CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_06_21_2022

Tuesday, June 21, 2022 at 07:00 PM

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

MEETING DATE: **Tuesday, June 21, 2022 at 07:00 PM**

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

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

OPENING OF MEETING

Documents: Online viewable @ https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes
June 6, 2022 APC Minutes
Documents: June 6, 2022 APC Minutes

Review APC Rules & Procedures

CONSENT AGENDA

2201-DDP-02
Northpoint Building 2
Northwest Corner of East Street and Fenside Crossing
Holladay Properties by Kimley-Horn & Associates request Detailed Development Plan review of a 168,000 square foot industrial building on 13.12 acres +/- in the Northpoint Planned Unit Development 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

2204-DDP-13
Hageman Group 55+ Mixed Use
East Side of Wheeler Road, Approx 500 feet north of 181st Street
HG Acquisition Company, LLC by Cripe requests Detailed Development Plan review of a 244,580 square foot mixed-use building on 8.56 acres +/- in the Grand Park Village PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Building Renderings | Exhibit 6: Courtyard Plan | Exhibit 7: Landscape Plan | Exhibit 8: Spa and Telemedicine Space Plans

ITEMS OF BUSINESS

2111-PUD-27
TowneRun PUD
Northwest corner of Towne Road & West 146th Street
LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Concept Plan | Exhibit 3: Location Map.pdf | Exhibit 4: Ordinance 21-45_TowneRun PUD Ordinance | Exhibit 5: Mixed Use Character Exhibits | Exhibit 6: Townhome Character Exhibits | Exhibit 7: Paired Villa Character Exhibits | Exhibit 8: Updated Buffer Yard Exhibit | Exhibit 9: Typical Lot Landscaping | Exhibit 10: Amenity Plan | Exhibit 11: Narrative Statement | Exhibit 12: Issue List Response | Exhibit 13: Public Comment | Exhibit 14: Neighbor Meeting Summary | Exhibit 15: Ordinance 21-45 - REDLINE VERSION

2206-ODP-05 & 2206-SPP-05
Midtown at Westfield
Northwest corner of 191st Street & East Street
Henke Development Group by Weihe Engineers requests Overall Development Plan and Primary Plat approval for three (3) Lots and two (2) Blocks on 37.78 acres +/- in the Midtown at Westfield 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 | Exhibit 4: Henke Development Group Memo | Exhibit 5: Public Comments

MISCELLANEOUS BUSINESS ITEM

2205-PUD-09 [DISCUSSION]
iBeach31 at Grand Park PUD
724 East 181st Street
iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at

Grand Park Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 22-16 | Exhibit 4: Project Narrative Statement | Exhibit 5: Neighborhood Meeting Summary | Exhibit 6: Concept / Landscape Plan | Exhibit 7: Issue List & Response | Exhibit 8: Roofing Concern Response

PUBLIC HEARING ITEMS
No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]
Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

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

2112-ODP-26 [CONTINUED]
Southpark Industrial
16465 Southpark Drive
CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-05 [CONTINUED]
Towns at Union PUD
East of and adjacent to Union Street and south of David Brown Drive
Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2206-ODP-06 & 2206-SPP-06 [CONTINUED]
Springwater
East side of Westfield Boulevard/Union Street, North of 161st Street
Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and

Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2206-PUD-11-06 [CONTINUED]
Towne Road Crossing PUD Amendment I
South of SR 32, west of Little Eagle Creek Avenue
H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2206-PUD-12 [CONTINUED]
Andover PUD Amendment - Parcel "I" Daycare
East Side of Grassy Branch Road, Approx. 200 feet south of Mere Boulevard
NVS Properties 20, LLC by Murphy Real Estate Services requests an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

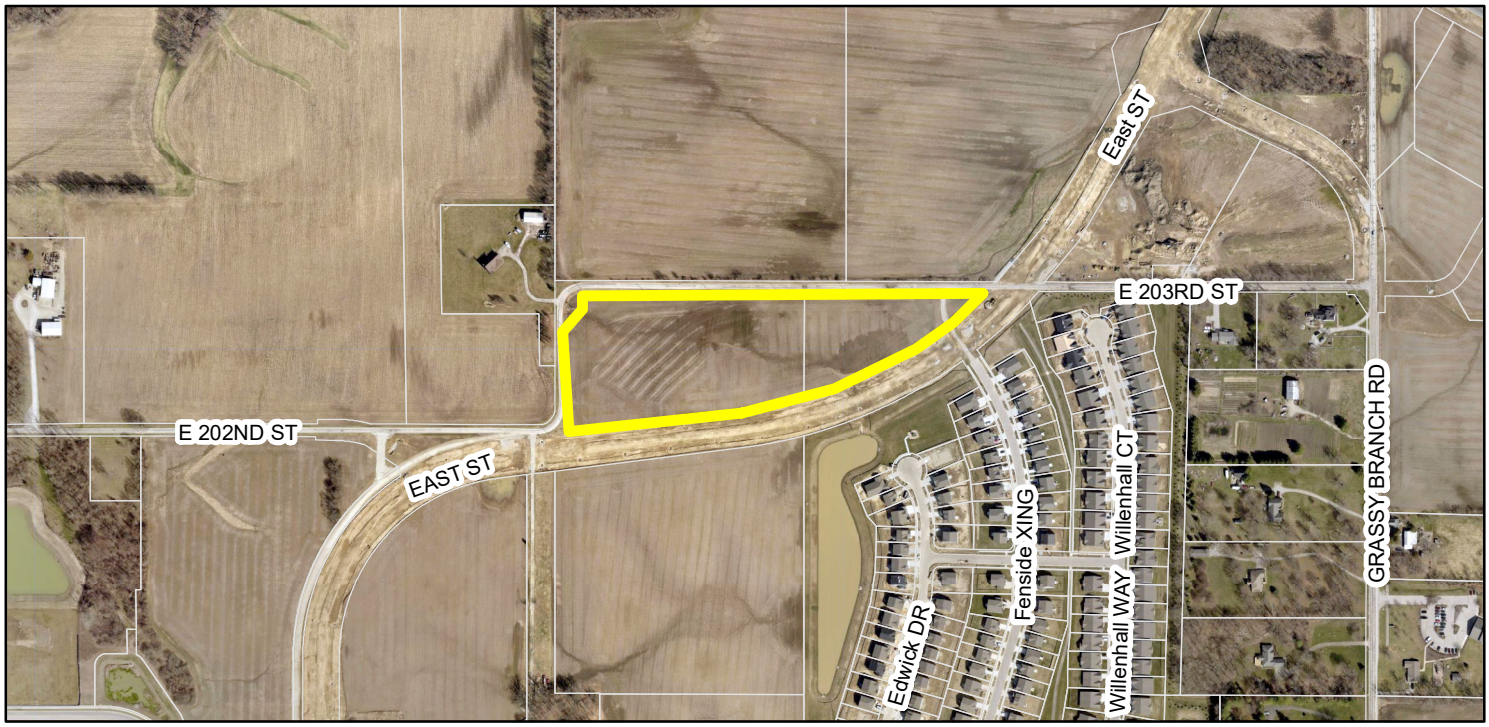
<u>ADJOURNMENT</u>

Property Location Map
Northwest Corner of East Street and Fenside Crossing
Detailed Developmen Plan
2201-DDP-02

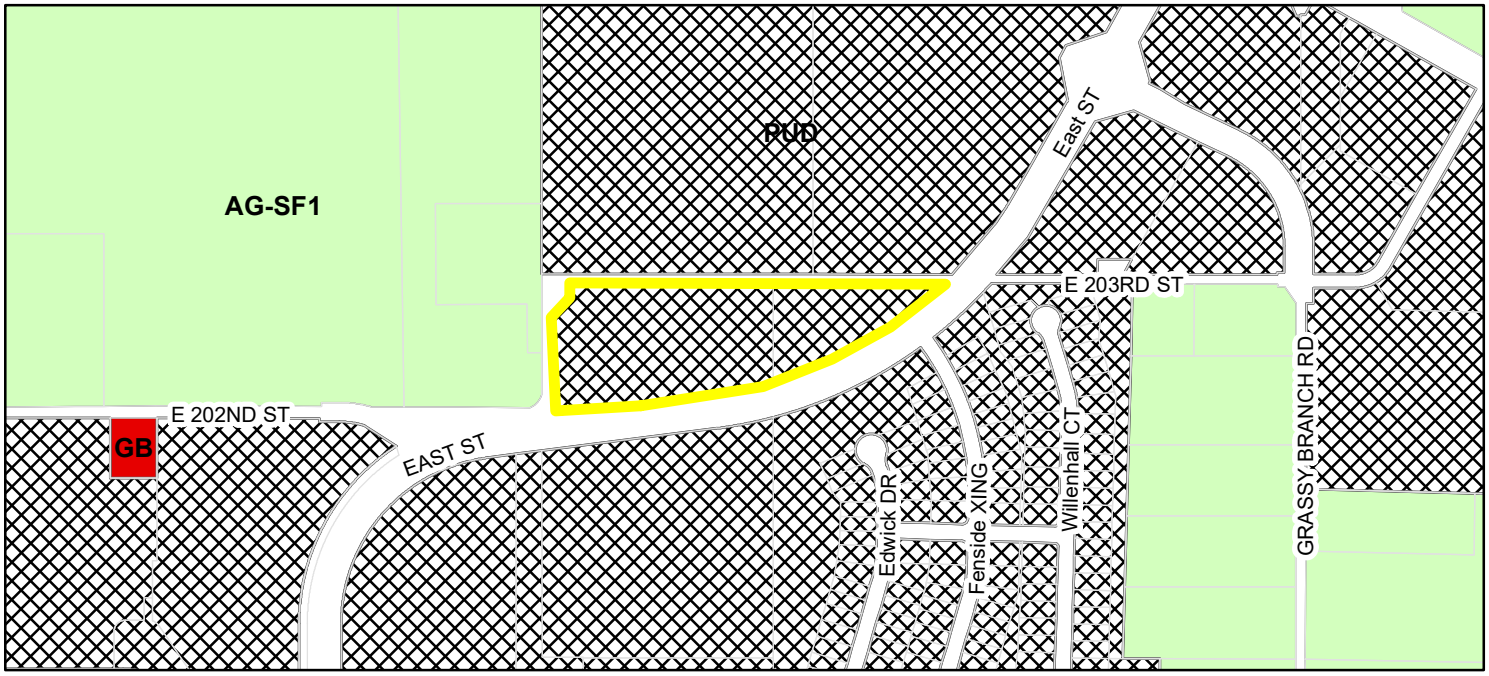
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

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

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	13.12AC.±
BUILDING AREA	=	168,000 SF
BUILDING HEIGHT	=	X' FT
PARKING SPACES (STANDARD) REQUIRED	=	160 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	6 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	159 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	6 SPACES
TOTAL PARKING SPACES PROVIDED	=	165 SPACES
TOTAL TRAILER PARKING SPACES	=	50 SPACES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

ORIGINATING BENCHMARK HCSS 21040: A STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD, APPROXIMATELY 1/8 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEVATION=878.63 (NAVD 88)

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 5 CLASS III INDOT SECTION (COMMERCIAL) — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

GENERAL PLAN NOTES

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

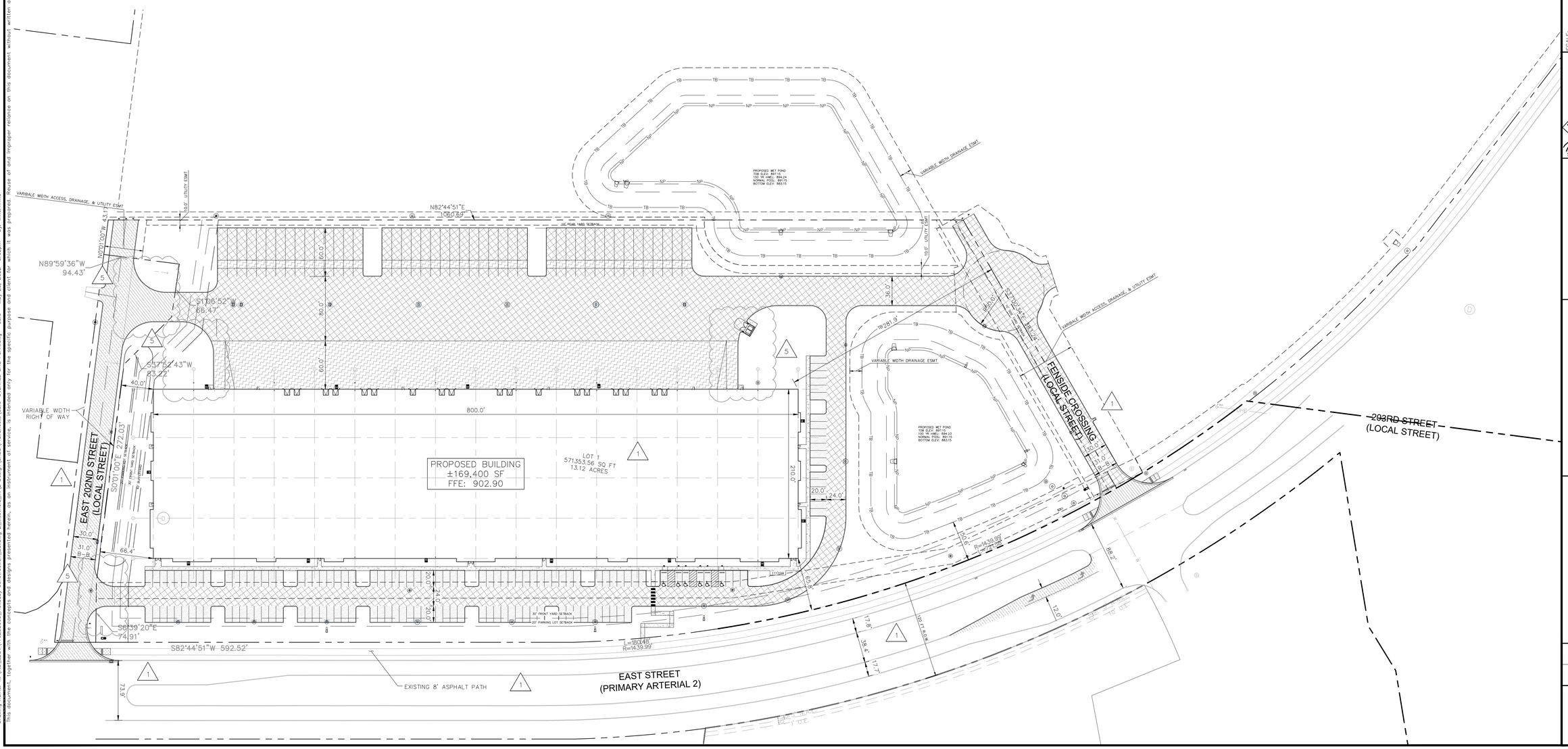
Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

EXISTING LEGEND

- STORM INLET
- CURB INLET
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- TELEPHONE MANHOLE (TMH)
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POWER POLE
- POWER METER
- TELEPHONE BOX/PEDESTAL
- ELECTRICAL MANHOLE
- PS PARKING SPACE
- H/C PARKING SPACE
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- TREE
- MAILBOX
- MONITOR WELL
- OHE — OVERHEAD ELECTRIC
- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- (E) — UNDERGROUND ELECTRIC
- DITCH FLOWLINE
- SD — STORM DRAIN
- SS — SEWER LINE
- GAS — GAS LINE
- W — WATER LINE



No.	REVISIONS	DATE	BY
1	CEG COMMENTS	5/25/22	CWB
2	DPW, CEG, & ARCH COORDINATION	5/18/22	CWB
3	CITY AND CEG COMMENTS	5/10/22	MJT
4	CEG COMMENTS	04/19/22	NJB
5	DPW COMMENTS	03/29/22	NJB
6	CITY COMMENTS	02/04/22	CVS

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

MICHAEL J. TUTTLE
NOT APPROVED FOR CONSTRUCTION
PROFESSIONAL ENGINEER
INDIANA
5/25/2022

HOLLADAY CONSTRUCTION GROUP

OVERALL SITE PLAN

NORTH POINT BUILDING 2

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 170252003
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170252003_Holladay Construction_Building 2_Westfield_IN\2 Design\CADD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 May 25, 2022 3:02pm by: Mike.Tuttle
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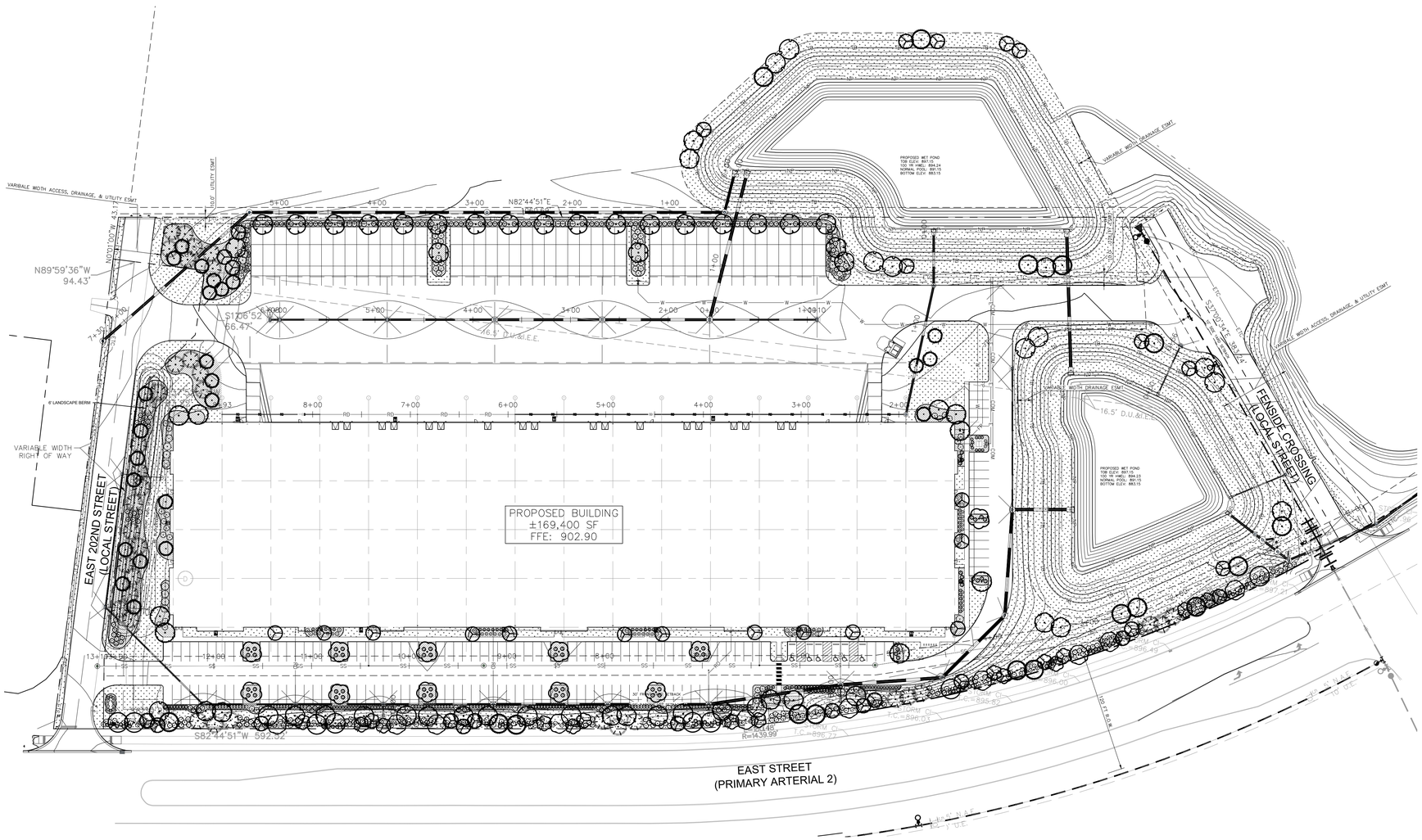

NOTES
1. ACCORDING TO THE AMERICAN STANDARD FOR NURSERY STOCK, SHADE TREES AT 2" CALIPER HAVE AN AVERAGE HEIGHT OF 12 TO 14 FEET.
2. SPECIFIED DECIDUOUS TREES WILL ATTAIN AN AVERAGE MATURE SPREAD GREATER THAN 20 FEET.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	10	ACER RUBRUM `FRANK JR`	REDPOINTE MAPLE	B & B	2" CAL MIN	8` HT MIN
BN	9	BETULA NIGRA `BNMTF` TM	DURA HEAT RIVER BIRCH	B & B	MULTI-TRUNK	8` HT MIN
GD	13	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2" CAL MIN	8` HT MIN
GP	22	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2" CAL MIN	8` HT MIN
NS	13	NYSSA SYLVATICA	BLACK GUM	B & B	2" CAL MIN	8` HT MIN
QB	18	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	8` HT MIN
TD	17	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	2" CAL MIN	8` HT MIN
UF	11	ULMUS X `FRONTIER`	FRONTIER ELM	B & B	2" CAL MIN	8` HT MIN
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
PS	36	PINUS STROBUS	WHITE PINE	B & B	---	6` HT MIN
TO	24	THUJA OCCIDENTALIS `DARK GREEN`	DARK AMERICAN ARBORVITAE	B & B	---	6` HT MIN
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
AG	13	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	8` HT MIN
CC	16	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL MIN	8` HT MIN
MP	26	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRABAPPLE	B & B	2" CAL MIN	8` HT MIN

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AM	109	ARONIA MELANOCARPA `VIKING`	VIKING BLACK CHOKEBERRY	---	SEE PLAN	18" HT MIN
CF	110	CORNUS STOLONIFERA `FARROW` TM	ARCTIC FIRE RED TWIG DOGWOOD	---	SEE PLAN	18" HT MIN
CR	14	CORNUS SERICEA	RED TWIG DOGWOOD	---	SEE PLAN	18" HT MIN
IV	106	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN
MB	104	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	18" HT MIN
PF	55	POTENTILLA FRUTICOSA `GOLDFINGER`	GOLDFINGER BUSH CINQUEFOIL	---	SEE PLAN	18" HT MIN
RG	60	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	---	SEE PLAN	24" SPREAD MIN.
VM	95	VIBURNUM DENTATUM `MORTON` TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	---	SEE PLAN	18" HT MIN
VP	21	VIBURNUM PLICATUM TOMENTOSUM `MARIESII`	MARIE DOUBLEFILE VIBURNUM	---	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
BG	121	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	---	SEE PLAN	18" HT MIN
JO	124	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	---	SEE PLAN	18" HT MIN
TM	129	TAXUS X MEDIA `DENSIFORMIS`	DENSE YEW	---	SEE PLAN	18" HT MIN

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

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
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NOT APPROVED FOR CONSTRUCTION
MICHELE C. BYER CERTIFICATE NO. 10900001 STATE OF INDIANA REGISTERED ARCHITECT
5/25/2022

HOLLADAY CONSTRUCTION GROUP

OVERALL LANDSCAPE PLAN

NORTH POINT BUILDING 2

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 170252003
SHEET NUMBER
L1.0

Drawing name: K:\IND_LDEV\170252003_Holladay Construction_Building 2_Westfield_IN\2 Design\CADD\Plan Sheets\L1.0 OVERALL LANDSCAPE PLAN.dwg L1.0 OVERALL LANDSCAPE PLAN May 25, 2022 3:12pm by: Mike.Timko
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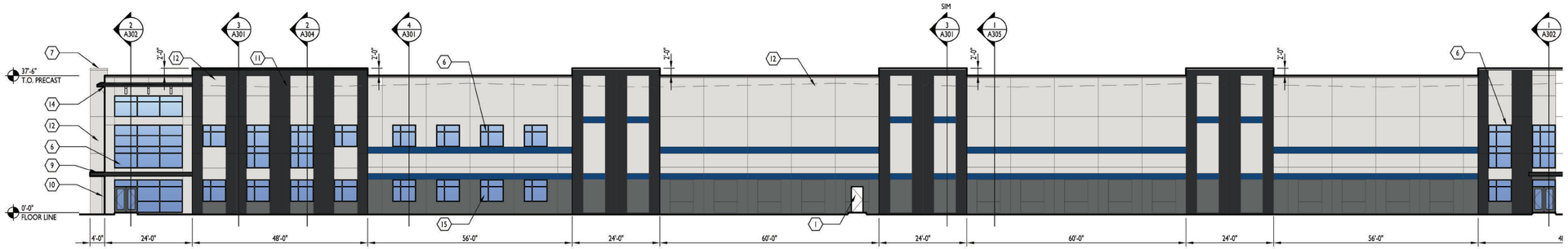
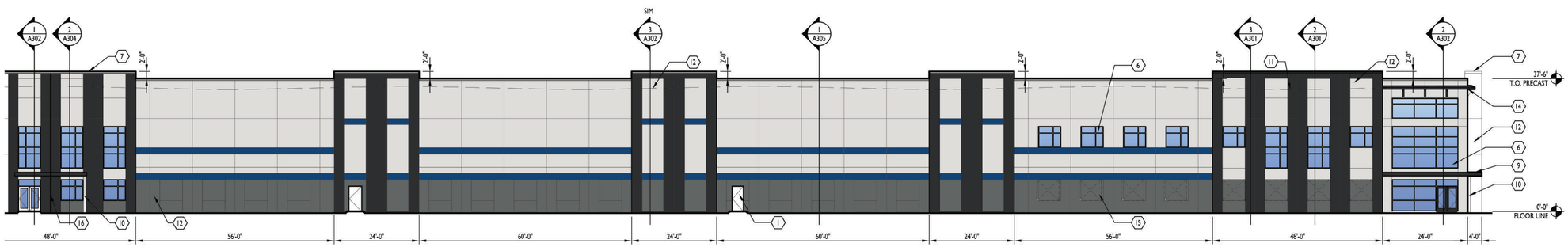


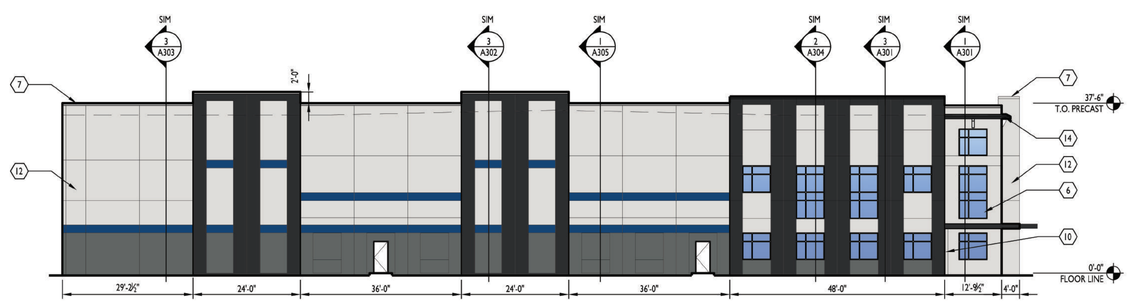
PARTIAL SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH ELEVATION 2

SCALE: 1/16" = 1'-0"



WEST ELEVATION 3

SCALE: 1/16" = 1'-0"

GENERAL PRECAST PAINT NOTES

A. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER. DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS. TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.

B. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.

C. PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.

D. ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMNS A-100, SUPER PAINT OR EQUAL.

E. ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONFLEX OR SHERLASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS RO 30 + MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.

F. BASE LINE SPECIFICATION FOR THIS PROJECT:

PRIMER COAT:	LOXON SEALER A24W8300
FIRST COAT:	A-100 EXTERIOR LATEX FLAT A6 SERIES
SECOND COAT:	A-100 EXTERIOR LATEX FLAT A6 SERIES

KEYED NOTES

1. INSULATED STEEL DOOR. SEE DOOR SCHEDULE. VERIFY PAINT COLOR WITH OWNER.
2. TYPICAL DOCK DOOR AND EQUIPMENT. SEE DOOR SCHEDULE.
3. FUTURE DOCK POSITION. PROVIDE KNOCK-OUT TO MATCH SPECIFIED DOCK EQUIPMENT.
4. TYPICAL OVERHEAD DRIVE IN DOOR AND PAINTED BOLLARDS. SEE DOOR SCHEDULE.
5. DOCK STAIR AND BOLLARDS. SEE DETAILS.
6. THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED TINTED GLASS COLOR TO BE DETERMINED BY OWNER.
7. PREFINISHED COPING. SEE ROOF PLAN.
8. OVERFLOW SCUPPER. CONTRACTOR TO VERIFY IN FIELD MIN 3" ABOVE MEMBRANE. SEE DETAILS.
9. ARCHITECTURAL COMPOSITE PANEL CLAD CANOPY. COORDINATE FINAL DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
10. ROOF DRAIN FROM CANOPY. COORDINATE LOCATION WITH PLUMBING PLANS. CONNECT TO UNDERDRAIN - SEE CIVIL PLANS.
11. LINE OF ROOF FOR REFERENCE.
12. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
13. TYPICAL CLERESTORY WINDOW. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED TINTED GLASS. REFER TO STOREFRONT ELEVATIONS. CENTER ON WIDTH OF PANEL. SEE SECTION FOR HEIGHTS.
14. EIFS CORNICE. SEE DETAILS.
15. KNOCK OUT PANEL IN PRECAST. CENTERED ON PANEL JOINT. SIZED AND LOCATED TO MATCH STOREFRONT.
16. EXPANSION JOINT BY PRECAST DESIGNER.

COLOR LEGEND

- RESERVE WHITE
- SPATIAL WHITE
- ROYCROFT PEWTER
- HONORABLE BLUE
- TRICORN BLACK

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

Creating Solutions...Building Relationships

HOLLADAY CONSTRUCTION GROUP

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

05.09.22

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PROJECT INFORMATION

NORTHPOINT SITE 2
WESTFIELD, IN

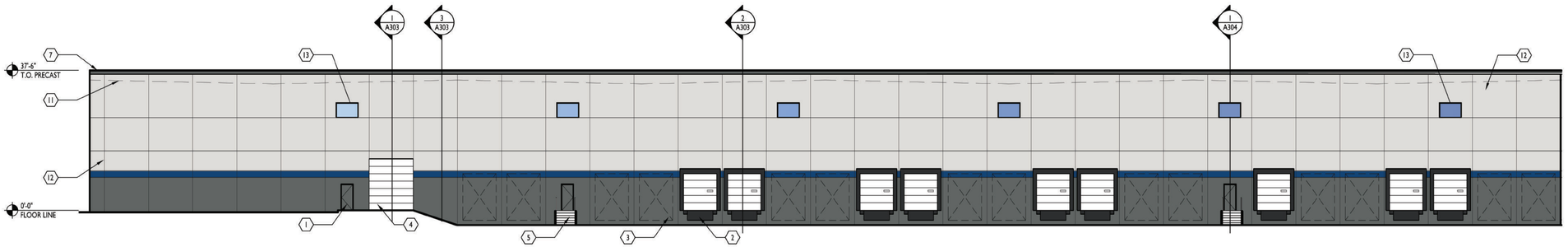
ISSUE DATES

ISSUE	DATE

210324

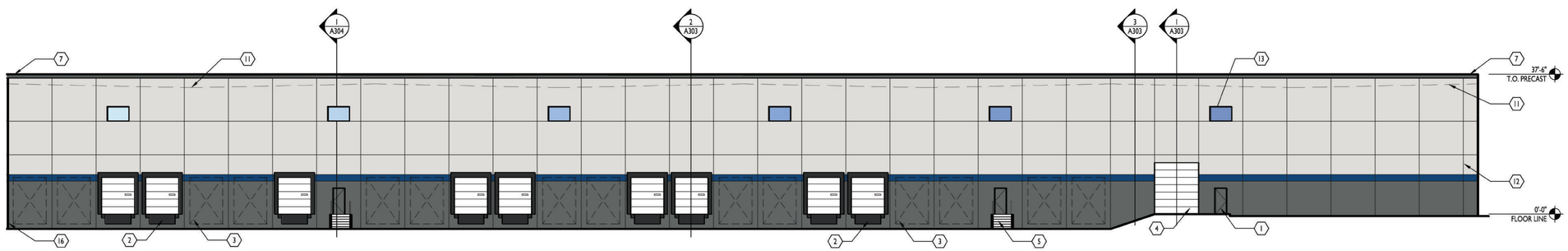
EXTERIOR ELEVATIONS

A202



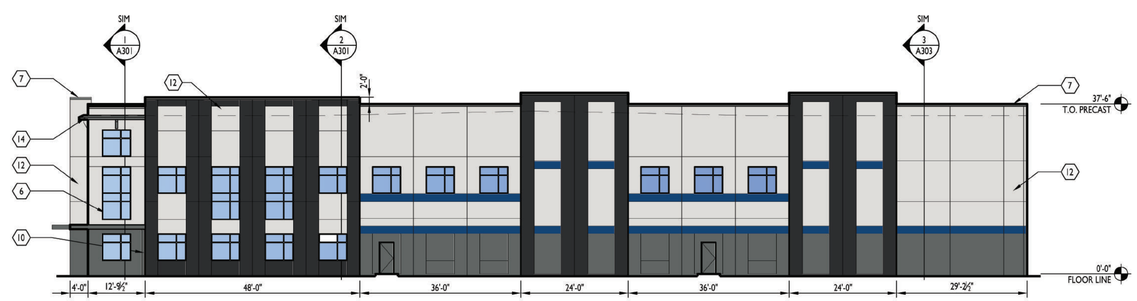
PARTIAL NORTH ELEVATION 1

SCALE: 1/16" = 1'-0"



PARTIAL NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"



EAST ELEVATION 3

SCALE: 1/16" = 1'-0"

GENERAL PRECAST PAINT NOTES

A. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS. TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.

B. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.

C. PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.

D. ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMNS A-100, SUPER PAINT OR EQUAL.

E. ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONFLEX OR SHERLASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS RO 30 + MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.

F. BASE LINE SPECIFICATION FOR THIS PROJECT:
PRIMER COAT: LOXON SEALER A24W8300
FIRST COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES
SECOND COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES

KEYED NOTES

1. INSULATED STEEL DOOR. SEE DOOR SCHEDULE. VERIFY PAINT COLOR WITH OWNER.
2. TYPICAL DOCK DOOR AND EQUIPMENT. SEE DOOR SCHEDULE.
3. FUTURE DOCK POSITION. PROVIDE KNOCK-OUT TO MATCH SPECIFIED DOCK EQUIPMENT.
4. TYPICAL OVERHEAD DRIVE IN DOOR AND PAINTED BOLLARDS. SEE DOOR SCHEDULE.
5. DOCK STAIR AND BOLLARDS. SEE DETAILS.
6. THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED TINTED GLASS COLOR TO BE DETERMINED BY OWNER.
7. PREFINISHED COPING. SEE ROOF PLAN.
8. OVERFLOW SCUPPER. CONTRACTOR TO VERIFY IN FIELD MIN 3" ABOVE MEMBRANE. SEE DETAILS.
9. ARCHITECTURAL COMPOSITE PANEL CLAD CANOPY. COORDINATE FINAL DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
10. ROOF DRAIN FROM CANOPY. COORDINATE LOCATION WITH PLUMBING PLANS. CONNECT TO UNDERDRAIN - SEE CIVIL PLANS.
11. LINE OF ROOF FOR REFERENCE.
12. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
13. TYPICAL CLERESTORY WINDOW. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED TINTED GLASS. REFER TO STOREFRONT ELEVATIONS. CENTER ON WIDTH OF PANEL. SEE SECTION FOR HEIGHTS.
14. EIFS CORNICE. SEE DETAILS.
15. KNOCK OUT PANEL IN PRECAST. CENTERED ON PANEL JOINT. SIZED AND LOCATED TO MATCH STOREFRONT.
16. EXPANSION JOINT BY PRECAST DESIGNER.

