<br><br>**Bruce Speck / Keith Hamm**<br>(317) 280-4636 / (317) 771-7223 (cell)<br>bspeck@ifncom.net<br>khamm@ifncom.net | **MetroNet (C)**<br>330 East Main Street<br>Westfield, Indiana 46074<br><br>**Chris Bluto**<br>(317) 465-1046<br>christopher.bluto@metronetinc.com |




SITE MAP
SCALE: 1" = 100'

## SHEET LIST TABLE

| Sheet Title | Sheet Description |
|---|---|
| C1.0 | COVER |
| C1.1 | OVERALL SITE PLAN |
| C1.2-C1.4 | OVERALL DEVELOPMENT PLAN |
| C2.0 | OVERALL OPEN SPACE PLAN |
| C3.0 | EXISTING CONDITIONS & DEMOLITION PLAN |
| L1.0-L1.1 | LANDSCAPE PLAN |





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


## 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 STUDY. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN APPROX. LIMIT OF PROPOSED 100-YEAR FLOODPLAIN AS PER CHRISTOPHER BURKE ENGINEERING, LITTLE EAGLE CREEK HYDRAULIC ANALYSIS, DATED JANUARY, 2015.

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.

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

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## DEVELOPMENT STANDARDS

LANCASTER II
ZONING: LANCASTER - PHASE 2 PUD DISTRICT
LOTS: XX

| | |
|---|---|
| MINIMUM LOT AREA: | NO MINIMUM |
| MINIMUM LOT FRONTAGE: | NO MINIMUM |
| MAXIMUM DWELLINGS: | 90 UNITS MAX. |
| MAXIMUM PROJECT SIZE WITHIN DISTRICT: | 30 AC. |
| MINIMUM BUILDING FRONT SETBACK: | 20' |
| MINIMUM DISTANCE BETWEEN STRUCTURES: | 10' |
| PROJECT PERIMETER SETBACK: NO STRUCTURE SHALL BE ERECTED ABOVE THE PROJECTED 1:2 PROXIMITY SLOPE LINE FROM THE PERIMETER OF THE PROJECT. | |
| MAXIMUM BUILDING HEIGHT: | 35' |
| 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. | SINGLE STORY: 1,300 SQUARE FEET<br>STORY AND ONE-HALF: 1,600 SQUARE FEET (LOWER AND MAIN LEVELS)<br>TWO STORY: 1,800 SQUARE FEET (LOWER AND MAIN LEVELS) |

BUILDINGS WITH MORE THAN ONE ADJACENT UNIT SHALL STAGGER THE FRONT BUILDING SETBACK LINE FOR EACH UNIT BY AT LEAST FOUR (4) FEET.

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

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No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

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|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.0 COVER | |

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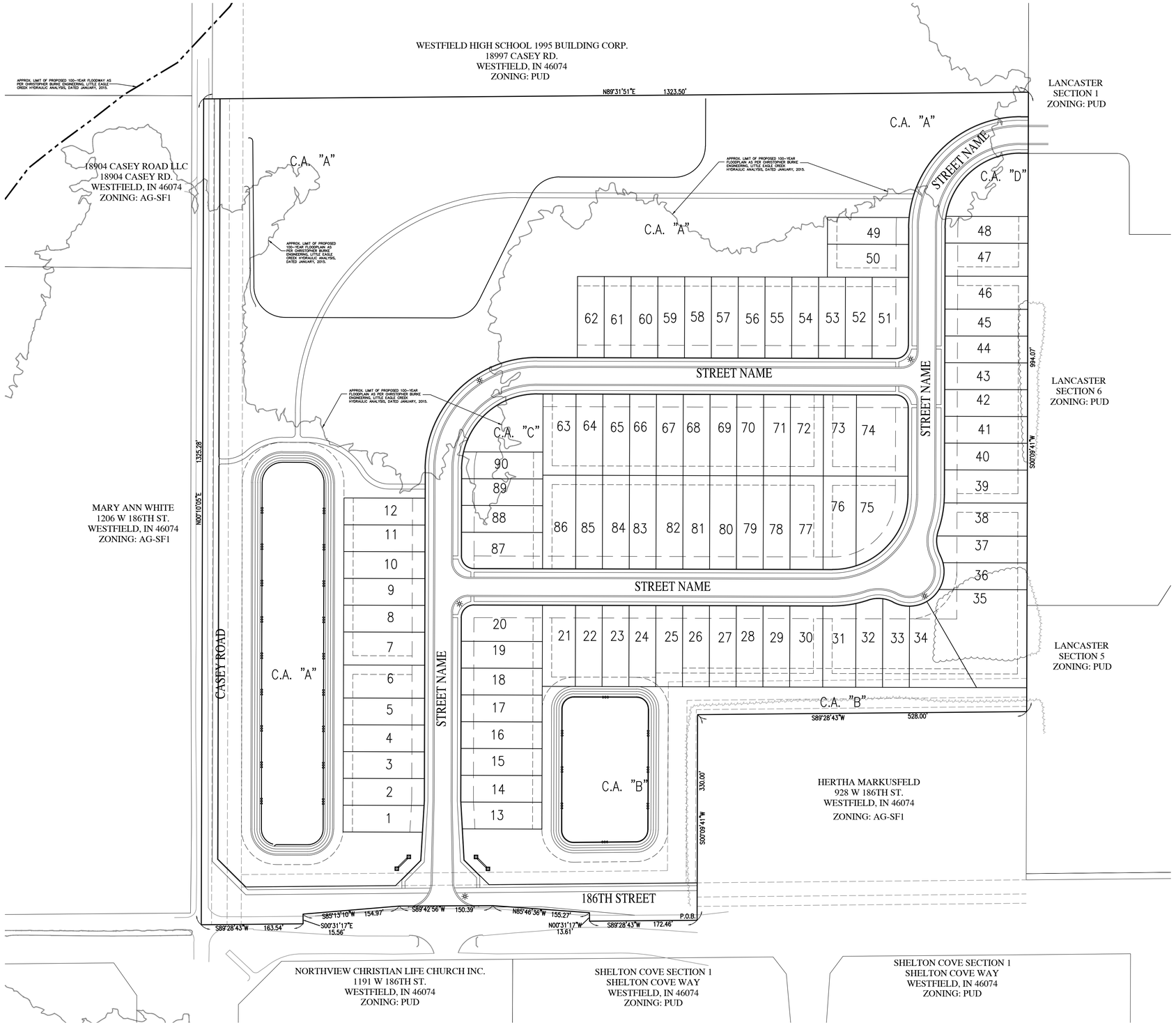


Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
*Call 811 or 800-382-5544 Before you Dig!*

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

## LEGEND:

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

## ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

## AS-SURVEYED LAND DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 19 North, Range 3 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Job Number 2021-105, more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 28 minutes 43 seconds West (assumed bearing per ALTA/NSPS Land Title Survey for Lancaster, recorded as Instrument Number 2019010792 in the Office of the Recorder of Hamilton County, Indiana) along the south line of said Southwest Quarter a distance of 528.00 feet to the southwest corner of a tract of land described in Instrument Number 9709721324 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 89 degrees 28 minutes 43 seconds West along said south line a distance of 172.46 feet to the southeast corner of a Dedication of Public Right-of-Way described in Instrument Number 2017008528 in said Recorder's Office, the following five (5) courses being along the east, north, and west lines of said Right-of-Way; (1) thence North 00 degrees 31 minutes 17 seconds West a distance of 13.61 feet; (2) thence North 85 degrees 46 minutes 36 seconds West a distance of 155.27 feet; (3) thence South 89 degrees 42 minutes 56 seconds West a distance of 150.39 feet; (4) thence South 85 degrees 13 minutes 10 seconds West a distance of 154.97 feet; (5) thence South 00 degrees 31 minutes 17 seconds East a distance of 15.56 feet to aforesaid south section line; thence South 89 degrees 28 minutes 43 seconds West along said south line a distance of 163.54 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 10 minutes 05 seconds East along the west line of said Quarter-Quarter Section a distance of 1325.28 feet to the northwest corner thereof, marked by a mag nail; thence North 89 degrees 31 minutes 51 seconds East along the north line of said Quarter-Quarter Section a distance of 1323.50 feet to the northeast corner thereof, marked by a 5/8-inch rebar with cap stamped "Firm 0066"; thence South 00 degrees 09 minutes 41 seconds West along the east line of said Southwest Quarter a distance of 994.07 feet to the northeast corner of said Instrument Number 9709721324, the following two (2) courses being along the north and west lines of said tract; (1) thence South 89 degrees 28 minutes 43 seconds West a distance of 528.00 feet; (2) thence South 00 degrees 09 minutes 41 seconds West a distance of 330.00 feet to the POINT OF BEGINNING, containing 36.009 acres, more or less.

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.

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REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
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# LANCASTER II
# CITY OF WESTFIELD, INDIANA
# OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. KEICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.1 OVERALL SITE PLAN | |

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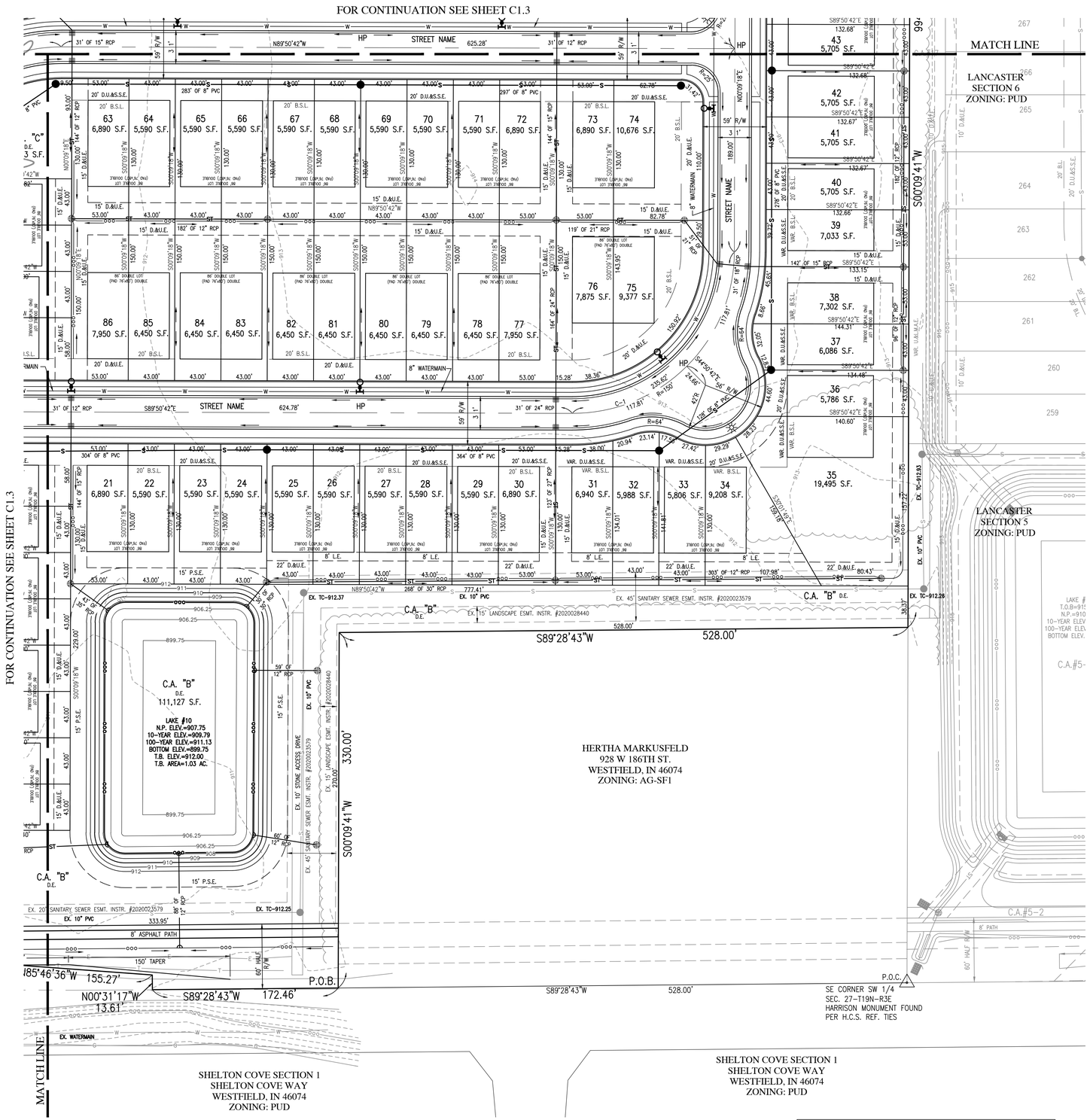
| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Chord Length | Chord Bearing | Delta |
| C-1 | 235.62' | 150.00' | 212.13' | N45°09'18"E | 90°00'01" |
| C-2 | 235.12' | 150.00' | 211.78' | S45°03'34"W | 89°48'32" |
| C-3 | 235.64' | 150.00' | 212.14' | S45°09'30"W | 90°00'23" |

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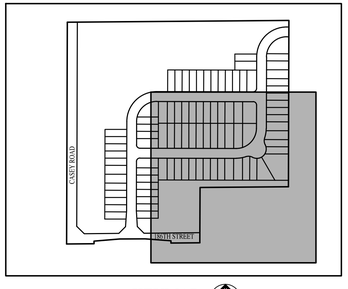
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
| | SWALE / FLOWLINE | |
| | SUBSURFACE DRAIN | |
| S | SANITARY SEWER | S |
| ST | STORM SEWER | ST |
| ST | STORM CULVERT | ST |
| W | WATER MAIN | W |
| 800 | CONTOUR, MAJOR | 800 |
| 799 | CONTOUR, MINOR | 799 |
| | FENCE | BLACK "4-BOARD" FENCE |
| | TREE LINE | |
| S | SANITARY MANHOLE | |
| ST | STORM MANHOLE | |
| | STORM INLET | |
| | STORM END SECTION | |
| | FIRE HYDRANT | |
| N/A | FLOW ARROW | |
| | STREET LIGHT | |
| | 6" X 6" VEHICLE BARRIER POST | |

ABBREVIATIONS:

| | |
|---|---|
| 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 |
| S.S.D.&U.E. | – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |
| D.&U.E. | – DRAINAGE AND UTILITY EASEMENT |
| P.S.E. | – PERMANENT 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 |




KEYMAP
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REVISIONS

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# LANCASTER II OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

## OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
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| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.2 OVERALL DEVELOPMENT PLAN | |

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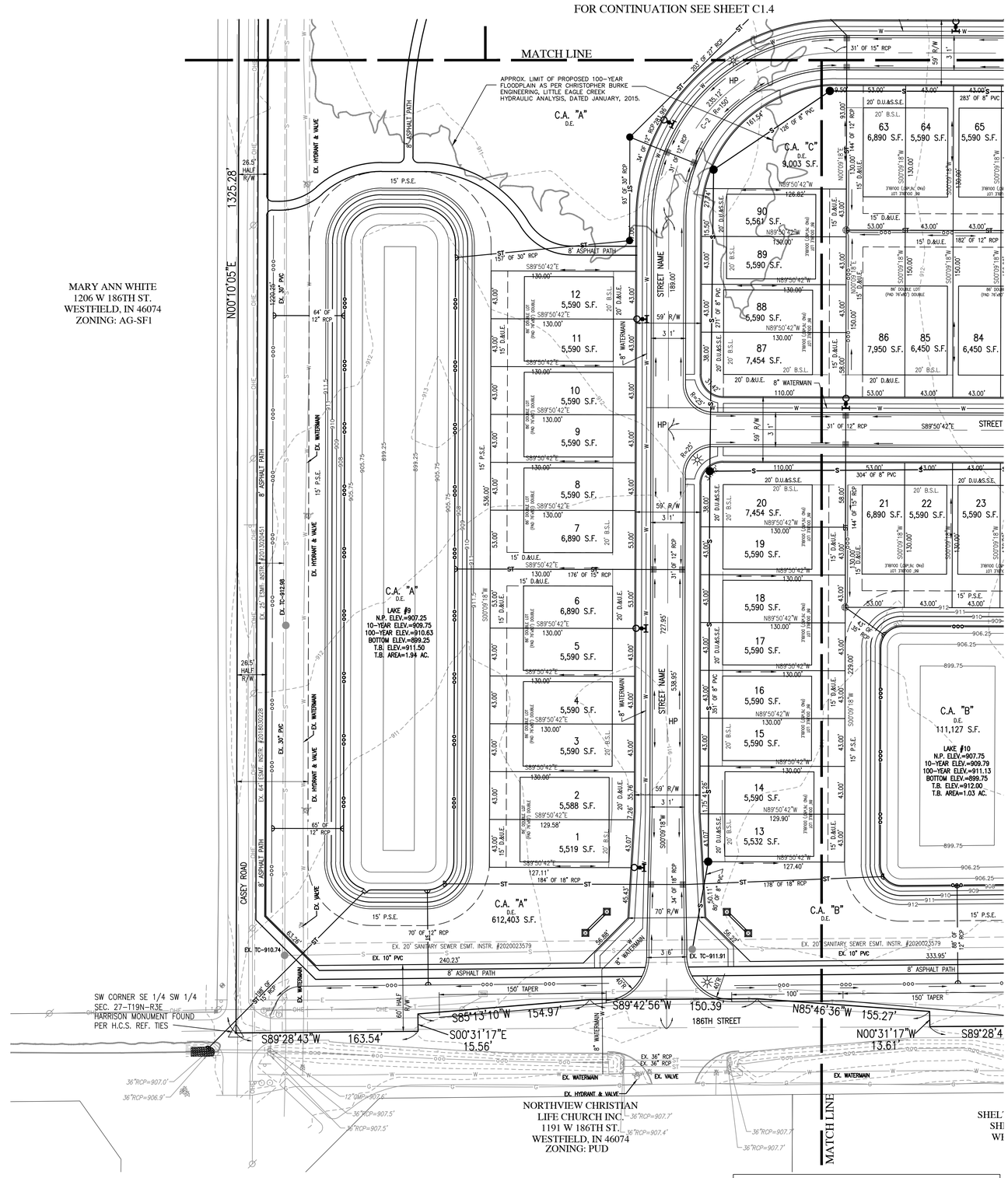


ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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Indiana 811
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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

## LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
| | SWALE / FLOWLINE | |
| | SUBSURFACE DRAIN | |
| S | SANITARY SEWER | S |
| ST | STORM SEWER | ST |
| ST | STORM CULVERT | ST |
| W | WATER MAIN | W |
| 800 | CONTOUR, MAJOR | 800 |
| 799 | CONTOUR, MINOR | 799 |
| | FENCE | BLACK "4-BOARD" FENCE |
| | TREE LINE | |
| S | SANITARY MANHOLE | |
| ST | STORM MANHOLE | |
| | STORM INLET | |
| | STORM END SECTION | |
| | FIRE HYDRANT | |
| N/A | FLOW ARROW | |
| | STREET LIGHT | |
| | 6" X 6" VEHICLE BARRIER POST | |

## ABBREVIATIONS:

| | |
|---|---|
| BC | – BACK OF CURB |
| CL | – CENTERLINE |
| FL | – FLOW LINE |
| NP | – NORMAL POOL (ELEVATION) |
| PVC | – POLYVINYL CHLORIDE PIPE |
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| C.A. | – COMMON AREA |
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| S.S.D.&U.E. | – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |
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| ESMT. | – EASEMENT |
| 25 | – LOT NUMBER |
| B.S.L. | – BUILDING SETBACK LINE |
| S.F. | – SQUARE FEET |
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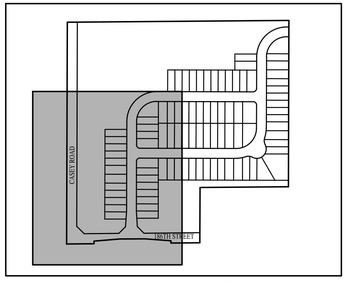


KEYMAP
NOT TO SCALE

## REVISIONS

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# LANCASTER II OVERALL DEVELOPMENT PLAN
# CITY OF WESTFIELD, INDIANA
# OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C1.3 OVERALL DEVELOPMENT PLAN | |

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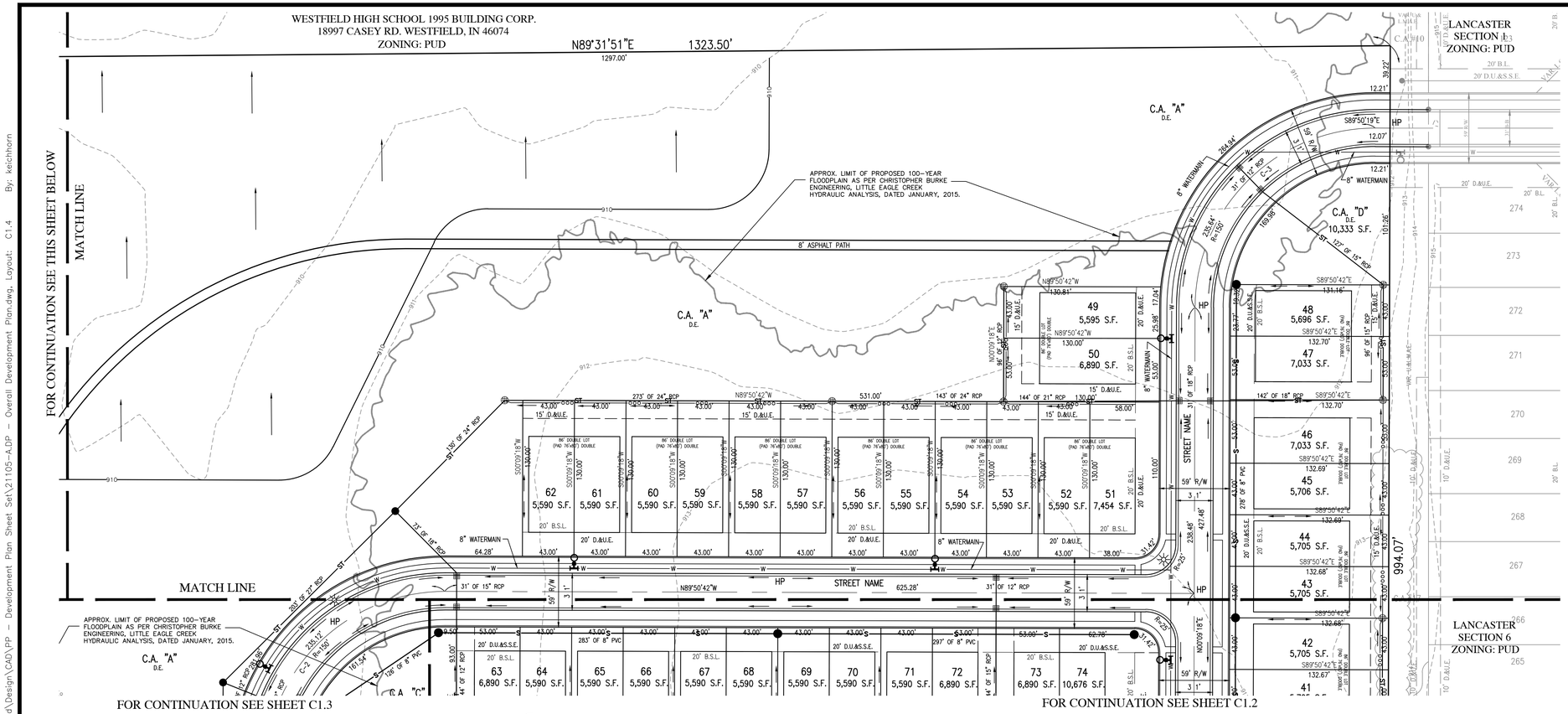


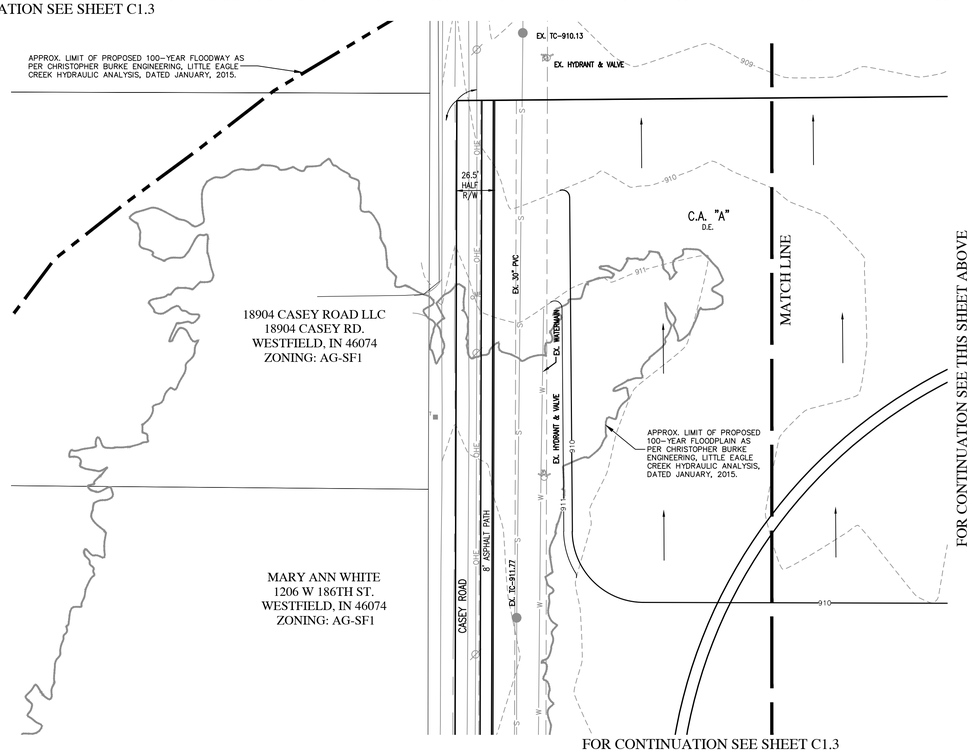


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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

## LEGEND:

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CENTERLINE | |
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| | SUBSURFACE DRAIN | |
| S | SANITARY SEWER | S |
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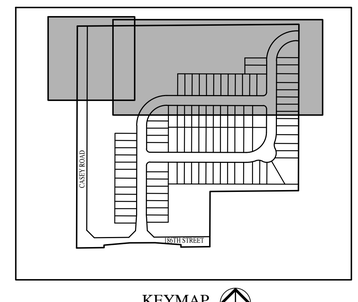


KEYMAP
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REVISIONS

| DATE | DESCRIPTION | BY |
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# LANCASTER II OVERALL DEVELOPMENT PLAN
# CITY OF WESTFIELD, INDIANA
# OVERALL DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
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| SHEET C1.4 OVERALL DEVELOPMENT PLAN | |

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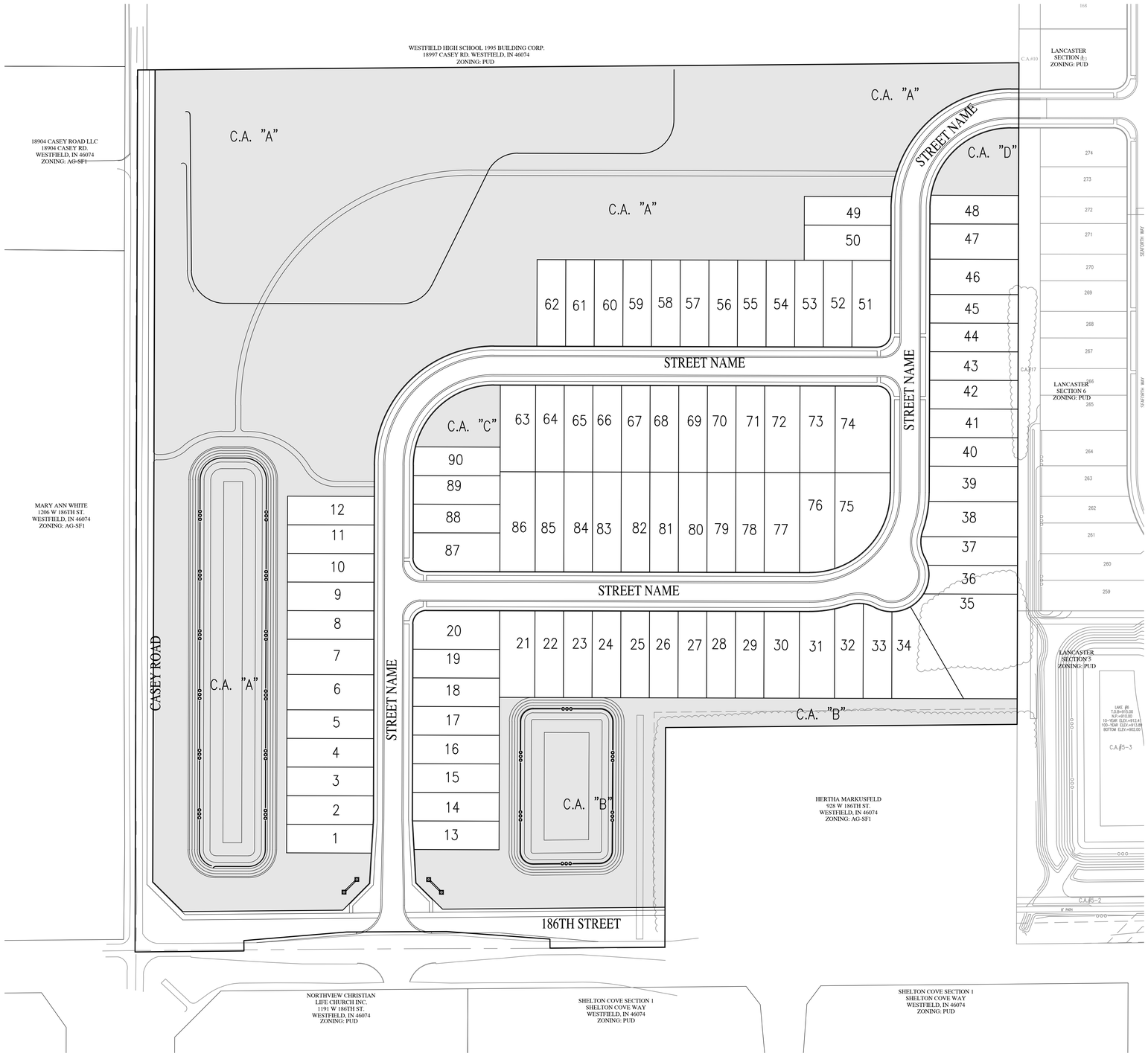


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GRAPHIC SCALE
0' 80' 160' 240'
(IN FEET)

## 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" = 570,018 SF |
| CA "B" = 111,127 SF |
| CA "C" = 9,003 SF |
| CA "D" = 10,333 SF |
| |
| TOTAL COMMON AREA = 700,481 SF |
| TOTAL COMMON AREA = 16.08 ACRES |

OPEN SPACE PROVIDED
OPEN SPACE AREA = 16.08 AC. / TOTAL ACREAGE = 36.009 AC. = 44.66%

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

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# LANCASTER II OVERALL DEVELOPMENT PLAN
# CITY OF WESTFIELD, INDIANA
# OVERALL OPEN SPACE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. KELCHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
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| SCALE AS SHOWN | |
| SHEET C2.0 OVERALL OPEN SPACE PLAN | |

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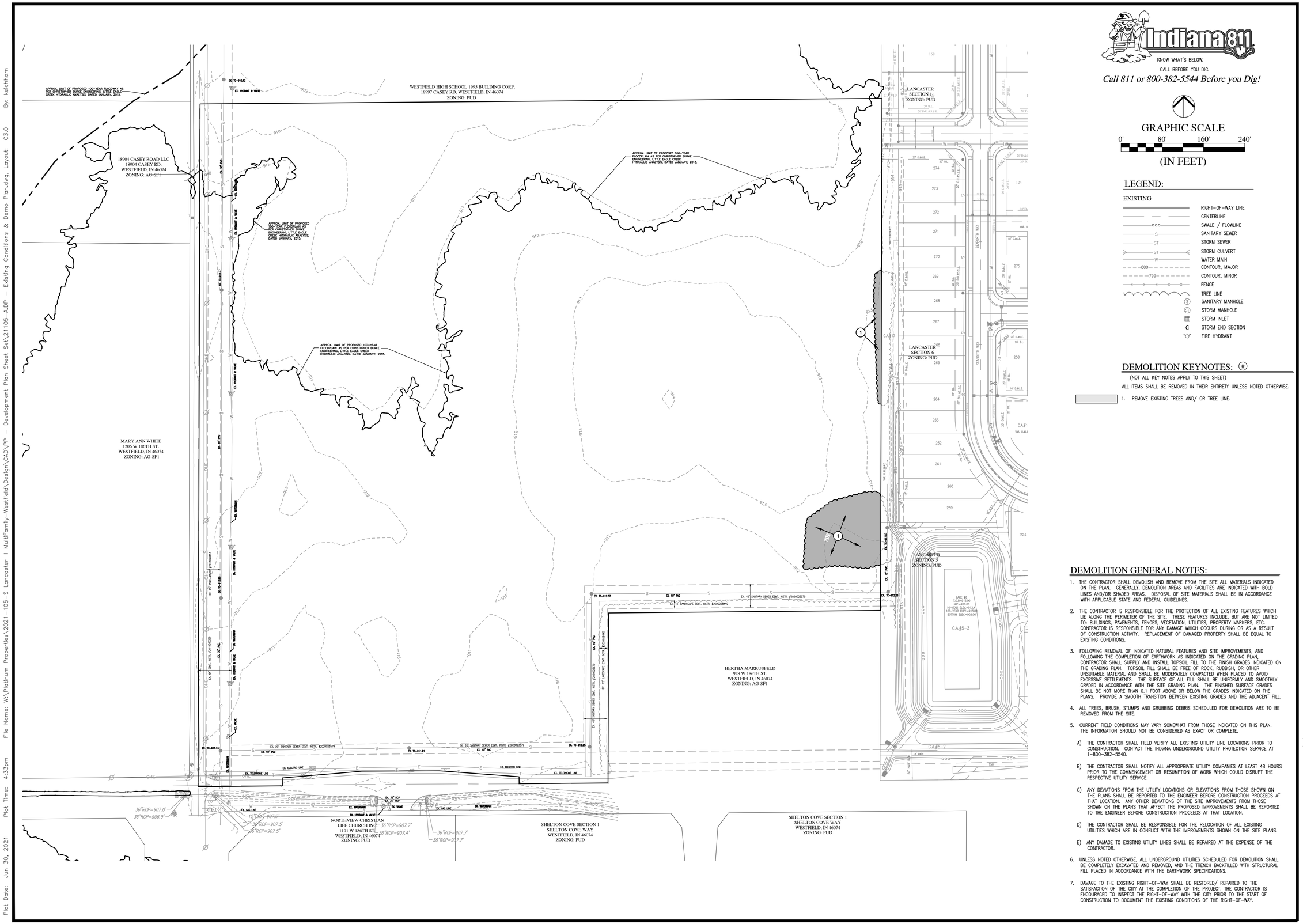


Plot Date: Jun 30, 2021 Plot Time: 4:33pm File Name: W:\Platinum Properties\2021-105-S Lancaster II MultiFamily-Westfield\Design\CAD\PP - Development Plan Sheet Set\21105-A.DP - Existing Conditions & Demo Plan.dwg, Layout: C3.0 By: keichhorn

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GRAPHIC SCALE
0' 80' 160' 240'
(IN FEET)

## 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:

1. 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 SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.

2. 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.

3. 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 UNIFORMLY 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.

4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.

5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

   A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

   B) 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.

   C) 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.

   D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.

   E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

6. 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.