COLOR LEGEND

- RESERVE WHITE
- SPATIAL WHITE
- ROYCROFT PEWTER
- HONORABLE BLUE
- TRICORN BLACK

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HOLLADAY CONSTRUCTION GROUP

CERTIFICATION

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03.28.22

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PROJECT INFORMATION

NORTHPOINT SITE 2
WESTFIELD, IN

ISSUE DATES

ISSUE	DATE

210324

EXTERIOR ELEVATIONS

A203

OVERALL NORTH ELEVATION 1

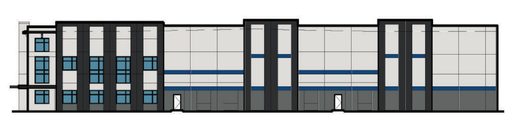
SCALE: 1/32" = 1'-0"

OVERALL EAST ELEVATION 2

SCALE: 1/32" = 1'-0"

OVERALL SOUTH ELEVATION 3

SCALE: 1/32" = 1'-0"



OVERALL WEST ELEVATION 4

SCALE: 1/32" = 1'-0"

COLOR LEGEND

- RESERVE WHITE
- SPATIAL WHITE
- ROYCROFT PEWTER
- HONORABLE BLUE
- TRICORN BLACK

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PROJECT INFORMATION

NORTHPOINT SITE 2
WESTFIELD, IN

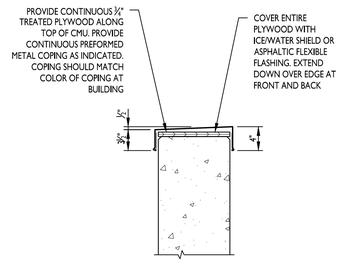
ISSUE DATES

ISSUE	DATE

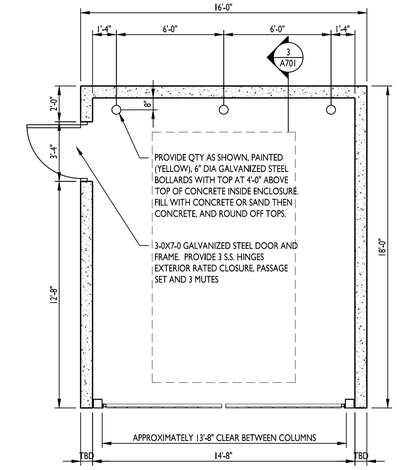
210324

EXTERIOR ELEVATIONS

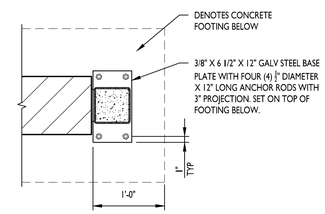
A201



COPING DETAIL **4**
1" = 1'-0"

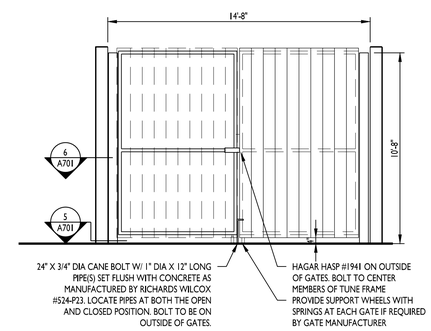


PLAN **1**
1/4" = 1'-0"

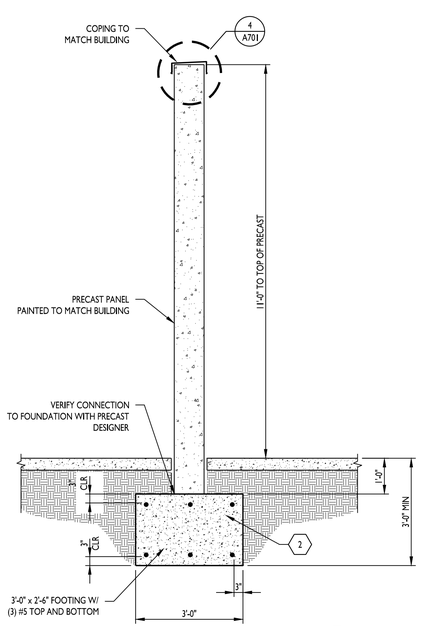


SEE DETAIL 5 ON THIS SHEET FOR ALL OTHER GATE REQUIREMENTS NOT SHOWN HERE

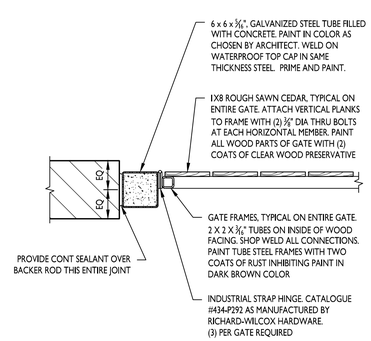
JAMB DETAIL **5**
1" = 1'-0"



ELEVATION - FRONT **2**
1/4" = 1'-0"

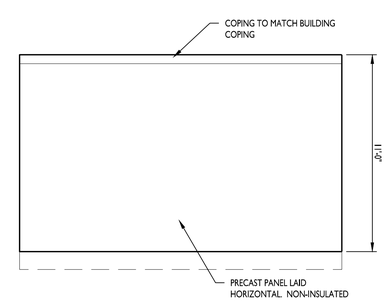


SECTION **7**
1/2" = 1'-0"

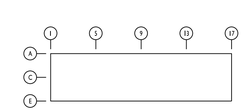


ALL STEEL PARTS OF GATE AND ALL GATE HARDWARE TO BE GALVANIZED. PRIME AND PAINT IN COLOR CHOSEN BY ARCHITECT

JAMB DETAIL @ FOOTING **6**
1" = 1'-0"



TYPICAL ELEVATION **3**
1/4" = 1'-0"



N

KEY PLAN

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PROJECT INFORMATION

NORTHPOINT SITE 2
WESTFIELD, IN

ISSUE DATES

ISSUE	DATE

210324

DUMPSTER ENCLOSURE

A701

Petition Number:	2201-DDP-02
Project Name:	Northpoint Building 2
Subject Site Address:	Northwest Corner of East Street and Fenside Crossing (the "Property")
Petitioner:	Holladay Properties
Representative:	Kimley-Horn and Associates, Inc.
Request:	Detailed Development Plan review of a 168,000 square foot commercial building on 13.12 acres +/- in the Northpoint Planned Unit Development District.
Current Zoning:	Northpoint PUD District
Current Land Use:	Agriculture
Approximate Acreage:	13.12 acres +/-
Property History:	Northpoint PUD (Ord. 17-51; adopted August 13, 2018)
	Overall Development Plan (1707-ODP-07; approved August 7, 2017)
	Primary Plat (1707-SPP-07; approved August 7, 2017)
	Northpoint PUD Amendment (Ord. 21-17; adopted April 26, 2021)
Staff Reviewer:	Rachel Riemenschneider, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

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

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

The plans comply.

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

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

18) Misc.

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

Development Plans shall 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 4.24 (EI District) and Northpoint PUD District (Ord. 17-51).

23) Lot Standards for Commerce Parke: (Ord. 17-51)

a)	Minimum Lot Area:	1 acre
b)	Minimum Lot Frontage:	70 feet
c)	Minimum Width at Setback Line:	100 feet
d)	Minimum Front Yard Setbacks:	30 feet
e)	Minimum Parking Lot Setback:	20 feet from the property line abutting any street
f)	Minimum Side Yard:	10 feet
g)	Minimum Rear Yard:	10 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), and Northpoint PUD Amendment (Ord. 21-17)

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

24) Accessory Use and Building Standards (Article 6.1)

A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

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.

25) Architectural Standards

A. Article 6.3

i. Industrial Districts: All new nonresidential buildings or building additions located within an Industrial District shall comply with the following:

a. Mechanical Screening: All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

b. Building Façades:

(a) 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:

(i) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

(b) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

B. Ord. 17-51

i. Character Exhibit. The Character Exhibits, attached hereto as Exhibit E (As to the Townes), Exhibit F (as to Quadraplex Dwellings in the Villas) Exhibit G (as to the Villas), Exhibit H (as to the Business Parke), Exhibit I (as to the Commerce Parke) and Exhibit J (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

ii. Architectural Standards for Commerce Parke:

a. Roof Design.

(a) Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

(b) All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

(c) Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

(d) Where pitched roofs are used, the main pitch of the roof shall be not less the 6: 12.

b. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Facade requirements contained herein.

c. Facade Materials.

(a) Primary Facade Materials.

(i) Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).

(ii) Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

(iii) Primary Facades may have window glazing or glass storefronts.

(iv) Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

(v) Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.

(vi) Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Façades.

(vii) On Primary Façades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.

(b) Secondary Façades Materials.

(i) In addition to those materials permitted for the Primary

(ii) Facade, the Secondary Façade may include architectural metal wall panels.

(iii) Prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

(iv) Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.

C. Ord. 21-17

i. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) and/or Article 5.3(K)(2(b))) of the UDO only if an alternative feature provided herein is utilized. If no alternative features provided herein are utilized and the wall plane is otherwise required to meet the conditions of Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))), compliance with Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO must be accomplished. If an alternative feature is utilized the distance between offsets required under Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO may be increased as provided hereunder, but the obligation for offsets is not eliminated.

ii. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) or Article 5.3(K(2(b))) of the UDO if one or more of the following is utilized:

a. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet; or

b. A change in paint colors for materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width. To qualify for an increased distance between offsets, the change in paint colors must be significant enough to provide a meaningful and visually apparent contrast.

c. Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less than every sixty (60) feet comprised of either a vertical articulation of not less than eighteen (18) inches and/or horizontal articulation of not less than thirty-six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than fifty percent (50%) of the articulation required herein.

d. Any wall plane which is a Primary Facade (as defined in the Northpoint Ordinance) must utilize a change in wall height of at least twenty four (24) inches on all require wall planes and one of the two of the following features on a majority of the offsets which are required on a wall plane:

(a) A change in paint color in compliance with Section 2.1(A)(ii)(b) hereof; or

(b) a change in materials in compliance with Section 2.1 (A)(ii)(a) hereof.

iii. Character Exhibits. Character exhibits showing examples of alternative mechanisms of compliance with Wall Plane variation for a Primary Facade are attached hereto as Exhibit B.

26) Building Standards (Article 6.4)

27) Fence Standards (Article 6.5)

28) Height Standards (Article 6.6)

A. Maximum Building Height:

i. District 1: Forty five (45) feet.

B. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

C. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

29) Landscaping Standards

A. Article 6.8

i. Selection, Installation, and Maintenance of Plant Materials:

a. Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

(a) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

(b) Evergreen Trees: A minimum of six (6) feet in height.

(c) Ornamental Trees: A minimum of two (2) inches in Caliper.

(d) Shrubs: A minimum of eighteen (18) inches in height.

(e) Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

b. Placement: Installed plantings shall comply with the following:

(a) 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.

ii. Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

iii. Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either: (i) a sixfoot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1Accessory Use and Building Standards regarding dumpster enclosures.

iv. Detention and Retention Areas:

a. Natural Appearances:

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

(b) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

(c) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

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

Lot Area: 13.12 Acres

Per Acre Requirement	**Required**	**Provided**	**Needed**
Shade Trees (5 per acre)	66	78	0
Ornamental or Evergreen Trees (5 per acre)	66	66	0
Shrubs (25 per acre)	328	679	0

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

vi. Foundation Plantings: Foundation plantings shall be provided as follows:

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

b. 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). The primary landscaping material used shall be ornamental trees, shrubs, and ornamental

grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

800 lineal feet / 12 feet	**Required**	**Provided**	**Needed**
Shrubs or ornamental trees	67	68	0

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

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

vii. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

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

1,494.58 feet of External Street Frontage

Per 100 Lineal Feet	**Required**	**Provided**	**Needed**
Shade or Evergreen (3)	45	70	0
Ornamental (2)	30	30	0
Shrubs (25)	374	656	0

b. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and

shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

c. Unimproved Rights-of-way: The Plan Commission or Director may approve a Development Plan that lessens the planting requirements per the External Street Frontage Landscaping Requirements by up to fifty percent (50%) along the portion of a development that abuts future Right-of-way, as set forth in the Thoroughfare Plan, if: (i) said Rights-of-way is unimproved at the time of Development Plan approval; and (ii) there are no immediate plans by the City or requirement of the Applicant to improve said Right-of-way.

viii. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.

a. Interior Parking Area Landscaping:

(a) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Chart: Percentage of Parking Area Landscaping

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%

(b) Interior Parking Area Islands:

(i) 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.

(ii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

(iv) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with Article 6.19 Vision Clearance Standards.

(c) Perimeter Parking Area Landscaping:

(i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

(ii) 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:

1. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

2. A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

3. Grass or other permitted Groundcover for areas not planted with trees or shrubs.

Northern Parking Lot: 596 feet of Perimeter Parking Area

	Required	**Provided**	**Needed**
Tree (1 per/30 ft)	20	22	0
Shrub (1 per/3ft)	199	199	0

Southern Parking Lot: 905.5 ft of Perimeter Parking Area

	Required	**Provided**	**Needed**
Tree (1 per/30 ft)	30	67	0
Shrub (1 per/3ft)	302	450	0

(iii) Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

B. Ord. 17-51

i. Article 6.8 N of the UDO shall be replaced by this section.

ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

iii. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

a. Buffer along the northern, western, southern and eastern borders of the Commerce Parke

(a) In the areas as shown on Buffer Plan, Exhibit "D" a forty foot (40') buffer yard shall be required and shall be improved as follows:

(i) The buffer yard shall have a six foot (6') mound.

(ii) Shall be landscaped per this Ordinance.

(iii) Evergreen trees shall be planted on or near the top of the mound.

(b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

b. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

iv. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

v. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW comer of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

vi. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

vii. Buffer yards shall not be required between uses within the same districts or within subdivisions.

30) Lighting Standards (Article 6.9)

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

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

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

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

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

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

vi. See also Article 8.10 Street Light Standards.

B. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

i. All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

ii. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) footcandle at all other Lot Lines. [It should be

understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

iii. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.

iv. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

v. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

vi. 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. Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

i. A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.

ii. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

iii. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

iv. All plot lighting levels shall be depicted at ten-foot (10') intervals or less.

v. The iso foot-candle diagram shall plot foot-candle increments of onehalf (0.5) foot-candle or less.

vi. Photometric data depicting the angle of cut off of light emissions.

vii. Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

31) Lot Standards (Article 6.10)

32) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.

iv. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

(a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

33) Outdoor Café and Eating Areas (Article 6.13)

34) Parking and Loading Standards (Article 6.14)

A. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)

B. Loading Berths: Off-street loading berths shall be subject to the requirements as set out by the Director in accordance with the following guidelines. Exceptions may be granted by the Director upon presentation of justification for a lesser number of loading berths. Additional berths may also be required to serve the needs of the proposed business or industry. Loading and unloading berths shall not be required for business Uses which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

i. Business and Professional Offices, Medical Facilities, Schools, Hotels, Clubs and Similar Businesses: One (1) loading berth for each 100,000 square feet of space or additional fraction thereof.

ii. Industrial Manufacturing and Warehousing: One (1) loading berth for each 40,000 square feet or additional fraction thereof.

iii. Other Local and General Business Uses:

a. 5,000 sq. ft. to 10,000 sq. ft.: 1 loading berth

b. 10,001 sq. ft. to 25,000 sq. ft.: 2 loading berths

c. Over 25,000 sq. ft.: 1 additional berth for each 25,000 sq. ft. or fraction thereof.

C. Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

i. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

ii. Required Spaces: Off-street Parking Spaces shall be provided as follows:

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

D. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

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

ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard, dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

v. Exemptions: Single-family Dwellings and Duplex Dwellings shall be exempt from this section. In addition, the Plan Commission or Director may exempt certain Uses from this section where it can be clearly demonstrated that the Use is not a destination for the general public utilizing

bicycles (e.g., day care centers, warehousing and distribution, car washes, drive up establishments, other auto-oriented Uses as determined by the Director).

35) Performance Standards (Article 6.15)

A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)

i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

36) Setback Standards (Article 6.16)

37) Sign Standards (Article 6.17)

38) Vision Clearance Standards (Article 6.19)

A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i. Forty (40) feet from intersections of Collectors or Local Streets.

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

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

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

39) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51))

The plans comply.

40) Block Standards (Article 8.1)

41) Easement Standards (Article 8.3)

42) Monument and Marker Standards (Article 8.5)

43) Open Space and Amenity Standards (Article 8.6)

44) Pedestrian Network Standards (Article 8.7)

A. General Standards:

i. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

B. 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.

v. 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.

C. 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 (see also Article 8.9 Street and Rightof-Way Standards as it may apply).

45) Storm Water Standards (Article 8.8)

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

47) Street Light Standards (Article 8.10)

48) Street Sign Standards (Article 8.11)

49) Surety Standards (Article 8.12)

50) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. Action: Approve the Detailed Development Plan (2201-DDP-02) with the following conditions:

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

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

Petition Number:	2111-PUD-27
Project Name:	TowneRun PUD
Subject Site Address:	Northwest corner of West 146th Street and Towne Road (the "Property")
Petitioner:	LOR Corporation
Representative:	Church Church Hittle + Antrim
Request:	A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family
Current Land Use:	Agriculture
Approximate Acreage:	26.94 acres +/-
Exhibits:	

1. Staff Report
2. Location Map
3. Concept Plan & Hub Layout
4. Proposed Ordinance 21-45
5. Mixed Use Character Exhibits
6. Townhome Character Exhibits
7. Paired Villas Character Exhibits
8. Updated Buffer Yard Exhibit
9. Typical Lot Landscaping Exhibit
10. Amenity Plan
11. Narrative Statement
12. Issue List Response
13. Public Comment
14. Neighborhood Meeting Summary
15. Ordinance 21-45 - Redline Version (changes since May 4, 2022, Advisory Plan Commission Meeting)

Staff Reviewer:	Rachel Riemenschneider, Associate Planner
	Modifications since May 4, 2022 in blue text, made by Kevin M. Todd, AICP, Director

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 14**. The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. The project was before the Plan Commission at the December 6, 2021, the May 4, 2022, and the May 16, 2022, Advisory Plan Commission meetings, where they received additional feedback on the project.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into three areas. The boundary of the Mixed Use Hub is required to be in substantial compliance with the Concept Plan, but the layout of the Mixed Use Hub may vary from the plan. The Townhome Hub and Paired Villa Hub must be developed in substantial compliance with the Concept Plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different areas, for which the underlying zoning is:

Area	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Paired Villa Hub	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

A. Bed and Breakfast (B&B) *
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity (Maximum Tenant Space Size – 8,000 square feet)
L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 60 Townhouse Dwelling Units. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B).

Paired Villa Hub: A maximum of 25 Duplex Dwelling buildings (or 50 Duplex Dwelling Units).

General Regulations for the Mixed Use Hub: UDO Article 4.14 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side 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.	15 ft
		Rear	20 ft
Maximum Building Height	2 stories	45 ft	

General Regulations for the Townhome Hub: UDO Article 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Five (5) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	0 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard
	Rear Yard	0 ft	Rear Yard	No equivalent standard

Staggered Front Building Setback	Shall Not Apply	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	15 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum	No equivalent standard	
Minimum Lot Width	No minimum	No equivalent standard	
Maximum Building Height	3 stories	35 feet	
Minimum Living Area	1,500 sf	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 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Each Townhouse Dwelling would have a 20 ft driveway. Additional parking for visitors, at least 16 spaces, shall be provided in addition to the driveways. In addition, townhome buildings along Towne Road would be required to be setback a minimum of 20 feet from the right-of-way line.

General Regulations for the Paired Villa Hub: UDO 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Paired Villa Hub		UDO (SFA)	
Minimum Lot Area	10,000 sq ft (per Duplex Dwelling building)		No minimum	
Minimum Lot Frontage	50' (per Duplex Dwelling building)		No minimum	
Minimum Building Setback Lines	Front Yard	20 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	7.5 ft	Side Yard	No equivalent standard

	Rear Yard	15 ft**	Rear Yard	No equivalent standard
	**No Duplex Dwelling shall be constructed within 105' of the west property line.			
Staggered Front Building Setback	Shall Not Apply		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	15 ft		Structures with no vinyl exterior siding	25 ft
Minimum Lot Width	85' (per Duplex Dwelling building)		No equivalent standard	
Maximum Building Height	Story and one-half		35 feet	
Minimum Living Area	1,400 sf per dwelling unit, ground floor		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 sf
			Story and one-half	1,600 sf
			Two-story	1,800 sf

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District (UDO 5.3) would also apply to the Mixed Use Hub, per the proposed ordinance. For the purposes of the proposed ordinance, any reference to State Highway 32 shall apply to 146th Street and Towne Road.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas would be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** Article 6.3 Architectural Standards shall not apply. Instead, the architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) would apply to the Mixed Use Hub instead of UDO 6.3(F). The Mixed Use Hub character exhibit (**Exhibit 5**) illustrates the character and quality of the buildings. The State Highway 32 Overlay District makes several references to standards application as they relate to State Highway 32; the PUD specifies that these references will apply to both Towne Road and 146th Street.
- **Residential Areas:** Article 6.3 Architectural Standards shall not apply. Instead, the following standards shall apply:
    - Townhome Hub:
        - Townhome Dwellings would be constructed in substantial compliance with the Townhome Elevations (**Exhibit 6**).

- The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
- As proposed, the PUD requires masonry on the first floor front façade of each Building and a 24" masonry wainscot on all other facades. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
- Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
- Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
- The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.

- Paired Villa Hub:
  - Paired Villas would be constructed in substantial compliance with the Paired Villa elevations (**Exhibits 7**).
  - The Paired Villas would be configured for one-story living with an optional loft area no larger than 50% of the main floor. This would be in compliance with the height limit of a story and one-half.
  - The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
  - As proposed, the PUD requires at least a 24" masonry wainscot on the front façade of each Building. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials. Additionally, a masonry wainscot would be required on all sides/rears of homes abutting the pond.
  - Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
  - Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
  - The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
  - At least two reverse gables would be required on the front façade of each building.
  - Dimensional shingles would be required on each building.
  - Decorative garage doors would be required on all homes.
  - All homes would be required a 100 square-foot (minimum size) covered front porch.

- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.
- The proposed ordinance requires a minimum 70 square foot rear covered patio area for each Dwelling Unit.
- The side facades of each Building would be required at least 2 windows.

Landscape Standards:

- Street Trees: The PUD specifies that Street Trees would be required within the Townhome Hub and Paired Villa Hub, which are the only places that the UDO would require Street Trees (i.e., not in the Mixed Use Hub, UDO 6.8(J)(1)). The PUD provides clarification that Street Trees would not be required along Alleys. It also would permit street trees to be located outside of, but within ten feet of, the right-of-way. The UDO requires Street Trees to be placed within the right-of-way, but does give the Director discretion to allow Street Trees be placed on the adjacent Lot or Common Area within ten feet of the Right-of-way (6.8(J)(2)).
- External Street Frontage: External Street Frontage requirements would not apply, per the PUD.
    - Paired Villas Hub. Instead of the UDO requirements, the PUD requires a 30 foot deep landscaped area along 146th Street in the Paired Villas Hub. This area would consist of a minimum of 4 evergreens, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet, as well as a 3-foot undulating mound. The UDO (6.8(M)) would require:
        - Residential uses: A landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
        - Nonresidential uses: A landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
    - Townhome Hub. Instead of the UDO requirements, the PUD requires the area between Towne Road and adjacent townhome buildings to include 1 additional shade, evergreen, or ornamental tree – this would be in addition to the Minimum Lot Landscaping requirements for the Townhome area (Section 8.3(E)(2) of the PUD Ordinance). A graphic representation of this is included in the PUD Ordinance.

- Buffer Yards: Buffer Yard standards would not apply. Instead, a buffer yard would be provided abutting existing AG-SF1 districts in substantial compliance with the Buffer Yard Exhibit (**Exhibit 8**), which provides a 90 foot buffer with a 6-8 ft mound and 4 shade trees, 4 evergreen trees, 2 ornamental trees, and 10 shrubs per 100 lineal feet. The UDO would require Buffer Yard B (40 feet wide with a 4 ft mound and 4 shade trees, 4 evergreen trees, 10 shrubs per 100 lineal feet) between AG-SF1 and the Paired Villa Hub (SFA: Single Family Attached).
- Tree Preservation: Viable trees within 10 feet of the west and north boundary, and within a larger area in northwest corner of the property (as identified in Exhibit F of the PUD Ordinance), shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to "take reasonable measures to…minimize the destruction of significant tree specimens" and sets standards for preservation.
- Minimum Lot Landscaping: Minimum Lot Landscaping would not apply, but instead the following shall apply:

- Front yards would be sodded, the remainder of the Lot shall be seeded.
- The Townhome Hub would be landscaped in substantial compliance with the Townhome Typical Lot Landscaping exhibit (**Exhibit 9**); including at least 4 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.
- The Paired Villa Hub would be landscaped in substantial compliance with the Paired Villa Typical Lot Landscaping exhibit (**Exhibit 9**); including 8 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 2 Shade trees, 1 ornamental or evergreen tree, and 4 shrubs. Buildings abutting the pond would be required an additional 2 trees (shade, evergreen, or ornamental) to be planted between the Building and the pond.

Sign Standards:

- Mixed Use Hub:
  - Monument sign: One monument sign would be permitted in compliance with the UDO (6.17(J)(2)(a)(ii). Additionally, monument signs would not be allowed to be located within 100 feet of the paired villas or townhome areas.
  - Wall Signs: Wall signs for all buildings would follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5). The PUD modifies the Center In-Line Tenant sign standards to say that a "Front Façade" can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the "Front Façade" as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8), however those standards would not apply. Wall Signs would be not be allowed to be internally illuminated. If they were to be illuminated, either gooseneck down lighting or reverse channel lighting would be required.
- Townhome Area Hub: One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.
- Paired Villa Hub: One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.

Parking and Loading Standards: 20% of parking spaces would be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5) to 8 feet by 18 feet. The number of spaces would be determined by the Director based on data from the applicant, which is in accordance with the UDO's Parking Space requirements for "other uses" (6.14(G)(11)(n).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Article 8.6 would not apply. Amenities and Open Space would be provided in substantial compliance with the Amenity Plan (**Exhibit 10**). Amenities would include passive recreation open space, two seating areas, bocce ball, pickleball, and a dog park.

The UDO would require 35% Open Space (8.6(B)(1)) and 5 Qualifying Amenities (8.6(H)(2)) for SFA: Single-family Attached Districts.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

CHANGES SINCE PUBLIC HEARING (PRESENTED AT MAY 4, 2022 APC MEETING)

Areas: When this item first received its public hearing, it consisted of three areas: the Mixed Use Hub, the Lifestyle Amenities Hub, and the Townhome Hub. After several revisions to the proposed hubs – including a draft presented at the December 6, 2021, Plan Commission Meeting which included two Single Family Hubs – the current draft of the ordinance includes the following hubs: The Mixed Use Hub, the Townhome Hub, and the Paired Villas Hub. This has resulted in significant changes to the concept plan.

Uses: The number of Townhouse Dwelling Units has also decreased from 130 Units to 60 Units, with the addition of 50 Paired Villa Units.

General Regulations: For the Mixed Use Hub, maximum building height has been reduced from 3 stories to 2 stories. In the Townhome Hub, the maximum dwelling units per building has been reduced from 6 units to 5 units. With the addition of the Paired Villa Hub, associated development standards have been added to the PUD.

Development Standards:

The petitioner has provided details regarding the Buffer Yard adjacent to AG-SF1 properties (**Exhibit 8**). and External Street frontage in the Paired Villas Hub. Initially Street Tree standards did not apply, but now these standards would apply with modifications. Lot Landscaping standards have also been refined in the most recent draft of the ordinance.

There is also further clarification on the number of monument signs.

Design Standards: In the previous ordinance, the Lifestyle and Amenities Hub shown on the concept plan counted toward the required Open Space. Now the Lifestyle and Amenities Hub has been eliminated, and instead Open Space and Amenities will be provided in substantial compliance with the Amenity Plan exhibit (**Exhibit 10**).

CHANGES SINCE THE MAY 4, 2022 APC MEETING

1. Section 5.1: The maximum size of each tenant space for a Medium Intensity Retail uses has been limited to 8,000 SF.

2. Section 6.2: A provision has been added that requires a minimum 10' Townhome setback from the Towne Road right-of-way.

3. Section 8.2(B)(1)(ii): A provision was added to require at least 2 windows on each side elevation of the paired villas.

4. Section 8.3(D): A provision was added to clarify that the trees located in the northwest area shown as cross-hatched area on Exhibit F will be preserved in addition to the 10' area along the same property lines.

5. Section 8.3(E): Increases in rear yard landscaping requirements have been added for the paired villa homes backing up to the pond area (10 shrubs and 2 trees per paired villa building).

6. Section 8.4(D): Provisions were incorporated to eliminate internally illuminated wall signs in the commercial area.

7. Both pages of Exhibit F have been revised: (i) to refer to a 4-board horse fence instead of a slit rail fence (corrections on both pages of the Exhibit); and (ii) to correct the listing of landscaping materials on page one of the Exhibit.

CHANGES SINCE THE MAY 16, 2022 APC MEETING

1. The setback of the three townhome buildings closest to Towne Road has been increased for 10' to 20'.

2. The architectural requirements for the paired villas have been modified to be more consistent with the elevations in the PUD Ordinance.
    a. Front façade masonry requirement increased from 18" to 24" (or bottom of window opening); required on all buildings.
    b. At least two reverse gable required on every building.
    c. Masonry wainscot required on side and rears of buildings abutting pond.
    d. Decorative garage doors required on all homes.
    e. Dimensional shingles required on all homes.
    f. Covered front porch at least 100 SF required on all homes.

3. An additional tree per building is required to be installed along Towne Road, between the townhomes and the right-of-way line. An exhibit has been incorporated to depict/summarize the landscaping improvements to be provided in this area, showing the Street Trees, path and sidewalks.

4. Additional back yard shrubs on paired villas abutting the pond removed in exchange for enhanced masonry wainscot requirement.

5. Limitation on placement of the commercial center sign has been incorporated – cannot be within 100' of paired villas or townhome areas.

6. Concept Plan has been updated – graphically depicts landscaping on townhomes and on paired villas abutting pond.

7. Paired Villas pictures updated to accurately show the wide window trim required in the PUD Ordinance.

8. Amenity Plan has been updated. The update includes relocating certain amenity features, but does not reduce or otherwise change them.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for "Local Commercial" are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for "Local Commercial" include:

(i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
(ii) require the size, materials, color, and design of buildings to be unique to Westfield;
(iii) break up parking areas with landscaping or buildings;
(iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
(v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
(vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
(vii) require buffering between commercial and residential uses; and
(viii) utilize frontage roads to minimize traffic conflicts.

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

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 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 occurred at the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

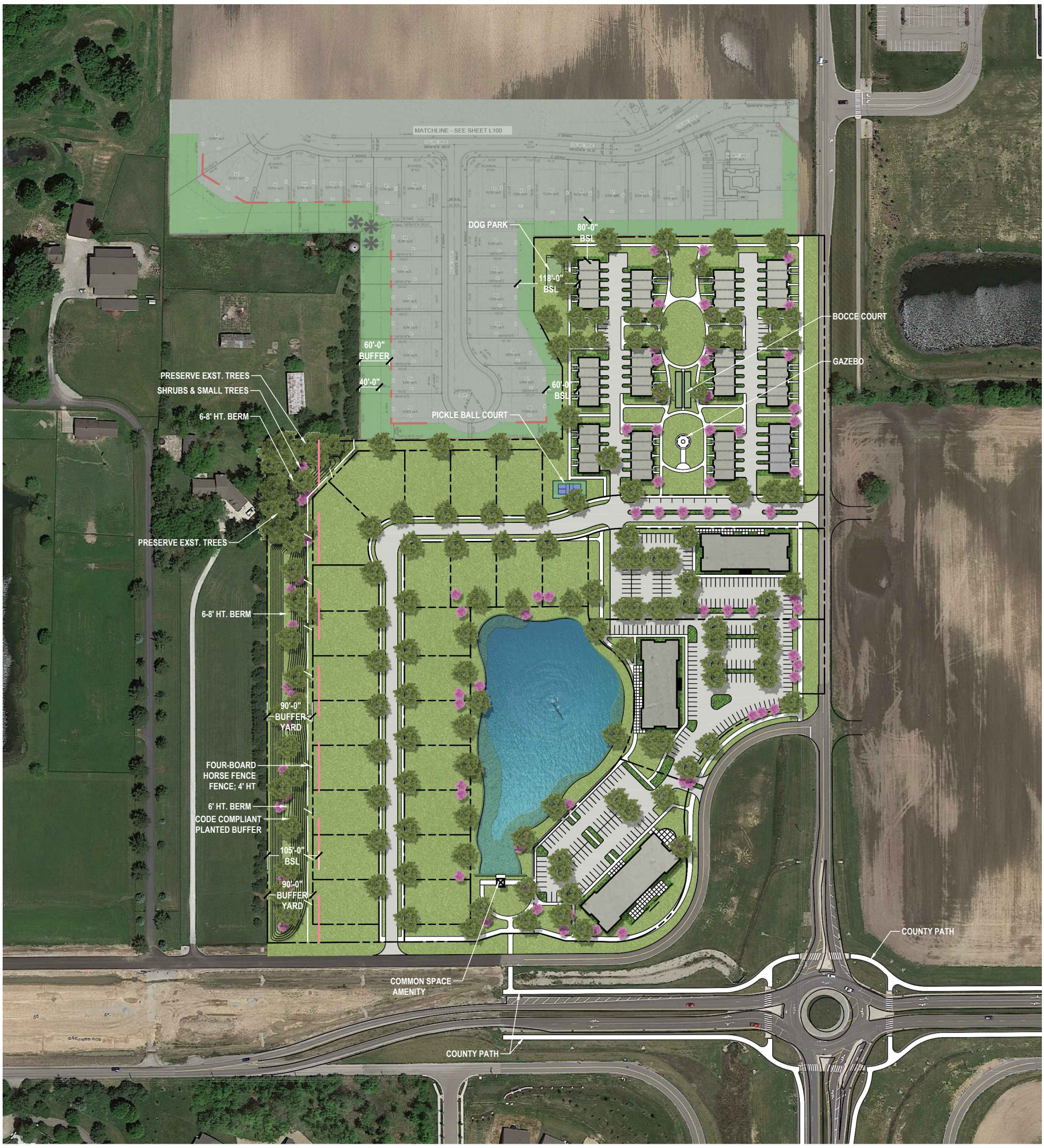
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

NORTH



SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

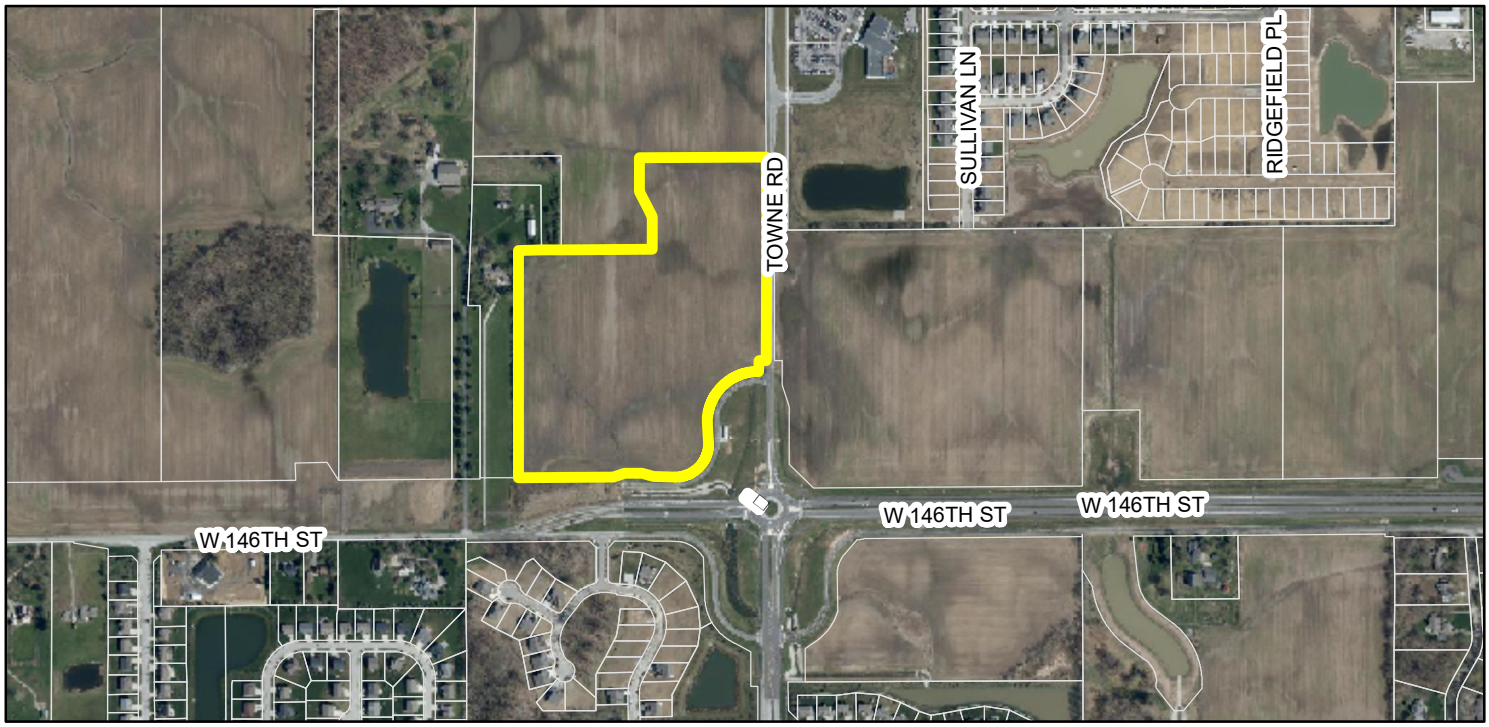
DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 1
DATE:	MAY 06, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

Property Location Map
TowneRun PUD
Northwest Corner of Towne Road and 146th Street
2111-PUD-27

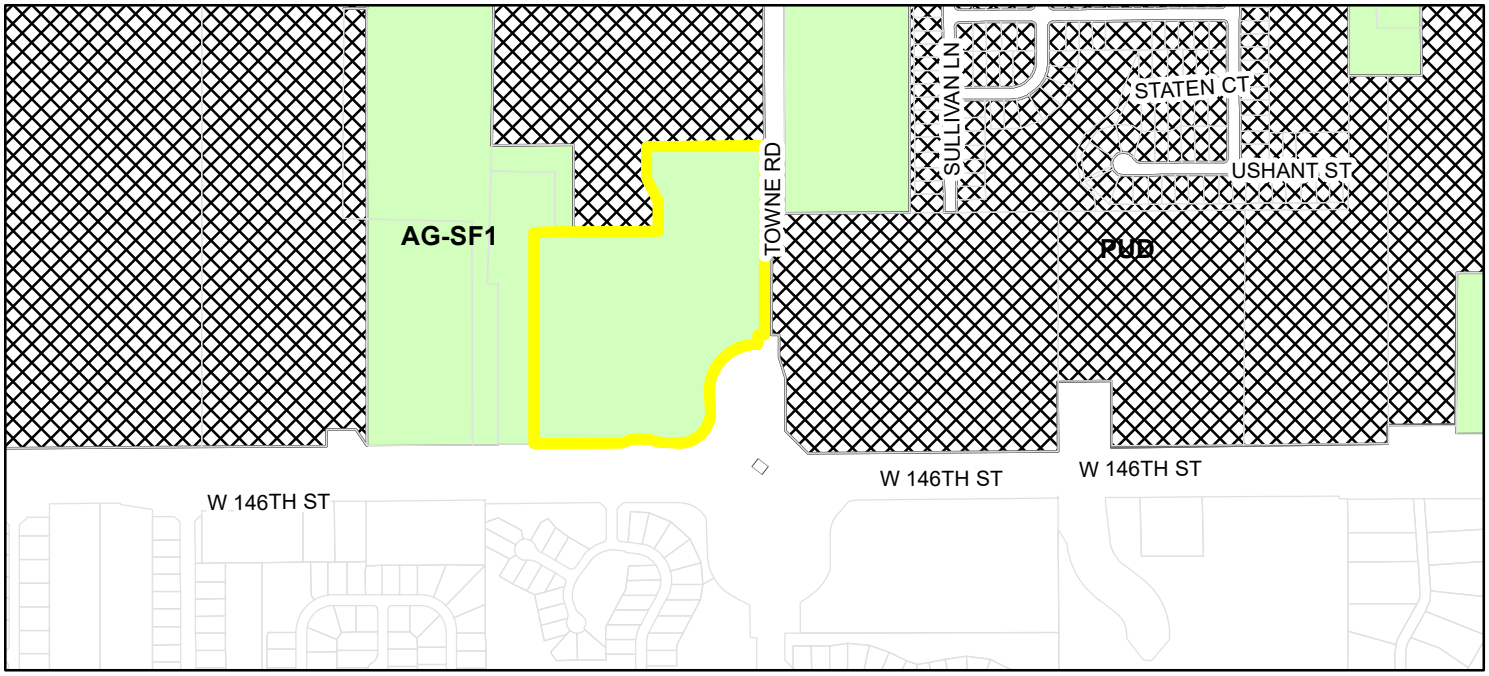
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Site
Parcel

Zoning

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

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X 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 XXXX X, 2022;

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 "TowneRun 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.

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 (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 three (3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" and "**Paired Villas Hub**" (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 boundary of the Mixed Use Hub shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Mixed Use Hub shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

3.4 The Paired Villa Hub and the Townhome Hub shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity (Maximum Tenant Space Size – 8,000 square feet)
L. Development Amenities

5.2 Townhome Hub: A maximum number of 60 Townhouse Dwelling Units shall be permitted.

5.3 Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the respective Underlying Zoning Districts, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'
Side Yard	0'
Rear Yard	0'

Minimum Distance Between Buildings	20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. Townhome Buildings shall be setback at least twenty (20’) from the Towne Road right-of-way line.

6.3 Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	50’
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	7.5’
Rear Yard*	15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	85’
Maximum Building Height	Story, and one-half
Minimum Living Area (Ground Floor) per Dwelling Unit	1400 SF

* No Duplex Dwelling shall be constructed within 105’ of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

Section 8. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply in the Townhome Hub and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**").
2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
4. Wood or vinyl soffits shall be permitted.
5. Vinyl windows shall be permitted.
6. Vinyl and aluminum siding shall not be permitted.
7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

ii. Paired Villas Hub.

1. The Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "**Paired Villa Elevations**").
2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor.
3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).
4. Front façades shall include a masonry wainscot at a minimum height extending to the bottom of window openings or twenty-four (24) inches, whichever is less.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
7. Vinyl and aluminum siding shall not be permitted.
8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Paired Villa Elevations.
9. Each Building shall include at least two (2) reverse gables on the front façade.
10. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.
11. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.
12. Each side façade shall include at least two (2) windows. For the purposes of meeting this requirement, a window must be at least fifteen (15) square feet to be counted as a window. Multiple windows can be added together to meet the minimum size of window area.
13. Buildings abutting the pond area shall have a masonry wainscot on side and rear façades of the Building at a minimum height extending to the bottom of window openings or twenty-four (24) inches, whichever is less.
14. Each Dwelling Unit shall include a decorative garage door (example shown in Exhibit E), dimensional shingles and a covered front porch at least one hundred (100) square feet in size.

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

A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:
   1. Street Trees shall not be required along Alleys.
   2. Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.
   1. Paired Villas Hub. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

   2. Townhome Hub. The area between the Townhome Hub Buildings adjacent to Towne Road and the Towne Road right-of-way line shall be landscaped in accordance with Section 8.3(E)(2) of this Ordinance. In addition, one (1) additional shade, evergreen or ornamental tree shall be planted in this area per Building. See figure below:

510 feet

7 shade, 10 ornamental and 60 shrubs
8 street trees along Town Road

C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit F.

D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District and any trees within the cross-hatched area identified as "Existing Vegetation to Remain" on Exhibit F, 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 these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.
3. Buildings in the Paired Villas Hub Area shall be landscaped in compliance with Exhibit H of this Ordinance (including at least 8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building. Buildings abutting the pond area shall have an additional two (2) shade, evergreen or ornamental trees planted between the Building and the pond.

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area. Such sign shall be located at least one hundred (100) feet away from the Townhome Hub and Paired Villas Hub Areas.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade

may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto). Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting or reverse channel letters (also known as halo-lit channel letters) with illumination behind their shape.

8.5 Parking and Loading Standards.

A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.

B. Parking Space requirements 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. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the amenities and open space shall be provided in substantial compliance with Exhibit I of this Ordinance (the "**Amenity Plan**"). The amenities shall include the following: passive recreation open space; two seating areas at locations indicated on the Concept Plan (including a shelter, gazebo or trellis structure), bocce ball court, pickleball court and dog park.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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 12. 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 XX DAY OF XXXX, 2022.

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 21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
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
Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 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 APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;

2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;

3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;

4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;

5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;

6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;

7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;

8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;

9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;

10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;

11) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE

NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

1) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;

2) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;

3) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;

4) THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNNING; CONTAINING 26.94 ACRES MORE OR LESS.

<u>EXHIBIT B</u>

Concept Plan

The “Concept Plan” appears on the following two (2) pages of this exhibit.

NORTH

SCALE IN FEET

0 200 400

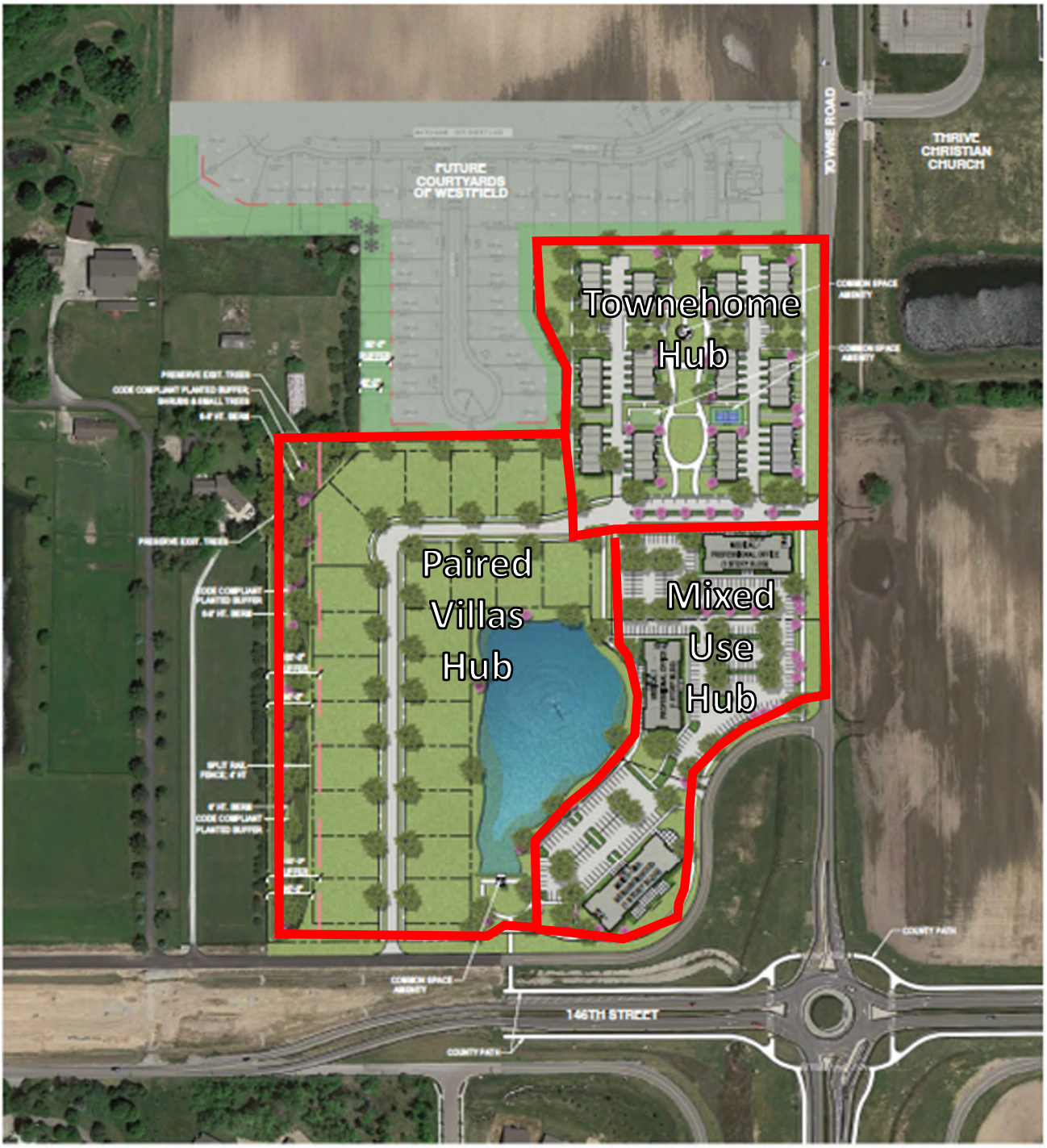
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 1
DATE:	MAY 06, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

NORTH



SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN - NO. 8

DRAWN BY:	DGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT #1
DATE:	APRIL 12, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)

<u>EXHIBIT D</u>

Townhome Elevations

The “Townhome Elevations” appear on the following six (6) pages of this exhibit.

5 - UNIT
FRONT ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CōBū ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
REAR ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CōBū ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
SIDE ELEVATIONS

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CōBū ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

Front Elevation Composite

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

T1800 | T1600 R | T1500 | T1600 | T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

© 2021 M/I Homes Inc.

Issued Date: --

BASE PLAN REVISION:

1 --
2 --
3 --
4 --

M/I Homes Indianapolis Region
Architecture Department
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

TOWNHOME SERIES

TOWNHOMES

Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---
Sheet Title: Front Elevation

Sheet: 1.0

Rear Elevation Composite

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

T1800 R | T1600 | T1500 | T1600 R | T1800

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

11x17 PRINTS ARE ½ SCALE

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TOWNHOME SERIES

Issued Date: --

BASE PLAN REVISION:

-	---
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-	---
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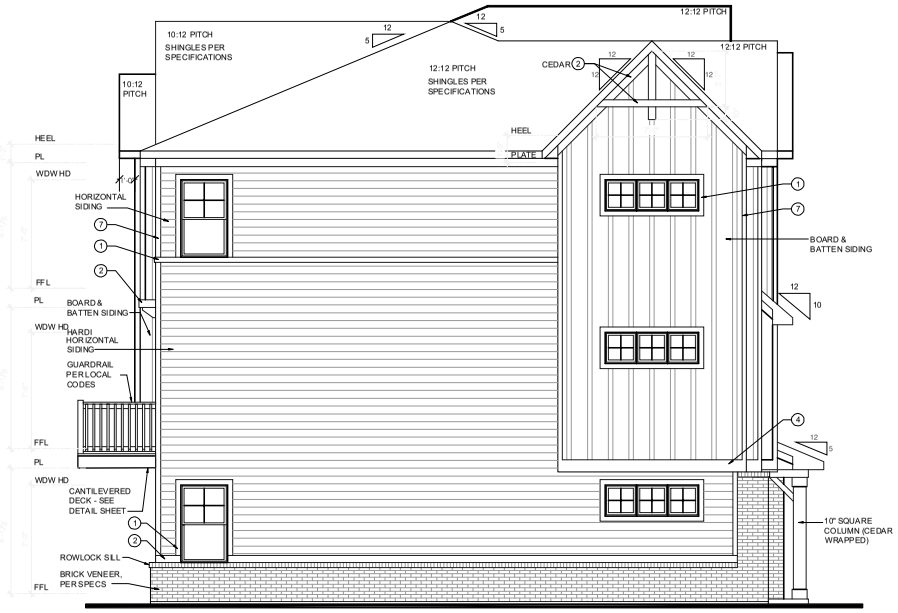
Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

TOWNHOMES

Construction Set
12/09/2021

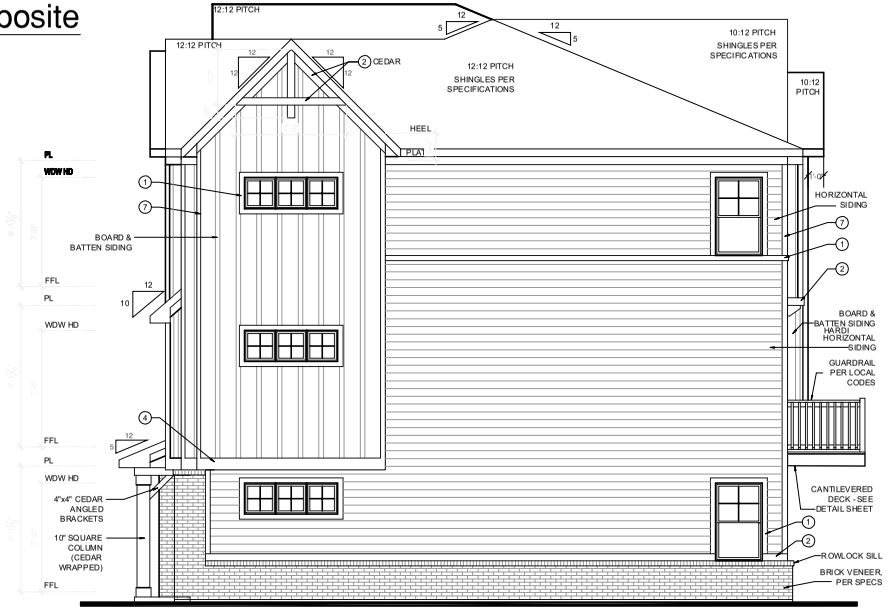
Job #:	—
LSP Date:	---
LSP By:	---
LSP Rev:	---
Sheet Title :	Rear Elevation
Sheet:	1.1



Left Elevation Composite

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

T1800



Right Elevation Composite

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

T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

TOWNHOME SERIES

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Issued Date: --

BASE PLAN REVISION:

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Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

11x17 PRINTS ARE ½ SCALE

TOWNHOMES

Construction Set
12/09/2021

Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---

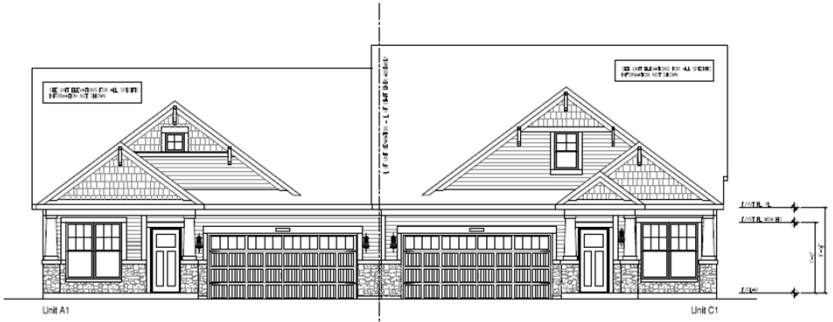
Sheet Title : Side Elevations

Sheet: 1.2

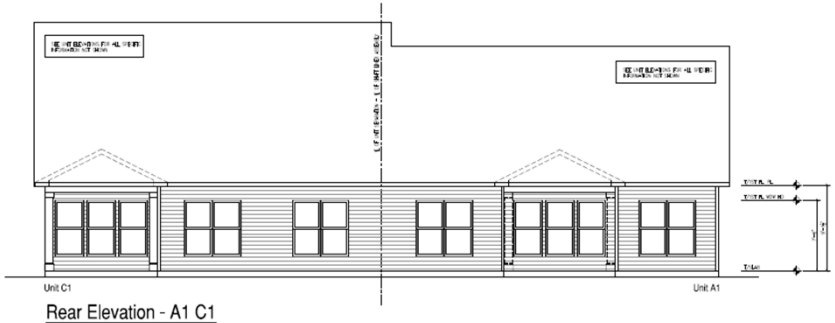
<u>EXHIBIT E</u>

Paired Villa Elevations

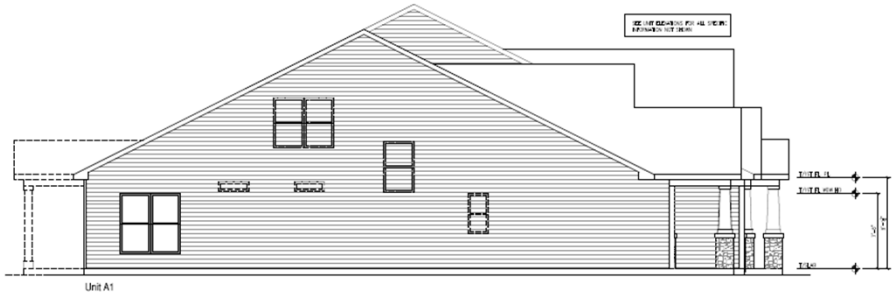
The “Paired Villa Elevations” appear on the following five (5) pages of this exhibit.



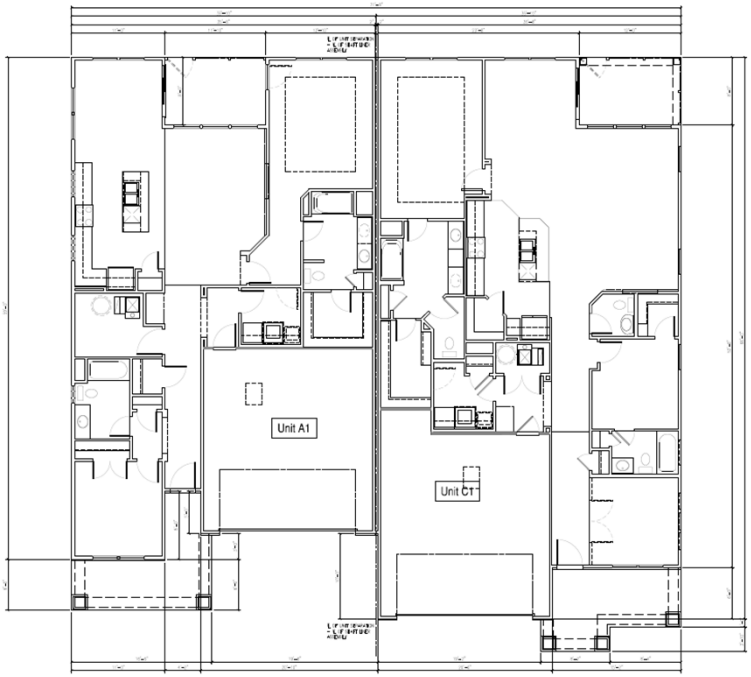
Front Elevation - A1 C1



Rear Elevation - A1 C1

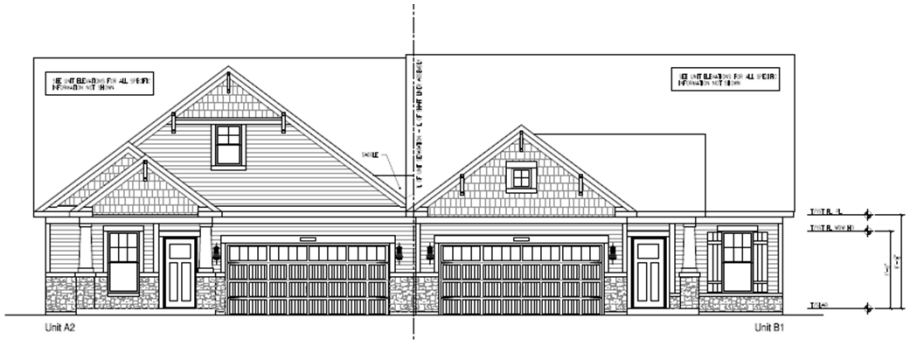


Side Elevation - A1



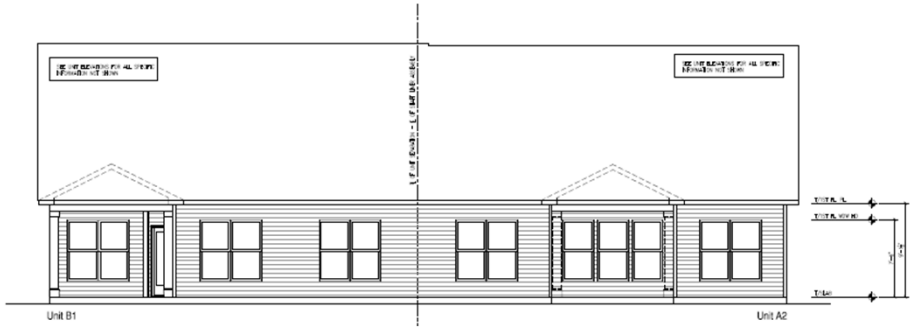
Floor Plan Assembly Plan - A1 C1

Side Elevation - C1



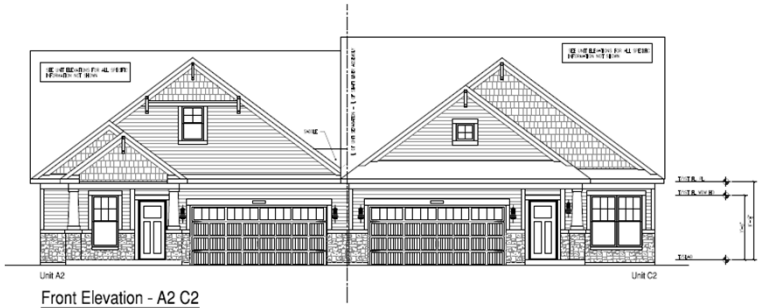
Front Elevation - A2 B1

Side Elevation - A2

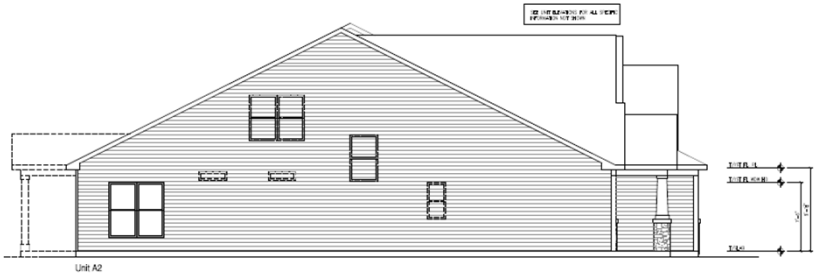


Side Elevation - B1

Floor Plan Assembly Plan - A2 B1



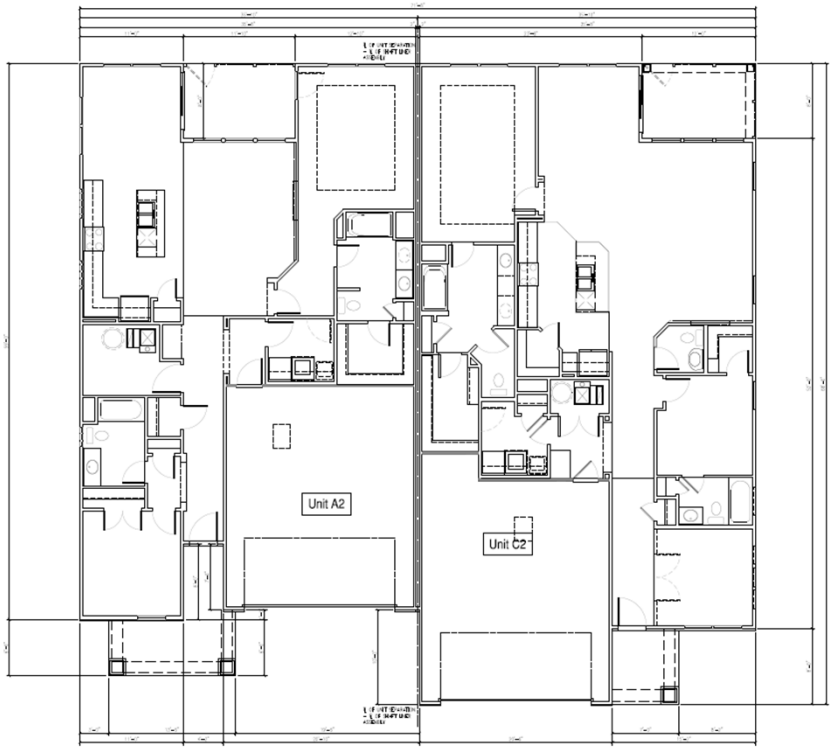
Front Elevation - A2 C2



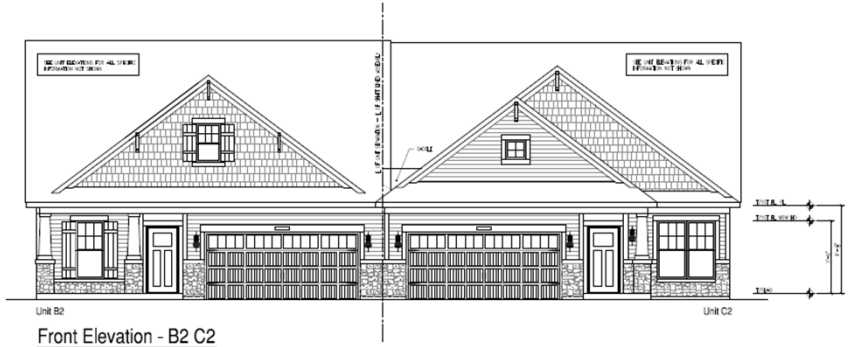
Side Elevation - A2

Rear Elevation - A2 C2

Side Elevation - C2



Floor Plan Assembly Plan - A2 C2

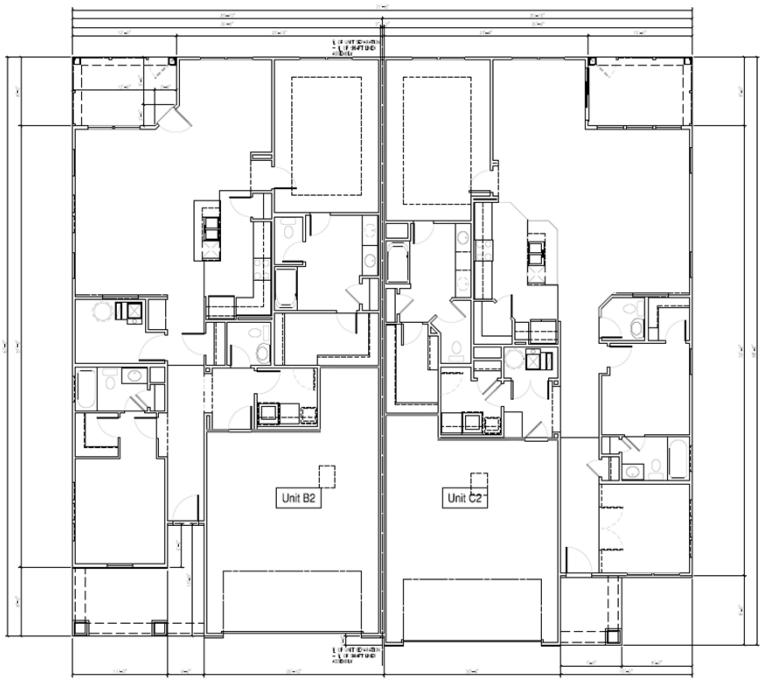


Front Elevation - B2 C2

Side Elevation - B2

Rear Elevation - B2 C2

Side Elevation - C2

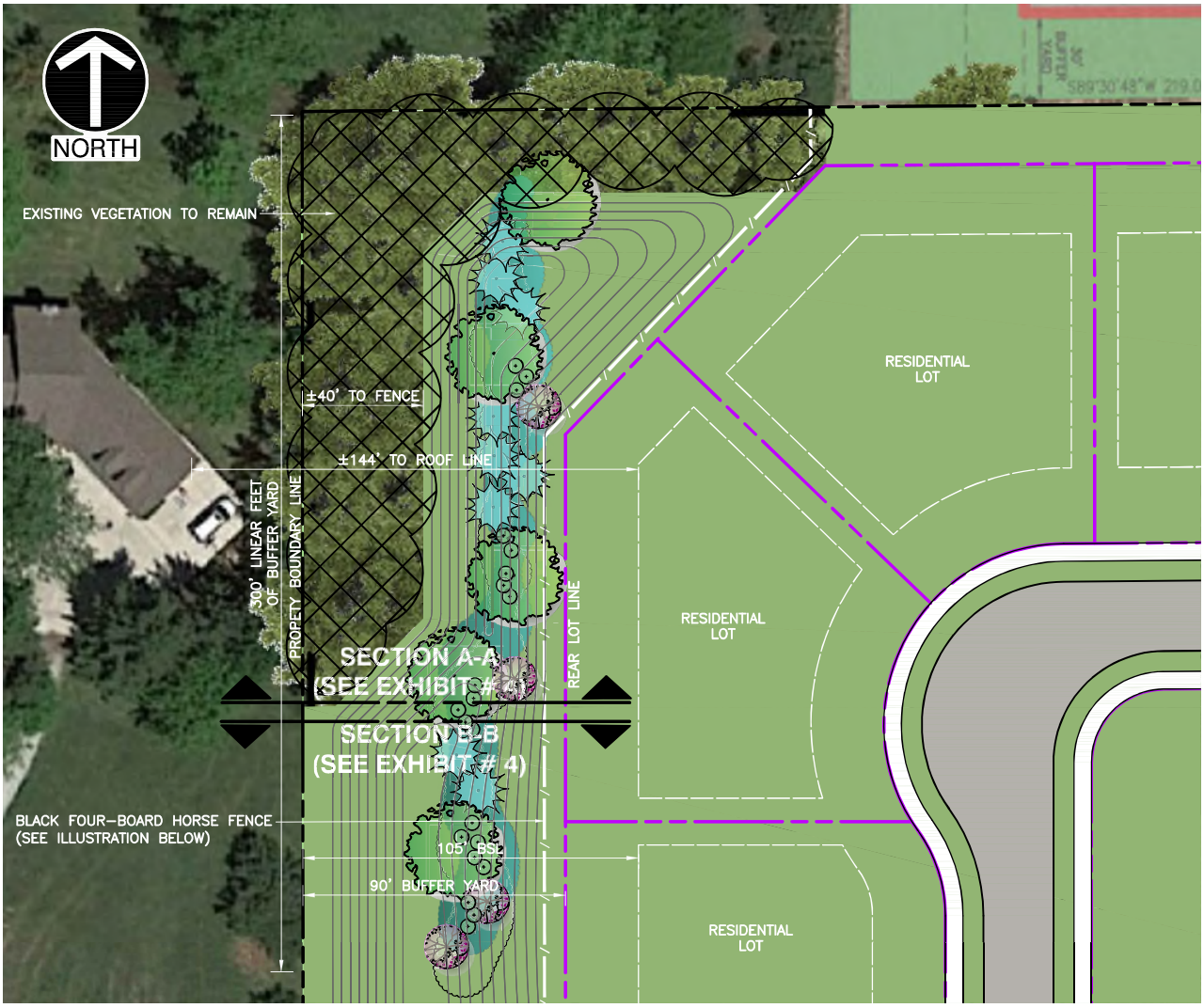


Floor Plan Assembly Plan - B2 C2

EXHIBIT F

Buffer Yard Landscaping

The Buffer Yard Landscaping details appear on the following two (2) pages of this exhibit.