7. 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

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# LANCASTER II OVERALL DEVELOPMENT PLAN
# CITY OF WESTFIELD, INDIANA
## EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2021-105-S |
| CHECKED BY KE | |
| DATE JULY 2, 2021 | |
| SCALE AS SHOWN | |
| SHEET C3.0 EXISTING CONDITIONS & DEMOLITION PLAN | |

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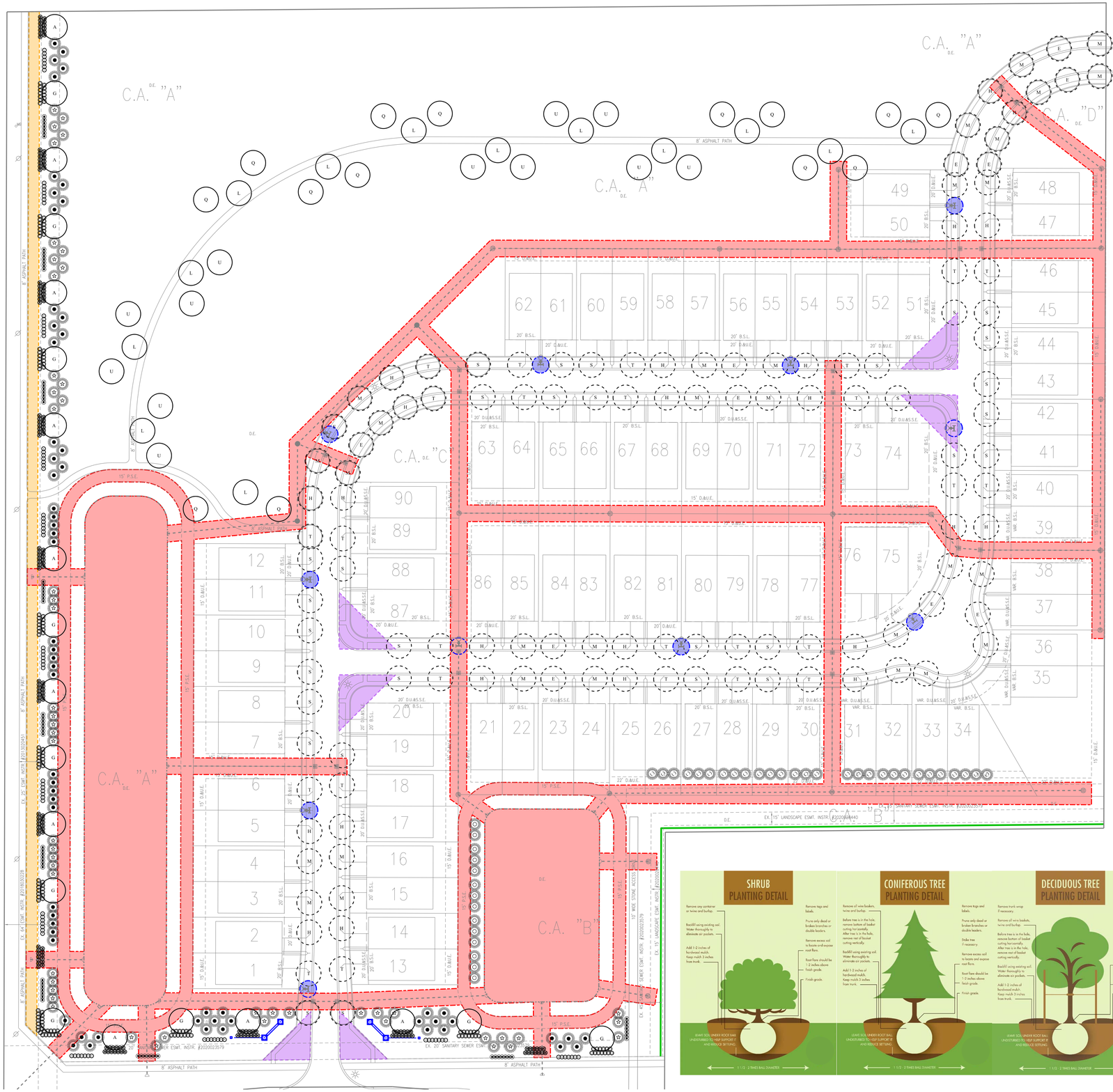


## Planting Requirements (per PUD Ordianance #21-02) for Lancaster II

| | Street Trees (2") | Other Trees (2" Shade and Ornamental, 6-8' Evergreen) | | | Shrubs (18") |
|---|---|---|---|---|---|
| BUILDER | | | | | |
| Street Trees (along Lots) | Street (1/50 LF) | Shade (N/A) | Ornamental (N/A) | Evergreen (N/A) | Shrubs (N/A) |
| 3,950 LF (one-side total excluding known restricted zones) | 79 | 0 | 0 | 0 | 0 |
| On-Site (Lots)* | | Shade (1/Lot/front yard) | Ornamental or Evergreen (1/Lot) | Evergreen (3/Lot) | Shrubs (4/Lot/front yard) |
| 86 Lots (standard) | | 86 | 86 | 0 | 344 |
| 4 Lots (corner) | | 8 | 4 | 0 | 32 |
| "Buffered Lots" #26-34 (on Lots) | | 0 | 0 | 28 | 0 |
| **Required Builder Total:** | 79 | 94 | 90 | 28 | 376 |
| DEVELOPER | | | | | |
| Street Trees (along Commons) | Street (1/50 LF) | Shade (N/A) | Ornamental (N/A) | Evergreen (N/A) | Shrubs (N/A) |
| 914 LF (one-side total excluding known restricted zones) | 19 | 0 | 0 | 0 | 0 |
| On-Site (Commons) | | Shade or Ornamental or Evergreen (1/0/AC) | | | Shrubs (N/A) |
| ~17.03 Acres | | 171 | | | 0 |
| External Street Frontage (accounting for known restricted zones)** | | Shade (3/100LF) | Ornamental (3/100LF) | Evergreen (4/100LF) | Shrubs (25/100LF) |
| 186th Street (542 LF) | | 17 | 17 | 22 | 136 |
| Casey Road (1,217 LF) | | 37 | 37 | 49 | 305 |
| Buffer Yard (re: Parcel #08-05-27-00-00-011.000)* | | Shade (3/100LF) | Ornamental (3/100LF) | Evergreen (4/100LF) | Shrubs (25/100LF) |
| "Buffered Lots" #13-18 (in Commons) | | 0 | 0 | 14 | 0 |
| **Required Developer Total:** | 19 | | 171 | | 441 |
| **Required Developer Total After Credits*:** | 19 | 54 | 54 | 85 | 441 |
| **Proposed Developer Total After Substitutions**:** | 27 | 59 | 0 | 130 | 452 |

* All required plantings (except Street Trees and Shrubs) shall be credited towards On-Site (Commons) requirements.
** Allowed substitutions: 1 Shade Tree = 1 Ornamental Tree = 1 Evergreen Tree (excluding Street Trees and On-Site [Lots]).
Substitutions (cont'd): 1 Evergreen Tree = 5 Shrubs (for External Street Frontage only).

## PLANT SCHEDULE:

Street Trees (2"):

Installed:
(by Developer | by Builder)

Acer saccharum 'Green Mountain' - 10 | 20
(Green Mountain Sugar Maple)

Gleditsia triacanthos var. inermis 'Skycole' - 5 | 19
(Skyline Honeylocust)

Liquidambar styraciflua 'Moraine' - 3 | 28
(Moraine Sweetgum)

Liriodendron tulipifera - 3 | 23
(Tulliptree)

Ulmus x 'Morton' - 6 | 6
(Accolade Elm)

Shade Trees (2"):

Acer saccharum 'Legacy' - 10
(Legacy Sugar Maple)

Gleditsia triacanthos var. inermis 'Suncole' - 10
(Sunburst Honeylocust)

Liquidambar styraciflua 'Worplesdon' - 13
(Worplesdon Sweetgum)

Quercus bicolor - 14
(Swamp White Oak)

Ulmus x 'Morton' - 12
(Accolade Elm)

Evergreen Trees (by Developer | by Builder):

Picea abies - 14 | 28 @ 8'
(Norway Spruce)

Picea abies - 64 @ 6'
(Norway Spruce)

Picea glauca var. densata - 52 @ 6'
(Black Hills Spruce)

Shrubs:

Aronia melanocarpa 'Viking' - 142 @ 18"
(Viking Black Chokeberry)

Physocarpus opulifolius 'Seward' - 84 @ 18"
(Summer Wine Ninebark)

Viburnum opulus 'Compactum' - 70 @ 18"
(Compact European Cranberrybush)

Viburnum p. tom. 'Summer Snowflake' - 156 @ 18"
(Summer Snowflake Viburnum)

## NOTES:

1. Unless otherwise indicated above all plant material shall be contracted for installation by the Developer.
2. All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 below.
2. The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #3 and #4.
3. No trees shall be planted within 4 feet of any pavement.
4. No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
5. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
6. No plantings shall be located in perimeter street rights-of-way.
7. No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Permanent Storm Easement.
8. Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and vertical structures or other tree trunks.
9. At the time of installation the minimum plant size shall be two (2) inch caliper for Shade/Street Trees, two (2) inch caliper or eight (8) feet tall for clump forms of Ornamental/ Understory Trees, six (6) feet tall for Evergreen Trees, eighteen (18) inches for Shrubs, two (2) gallon containers for medium-large stature Ornamental Grasses, one (1) gallon containers for low stature Ornamental Grasses and Forbs, and two and five eighths (2-5/8) inch pots for Groundcovers.

## LEGEND

- Tree-Free Zone (Traffic Safety Clearance)
- Tree-Free Zone (Storm Pipe or Permanent Storm Esmt.)
- Tree-Free Zone (Fire Hydrant)
- Tree-Free Zone (Overhead Electrical Line Easement)
- 8' Shadowbox Fence (See Sheet L1.1)
- Entry Feature (See Sheet L1.1)

## 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 | *Gymnocladus dioica* (male only) |
| Elm, Accolade | *Ulmus 'Morton'* |
| Ginkgo | *Ginko biloba* (male only) |
| Hackberry | *Celtis occidentalis* |
| Honeylocust (thornless) | *Gleditsia triancanthos var. inermis, seedless cultivars* |
| Horechestnut, Red | *Aesculus x carnea 'Briotii'* |
| Katsurstree | *Cercidiphyllum japonicum* |
| Linden, Silver 'Sterling Silver' | *Tilia tomentosa 'Sterling Silver'* |
| Maple, Black | *Acer nigrum* |
| Maple, Freeman | *Acer freemanii* |
| Maple, Red | *Acer rubrum* |
| Maple, Sugar | *Acer saccharum* |
| Maple, Sycamore | *Acer pseudoplatanus* |
| Oak, Chinkapin | *Quercus muehlenbergii* |
| Oak, Northern Red | *Quercus rubra* |
| Oak, Shingle | *Quercus imbricaria* |
| Oak, Swamp White | *Quercus bicolor* |
| Oak, White | *Quercus alba* |
| Sweetgum | *Liquidambar styraciflua* |
| Tulip | *Liriodendron tulipifera* |
| Zelkova | *Zelcova serrata* |




Indiana 811 Know what's below. Call before you dig.

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

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LANCASTER II PRIMARY PLAT
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY EWS
CHECKED BY EWS
DATE 06/30/2021
SCALE AS SHOWN
JOB NUMBER 2021-105-S
SHEET
L1.0
1 OF 2

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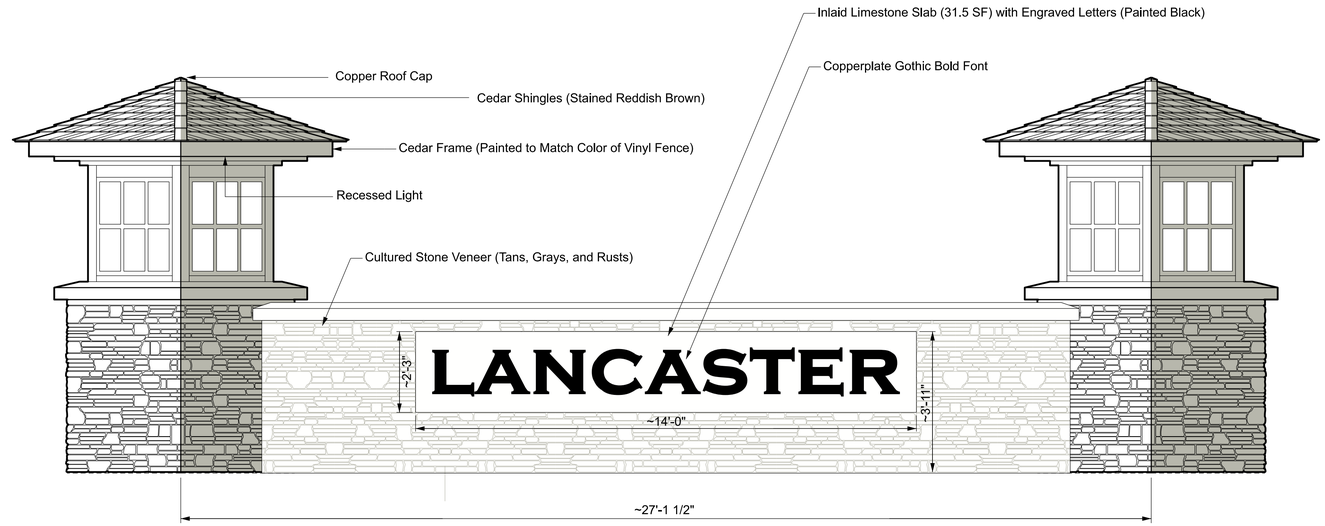
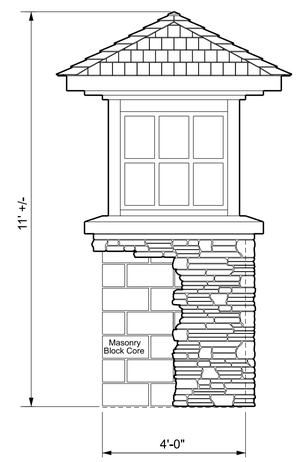
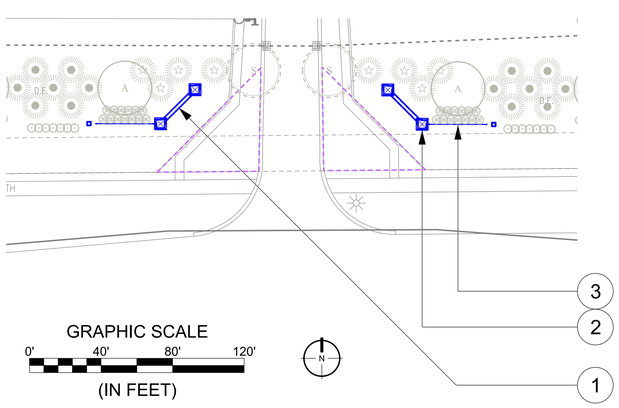
**ELEVATION OF 8' TALL SHADOWBOX FENCE**
near common boundary with Markusfeld parcel

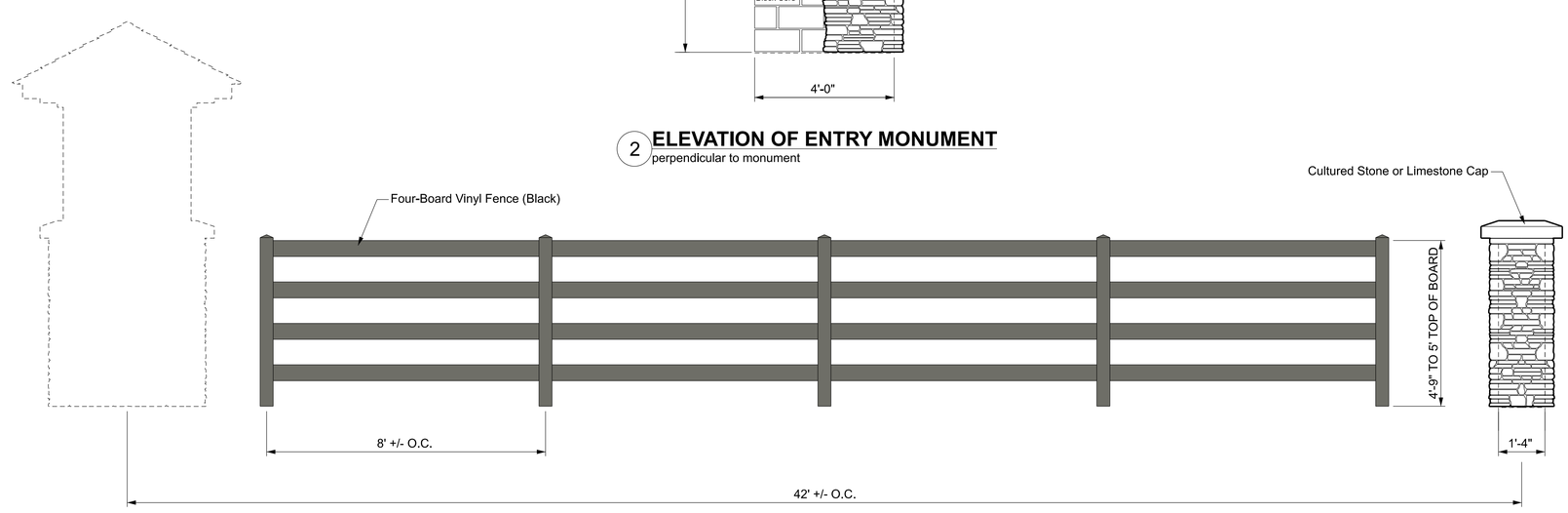



1 **ELEVATION OF ENTRY MONUMENTS and SIGN WALL**
perpendicular to sign




2 **ELEVATION OF ENTRY MONUMENT**
perpendicular to monument




3 **ELEVATION OF FOUR BOARD FENCE AND MASON COLUMNS**
perpendicular to fence

REVISIONS

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LANCASTER II PRIMARY PLAT
CITY OF WESTFIELD, INDIANA

LANDSCAPE PLAN
DETAILS

PRELIMINARY

NOT FOR CONSTRUCTION

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| DRAWN BY EWS | JOB NUMBER 2021-105-S |
| CHECKED BY EWS | |
| DATE 06/30/2021 | |
| SCALE AS SHOWN | |
| SHEET | |

L1.1

2 OF 2

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|---|---|
| **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:** | Ordinance 21-16, SFA and GO |
| **Current Land Use:** | Agriculture |
| **Approximate Acreage:** | 28.77 +/- |
| **Property History:** | Bonterra PUD, Ordinance 21-16 |

**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 |

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**Procedural**

| | |
|---|---|
| • TAC Meeting | 7/20/21 |
| • APC Notice Deadline | 7/23/21 |
| • APC First Meeting (Public Hearing) | 8/2/21 |
| • Revised Plan Submittal & APC Packet Materials | 8/6/21 |
| • APC Second Meeting | 8/16/21 |

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.

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

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

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 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.

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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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. **Comment: The Petitioner is coordinating with WPWD, HCSO, and utility companies 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 SFA, GO (ARTICLE 4.7) SR32 OVERLAY (ARTICLA 5.3) AND THE BONTERRA PUD except for those items identified as outstanding below:**

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 Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

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) Somerset 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 accessedfrom an Alley.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

44) Architectural Standards (Article 6.3) **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

45) Architectural Standards, BONTERRA PUD
   a. 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.
   b. 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 Buildingshall 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): **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:
      (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 shallbe 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 depictedin 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 ofthe Development Plan approval.

ii) 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 shallnot 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 removedfor 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.

**Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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

54) Block Standards (Article 8.1) SEE PUD STANDARD
55) Easement Standards (Article 8.3) **Comment: The Petitioner is coordinating with WPWD, HCSO, and utility companies to address outstanding issues.**
56) Monument and Marker Standards (Article 8.5)
57) 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.

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. **COMMENT: PLEASE COORDINATE WITH WPWD.**

60) Pedestrian Network Standards (Article 8.7) **COMMENT: COORDINATE WITH WPWD.**
61) Storm Water Standards (Article 8.8) **COMMENT: COORDINATE WITH WPWD.**
62) Street Light Standards (Article 8.10) **COMMENT: COORDINATE WITH WPWD AND APPLICABLE UTILITIES.**
    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.**

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

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

---

**DEPARTMENT COMMENTS**

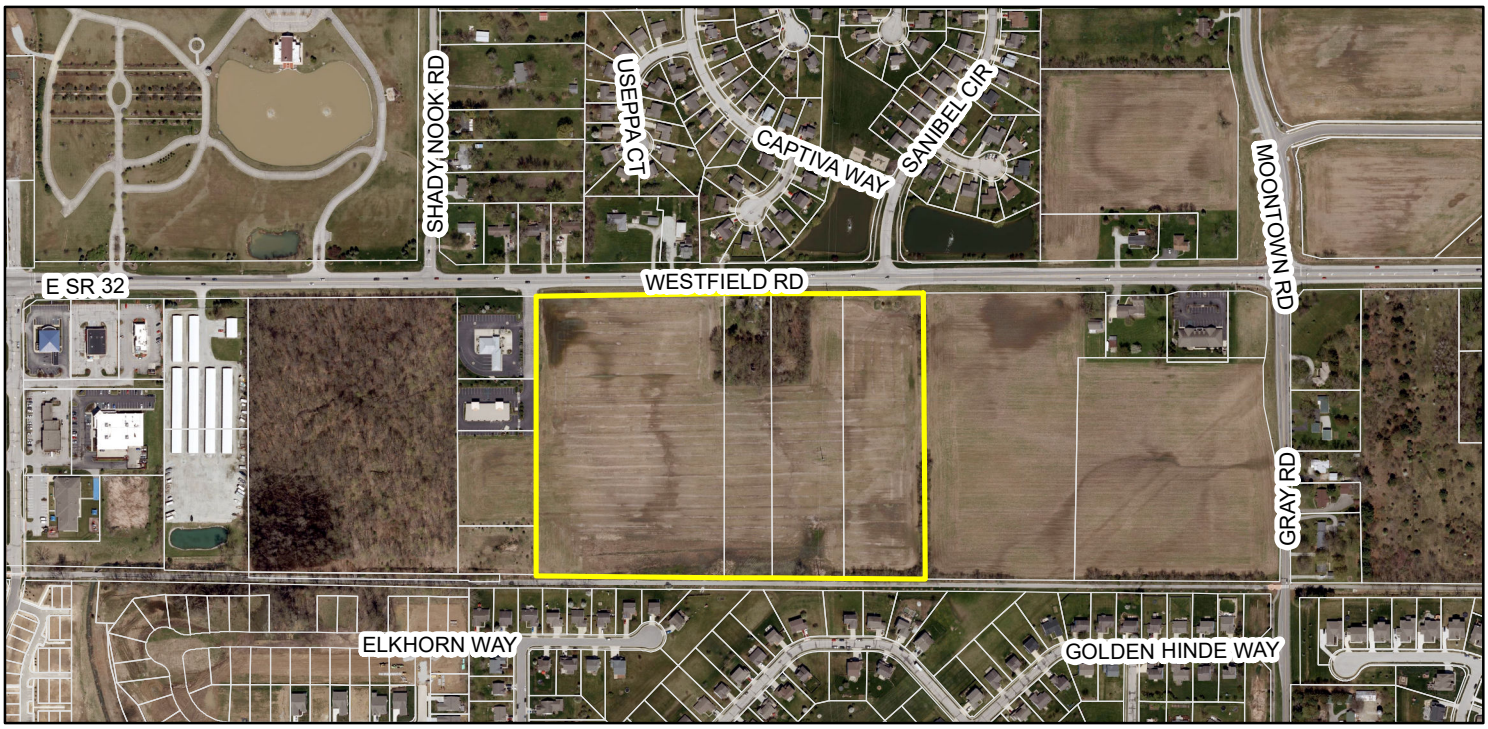
1. **Action: Hold a public hearing at the August 2, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan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

# Property Location Map
# Bonterra
# 2108-ODP-21 & 2108-SPP-21

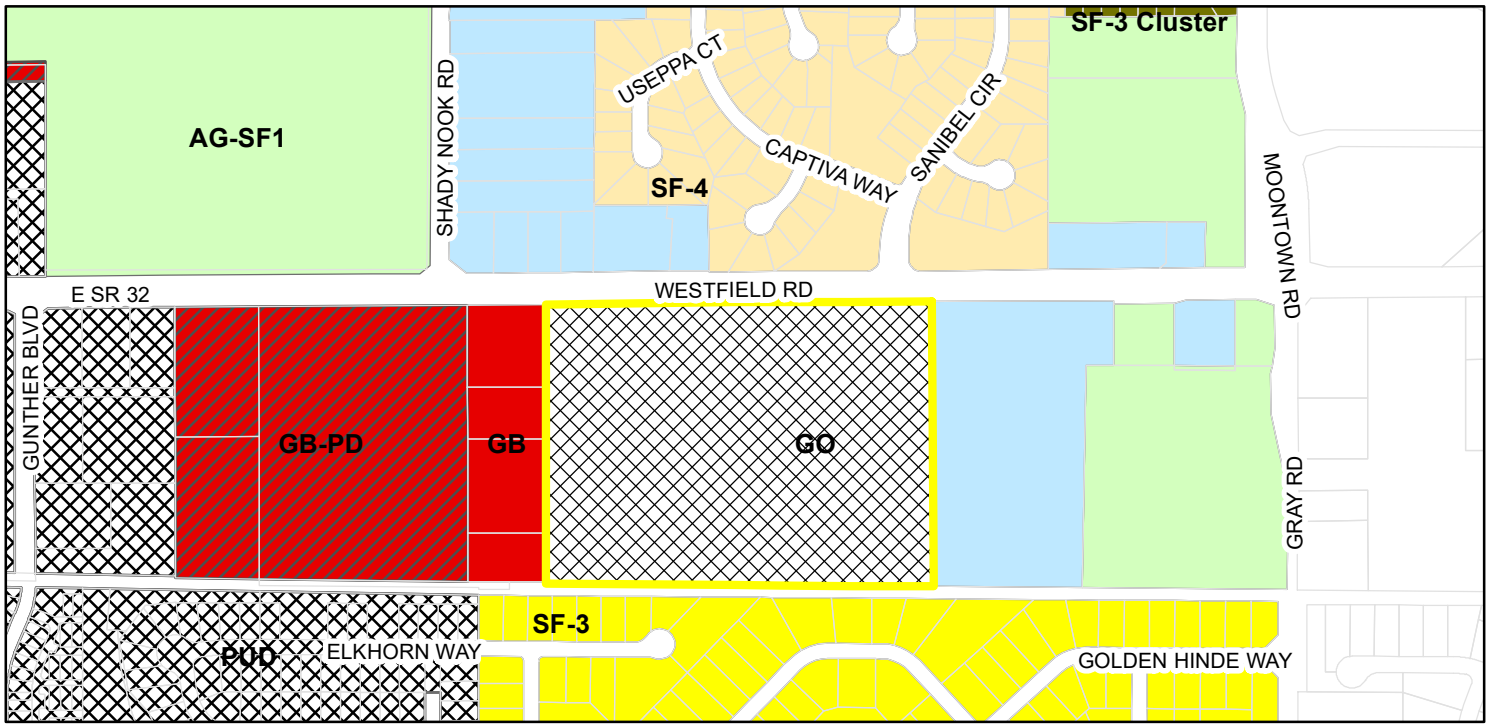
Not To Scale

## Aerial Location Map

Site




## Zoning Map




**Zoning**

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

# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

## M/I HOMES OF INDIANA, L.P.

BONTERRA PUD ZONING

SOUTH SIDE OF SR 32, 1/4 MILE WEST OF GRAY ROAD


PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:

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

LOCATION MAP
(N.T.S.)

SOILS MAP
N.T.S.

**Map Unit Legend**

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| Br | Brookston silty clay loam, 0 to 2 percent slopes | 30.8 | 15.5% |
| CrA | Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes | 40.1 | 20.2% |
| W | Water | 2.2 | 1.1% |
| YbvA | Brookston silty clay loam—Urban land complex, 0 to 2 percent slopes | 47.8 | 24.1% |
| YcA | Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes | 74.7 | 37.7% |
| YmaB2 | Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded | 2.7 | 1.3% |
| **Totals for Area of Interest** | | **198.3** | **100.0%** |

## UTILITY AND GOVERNING AGENCY CONTACTS

ELECTRIC
DUKE ENERGY
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
CONTACT: BILL OLDHAM
TEL: (317) 776-5331
EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

GAS
CITIZENS ENERGY GROUP
3150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
CONTACT: RICHARD MILLER
TEL: (317) 924-3341
EMAIL: MILLER@CITIZENSENERGYGROUP.COM

CABLE
COMCAST CABLE
533 EAST 65TH STREET
INDIANAPOLIS, IN 46220
CONTACT: EARL SMALL JR.
TEL: (317) 275-6493
EMAIL: EARL.SMALL@CABLE.COMCAST.COM

TELECOM
FRONTIER COMMUNICATION
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
CONTACT: STEVE COSTLOW
TEL: (317) 987-9010
EMAIL: STEVE.COSTLOW@FTR.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

PUBLIC WORKS
WESTFIELD PUBLIC WORKS DEPARTMENT
2706 EAST 171ST STREET
WESTFILED, IN 46074
CONTACT: JOHN RANKIN
TEL: (317) 804-3147
EMAIL: JRANKIN@WESTFIELD.IN.GOV

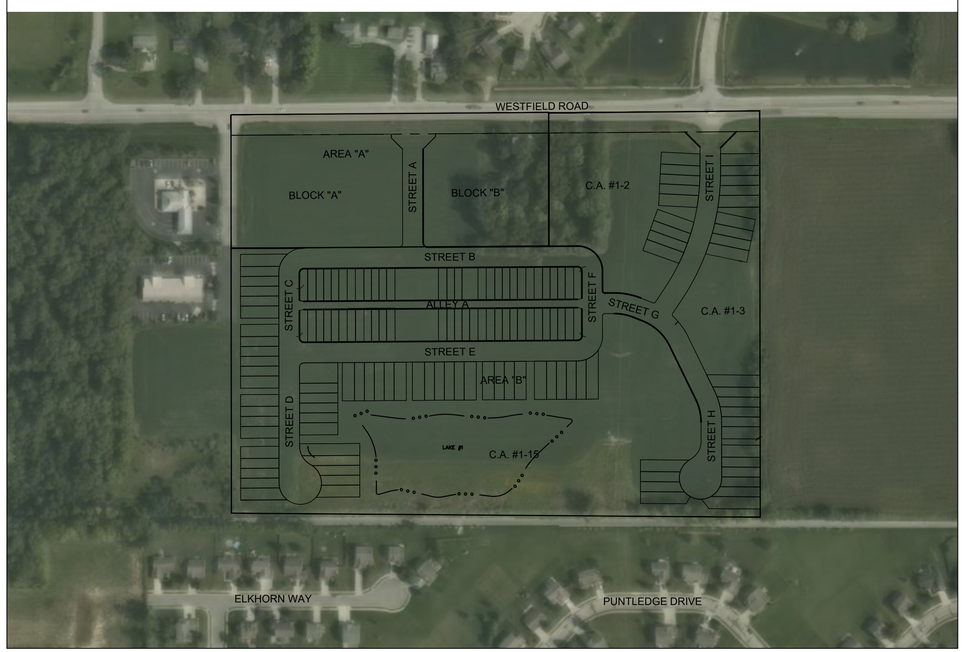
PLANNING AND ZONING DEPARTMENT
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT
2728 EAST 171ST STREET
WESTFIELD, IN 46074
CONTACT: KEVIN TODD
TEL: (317) 804-3170
EMAIL: ECONOMICDEVELOPMENT@WESTFILED.IN.GOV

FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT
17535 DARTOWN ROAD
WESTFIELD, IN 46074
CONTACT: JIM ROBERTS
TEL: (317) 804-3307
EMAIL: JROBERTS@WESTFIELD.IN.GOV

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

## LOCATION MAP

(NOT TO SCALE)




## LEGAL DESCRIPTION

OVERALL DESCRIPTION: (PER SURVEY)

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 9700013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST 1178.50 FEET DEED AND CALCULATED ON AND ALONG THE NORTH LINE OF SAID SECTION TO POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF DEED BOOK 117 PAGE 362; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE REMNANTS OF AN OLD WIRE FENCE AS CALLED OUT IN DEED RECORD 117 PAGE 362 986.21 FEET (DEED DISTANCE: 987.94 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED CENTRAL INDIANA RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 1283.30 FEET ON AND ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF COMMON AREA 1 PER INSTR# 2010056258 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST 967.01 FEET (DEED DISTANCE: 965.12 FEET) ON AND ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 35 SECONDS 16 SECONDS EAST 1283.08 FEET CALCULATED ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 28.77 ACRES MORE OR LESS

MINIMUM OPEN SPACE REQUIRED = 25%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 11.2 AC.
TOTAL ACREAGE = 28.77AC. =38.9%

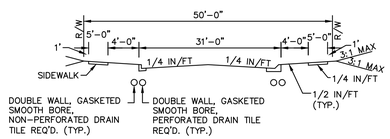
## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C100 | COVER SHEET |
| C101 | EXISTING CONDITIONS |
| C102 | PRIMARY PLAT |
| C103 | PRIMARY PLAT |
| C200 | DEVELOPMENT PLAN |
| C201 | DEVELOPMENT PLAN |
| L100 | OVERALL LANDSCAPE PLAN |

## PROJECT TEAM

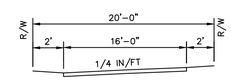
| ROLE | COMPANY | ADDRESS | PHONE NUMBER | EMAIL | CONTACT |
|---|---|---|---|---|---|
| DEVELOPER/OWNER | M/I HOMES OF INDIANA, LP | 8425 WOODFIELD CROSSING BLVD., SUITE 100W INDIANAPOLIS, IN 46240 | (704) 363-4491 | mreeve@mihomes.com | MICHAEL REEVE |
| CIVIL ENGINEER | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 912-4129 | brett.huff@kimley-horn.com | BRETT HUFF |

| AREA "B" STANDARDS | 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 COVERAGE | NO MINIMUM | NO MINIMUM |
| MAXIMUM DWELLING UNITS PER BUILDING | 5 | 6 |
| MAXIMUM BUILDING HEIGHT | 2 STORIES | 3 STORIES |
| MAXIMUM LIVING AREA (TOTAL) PER DWELLING UNIT | 1,500 SF | 1,500 SF |




TYPICAL SECTION – LOCAL STREET

NOTES:
1. 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 AN ENTRANCE OF RESIDENTIAL DEVELOPMENT ALONG THOROUGHFARES.
2. FOR CURB AND GUTTER DETAIL, SEE FIGURE 2500-008
3. 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 SECTION – LOCAL ALLEY

NOTES:
1. IF HYDRANTS ARE LOCATED IN THE ALLEY, THEN THE PAVEMENT SECTION SHALL BE WIDENED TO 20'-0". ADDITIONAL R/W REQUIRED.
2. FOR RESIDENTIAL APPLICATIONS, SEE FIGURE 2500-001 FOR PAVEMENT SECTION DETAILS FOR MIXED-USE OF COMMERCIAL APPLICATIONS, SEE FIGURE 2500-002 FOR PAVEMENT SECTION.
3. PAVEMENT MAY BE CROWNED OR SLOPED TO ONE SIDE, NO INVERTED CROWNS.
4. IF TWO-WAY TRAFFIC IS ALLOWABLE, PAVEMENT SHALL BE WIDENED TO 20'-0". ADDITIONAL R/W REQUIRED.
5. IF UTILITY, DRAINAGE OR ANY OTHER EASEMENTS REQUIRED, MINIMUM 10'-0" EASEMENTS SHALL BE ADDED OUTSIDE OF THE ACCESS EASEMENT/RIGHT-OF-WAY.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
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WWW.KIMLEY-HORN.COM

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

M/I HOMES

COVER SHEET

BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C100

Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\PlanSheets\COVER SHEET.dwg C100 Jul 02, 2021 12:32pm by: Peter.White
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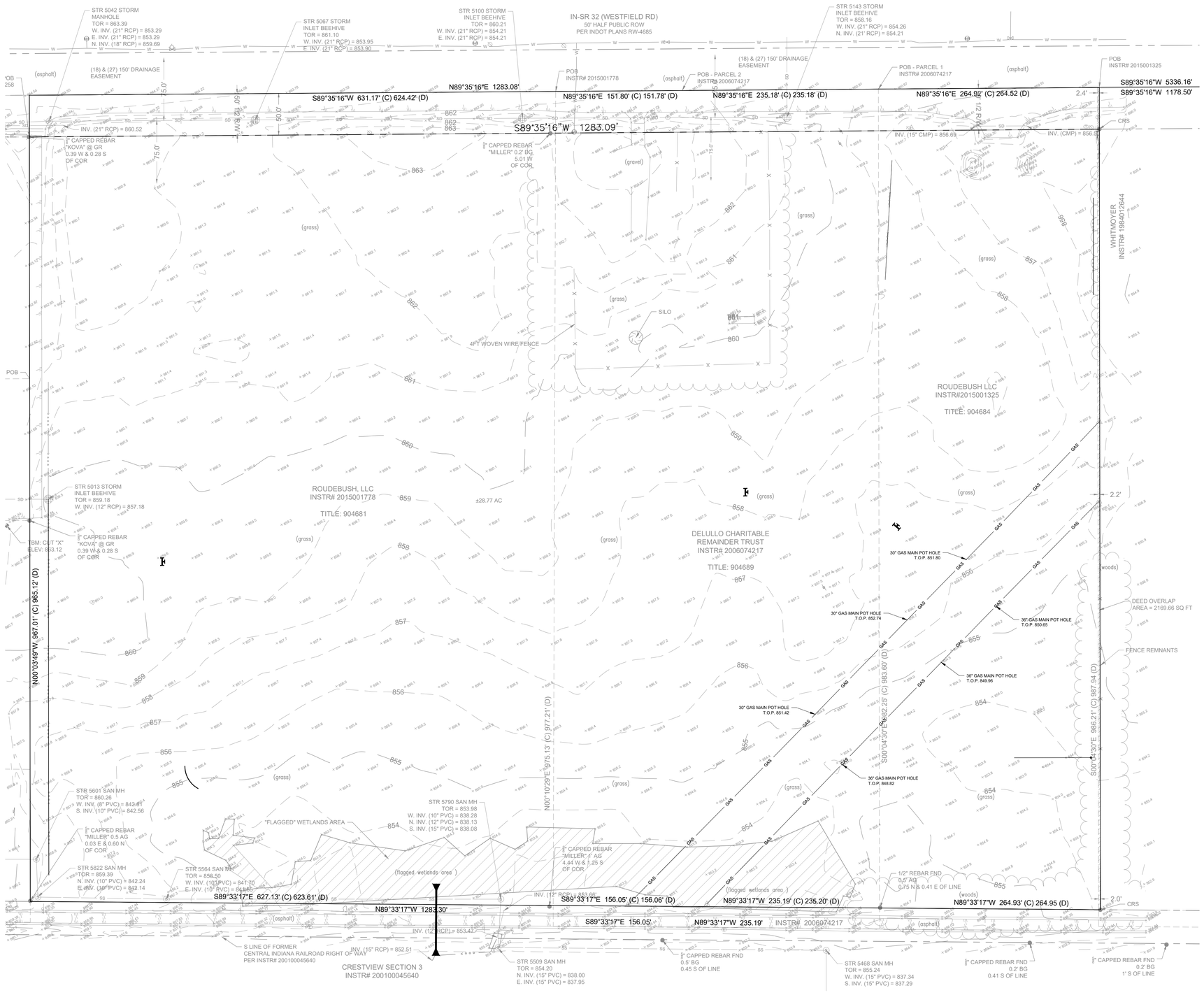
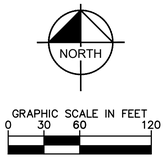
# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

### 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 |
| D | STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION |
| x | FENCE LINE |
| P.W.P. | POWER POLES |
| | LIGHT POLE |
| E.T. | ELECT. TRANSFORMER |
| E.P. | ELECT. PEDESTAL |
| E.M. | ELECT. METER |
| | GUY WIRE |
| T.P. | TELEPHONE PEDESTAL |
| T | TELEPHONE MANHOLE |
| | GAS VALVE |
| C.O. | CLEANOUT |
| M | WATER METER |
| W.V. | WATER VALVE |
| | FIRE HYDRANT |
| M.B. | MAILBOX |
| | PK NAIL SET |
| | CAPPED REBAR |

Indiana Utilities Protection Service
Call 811 before you dig

| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn
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PHONE: 317-218-9560
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM


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

M/I HOMES

EXISTING CONDITIONS

BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C101


Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2. Design\CADD\PlanSheets\EXISTING CONDITIONS.dwg C101 Jul 02, 2021 12:32pm by: Pete.White
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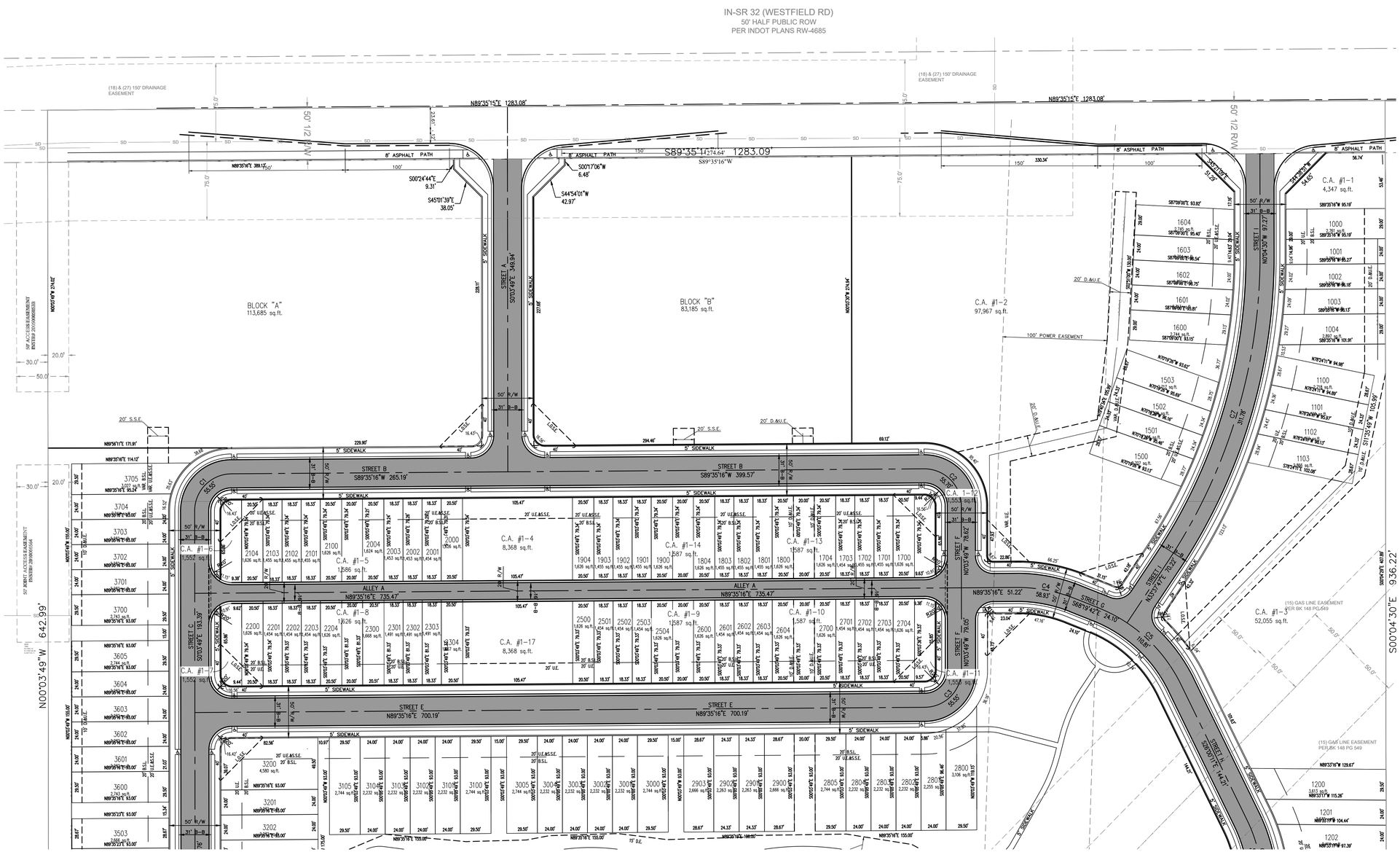
# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

### BONTERRA PUD ZONING




MATCHLINE - SEE SHEET C103

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

| | |
|---|---|
| 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 |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| | STREET LIGHT |
| | PAVEMENT |

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.