BUFFER YARD - SCHEMATIC PLANTING PLAN

SCALE IN FEET

0 40 80

ILLUSTRATION - TYPICAL FOUR-BOARD HORSE FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:	
SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL COMFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME

CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY

ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM, 'JEFFS RED'
MAPLE, RED	ACRE RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR

ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

EVERGREEN TREE > 20 FT SPREAD @ MATURITY

BLACK HILLS SPRUCE	PICEA PUNGENS VAR. DENSATA
SERBIAN SPRUCE	PICEA OMORIKA
EASTERN HEMLOCK	TSUGA CANADENSIS

SHRUBS - DECIDUOUS

FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CRANBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA

PLANTING BEDS / TURF

MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES

TURF - RTF RHIZOMATOUS TALL FESCUE, & "NO MOW" FESCUE

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317-655-7777 · 877-746-0749
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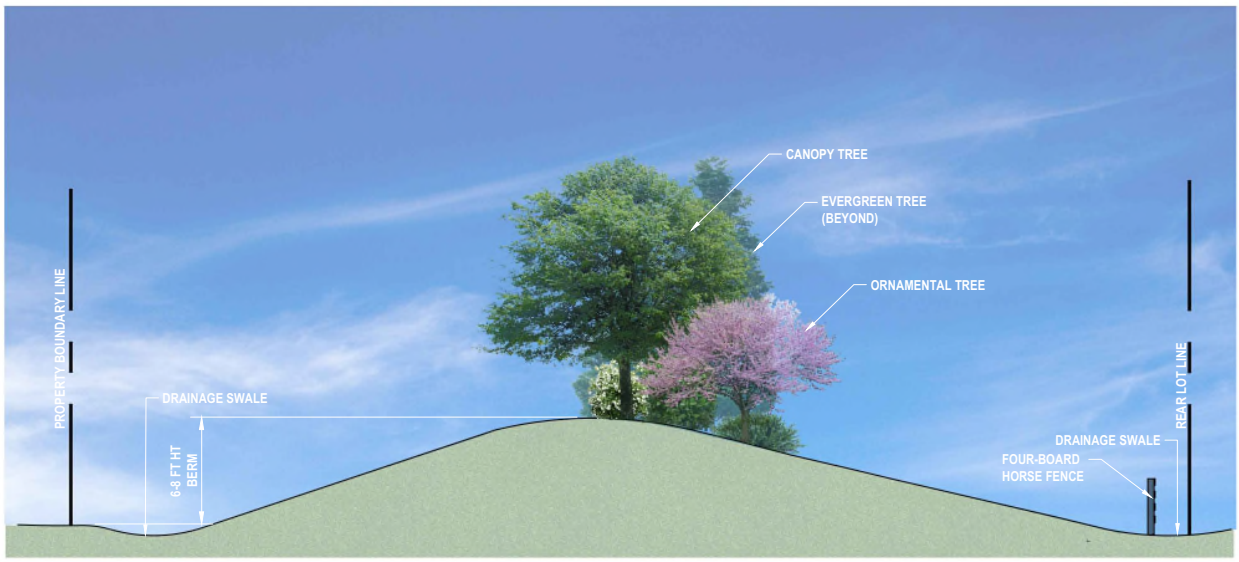
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

TYPICAL BUFFER - SCHMATIC PLANTING PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	MAY 06, 2022	DWG SCALE:	1"=40'	PROJECT NO:	316-844	EXHIBIT 3

BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B

SCALE IN FEET

0 10 20

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BUFFER YARD CROSS SECTIONS

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
DATE:	MAY 06, 2022	DWG SCALE:	1"=10'	PROJECT NO:	316-844		

EXHIBIT G

Townhome Hub – Typical Building Landscaping

The typical Building landscaping applicable the Townhome Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit

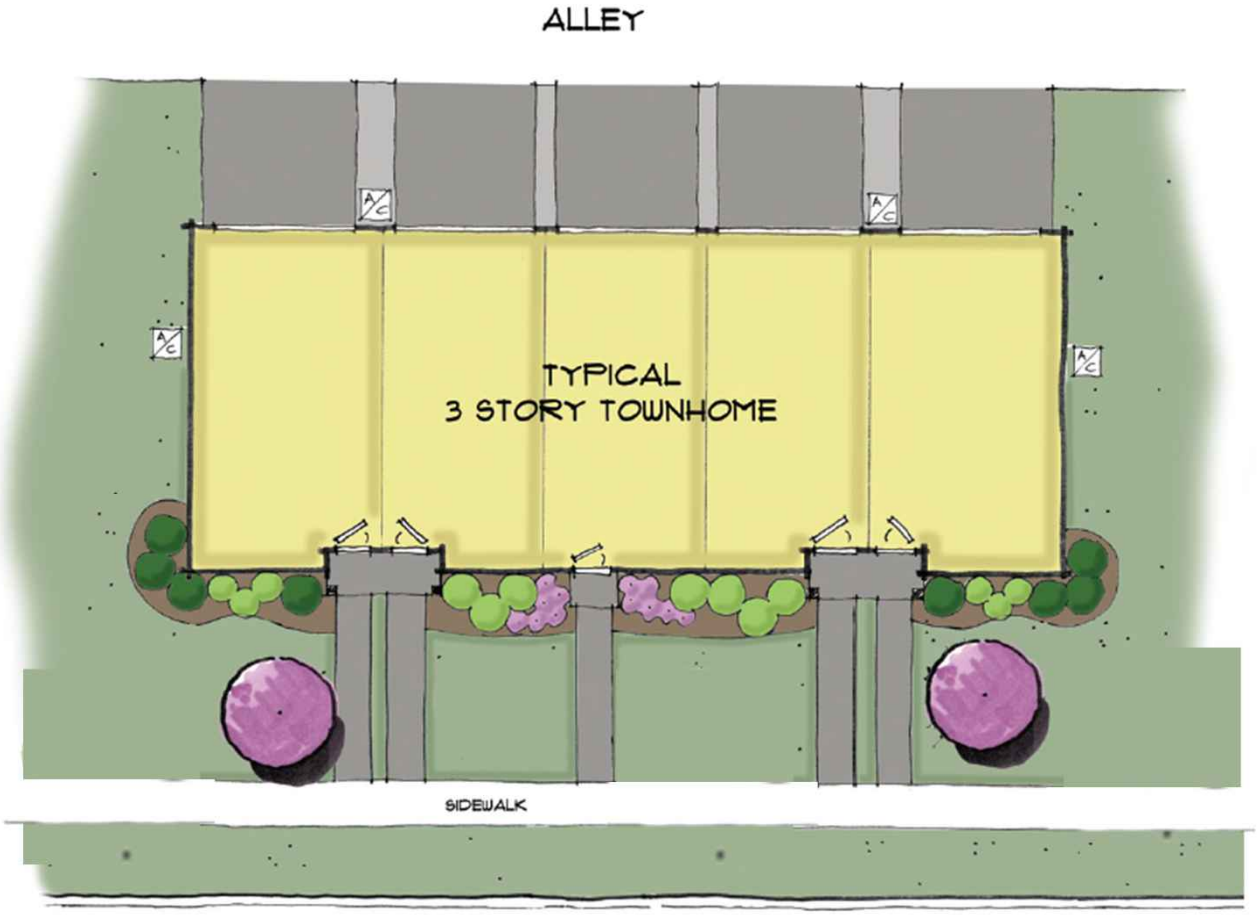

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EXHIBIT H

Paired Villa Hub – Typical Lot Landscaping

The typical Lot landscaping applicable the Paired Villa Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Paired Villa

Each Building shall include at least 8 shrubs and 1 tree (shade, evergreen or ornamental) per Dwelling Unit

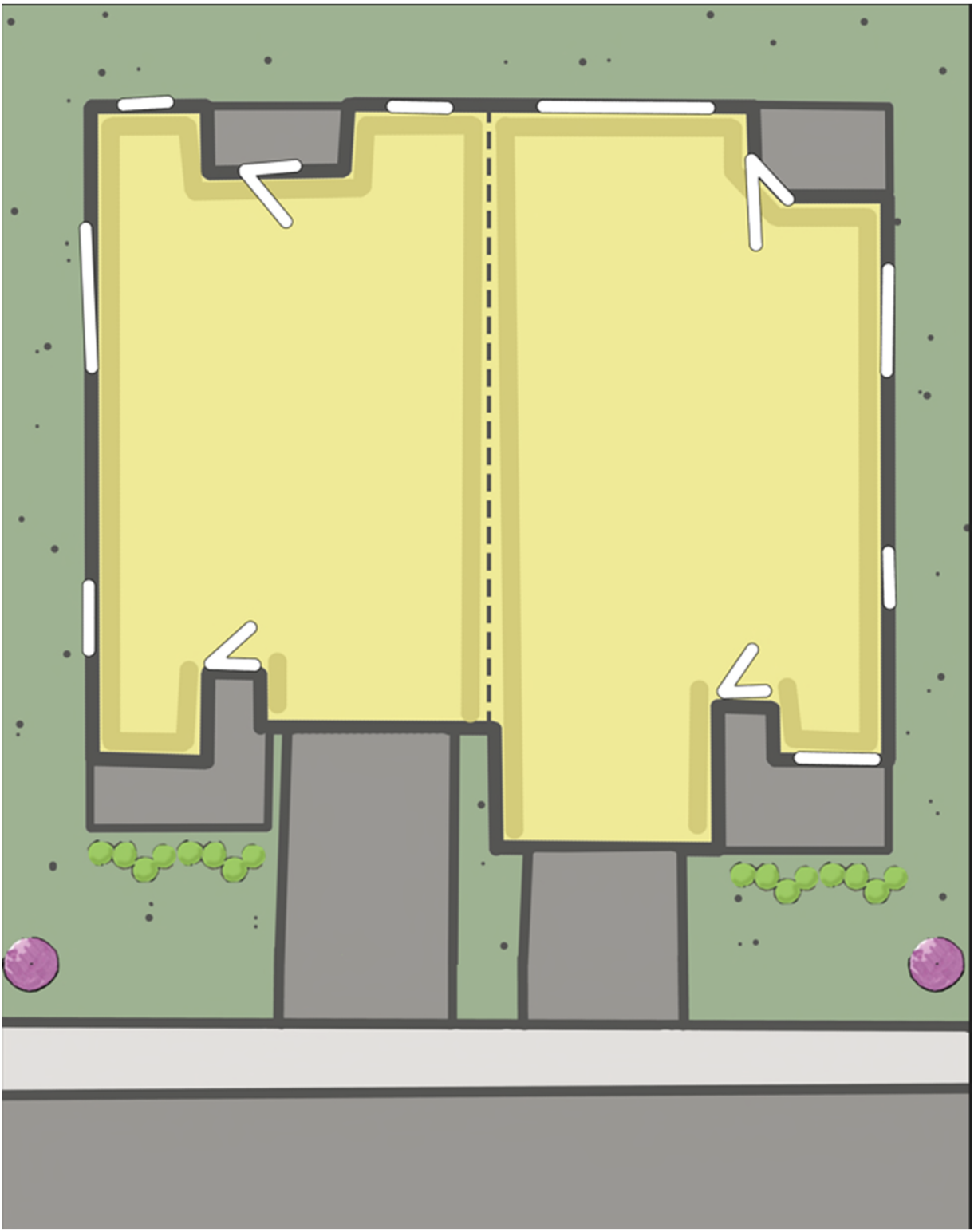

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EXHIBIT I

Amenity Plan

The Amenity Plan applicable the District appears on the following page of this exhibit.

NORTH

SCALE IN FEET

0 200 400

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LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	MAY 06, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844	EXHIBIT 1

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)

5 - UNIT
FRONT ELEVATION

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TOWNHOME CONCEPT

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August 2, 2021

5 - UNIT

REAR ELEVATION

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5 - UNIT

SIDE ELEVATIONS

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Front Elevation Composite

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

T1800 | T1600 R | T1500 | T1600 | T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

11x17 PRINTS ARE ½ SCALE

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TOWNHOME SERIES

TOWNHOMES
Construction Set
12/09/2021

Job #:	---
LSP Date:	----
LSP By:	----
LSP Rev:	----
Sheet Title :	Front Elevation
Sheet:	1.0

Rear Elevation Composite

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

T1800 R | T1600 | T1500 | T1600 R | T1800

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

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2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

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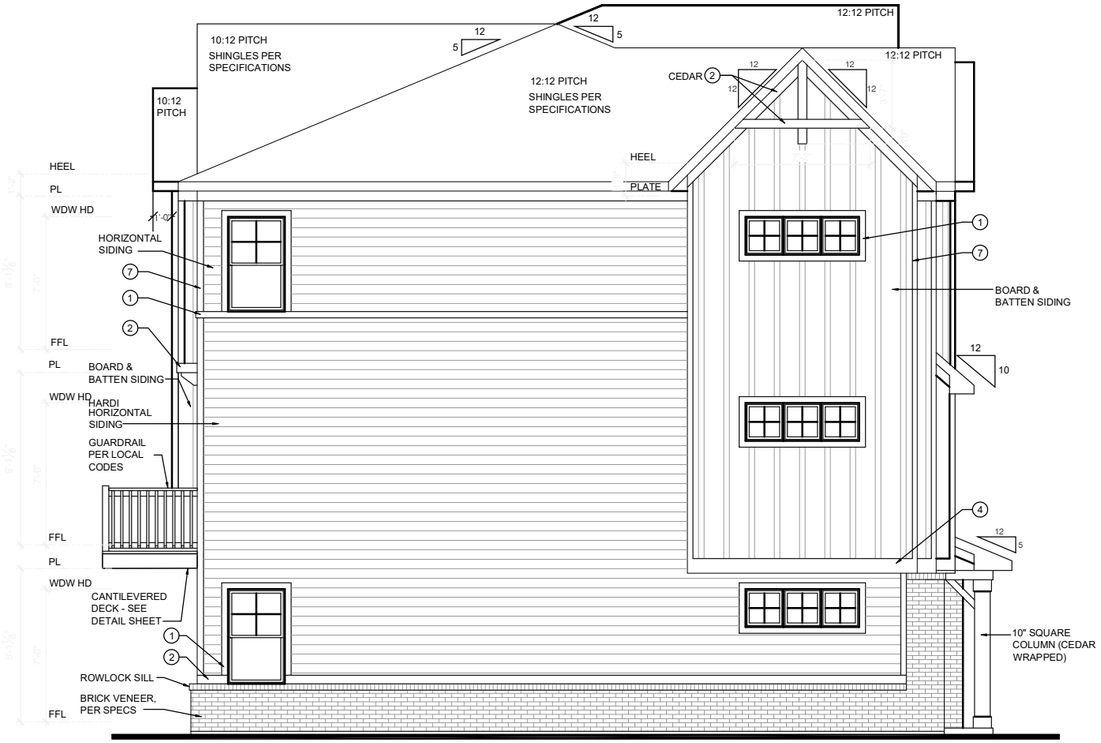
11x17 PRINTS ARE ½ SCALE

Job #:	---
LSP Date:	---
LSP By:	---
LSP Rev:	---

Sheet Title : Rear Elevation

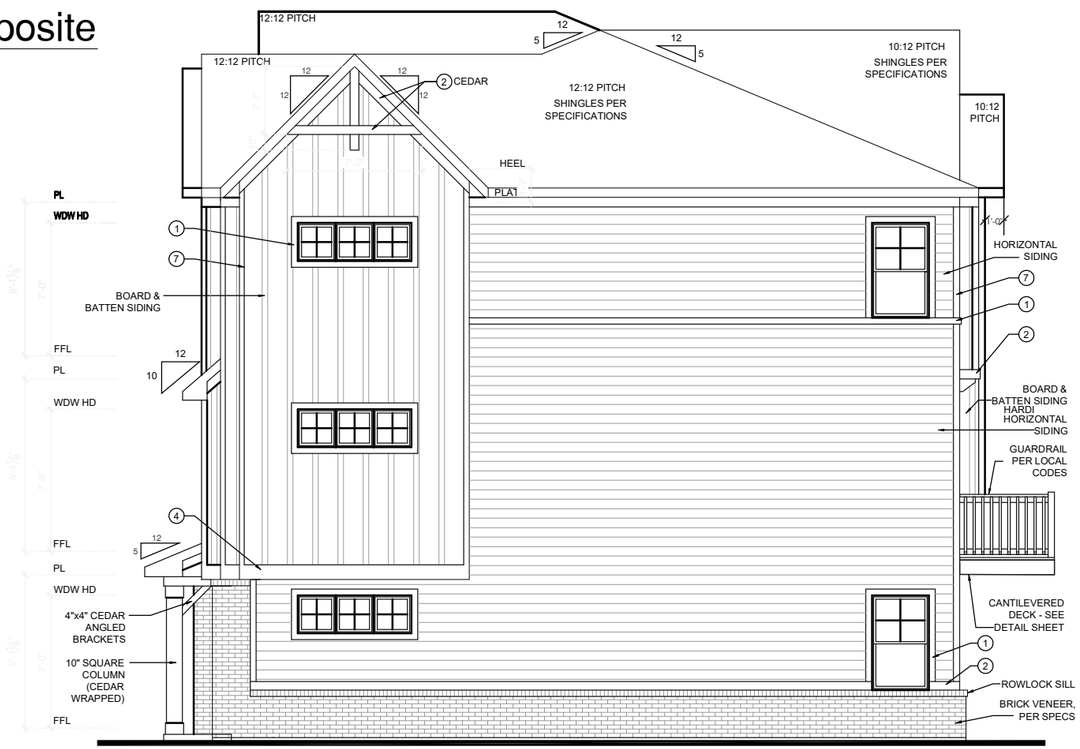
Sheet: 1.1



Left Elevation Composite

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

T1800



Right Elevation Composite

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

T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM	(1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM	(1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM	(1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM	
5	= 12" TRIM	
6	FRONT CORNERS =	5" TRIM PER DIVSION - SEE SPECS
7	REAR CORNERS =	3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

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12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #:	—
LSP Date:	----
LSP By:	----
LSP Rev:	----

Sheet Title : Side Elevations

Sheet: 1.2

Floor Plan Assembly Plan - A1 B2

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

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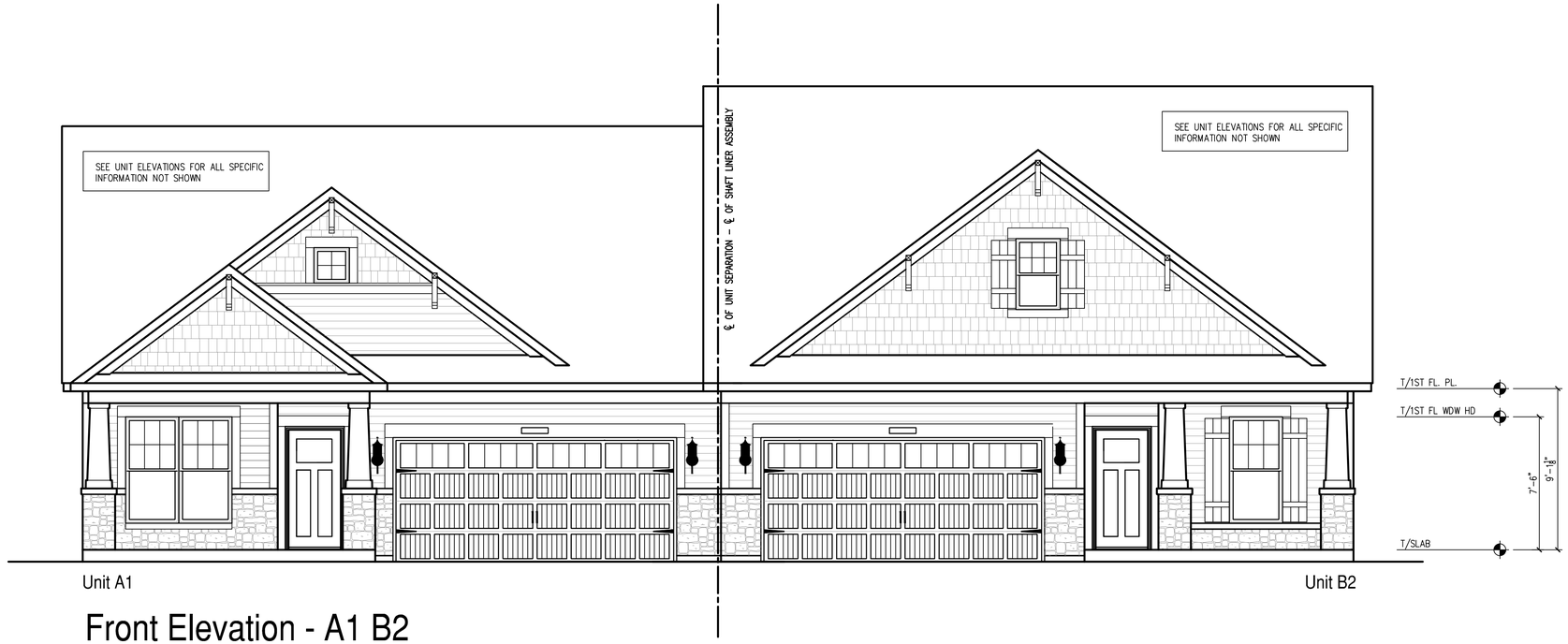
M/I HOMES

Villa Series

Subdivision
Owner's Address

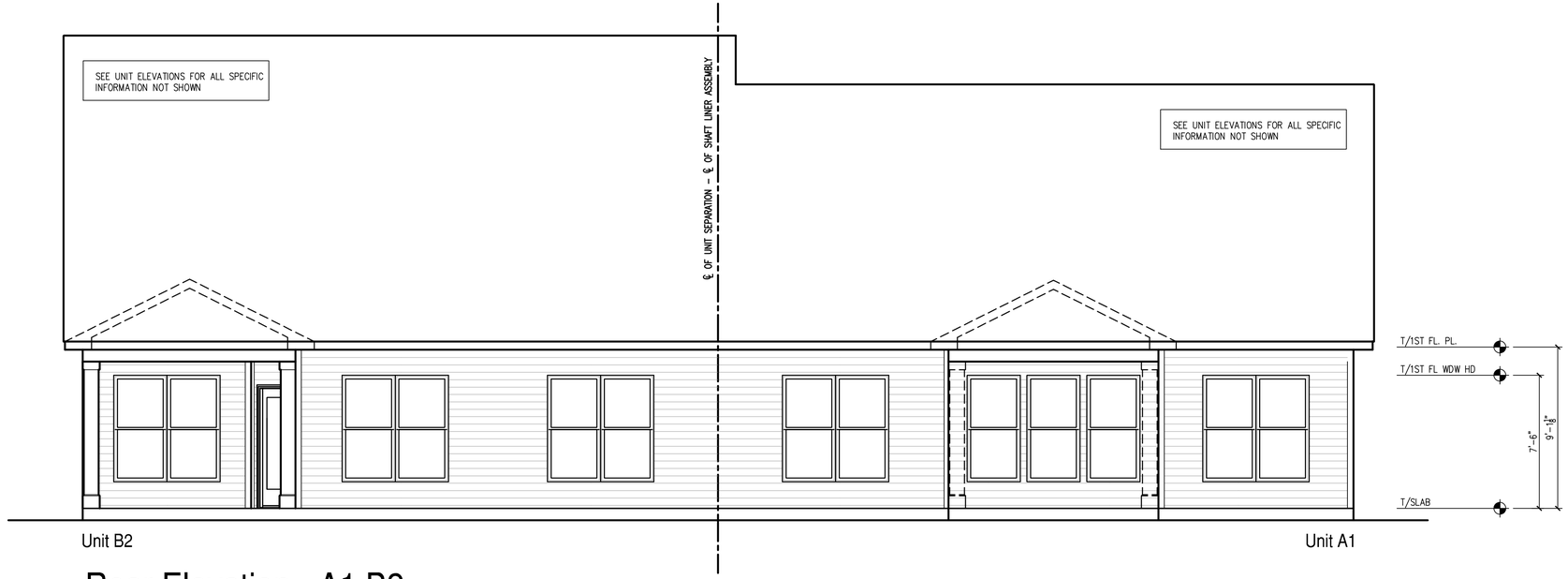
11x17 PRINTS ARE ½ SCALE

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.1



Front Elevation - A1 B2

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



Rear Elevation - A1 B2

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

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Subdivision
Owner's Address

Job #: Ranch Duplexes
LSP Date: Date-Start
LSP By: Name
LSP Rev:
Sheet Title :

Sheet:

A1.2

Unit A1

Side Elevation - A1

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

Unit B2

Side Elevation - B2

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

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Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.3

Floor Plan Assembly Plan - A1 B2

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

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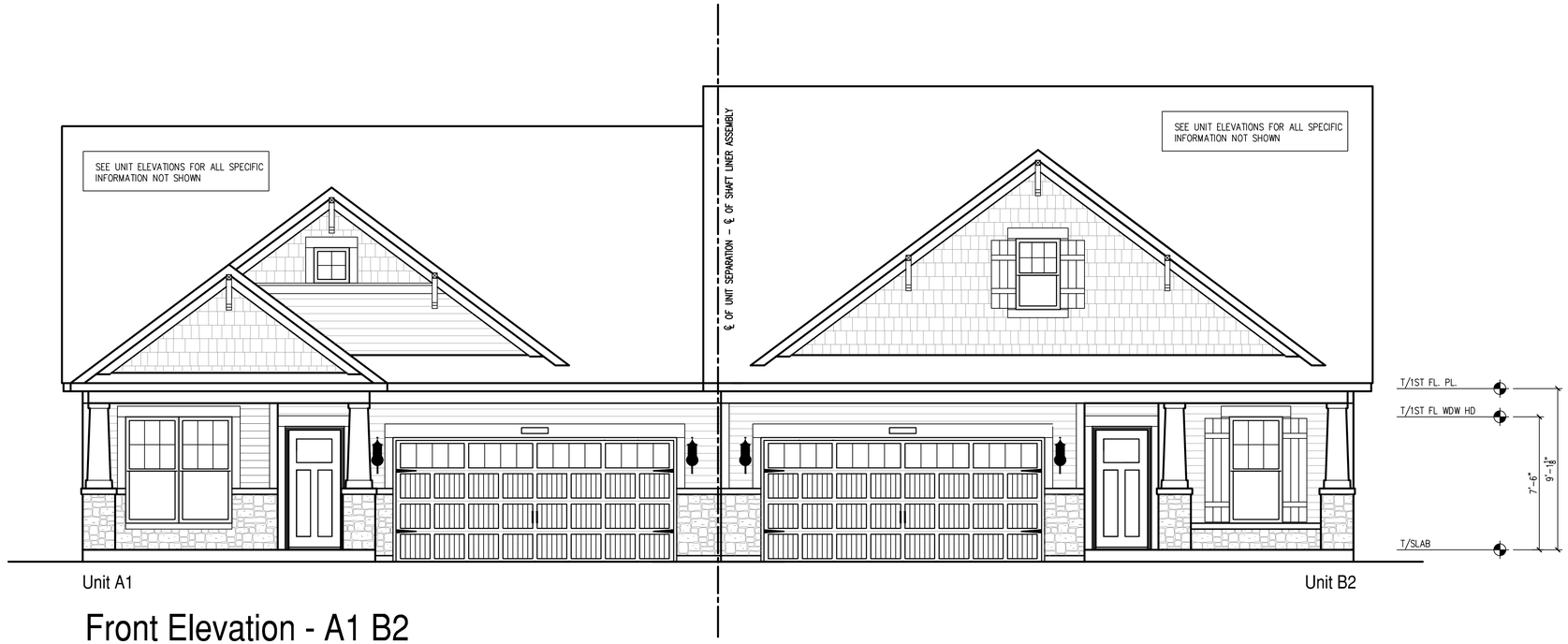
Owner's Address

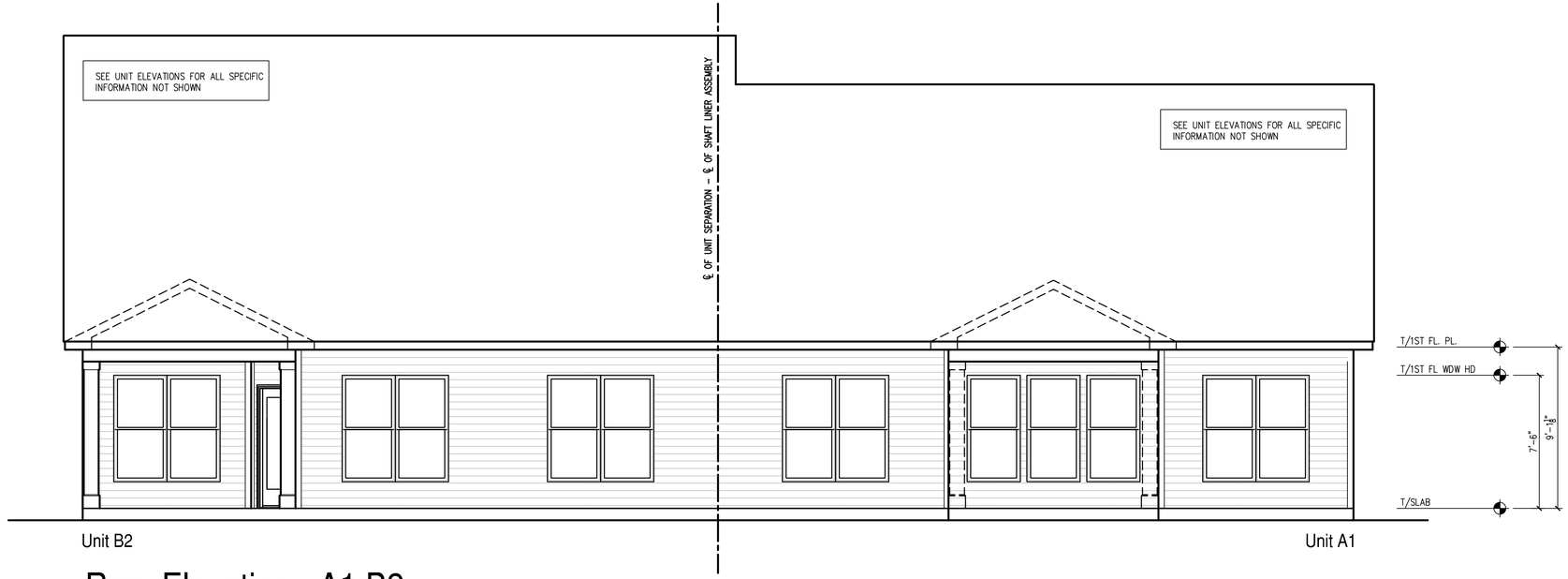
11x17 PRINTS ARE ½ SCALE

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.1



Front Elevation - A1 B2

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



Rear Elevation - A1 B2

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

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Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes
LSP Date: Date-Start
LSP By: Name
LSP Rev:
Sheet Title :

Sheet:

A1.2

Unit A1

Side Elevation - A1

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

Unit B2

Side Elevation - B2

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

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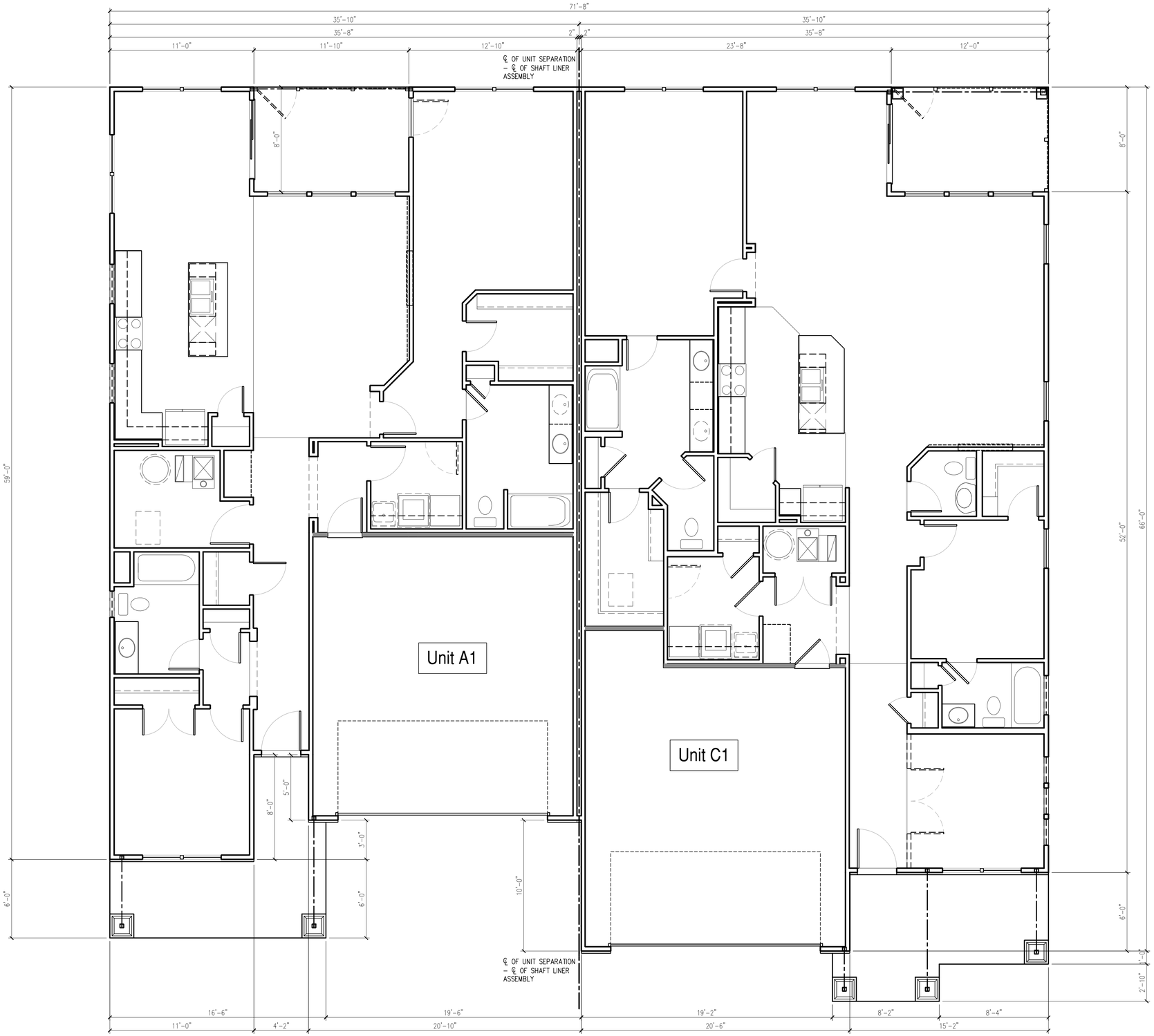
Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.3



Floor Plan Assembly Plan - A1 C1

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

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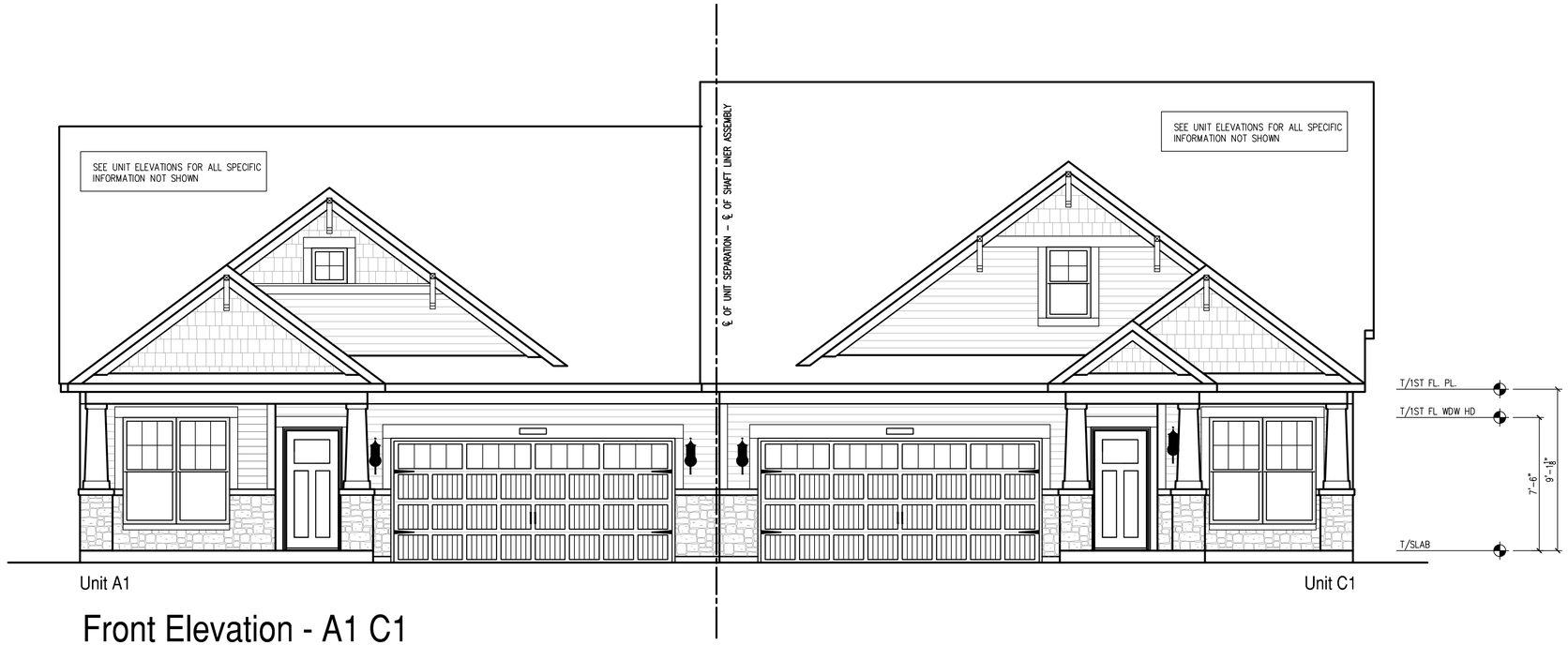
Owner's Address

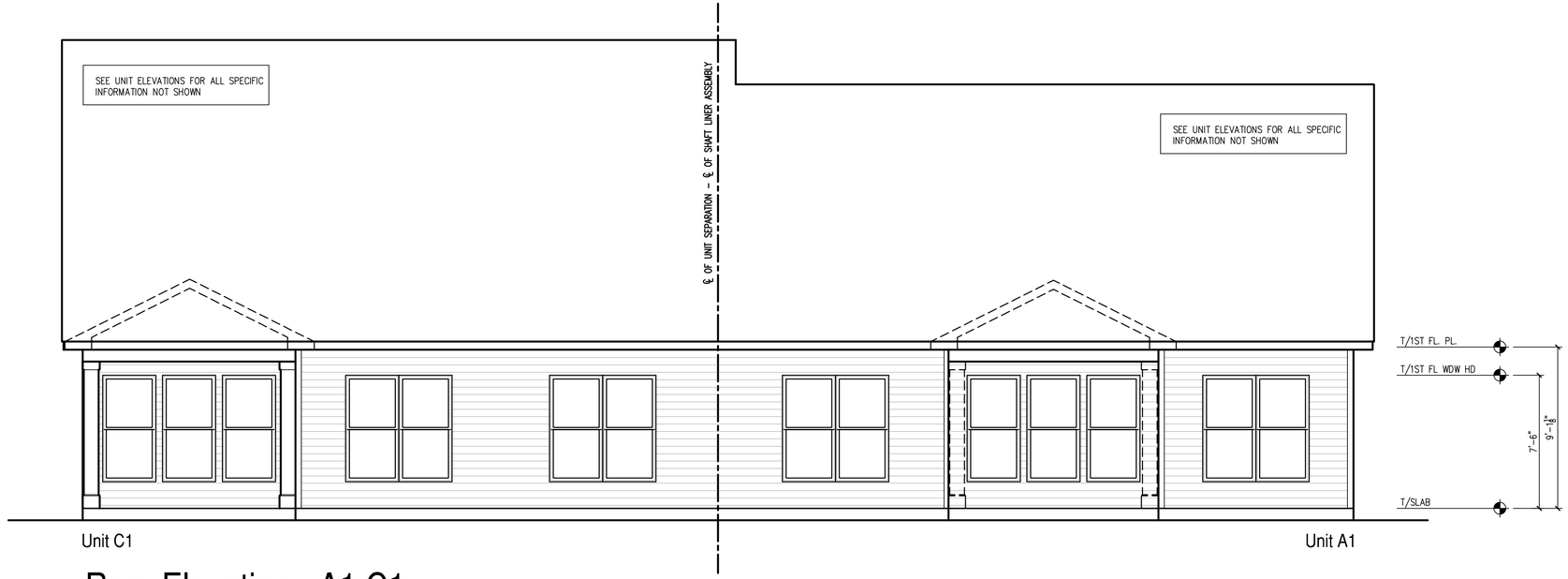
11x17 PRINTS ARE ½ SCALE

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.6



Front Elevation - A1 C1

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



Rear Elevation - A1 C1

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

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11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes

LSP Date: Date-Start

LSP By: Name

LSP Rev:

Sheet Title :

Sheet:

A1.7

Unit A1

Side Elevation - A1

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

Unit C1

Side Elevation - C1

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

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

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Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.8