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 35.50' | 55.55' | S44°45'43"W | 50.05' | 89°39'06" | 35.28' |
| C2 | 35.50' | 55.70' | N45°00'12"W | 50.16' | 89°53'38" | 35.43' |
| C3 | 35.50' | 55.55' | N44°45'43"E | 50.05' | 89°39'05" | 35.28' |
| C4 | 150.00' | 58.93' | S79°34'59"E | 58.55' | 22°30'36" | 29.85' |
| C5 | 150.00' | 110.81' | S47°09'56"E | 108.30' | 42°19'30" | 58.07' |
| C6 | 150.00' | 67.88' | S13°02'21"E | 67.30' | 25°55'41" | 34.53' |
| C7 | 530.00' | 311.78' | N16°46'38"E | 307.30' | 33°42'17" | 160.54' |

## 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"

| No. | REVISIONS | DATE | BY |
|---|---|---|---|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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

M/I HOMES

PRIMARY PLAT

BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C102


Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\PlanSheets\PRIMARY PLAT.dwg C102 Jul 02, 2021 12:32pm by: Pete.White
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# BONTERRA

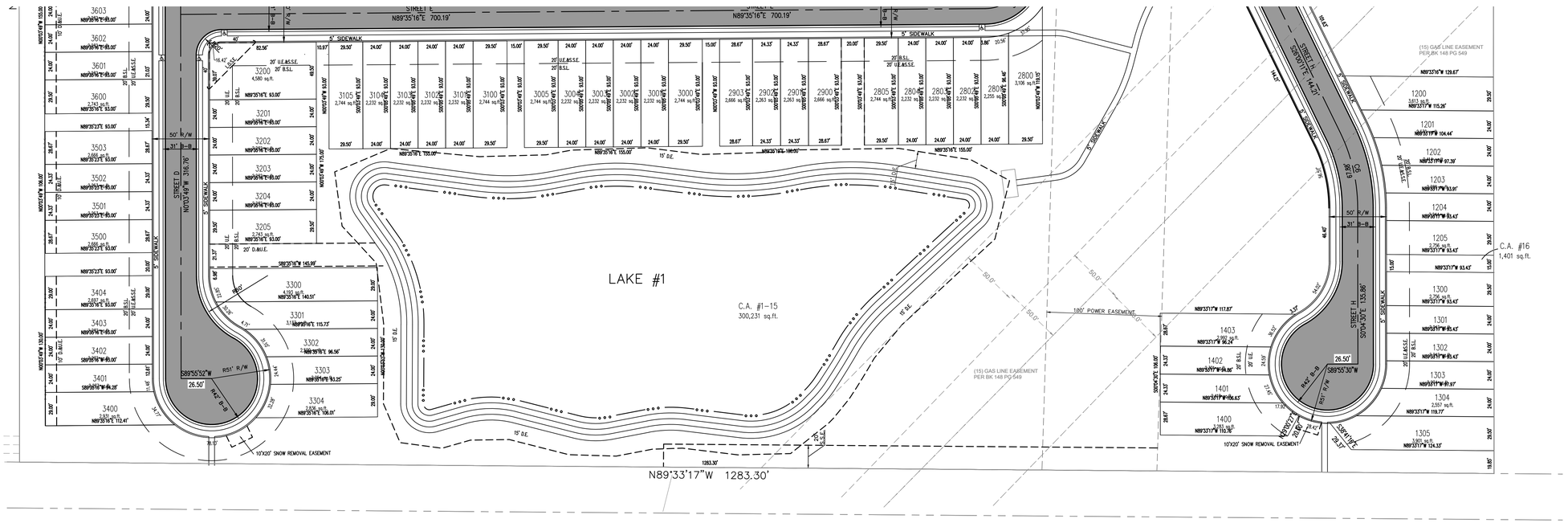
## PRIMARY PLAT/DEVELOPMENT PLAN

### BONTERRA PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE - SEE SHEET C102




## LEGEND

| | |
|---|---|
| 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 |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| | STREET LIGHT |
| | PAVEMENT |

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

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".
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5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

| No. | REVISIONS | DATE | BY |
|---|---|---|---|


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

M/I HOMES

PRIMARY PLAT

BONTERRA
PRIMARY PLAT/
DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C103


Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\PlanSheets\PRIMARY PLAT.dwg C103 Jul 02, 2021 12:33pm by: Pete.Wilte
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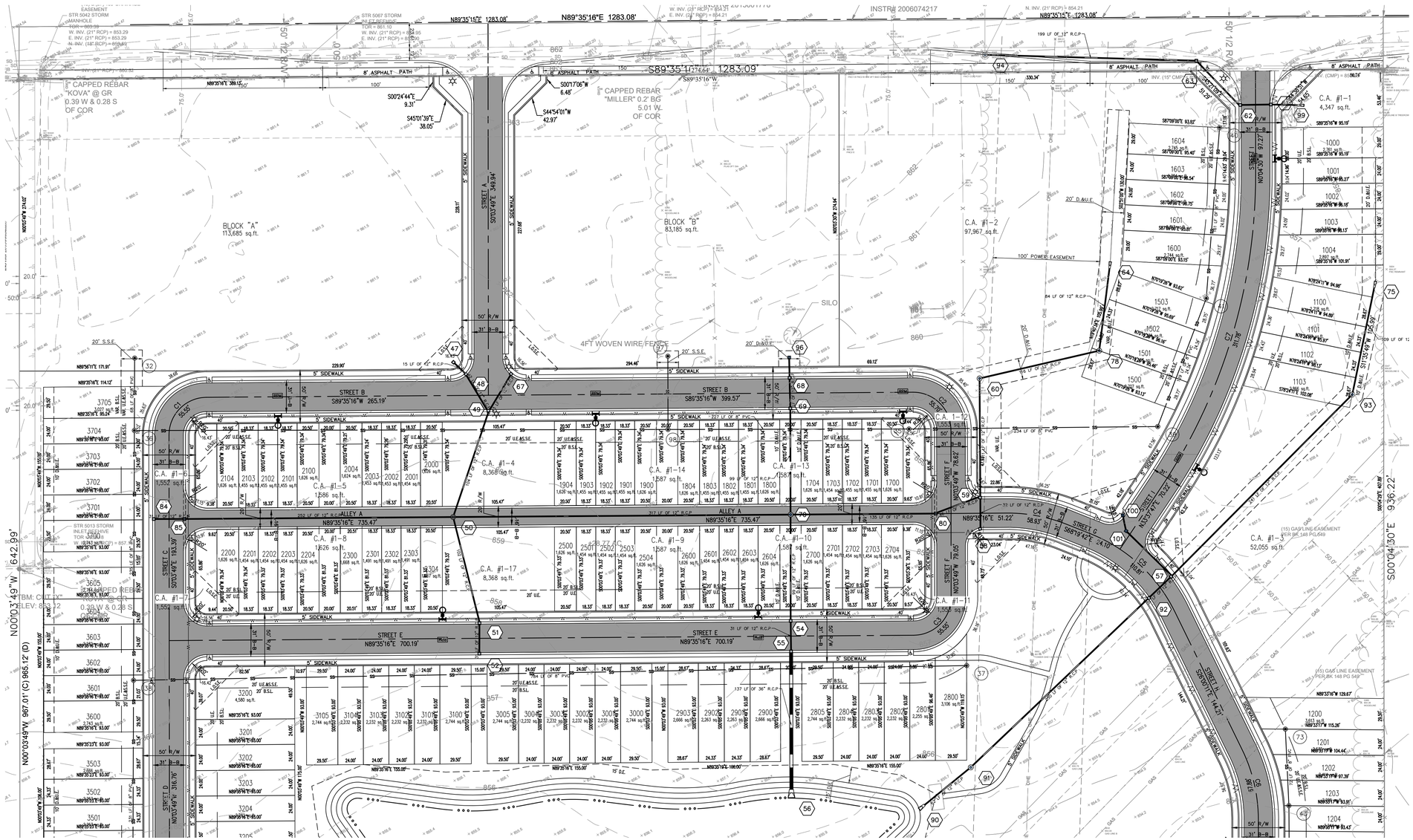
# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

### BONTERRA PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100




MATCHLINE - SEE SHEET C201

## LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.0 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W 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
- XX XXX.X 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

LANDSCAPING NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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## NOTES

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CHECKED BY: BAH

M/I HOMES

DEVELOPMENT PLAN

BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C200


Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\ProjSheets\DEVELOPMENT PLAN.dwg C200 Jul 02, 2021 12:33pm by: PeterWhite
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# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

### BONTERRA PUD ZONING

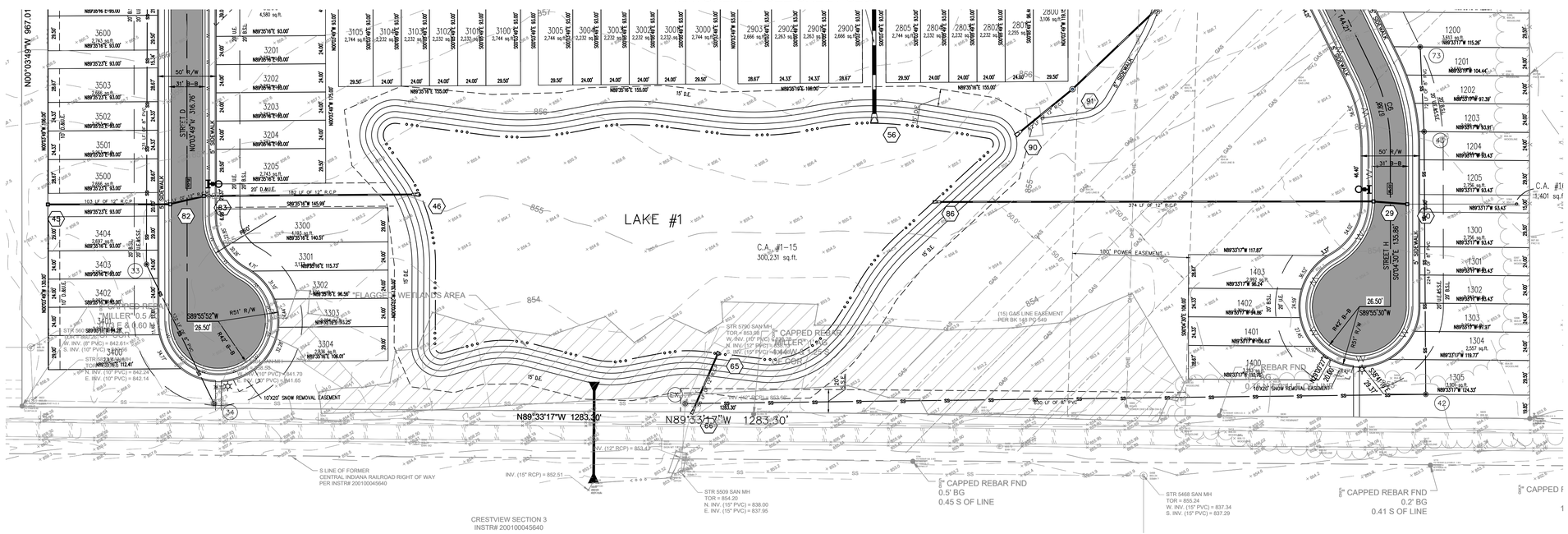
NORTH

GRAPHIC SCALE IN FEET
0 ## ## ###

## LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- S EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- S PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.0 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W 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
- XX XXX.X 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 C200

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

M/I HOMES

DEVELOPMENT PLAN

BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
C201


Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\PlanSheets\DEVELOPMENT PLAN.dwg C201 Jul 02, 2021 12:33pm by: PeteWhite
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# BONTERRA

## PRIMARY PLAT/DEVELOPMENT PLAN

### BONTERRA PUD ZONING

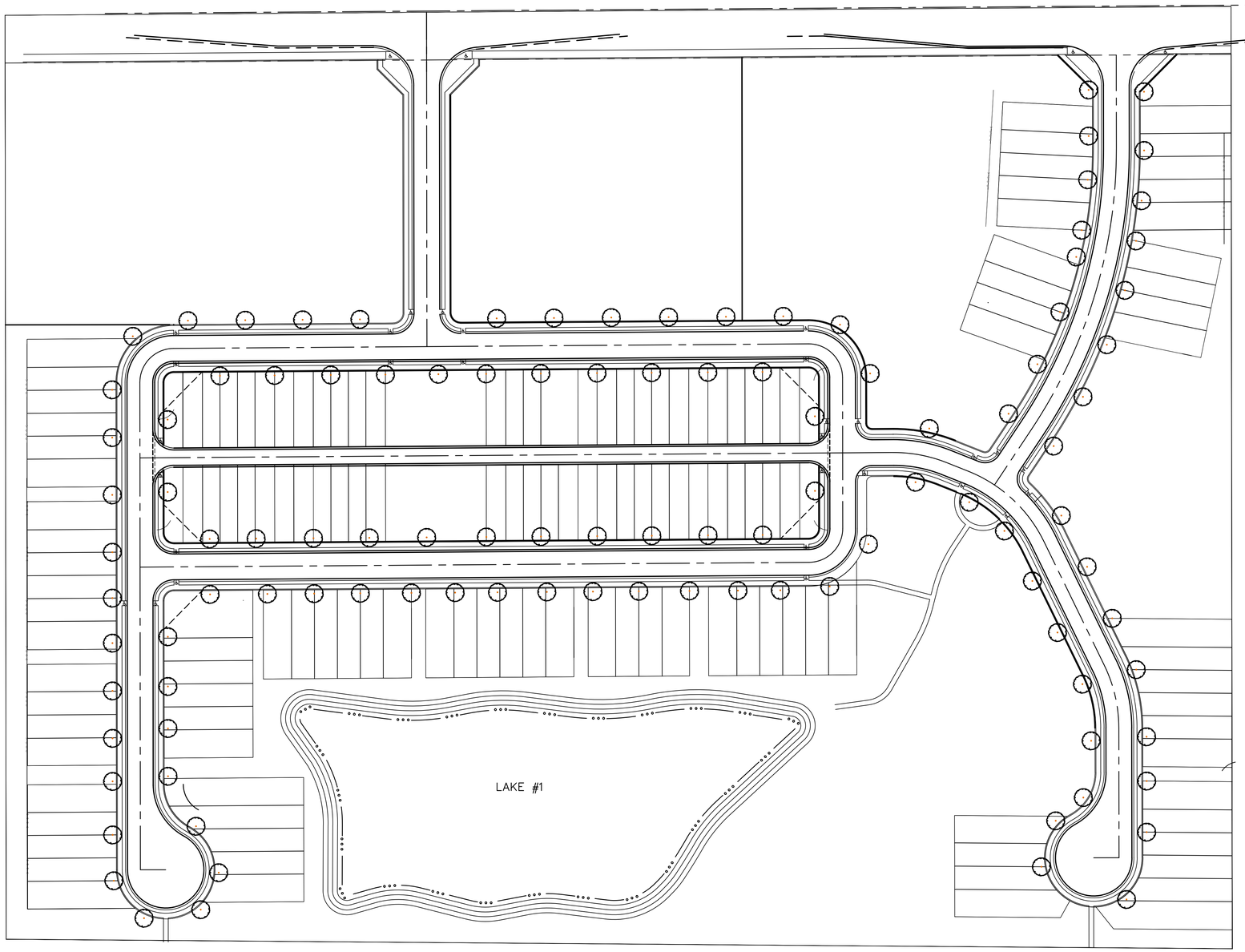
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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.

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)

Ulmus 'Morton'
Elm, Accolade
Quantity =

Acer rubrum
Maple, Red
Quantity =

Quercus muehlenbergii
Oak, Chinkapin
Quantity =

Quercus rubra
Oak, Northern Red
Quantity =

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

M/I HOMES

OVERALL LANDSCAPE PLAN

BONTERRA PRIMARY PLAT/ DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/02/2021
KHA PROJECT NO. 170150011
SHEET NUMBER
L100

Drawing name: K:\IND_LDEV\170150011_Bonterra_PP_Westfield_IN\2 Design\CADD\PlanSheets\OVERALL LANDSCAPE PLAN.dwg L100 Jul 02, 2021 12:33pm by: Pete.White
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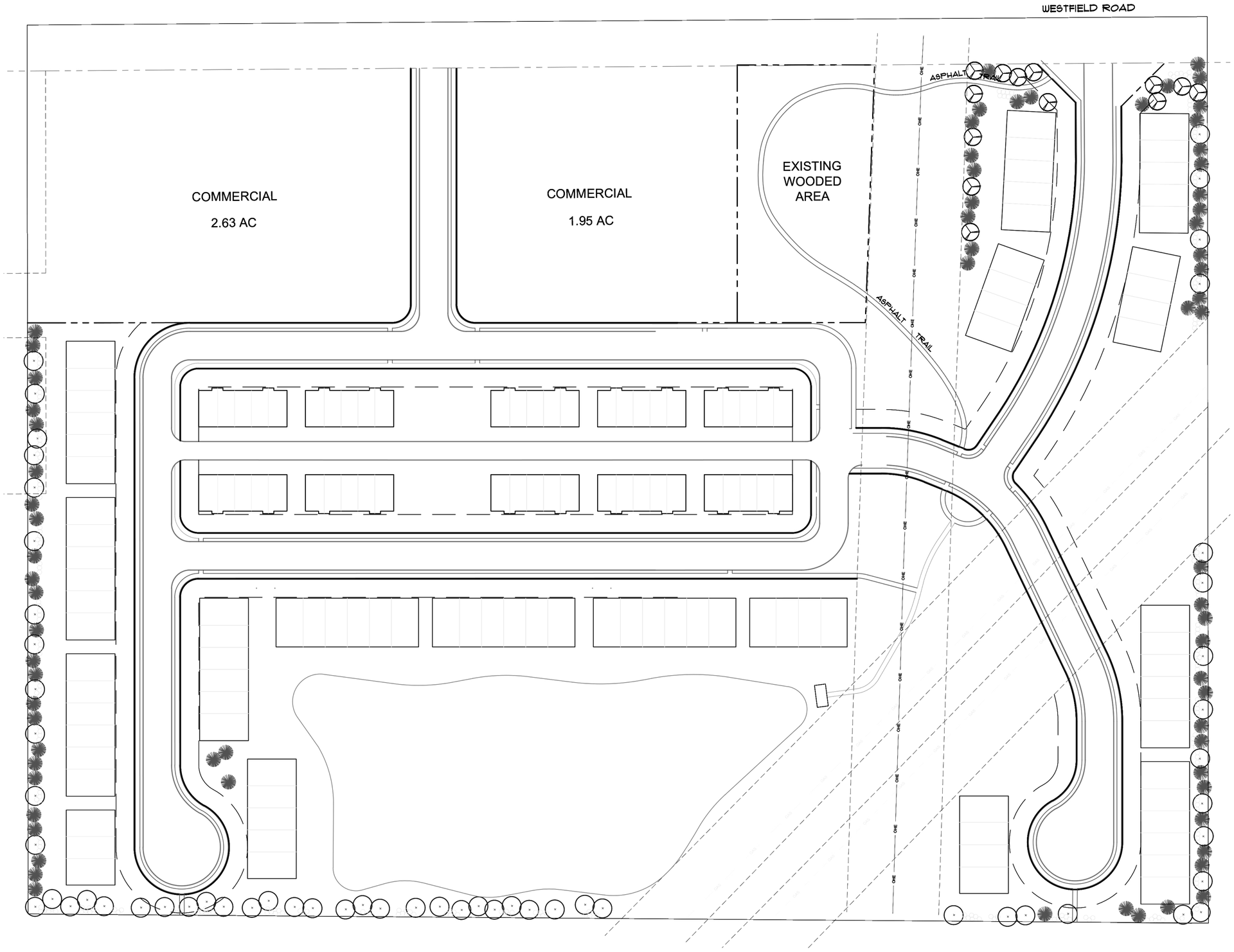



## LANDSCAPE LEGEND

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

| LANDSCAPE ORDINANCE REQUIREMENTS | | |
|---|---|---|
| | PLANTS | PLANTS |
| EXTERNAL STREET FRONTAGE - RESIDENTIAL | | |
| TOTAL DISTANCE (256') | REQUIRED | PROVIDED |
| 3 EVERGREEN OR SHADE TREES PER 100' | 8 TREES | 8 |
| 3 ORNAMENTAL TREES | 8 TREES | 8 |
| 15 SHRUBS | 39 SHRUBS | 40 |
| | | |
| BUFFER YARD TO WEST | | |
| TOTAL DISTANCE (460') | REQUIRED | PROVIDED |
| 4 EVERGREEN TREES PER 100' | 19 TREES | 19 |
| 2 SHADE TREES PER 100' | 10 TREES | 10 |
| 10 SHRUBS PER 100' | 47 SHRUBS | 47 |
| SOLID FENCE SECTIONS | | 5 |
| | | |
| BUFFER YARD TO EAST | | |
| TOTAL DISTANCE (696') | REQUIRED | PROVIDED |
| 4 EVERGREEN TREES PER 100' | 28 TREES | 28 |
| 2 SHADE TREES PER 100' | 14 TREES | 14 |
| 10 SHRUBS PER 100' | 70 SHRUBS | 70 |
| | | |
| | | |
| BUFFER YARD TO MIDLAND TRAIL | | |
| TOTAL DISTANCE (1,050') | REQUIRED | PROVIDED |
| 4 EVERGREEN OR SHADE TREES PER 100' | 42 TREES | 42 |
| 10 SHRUBS PER 100' | 105 SHRUBS | 105 |

A
L-1
BONTERRA - Buffer Plantings
SCALE 1" = 50'

0' 50' 100' 150'
NORTH

Start to Finish
LANDSCAPING
3375 South 500 East
Whiteestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. startofinish@tds.net
web. landscapingbystartofinish.com

DESIGNED FOR

M/I HOMES
8500 KEYSTONE CROSSING,
SUITE 590
INDIANAPOLIS, IN 46240

PROJECT NAME
BONTERRA
WESTFIELD, IN

SHEET NAME
LANDSCAPE PLAN

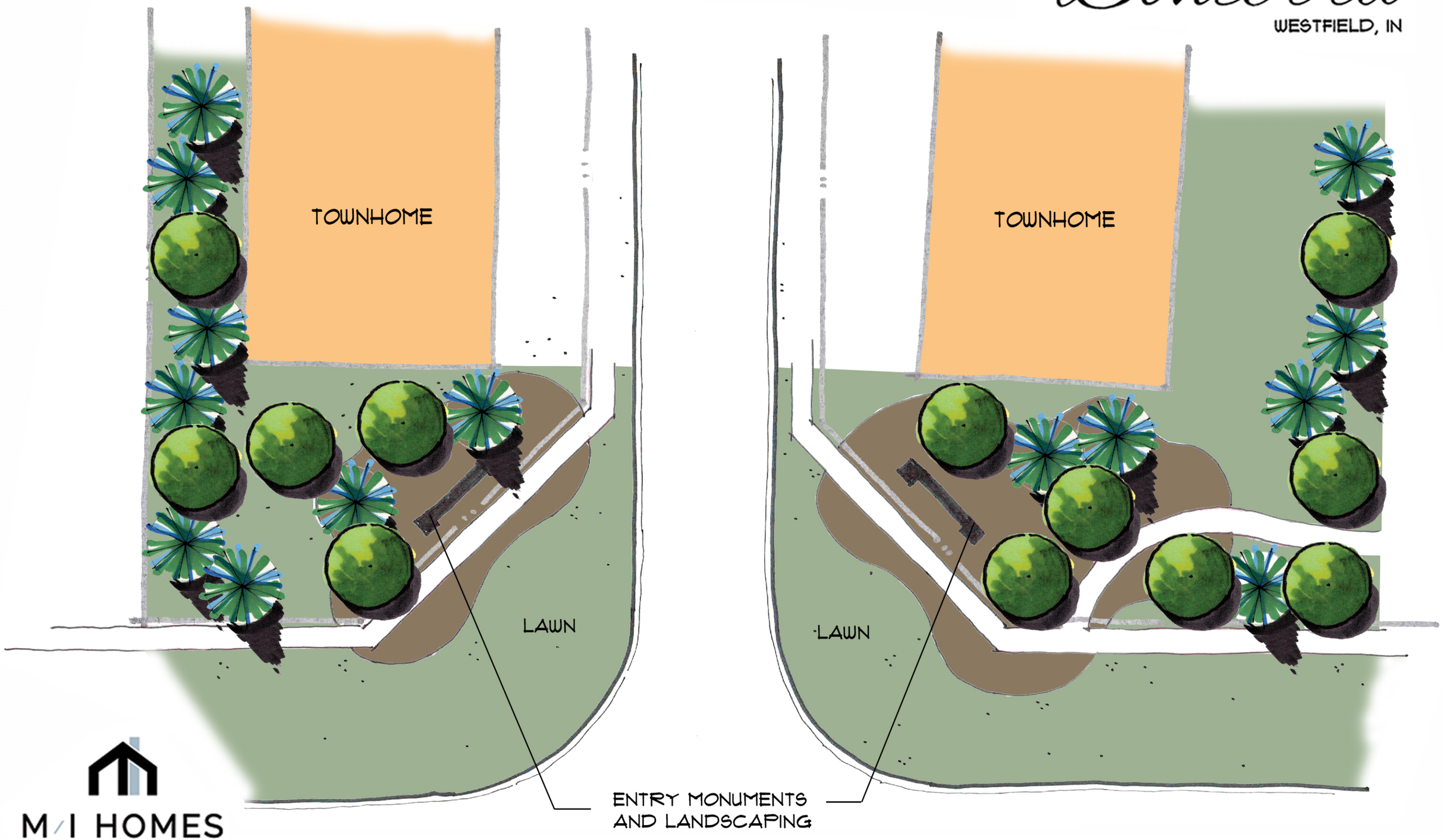
DESIGNER
CLA

DATE: APRIL 5, 2021
REVISION DATE:
MAY 20, 2021

SHEET
L1

# Bonterra

WESTFIELD, IN




M/I HOMES

Welcome to Better

# 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:**

**August 2, 2021, APC Public Hearing**

1. Whitmoyer, Robert & Helen 07/29/2021

**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.

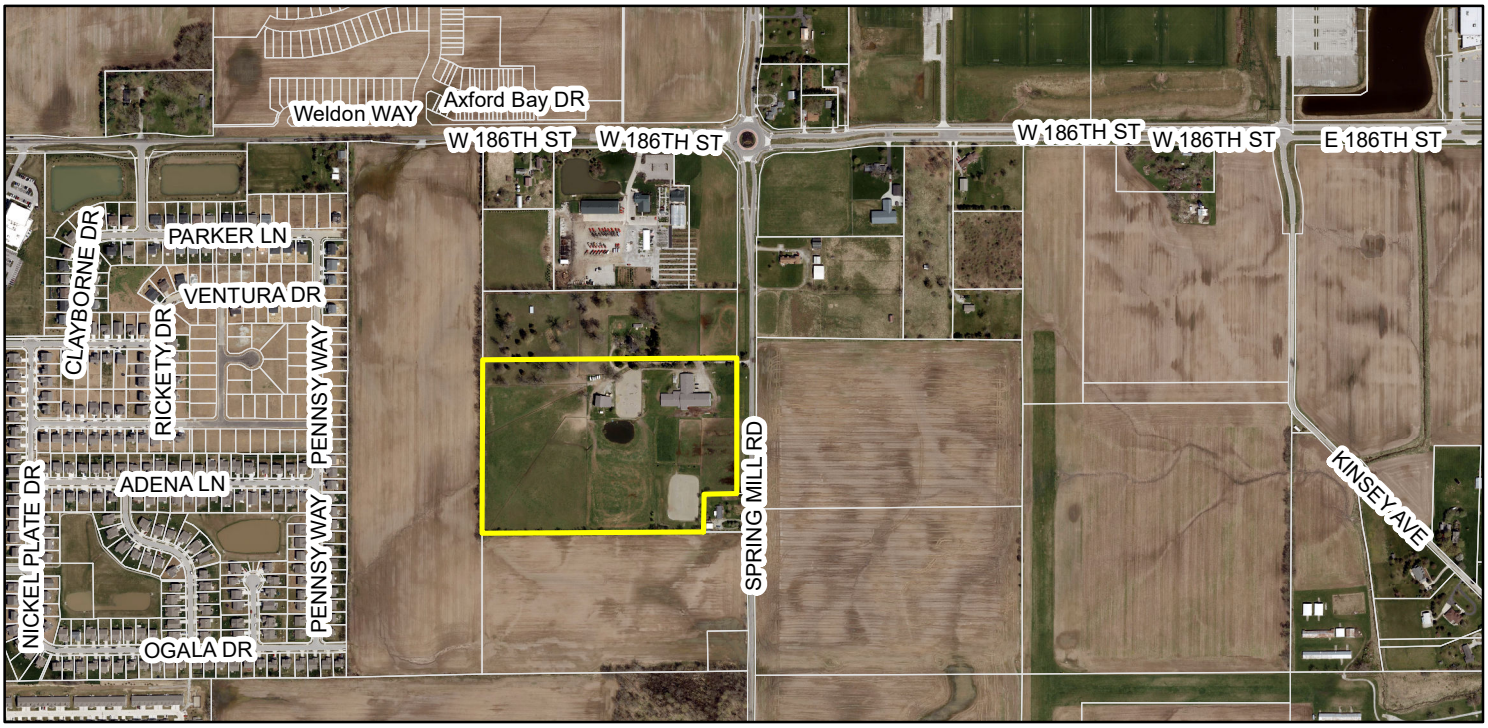
Robert and Helen Whitmoyer. Phone 317-896-2453

# Property Location Map
# Urban Apples PUD
# 2108-PUD-22

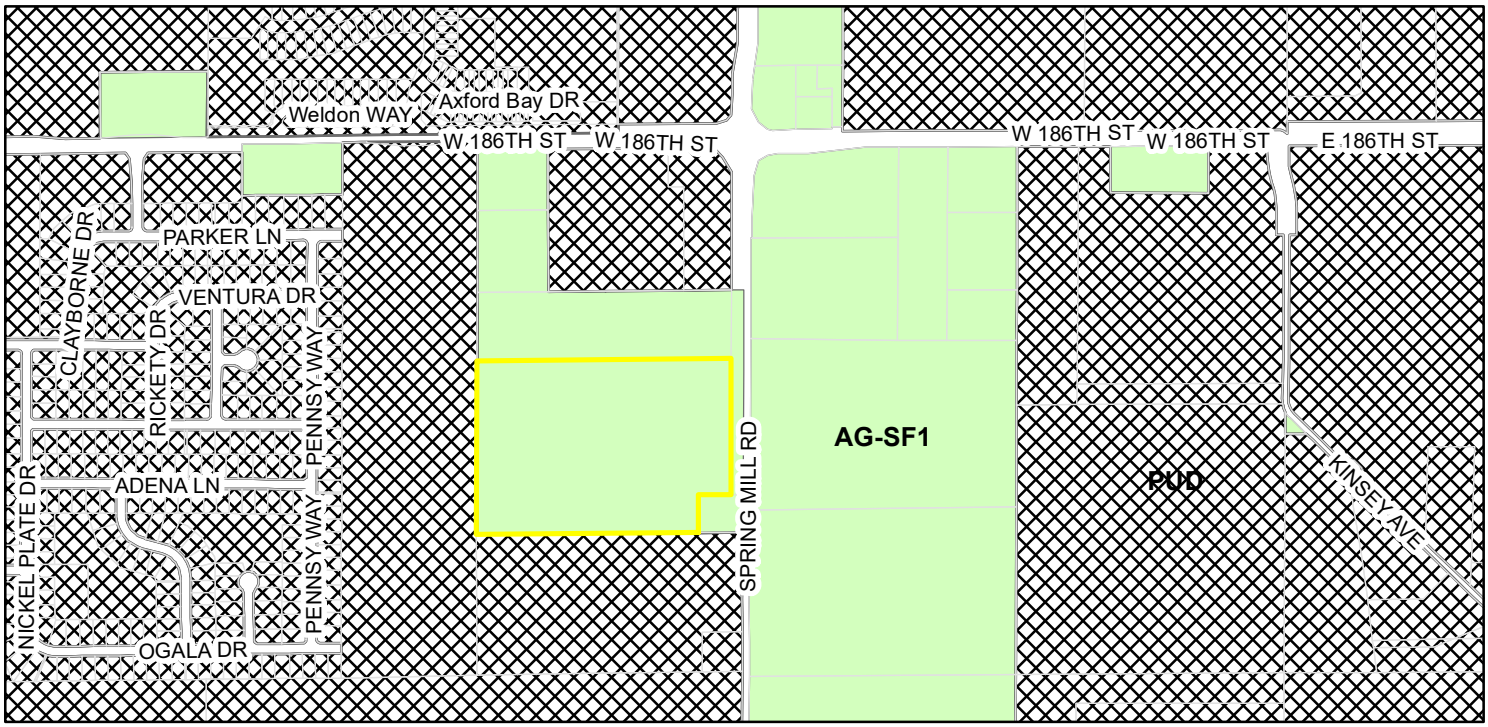
N
W E
S
Not To Scale

## Aerial Location Map

Site




## Zoning Map




**Zoning**

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

# ORDINANCE NUMBER XX-XX

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

## "Urban Apples PUD"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the "**Real Estate**");

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a _____ recommendation (Vote: ___ in favor, ___ opposed) 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 Council on _____, 2021;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Urban Apples Planned Unit Development District" (the "**District**").

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 UDO, 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 UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals ("**Granted Variances**"). Further, this Ordinance is adopted with the request and consent of the Real Estate owner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

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

2.1 "**Agritourism Use (or Agritainment Use)**" shall mean an agriculturally-based operation or activity that brings visitors to the Real Estate, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e., petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e., corn mazes, hay or wagon rides, straw piles), family-oriented activities (i.e., bounce houses, yard games), vineyards, breweries (beer production, processing, distribution), wineries (wine production, processing, distribution) cideries (cider production, processing, distribution), distilleries (production, processing and distribution of spirits), educational experiences or tours, limited retail sales of products not produced on-site (i.e., country store, gift shop, activity ticket sales), related beverage or food sales (i.e., tasting facilities, lunch counters, refreshment or specialty food stands), and related ancillary uses and buildings.

2.2 "**Barn House**" shall mean a shelter used to house goats, chickens and/or other farm animals that is thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C).

2.3 "**Food Truck Area**" shall mean an area within the Cidery Area (location identified by a black star on the Concept Plan) designated to host up to two (2) food truck vendors at any given time. Food truck vendors shall only be permitted to vend to patrons of the uses within the Real Estate.

2.4 "**Cidery Operation**" shall mean the uses permitted in the "Cidery" Area on the Real Estate, including Agritourism Use (or Agritainment Use), Food Truck Area, Patio Seating Area, Pavilion, Restroom Shelter, Seasonal Parking, Specialty Restaurant, Takeout and Deli-Style Restaurant, and accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions, and as further described in Exhibit E.

2.5 "**Goat Tower**" shall mean a structure built in a manner consistent with the character and quality of that shown in Exhibit F.

2.6 "**Greenhouse**" shall mean a structure used primarily for growing, selling and storing plants and related plant and garden materials available for retail purchase, consistent with the character and quality shown in Exhibit G.

2.7 "**Lawn Uses**" shall mean the uses permitted in the "Lawn" Area on the Real Estate, including playgrounds, yard games, Restroom Shelter, Music Shelter, putting green, Farm Stand, Goat Tower, Barn House and Picnic Area.

2.8 "**Music Shelter**" shall mean a covered platform used for music performances and other similar activities, and as further described in Exhibit H.

2.9 "**Orchard Uses**" shall mean the uses permitted in the "Orchard" Area on the Real Estate, including Agricultural Use, Picnic Area, Smoke House and golf cart parking area.

2.10 "**Patio Seating Area**" shall mean an outdoor seating area primarily used for food and beverage service.

2.11 "**Pavilion**" shall mean a covered seating area, primarily used for food and beverage service, which may be enclosed seasonally, consistent in character and quality with the images shown in Exhibit I.

2.12 "**Picnic Area**" shall mean an outdoor area used primarily for picnic tables, Picnic Shelters and lawn chairs.

2.13 "**Picnic Shelter**" shall mean a covered outdoor seating area in substantial compliance with the quality and character of the images shown in Exhibit J.

2.14 "**Restroom Shelter**" shall mean a structure primarily used for restroom facilities, connected to public water and sanitary sewer services, and thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C).

2.15 "**Seasonal Parking**" shall mean parking areas used seasonally, substantially consistent with that shown in Exhibit K.

2.16 "**Seeds Operation**" shall mean the uses permitted in the "Seeds" Area on the Real Estate, including Farm Stand, General Services Office, Greenhouse(s), Low Intensity Retail, Outdoor Storage (only Greenhouse materials available for sale to public, not to exceed 2,000 square feet in area), warehousing and distribution associated with seed sales business and related activities, and as further described in Exhibit D.

2.17 "**Smoke House**" shall mean a structure used primarily to smoke meats, no more than 100 square feet in size.

2.18 "**Storage Barn**" shall mean a barn-like storage building, no more than 2,000 square feet in size, used primarily to store equipment, tools and other items of personal property used on the Real Estate, thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C). Multiple Storage Barns shall be permitted throughout the Real Estate.

2.19 "**Vine Operation**" shall mean the uses permitted in the "Vine" Area on the Real Estate, including Agritourism Use (or Agritainment Use), Farm Stand, Patio Seating Area, Seasonal Parking, Specialty Restaurant, Takeout and Deli-Style Restaurant, uses defined as Light Industrial in the UDO which are ancillary and/or accessory to a winery use including but not limited to production of wine products, brewery, cidery, distiller of liquor and spirits; bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages and accessory structures and uses customarily incidental to any of the permitted uses, including, but not limited to, indoor and outdoor storage vessels associated with bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages, Temporary Use and Events, weddings or other social events and receptions, and as further described in Exhibit C.

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

3.1 The District is hereby divided into seven (7) areas, as depicted on the Concept Plan and labeled as "**Vine**," "**Seeds**," "**Cidery**," "**Meadow**," "**Orchard**," "**Shade**" and "**Lawn**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas shall be in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of the Areas shall be the AG-SF1: Agriculture / Single-Family Rural District (the "**Underlying Zoning District**").

Section 5. Permitted Uses. The uses identified in Exhibit B, attached hereto and incorporated herein ("**Permitted Uses**"), shall be permitted in the Areas.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified in this paragraph.

6.1 Minimum Building Setback Line: Article 4.2(E) shall not apply. Instead the following minimum setback standards shall apply: (i) fifty (50) feet from the Spring Mill Road right-of-way; (ii) thirty (30) feet from all other District property lines.

6.2 Maximum Building Height: Article 4.2(G) shall not apply. Instead the building maximum height standards in Article 6.6(D) shall apply to all buildings in the District, except the Goat Tower. The building height standards of Article 6.6(E) shall apply to the Goat Tower.

6.3 Minimum Living Area (Ground Floor): Article 4.2(H) shall not apply.

6.4 Subdivisions: Article 4.2(I) shall not apply.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Architectural Standards: Article 6.3 Architectural Standards of the UDO shall not apply to the Areas. Instead, building materials and architectural style shall be in substantial compliance with the materials set forth in the exhibits identified in this Section (collectively, the "**Area Exhibits**"). Unless otherwise stated herein, the Area Exhibits are intended to conceptually illustrate the character and quality of the improvements to be constructed within the Areas. The actual buildings may vary in size and configuration from those depicted in the Area Exhibits.

A. Vine. The building materials and architectural style of improvements in the Vine Area shall be in substantial compliance with Exhibit C, attached hereto and incorporated herein.

B. Seeds. The building materials and architectural style of improvements in the Seeds Area shall be in substantial compliance with Exhibit D, attached hereto and incorporated herein.

C. Cidery. The building materials and architectural style of improvements in the Cidery Area shall be in substantial compliance with Exhibit E, attached hereto and incorporated herein.

8.2 Building Standards. Article 6.4(E), Agriculture-Related Uses, shall apply to the Buildings in the District.

8.3 Landscaping Standards.

A. General Screening Standards. Article 6.8 (H) shall not apply to nonconforming conditions present in the Vine and Cidery Areas at the time of the adoption of this Ordinance.

B. Parking Area Landscaping. Article 6.8(O) shall only apply within 200' of the Spring Mill Road right-of-way line (the "**Spring Mill Frontage**").

C. Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, 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 removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.

D. Orchard Preservation: The three (3) rows of apple trees planted between the Vines Building (defined in Exhibit C) and Spring Mill Road shall be preserved and maintained as part of the horticultural operation on the Real Estate.

8.4 Parking and Loading Standards.

A. Loading Berths. Article 6.14(C) shall not apply to the District.

B. Surfacing and Curbs. Article 6.14(G)(7) shall only apply within the Spring Mill Frontage. Seasonal Parking shall be permitted outside of the Spring Mill Frontage, within the Vine, Seeds, Cidery and Meadow Areas.

C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. 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 AG-SF1 District.

Section 10. 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.

**ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.**

**WESTFIELD CITY COUNCIL**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| _____ | _____ | _____ |
| James Edwards | James Edwards | James Edwards |
| _____ | _____ | _____ |
| Scott Frei | Scott Frei | Scott Frei |
| _____ | _____ | _____ |
| Jake Gilbert | Jake Gilbert | Jake Gilbert |
| _____ | _____ | _____ |
| Mike Johns | Mike Johns | Mike Johns |
| _____ | _____ | _____ |
| Troy Patton | Troy Patton | Troy Patton |
| _____ | _____ | _____ |
| Cindy L. Spoljaric | Cindy L. Spoljaric | Cindy L. Spoljaric |
| _____ | _____ | _____ |
| Scott Willis | Scott Willis | Scott Willis |

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____day of _____, 2021.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

**EXHIBIT A**

The “Concept Plan” appears on the following page of this Ordinance.

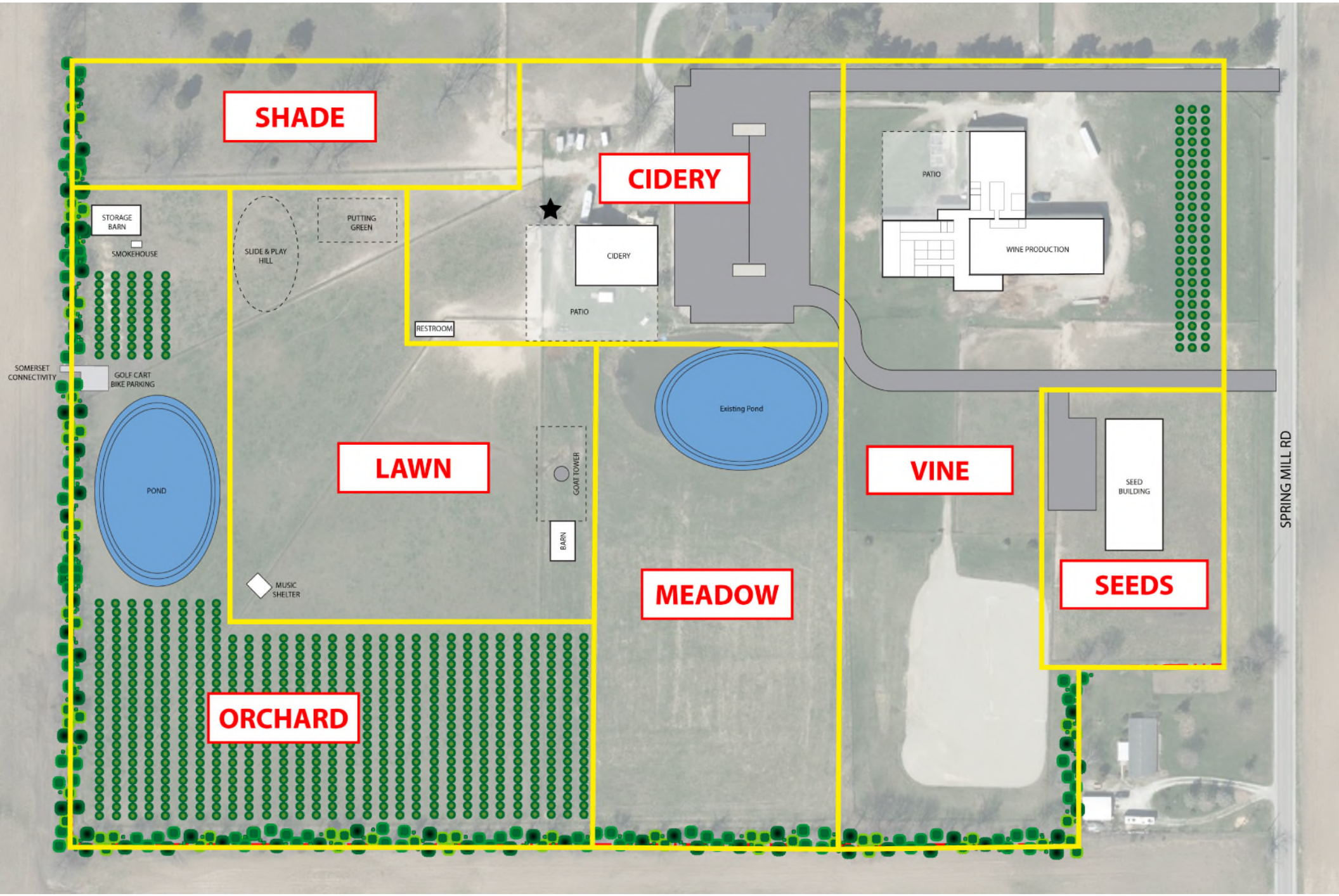

SHADE
CIDERY
LAWN
MEADOW
VINE
SEEDS
ORCHARD
STORAGE BARN
SMOKEHOUSE
SLIDE & PLAY HILL
PUTTING GREEN
CIDERY
PATIO
RESTROOM
PATIO
WINE PRODUCTION
SOMERSET CONNECTIVITY
GOLF CART BIKE PARKING
POND
Existing Pond
GOAT TOWER
BARN
MUSIC SHELTER
SEED BUILDING
SPRING MILL RD

**EXHIBIT B**

| USE | Vine | Seeds | Cidery | Meadow | Orchard | Shade | Lawn |
|---|---|---|---|---|---|---|---|
| Cidery Operation | | | X | | | | |
| Farm Stand | X | X | X | X | X | | X |
| Lawn Uses | | | | | | | X |
| Orchard Uses | | | | | X | | |
| Picnic Area | | | | X | X | X | X |
| Seasonal Parking | X | | X | X | | | |
| Seeds Operation | | X | | | | | |
| Storage Barn | X | X | X | X | X | X | X |
| Winery Operation | X | | | | | | |

X = Permitted Use

## EXHIBIT C

### "Vine" Area

1. Included in this Exhibit C are pictures of the existing structure within the Vine Area (see following page of this Exhibit).

2. The existing structure (the "**Vine Building**") shall be rehabilitated, enhanced and shall be permitted to remain in the Vine Area.

3. Building materials of the Vine Building include metal doors and siding. Wood and masonry materials and elements shall also be permitted, but shall not be required.

4. The exterior of the Vine Building shall be repainted and/or resurfaced within one (1) year of the adoption of this Ordinance.

5. Roof materials of the Vine Building include asphalt shingles. Standing seam metal roof materials shall also be permitted.

6. Patio Seating shall be constructed adjacent to the Vine Building which may incorporate sunshades, pergolas or screening to protect from the sun and/or precipitation.

7. Outdoor storage vessels associated with bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages shall be permitted within fifty (50) feet of the Vine Building.

8. Tents, erected in compliance with all applicable rules and regulations, may be utilized within the Vine Area for the seasonal hosting of events.

9. Any additions or modifications to the Vine Building and any additional structures constructed within the Vine Area shall be architecturally consistent with the Vine Building and the standards included in this Exhibit C.

**West side of Vine Building**

**East side of Vine Building**

# EXHIBIT D

## "Seeds" Area

1. Included in this Exhibit D are illustrative images of the planned structure within the Seeds Area (see following page of this Exhibit).

2. The planned structure (the "**Seeds Building**") shall be thematically consistent (in color, materials and architectural form) with the Vine Building. The design of the Seeds Building shall be consistent with the quality and character shown in the images in this Exhibit D; although, (i) the actual layout and design may vary from the images included in this Exhibit, and (ii) masonry wainscot shall be permitted but not required.

3. Building materials of the Seeds Building may include metal doors and siding, wood and masonry materials and elements, to be thematically consistent with the Vine Building.

4. Roof materials of the Seeds Building may include asphalt shingles or standing seam metal roof materials.

5. Greenhouses may be constructed in the Seeds Area consistent with the quality and character shown in the images included in Exhibit G of this Ordinance. Glass, metal and poly-plastic exterior building materials shall be permitted for Greenhouses.

6. Outdoor storage and display of Greenhouse materials available for sale to public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).

7. Any additions or modifications to the Seeds Building and any additional structures constructed within the Seeds Area shall be thematically consistent with the Vine Building and the standards included in this Exhibit D.

**“Seeds Building” Illustrative Images**

# EXHIBIT E

## "Cidery" Area

1. Included in this Exhibit E are pictures of the existing structure within the Cidery Area (see following page of this Exhibit).

2. The existing structure (the "**Cidery Building**") shall be rehabilitated, enhanced and shall be permitted to remain in the Cidery Area.

3. Building materials of the Cidery Building include wood and metal doors and wood siding. Metal and masonry materials and elements shall also be permitted, but shall not be required.

4. The exterior of the Cidery Building shall be repainted and/or resurfaced within two (2) years of the adoption of this Ordinance.

5. Roof materials of the Cidery Building include asphalt shingles. Standing seam metal roof materials shall also be permitted.

6. Patio Seating shall be constructed adjacent to the Cidery Building which may incorporate sunshades, pergolas or screening to protect from the sun and/or precipitation.

8. A Pavilion may be constructed in the Cidery Area consistent with the quality and character shown in the images included in Exhibit I of this Ordinance.

7. Any additions or modifications to the Cidery Building and any additional structures constructed within the Cidery Area shall be architecturally consistent with the Vine Building and the standards included in this Exhibit E.

**South side of Cidery Building**

**North side of Cidery Building**

**EXHIBIT F**

**"Goat Tower" Illustrative Images**

**EXHIBIT G**

**"Greenhouse" Illustrative Images**

# EXHIBIT H

## "Music Shelter"

1. Included in this Exhibit H are illustrative images of the planned Music Shelter within the Lawn Area (see following page of this Exhibit).

2. The design of the Music Shelter shall be consistent with the quality and character shown in the images in this Exhibit H; although, (i) the actual layout and design may vary from the images included in this Exhibit, and (ii) masonry/stone elements shall be permitted but not required.

3. Roof materials of the Music Shelter may include asphalt shingles or standing seam metal roof materials.

4. The Music Shelter shall: (i) not exceed 500 square feet in size; (ii) be oriented to the northeast, in substantial compliance with the orientation shown on the Concept Plan; and (iii) be operated in compliance with Section 34-51 of the Code of Ordinances, of Westfield, Indiana.

5. Any additional structures constructed within the Lawn Area shall be thematically consistent with the Vine Building and the standards included in this Exhibit D.

**“Music Shelter” Illustrative Images**

**EXHIBIT I**

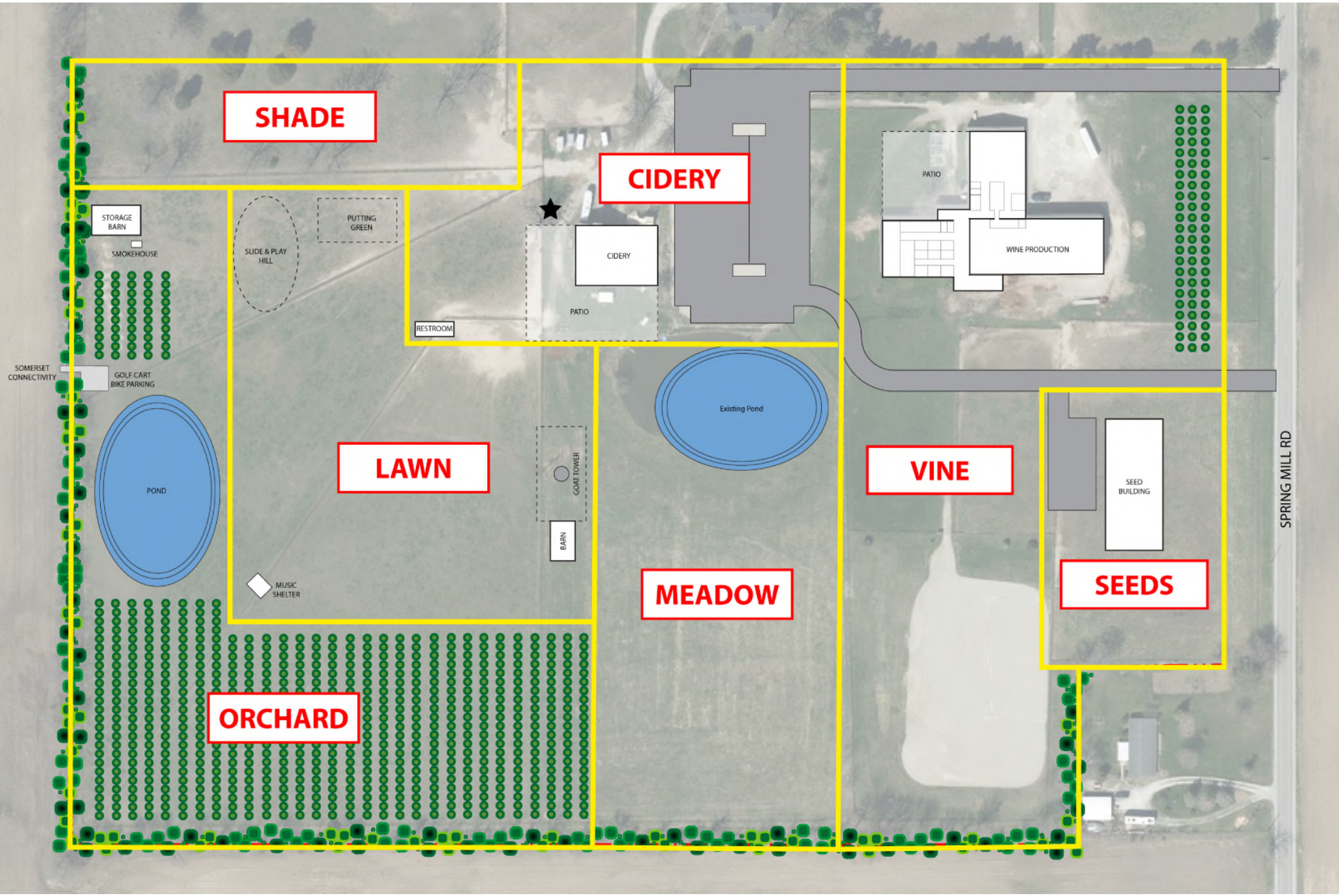
**"Pavilion" Illustrative Images**

**EXHIBIT J**

**"Picnic Shelter" Illustrative Images**

**EXHIBIT K**

**"Seasonal Parking" Illustrative Images**


SHADE
CIDERY
LAWN
MEADOW
VINE
SEEDS
ORCHARD
STORAGE BARN
SMOKEHOUSE
SLIDE & PLAY HILL
PUTTING GREEN
CIDERY
PATIO
RESTROOM
PATIO
WINE PRODUCTION
SOMERSET CONNECTIVITY
GOLF CART BIKE PARKING
POND
Existing Pond
GOAT TOWER
BARN
MUSIC SHELTER
SEED BUILDING
SPRING MILL RD

## EXHIBIT C

### "Vine" Area

1. Included in this Exhibit C are pictures of the existing structure within the Vine Area (see following page of this Exhibit).

2. The existing structure (the "**Vine Building**") shall be rehabilitated, enhanced and shall be permitted to remain in the Vine Area.

3. Building materials of the Vine Building include metal doors and siding. Wood and masonry materials and elements shall also be permitted, but shall not be required.

4. The exterior of the Vine Building shall be repainted and/or resurfaced within one (1) year of the adoption of this Ordinance.

5. Roof materials of the Vine Building include asphalt shingles. Standing seam metal roof materials shall also be permitted.

6. Patio Seating shall be constructed adjacent to the Vine Building which may incorporate sunshades, pergolas or screening to protect from the sun and/or precipitation.

7. Outdoor storage vessels associated with bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages shall be permitted within fifty (50) feet of the Vine Building.

8. Tents, erected in compliance with all applicable rules and regulations, may be utilized within the Vine Area for the seasonal hosting of events.

9. Any additions or modifications to the Vine Building and any additional structures constructed within the Vine Area shall be architecturally consistent with the Vine Building and the standards included in this Exhibit C.

**West side of Vine Building**

**East side of Vine Building**

# EXHIBIT D

## "Seeds" Area

1. Included in this Exhibit D are illustrative images of the planned structure within the Seeds Area (see following page of this Exhibit).

2. The planned structure (the "**Seeds Building**") shall be thematically consistent (in color, materials and architectural form) with the Vine Building. The design of the Seeds Building shall be consistent with the quality and character shown in the images in this Exhibit D; although, (i) the actual layout and design may vary from the images included in this Exhibit, and (ii) masonry wainscot shall be permitted but not required.

3. Building materials of the Seeds Building may include metal doors and siding, wood and masonry materials and elements, to be thematically consistent with the Vine Building.

4. Roof materials of the Seeds Building may include asphalt shingles or standing seam metal roof materials.

5. Greenhouses may be constructed in the Seeds Area consistent with the quality and character shown in the images included in Exhibit G of this Ordinance. Glass, metal and poly-plastic exterior building materials shall be permitted for Greenhouses.

6. Outdoor storage and display of Greenhouse materials available for sale to public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).

7. Any additions or modifications to the Seeds Building and any additional structures constructed within the Seeds Area shall be thematically consistent with the Vine Building and the standards included in this Exhibit D.

**“Seeds Building” Illustrative Images**

# EXHIBIT E

## "Cidery" Area

1. Included in this Exhibit E are pictures of the existing structure within the Cidery Area (see following page of this Exhibit).

2. The existing structure (the "**Cidery Building**") shall be rehabilitated, enhanced and shall be permitted to remain in the Cidery Area.

3. Building materials of the Cidery Building include wood and metal doors and wood siding. Metal and masonry materials and elements shall also be permitted, but shall not be required.

4. The exterior of the Cidery Building shall be repainted and/or resurfaced within two (2) years of the adoption of this Ordinance.

5. Roof materials of the Cidery Building include asphalt shingles. Standing seam metal roof materials shall also be permitted.

6. Patio Seating shall be constructed adjacent to the Cidery Building which may incorporate sunshades, pergolas or screening to protect from the sun and/or precipitation.

8. A Pavilion may be constructed in the Cidery Area consistent with the quality and character shown in the images included in Exhibit I of this Ordinance.

7. Any additions or modifications to the Cidery Building and any additional structures constructed within the Cidery Area shall be architecturally consistent with the Vine Building and the standards included in this Exhibit E.

**South side of Cidery Building**

**North side of Cidery Building**

**EXHIBIT F**

**"Goat Tower" Illustrative Images**

**EXHIBIT G**

**"Greenhouse" Illustrative Images**

# EXHIBIT H

## "Music Shelter"

1. Included in this Exhibit H are illustrative images of the planned Music Shelter within the Lawn Area (see following page of this Exhibit).

2. The design of the Music Shelter shall be consistent with the quality and character shown in the images in this Exhibit H; although, (i) the actual layout and design may vary from the images included in this Exhibit, and (ii) masonry/stone elements shall be permitted but not required.

3. Roof materials of the Music Shelter may include asphalt shingles or standing seam metal roof materials.

4. The Music Shelter shall: (i) not exceed 500 square feet in size; (ii) be oriented to the northeast, in substantial compliance with the orientation shown on the Concept Plan; and (iii) be operated in compliance with Section 34-51 of the Code of Ordinances, of Westfield, Indiana.

5. Any additional structures constructed within the Lawn Area shall be thematically consistent with the Vine Building and the standards included in this Exhibit D.

**“Music Shelter” Illustrative Images**

**EXHIBIT I**

**"Pavilion" Illustrative Images**

**EXHIBIT J**

**"Picnic Shelter" Illustrative Images**

**EXHIBIT K**

**"Seasonal Parking" Illustrative Images**

**URBAN APPLES - NARRATIVE STATEMENT**

Herron Holdings, LLC is excited to introduce “Urban Apples,” a new agritourism destination situated on 23.71 acres along the west side of Spring Mill Road, just south of 186th Street. The proposed planned development is designed to include an apple orchard, picnic areas, play areas, a music lawn area, an interactive space with smaller farm animals, production facilities for various alcoholic and nonalcoholic beverages, tasting rooms and food offerings, greenhouse, and office use and facilities for a specialty seeds business. The project team has thoughtfully prepared the Urban Apples PUD proposal to create a wonderful visitor experience, whether people come from nearby or from out of town.

# Westfield–Washington Township Advisory Plan Commission (APC)
# Minutes of the July 6, 2021 APC Meeting

*Presented for approval: August 2, 2021*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, July 6, 2021 scheduled for 7:00 p.m. in person at City Hall and online.**

**Active Links for this Meeting:**

**July 6, 2021 APC Agenda & Exhibits** **July 6, 2021 YouTube Video**

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

**ROLL CALL:** Noted presence of a quorum.
*YouTube Time: 0:38*

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

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Dave Schmitz.

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

**City Staff Present Virtually:** Daine Crabtree, Associate Planner.

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

**APPROVAL OF MINUTES**
*YouTube Time: 1:23*

- June 21, 2021 minutes.
  Motion**:** McCarty motioned to approve the June 21, 2021 minutes as written. Kelleher seconded. Motion passed. Vote 8-0.

**REVIEW OF RULES AND PROCEDURES**
*YouTube Time: 2:09*

Howard reviewed the modified public meeting rules and procedures.

**CONSENT AGENDA**

**2106-DDP-24** — **169th Street Industrial**
*YouTube Time: 4:18*
*North side of 169th Street, East of Oak Ridge Road*
Patch Development, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of 2 buildings totaling 47.305 square feet on 5.85 acres +/- in OI: Open Industrial District.
*(Planner: Pam Howard - phoward@westfield.in.gov)*

Motion**:** Maue motioned to approve the Consent Agenda with Staff conditions. Burkman seconded. Motion passed. Vote 8-0.

**ITEMS OF BUSINESS**
*No Items of Business*

**PUBLIC HEARING ITEMS**
*YouTube Time: 5:11*

| | |
|---|---|
| **2107-ODP-14 &**<br>**2107-SPP-14**<br>**[PUBLIC HEARING]**<br>*YouTube Time: 5:37* | **Compton Subdivision**<br>*15626 Spring Mill Road*<br>Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.<br>*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)* |

Public Hearing for 2107-ODP-14 & 2107-SPP-14 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2107-ODP-14 & 2107-SPP-14 closed at 7:18 p.m.

| | |
|---|---|
| **2107-ODP-16 &**<br>**2107-SPP-16**<br>**[PUBLIC HEARING]**<br>*YouTube Time: 28:30* | **Chatham Villages South**<br>*West of Route 32, South of East 196th Street/19350 Chad Hittle Dr*<br>Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.<br>*(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)*<br>*(Presenting Planner: Pam Howard - phoward@westfield.in.gov)* |

Public Hearing for 2107-ODP-16 & 2107-SPP-16 opened at 7:29 p.m.

- No public comments.

Public Hearing for 2107-ODP-16 & 2107-SPP-16 closed at 7:31 p.m.

| | |
|---|---|
| **2107-ODP-17 &**<br>**2107-SPP-17**<br>**[PUBLIC HEARING]**<br>*YouTube Time: 32:12* | **Union Square**<br>*South side of SR 32, west of Union Street*<br>Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.<br>*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)* |

Public Hearing for 2107-ODP-17 & 2107-SPP-17 opened at 7:34 p.m.

- Two public comments.

Public Hearing for 2107-ODP-17 & 2107-SPP-17 closed at 7:35 p.m.

| | |
|---|---|
| **2107-PUD-20**<br>**[COMBINED PUBLIC HEARING]**<br>*YouTube Time: 114:17* | **Mule Barn Road Commercial PUD**<br>*18404 Mule Barn Road*<br>Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District. |
| **2107-ODP-15 &**<br>**2107-SPP-15**<br>**[COMBINED PUBLIC HEARING]**<br>*YouTube Time: 114:17* | **Mule Barn Road Commercial Subdivision**<br>*18404 Mule Barn Road*<br>IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.<br>*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)* |

Public Hearing for 2107-PUD-20, 2107-ODP-15 & 2107-SPP-15 opened at 8:20 p.m.

- One public comment.

Public Hearing for 2107-PUD-20, 2107-ODP-15 & 2107-SPP-15 closed at 8:38 p.m.

## 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)*

**2104-PUD-13**
**[CONTINUED]**

**Sycamore Glen PUD**
*South of and adjacent to 159th Street and west of Towne Road*
Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.
*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

**2105-PUD-16**
**[CONTINUED]**

**Winterburg PUD**
*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)*

**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)*

## REPORTS/COMMENTS

*YouTube Time: 2:06:04*

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

## ADJOURNMENT

*YouTube Time: 2:10:52*

Motion: Adjourn Meeting.
Motion: Spoljaric; McCarty: Schmitz.
Motion passed. Vote: 8-0
Meeting adjourned at 9:11 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

# Westfield–Washington Township Advisory Plan Commission (APC)
# Minutes of the July 19, 2021 APC Meeting

*Presented for approval: August 2, 2021*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 19, 2021 scheduled for 7:00 p.m. in person at City Hall and online.**

**Active Links for this Meeting:**

**July 19, 2021 APC Agenda & Exhibits** **July 19, 2021 YouTube Video**

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

**ROLL CALL:** Noted presence of a quorum.
*YouTube Time: 0:30*

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

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Cindy Spoljaric.

**City Staff Present in Person:** Kevin Todd, Director and Pam Howard, Senior Planner.

**City Staff Present Virtually:** None.

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

**APPROVAL OF MINUTES**
*YouTube Time: 1:09*

- July 6, 2021 minutes - Tabled

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the modified public meeting rules and procedures.

**MISC BUSINESS**

**APC Resolution 21-01** **Establishing a Virtual Meeting Policy**
*YouTube Time: 2:37*

Motion**:** McCarty motioned to adopt APC Resolution 21-01.
Kelleher seconded. Motion passed. Vote 8-0.

**CONSENT AGENDA**

**2104-DDP-13** **The Learning Experience**
*YouTube Time: 5:48* *225 West Springmill Pointe Drive*
Bradford Jacobs Westfield LLC by Stonefield Engineering and Design requests Detailed Development Plan review of a 10,000 square foot daycare facility on 1.03 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

**2107-DDP-27** **Sherwin Williams**
*Approximately at the southeast corner of Austrian Pine Way & State Road 32*
SWE Development by Weihe Engineers requests Detailed Development Plan Review for a 4,020 square foot commercial building on 1.73 acres +/- in the Austrian Pine PUD District.
*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

Motion**:** Kelleher motioned to approve the Consent Agenda as presented.
Deck seconded. Motion passed. Vote 8-0.

**ITEMS OF BUSINESS**

**2104-PUD-13** **Sycamore Glen PUD**
*YouTube Time: 6:34*
*South of and adjacent to 159th Street and west of Towne Road*
Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.
*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

Motion**:** Kelleher motioned to forward 2104-PUD-13 to the City Council with a positive recommendation.
Maue seconded. Motion passed. Vote 8-0.

**2107-ODP-16 &** **Chatham Villages South**
**2017-SPP-16**
*West of Route 32, South of East 196th Street/19350 Chad Hittle Dr*
*YouTube Time: 42:33*
Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.
*(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)*
*(Presenting Planner: Pam Howard - phoward@westfield.in.gov)*

Motion**:** McCarty motioned to approve 2107-ODP-16 & 2017-SPP-16 with Staff's condition.
Deck seconded. Motion passed. Vote 8-0.