Floor Plan Assembly Plan - A2 B1

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

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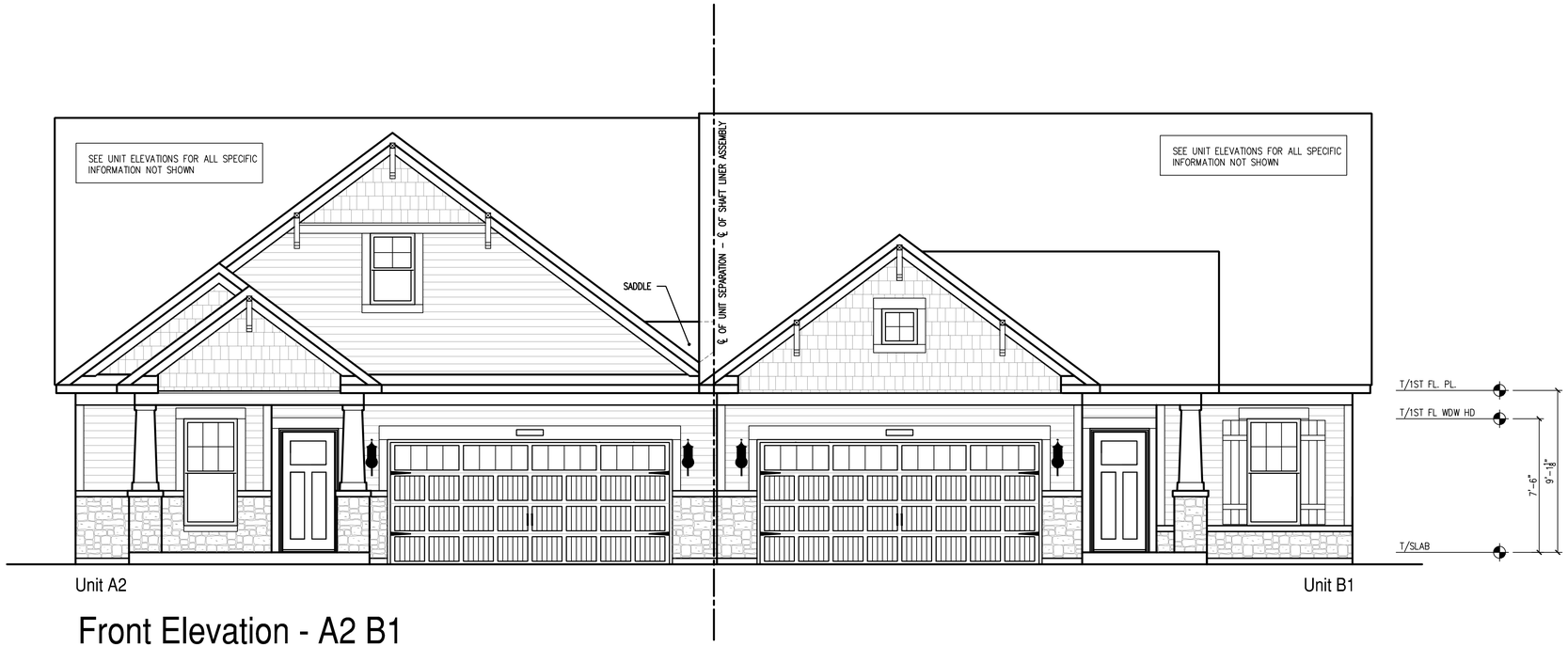
M/I HOMES

11x17 PRINTS ARE 1/2 SCALE

Villa Series

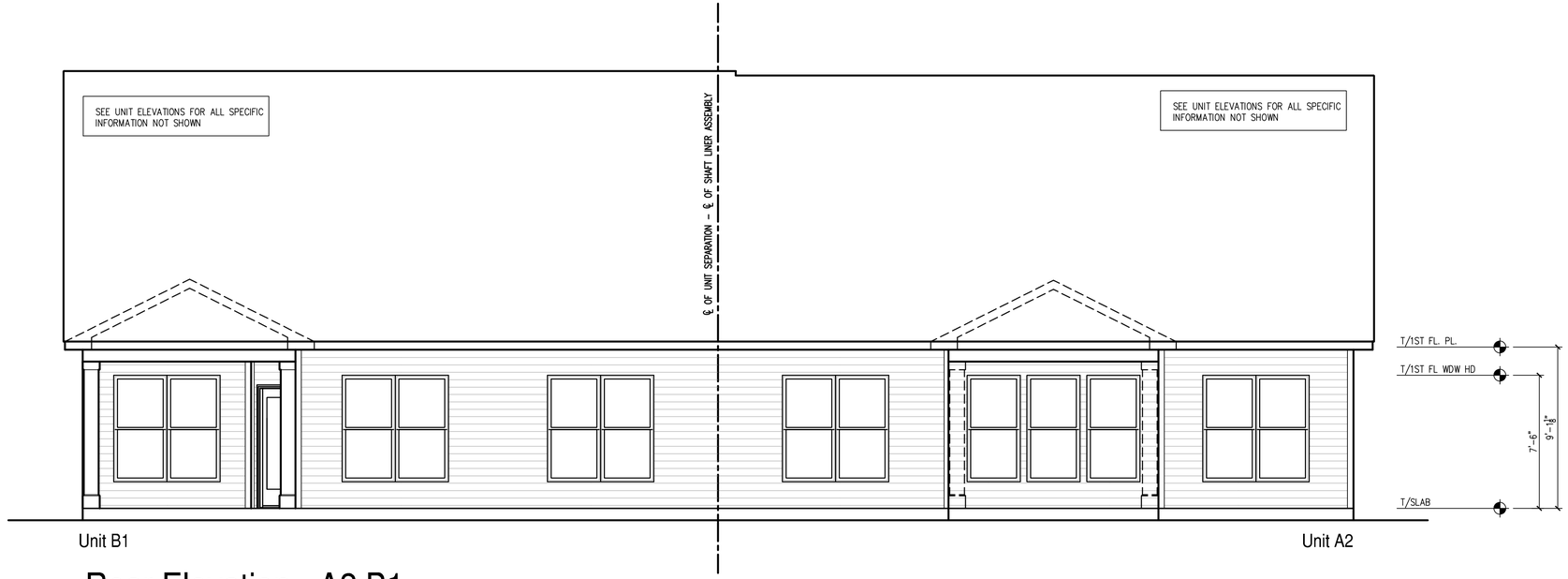
Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.11



Front Elevation - A2 B1

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



Rear Elevation - A2 B1

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

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11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.12

Unit A2

Side Elevation - A2

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

Unit B1

Side Elevation - B1

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

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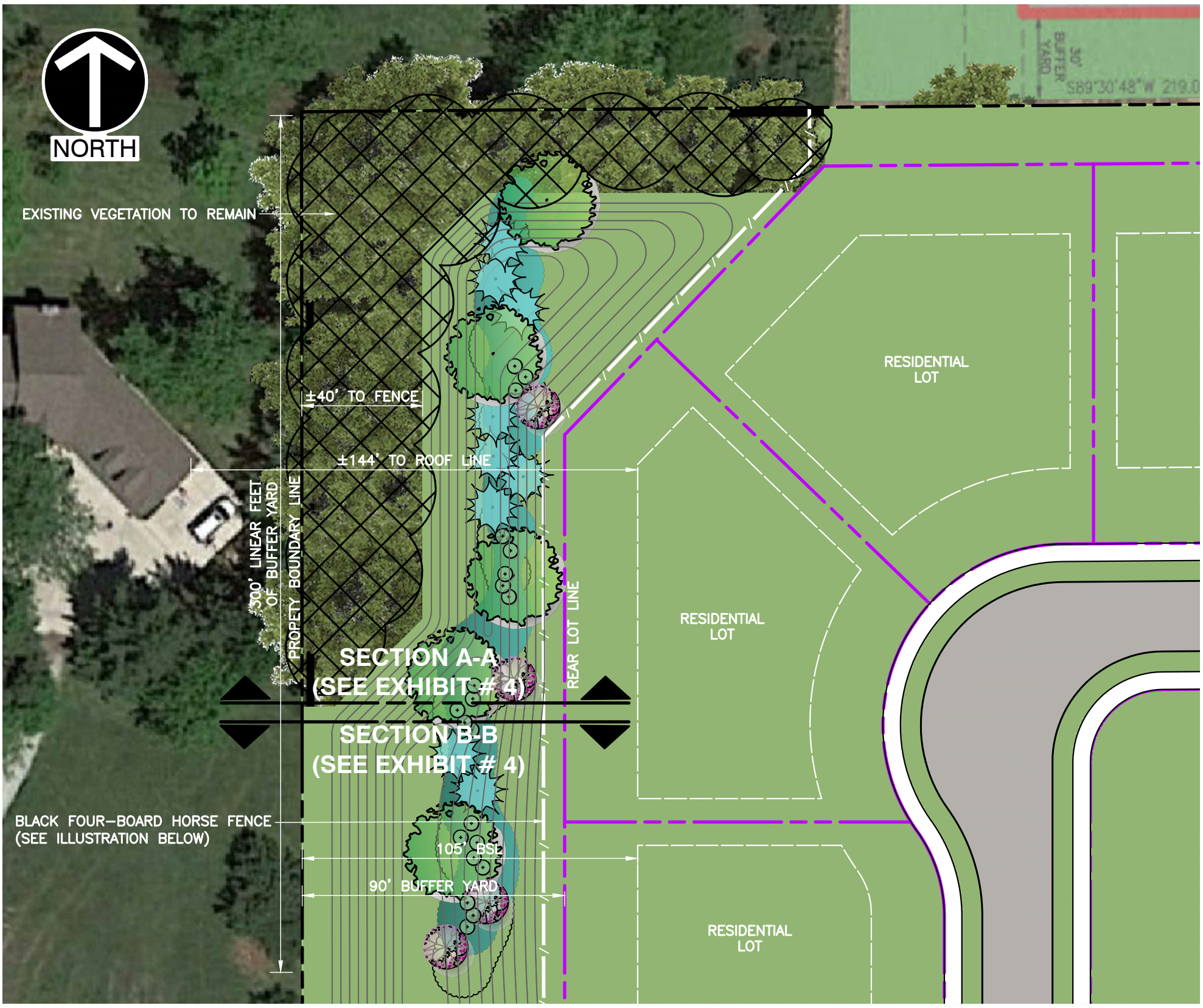
11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.13



BUFFER YARD - SCHEMATIC PLANTING PLAN

SCALE IN FEET

0 40 80

ILLUSTRATION - TYPICAL FOUR-BOARD HORSE FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:

SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL COMFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME

CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY

ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM, 'JEFFS RED'
MAPLE, RED	ACRE RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR

ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

EVERGREEN TREE > 20 FT SPREAD @ MATURITY

BLACK HILLS SPRUCE	PICEA PUNGENS VAR. DENSATA
SERBIAN SPRUCE	PICEA OMORIKA
EASTERN HEMLOCK	TSUGA CANADENSIS

SHRUBS - DECIDUOUS

FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CRANBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA

PLANTING BEDS / TURF

MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES

TURF - RTF RHIZOMATOUS TALL FESCUE, & "NO MOW" FESCUE

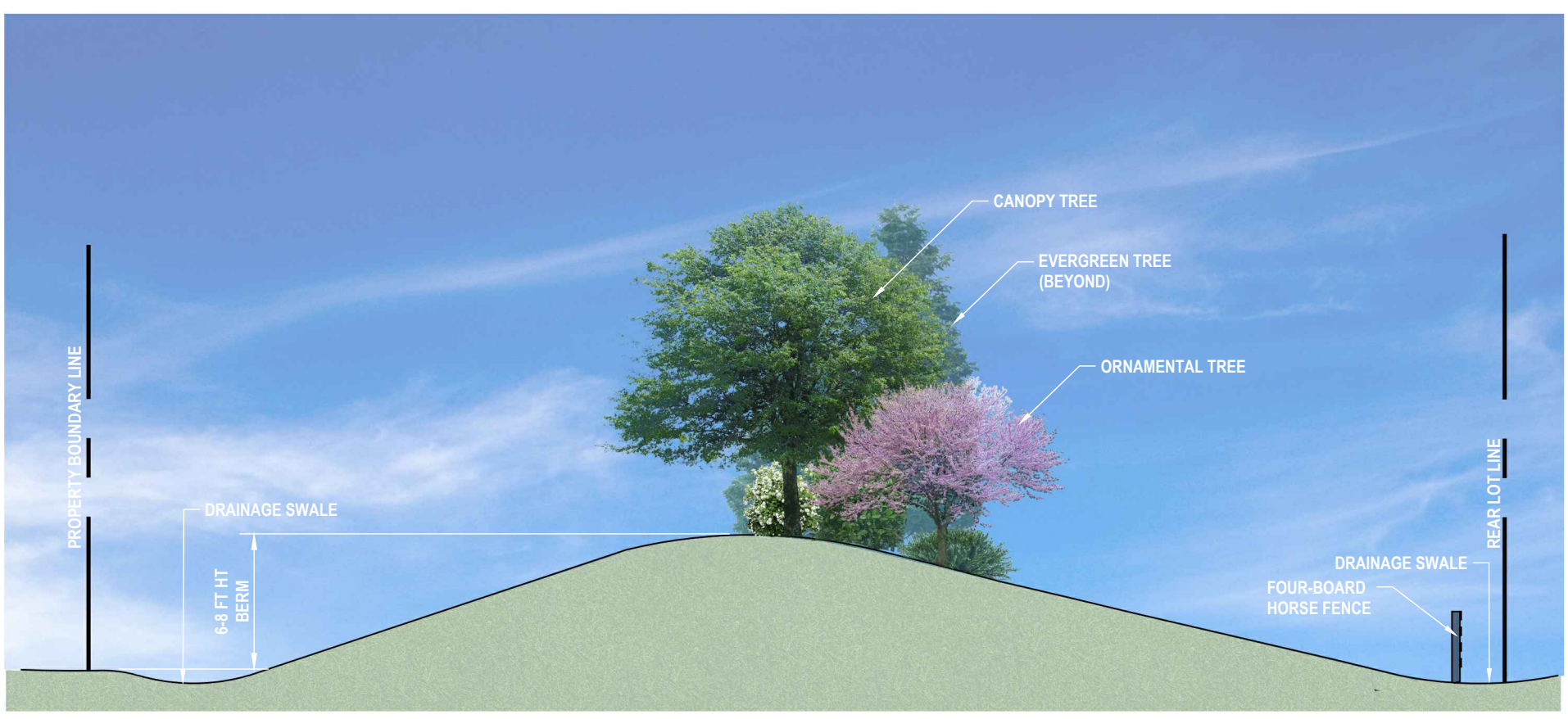
CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

TYPICAL BUFFER - SCHMATIC PLANTING PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 3
DATE:	MAY 06, 2022	DWG SCALE:	1"=40'	PROJECT NO:	316-844		

BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B

SCALE IN FEET

0 10 20

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LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

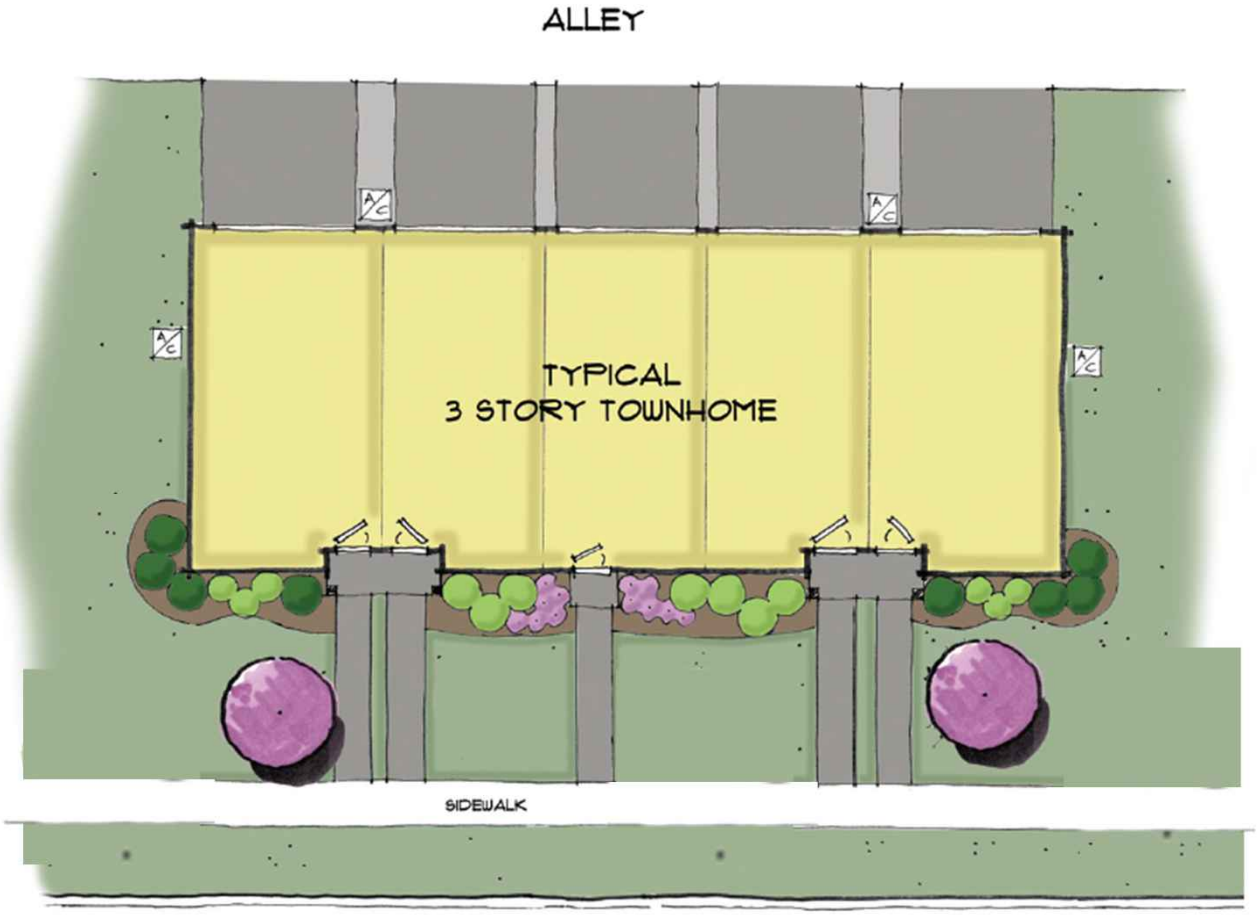
BUFFER YARD CROSS SECTIONS

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
DATE:	MAY 06, 2022	DWG SCALE:	1"=10'	PROJECT NO:	316-844		

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit

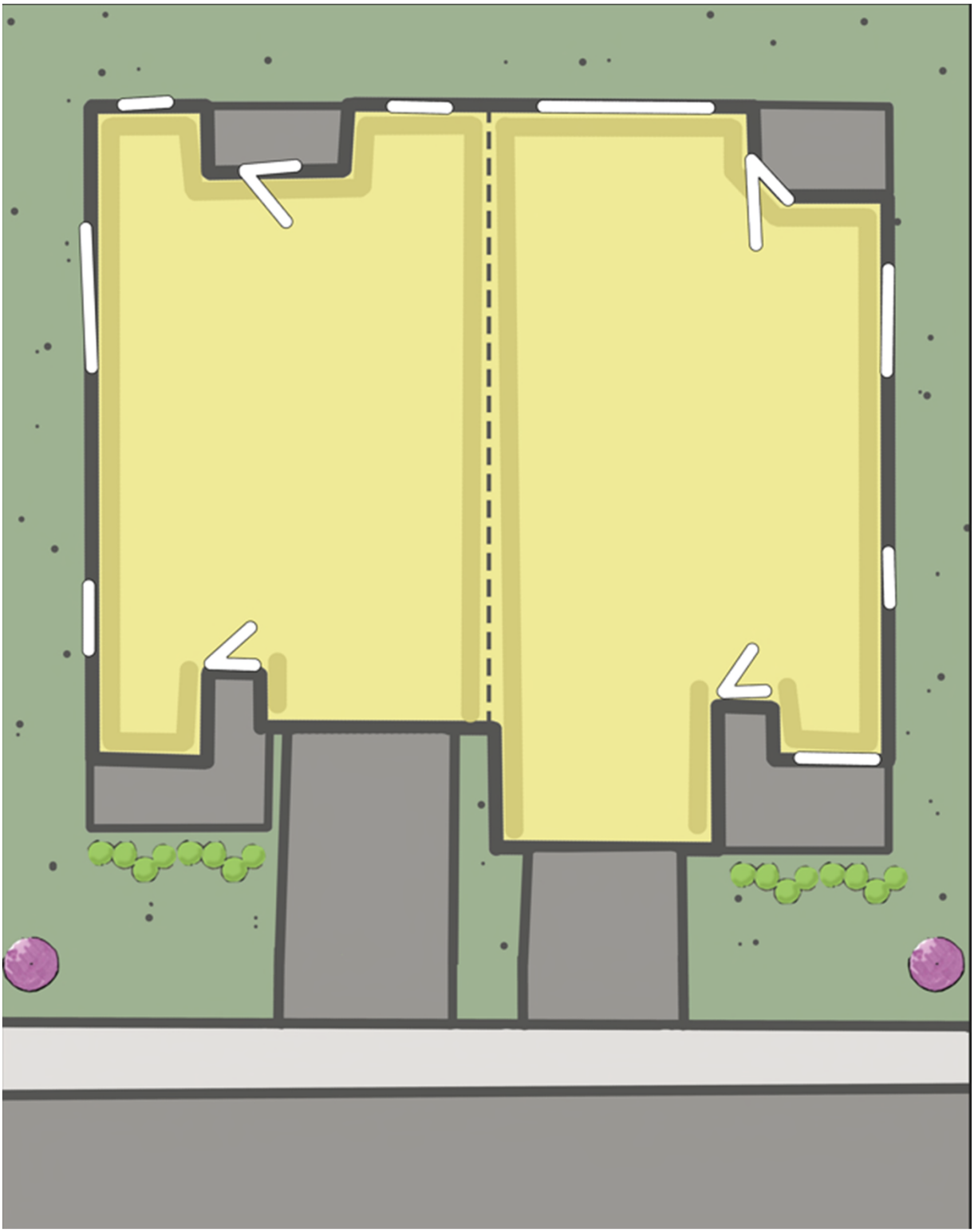


M/I HOMES
Welcome to Better

Typical Lot Landscaping

Typical Paired Villa

Each Building shall include at least 8 shrubs and 1 tree (shade, evergreen or ornamental) per Dwelling Unit



M/I HOMES

Welcome to Better

NORTH

SCALE IN FEET

0 200 400

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LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 1
DATE:	MAY 06, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce Towne Run, a proposed Planned Unit Development on 27 acres at the northwest corner of Towne Road and West 146th Street. Towne Run will feature a diverse mixture of local / neighborhood commercial, townhomes and single-family uses, containing amenities for the community, visitors, and residents.

The mixed-use hub will offer local / neighborhood commercial uses and restaurants with outdoor dining and may also include health, wellness, medical, and professional offices. The residential components will feature owner-occupied townhomes and paired villa homes. The Towne Run amenities will contain recreational open spaces; two seating areas (including a shelter, gazebo or trellis structure), a bocce ball court, a pickleball court and a dog park.

Towne Run will become an impressive part of Westfield's southwestern gateway. It is designed to complement surrounding uses and will offer much desired live-work opportunities while creating synergy, vibrancy, and promoting social interaction and long-term sustainability.

Updates since the May 16, 2022 APC meeting.

Since LOR's last appearance before the APC on May 16, 2022, the project team has made refinements to the PUD proposal to address items raised by APC members at the meeting. The changes have been incorporated into the PUD Ordinance and exhibits. Below is a summary of those changes:

<u>Townhome Hub</u>:

1. The front setbacks of the three townhome buildings closest to Towne Road have been increased from 10' to 20'.

2. An additional tree per townhome building has been added along Towne Road, between the townhomes and the Towne Road right-of-way line. An exhibit has been incorporated in the PUD Ordinance to fully depict the landscaping improvements to be provided in this area. The exhibit shows the townhome landscaping, the street trees, roadside path and sidewalks leading to the path.

<u>Paired Villas Hub</u>:

1. The architectural requirements for the paired villas have been enhanced:
   a. At least two reverse gables are required on all buildings.
   b. Masonry wainscot required on side and rears of buildings abutting pond in lieu of shrubs.

c. Decorative garage doors are required on all homes.
d. Dimensional shingles required on all homes.
e. A covered front porch at least 100 square feet in size is required on all homes.

Mixed Use Hub:

1. A limitation on the placement of the commercial center sign has been incorporated. Such sign cannot be located within 100' of the paired villas or townhome areas.

MI Homes and LOR are excited to begin work on the site and would appreciate the APC's favorable consideration on this revised proposal.

ISSUES RAISED REGARDING THE TOWNERUN PUD PROPOSAL

LOR COMMERCIAL DEVELOPMENT - RESPONSES

The list below includes issues that were raised during the November 1, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can a larger, more effective buffer be incorporated to protect neighbors from light and sound? How can existing trees and vegetation be preserved to enhance the buffer area?

   LOR is preserving the existing trees and vegetation in the northwest corner of the TowneRun property. Pictures of the existing trees that will be preserved appear below. LOR has revised the TowneRun Concept Plan to incorporate single-family homes, which will significantly assist in transitioning to the neighbors' property. Additionally, LOR has extensively redesigned the buffer area along the west property line to incorporate a 6-8' high berm and landscaping, as requested by the neighbors. The berm will look similar to the picture below, which was provided by the neighbors. The buffer width along the west property line has been widened – now, at least 105' wide.

   Picture of existing trees along west property line (below). These trees will be preserved and an additional landscaping buffer, including a 6-8' high berm will be provided.

6-8' High Berm example, as provided by the neighbors (below).

2. Are townhomes an appropriate transition from single family to commercial? Would a less dense and/or 1-2 story product provide a smoother transition?

   LOR has incorporated 2-story single-family homes and an expanded/enhanced buffer along the west property line of the site. The townhomes have been relocated along Towne Road, further east away from the neighbors.

3. How does the proposed ordinance address the goals of the Comprehensive Plan? Is there demand for additional commercial uses in this node?

   The Comprehensive Plan calls out 8 goals for "Local Commercial." TowneRun satisfies each of those 8 goals.

   i. locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;

      LOR has reduced the number of commercial buildings from 6 to 2 buildings. The buildings front on arterial/frontage roads.

   ii. require the size, materials, color, and design of buildings to be unique to Westfield;

      Below is a rendering of one of the commercial buildings.

iii. break up parking areas with landscaping or buildings;

Because there are only 2 commercial buildings on the 27-acre parcel, there is not a significant portion of parking area. The parking areas that do exist are located behind the buildings and broken up by landscaping, walking paths, and the amenity area.

iv. encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;

The centralized commercial sign will be oriented to be aesthetically pleasing and visible without impeding visibility.

v. encourage pedestrian connections between local commercial areas and adjacent residential areas;

LOR is continuing the adjacent trail connections onto the subject site so that connectivity will be further enhanced to the surrounding parcels and beyond. The goal is to make TowneRun a walkable/livable community that further connects adjacent properties.

vi. use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;

The Concept Plan has been significantly revised to incorporate single-family uses to transition to neighbors. These changes exceed the recommendations of the comprehensive plan.

vii. require buffering between commercial and residential uses; and

The Lifestyle and Amenities Hub has been designed to buffer the single-family areas from the neighborhood commercial area. A significant landscape buffer area (including a 6' to 8' mound) and single-family uses have been designed to transition to the neighbor's property to the west.

viii. utilize frontage roads to minimize traffic conflicts.

There is an existing frontage road that will remain in place to minimize traffic conflicts.

4. How does orienting commercial along Towne Road only, and not along 146th Street, impact the function and viability of the site?

   LOR has significantly reduced the number of neighborhood commercial buildings from 6 to 2. The commercial buildings will be at the southeast corner of the site. This is the furthest point away from neighbors/residential and best location for accessibility.

5. What measures will be taken to mitigate off-site consequences of the development, such as increased traffic, drainage, and other issues?

   Reducing the number of commercial buildings within TowneRun from 6 to 2 buildings will significantly lessen the number of trips to and from the site. The drainage facilities within TowneRun will be installed in compliance with all City and County requirements which will ensure any drainage impacts are fully mitigated.

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-27

Petitioner: LOR Corporation by Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Enclosed Attachments:

May 4, 2022: APC Recommendation

1. Corcoran, James & Amy 10/25/2021
2. Moore, John 10/31/2021
3. Laufter, Ross & Tina 11/01/2021
4. Compton, David (Pulte) 11/30/2021
5. Laufter, Tina 12/06/2021
6. Laufter, Ross 12/06/2021
7. Laufter, Ross & Tina 05/03/2022

Rachel Riemenschneider

From: amy corcoran <gingeramyc@yahoo.com>
Sent: Monday, October 25, 2021 4:30 PM
To: APC
Cc: Council Members
Subject: LOR development proposal for 146th and Towne

WARNING: This external email is from gingeramyc@yahoo.com.

Hello,
I live in a development that will be greatly affected by what is being proposed for the northwest corner of 146th and Towne rd. I live in shadow Wood. We just built our house a year ago and recently went through the long road construction for 146th. Now we hear you may approve retail and three story townhomes within eyesight of us?! This is a residential area and we are against this proposed development. Now that 146th is a four lane road it's like a racetrack, add retail to the mix and it will be unbearable. This has always been a peaceful quiet area. Please do not allow this to happen.
Sincerely,
Lt. Col. and Mrs. James Corcoran
2606 Lacewood Ct

Sent from my iPhone

Rachel Riemenschneider

From: John Moore <jdmoore1618@gmail.com>
Sent: Sunday, October 31, 2021 8:18 PM
To: planners
Subject: TowneRun Pud Facade Concern

WARNING: This external email is from jdmoore1618@gmail.com.

Hello,

I live at 156th and Ditch and I'm excited for the new commerical that this Pud brings to the area. However, I have a concern about the townhome exterior. From the rendering, the townhomes lack brick. I believe that with the addition of brick the development would fit in better and look more visually appealing.

Thank you for allowing me to voice my concern,

John Moore

Rachel Riemenschneider

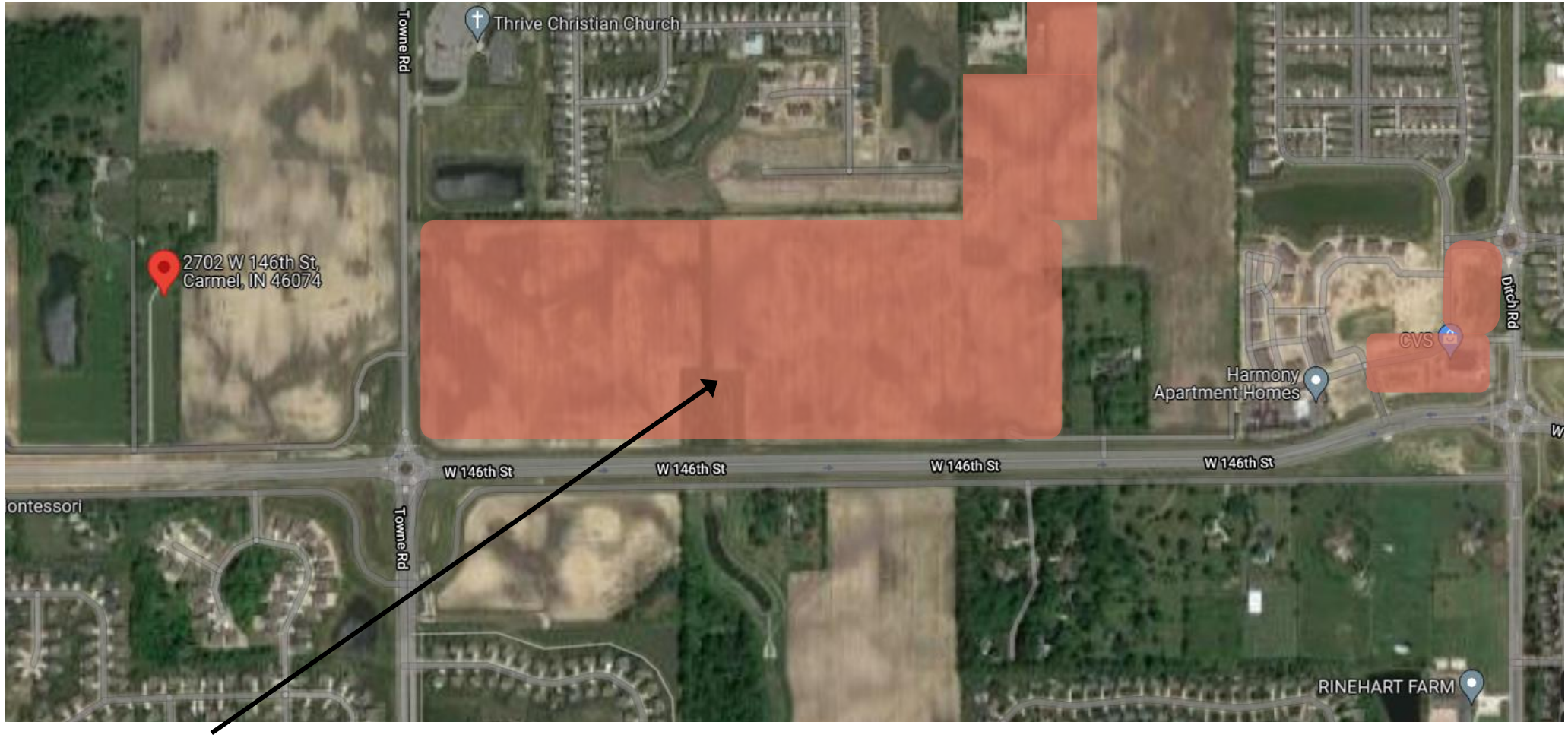
From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, November 1, 2021 3:30 PM
To: APC; Pamela Howard; Tina Laufter; Council Members
Subject: Towne Run PUD
Attachments: Laufter presentation for APC 11.1.2021 (1).pdf

WARNING: This external email is from rosslauft@hotmail.com.

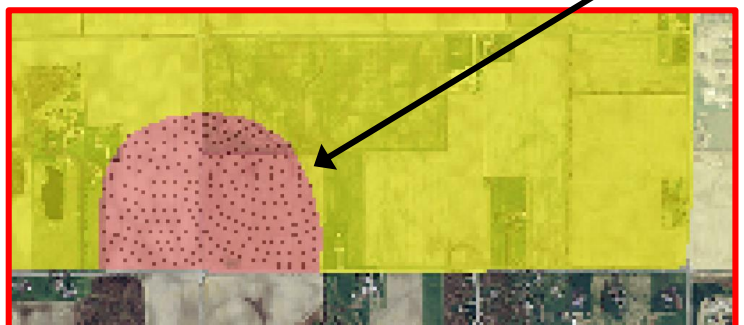
Hello,

We plan to remonstrate the Towne Run PUD at tonight's APC meeting.
Attached to this email is the presentation we will speak to.

Thanks,
Ross and Tina Laufter



Actual and approved commercial development is **more than the comprehensive plan in size and scope**



NEC 146TH & TOWNE ROAD

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food
- Retention ponds border homes

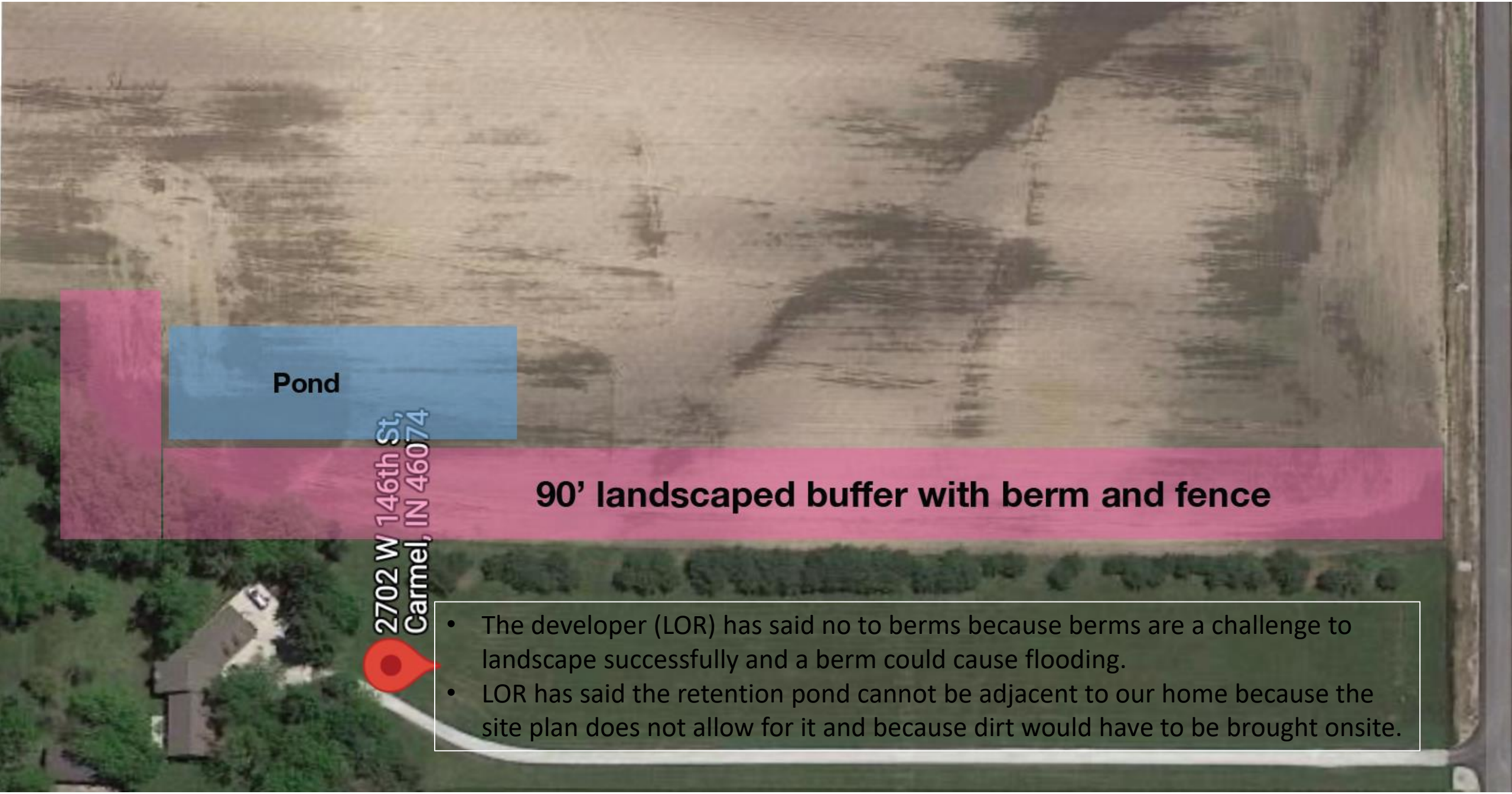
GERSHMAN PARTNERS

WESTFIELD • WEST CARMEL • ZIONSVILLE

RETAIL | OFFICE | MEDICAL | MULTI-FAMILY

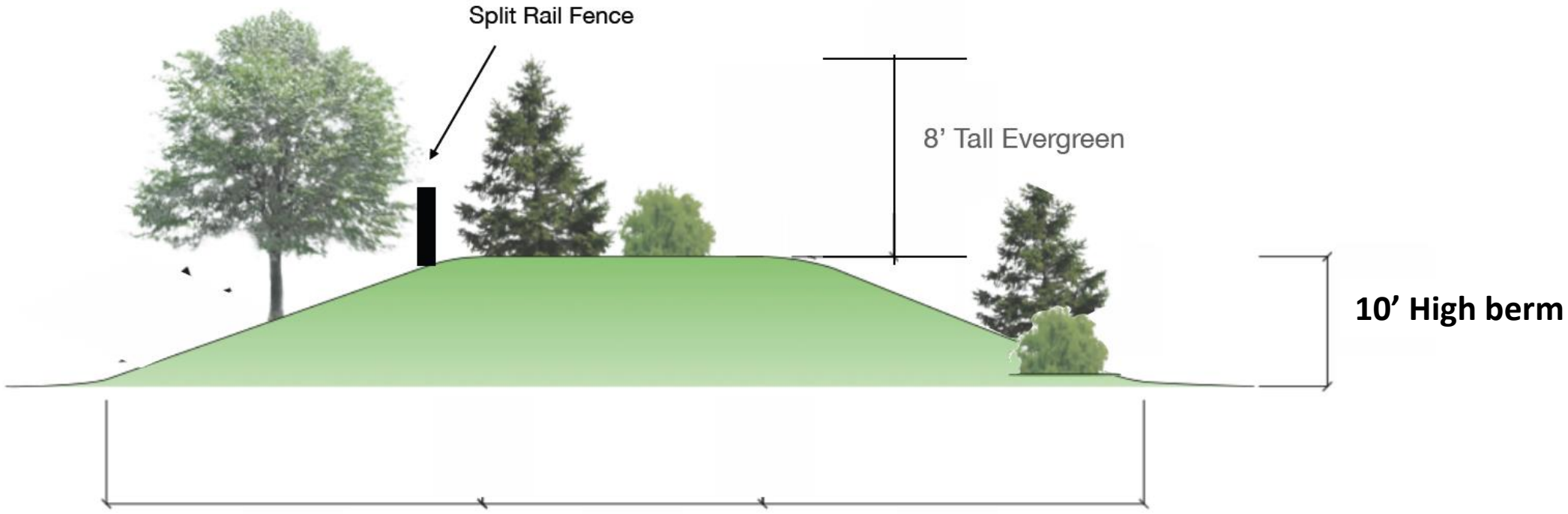
Keep this area residential

Keep commercial in this area



- The developer (LOR) has said no to berms because berms are a challenge to landscape successfully and a berm could cause flooding.
- LOR has said the retention pond cannot be adjacent to our home because the site plan does not allow for it and because dirt would have to be brought onsite.