**ITEMS OF BUSINESS**
*No Public Hearing Items*

**ITEMS CONTINUED TO A FUTURE MEETING**

**2008-PUD-09** **Northpoint II PUD**
**[CONTINUED]**
*North side of SR 38 between Anthony Road and Hinkle Road*
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
*(Planner: Pam Howard - phoward@westfield.in.gov)*

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

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

**2105-PUD-16**
**[CONTINUED]**

**Winterburg PUD**
*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)*

**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)*

**2107-ODP-14 &**
**2107-SPP-14**
**[CONTINUED]**

**Compton Subdivision**
*15626 Spring Mill Road*
Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.
*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)*

**2107-ODP-17 &**
**2107-SPP-17**
**[CONTINUED]**

**Union Square**
*South side of SR 32, west of Union Street*
Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.
*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)*

**2107-PUD-20**
**[CONTINUED]**

**Mule Barn Road Commercial PUD**
*18404 Mule Barn Road*
Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.
*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

**2107-ODP-15 &**
**2107-SPP-15**
**[CONTINUED]**

**Mule Barn Road Commercial Subdivision**
*18404 Mule Barn Road*
IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.
*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

**REPORTS**
*YouTube Time: 45:28*

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

**ADJOURNMENT**
*YouTube Time: 1:11:23*

Motion: Adjourn Meeting.
Motion: Schmitz; Second: McCarty.
Motion passed. Vote: 8-0
Meeting adjourned at 8:11 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

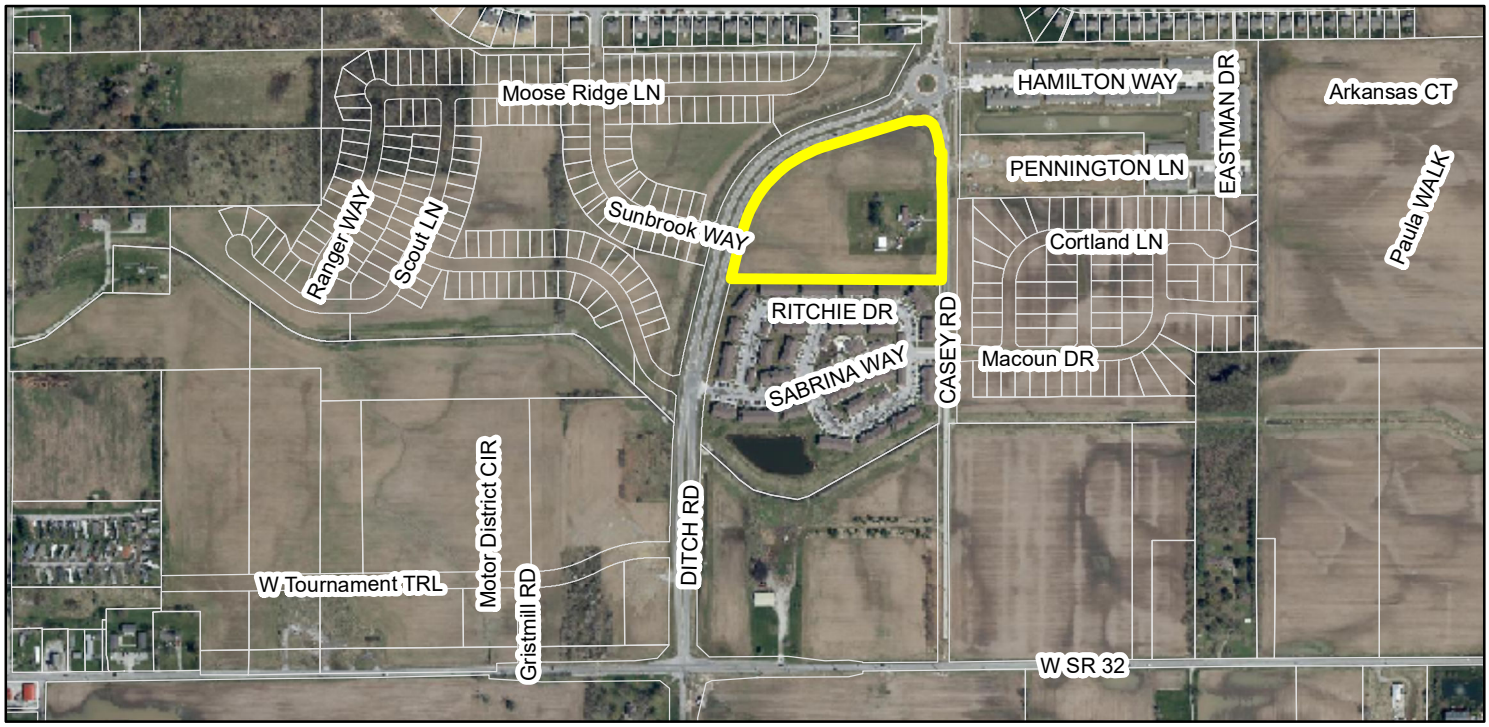
Kevin M. Todd, Secretary

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

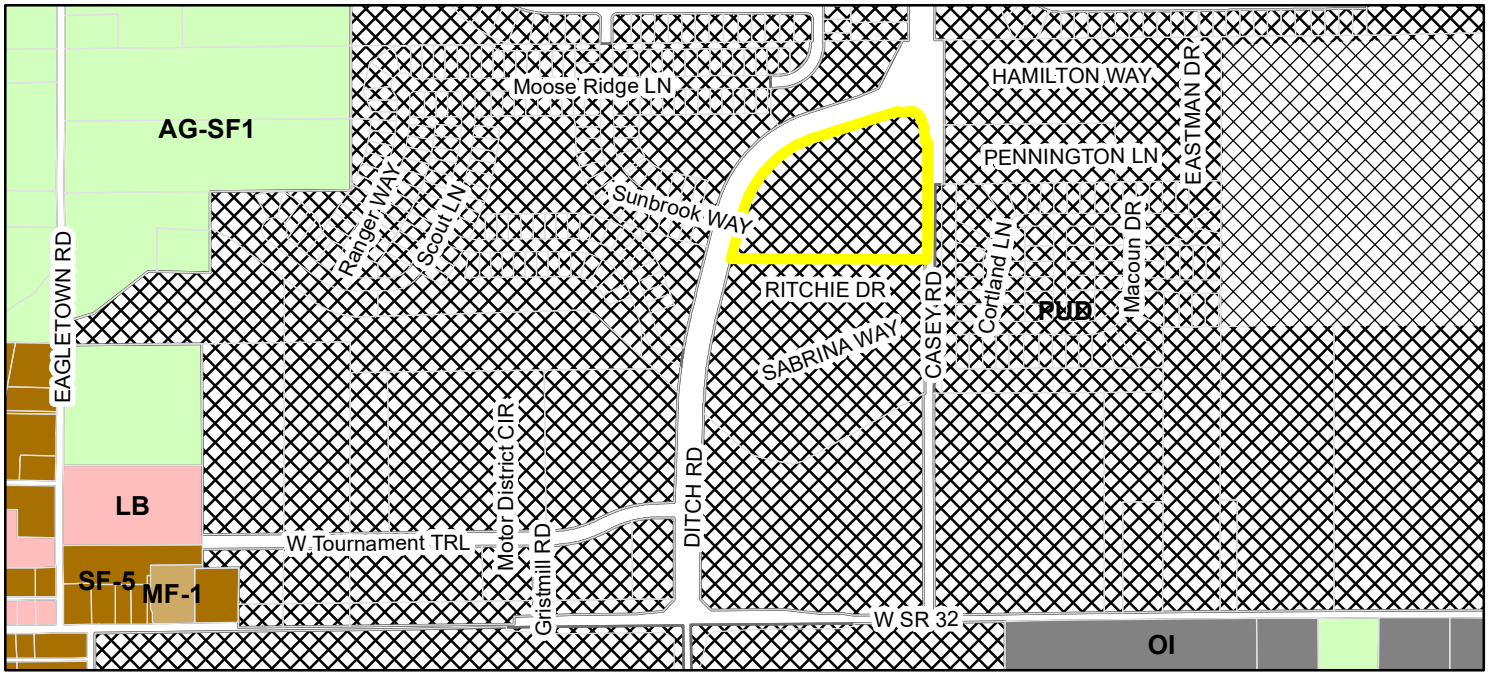
N
W E
S
Not To Scale

## Aerial Location Map

Site



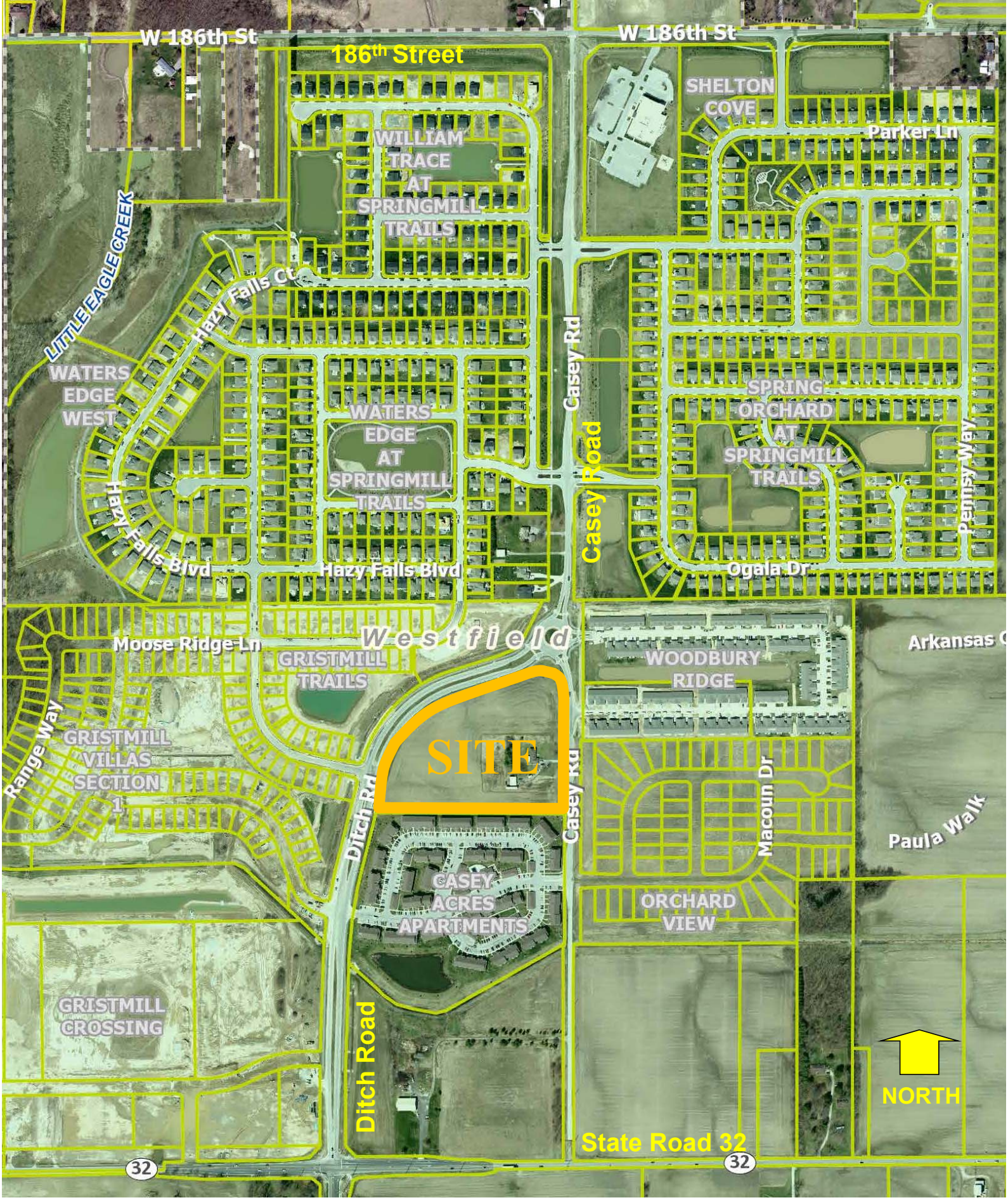

## Zoning Map




Springmill Trail Mixed Use PUD
Parcel

**Zoning**

- AG-SF1 (Agriculture - Single Family - 1)
- LB (Local Business)
- 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 __-02

## 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;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 21__-PUD-__**), 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__-PUD-__** 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.

**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:

| **Standard** | |
|---|---|
| Minimum Lot Area | No Minimum |
| Minimum Lot Frontage | No Minimum |
| Maximum Density | See Section 4.1 |
| Maximum Dwelling Units Per Building | 6 |
| Minimum Building Setback Lines | |
| Front Yard (from perimeter of Real Estate) | 10’ |
| Side Yard | 0’ |
| Rear Yard (project perimeter setback) | 0’ |
| 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 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 architecture of Dwellings within the District.

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 facia, aluminum soffits, aluminum downspouts/gutters.

ii. All front building facades 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 (*), 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 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 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 feet (5') wide (prior to installation of any Masonry Material).

f) The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, 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) 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:

a) A minimum of three (3) windows and a patio door.

b) 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 apply, 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:

i. At a minimum, all Established Front Yards 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 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 one (1) additional Shade Tree in the Front Yards.

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(C)(1)(a) shall apply to all frontages where a Townhome faces a Perimeter Street.

ii. No mounds shall be required along an External Street Frontage.

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

iv. Fountains shall be installed and seasonally maintained within Detention Ponds.

E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply.

**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:**

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.

**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 21-02** was delivered to the Mayor of Westfield

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

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-02

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-02

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 & Frankenberger
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 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)

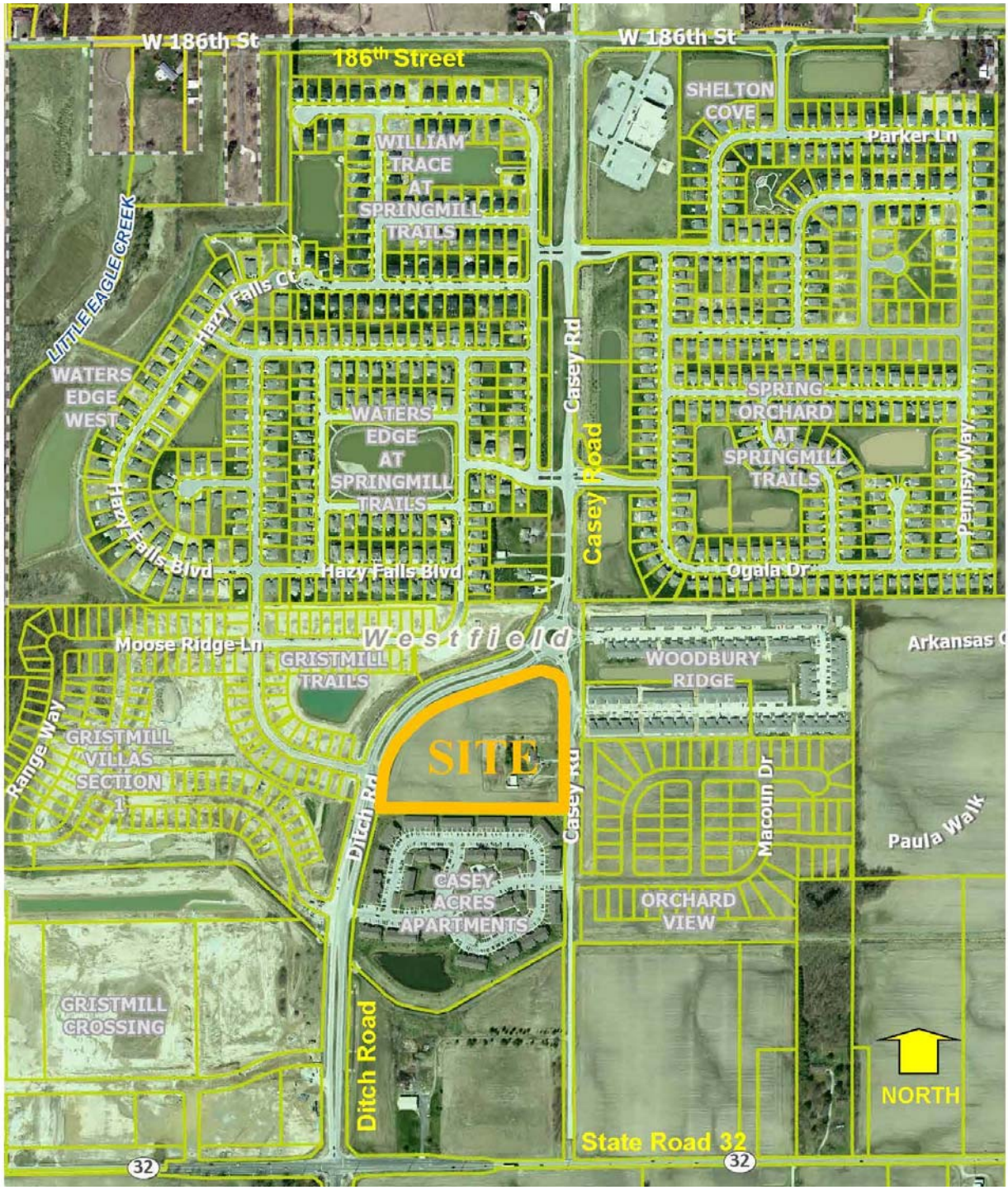


**EXHIBIT B**
**CONCEPT PLAN**
(Page 1 of 1)

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__-PUD-__.

**EXHIBIT C**
**DWELLING CHARACTER EXHIBITS**
(Page 1 of 2)

**<u>EXHIBIT C</u>**
**DWELLING CHARACTER EXHIBITS**
(Page 2 of 2)

# FMH FAMILY PARCEL
## Concept Plan

**EXHIBIT C**
**DWELLING CHARACTER EXHIBITS**
(Page 1 of 2)

**<u>EXHIBIT C</u>**
**DWELLING CHARACTER EXHIBITS**
(Page 2 of 2)

**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.

Nelson & Frankenberger, LLC
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 28, 2021, to join the meeting***.**

**Join Zoom Meeting:**

https://us02web.zoom.us/j/81285615727?pwd=WmdHVjVJWXNab2twZlQ2YkxnVjNjZz09

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.

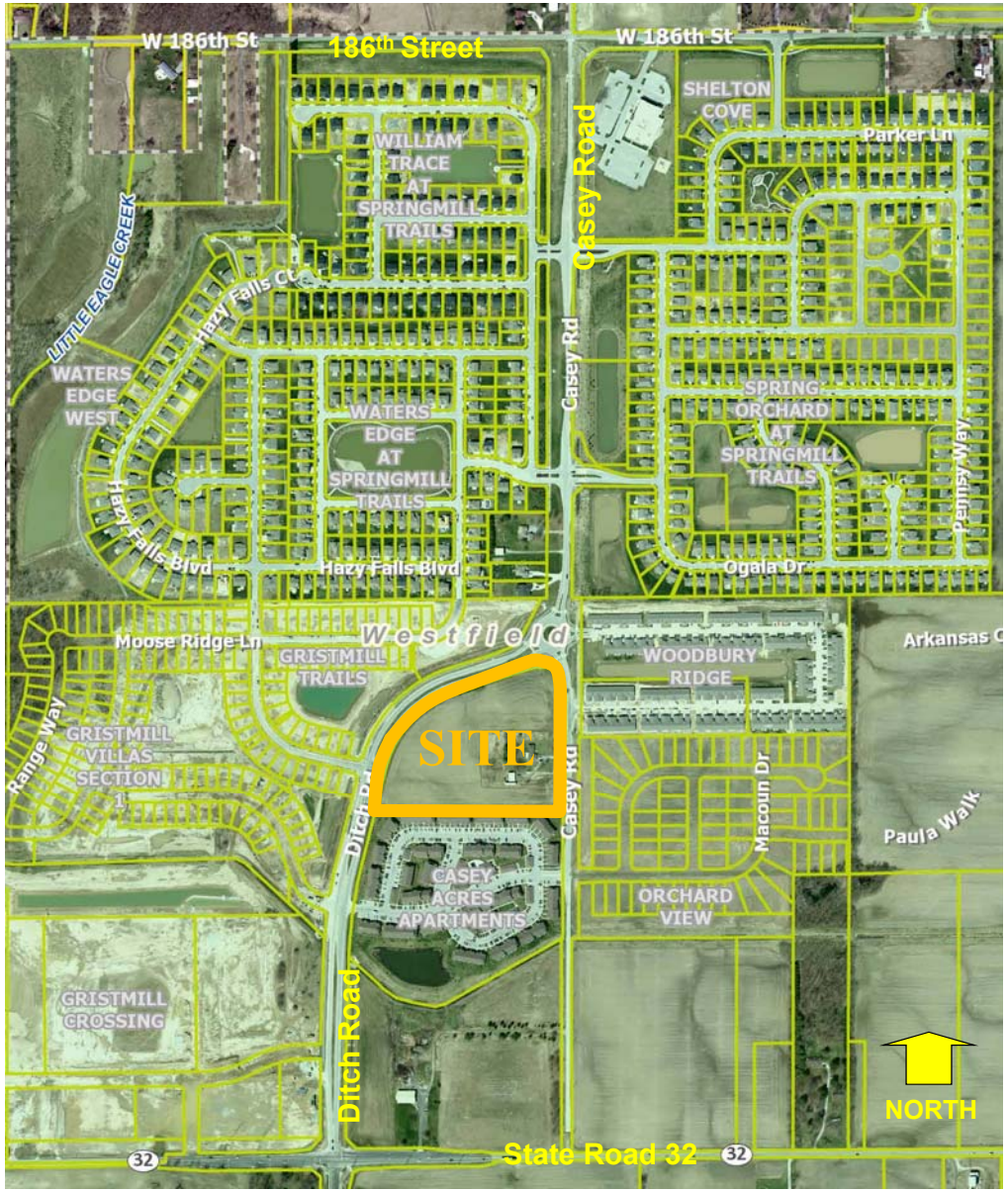
We look forward to meeting with you and discussing our plans at the ***virtual*** **neighborhood meeting scheduled for Tuesday, July 27, 2021 at 6:30 p.m**. In the interim, should you have any questions, please do not hesitate to contact me at 317-844-0106 or by e-mail at jon@nf-law.com.

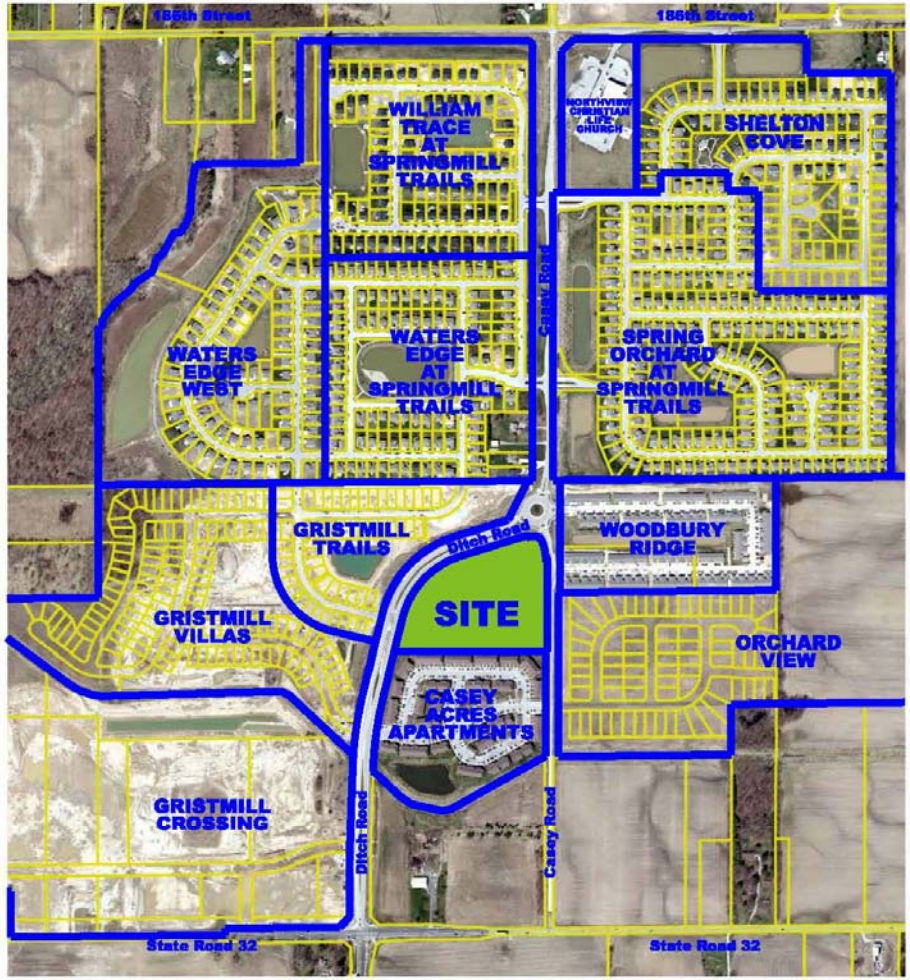
Very truly yours,

NELSON & FRANKENBERGER, LLC

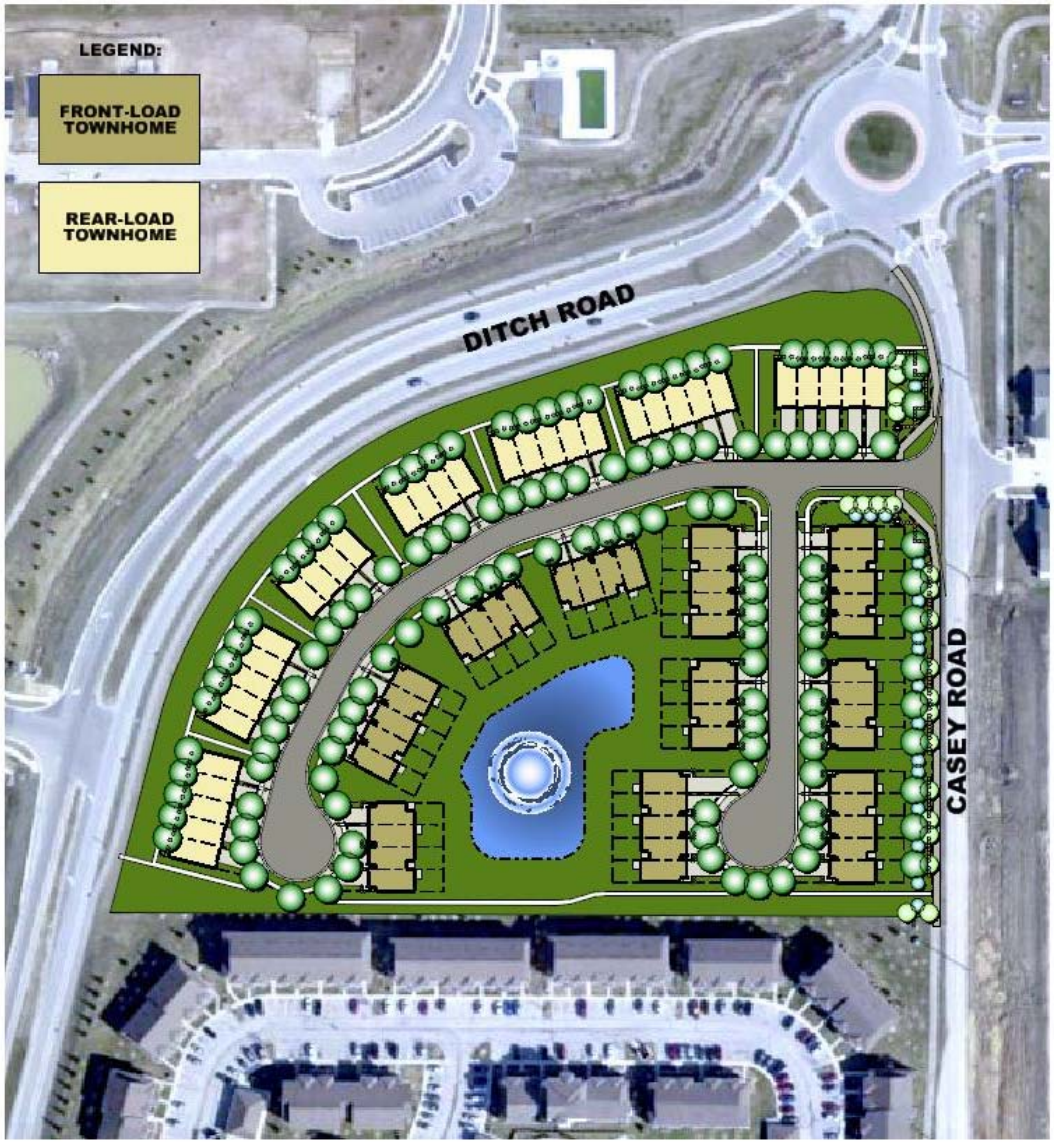
*Jon*

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

| | |
|---|---|
| **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<br>2. Location Map<br>3. Context Map<br>4. Proposed Ordinance 21-35<br>5. Concept Plans<br>6. Character Exhibits<br>7. Project Narrative<br>8. Neighborhood Meeting Summary<br>9. Public Comment |
| **Staff Reviewer:** | Rachel Riemenschneider, Associate Planner |

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## 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 will receive 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**<br>**Springmill Trail PUD Amendment** | **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 | Eleven (11) acres | Thirty (30) acres |
| Minimum Building Setback Lines | 1. Front Yard 10 feet<br>2. Side Yard 0 feet<br>3. Rear Yard 0 feet | 1. Front Yard:<br>a. Expressways: 50 feet<br>b. Primary Arterials: 35 feet<br>c. Secondary Arterials: 25 feet<br>d. Collectors, Local and Private streets: 20 feet<br>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 Distance Between Structures | 20 feet | 1. Structures with no vinyl exterior siding: 25 feet<br>2. Structures with any vinyl exterior siding: 30 feet |
| Project Perimeter Setback | | 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.<br>1. Single-story: 1,300 square feet<br>2. Story and one-half: 1,600 square feet (lower and main levels)<br>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**).

---

## 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.

The Comprehensive Plan is not law; rather, it 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.

---

## DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the August 2, 2021, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

**Docket Number:** 2108-PUD-21 (Ordinance No. 21-33)

**Petitioner:** 31/32 Investors by Edgerock Development, LLC

**Request:** An Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

**Current Zoning:** Grand Millennium Center PUD District (Ord. 16-51)

**Current Land Use:** Undeveloped

**Acreage:** 57.96 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 21-33
4. Grand Millennium District Map
5. Neighbor Meeting Summary

**Staff Reviewer:** Pam Howard, Senior Planner

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## PETITION HISTORY

This petition was introduced at the July 12, 2021, City Council meeting. The petition will receive a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on July 19, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 5**.

---

## PROJECT OVERVIEW

**Location**: This subject real estate is approximately 57.96 acres in size and is located north of David Brown Drive, east and west of Westfield Blvd (see **Exhibit 2**). The Property is currently zoned the Grand Millennium PUD District, which was adopted at the March 13, 2017, City Council meeting. Adjacent zoning districts and land uses and include a mix of Industrial, General Business, Single-Family, and Multi-Family Districts.

**Project Description**: The petitioner is requesting an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

---

## ORDINANCE DETAILS

**District Areas:** As proposed, the PUD Amendment would permit the Mixed-Use District to expand from the area shown on the District Map (see **Exhibit 4**), so long as it remains north of the Anna Kendall Drain.

**Permitted Use:** The PUD Amendment proposes two (2) changes to the Permitted Uses of the Original Ordinance. 1) adding Multi-Family Dwellings to the Commercial District south of the Anna Kendall Drain and 2) adding Townhouse Dwelling to the Multi-Family District.

**General Regulations**: The proposed amendment modifies some standards of the Original Ordinance, as described below:

> Maximum Density: The PUD Amendment proposes increasing the number of Multi-Family Dwelling Units permitted in the Mixed-Use District to 300 units, from the 250 permitted by the Original Ordinance. The total number of units permitted in the District will remain at 750.
>
> Maximum Building Height: The Original Ordinance contained a Maximum Building Height for the Multi-Family District as three (3) stories or a 2:1 proximity slope from the East Property Line, whichever is greater. The proposed amendment would retain this standard for Multi-Family Dwellings in the Multi-Family District, but would add set maximums for Townhouse Dwellings (20') and Multi-Family Dwellings in the Commercial District (4 stories).
>
> Multi-family Developments in the Commercial District: As proposed, the PUD Ordinance establishes that Multi-family Developments in the Commercial District will follow the General Regulations of the MF2 District, as amended by the Original Ordinance and proposed amendment.

**Development Standards**: The proposed amendment establishes that Multi-family Developments in the Commercial District will follow the Architectural Standards for Multi-Family Districts, as applicable in the UDO and Original Ordinance.

---

## COMPREHENSIVE PLAN

The Grand Millennium Center PUD falls within the Kendall Sub-District of the Grand Junction District, as identified in the Grand Junction Implementation Plan. The Grand Junction Implementation Plan encourages high-quality, taller buildings and attractive landscaping between buildings and US 31 within the Kendall Sub-District. It also encourages medial/office uses with ancillary retail. Single-family housing and independent retail are discouraged in the Kendall Sub-District. 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.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: Westfield Boulevard, (iii) Collector: 169th

Street, (iv) Proposed Local: other proposed streets internal to the development, and (v) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

---

**PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the 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.

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

---

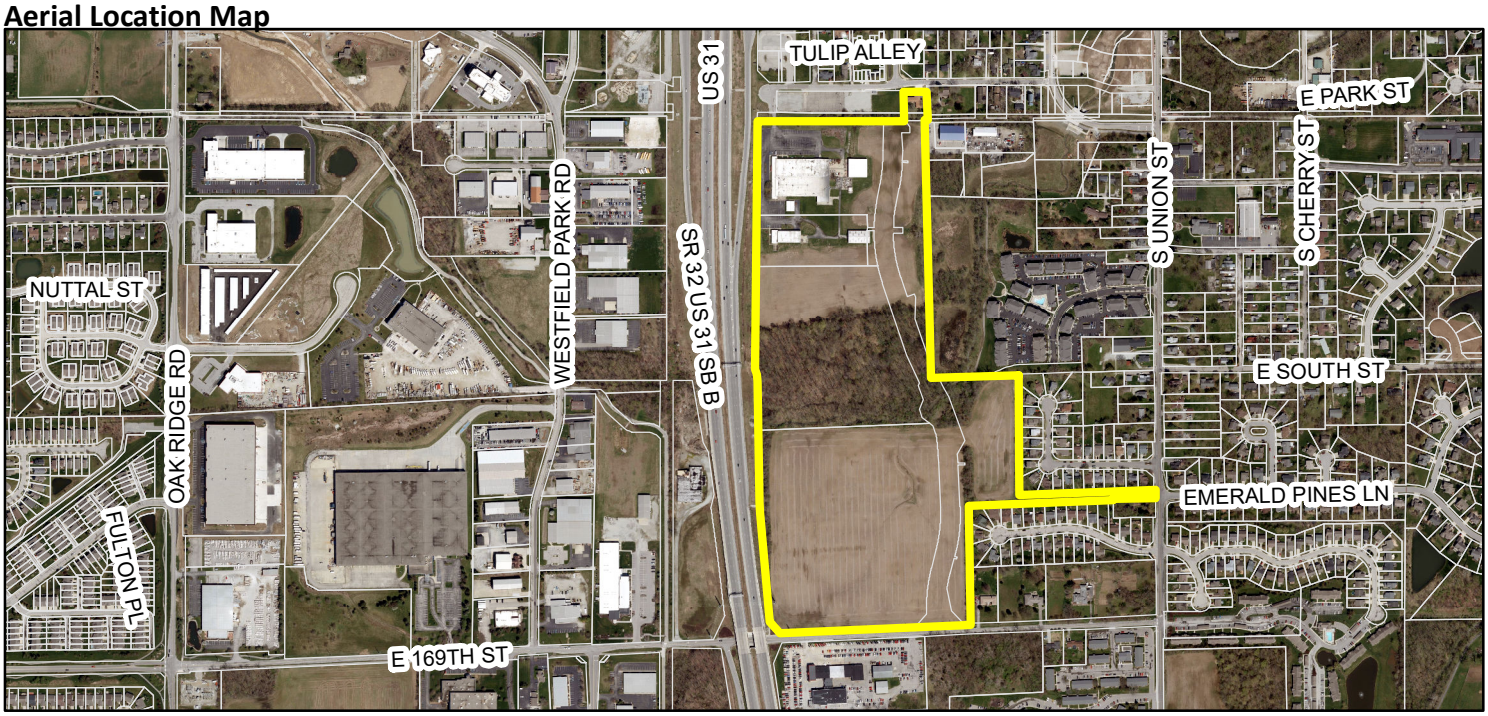
**DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the August 2, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

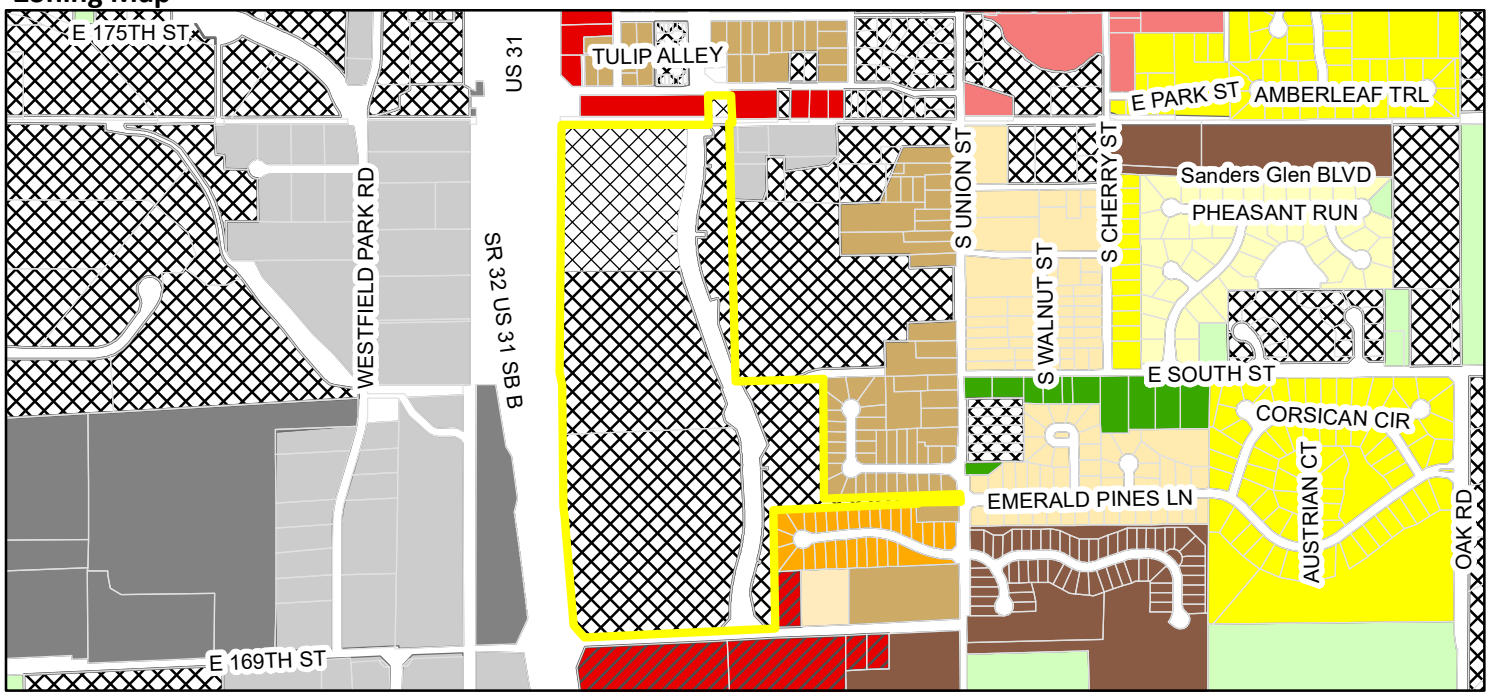
# Property Location Map
# Grand Millennium PUD Amendment I
# 2108-PUD-21

N
W E
S
Not To Scale

## Aerial Location Map




## Zoning Map




**Zoning**

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-1 (Single Family - 1)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)

Site

# ORDINANCE 21-33

**Grand Millennium Center PUD Amendment I**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS**

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

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

**WHEREAS**, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2005-PUD-04), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded Petition No. 2108-PUD-21 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 Zoning Ordinance and Zoning Map are hereby amended as follows:

**Section 1.** **Applicability of Ordinance.**

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) 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 or the Grand Millennium Center PUD.

1.2 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 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.** **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply; however, the Mixed-Use District shall be permitted to expand so long as it remains north of the Anna Kendall Drain.

**Section 3.** **Permitted Uses:** The following additional use shall be permitted:

3.1 Commercial District:

A. Dwelling, Multi-family shall be permitted south of the Anna Kendall Drain.

3.2 Multi-Family District:

A. Dwelling, Townhouse.

**Section 4.** **General Regulations:** The standards of Article 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

4.1 MF2: Multi-Family Medium Density District: Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:

A. Maximum Density: Section 7.1(B) of the Grand Millennium Center PUD shall be replaced with the following:

(i) Mixed-Use District: 300 units

(ii) Total in all Districts: 750 units

B. Maximum Building Height: Section 7.1(F) of the Grand Millennium Center PUD shall not apply to Townhouse Dwellings or Multi-Family Dwellings in the Commercial District, instead the following shall apply:

(i) Townhouse Dwellings: Twenty (20) feet

(ii) Multi-Family Dwellings in the Commercial District: Four (4) stories

4.2 Multi-Family Developments in the Commercial District: Multi-Family Developments proposed in the Commercial District shall be regulated by Article 4.11 of the UDO, as amended by Section 7.1 of the Grand Millennium Center PUD and this Ordinance.

**Section 5.** **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 Architectural Standards:

A. Multi-family Developments in the Commercial District: Multi-family Developments proposed in the Commercial District shall be regulated by Article 6.3(E) of the UDO, as amended by Section 9.1(A) of the Grand Millennium Center PUD.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**WESTFIELD COMMON COUNCIL**
**HAMILTON COUNTY, INDIANA**

| | | |
|---|---|---|
| _____ | _____ | _____ |
| 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 21-33** was delivered to the Mayor of Westfield

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

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

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: Pam Howard

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

**EXHIBIT A**
**LAND DESCRIPTION**

**BEST POSSIBLE IMAGE**

Part of the North Half of the So[illegible] Quarter of Section 1, Township 18 North, Range 3 Ea[illegible] ilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

**EXHIBIT B**
DISTRICT MAP

July 20, 2021

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: PUD Text Amendment - The Grand Millennium Center PUD
Neighborhood Meeting

Ms. Howard,

Our development team held a Neighborhood Meeting last evening. The meeting was held at the Westfield Washington Public Library in their community room. The invitations were included in the same notice letter for the upcoming August 2nd Plan Commission meeting. There were 4 people in attendance, which was a husband and wife and their two children.

David George of CRG Residential and Birch Dalton of EdgeRock Development were at the meeting and presented the project. The presentation included a history of the current PUD and an explanation of the proposed changes. The presentation also included several recent CRG Residential projects to give the audience an idea of the CRG capabilities.

There were several questions asked and summarized below:

1. There was a question regarding access. The residents in attendance live on Cherry Wood Ct so they were interested in the access near this location. We explained that access for the area in the PUD would be gained through Westfield Blvd. No additional connections would take place.
2. They had a question regarding the use. We explained the current uses in the areas of the PUD near their home. We also explained the requested changes to the PUD.
3. They had a question regarding Westfield's population trends. We were able to answer previous and current population levels in Westfield.

We provided cards to the residents for further questions after the meeting. We explained that the proposal would be heard at the August 2nd APC meeting. After that, it would return to the City Council for review.

Please let me know if you have any questions regarding this summary.

Sincerely, David C. George

David C. George, P.E.
CRG Residential, LLC

| | |
|---|---|
| **Petition Number:** | 2107-PUD-20 |
| **Project Name:** | Mule Barn Road Commercial Planned Unit Development (PUD) (Ord. 21-31) |
| **Subject Site Address:** | 18404 Mule Barn Road (the "Property") |
| **Petitioner:** | Patch Development, LLC (the "Petitioner") |
| **Request:** | The Petitioner requests a change of zoning for 10 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Mule Barn Road Commercial PUD District. |
| **Current Zoning:** | AG-SF1: Agriculture/Single-Family Rural |
| **Current Land Use:** | Vacant |
| **Approximate Acreage:** | 10 acres +/- |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Proposed Ordinance 21-31<br>4. Concept Plan<br>5. Landscape Plan<br>6. Character Plan<br>7. Issue List<br>8. City Engineer Statement |
| **Staff Reviewer:** | Daine Crabtree, Associate Planner |

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**PETITION HISTORY**

The petition was introduced at the June 14, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on June 22, 2021. There were no public comments. The petition received a public hearing at the July 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting. Truck traffic, Mule Barn Road/State Road 32 intersection safety, noise, and the potential for dust/debris stemming from the proposed use were the primary concerns of neighbors.

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**PROJECT OVERVIEW**

**Location:** The Property, zoned AG-SF1, is located on the west side of Mule Barn Road north of and adjacent to the existing Shelby Materials concrete batch plant, which is zoned OI: Open Industrial. AG-SF1 zoned properties exist to the west, north, and east across Mule Barn Road.

**Project Description:** The Petitioner is requesting a change of zoning for 10 acres +/- of AG-SF1 zoned land to the Mule Barn Road Commercial PUD so that a new concrete batch plant may be constructed.

**Permitted Uses:** The only permitted use on the Property would be a concrete batch plant and associated/ancillary uses as determined by the Director of the Community Development Department.

**Concept Plan**: A Concept Plan, for which substantial compliance must be achieved, is made a part of the PUD (see **Exhibit 4**)

**General Regulations:** The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

- Minimum Lot Frontage on Mule Barn Road: 300 feet
- Minimum Setback Lines
    - Side and Rear Yard: 30 feet
    - Front Yard: 50 feet
- Maximum Building Height: 85 feet for the plant and silo; all other buildings default to the Underlying Zoning District

**Development Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

- Accessory Buildings may be located in any Yard and constructed commensurately with the construction of the Principal Building
- The proposed Landscape Plan (see **Exhibit 5**) shall be deemed to satisfy Mechanical Screening standards
- Building Facades may be constructed of pre-engineered steel with a concrete wainscot metal façade and may be of one uniform color
- Landscaping Standards of the UDO shall not apply. Instead, a custom Landscape Plan (see **Exhibit 5**) shall control.
- The parking area shall be improved with a compacted gravel or stone base and meet all approvals of the City Engineer and/or the Public Works Department.
- Bicycle Parking shall not be required.

**Design Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

- Open Space and Amenity Standards shall not apply
- No pedestrian facilities shall be required along the Real Estate's frontage or on any internal roadways

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## MODIFICATIONS SINCE THE PUBLIC HEARING

- The Character Plan (**Exhibit C** of the PUD) has been updated to show the buildings that are proposed to be erected on the Property
- Six (6) ornamental trees have been added to the landscape plan along the Property's Mule Barn Road frontage
- Language requiring a minimum four (4) foot berm on the north and western perimeter of the Property has been added. This requirement was previously shown on the Landscape Plan at the public hearing so the addition of this language is merely supplemental.

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## COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Business Park land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.

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## PROCEDURAL

**Neighborhood Meeting:** A virtual neighborhood meeting was held on June 22, 2021.

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 6, 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.

**Council Introduction:** The petition was introduced at the June 14, 2021, Council meeting.

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**DEPARTMENT COMMENTS**

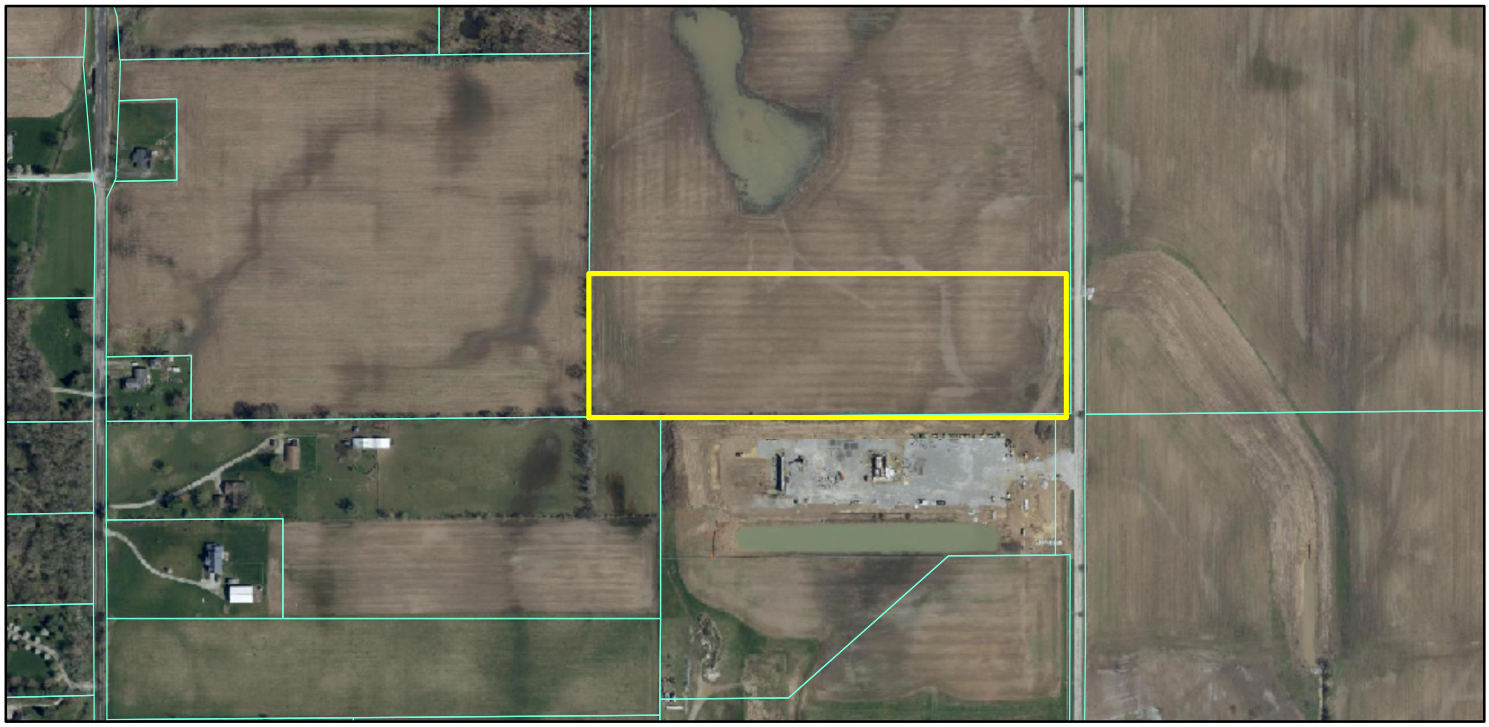
1. **Action: Send a recommendation to the City Council.**

2. If any Plan Commission member has questions, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

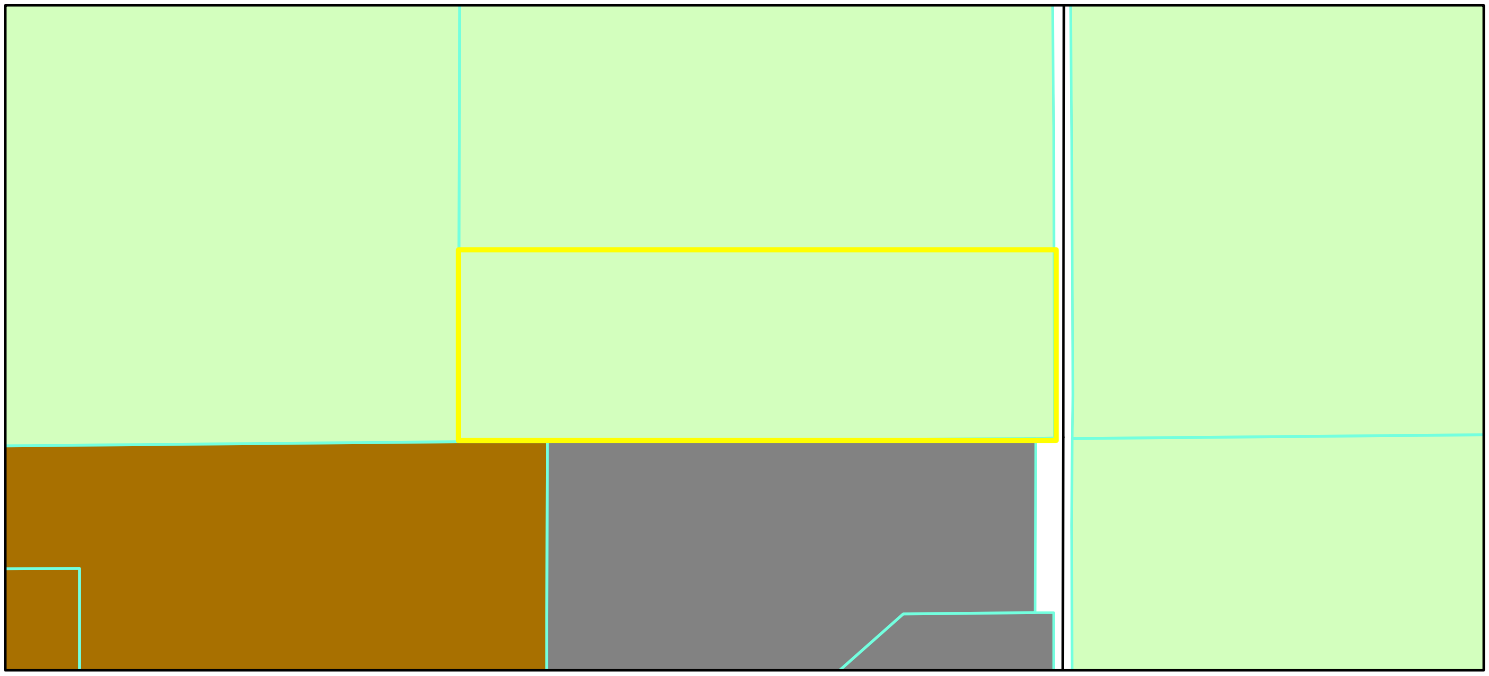
# Mule Barn Commercial PUD

## Aerial Location Map

Site



## Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
**Zoning - All**

**Zoning**
AG-SF1 (Agriculture - Single Family - 1)
OI (Open Industrial)
SF-5 (Single Family - 5)

0 0.0425 0.085
Miles

N
W E
S

# ORDINANCE NUMBER 21-31

## 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 **MULE BARN ROAD COMMERCIAL PUD DISTRICT**) 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2107-PUD-20**), requesting an amendment to the Unified Development Ordinance and to 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**. **2107-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on _____2021;

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

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

**Section 1. Applicability of Ordinance.**

1.1 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 **"Mule Bard Road Commercial PUD District"** (the "District").

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 (the "UDO"), 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 UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

**Section 3. Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4. Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the OI: Open Industrial District (the "Underlying Zoning District").

**Section 5. Permitted Uses.**

5.1 Permitted Uses: The only permitted use on the Real Estate shall be a concrete batch plant and accessory/ancillary uses to a concrete batch plant (to be determined by the Director of Community Development) that is in substantial compliance with the Concept Plan.

5.2 Prohibited Uses: All uses other than a concrete batch plant and plant and accessory/ancillary uses to a concrete batch plant (to be determined by the Director of Community Development) that is in substantial compliance with the Concept Plan shall be prohibited.

**Section 6. General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Minimum Lot Frontage:

A. Mule Barn Road: 300 feet

6.2 Minimum Building Setback Lines:

A. Side Yard: 30 feet

B. Rear Yard: 30 feet

C. Front Yard: 50 feet

D. Maximum Building Height:

1. 85 feet for the plant and silo and all other buildings shall default to the requirements of the Underlying Zoning District.

**Section 7. Development Standards.** The standards of Chapter 6 Development Standards in the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Accessory Use and Building Standards (Article 6.1 of UDO): Shall apply; except as modified below:

A. Accessory Building Location (Article 6.1(D) of UDO): Shall apply; however, Accessory Buildings may be located in any Yard.

B. Accessory Building Timing (Article 6.1(E) of UDO): Shall apply; however, an Accessory Building may be constructed commensurately with the construction of the Principal Building

7.2 Architectural Standards (Article 6.3 of UDO): Shall apply; except as otherwise modified below.

A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District's intent and vision. 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. Mechanical Screening (Article 6.3(G)(1) of UDO): Shall not apply; instead, the Landscape Plan as part of the Character Exhibit shall be deemed to satisfy the requirements of this Article.

C. Building Facades (Article 6.3(G)(2) of UDO): Building Facades may be constructed of pre-engineered steel with a concrete wainscot metal façade and may be one uniform color.

7.3 Landscaping Standards (Article 6.8): Shall not apply, instead, the Landscape Plan as part of the Character Exhibit shall be deemed to satisfy the requirements of this Article, which shall include a minimum four (4) foot berm on the north and western perimeter of the Property.

7.4 Parking Standards (Article 6.14 of UDO): Shall apply, except as modified below:

A. Surfacing and Curbs (Article 6.14(G)(7) of UDO): The parking area shall be improved with a compacted gravel or stone base. The perimeter of the Parking Area shall be designed in a fashion to adequately handle stormwater collection, conveyance, detention

and treatment system in accordance with the approval of the City Engineer and/or Public Works Department.

B. Bicycle Parking (Article 6.14(H) of UDO): Shall not apply.

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

8.1 Open Space and Amenity Standards (Article 8.6 of UDO): Shall not apply.

8.2 Pedestrian Network Standards (Article 8.7 of UDO): No pedestrian facilities shall be required along the Real Estate's road frontage or on any internal roadways.

8.3 Street and Right-of-Way Standards (Article 8.9 of UDO): The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. The District shall be accessed from Mule Barn Road.

***[Remainder of page intentionally left blank; signature page follows.]***

**ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.**
**WESTFIELD CITY COUNCIL**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| _____ | _____ | _____ |
| Scott Willis | Scott Willis | Scott Willis |
| _____ | _____ | _____ |
| Jake Gilbert | Jake Gilbert | Jake Gilbert |
| _____ | _____ | _____ |
| James J. Edwards | James J. Edwards | James J. Edwards |
| _____ | _____ | _____ |
| Scott Frei | Scott Frei | Scott Frei |
| _____ | _____ | _____ |
| Mike Johns | Mike Johns | Mike Johns |
| _____ | _____ | _____ |
| Cindy L. Spoljaric | Cindy L. Spoljaric | Cindy L. Spoljaric |
| _____ | _____ | _____ |
| Troy Patton | Troy Patton | Troy Patton |

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-31** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-31**

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-31**

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

This document prepared by: Andrew S. Greenwood/Patrick Chittenden
Patch Development LLC
400 Alpha Drive, Westfield, IN 46074

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: Andrew S. Greenwood

## SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

# EXHIBIT A

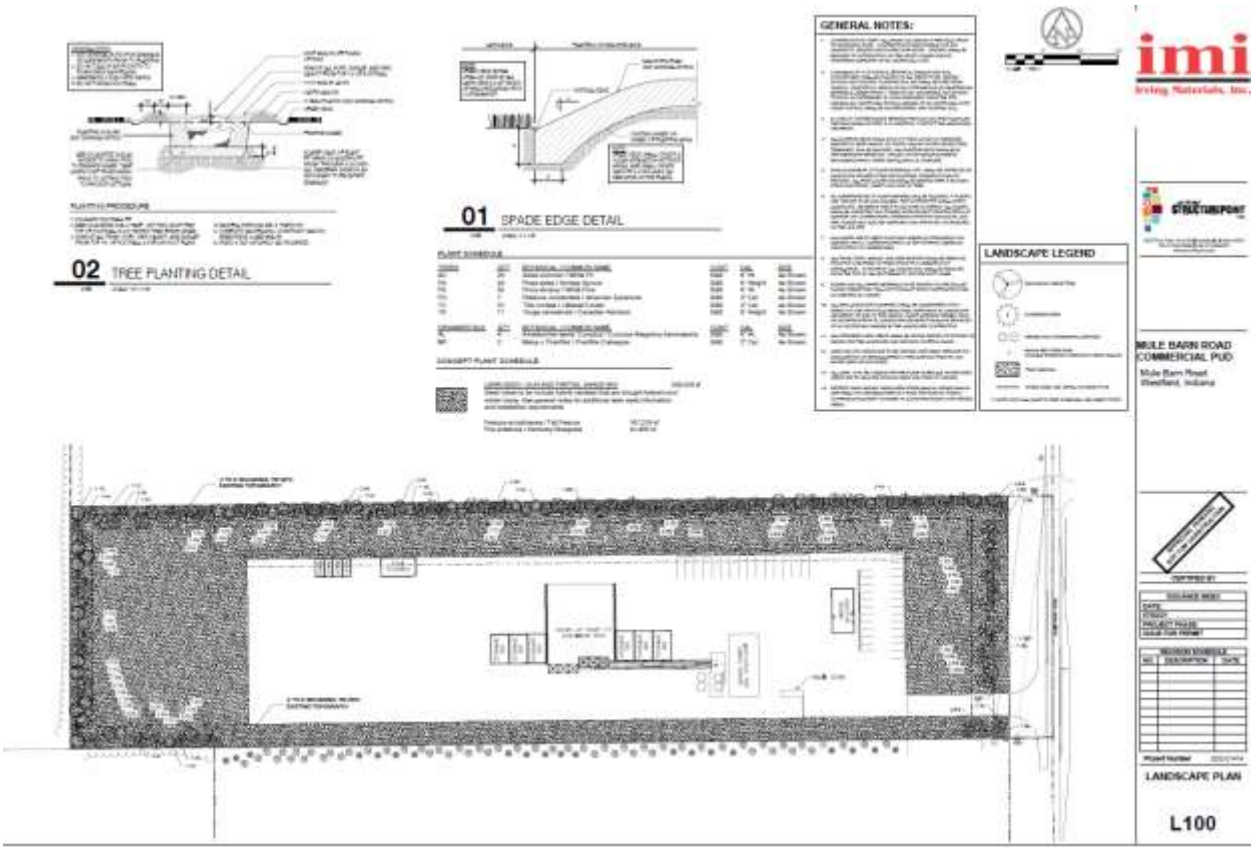
REAL ESTATE

A part of the Southeast Quarter of the Northeast Quarter, Section 31, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being a part of that 10.000 acre tract of land shown on the plat of survey prepared by Tracy L. McGill, Professional Survyeor #LS20500009 on March 26, 2021, American Structurepoint, Inc. project number 2020.01414, and described as follows:

Beginning at a the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence South 89 degrees 20 minutes 32 seconds West (basis of bearing - Indiana Geospatial Coordinate System's (InGCS) "Marion") 1,329.90 feet along the south line of said quarter-quarter section to the southwest corner thereof; thence North 0 degrees 2 minutes 20 seconds West 327.64 feet along the west line of said quarter-quarter section; thence North 89 degrees 20 minutes 32 seconds East, parallel with the aforementioned south line, 1,329.25 feet to the east line of said quarter-quarter section; thence South 0 degrees 9 minutes 14 seconds East 327.63 feet along said east line to the point of beginning and containing 10.000 acres, more or less.

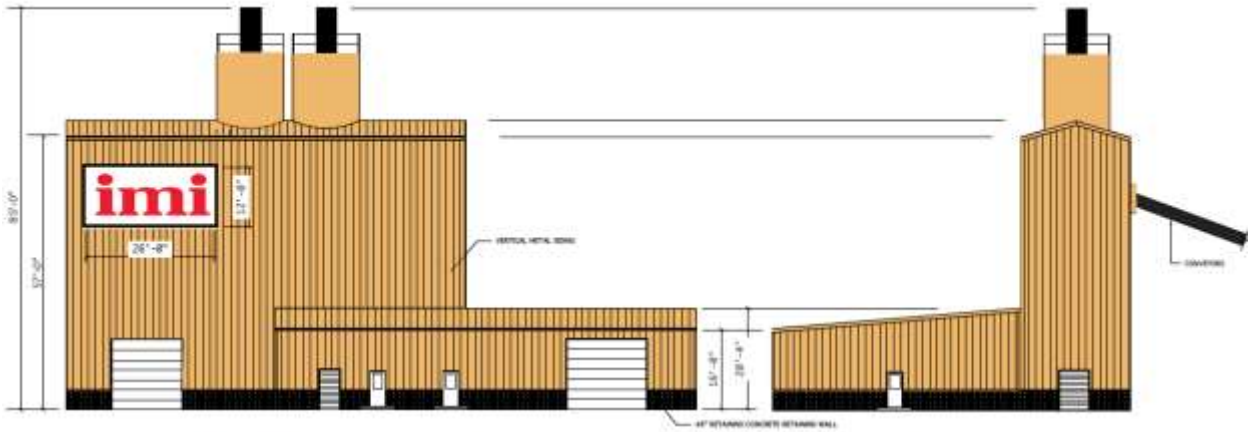
# **EXHIBIT B**

CONCEPT PLAN

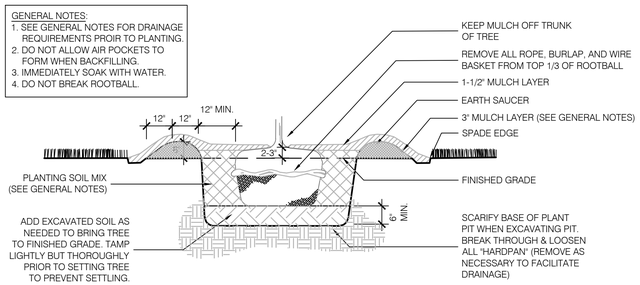

02 TREE PLANTING DETAIL
01 SPADE EDGE DETAIL
GENERAL NOTES:
LANDSCAPE LEGEND
imi
MULE BARN ROAD COMMERCIAL PUD
Mule Barn Road
Westfield, Indiana
LANDSCAPE PLAN
L100

# EXHIBIT C

CHARACTER PLAN



4' TO 6' MOUNDING; TIE INTO EXISTING TOPOGRAPHY
DRY DETENTION BASIN
WASH
WASH
WASH
WASH
FUEL STORAGE
STORAGE BIN
STORAGE BIN
STORAGE BIN
DRIVE-UP RAMP TO CONVEYOR BINS
STORAGE BIN
STORAGE BIN
STORAGE BIN
MIXING TOWER AND STRUCTURE
OFFICE BUILDING
WASH DOWN
4' TO 6' MOUNDING; TIE INTO EXISTING TOPOGRAPHY
MULE BARN ROAD

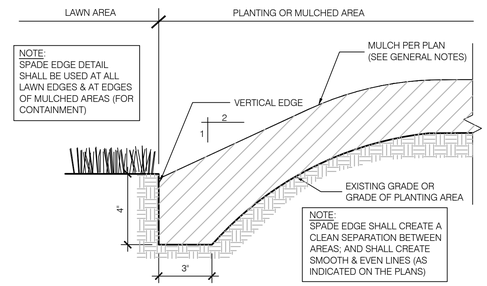



## PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
3. REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
4. BACKFILL WITH SOIL MIX & "WATER IN"
5. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
6. STAKE & GUY SECURELY (AS REQUIRED)

# 02 TREE PLANTING DETAIL

L100 SCALE: 1/2"=1'-0"




# 01 SPADE EDGE DETAIL

L100 SCALE: 3"=1'-0"

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| AC | 20 | Abies concolor / White Fir | B&B | 6` Ht. | As Shown |
| PA | 43 | Picea abies / Norway Spruce | B&B | 6` Height | As Shown |
| PS | 52 | Pinus strobus / White Pine | B&B | 6` Ht. | As Shown |
| PO | 7 | Platanus occidentalis / American Sycamore | B&B | 2" Cal. | As Shown |
| TC | 10 | Tilia cordata / Littleleaf Linden | B&B | 2" Cal. | As Shown |
| TS | 11 | Tsuga canadensis / Canadian Hemlock | B&B | 6` Height | As Shown |
| **ORNAMENTALS** | **QTY** | **BOTANICAL / COMMON NAME** | **CONT** | **CAL** | **SIZE** |
| AL | 4 | Amelanchier laevis 'Cumulus' / Cumulus Allegheny Serviceberry | B&B | 6` Ht. | As Shown |
| MP | 2 | Malus x 'Prairifire' / Prairifire Crabapple | B&B | 2" Cal. | As Shown |

## CONCEPT PLANT SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX 209,024 sf

Seed mixes to be include hybrid varieties that are drought tolerant and winter hardy. See general notes for additional lawn seed information and installation requirements.

Festuca arundinacea / Tall Fescue 167,219 sf
Poa pratensis / Kentucky Bluegrass 41,805 sf

## GENERAL NOTES:

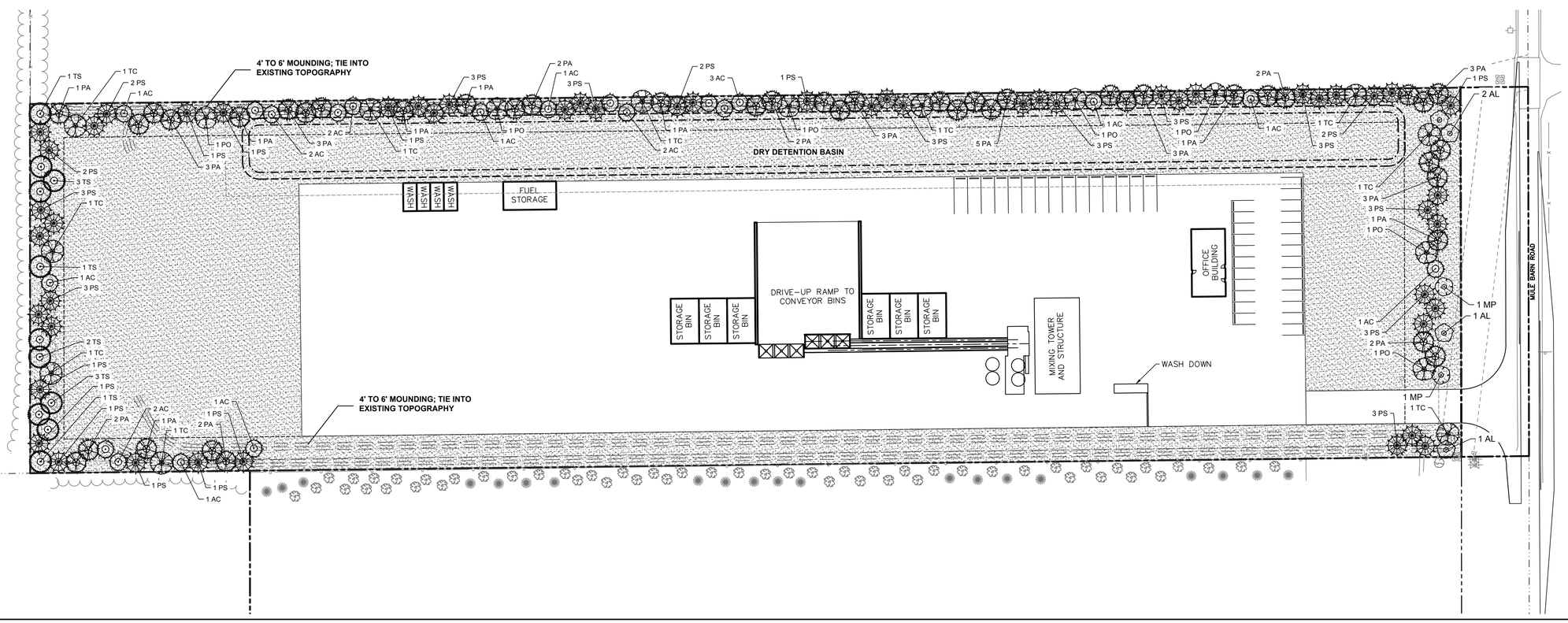
1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (⅔ TOPSOIL, ⅓ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TWINE, ROPE, BURLAP, AND WIRE BASKETS SHALL BE REMOVED FROM TOP ONE-THIRD OF TREES PRIOR TO COMPLETION OF INSTALLATION. IN ADDITION, ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF ALL ROOTBALLS TO EXPOSE ROOT FLARE.
9. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
10. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
11. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
12. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
13. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
14. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

N
0' 50' 100'
SCALE: 1"=50'

## LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- TURF SEEDING
- SPADE EDGE, SEE DETAIL ON SHEET C710

** NOTE: FOR FULL PLANT & TURF SCHEDULE, SEE SHEET C710**




imi
Irving Materials, Inc.

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

**MULE BARN ROAD COMMERCIAL PUD**

Mule Barn Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX |
|---|
| DATE: |
| 07/02/21 |
| PROJECT PHASE: |
| ISSUE FOR PERMIT |

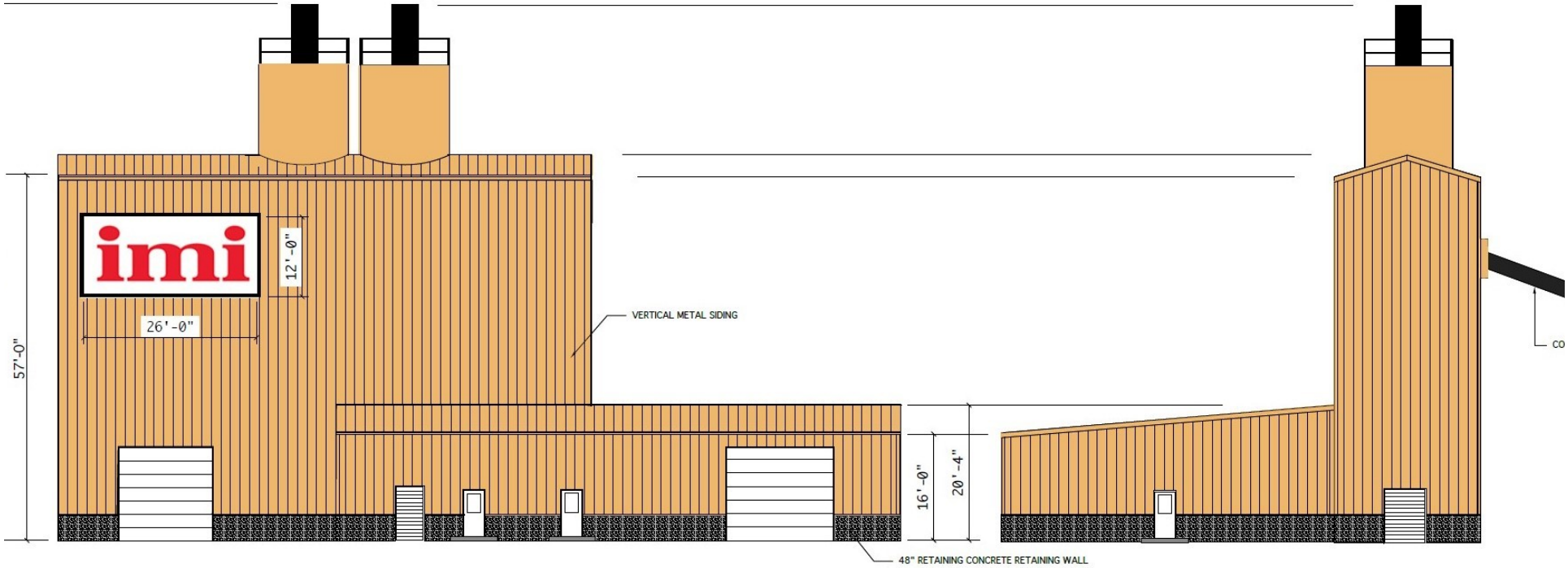
| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

Project Number 2020.01414

**LANDSCAPE PLAN**

**L100**

PLOT DATE: 7/22/2021 10:54 AM
PLOT SCALE: 1:2.8849
EDIT DATE: 7/22/2021
EDITED BY: ABLEICHER
DRAWING FILE: \\indy\SANP\Projects\2020\01414\D_Drawings\Civil\Construction Documents\2020.01414 LA L100_LP.dwg

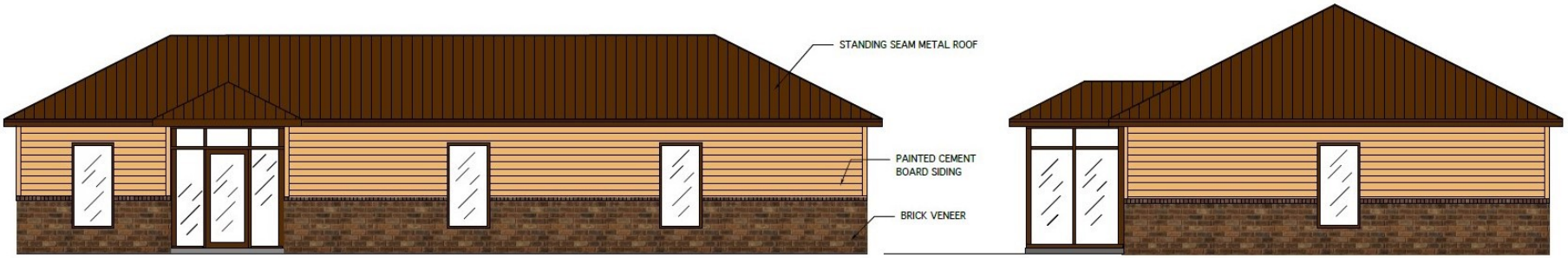



**PLANT STRUCTURE EAST ELEVATION**
SCALE-1/8"=1'-0"

N

**PLANT STRUCTURE NORTH ELEVATION**
SCALE-1/8"=1'-0"

N




**OFFICE EAST ELEVATION**
SCALE-1/4"=1'-0"

N

**OFFICE NORTH ELEVATION**
SCALE-1/4"=1'-0"

N

Mule Barn Commercial PUD Items of Concern
2107-PUD-20

1. Traffic Concerns on Mule Barn Road – The petitioner has met with the City Engineer and Director of Public Works to confirm the improvements of Mule Barn Road and the intersection of SR 32 and Mule Barn Road. In addition, the petitioner will add less than 100 trips per day to this road, which as of 2020 had over 1,559 trips per day.

2. Landscape Plan and buffering – The petitioner has amended its landscape and buffering plan to increase the mounds to a minimum of 4 foot and increased the plantings in an effort to add additional screening to the north, west and south west where the property is not adjacent to commercial uses.

3. Lighting – Petitioner will present a lighting plan that meets the ordinance and does not allow for light pollution while adhering to the OSHA standards required for the site.

4. Hours of operation/Noise concerns - Normal hours of operation are 7am-5pm. IMI has completed a recent noise study for a similar project where due to the distance from the plant sound levels were minimal if undetectable. In addition, IMI plans to utilize noise mufflers, signs and other equipment to mitigate noise pollution.

5. General Questions about Batch Plant Operations – IMI desires to have this production facility in order to provide this perishable product to the Westfield market. The closest IMI facility is in Lebanon, therefore it will have approximately 8 trucks out of this location with 10 employees to better serve its Westfield customers.

CITY OF
Westfield
INDIANA

**Mayor**
Andy Cook

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

**Clerk Treasurer**
Cindy J. Gossard

July 26, 2021

Subject: Mule Barn Road and SR 32 Intersection

To: APC Members

There have been concerns raised about the safety of the intersection of SR 32 and Mule Barn Road as it relates to future truck traffic from the proposed IMI concrete development. It is true that improvements to the intersection and to Mule Barn Road are desirable. The City of Westfield Engineering Department currently has a Mule Barn Road widening project under design which will make substantial improvements to Mule Barn Road. Additionally, the City is working closely with INDOT to expedite the needed improvements at the intersection of Mule Barn Road and SR 32.

The Mule Barn Road widening project is scheduled for construction in 2022. Because State Road 32 is a state highway owned and maintained by INDOT, I cannot guarantee a date by which the intersection improvement will be completed. However, I can assure the APC and City Council that we are working to expedite that project to the best of our ability.

Lastly, it is my opinion that the increase in trucks caused by the IMI Development will not substantially worsen the safety conditions at this intersection. The City of Westfield team will continue to work with our partners at INDOT towards a long term intersection improvement at this location.