- Buffer transition helps reduce the impact to our home from commercial development
  - Helps with more greenspace, reduces light from development and vehicle headlights, deflects noise, softens transition, protects our property value, etc.



90’ Landscaped berm with split rail fence

- 90’ buffer along Laufter property line
- Amenity pond adjacent to buffer and Laufter residence

2 story condos

3 story condos less dense

Keep commercial on Towne Road

- Medical / professional offices with Monday to Friday 9-5 type business
- Carmel does not have commercial across 146th

Berms of Westfield

From: Kevin M. Todd, AICP
To: Rachel Riemenschneider
Subject: Fwd: Kimblewick South of 151st Street - Status
Date: Tuesday, November 30, 2021 10:41:19 AM
Attachments: image001.png

For Towne Run public comments.

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield, IN 46074
ktodd@westfield.in.gov | 317-379-6467

Need to send me a file over 25MB?

Begin forwarded message:

From: David Compton <David.Compton@pultegroup.com>
Date: November 6, 2021 at 4:09:32 PM EDT
Subject: Kimblewick South of 151st Street - Status

WARNING: This external email is from David.Compton@PulteGroup.com.

Kevin:

Please forward this email onto Kristen Burkman. Pulte Homes is in the process of filing for the first phase of construction plans for the area South of 151st street. Our expectation is to break ground on this phase of development in the Spring of 2022. The Kimblewick by Del Webb project is on schedule and we are excited to start construction on the part of the development south of 151st street in the spring of 2022.

Please email me with any additional questions.

Best always

David Compton

David Compton
VP of Land Acquisition : : Indianapolis Division
Office (317) 814-2251 Mobile (317) 281-4177
David.Compton@Pultegroup.com
11590 N. Meridian Street #530
Carmel, IN 46032
Pultegroup.com

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From:	Tina Laufter
To:	APC
Cc:	Rachel Riemenschneider; Council Members
Subject:	Towne Run PUD
Date:	Monday, December 6, 2021 2:27:01 PM

WARNING: This external email is from Tinalaufter@sbcglobal.net.

Hello,

My name is Tina Laufter and I live at 2702 West 146th Street. Our home is west of the proposed Towne Run development.

When Epcon proposed a development northeast of our home we were initially opposed. After reaching an agreement on the buffer and understanding the quality of the product we supported this development. I have learned from the sales team at Epcon that these homes have sold for $650,000-&950,000. Similarly across the street on the south west corner of 146th and Towne road the Pulte development has homes in the 500,000-600,000 range.

I would think the city would want the homes built on this property to be more inline with those in the immediate area.

In an effort to protect our property value I am opposed to the MI product proposed at Town Run. I feel that the product and the price point would have a significant negative impact to our property value.

Thank you,
Tina Laufter

Sent from my iPhone

From: Ross Laufter
To: APC; Council Members; Rachel Riemenschneider; Tina Laufter
Subject: Towne Run PUD
Date: Monday, December 6, 2021 2:59:21 PM

WARNING: This external email is from rosslauft@hotmail.com.

Hello,

We are not in favor of this PUD.

Please do not undersell the value of this area.

The low price point of the homes will negatively impact our home's value. We'd like a premium product here.

The pricing of the Epcon homes next-door to Towne Run is $650K to $950K. How would you like to buy a premium Epcon home for $950K and, surprise!, have a 3-story townhome pop-up in your back yard?

Please reduce the number of homes and townhomes in the PUD. Make the lot sizes larger along with larger yards.

Please add beauty and diversity with more green space.

On a separate topic, we have collaborated with MI Homes on the buffer area and have agreed upon on the buffer specs and dimensions. We would like to have the agreement memorialized and added to the PUD.

Best Regards,
Ross Laufter

From: Ross Laufter
To: APC; Council Members; Rachel Riemenschneider; Tina Laufter
Subject: Townerun PUD - APC meeting 5.4.22
Date: Tuesday, May 3, 2022 12:35:20 PM
Attachments: Townerun PUD - APC meeting 5.4.22.pdf

WARNING: This external email is from rosslauft@hotmail.com.

Hi,

Please do not approve the current PUD. Westfield and this affected area are worthy of much better.

This plan is too dense and undersells the value of the area.
It will lower the neighboring property values.

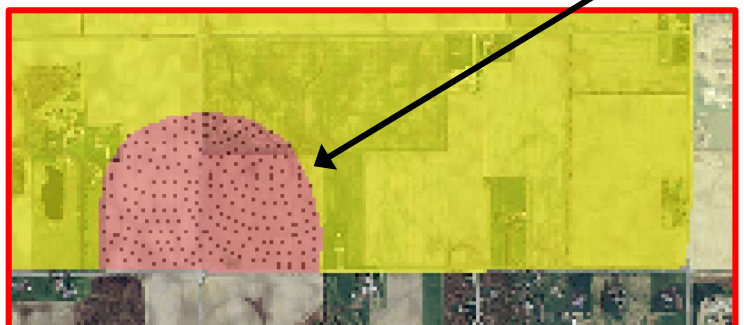
Please change the homes back to single story - single family and do not allow paired villas (low price point) in the PUD. Please make the lot sizes bigger and add more greenspace.

This latest plan increases commercial development from the last update and exceeds the comprehensive plan for commercial development.

Please remove the commercial area from Townerun. Leave commercial development in the large Towne West commercial development on the east side of Towne road.

Best Regards,
Ross and Tina Laufter

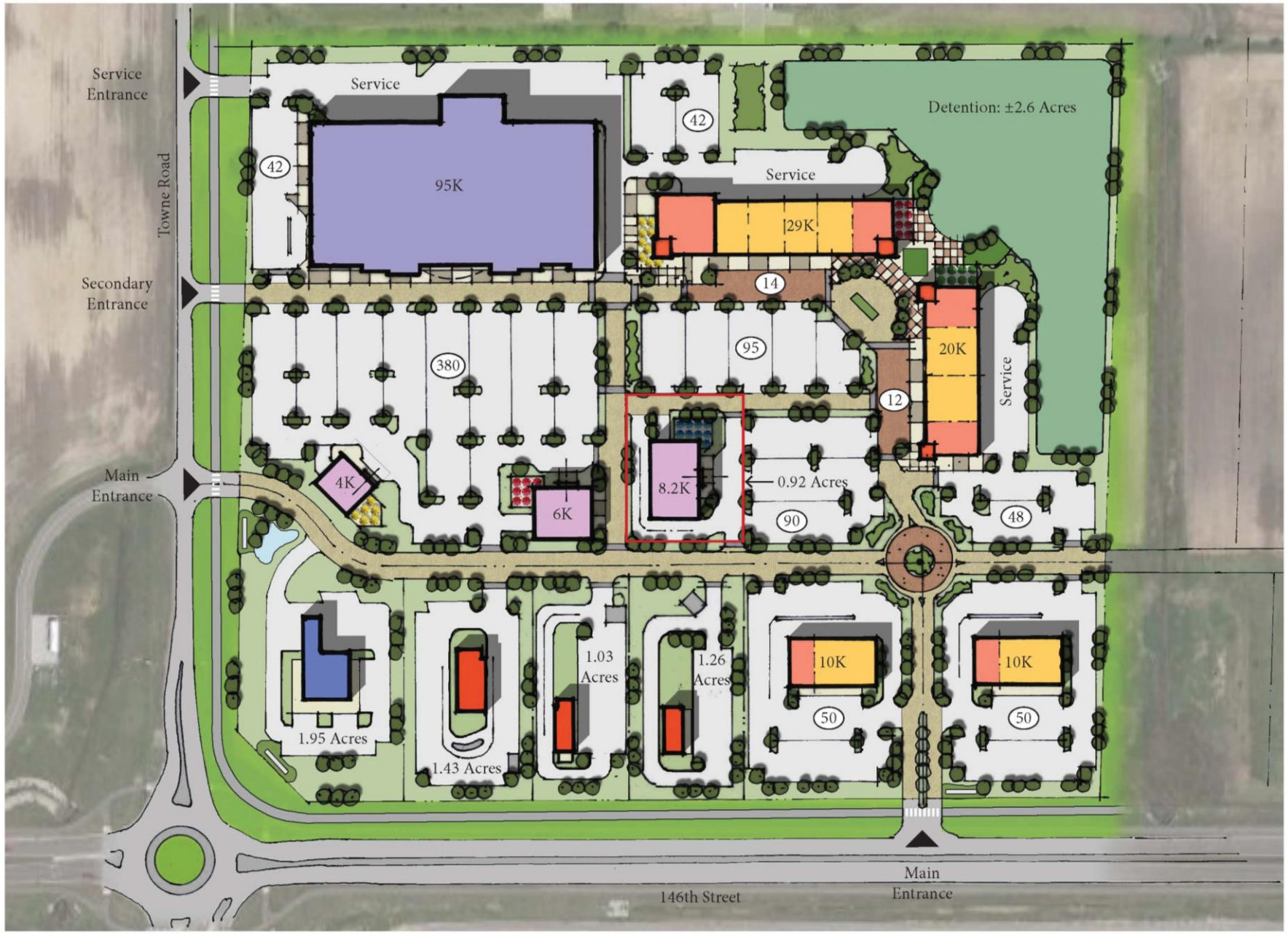
Actual and approved commercial development is **more than the comprehensive plan in size and scope**



Keep this area residential

Keep commercial in this area

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food



SUMMARY

	SF	Parking Ratio	Parking Required
Grocery Store	95 K	4/1K	380
Retail/ Restaurants	69 K	5/1K	345
Restaurants/ Service	18.2 K	5/1K	91
Total Parking Required:			816
Total Parking Provided:			823

Outparcels (Restaurant/ Service)
Total Acres: 5.67

0 40′ 120′ 200′

DORSKY + YUE INTERNATIONAL LLC
ARCHITECTURE

PROPOSED DEVELOPMENT

GERSHMAN

Date: 02.22.2021
Project No: DY202101
Page 2

Memorandum

Date: October 26, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD amendment (2111-PUD-27)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, LOR Corporation hosted a Neighborhood Meeting on Monday, October 25, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at Thrive Christian Church, 15091 Towne Road.

Petitioner representatives included Dale Pfeifer and Adam Hill of LOR Commercial Development, Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were twelve interested neighbors.

A summary of the meeting follows.

Matt gave a brief summary of the proposed project. Adam, Dale, Matt, Jon and Andy then met with the neighbors and discussed various points of interest.

There was interest in the construction start date and duration of construction. It is estimated that construction would begin in April 2022. Site build-out will likely take place over 2-3 years.

Adam explained that his company will not construct buildings on speculation. He anticipates strong demand for the proposed commercial buildings.

One neighbor expressed an interest in having the proposed detention pond running north-south along the northwest portion of the property. It was explained that this is not possible due to the topography of the site and fixed location of drainage outlets. There were questions about site

lighting on the site. The project team explained the City's lighting standards and fixture requirements.

There were questions about the condominium units. Mr. Isaacs explained that there would be 153 units. Price points will be in the $300Ks and $400Ks.

Neighbors seemed generally pleased with the idea of fronting the commercial buildings along external roadways with parking situated to the rear. They also asked about a roadside sidewalks along Towne Road, which the developer is required to construct.

There being no further questions or comments from attendees, the meeting concluded around 7:30 p.m.

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X 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 XXXX X, 2022;

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 "TowneRun 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.

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 (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 three (3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" and "**Paired Villas Hub**" (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 boundary of the Mixed Use Hub shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Mixed Use Hub shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

3.4 The Paired Villa Hub and the Townhome Hub shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity (Maximum Tenant Space Size – 8,000 square feet)
L. Development Amenities

5.2 Townhome Hub: A maximum number of 60 Townhouse Dwelling Units shall be permitted.

5.3 Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the respective Underlying Zoning Districts, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'
Side Yard	0'
Rear Yard	0'

Minimum Distance Between Buildings	20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. Townhome Buildings shall be setback at least ~~ten~~ twenty (~~10’~~20’) from the Towne Road right-of-way line.

6.3 Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	50’
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	7.5’
Rear Yard*	15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	85’
Maximum Building Height	Story, and one-half
Minimum Living Area (Ground Floor) per Dwelling Unit	1400 SF

* No Duplex Dwelling shall be constructed within 105’ of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

Section 8. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply in the Townhome Hub and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**").
2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
4. Wood or vinyl soffits shall be permitted.
5. Vinyl windows shall be permitted.
6. Vinyl and aluminum siding shall not be permitted.
7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

ii. Paired Villas Hub.

1. The Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "**Paired Villa Elevations**").
2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor.
3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).
4. Front façades shall include ~~at least an 18" masonry wainscot~~ a masonry wainscot at a minimum height extending to the bottom of window openings or twenty-four (24) inches, whichever is less.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
7. Vinyl and aluminum siding shall not be permitted.
8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Paired Villa Elevations.

~~8.~~9. Each Building shall include at least two (2) reverse gables on the front façade.

~~9.~~10. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

~~10.~~11. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.

12. Each side façade shall include at least two (2) windows. For the purposes of meeting this requirement, a window must be at least fifteen (15) square feet to be counted as a window. Multiple windows can be added together to meet the minimum size of window area.

13. Buildings abutting the pond area shall have a masonry wainscot on side and rear façades of the Building at a minimum height extending to the bottom of window openings or twenty-four (24) inches, whichever is less.

~~11.~~14. Each Dwelling Unit shall include a decorative garage door (example shown in Exhibit E), dimensional shingles and a covered front porch at least one hundred (100) square feet in size.

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

A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:
   1. Street Trees shall not be required along Alleys.
   2. Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.
   1. Paired Villas Hub. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

   2. Townhome Hub. The area between the Townhome Hub Buildings adjacent to Towne Road and the Towne Road right-of-way line shall be landscaped in accordance with Section 8.3(E)(2) of this Ordinance. In addition, one (1) additional shade, evergreen or ornamental tree shall be planted in this area per Building. See figure below:

510 feet

7 shade, 10 ornamental and 60 shrubs
8 street trees along Town Road

~~B.~~C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit F.

~~C.~~D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District and any trees within the cross-hatched area identified as "Existing Vegetation to Remain" on Exhibit F, 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 these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

~~D.~~E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.
3. Buildings in the Paired Villas Hub Area shall be landscaped in compliance with Exhibit H of this Ordinance (including at least 8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building. Buildings abutting the pond area shall have an additional ~~ten (10) shrubs and~~ two (2) shade, evergreen or ornamental trees planted between the Building and the pond.

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area. Such sign shall be located at least one hundred (100) feet away from the Townhome Hub and Paired Villas Hub Areas.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto). Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting or reverse channel letters (also known as halo-lit channel letters) with illumination behind their shape.

8.5 Parking and Loading Standards.

A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.

B. Parking Space requirements 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. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the amenities and open space shall be provided in substantial compliance with Exhibit I of this Ordinance (the "**Amenity Plan**"). The amenities shall include the following: passive recreation open space; two seating areas at locations indicated on the Concept Plan (including a shelter, gazebo or trellis structure), bocce ball court, pickleball court and dog park.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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 12. 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 XX DAY OF XXXX, 2022.

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 21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
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.

Petition Number:	2205-PUD-09 / Ord. 22-16
Project Name:	iBeach31 at Grand Park
Subject Site Address:	724 E. 181st Street (the "Property")
Petitioner:	iBeach31, LLC
Representative:	Church Church Hittle + Antrim
Request:	A change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development to the iBeach31 at Grand Park Planned Unit Development (PUD) District.
Current Zoning:	OI-PD: Open Industrial / Planned Development
Current Land Use:	Agriculture/Residential
Approximate Acreage:	3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 22-16 4. Narrative Statement 5. Neighborhood Meeting Summary 6. Concept / Landscape Plan 7. Issue List & Response 8. Roof Concern Response
Staff Reviewer:	Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the April 11, 2022, City Council meeting. The discussion for this petition can be viewed here. The petitioner hosted a virtual neighbor meeting on Wednesday, April 27, 2022. A summary of that meeting has been provided by the petitioner (**Exhibit 5**). The petition received a public hearing at the May 4, 2022, Advisory Plan Commission (the "Plan Commission") meeting, and the discussion from the public hearing can be viewed here. The petition is set for a Workshop meeting at the June 21, 2022, Plan Commission meeting.

PROJECT OVERVIEW

Location: The Property is located at 724 E. 181st Street, generally North of 181st Street and East of the future Grand Park Boulevard extension (**Exhibit 2**). The property is currently zoned as OI-PD: Open Industrial / Planned Development.

Project History: This Petitioner previously began the PUD process for a site located at 360 E 186th St in 2019 (1904-PUD-05). That petition was withdrawn after public hearing. The business is currently located at 17341 Westfield Park Rd.

Concept Plan: The proposed ordinance incorporates a Concept Plan (**Exhibit 6**). The development of the Property may vary from the Concept Plan.

Underlying Zoning District: The PUD Ordinance proposes an underlying zoning of GB: General Business.

Permitted Uses: Only the following uses would be permitted by the proposed ordinance:

A. Indoor multi-sport athletic facility* and associated uses
B. Outdoor multi-sport athletic facility*
C. Ancillary Uses to an indoor multi-sport athletic facility
   a. Restaurant and Bar
   b. Office
   c. Retail sales
   d. Locker rooms*
   e. Strength and conditioning services*
   f. Rehabilitation and recovery services*

   * Not defined by UDO and therefore not permitted in underlying zoning district by UDO (Article 13.2).

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for General Business district lots (the proposed underlying zoning).

Standard	PUD	UDO (GB)
Minimum Front Yard Setback	20 ft	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.
Minimum Side Yard Setback	10 ft	20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
Minimum Rear Yard Setback	10 ft	20 ft

Development Standards: The ordinance proposes the following modifications to Development Standards:

Architectural Standards: Article 6.3(F) shall apply, with the following exceptions:

- Article 6.3(F)(7)(a)(ii) of the UDO requires "three (3) or more sloped roof planes". This standard would not apply per the proposed PUD.
- Article 6.3(F)(7)(a)(iii) of the UDO requires specific roofing materials. Per the proposed PUD, this standard would not apply and instead a PVC membrane roof shall be permitted.

Landscape Standards:

- Tree Preservation: Tree Preservation standards would not apply per the proposed ordinance.
- Foundation Plantings: Foundation Planting Requirements shall apply as described in the UDO, with the following modifications:
    - 5ft planting beds would be required, instead of the 8ft planting beds required by the UDO (Article 6.8(L)(4))
    - Primary planting types would be shrubs and ornamental grasses; the UDO also includes ornamental trees as a primary planting type, in addition to shrubs and ornamental grasses (Article 6.8(L)(3))
    - 4 shrubs or grasses would be provided per 12 lineal feet of building façade, as opposed to 1 shrub or tree required every 12 lineal feet per the UDO (Article 6.8(L)(2)).
- External Street Frontage: External Street Frontage requirements would apply, with the exception of the shrub requirement. The UDO would require 25 shrubs per 100 lineal feet.
- Buffer Yards: The UDO's Buffer Yard standards shall not apply. The underlying zoning in the proposed PUD is GB: General Business. It is surrounded on all sides by the Grand Park Village PUD District, which also has an underlying zoning of GB: General Business. Per the UDO, buffer yards would not be required here.
- Parking Area Landscaping: Parking area landscaping would apply with the following changes:
    - Interior Parking Area Landscaping: 1 island would be required per 20 parking spaces. The UDO requires the parking space to island ratio listed below:

Chart: Percentage of Parking Area Landscaping

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%

    - Perimeter Parking Area Landscaping: Required plantings in Perimeter Parking Area Landscaping would be 1 tree and 10 shrubs per 60 lineal feet. The UDO (Article 6.8(O)(2)(b) requires 1 tree per 30 feet, and 1 shrub per 3 feet (or 10 shrubs per 30 feet). Clustering is permitted by both the proposed PUD and UDO.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

CHANGES SINCE PUBLIC HEARING

Since the public hearing at the May 4, 2022 Plan Commission meeting, there have been numerous changes to the proposed iBeach project. There has been inclusion of a complete landscape plan, which complies with all applicable PUD and UDO standards (**Exhibit 6**). This Exhibit also seconds as the current rendition of the site Concept Plan (also **Exhibit 6**). The Issue List (**Exhibit 7**) has been added as an available exhibit, as well as the Petitioner's response to each listed issue. The Petitioner has also provided a response to specific roofing concerns brought up by members of the Plan Commission at the public hearing. The Roofing Concern Response (**Exhibit 8**) highlights specific issues brought up about the proposed roof and corresponding responses to the issues addressed. There have been no reported changes to the proposed Ordinance 22-16 since the public hearing.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this site as part of the Business Park area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area.

The Property also falls within the Grand Park Sports Campus. In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

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

PROCEDURAL

Council Introduction: The petition was introduced at the April 11, 2022, 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 was conducted at the May 4, 2022, 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 Workshop meeting which will regard project updates and outstanding concerns at the June 21, 2022, Plan Commission meeting. **There will not be a vote tonight.**
2. If any Plan Commission member has questions, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Property Location Map
iBeach 31 at Grand Park PUD
724 E. 181st Street
2205-PUD-09

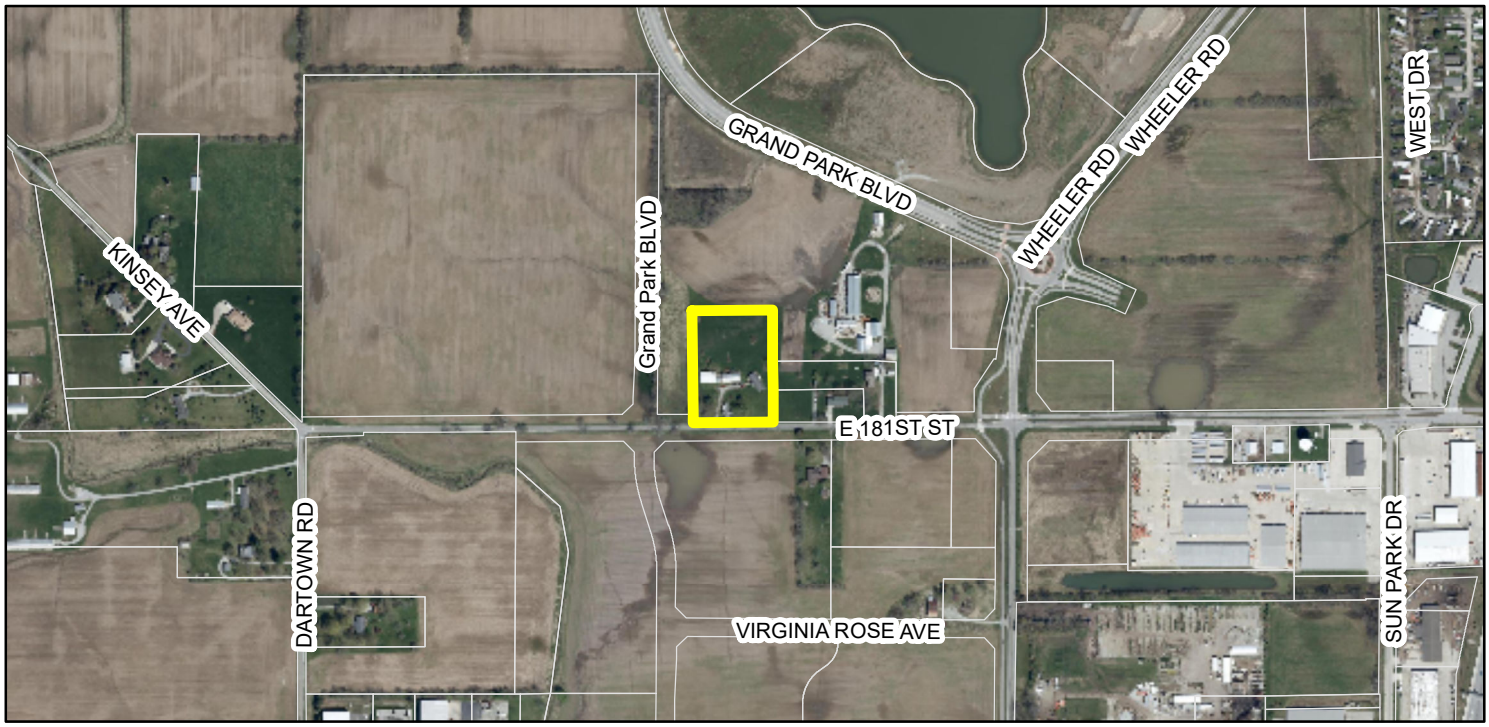
CITY OF Westfield INDIANA

N W E S

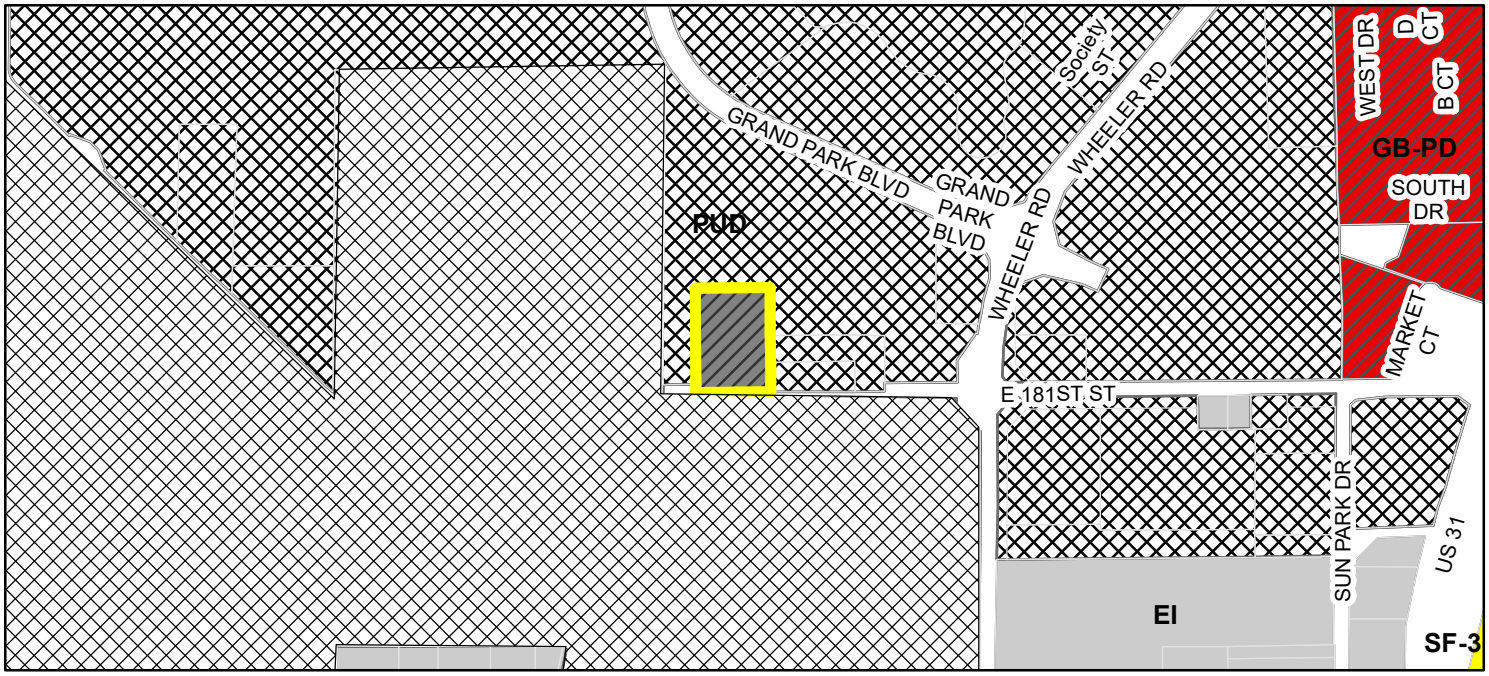
Not To Scale

Aerial Location Map

Site



Zoning Map



Site

Parcel

Zoning

- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- SF-3 (Single Family - 3)
- OI-PD (Open Industrial - Planned Development)
- PUD (Planned Unit Development)

ORDINANCE NUMBER 22-16

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

"iBeach31 at Grand Park PUD"

This is a Planned Unit Development District Ordinance, to be known as the iBEACH31 AT GRAND PARK 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. 2205-PUD-09), 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. 2205-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: _____ in favor, _____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by IndianaCode§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ ___, 2022;

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 "iBeach31 at Grand Park 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.

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 (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 final layout and site plan 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(s). The Underlying Zoning District of this District shall be the GB: General Business District, (the "**Underlying Zoning District**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted: .

5.1 Indoor multi-sport athletic facility for which the primary focus is beach volleyball and other beach sports.

5.2 Outdoor multi-sport sand courts for which the primary focus is beach volleyball and other beach sports.

5.3 Uses ancillary to an indoor multi-sport athletic facility, as determined by the City of Westfield Director of Community Development (the "Director"), which may include but are not limited to: Restaurant & Bar, Office, , retail sales, locker rooms, strength and conditioning services, rehabilitation and recovery services.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the respective Underlying Zoning Districts, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Minimum Front Yard Setbacks: 20 feet.

6.2 Minimum Side Yard Setbacks: 10 feet.
6.3 Minimum Rear Yard Setbacks: 10 feet.

Section 7. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Article 6.3(F)(7)(a)(ii) shall not apply.

B. Article 6.3(F)(7)(a)(iii) shall not apply. A PVC membrane, high strength roof shall be a permitted roofing material.

C. The Illustrative Character Exhibit attached hereto as Exhibit C, is representative of the massing of the building and does not represent the final product in terms of architectural detail.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

A. Article 6.8(E) Preservation and Replacement of Trees shall not apply.
B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per one (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.
C. Article 6.8 (L)(4) Foundation Planting Requirements: Shall apply in accordance with the UDO except Foundation Planting bed width shall be 5 feet minimum. The primary plant material used shall be shrubs and ornamental grasses planted at a rate of 4 shrubs/grasses per 12 lineal feet of building façade.
D. Article 6.8(M)(2) External Street Frontage Landscaping: All requirements shall adhere to the UDO except that shrub requirements will not apply.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply.

F. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:

1. Interior Parking Area Landscaping: A minimum of one (1) interior parking area island shall be required per twenty (20) parking spaces.
2. Perimeter Parking Area Landscaping: If perimeter parking area landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of parking area length. Plantings may be clustered in an aesthetically pleasing manner.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 9. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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 OI-PD Open Industrial-Planned Development 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 _____, 2022.

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 22-16** was delivered to the Mayor of Westfield

on the____ day of _____, 2022, at ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-16**

this_____day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-16**

this_____day of _____, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Eric M. Douthit, Church Church Hittle + Antrim, Two NorthNinth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each SocialSecurity Number in this document, unless required by law: Eric M. Douthit.

EXHIBIT A

Legal Description

The Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian in Hamilton County Indiana being described as follows:

Considering the south line of the Northwest Quarter as bearing North 90°00'00" East with all other bearings herein contained relative thereto; Beginning at a found PK Nail at the Southwest Corner of the Northwest Quarter of Section 36; thence on and along the South line of said Quarter North 90°00'00" East 132.79 feet to a set PK nail at the true place of beginning; thence North 0°00'00" East 436.0 feet to a set rebar; thence North 90°00'00" East 300.00 feet to a set rebar; thence South 0°00'00" West 436.00 feet to a set PK Nail on the South line of the Northwest Quarter of Section 36; thence on and along said South line South 90°00'00" West 300.00 feet to the true place of beginning, containing 3.00 acres and being subject to all easements of record and rights of ways.