Sincerely,

Johnathon Nail

John Nail
City Engineer
City of Westfield

**Public Works Department**

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

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

| | |
|---|---|
| **Petition Number:** | 2107-SPP-15 & 2107-ODP-15 |
| **Project Name:** | Mule Barn Road Commercial |
| **Subject Site Address:** | 18404 Mule Barn Road (the "Property") |
| **Petitioner:** | IMI Real Estate, LLC by American Structurepoint, Inc. (the "Petitioner") |
| **Request:** | The Petitioner requests Overall Development Plan and Primary Plat review for a concrete production facility on one (1) ten (10) acre parcel +/- in the proposed Mule Barn Road Commercial PUD District |
| **Current Zoning:** | AG-SF1: Agriculture/Single-Family Rural (Ord. 21-31 pending) |
| **Current Land Use:** | Vacant |
| **Approximate Acreage:** | 10 acres +/- |
| **Staff Reviewer:** | Daine Crabtree, Associate Planner |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Primary Plat<br>4. Overall Development Plan |

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## PROJECT OVERVIEW

The 10 acre +/- site is located at 19404 Mule Barn Road immediately adjacent to the existing Shelby Materials plant. The request is for approval of an Overall Development Plan, Primary Plat, and Secondary Plat for two (2) lots. Assuming the proposed Mule Barn Road Commercial PUD (Ordinance 21-31) is approved, the proposed Overall Development Plan and Primary Plat may be approved if compliant.

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## MULE BARN ROAD COMMERCIAL PUD (PROPOSED ORD. 21-31)

**The plans comply.**

1) Concept Plan (Section 3)
2) Permitted Uses (Section 5)
3) General Regulations (Section 6)
   a) Minimum Lot Frontage: 300 Feet
   b) Minimum Building Setback Lines
      i) Side Yard: 30 Feet

   ii) Rear Yard: 30 Feet
   iii) Front Yard: 50 feet
   iv) Maximum Building Height: 85 feet
4) Development Standards (Section 7)
   a) Accessory Building Location
   b) Accessory Building Timing
   c) Architectural Standards
   d) Landscaping Standards
      i) Mounds may be placed adjacent to the property line or Right of Way
      ii) Landscape Plan as part of the PUD shall satisfy General Screening Standards
      iii) Foundation Plantings shall not apply
      iv) Parking Area Landscaping shall not apply
   e) Parking Standards
      i) Parking area shall be improved with compacted gravel or stone
      ii) Bicycle parking shall not apply
5) Design Standards (Section 8)
   a) Open Space and Amenity Standards shall not apply
   b) No pedestrian facilities shall be required along the Real Estate's road frontage or any internal roadways

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**UNDERLYING ZONING DISTRICT STANDARDS (Article 4.25 of the UDO)**

**The plans comply.**

6) Permitted uses

   **Comment: Superseded by proposed Ord. 21-31**

7) Minimum Tract Requirement: 3 acres

8) Minimum Lot Frontage

   **Comment: Superseded by proposed Ord. 21-31**

9) Minimum Building Setback Lines

   **Comment: Superseded by proposed Ord. 21-31**

10) Maximum Building Height: 60 feet
   **Comment: Superseded by proposed Ord. 21-31**

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

**The plans comply.**

11) Proposed name of subdivision.

12) Names and addresses of the owner, owners, land surveyor or land planner.

13) Title, scale, north arrow and date.

14) 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.

15) Easements (locations, widths and purposes). (Article 8.3)

16) Statement concerning the location and approximate size or capacity of utilities to be installed.

17) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

18) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

19) 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%).

20) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

21) Building setback lines. (Article 4.11 & Article 5.3(G))

22) Legend and notes.

23) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

24) Other features or conditions which would affect the subdivision favorable or adversely.

25) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

26) 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.

27) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

28) 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.

29) 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.

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**DEVELOPMENT PLAN (Article 10.7(E) of the UDO)**

**The plans comply.**

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

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

32) 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.

33) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

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

**The plans comply.**

34) 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.

35) Address and legal description of the property.

36) Boundary lines of the property including all dimensions.

37) 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.

38) 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.

39) 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.

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

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

**<u>Comment</u>: None required. Superseded by proposed Ord. 21-31**

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

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

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

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

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

47) 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.

48) Identify buildings proposed for demolition.

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

50) 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).

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**<u>DEVELOPMENT STANDARDS (Chapter 6 of UDO)</u>**

**The plans comply.**

51) Landscaping Standards (Article 6.8)

    a) Street Trees

b) Minimum Lot Landscaping Requirements

**<u>Comment</u>: Superseded by Landscape Plan within proposed Ord. 21-31**

c) External Street Frontage Landscaping: 3 shade/evergreen, 2 ornamental, 25 shrubs per 100 linear feet. 327 linear feet of frontage on-site.

**<u>Comment</u>: Superseded by Landscape Plan within proposed Ord. 21-31**

d) Buffer Yard Requirements – Applicable only to the north and west areas of the site. Adjacent property to the north is zoned AG-SF1. Adjacent property to the west is zoned SF5: Single-Family High Density

**<u>Comment</u>: Superseded by Landscape Plan within proposed Ord. 21-31**

52) Lot Standards (Article 6.10)

53) Setback Standards (Article 6.16)

54) Vision Clearance Standards (Article 6.19)

55) Yard Standards (Article 6.21)

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**<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>**

**The plans comply.**

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

58) Monument and Marker Standards (Article 8.5)

59) Open Space and Amenity Standards (Article 8.6)

**<u>Comment</u>: Superseded by proposed Ord. 21-31**

60) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

**<u>Comment</u>: Superseded by proposed Ord. 21-31**

61) Storm Water Standards (Article 8.8)

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

63) Street Light Standards (Article 8.10)

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

---

**DEPARTMENT COMMENTS**

1. **Action: 2107-SPP-15** and **2107-ODP-15** comply with the proposed Mule Barn Road Commercial PUD (Ord. 21-31) and the UDO. The Department recommends approving the petition with the following conditions:

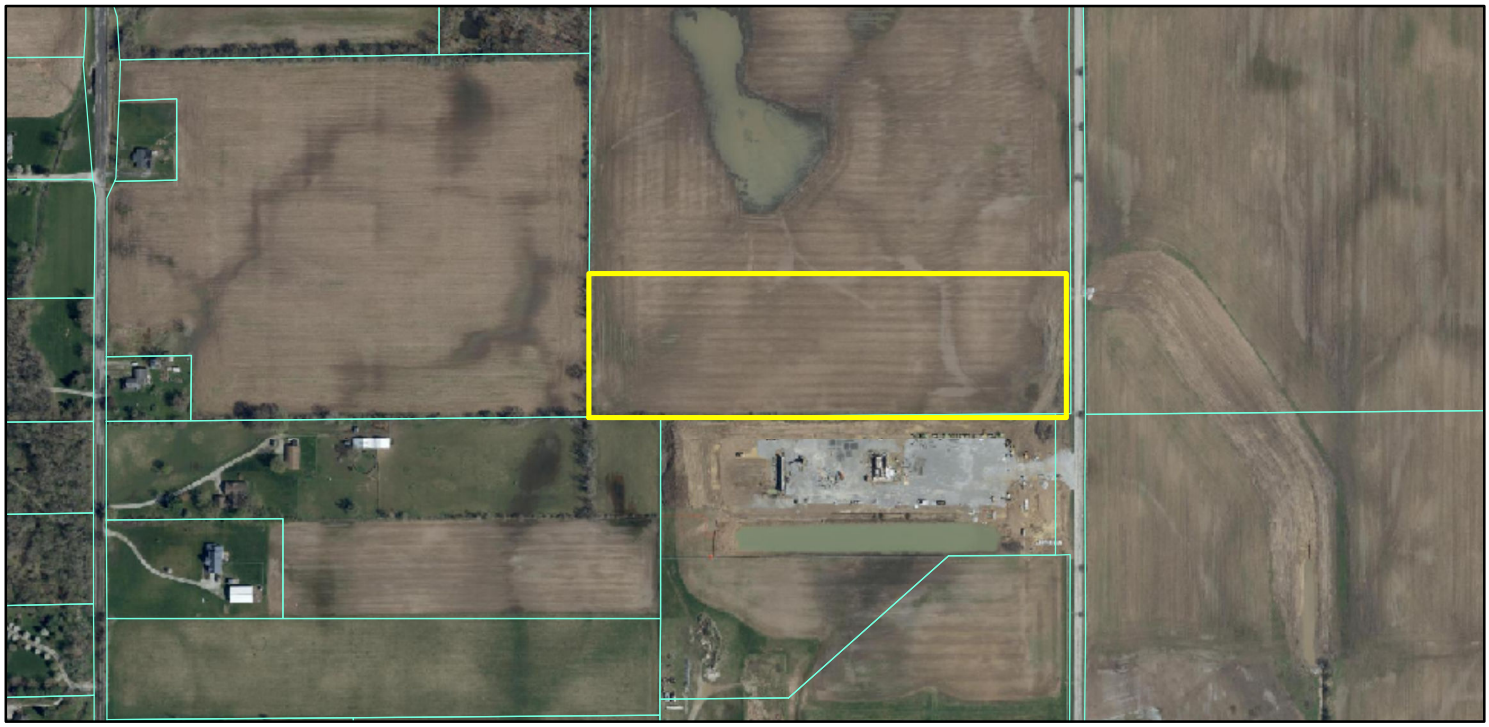
- **That the Mule Barn Road Commercial PUD (Ord. 21-31) is approved by the Westfield City Council at a future meeting; and**
- **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

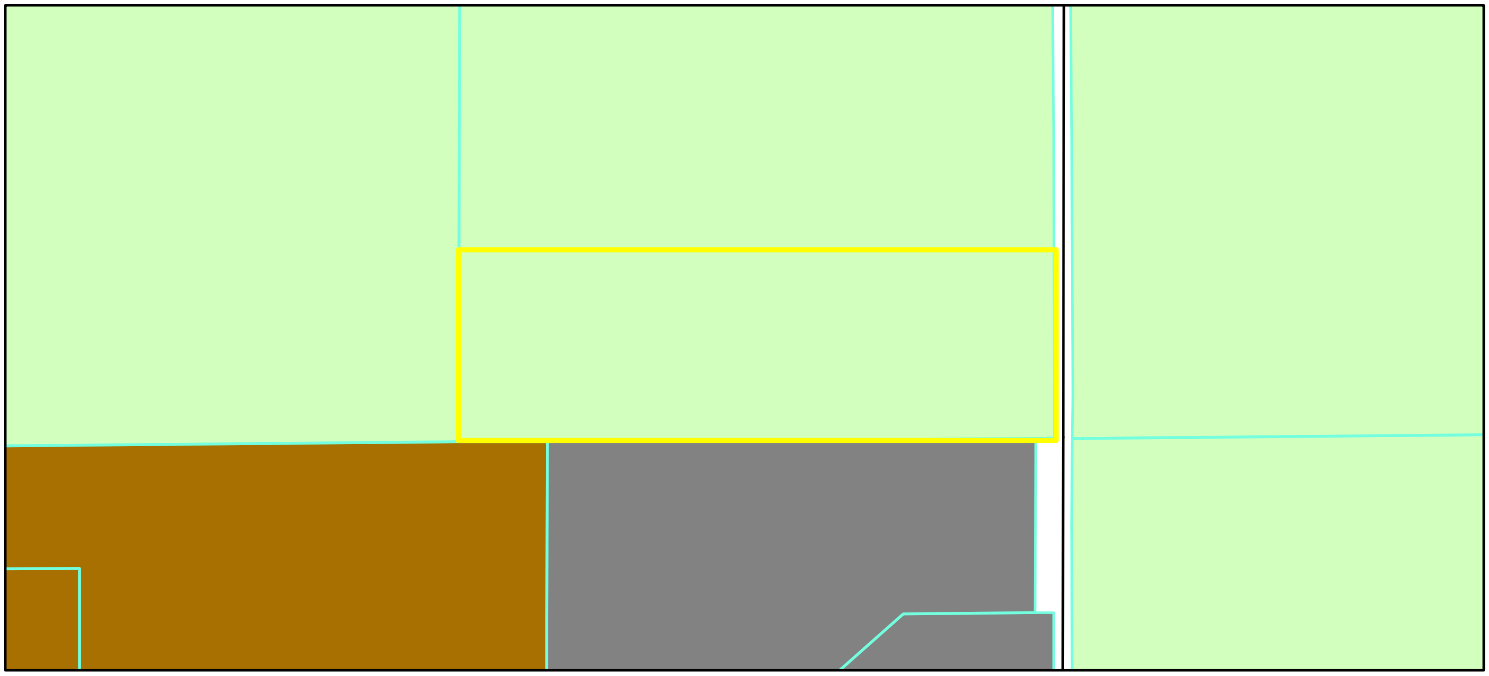
# Mule Barn Commercial PUD

## Aerial Location Map

Site



## Zoning Map



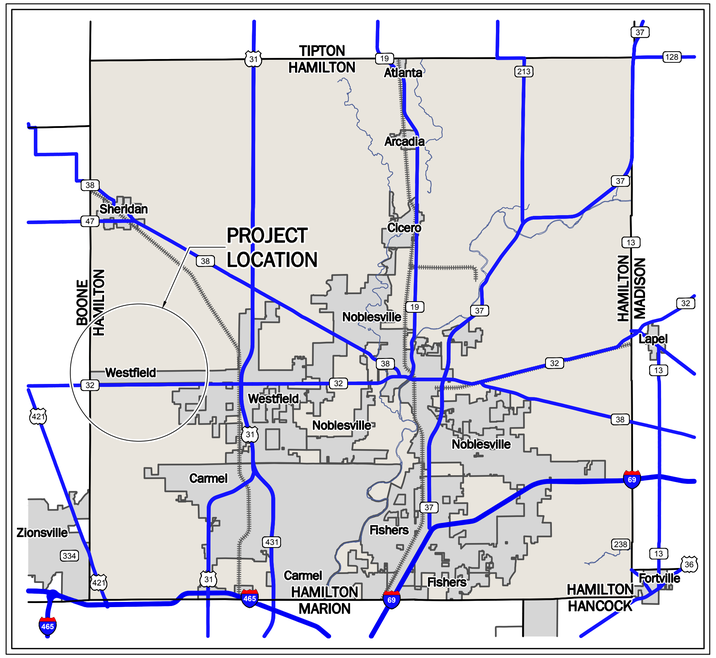
GIS.DBO.PW_Streets
Parcel
Parcel
**Zoning - All**

**Zoning**
AG-SF1 (Agriculture - Single Family - 1)
OI (Open Industrial)
SF-5 (Single Family - 5)

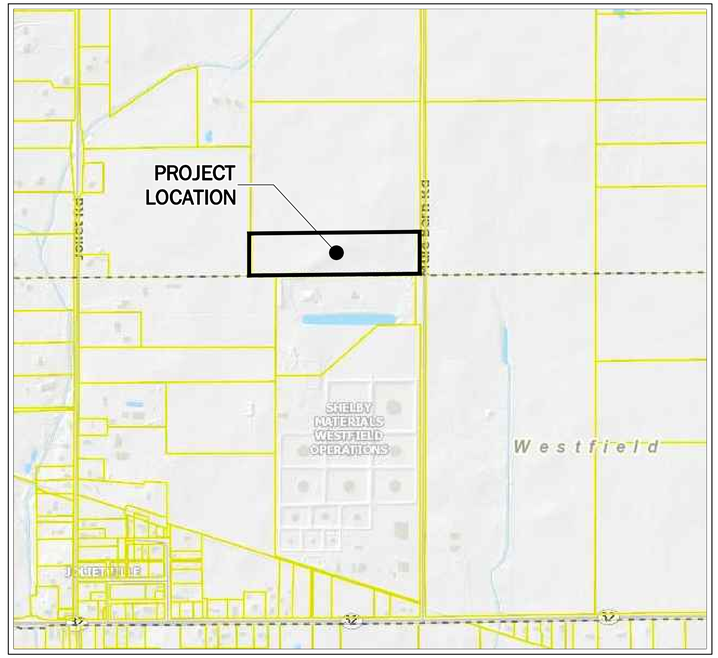
0 0.0425 0.085
Miles

N
W E
S

# PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
## FOR
# MULE BARN ROAD COMMERCIAL PUD
## WESTFIELD, INDIANA




## LOCATION MAP
NOT TO SCALE

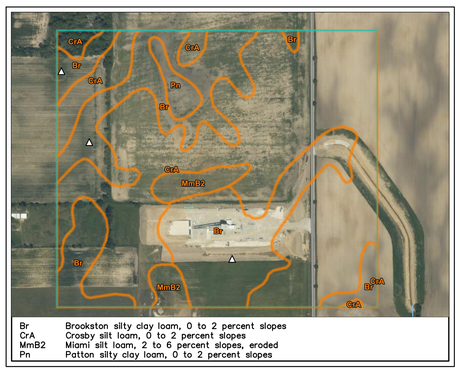



## VICINITY MAP
NOT TO SCALE

| INDEX | |
|---|---|
| DESCRIPTION | SHEET No. |
| TITLE SHEET | C001 |
| EXISTING TOPOGRAPHY PLAN | C100 |
| PRIMARY PLAT | C200 |
| DEVELOPMENT PLAN | C300 |
| LANDSCAPE PLAN | L100 |

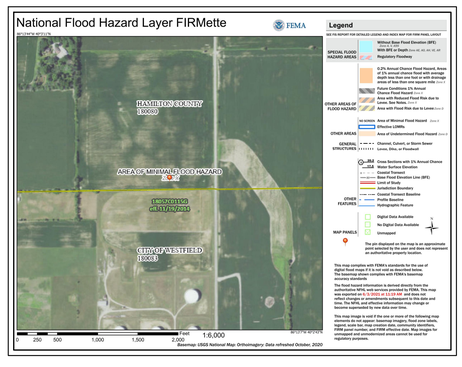
**ADJACENT PROPERTY OWNERS AND PARCEL NUMBER**

| PARCEL NUMBER | OWNER |
|---|---|
| 08-05-29-00-00-023.001 | WARD, CHRIS G |
| 08-05-31-00-00-007.000 | MARILYN A ROBERTS, JANET D ROBERTS, & R MARCUS & DEBBIE R WILEY H&W |
| 08-05-29-00-00-025.000 | HJW HOLDINGS VI LLC |
| 08-05-29-00-00-023.000 | HJW HOLDINGS VI LLC |
| 08-05-31-00-00-008.000 | MARILYN A ROBERTS, JANET D ROBERTS, & R MARCUS & DEBBIE R WILEY H&W |
| 08-05-31-00-00-006.000 | MAULDEN, RICK & KAREN |
| 08-05-29-00-00-024.000 | YOUNGER, JAMES P & JUDITH |
| 08-05-29-00-00-023.102 | YOUNGER, JAMES P & JUDITH |
| 08-05-31-00-00-012.001 | SHELBY GRAVEL INC |
| 08-05-32-00-00-008.005 | MATNEY, KERRY L REV TRUST & DEBRA K MATNEY REV TRUST |
| 08-05-29-00-00-023.002 | WEAVER, ANDREW L & KRISTEN M |
| 08-05-29-00-00-025.001 | HRKK LLC |
| 08-05-32-00-00-007.001 | WHITE, GILLIAN L REV TRUST |
| 08-05-31-00-00-010.001 | WOOD FARMS LLC |
| 08-05-31-00-00-006.002 | MELLENCAMP, ADAM & LAUREN H&W |
| 08-05-32-00-00-007.000 | FRIDDLE, JARED K & RHIANNON J H&W |
| 08-05-32-00-00-008.002 | DRIVER, CHARLES E & ANDREA |
| 08-05-32-00-00-005.000 | PARKS, CLEO I TRUST |
| 08-05-32-00-00-006.001 | ROBERTS, JOHNNY E |
| 08-05-30-00-00-010.000 | GEORGE, ROBERT EUGENE I TRUSTEE OF ROBERT EUGENE GEORGE I TRUST |
| 08-05-32-00-00-003.000 | HJW HOLDINGS V LLC |
| 08-05-32-00-00-009.000 | TOLERSON, TERRI A |
| 08-05-32-00-00-005.001 | TOLERSON, TERRI A |
| 08-05-32-00-00-023.000 | HJW HOLDINGS V LLC |
| 08-05-32-00-00-008.004 | SENERIUS, GREGORY N & REGINA C |
| 08-05-32-00-00-008.003 | DIETZ, AARON K & KRISTI |
| 08-05-31-00-00-012.000 | INDIANA FARM BUREAU CO-OPERATION |
| 08-05-31-00-00-011.000 | ARSZMAN, MICHELLE |
| 08-05-31-00-00-013.002 | LANCASTER, KENT |

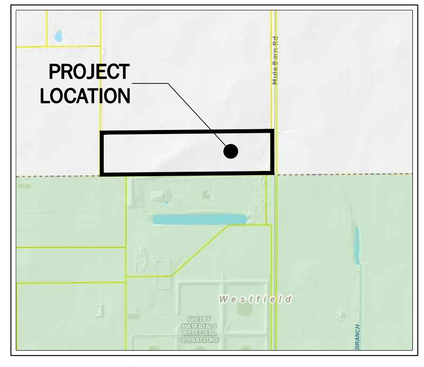



| | |
|---|---|
| Br | Brookston silty clay loam, 0 to 2 percent slopes |
| CrA | Crosby silt loam, 0 to 2 percent slopes |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded |
| Pn | Patton silty clay loam, 0 to 2 percent slopes |

## SOILS MAP
NOT TO SCALE




## FEMA MAP
NOT TO SCALE




## ZONING MAP
NOT TO SCALE

## OWNER

BRADLEY E. ROBERTS AND JARED W. ROBERTS
18519 MULE BARN ROAD
WESTFIELD, IN 46074

GENERAL NOTES:

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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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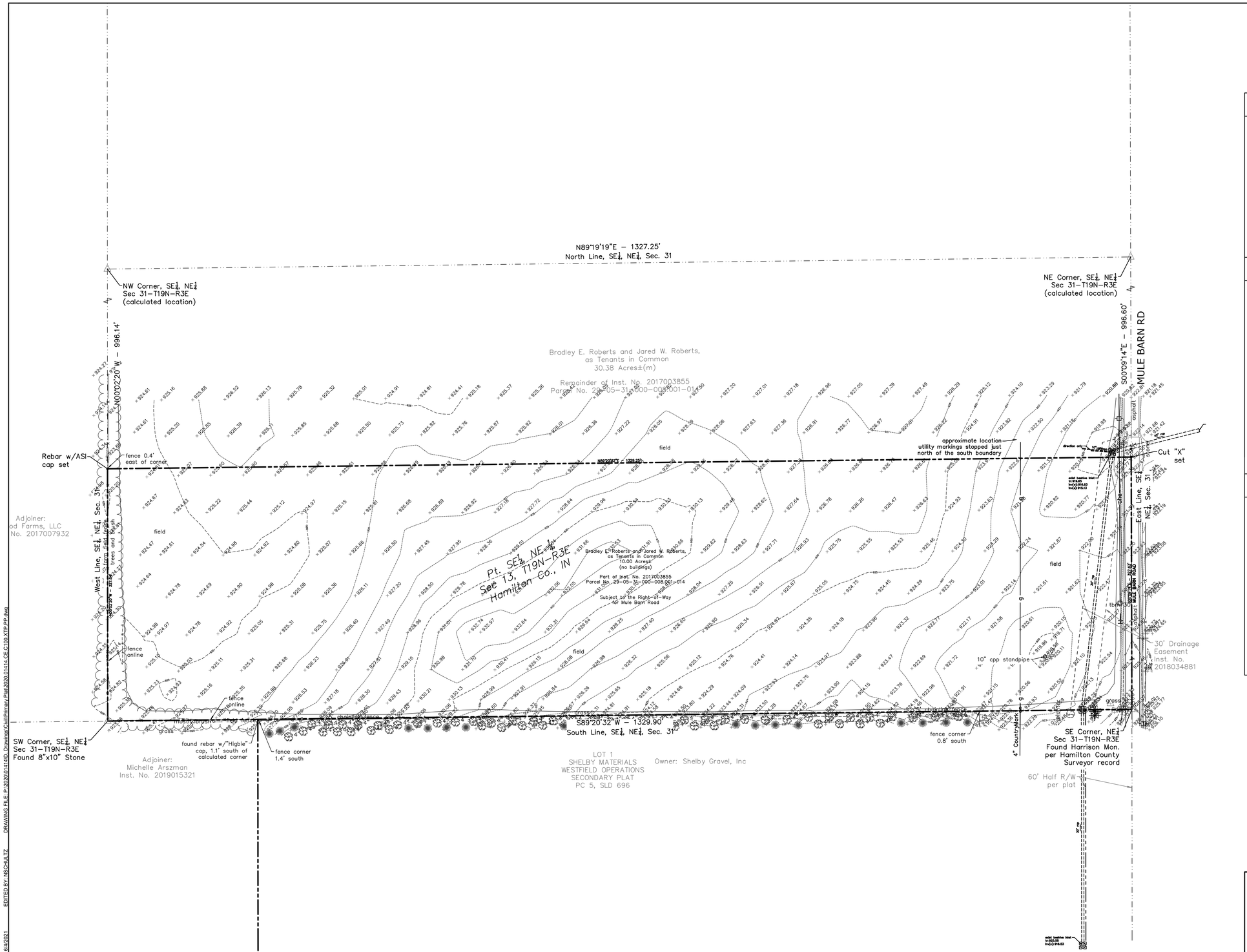
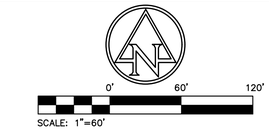
**Project Number** 2020.01414

**TITLE SHEET**

**C001**


PLOT DATE: 7/27/2021 10:27 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 7/22/2021
EDITED BY: NWNSLOW
DRAWING FILE: P:\2020\01414\D_Drawings\Civil\Primary Plat\2020.01414.CE.C001.TS.PP.dwg




## EXISTING LEGEND

- Air Conditioner
- Bush
- Clean Out
- Combination Pole
- Electric Box
- Electric Meter Box
- Gas Meter
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Mailbox
- Pine
- Pole
- Post
- Power Pole
- Right Of Way Monument
- Satellite
- Sign
- Stand Pipe
- Spigot
- Stump
- Telephone Pole
- Telephone Pedestal
- Transformer
- Tree
- Telephone Cross Box
- Water Meter
- –ohe– Overhead Electric Line
- –g– Buried Gas Line
- –oht– Overhead Telephone Line

## BENCHMARK DATA

(NAVD 88 DATUM)
HORIZONTAL AND VERTICAL ESTABLISHED BY OPUS SOLUTION #726327902.20 AT POINT #500 ON INGCS (HAMILTON COUNTY) CHECK NGS BENCH B112 (+0.003')

BASE #500 REBAR IN GRASS
ELEV: 900.03

TBM #50
MAG SPIKE SET NW SIDE UTILITY POLE #300–633, ±30' EAST OF ℄ EAGLE TOWN ROAD AND ±20' SOUTH OF ℄ SR 32.
ELEV: 901.997'

TBM #51
MAG SPIKE EAST SIDE UTILITY POLE #074–600, ±15' WEST OF ℄ EAGLE TOWN ROAD AND ±60' SOUTH OF ℄ GRASS FIELD ENTRANCE.
ELEV: 900.343

TBM #52
MAG SPIKE EAST SIDE UTILITY POLE #199–699, ±20' SOUTH OF ℄ ASPHALT DRIVE AND ±20' WEST OF ℄ STONE DRIVE.
ELEV: 904.140

TBM #53
RAILROAD SPIKE FOUND NORTH SIDE UTILITY POLE #300–638, ±60' SOUTH OF ℄ SR 32 AND ±65' WEST OF ℄ WASHINGTON STREET.
ELEV: 897.097

## LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF THAT 10.000 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY PREPARED BY TRACY L. MCGILL, PROFESSIONAL SURVEYOR #LS20500009 ON MARCH 26, 2021, AMERICAN STRUCTUREPOINT, INC. PROJECT NUMBER 2020.01414, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS WEST (BASIS OF BEARING – INDIANA GEOSPATIAL COORDINATE SYSTEM'S (INGCS) "MARION") 1,329.90 FEET ALONG THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST 327.64 FEET ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, PARALLEL WITH THE AFOREMENTIONED SOUTH LINE, 1,329.25 FEET TO THE EAST LINE OF SAID QUARTER–QUARTER SECTION; THENCE SOUTH 0 DEGREES 9 MINUTES 14 SECONDS EAST 327.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES, MORE OR LESS.

GENERAL NOTES:

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2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

| UTILITY | COMPANY | CONTACT | PHONE NO. |
|---|---|---|---|
| CABLE TELEVISION | COMCAST | EARL SMALL, JR | (317) 982–1161 |
| ELECTRIC | DUKE ENERGY | MATT DAYHUFF | (317) 896–6704 |
| FIBER OPTIC | INDIANA FIBER NETWORK | BRUCE SPECK | (317) 280–4636 |
| GAS | VECTREN | CHAD MILLER | (317) 776–5550 |
| SANITARY SEWER | CITIZENS WESTFIELD | BRAD HOSTETLER | (317) 927–4351 |
| STORM SEWER | CITY OF WESTFIELD | JOHN RANKIN | (317) 804–3147 |
| TELEPHONE | AT&T | BRIAN WENTE | (317) 610–5440 |
| WATER | CITIZENS WESTFIELD | BRAD HOSTETLER | (317) 927–4351 |

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**MULE BARN ROAD COMMERICIAL PUD**

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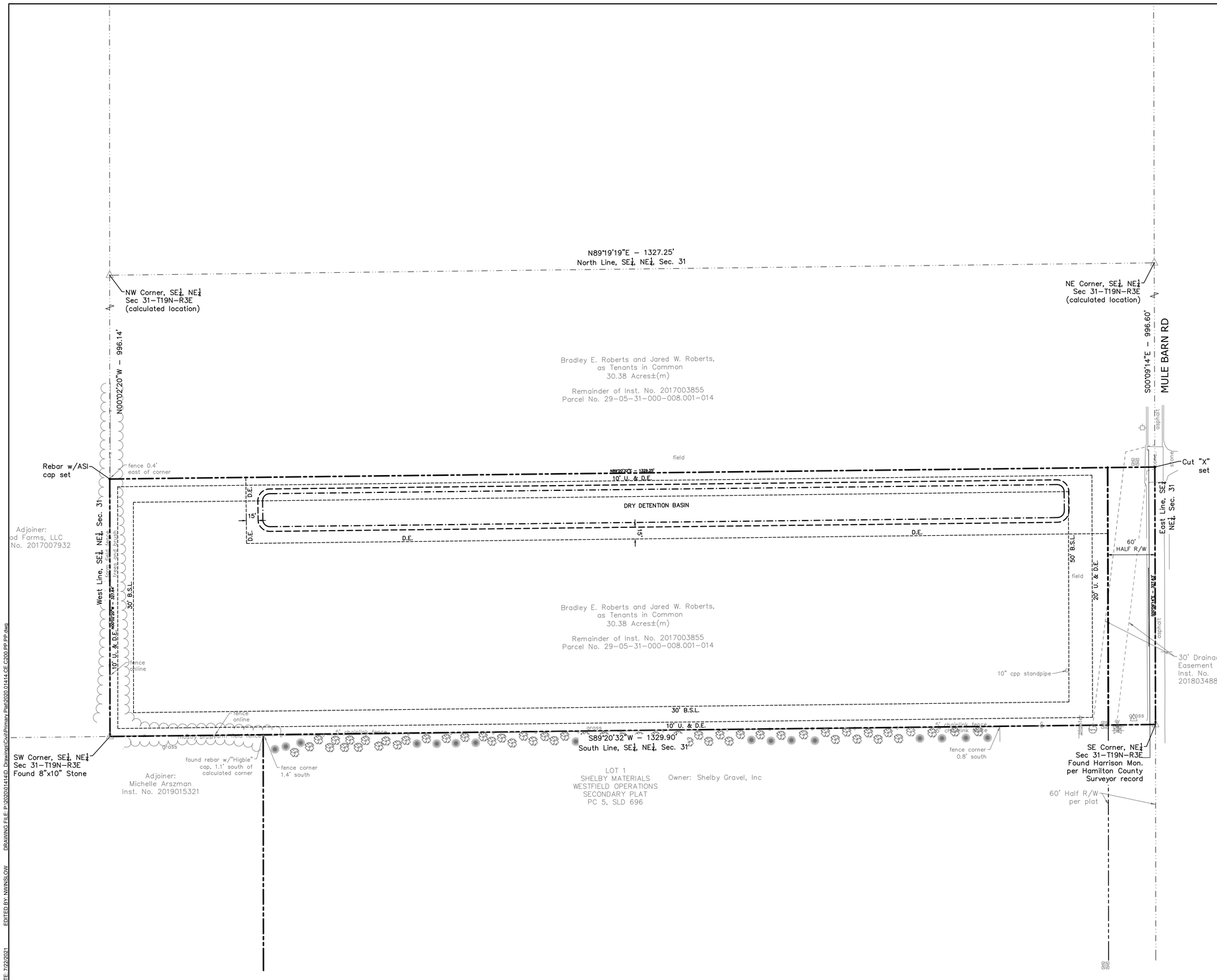
Project Number 2020.01414

# EXISTING TOPOGRAPHY PLAN

# C100

PLOT DATE: 7/27/2021 10:27 AM EDIT DATE: 6/4/2021 EDITED BY: NISCHLA TZ DRAWING FILE: P:\2020\01414\D Drawings\Civil\Primary Plat\2020.01414 CE C100 XTP PP.dwg
PLOT SCALE: 1:2.5849




0' 60' 120'

SCALE: 1"=60'

## EXISTING LEGEND

- Air Conditioner
- Bush
- Clean Out
- Combination Pole
- Electric Box
- Electric Meter Box
- Gas Meter
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Mailbox
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- Post
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## OWNER

BRADLEY E. ROBERTS AND JARED W. ROBERTS
18519 MULE BARN ROAD
WESTFIELD, IN 46074

CITY OF WESTFIELD NOTES

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

GENERAL NOTES:

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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

# MULE BARN ROAD COMMERICIAL PUD

18404 Mule Barn Road
Westfield, Indiana

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NOT FOR CONSTRUCTION

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Project Number 2020.01414

## PRIMARY PLAT

# C200

PLOT DATE: 7/27/2021 10:28 AM
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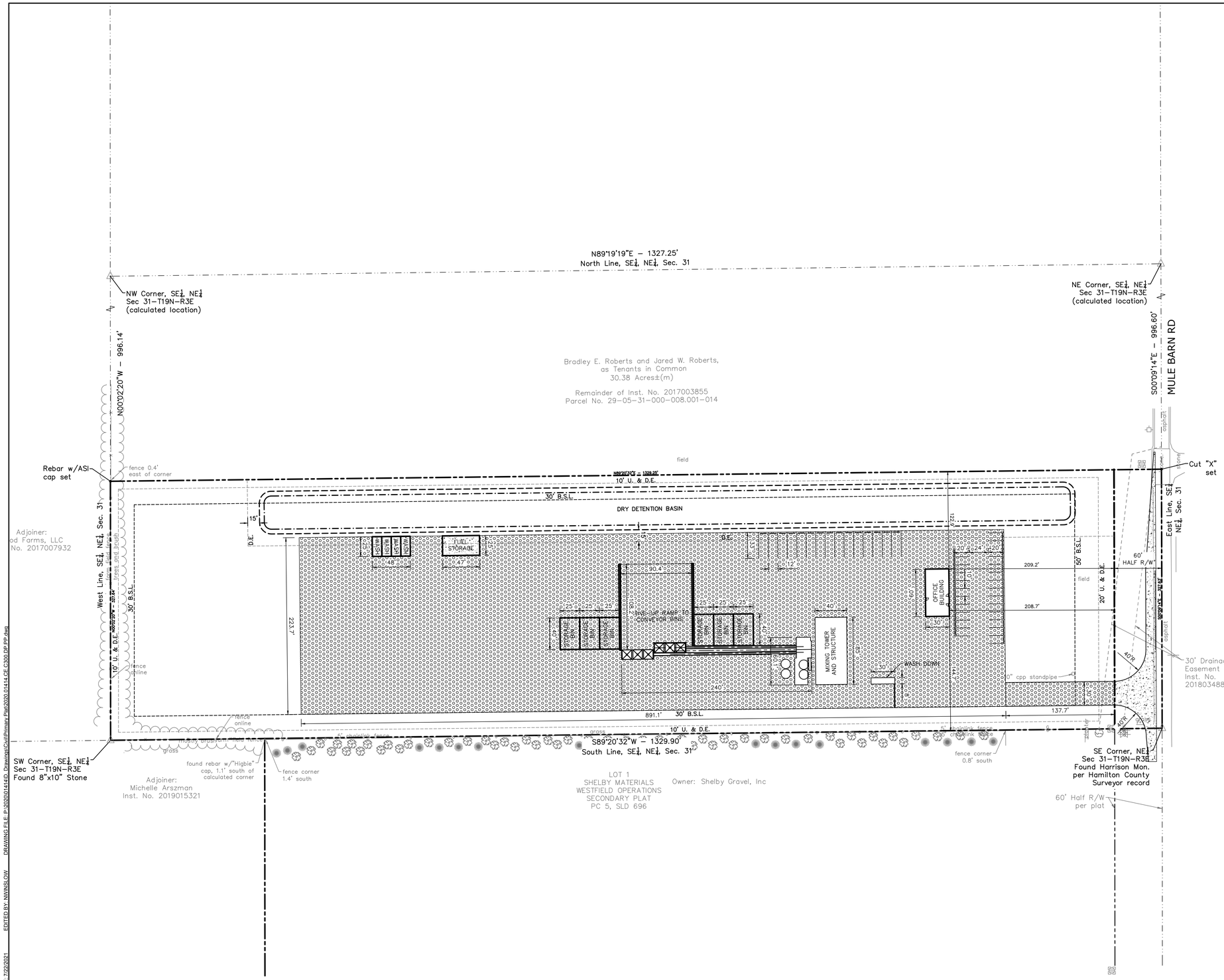


0' 60' 120'

SCALE: 1"=60'

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- Bush
- Clean Out
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- Telephone Pedestal
- Transformer
- Tree
- Telephone Cross Box
- Water Meter
- —ohe— Overhead Electric Line
- —g— Buried Gas Line
- —oht— Overhead Telephone Line

## SITE LEGEND

- COMPACTED STONE PAVEMENT
- CONCRETE PAVEMENT

## SITE DATA TABLE

| | |
|---|---|
| SITE ZONING: | PUD |
| PROJECT AREA: | 10.0±ACRES |
| BUILDING AREA: | 1,800 SF |
| SITE IMPERVIOUS AREA: | 4.72± ACRES |
| TRUCK PARKING(12'x33'): | 15 |
| CAR PARKING(10'x20'): | 25 |

CITY OF WESTFIELD NOTES

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## DEVELOPMENT PLAN

# C300

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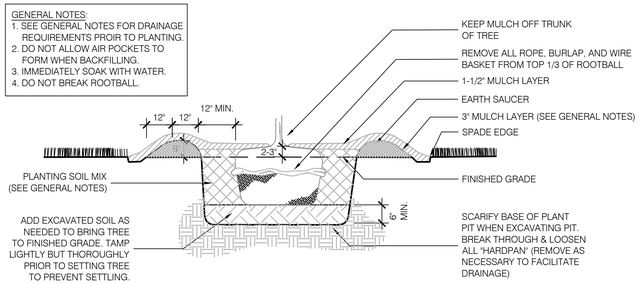
PLOT SCALE: 1:2.5849

GENERAL NOTES:
1. SEE GENERAL NOTES FOR DRAINAGE REQUIREMENTS PRIOR TO PLANTING.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

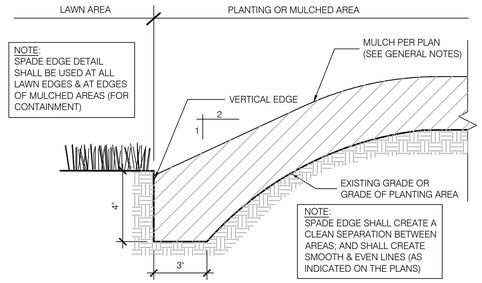



## PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
3. REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
4. BACKFILL WITH SOIL MIX & "WATER IN"
5. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
6. STAKE & GUY SECURELY (AS REQUIRED)

## 02 TREE PLANTING DETAIL

L100 SCALE: 1/2"=1'-0"




## 01 SPADE EDGE DETAIL

L100 SCALE: 3"=1'-0"

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| AC | 20 | Abies concolor / White Fir | B&B | 6` Ht. | As Shown |
| PA | 43 | Picea abies / Norway Spruce | B&B | 6` Height | As Shown |
| PS | 52 | Pinus strobus / White Pine | B&B | 6` Ht. | As Shown |
| PO | 7 | Platanus occidentalis / American Sycamore | B&B | 2" Cal. | As Shown |
| TC | 10 | Tilia cordata / Littleleaf Linden | B&B | 2" Cal. | As Shown |
| TS | 11 | Tsuga canadensis / Canadian Hemlock | B&B | 6` Height | As Shown |

| ORNAMENTALS | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| AL | 4 | Amelanchier laevis 'Cumulus' / Cumulus Allegheny Serviceberry | B&B | 6` Ht. | As Shown |
| MP | 2 | Malus x 'Prairifire' / Prairifire Crabapple | B&B | 2" Cal. | As Shown |

## CONCEPT PLANT SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX 209,024 sf
Seed mixes to be include hybrid varieties that are drought tolerant and winter hardy. See general notes for additional lawn seed information and installation requirements.

Festuca arundinacea / Tall Fescue 167,219 sf
Poa pratensis / Kentucky Bluegrass 41,805 sf

## GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (⅔ TOPSOIL, ⅓ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TWINE, ROPE, BURLAP, AND WIRE BASKETS SHALL BE REMOVED FROM TOP ONE-THIRD OF TREES PRIOR TO COMPLETION OF INSTALLATION. IN ADDITION, ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF ALL ROOTBALLS TO EXPOSE ROOT FLARE.
9. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
10. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
11. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
12. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
13. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
14. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

0' 50' 100'
SCALE: 1"=50'

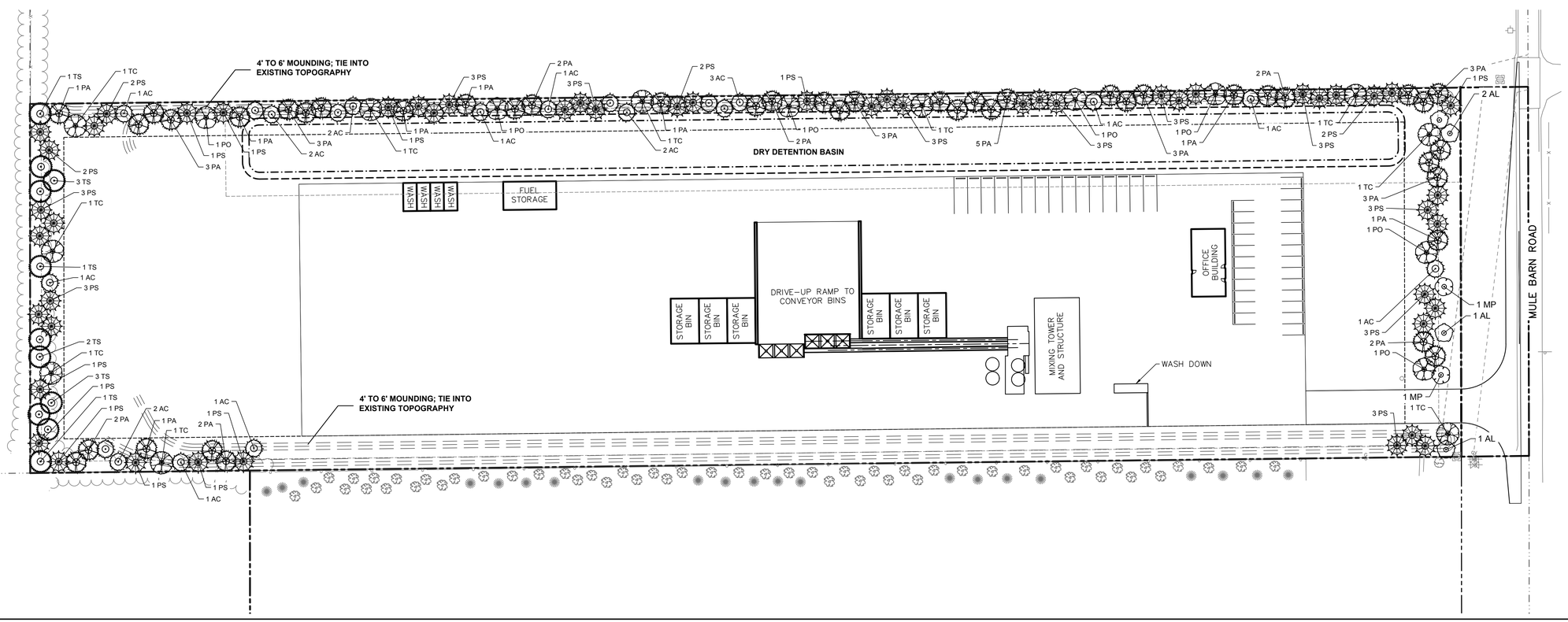
CITY OF WESTFIELD NOTES

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

## LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- TURF SEEDING
- SPADE EDGE, SEE DETAIL ON SHEET C710

** NOTE: FOR FULL PLANT & TURF SCHEDULE, SEE SHEET C710**





imi
Irving Materials, Inc.

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


**MULE BARN ROAD COMMERCIAL PUD**

Mule Barn Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX |
|---|
| DATE: |
| 07/02/21 |
| PROJECT PHASE: |
| ISSUE FOR PERMIT |

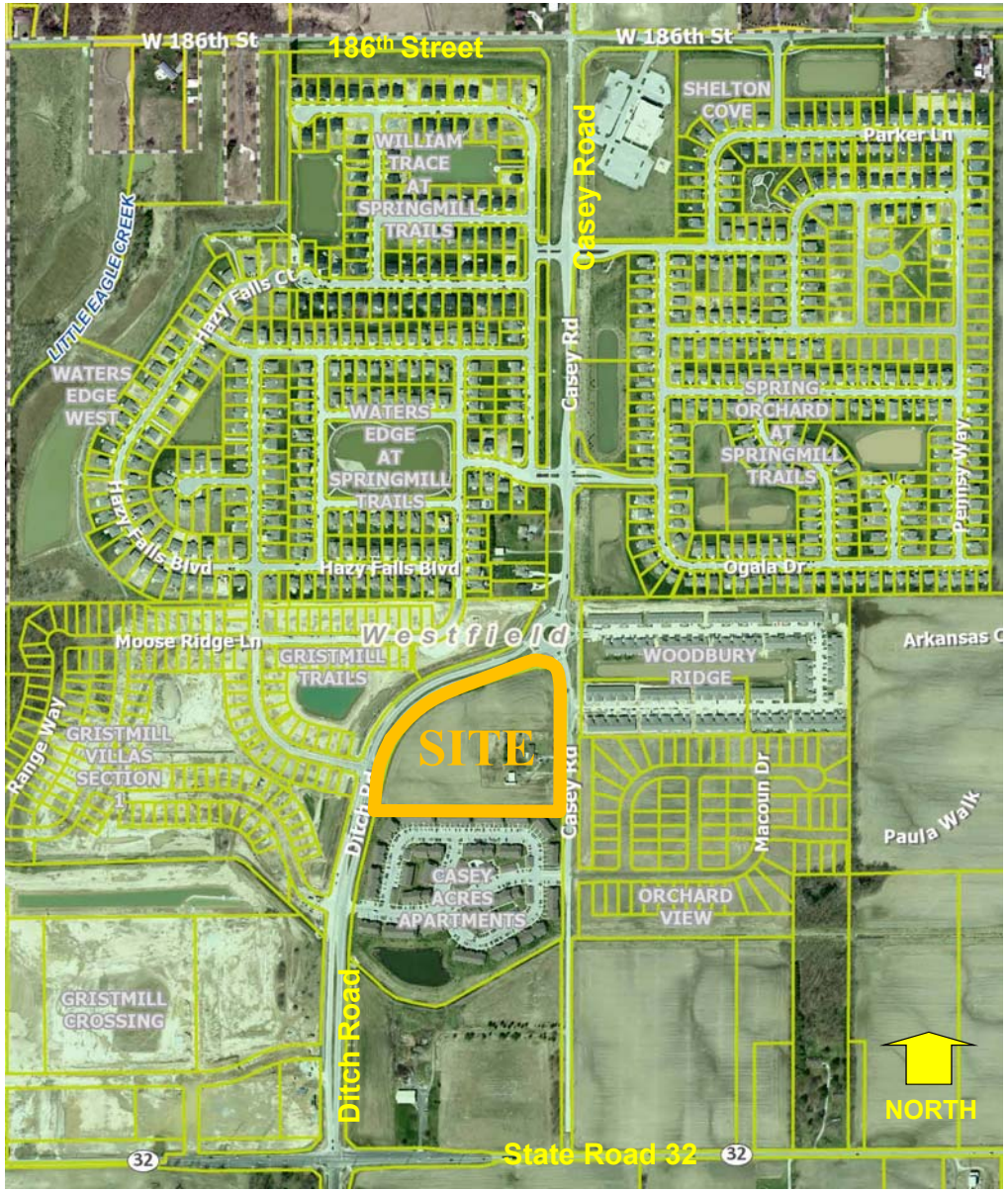
| REVISION SCHEDULE | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

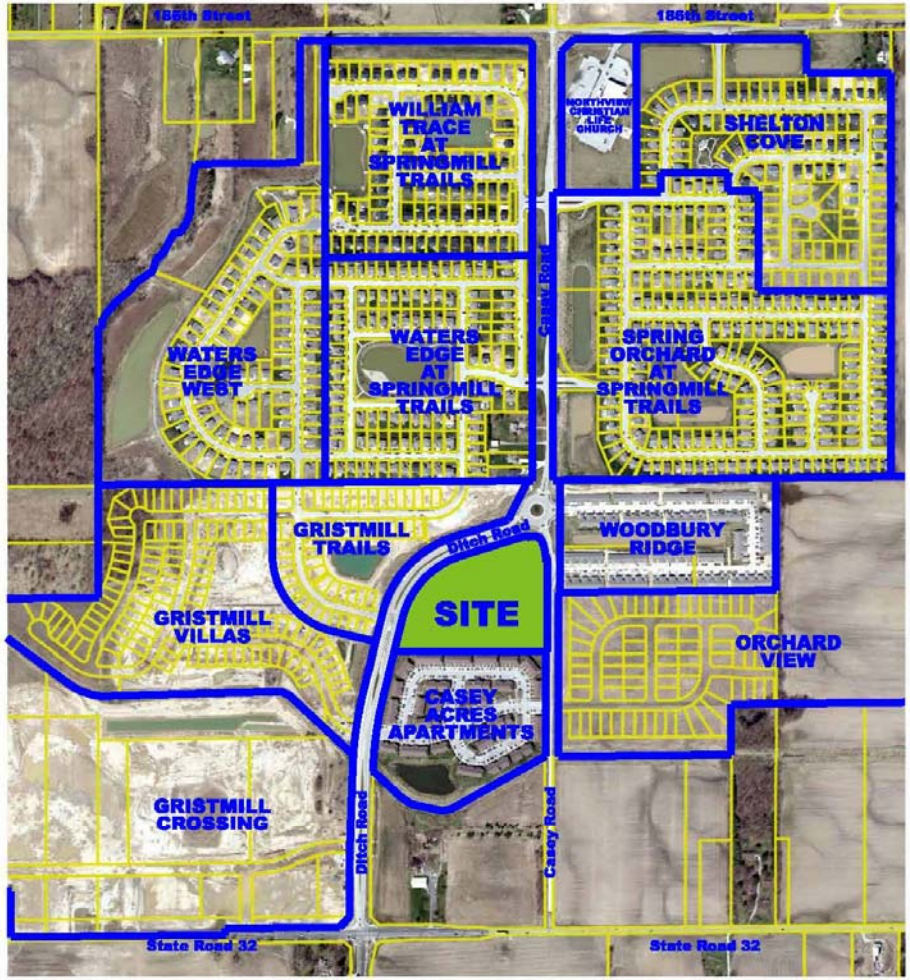
Project Number 2020.01414

**LANDSCAPE PLAN**

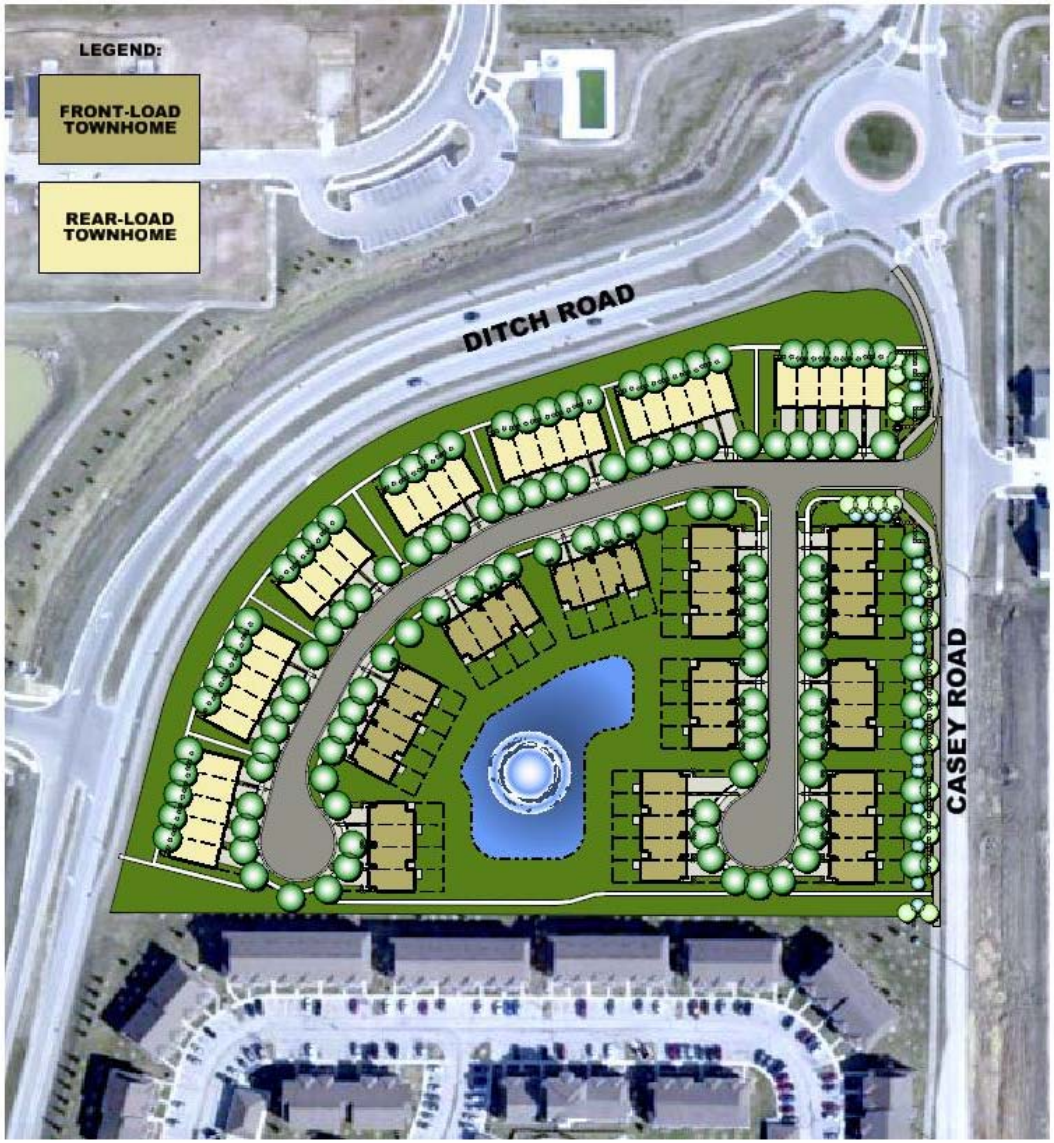
**L100**


PLOT DATE: 7/27/2021 10:30 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 7/27/2021
EDITED BY: NWINSLOW
DRAWING FILE: P:\2020\01414\D_Drawings\Civil\Construction Documents\2020.01414 LA L100 LP.dwg




**FMH FAMILY PARCEL**
**Site Context**



# FMH FAMILY PARCEL
## Concept Plan

church church hittle + antrim
ATTORNEYS AT LAW

# Memorandum

Date: July 30, 2021

To: Pam Howard, Senior Planner
Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Urban Apples PUD (2108-PUD-22)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Herron Holdings, LLC hosted a Neighborhood Meeting on Wednesday, July 28, 2021. Invitations were extended to all property owners listed on the Adjoiner List as well as Westfield Planning staff and Westfield Council persons. Below please find a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at 18326 Spring Mill Road.

Petitioner representatives included Noah Herron, Michael Hayner and Marc Rupenthal. Matthew Skelton and Andrew Wert of CCH+A also attended.

Attendees included Rachel Riemenschneider (Westfield planning staff), and Brian Kirchner and David Bergman of Sundown Gardens.

A summary of the meeting follows:

Mr. Skelton provided a summary of the proposal.

Mr. Kirchner inquired about the uses of the buildings, possible noise, hours of operation, parking capacity and thematic architectural standards for the project.

There being no further questions or comments from attendees, the meeting concluded at 7:15 p.m.

**Docket Number:** 2108-PUD-22 (Ordinance No. 21-34)

**Petitioner:** Herron Holdings, LLC by Church Church Hittle + Antrim

**Request:** A change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Urban Apples PUD District.

**Current Zoning:** AG-SF1: Agriculture/Single-family Rural District

**Current Land Use:** Agriculture

**Acreage:** 23.71 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 21-34
4. Concept Plan
5. Area Exhibits
6. Additional Illustrative Images
7. Seasonal Parking Illustrative Images
8. Narrative Statement
9. Neighbor Meeting Summary

**Staff Reviewer:** Pam Howard, Senior Planner

---

## PETITION HISTORY

This petition was introduced at the July 12, 2021, City Council meeting. The petition will receive a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on July 28, 2021. A summary this meeting will provided by the petitioner and will be uploaded as **Exhibit 9** once available.

---

## PROJECT OVERVIEW

**Location**: This subject real estate is approximately 23.71 acres in size and is located at 18326 Spring Mill Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District, and has an approved Variance of Use permitting Wine Processing on the Property. Adjacent zoning districts include Somerset PUD to the west and south, with the remainder of adjacent properties zoned AG-SF1. Adjacent land uses include agriculture and undeveloped residential.

**Project Description**: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Apples PUD District to accommodate an Agritourism Development, as described in the Narrative Statement (see **Exhibit 8**).

---

## ORDINANCE DETAILS

**Repeal of Existing Variance:** As proposed, the adoption of this PUD would repeal the existing variance for the Property (2008-VU-04), which allows the current wine production operation. If the existing variance is later held to be valid after the adoption of the proposed PUD, then PUD would then be rendered void.

**Definitions:** The PUD Ordinance proposes an alternative definition for Agritourism, which removes the "operational farm" aspect, and includes more examples for the alcohol related aspects of the proposed use. The proposed ordinance also includes several definitions that are not present in the UDO. Some of these definitions (Cidery Operation, Lawn Uses, Orchard Uses, Seeds Operation, and Vine Operation), are use categories that combine several uses and are then used within the Permitted Use Table (see Permitted Uses section of this report). Other definitions relate to specific buildings and improvements proposed on the Property, some of which reference Illustrative Images (see **Exhibit 6**) and require substantial compliance with the applicable exhibit. The Department has asked that the petitioner move the substantial compliance requirements to the Architectural Standards section of the PUD.

**Concept Plan**: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the District into seven (7) areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

**Underlying Zoning:** As proposed, the PUD Ordinance assigns AG-SF1: Agriculture/Single-family Rural District as the Underlying Zoning District.

**Permitted Uses:** The proposed ordinance the below Permitted Use Table. All of the uses listed in this table are defined in the PUD Ordinance.

| USE | Vine | Seeds | Cidery | Meadow | Orchard | Shade | Lawn |
|---|---|---|---|---|---|---|---|
| Cidery Operation | | | X | | | | |
| Farm Stand | X | X | X | X | X | | X |
| Lawn Uses | | | | | | | X |
| Orchard Uses | | | | | X | | |
| Picnic Area | | | | X | X | X | X |
| Seasonal Parking | X | | X | X | | | |
| Seeds Operation | | X | | | | | |
| Storage Barn | X | X | X | X | X | X | X |
| Winery Operation | X | | | | | | |

**General Regulations:** The table below outlines the proposed lot standards as compared to the UDO's requirements for AG-SF1 lots (the proposed underlying zoning district).

| | PUD | UDO (AG-SF1) |
|---|---|---|
| **Min. Lot Area** | Not altered | 3 acres |
| **Min. Lot Frontage** | Not altered | 250' |
| **Min. Front Yard Setback** | 50' (from Spring Mill Road) | 100' (Expressway/Arterial) |
| **Min. Side & Rear Yard Setbacks** | 30' (all other District property lines), none internal to District | 30' |
| **Min. Lot Width** | Not altered | 100' |
| **Max. Building Height** | None for the Goat Tower[1]<br>45' with a min. 5:12 pitch for all other buildings[2] | 2 ½ stories |
| **Min. Living Area (Ground Floor)** | Exempts | 1,350 square feet (single-story)<br>800 square feet (all others) |
| **Subdivisions** | Permits Major Subdivision by exempting this standard | Major Subdivision not permitted |
| **Development Plan Review** | Not altered | Required except for Single-family Dwellings, Agricultural Uses, and associated Accessory Uses. |

**Development Standards**: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance includes Area Exhibits for the Vine, Seeds, and Cidery Areas (see **Exhibit 5**), and requires the areas to be developed in substantial compliance with these exhibits. The exhibits include images of the existing and proposed structures in these areas, as well as text describing some of the planned improvements. Most of the text permits certain improvements or materials that would already be permitted by the UDO, which contains no Architectural Standards for the AG-

[1] UDO Article 6.6(E) Height Standards; Exceptions: In all Zoning Districts, spires, church steeples, chimneys, cooling towers, stacks, tanks, water towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

[2] Article 6.6(D) Height Standards; Buildings for Agricultural Uses: If a building used for Agricultural Uses has a minimum roof pitch of five vertical units to twelve horizontal units (5:12), then the maximum Building Height for such building may be increased in height not to exceed forty-five (45) feet.

SF1-District. The Department has requested that the Petitioner remove any standards that are unnecessary permissions instead of requirements; and that they move any requirements to the text of the Ordinance, leaving only images in the Area Exhibits.

Additional Illustrative Images are included for some of the other proposed structures (see **Exhibit 6**). These exhibits are not currently referenced in the Architectural Standards section of the Ordinance, but are instead included in the definitions for each of the structures. Some of these definitions include a substantial compliance requirement. The Department has asked that the petitioner include this requirement in the Architectural Standards section of the PUD. This exhibit also includes some text for the Music Shelter, similar to what was included and discussed for the Area Exhibits. The Department has requested that the Petitioner remove any standards that are unnecessary permissions instead of requirements; and that they move any requirements to the text of the Ordinance.

Building Standards: The PUD Ordinance applies UDO Article 6.4(E) to all buildings in the District. This standard permits more than one (1) Principal Building for Agritourism Uses. This would not be a change from the UDO, because the standard is identical for Commercial and Industrial Uses. The only Use that is not permitted more than one (1) Principal Building per lot in the UDO is Single-Family Residential, which is not proposed as a permitted use in the District.

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO with a few exceptions further described below:

> General Screening Standards: The proposed ordinance would exempt the existing nonconforming conditions in the Vine and Cidery Areas from the UDO's screening requirements for Mechanical Equipment and Service and Loading Areas.
>
> Parking Area Landscaping: The PUD Ordinance proposes only requiring Parking Area Landscaping within 200' of Spring Mill Road. This would mean that parking areas outside of this distance would not be required to include islands, or provide perimeter screening.
>
> Perimeter Tree Preservation: The proposed ordinance requires heathy trees within ten (10) feet of the perimeter of the District to be preserved, unless they are required to be removed for connectivity or drainage/utility purposes.
>
> Orchard Preservation: The PUD Ordinance requires tree (3) rows of apple trees to be planted between the Vines Building and Spring Mill Road, and requires the preservation of those trees.

Parking and Loading Standards: The proposed Ordinance defaults to the Parking and Loading Standards for the UDO with a few exceptions further described below:

> Loading Berths: As proposed, the PUD Ordinance would exempt the Property from the minimum number of off-street Loading Berths required in the UDO. This would only be a change for some of the proposed uses (those that could be

classified as Office, Industrial Manufacturing. Local Business, or General Business). The UDO does not require Loading Berths for Agritourism Uses.

Surfacing and Curbs: The proposed Ordinance, would not require parking area greater than 200' from Spring Mill Road to meet the Surfacing and Curbs requirements of the UDO. Instead, those areas would be permitted to be a combination of grass and gravel, as shown in **Exhibit 7**.

Required Spaces: The PUD Ordinance proposes using the UDO's "Other Uses" parking requirement for all uses proposed on the site, which would allow the Director to determine the minimum number of spaces required based on data supplied by the applicant. This would not be a change for Agritourism Uses; but would be change for Restaurant, Office, and Industrial Uses which all have minimums outlined in the UDO.

**Duration:** As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

**Severability:** The proposed Ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

---

## COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "New Suburban" land use classification. Artisan farms are listed as an appropriate land use within this land use classification. 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.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

---

## PROCEDURAL

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the 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.

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

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**DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the August 2, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

# MULE BARN ROAD COMMERCIAL PUD

# Ordinance No. 2107-PUD-20

# WESTFIELD INDIANA

**Items of Concern**

- ❑ Buffering/Landscaping
- ❑ Building appearance and lighting
- ❑ Hours of operation and noise
- ❑ Traffic/Road Improvements

Mule Barn Road Commercial PUD

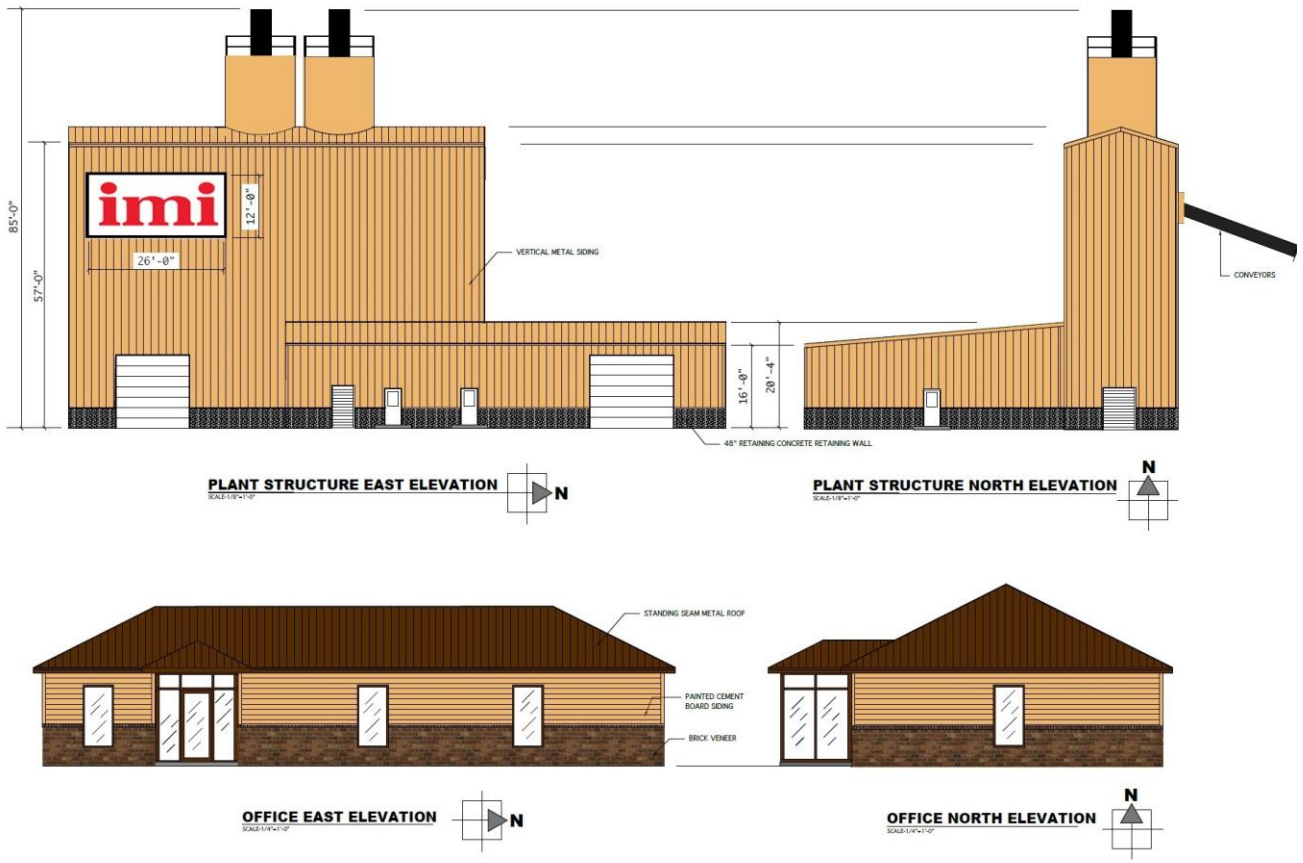
Site Location Map



patch development

In response to the questions about landscape and buffering we have amended the PUD language as requested and added notes on the exhibit requiring 4-6 foot minimum berms and plantings.

Site Layout




The PUD requires to meet the standard Westfield light ordinance which precludes light pollution while still adhering to the OSHA standards required for a safe plant. In addition, all lighting will be below 25 ft in height and directional. Standard plant hours of operations will be 7am-5pm

Building Elevations

EXECUTIVE
HEALTH & SAFETY

June 23, 2019

Mr. Terry Jones
Irving Materials, Inc. (IMI)

Dear Mr. Jones,

**784 County Rd 125 W, Scottsburg, IN 47170– OSHA HC Noise Dosimetry Results**

Matthew Cook, CIH CSP, of Pinnacle Health and Safety, LLC collected two (2) area noise dosimetry samples for concrete plant operations on June 21, 2019 at the IMI facility located in Scottsburg, Indiana per the request of Tyler Kalber, IMI. Dosimeter badges (make: 3M model: Edge5) were used to obtain the samples. The dosimeters were placed on tripods at a distance of 300 and 700 feet from the plant silos, respectively, to determine potential noise generation during typical operations over a 9 hour period.

Results of the area sampling are listed in Table 1. One sample located 300 feet northwest of the silo did not record a detectable dBA level due to sound levels not exceeding the OSHA-specified threshold value during the sampling period. The second sample located 700 feet southeast of the silo recorded an integrated time weighted average (TWA) exposure of 30.2 dBA due to peak sound levels (possibly from nearby traffic).

The sound level from a source is reduced substantially as distance increases. According to the Inverse Square Law, the sound level measured from a source will decrease by 6 dB (unweighted decibels) every time the distance is doubled. For example, if a sound level measured 70 dB at a distance of 50 feet from the noise source, then the sound level would measure 64 dB at a distance of 100 feet.

Common sources of residential noise include motorized equipment, appliances, and nearby roadways. For example, a typical gas mower at a distance of 3 feet is reported as being approximately 90 dBA (faa.gov). A vacuum cleaner at a distance of 10 feet from the source is reported as being approximately 70 dBA (faa.gov). Normal human speech at a distance of 3 feet from the sound source is reported as being approximately 60 dBA (faa.gov).

The samples collected during this survey are representative of the typical plant operation existing at the time and location of the survey. Please contact Beauregard Middaugh at (760) 765-1590, if you would like any additional information regarding this report. Thank you for using Executive, Health, & Safety, LLC.

Sincerely,

President, Executive Health and Safety, LLC.

Beauregard Middaugh, PhD, MS, CIH, CSP, OHST, NRRC-CHO

IMI had commissioned a noise study for a comparable batch plant in Scottsburg where at 300 feet for a 9-hour time period the noise was non-detectable or below any sound level and at 700 feet it was only an average 30 decibels over a 9-hour time frame. As a comparison 34-40 decibels is the same as a bird making noise or library.

Sounds Study

CITY OF
Westfield
INDIANA

July 26, 2021

Subject: Mule Barn Road and SR 32 Intersection

To: APC Members

There have been concerns raised about the safety of the intersection of SR 32 and Mule Barn Road as it relates to future truck traffic from the proposed IMI concrete development. It is true that improvements to the intersection and to Mule Barn Road are desirable. The City of Westfield Engineering Department currently has a Mule Barn Road widening project under design which will make substantial improvements to Mule Barn Road. Additionally, the City is working closely with INDOT to expedite the needed improvements at the intersection of Mule Barn Road and SR 32.

The Mule Barn Road widening project is scheduled for construction in 2022. Because State Road 32 is a state highway owned and maintained by INDOT, I cannot guarantee a date by which the intersection improvement will be completed. However, I can assure the APC and City Council that we are working to expedite that project to the best of our ability.

Lastly, it is my opinion that the increase in trucks caused by the IMI Development will not substantially worsen the safety conditions at this intersection. The City of Westfield team will continue to work with our partners at INDOT towards a long term intersection improvement at this location.

Sincerely,

Jonathan Nail

John Nail
City Engineer
City of Westfield

**Mayor**
Andy Cook

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

**Clerk Treasurer**
Cindy J. Gossard

**Public Works Department**

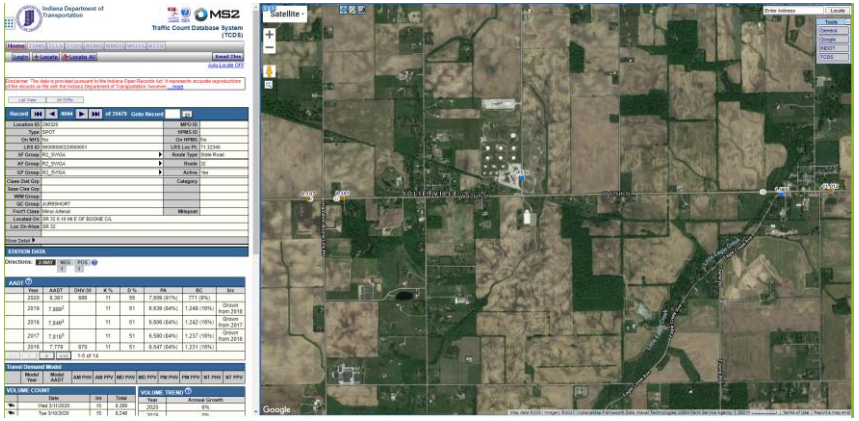
(317) 804-3100 office
(317) 804-3190 fax

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

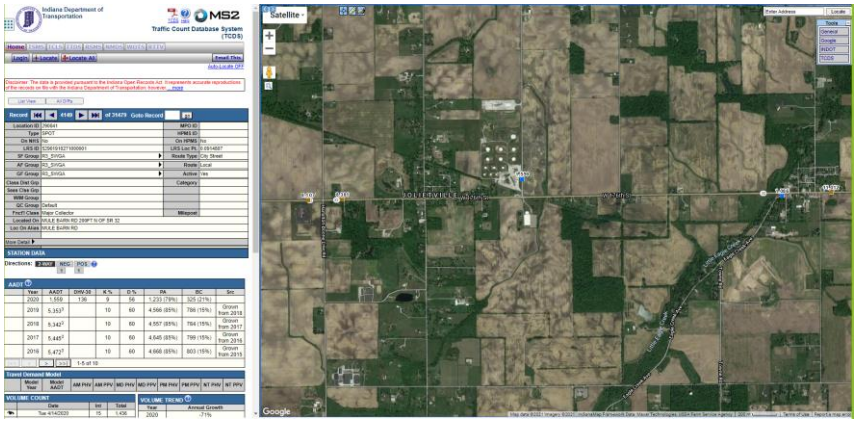
Per this letter from City Engineer Jonathan Nail and conversations with the Director of Public Works, the City of Westfield is in the process of widening both Mule Barn Road and making improvements to the intersection of Mule Barn Road & State Road 32

Traffic/Road

SR 32 & just west of Mule Barn Road– 2020 Daily traffic of 8,381 vehicles per day




Mule Barn Road– 2020 Daily traffic of 1,559 vehicles per day




Proposed additional traffic would be less than 100 trips per day

Traffic/Road

- 10 Fixed Employees @ Site with 8 concrete trucks
- The desire is to provide this perishable product that is in high demand in Westfield at a location that is close to the customer. IMI's closest facility is Lebanon and this location will allow it to better serve its existing customer base.
- Increase in Commercial taxes; road impact fee to help
- No Incentives or Abatement Requested

Additional Information