EXHIBIT B

Concept Plan

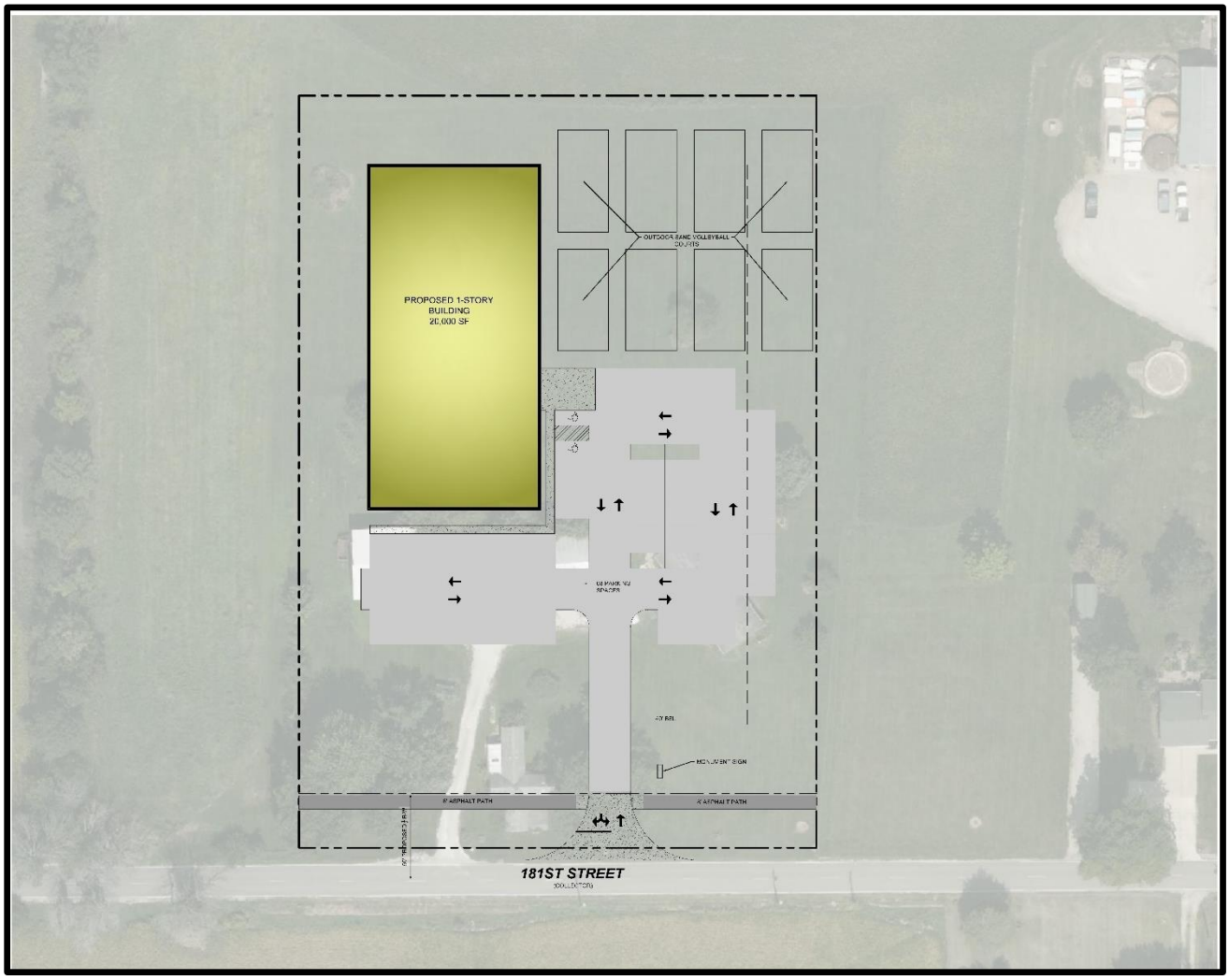
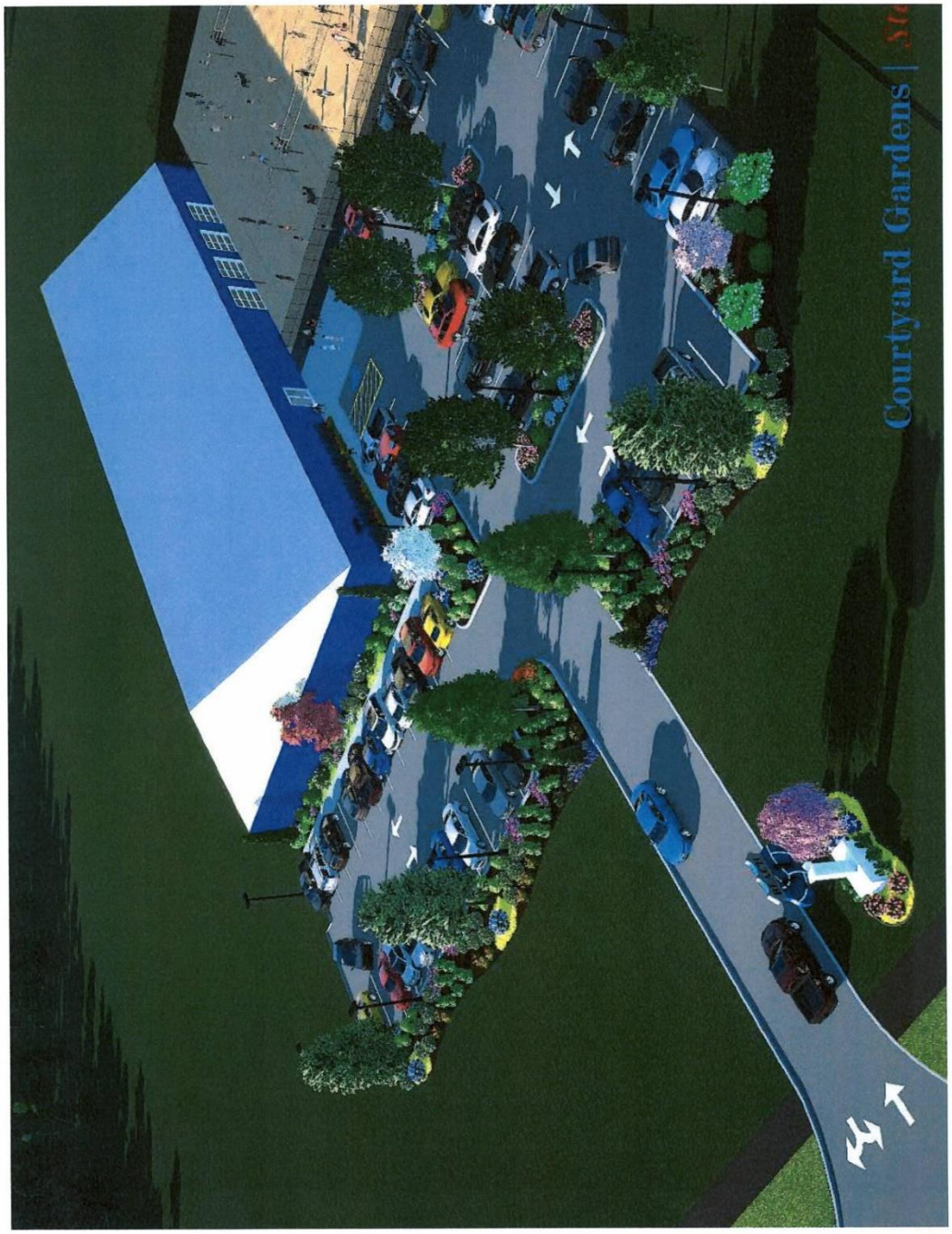


EXHIBIT C

Illustrative Character Exhibit

(Page 1 of 5)



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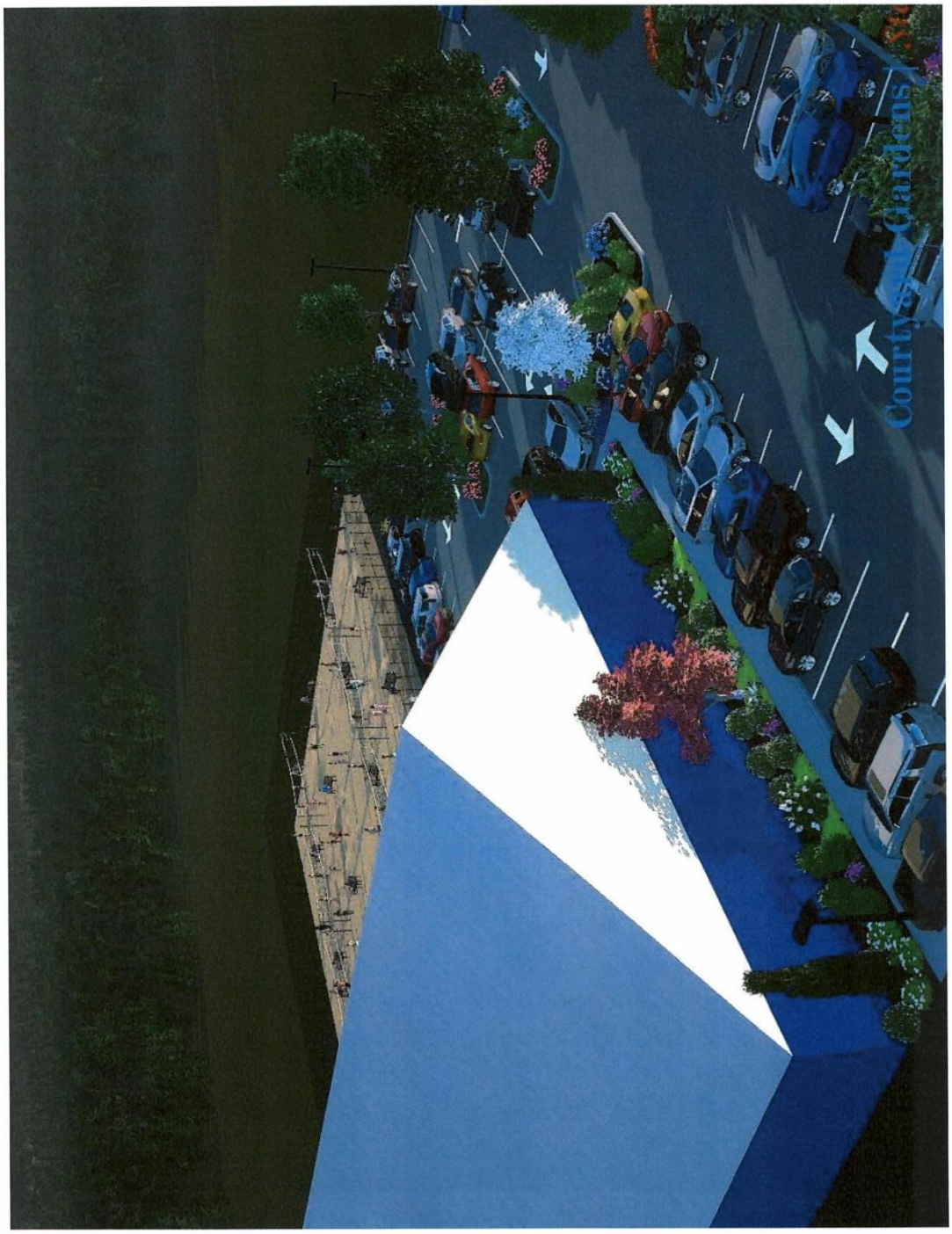

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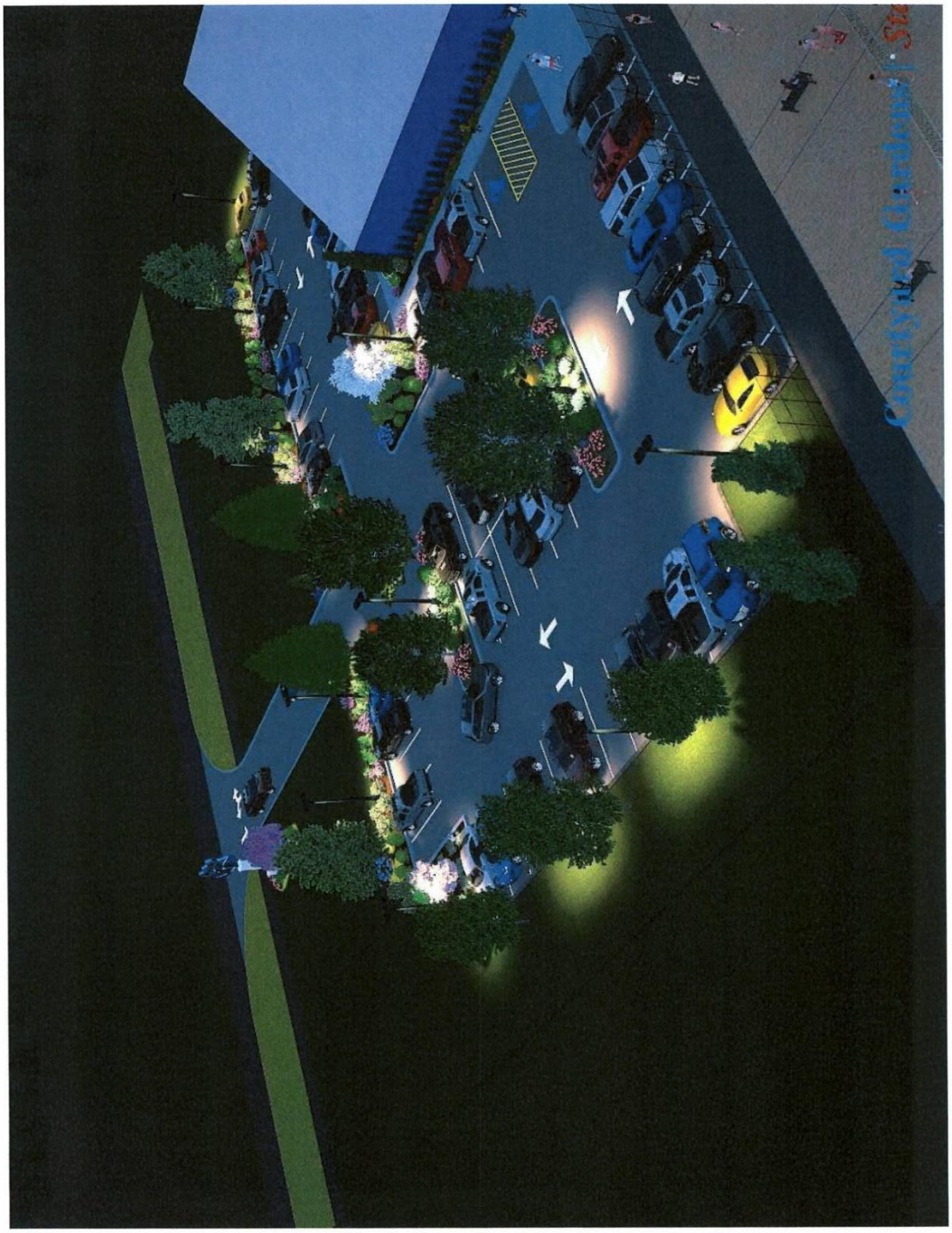


EXHIBIT C

Illustrative Character Exhibit

(Page 4 of 5)

EXHIBIT C

Illustrative Character Exhibit

(Page 5 of 5)

Narrative Statement
IBeach, LLC

IBeach, LLC desires to add to the Grand Park experience by moving its exiting beach volleyball operation to a dedicated facility located at 2501 West 193rd Street, Westfield, IN 46074

The property is situated on the north side of 181st Street between Wheeler Road to the east and the future Grand Park Blvd. extension the west. The real estate is presently zoned OI-PD Open Industrial-Planned Development. The intention is to create a Planned Unit Development District overlay to a Government Use overlay district known as the "iBeach31 at Grand Park Planned Unit Development District" with GB: General Business District as the underlying zoning district.

The petitioner plans to construct multi-sport athletic facility including but not limited to Beach Volleyball and additional beach sports. Beyond the beach sports component, the facility would house a Restaurant & Bar, Office, and Health Fitness & Exercise Center.

We are pleased to be a partner in what will prove to be another outstanding recreational amenity and sports based business that fits both the long and short term visions of the City of Westfield.

Memorandum

Date: April 28, 2022

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: iBeach31at Grand Park PUD amendment (2205-PUD-09)
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim hosted a Neighborhood Meeting on Wednesday, April 27, 2022 on behalf of their client, iBeach31, LLC. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Microsoft Teams. It began at 6:30 p.m. Petitioner representatives included petitioner Katie Conner, and attorney Eric Douthit and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Rachel Reimenschnieder of the Westfield planning staff. A summary of the meeting follows.

Mr. Douthit gave a brief summary of the proposed project. Ms. Conner stated that there will be eight (8) outdoor courts and five to six (5-6) indoor courts. Ms. Riemenschneider asks if the courts will be fenced. Ms. Conner replies that the eight outdoor courts will be fenced, one perimeter fence around all eight. There will be three fence sections and the building will serve as the fourth side. Ms. Riemenschneider advises that the Westfield foundation landscaping standards require plantings along the fence.

Mr. Douthit stated that he has reached out to the developer of Wheeler Landing to the south. Wheeler Landing, in an email communication, had a question about the architectural standards and parking spots for the building. Mr. Douthit advised that the petitioner intends to meet the architectural standards set forth in the Westfield Unified Development Ordinance. The building will have between 150-180 parking spots.

There being no further questions or comments from attendees, the meeting concluded around 6:40 p.m.

N

0 30' 60'

SCALE: 1" = 30'

SYMBOL LEGEND

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHRUB

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY
----	----	----

GENERAL NOTES / LEGEND:

"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:

iBEACH 31
WESTFIELD

PROJECT LOCATION:
724 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW $\frac{1}{4}$, S36, T19N, R3E

CLIENT:
IBEACH 31
17341 WESTFIELD PARK ROAD
WESTFIELD, INDIANA 46074

PLAN DATE:
6/13/2022

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO.
2201004

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L101

© 2022 FRITZ ENGINEERING SERVICES, LLC

PRINTED BY: Andrew Fritz
DATE: 6/13/2022 3:28 AM
SHEET SIZE: ANSI D (34.00 X 22.00 INCHES) 1:1
FILE NAME: F:\2022\2201004 - IBEACH 31\02 CIVIL\PLANS\L101 DWG LAYOUT: L101

ISSUES RAISED REGARDING THE iBEACH31 AT GRAND PARK PUD PROPOSAL

The list below includes issues that were raised during the May 4, 2022, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can the illustrative plan be revised to better represent the actual conditions of the proposed site plan, including landscaping, architecture, and number of parking spaces?

New landscape plan has been submitted incorporating required parking spaces

2. What additional details can be provided in regards to the intended architecture of the building? What materials will be used on the building facades?

Our team is working on preparation of building elevations and anticipate having those for review at the July 5th meeting of the Advisory Plan Commission

3. How is the proposed roof the appropriate choice for this use?
    a. How energy efficient is the proposed roofing material?
    b. What information can be provided regarding the maintenance of the roof, including cleaning?

See separate attached response letter

4. Why were the specific landscaping modifications made? How can landscaping be more concentrated at 181st Street?

New landscape plan submitted.

Beach 31 Project

Response to Questions from Mr. Maue

Good afternoon, thank you for circling back on this.

I had expressed concern that the white roof may not stay as clean as the manufacturer claims, based on roof I've seen and discussed with architects. This include the Indianapolis Airport, though last I heard the manufacturer blames that on jet fuelSince it's a pitched roof and will be visible, they probably should take this into consideration when selecting the color.

Response. Two factors that are typical to the appearance in membrane applications include the specification characteristics of the product used, and to a lesser degree, the surrounding environmental conditions. Where an architectural membrane is in place (like what is being proposed for Beach 31), a top coat (acrylic, pvfd) provides the surface layer for any dirt sits, and is washed away by mother nature.

To the comment on the Indy airport. There are dozens of such structures at most major airports, including long term examples in Boston, Atlanta, Los Angeles, and Dallas, who have similar air quality and contaminants. Interestingly, none of those building use a white membrane for the tension structure category.

On the tensile category, including Denver, Atlanta, and Indy, white is the primary choice. With tensile, aesthetics with the architectural flare encompassing node points, patterning, and radius of curvature, the probability of a build up of dirt is increased.

The concern over the roof color choice is certainly reasonable, and in the case of the Beach 31 project, we recommend a PVC membrane color choice that could be tan, a light grey, or other, more responsive to the long term performance.

In considering the life cycle of a structure, and the maintenance. A small number of owners report a power wash to the building, every 5 years. In most cases, the vertical sides of the building, not the roof. A small number, also say they have never power washed the exterior.

Also, I commented that I don't know how they can pass the energy code, even for a semi-conditioned space. A 'fabric' can be good with respect to reflectance and relatively tight seal, but there are also code requirements for R-value.

Response. The Beach 31 project includes certified insulation coverage for the roof, sidewalls, and gables, per code. It involves a separate application not related to the

exterior pvc membrane, and is installed within the cavity between the upper and lower truss steel frame. To the tension structure category, it has similar performance to the industry know systems that include simple saver, pro liner, etc.

I'm warming to the possibility of allowing a fabric roof for this particular use/structure/location. But it was unclear whether the intent was to use that same material on the gable ends. This material would not be acceptable on the vertical surfaces in my opinion. (This also seemed to be the general consensus among the rest of the APC.)

Response. The PVC application is for the roof only. All of the verticals, sidewalls, and gable ends can utilize steel sidewalls, dense wall sheathing, and other architectural applications. To date, we have focused on the primary entrance side of the structure for such upgrades, while staying budget friendly.

That's what I recall from this particular discussion.

Have a GREAT weekend!

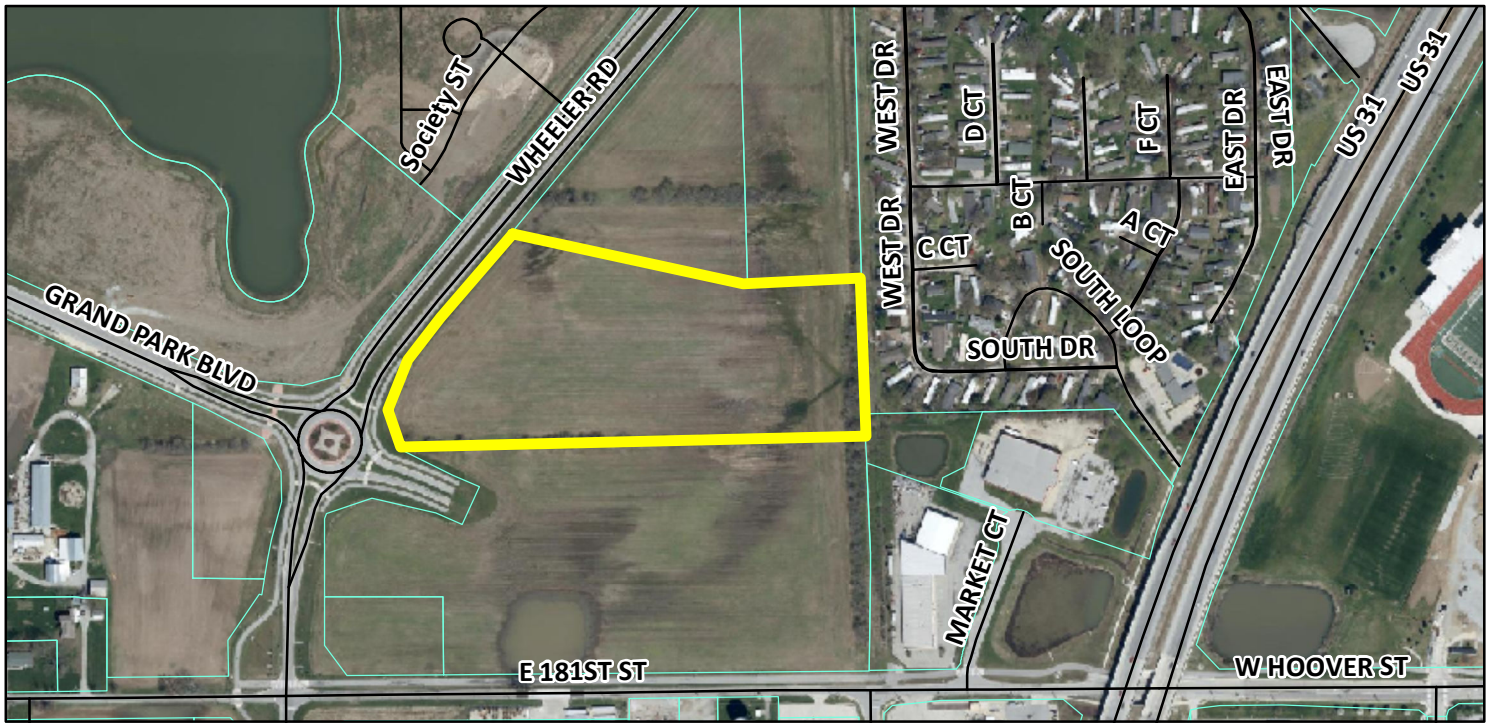
Andre Maue
K9EAT
(317)696-4703

CITY OF Westfield INDIANA

2204-SFP-27 & 2204-DDP-13

Aerial Location Map

Site



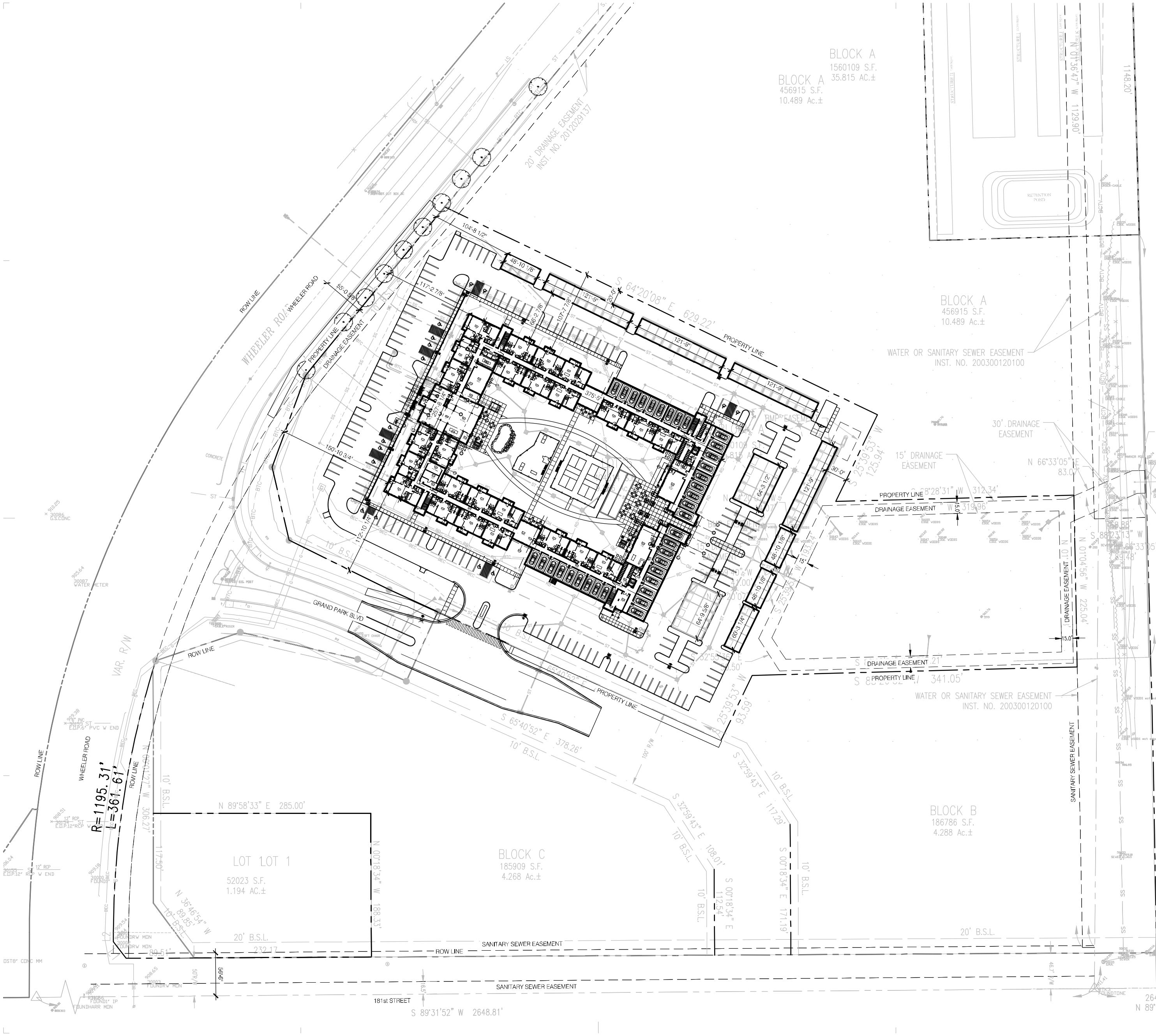
Zoning Map

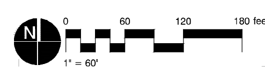
GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
GB-PD (General Business - Planned Development)
PUD (Planned Unit Development)

0 0.0250.05 Miles

N W E S





GENERAL NOTES

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2. COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
3. COORDINATE ALL WORK WITH SPECIFICATIONS.
4. PRESERVE AND PROTECT ALL EXISTING SITE IMPROVEMENTS INDICATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION

DEVELOPMENT PROGRAM

DWELLING UNITS - 157 UNITS
GROSS BUILDING SQUARE FOOTAGE - 244,580 SF

PARKING - 264 SPACES
SURFACE SPACES - 140
GARAGE SPACES - 124 (36 TUCK UNDER, 88 ACCESSORY)

LOT COVERAGE

BUILDING FOOTPRINT:	62,261 SF
ACCESSORY GARAGES:	23,248 SF
ASPHALT:	107,066 SF
CONCRETE SIDEWALKS:	16,010 SF
COMPACTOR PAD:	770 SF
TOTAL	209,355 SF (52%)
LOT AREA	404,498.16 SF (9.286 AC)

browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

Hageman Group
Owner

12821 E New Market St., Suite 200
Carmel, IN 46032

Website: www.hagemangroup.com

Lawson Elser, Inc.
Structural Engineer

650 East Carmel Drive, Suite 150
Carmel, IN 46032
Phone: (317) 547-9409
Website: www.lawsonelser.com

TEC Consulting Engineer
MEP Engineer

1133 W. Mill Rd #208
Evansville, IN 47710
Phone: (812) 457-6778

Cripe
Civil Engineer

9339 Priority Way West Drive, Suite 100
Indianapolis, IN 46240
Phone: (317) 844-6777
Website: www.cripe.biz

ANDREW R. BRALEY
REGISTERED
No. LA21200008
STATE OF
INDIANA
LANDSCAPE ARCHITECT

CERTIFICATION

Construction Documents

Highground 55+ Boutique Apartments

Westfield, Indiana

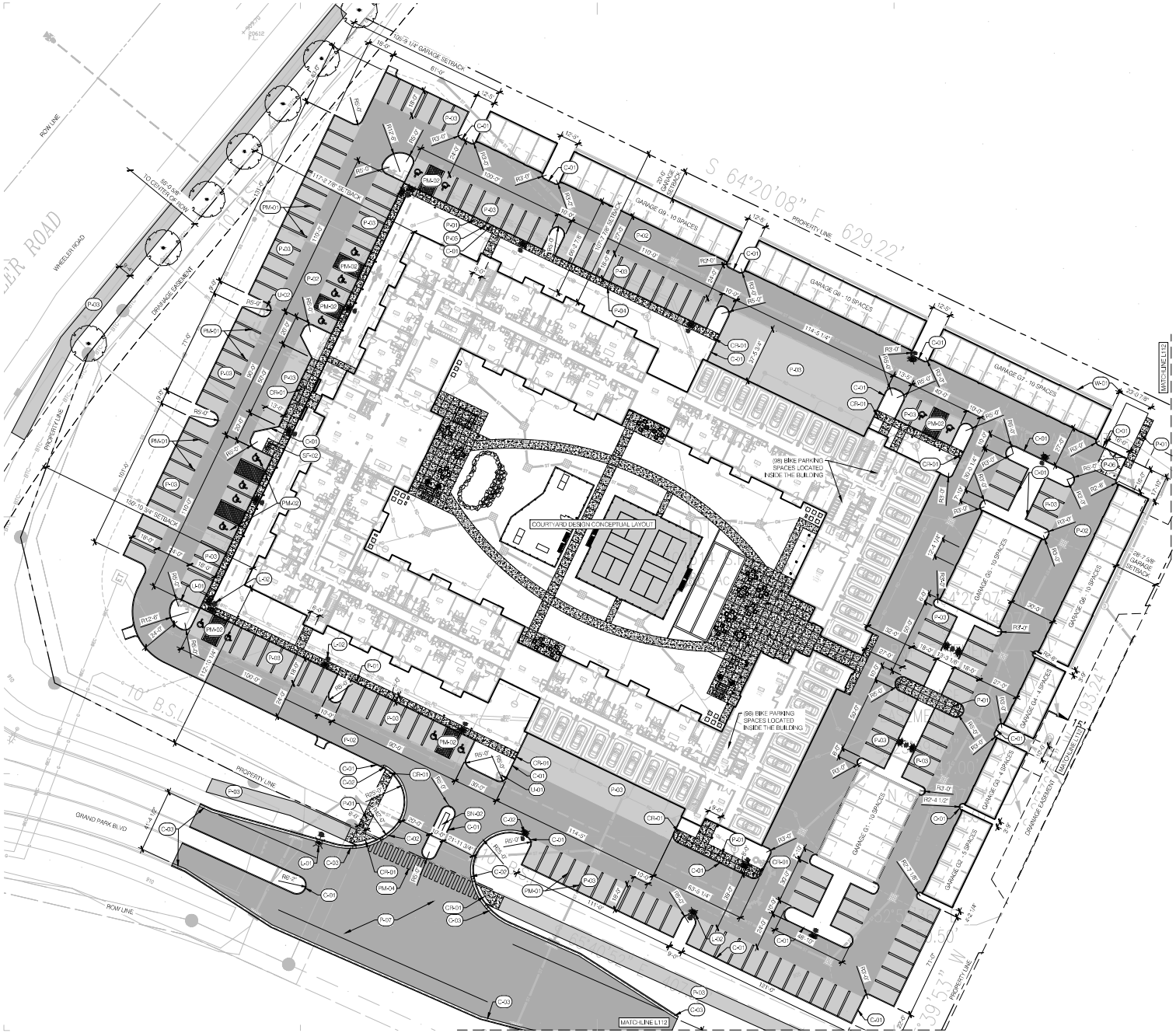
Project No.: 21036
Drawn By: BS
Checked By: DB
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

OVERALL SITE PLAN

L110



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DWELLING UNITS - 157 UNITS
GROSS BUILDING SQUARE FOOTAGE - 244,980 SF

PARKING - 264 SPACES 130, 36 tuck
SURFACE SPACES - 140
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TOTAL 209,353 SF (52%)
LOT AREA 404,498.16 SF (9.286 AC)

REFERENCE NOTES SCHEDULE

CURB

SYMBOL	DESCRIPTION	DETAIL
C-01	CONCRETE CURB, 6" HEIGHT	4/L701
C-02	ROLLED CONCRETE CURB PER CITY STANDARDS; SEE SHEET L704	
C-03	CONCRETE CURB AND GUTTER PER CITY STANDARDS. SEE SHEET L704	

CURB RAMP

SYMBOL	DESCRIPTION	DETAIL
CR-01	CURB RAMP, TYPE 2	5/L702

LIGHTS

SYMBOL	DESCRIPTION	DETAIL
L-01	LIGHT POLE; FIXTURE TO MATCH EXISTING STREET LIGHT FIXTURES	
L-02	LIGHT POLE; UNIVERSE MEDIUM BY ARCHITECTURAL AREA LIGHTING MOUNTED ON 25 FOOT POLE.	

PAVING

SYMBOL	DESCRIPTION	DETAIL
P-01	4" CONCRETE PAVEMENT; BROOM FINISH	1/L701
P-02	HEAVY DUTY ASPHALT PAVING	3/L701
P-03	STANDARD DUTY ASPHALT PAVING	3/L701
P-04	EXPANSION JOINT; PROVIDE EXPANSION JOINTS WHERE INDICATED IN THE PLANS AND DETAILS AS WELL AS INTERFACES BETWEEN CONCRETE PAVEMENT AND FACE OF BUILDING	2/L701
P-05	SAWCUT CONTROL JOINT, TYP.	2/L701
P-06	6" HEAVY DUTY CONCRETE PAVEMENT; BROOM FINISH	1/L701
P-07	ASPHALT PAVEMENT PER CITY STANDARDS; SEE SHEET L704	

PAVEMENT MARKINGS

SYMBOL	DESCRIPTION	DETAIL
PM-01	PARKING LOT STRIPING, 12" WIDE TRAFFIC PAINT; WHITE	
PM-02	ACCESSIBLE PARKING SPACES	1/L702
PM-04	CROSSWALK STRIPING, 24" WIDE THERMOPLASTIC TRAFFIC PAINT; WHITE	

SITE FURNISHINGS

SYMBOL	DESCRIPTION	DETAIL
SF-02	BIKE RACK; HOLDS (6) BIKES	

SIGNAGE

SYMBOL	DESCRIPTION	DETAIL
SN-02	3'-0" X 16'-0" BUILDING SIGN	

UTILITIES

SYMBOL	DESCRIPTION	DETAIL
U-01	FIRE HYDRANT. SEE CIVIL PLANS	
U-02	PIV. SEE CIVIL PLANS	

WALL

SYMBOL	DESCRIPTION	DETAIL
W-01	TRASH ENCLOUSRE WALL TO MATCH BUILDING FACADE	

N 0 30 60 90 feet
1" = 30'

browning day
626 North Illinois Street
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SITE PLAN

L111

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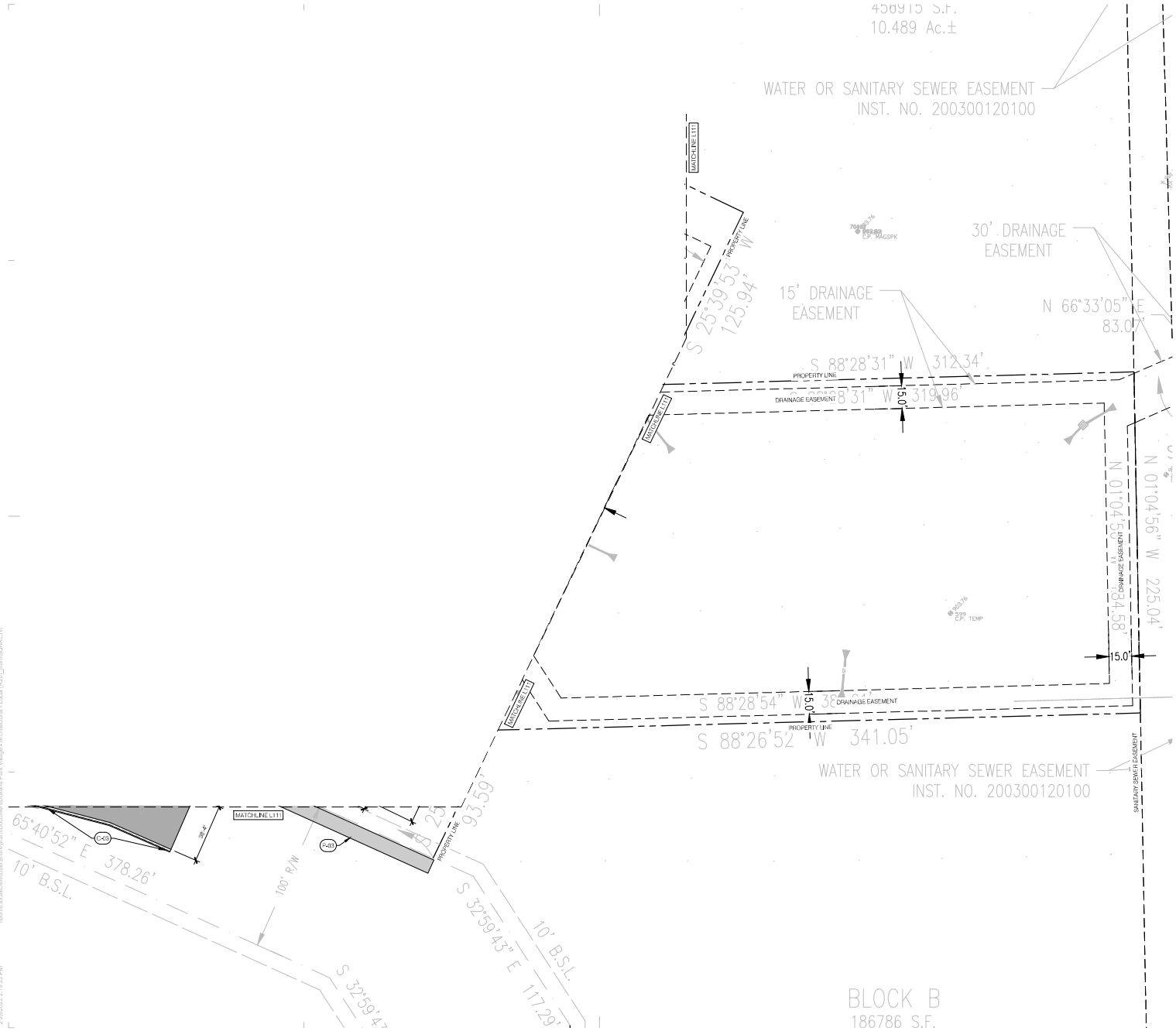

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SYMBOL	DESCRIPTION	DETAIL
L-01	LIGHT POLE; FIXTURE TO MATCH EXISTING STREET LIGHT FIXTURES	
L-02	LIGHT POLE; UNIVERSE MEDIUM BY ARCHITECTURAL AREA LIGHTING MOUNTED ON 25 FOOT POLE.	

PAVING

SYMBOL	DESCRIPTION	DETAIL
P-01	4" CONCRETE PAVEMENT; BROOM FINISH	1/L701
P-02	HEAVY DUTY ASPHALT PAVING	3/L701
P-03	STANDARD DUTY ASPHALT PAVING	3/L701
P-04	EXPANSION JOINT; PROVIDE EXPANSION JOINTS WHERE INDICATED IN THE PLANS AND DETAILS AS WELL AS INTERFACES BETWEEN CONCRETE PAVEMENT AND FACE OF BUILDING	2/L701
P-05	SAWCUT CONTROL JOINT, TYP.	2/L701
P-06	6" HEAVY DUTY CONCRETE PAVEMENT; BROOM FINISH	1/L701
P-07	ASPHALT PAVEMENT PER CITY STANDARDS; SEE SHEET L704	

PAVEMENT MARKINGS

SYMBOL	DESCRIPTION	DETAIL
PM-01	PARKING LOT STRIPING, 12" WIDE TRAFFIC PAINT; WHITE	
PM-02	ACCESSIBLE PARKING SPACES	1/L702
PM-04	CROSSWALK STRIPING, 24" WIDE THERMOPLASTIC TRAFFIC PAINT; WHITE	

SITE FURNISHINGS

SYMBOL	DESCRIPTION	DETAIL
SF-02	BIKE RACK; HOLDS (6) BIKES	

SIGNAGE

SYMBOL	DESCRIPTION	DETAIL
SN-02	3'-0" X 16'-0" BUILDING SIGN	

UTILITIES

SYMBOL	DESCRIPTION	DETAIL
U-01	FIRE HYRDANT, SEE CIVIL PLANS	
U-02	PIV, SEE CIVIL PLANS	

WALL

SYMBOL	DESCRIPTION	DETAIL
W-01	TRASH ENCLOUSRE WALL TO MATCH BUILDING FACADE	

N 0 30 60 90 feet
1" = 30'

browning day

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ANDREW R. BRALEY
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LANDSCAPE ARCHITECT

CERTIFICATION

Construction Documents

Highground 55+ Boutique Apartments

Westfield, Indiana

Project No.: 21036
Drawn By: BS
Checked By: DB
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

SITE PLAN

L112

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4 Exterior Elevation
North Elevation
TAC 2.1 1/16" = 1'-0"

3 Exterior Elevation
East Elevation
TAC 2.1 1/16" = 1'-0"

2 Interior Elevation
South Elevation
TAC 2.1 1/16" = 1'-0"

1 Exterior Elevation
West Elevation
TAC 2.1 1/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES

MATERIAL	ELEVATION				
	WEST	SOUTH	EAST	NORTH	TOTAL
BRICK	4.10%	8.63%	6.19%	8.63%	27.55%
LAP SIDING	3.9%	10.07%	7.07%	10.07%	31.09%
SHINGLE SIDING	5.96%	4.77%	7.02%	4.77%	22.51%
BOARD & BATTEN SIDING	2.09	4.01%	1.38%	4.01%	11.50%
PANEL SIDING	2.24%	1.50%	2.12%	1.50%	7.35%
					100%

ELEVATION MATERIAL LEGEND TAC

ITEM	MATERIAL
01	Brick Veneer
02	Brick Rowlock
03	Fiber Cement Lap Siding - Color #1
04	Fiber Cement Board & Batten Siding - Color #2
05	Fiber Cement Shingle Siding - Color #3
06	Composite Trim Board - Color #4
07	Gutter & Downspout - Color #5
08	Fascia Board - Color #4
09	Shingle - Charcoal Gray
10	Guardrailing - Color #4
11	Fiber Cement Panel & Trim - Color #4
12	Standing Seam Metal Roof - Musket Gray

COLOR SCHEDULE

COLOR #	COLOR
1	Green Tan
2	Warm Tan
3	Blue Gray
4	Linen (Off white)
5	Tan

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NOT FOR CONSTRUCTION

CERTIFICATION

50% Construction Documents

Hageman Group 55+ / Mixed Use Development

Westfield, Indiana

Project No.: 21036
Drawn By: JEF
Checked By: Checker
Scale: See Drawing
Issue Date: May 18, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Exterior Elevations

TAC 2.1

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ELEVATION MATERIAL LEGEND TAC

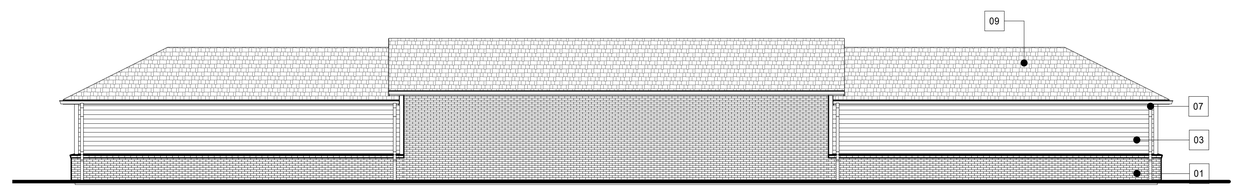
ITEM	MATERIAL
01	Brick Veneer
02	Brick Rowlock
03	Fiber Cement Lap Siding - Color #1
04	Fiber Cement Board & Batten Siding - Color #2
05	Fiber Cement Shingle Siding - Color #3
06	Composite Trim Board - Color #4
07	Gutter & Downspout - Color #5
08	Fascia Board - Color #4
09	Shingle - Charcoal Gray
10	Guardrailing - Color #4
11	Fiber Cement Panel & Trim - Color #4
12	Standing Seam Metal Roof - Musket Gray

COLOR SCHEDULE

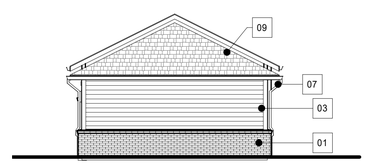
COLOR #	COLOR
1	Green Tan
2	Warm Tan
3	Blue Gray
4	Linen (Off white)
5	Tan

BUILDING MATERIAL PERCENTAGES

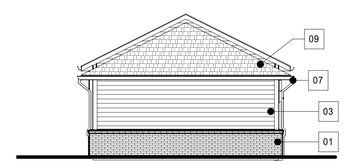
MATERIAL	ELEVATION				
	BACK	FRONT	SIDE 1	SIDE 2	TOTAL
BRICK	38.40%	7.31%	3.34%	3.34%	52.39%
LAP SIDING	21.07%	14.74%	5.90%	5.90%	47.61%
					100%



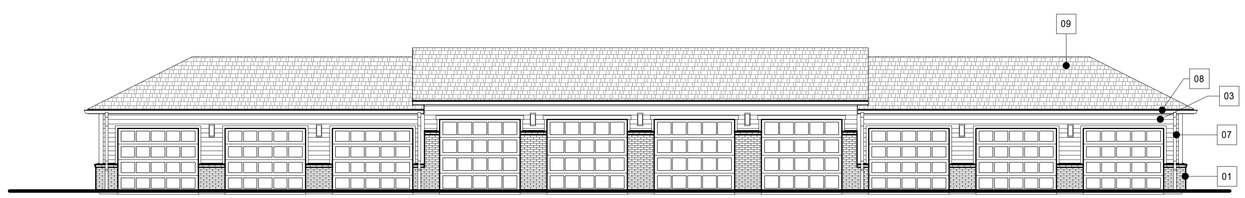
4 Exterior Elevation
TAC Garage - Back Elevation
TAC A2.2 1/8" = 1'-0"



3 Exterior Elevation
TAC Garage - Side2 Elevation
TAC A2.2 1/8" = 1'-0"



2 Exterior Elevation
TAC Garage - Side1 Elevation
TAC A2.2 1/8" = 1'-0"



1 Exterior Elevation
TAC Garage - Front Elevation
TAC A2.2 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

CERTIFICATION

50% Construction Documents

Hageman Group 55+ / Mixed Use Development

Westfield, Indiana

Project No.: 21036
Drawn By: JEF
Checked By: Checker
Scale: See Drawing
Issue Date: May 18, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Exterior Elevations

TAC A2.2

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Elevation Refinements | Westfield

55+ | Project # 21A036 | May 12, 2022 | 1

browning day

Perspective | Westfield

browning day

Elevation | Westfield

browning day

Aerial | Westfield

browning day

Perspective at Entry | Westfield

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
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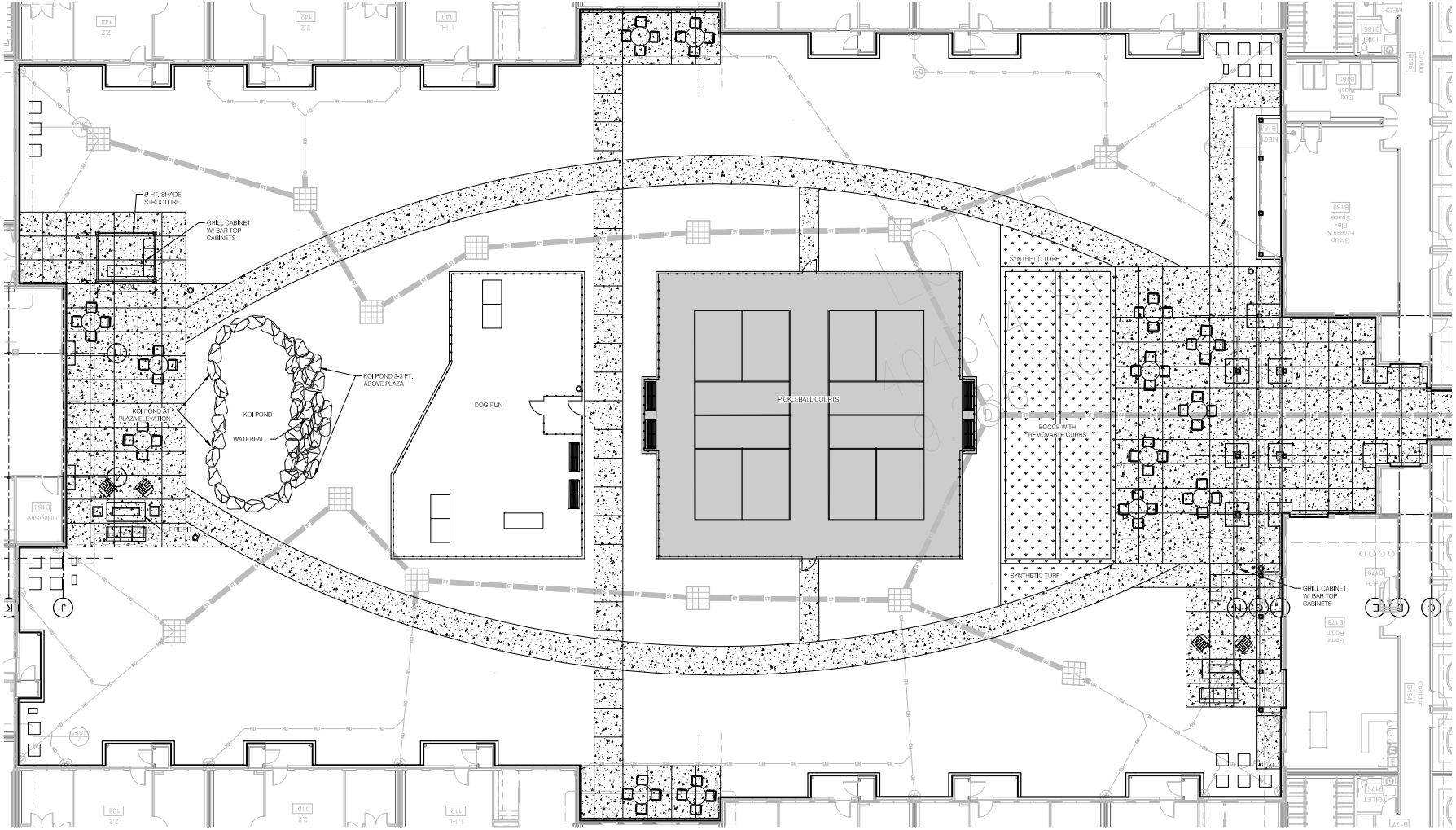

N 0 10 20 30 feet
1" = 10'

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STATE OF INDIANA
LANDSCAPE ARCHITECT

CERTIFICATION

Construction Documents

Highground 55+ Boutique Apartments

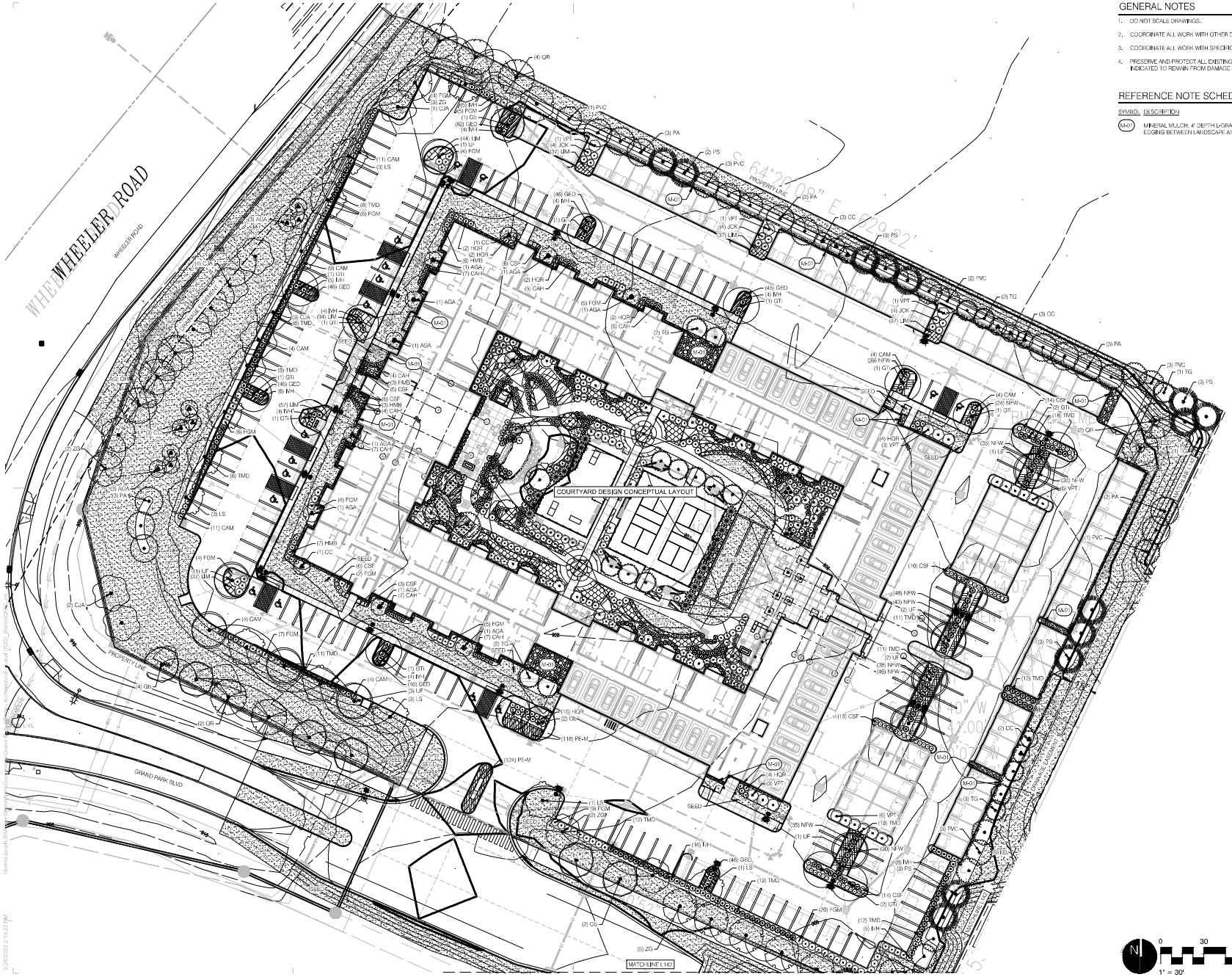
Westfield, Indiana

Project No.: 21036
Drawn By: BS
Checked By: DB
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

SITE ENLARGEMENT PLAN - COURTYARD

L411



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REFERENCE NOTE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
M-01	MINERAL MULCH: 4" DEPTH L-GRAVEL WITH 5" STEEL EDGING BETWEEN LANDSCAPE AND STONE	4/L703

N 0 30 60 90 feet
1" = 30'

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Highground 55+ Boutique Apartments

Westfield, Indiana

Project No.: 21036
Drawn By: BS
Checked By: DB
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

PLANTING PLAN

L141

PLANT SCHEDULE B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
BNI	7	BETULA NIGRA MULTI-STEM	RIVER BIRCH	MULTI-STEM		12' HT.
CJA	10	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	B & B	2.5"CAL	
Gb	9	GINKGO BILOBA "THE PRESIDENT" TM	PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5"CAL	
GTI	13	GLEDITSIA TRIACANTHOS INERMIS "DRAVEO" TM	STREET KEEPER HONEY LOCUST	B & B	2.5"CAL	
LS	11	LIQUIDAMBAR STYRACIFLUA "ROTUNDILOBA"	ROUND-LOBED SWEET GUM	B & B	2"CAL	
QB	7	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2"CAL	
QR	10	QUERCUS RUBRA	RED OAK	B & B	2"CAL	
SAI	3	SALIX ALBA "PISTIS"	GOLDEN WEEPING WILLOW	B & B	2"CAL	
UF	11	ULMUS X "FRONTIER"	FRONTIER ELM	B & B	2.5"CAL	
ZG	12	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE SAWLEAF ZELKOVA	B & B		

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AGA	15	AMELANCHER X GRANDIFLORA "AUTUMN BRILLIANCE" MULTI-STEM	AUTUMN BRILLIANCE APPLE SERVICEBERRY	MULTI-STEM		8' HT.
CC	16	CERCIS CANADENSIS MULTI-STEM	EASTERN REDBUD	MULTI-STEM		8' HT.
PVC	17	PRUNUS VIRGINIANA "CANADA RED"	CANADA RED CHOKECHERRY	B & B	2"CAL	

EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PA	13	PICEA ABIES	NORWAY SPRUCE	B & B		8' HT.
PS	16	PINUS STROBUS	WHITE PINE	B & B		8' HT.
TG	16	THUJA X "GREEN GIANT"	GREEN GIANT ARBORVITAE	B & B		8' HT.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING
CAM	51	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL		AS SHOWN
CAH	46	CLETHRA ALNIFOLIA "HUMMINGBIRD"	HUMMINGBIRD SUMMERSWEET	3 GAL	24"	
CSF	85	CORNUS STOLONIFERA "ARROW" TM	ARCTIC FIRE RED TWIG DOGWOOD	3 GAL	24"	
FGM	61	FOTHERGILLA GARDENII "MT. AIRY"	MT. AIRY DWARF WITCHALDER	5 GAL	36"	
HMB	19	HYDRANGEA MACROPHYLLA "SAILMER" TM	ENDLESS SUMMER HYDRANGEA	3 GAL	24"	
HQR	31	HYDRANGEA QUERCIFOLIA "RUBY SLIPPERS"	RUBY SLIPPERS OAKLEAF HYDRANGEA	3 GAL	24"	
IVH	69	ITEA VIRGINICA "HENRY'S GARNET"	HENRY'S GARNET SWEETSPIRE	3 GAL	24"	
JCK	12	JUNIPERUS CHINENSIS "KALLAYS COMPACT"	KALLAY COMPACT PFITZER JUNIPER	3 GAL	24"	
TMD	149	TAXUS X MEDIA "DENSIFORMIS"	DENSE ANGLO-JAPANESE YEW	3 GAL	24"	
VPT	21	VIBURNUM PLICATUM TOMENTOSUM "SUMMER SNOWFLAKE"	SUMMER SNOWFLAKE VIBURNUM	7 GAL	48"	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	
GED	357	GERANIUM X "DILYS"	DILYS GERANIUM	1 GAL		18" o.c.
LIM	343	LIRIOPE MUSCARI	LILYTURF	1 GAL		18" o.c.
NFW	368	NEPETA X FAASSENII "WALKER'S LOW"	WALKER'S LOW CATMINT	1 GAL		24" o.c.
PE-M	242	PENNISETUM/ECHINACEA MIX PENNISETUM ALOPECUROIDES "HAMELN" 50%, ECHINACEA PURPUREA "POWWOW WILD BERRY" 50%	FOUNTAIN GRASS/CONEFLOWER MIX	1 GAL		18" o.c.

LAWN	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT
SEED	102,049 SF	SEED CONTRACTOR TO INSTALL SEED AND SHREDDED STRAW WITH A BINDER	SEED (SEE SPECIFICATIONS)	1 GAL	

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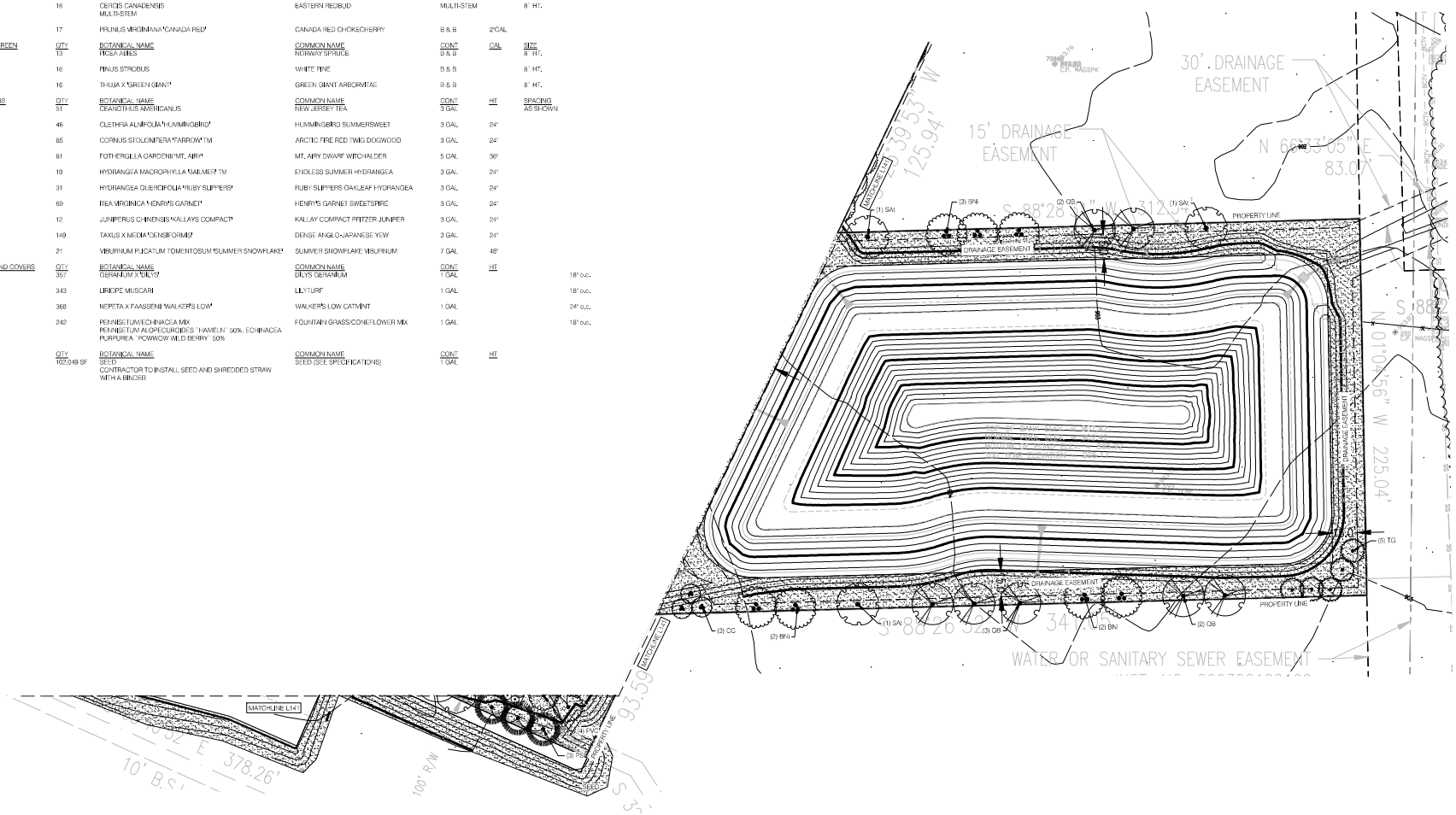

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CERTIFICATION

Construction Documents

Highground 55+ Boutique Apartments

Westfield, Indiana

Project No.: 21036
Drawn By: BS
Checked By: DB
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

PLANTING PLAN

L142

2/28/2022 2:19:22 PM
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Petition Number:	2206-SPP-05 & 2205-ODP-05
Subject Site Address:	NWC of 191st Street & East Street (the "Property")
Petitioner:	Henke Development Group by Weihe Engineers (the "Petitioner")
Request:	The Petitioner requests Overall Development Plan and Primary Plat approval for three (3) lots and two (2) blocks on 37.78 acres in the Midtown at Westfield PUD District
Current Zoning:	Midtown at Westfield PUD (Ord. 19-21)
Current Land Use:	Vacant
Approximate Acreage:	37.78 acres +/-
Staff Reviewer:	Daine Crabtree, Senior Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District, SF3: Single-Family Medium District, EI: Enclosed Industrial District, and LB: Local and Neighborhood Business District to the Midtown at Westfield PUD District was approved at the September 9, 2019, City Council meeting. This item received a public hearing at the June 6, 2022, APC meeting.

PROJECT OVERVIEW

The 37.78 acre +/- site is located at the northwest corner of 191st Street and East Street (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for three (3) lots and two (2) blocks.

The entirety of the Midtown at Westfield PUD is approximately 138 acres. Remaining real estate within the PUD that is not a part of this review will be required to submit additional Overall Development Plan and Primary Plat plans at a future date.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the 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.

   Comment: Street A and B are temporary; Staff will confirm compliance with full names approved by the County at Secondary Platting stage.

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 4.23 & Article 5.3(G))
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.

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

The plans comply.

20) 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.
21) Address and legal description of the property.
22) Boundary lines of the property including all dimensions.
23) 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.
24) 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.
25) 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.
26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
29) Location and dimensions of all existing structures and paved areas.
30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
31) Location of all Floodplain areas within the boundaries of the property.
32) Names of legal ditches and streams on or adjacent to the site.
33) 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.

34) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

39) 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.

40) 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)

The plans comply.

41) Accessory Use and Building Standards (Article 6.1)

42) Architectural Standards (Article 6.3)

43) Building Standards (Article 6.4)

44) Fence Standards (Article 6.5)

45) Height Standards (Article 6.6)

46) Landscaping Standards (Article 6.8)

a) Street Trees

b) Minimum Lot Landscaping Requirements

<u>Comment</u>: Please see PUD section below.

c) External Street Frontage Landscaping

<u>Comment</u>: Please see PUD section below.

d) Parking Area Landscaping

e) Buffer Yard Requirements

<u>Comment</u>: Please see PUD section below.

47) Lighting Standards (Article 6.9)
48) Lot Standards (Article 6.10)
49) Outdoor Café and Eating Areas (Article 6.13)
50) Parking and Loading Standards (Article 6.14)
51) Setback Standards (Article 6.16)
52) Vision Clearance Standards (Article 6.19)
53) Yard Standards (Article 6.21)

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

The plans comply.

54) Block Standards (Article 8.1)
55) Easement Standards (Article 8.3)
56) Monument and Marker Standards (Article 8.5)
57) Open Space and Amenity Standards (Article 8.6)
58) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)

MIDTOWN AT WESTFIELD PUD (ORD. 19-21)

The plans comply.

65) Concept Plan

Comment: Per the Concept Plan, the lots/blocks are located in the following subdistricts:

- **Block A – Retail and Service Subdistrict (aka Commercial Subdistrict)**
- **Block B – Mixed-Use Subdistrict**
- **Block C – Hotel/Office Subdistrict & Mixed-Use Subdistrict & Reforestation Area**
- **Lots 1 & 2 – Mixed-Use Subdistrict**

66) Underlying Zoning District

Comment: Per the Concept Plan, the Property contains Hotel/Office Subdistrict, Retail and Service Subdistrict (Called the Commercial Subdistrict in the PUD language) and Mixed-Use Subdistrict, all which default to GB: General Business District as the underlying zoning

67) Permitted Uses

a) Hotel and Office Subdistrict
b) Commercial Subdistrict (Retail and Service Subdistrict on Concept Plan)
c) Mixed-Use Subdistrict
d) Business and Technology Subdistrict
e) East of East Subdistrict
f) West of East Subdistrict
g) Prohibited Uses

68) Overlay Districts

a) US Highway 31 Overlay: Does not apply
b) State Highway 32 Overlay: Architectural standards apply as if 191st Street was State Highway 32
c) Town Centre Overlay

69) General Regulations

a) Minimum Lot Area: No minimum
b) Minimum Tract Requirement: No minimum
c) Minimum Lot Frontage: No minimum, vehicular access to a street required
d) Minimum Lot Width: No minimum
e) Maximum Lot Coverage: No maximum
f) Minimum Building Setback Lines
    i) US Highway 31: 30 feet
    ii) 191st Street
        (1) Mixed-Use Subdistrict: No minimum
        (2) All Other Subdistricts: 30 feet
    iii) East Street
        (1) Mixed-Use Subdistrict: No minimum
        (2) All Other Subdistricts: 20 feet
    iv) Flippins Road: 20 feet
    v) All Other Streets (eg: internal to District): 15 feet
    vi) District Perimeter Not Abutting a Street: 30 feet
    vii) All other Setback Lines: No Minimum
g) Minimum Building Height
    i) Hotel and Office Subdistrict
    ii) Town Centre
h) Maximum Building Height
    i) Hotel and Office Subdistrict
    ii) Town Centre
    iii) East of East Subdistrict
    iv) West of East Subdistrict
i) Proximity Slope
j) Maximum Multi-Family Dwelling Units

70) Development Standards
a) Accessory Buildings
b) Architectural Standards
    i) Character Imagery
    ii) Hotel and Office Subdistrict
    iii) Commercial Subdistrict
    iv) Mixed-Use Subdistrict
    v) Business and Technology Subdistrict
    vi) East of East Subdistrict
    vii) West of East Subdistrict
    viii) Mechanical/Utility Meter Screening
    ix) Residential Standards
    x) Town Centre

c) Fence Standards
d) Landscaping Standards: Article 6.8 of the UDO shall apply except as modified.
   i) Minimum Lot Landscaping: Shall not apply in the Town Centre
   ii) Foundation Plantings: Shall only be required along a Front Building Facade
   iii) External Street Frontage Landscaping: Shall not apply if the Front building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Town Centre
   iv) Buffer Yard Requirements
      (1) Reforestation Area: Required generally where shown on the Concept Plan. Exact size and configuration will be determined at the time of approval of the Overall Development Plan for that portion of the District and is subject to final engineering of detention and the permitting and approval by the city's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources.
      The Reforestation Area shall be planted in accordance with the Reforestation Guidelines (Exhibit D of the PUD). No Buildings shall be permitted within the area shown on the Concept Plan as the Reforestation Area.
      (2) Tree Preservation Areas: Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) of the UDO are identified on the Concept Plan. A tree preservation easement, in accordance with Article 8.3 of the UDO shall be required for a Tree Preservation Area at the time of platting. A Tree Preservation Area may overlap another regulatory easement in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
      (3) Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per 100 lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least 60 percent of the length of the shared Lot Line. No mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.
      (4) Detention Areas: The Concept Plan depicts detention and retention areas along the District's north and east property lines. The Lakes shall be located thin the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary and is subject to engineering and the permitting and approval by

the City's Department of Public Works, County Surveyor's Office, and the Indiana Department of Natural Resources.

v) Parking Area Landscaping

vi) Perimeter Drainage and Utility Easements: If plantings required by this Ordinance are not permitted by the City within Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of the plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.

vii) Town Centre

e) Lighting Standards

i) Decorative Fixtures and Uniformity

ii) Full Cut-off Fixtures

iii) Maximum Light Levels

iv) Parking Area Lighting

v) Neon lighting prohibited

f) Outdoor Storage and Display

g) Parking and Loading Standards

i) Town Centre

h) Sign Standards

71) Design Standards: Chapter 8 shall apply to each Subdistrict's Underlying Zoning District except as modified

a) Pedestrian Network Standards

i) Cool Creek Trail

ii) Mixed-Use Subdistrict

b) Decorative Streetscape Elements

72) Annexation

DEPARTMENT COMMENTS

1) **ACTION: Items 2206-SPP-05 & 2205-ODP-05 comply with all applicable standards. Staff recommends approval with the following condition:**

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

2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

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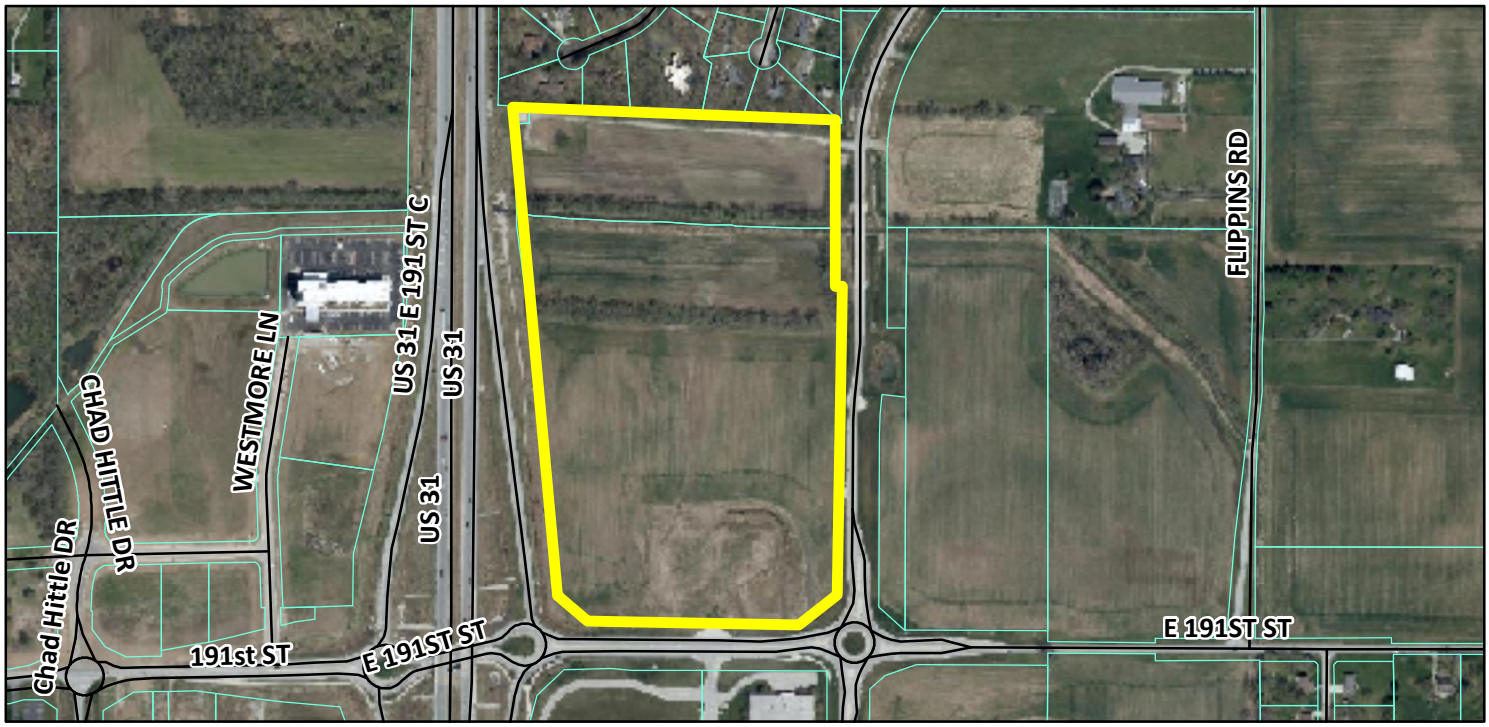
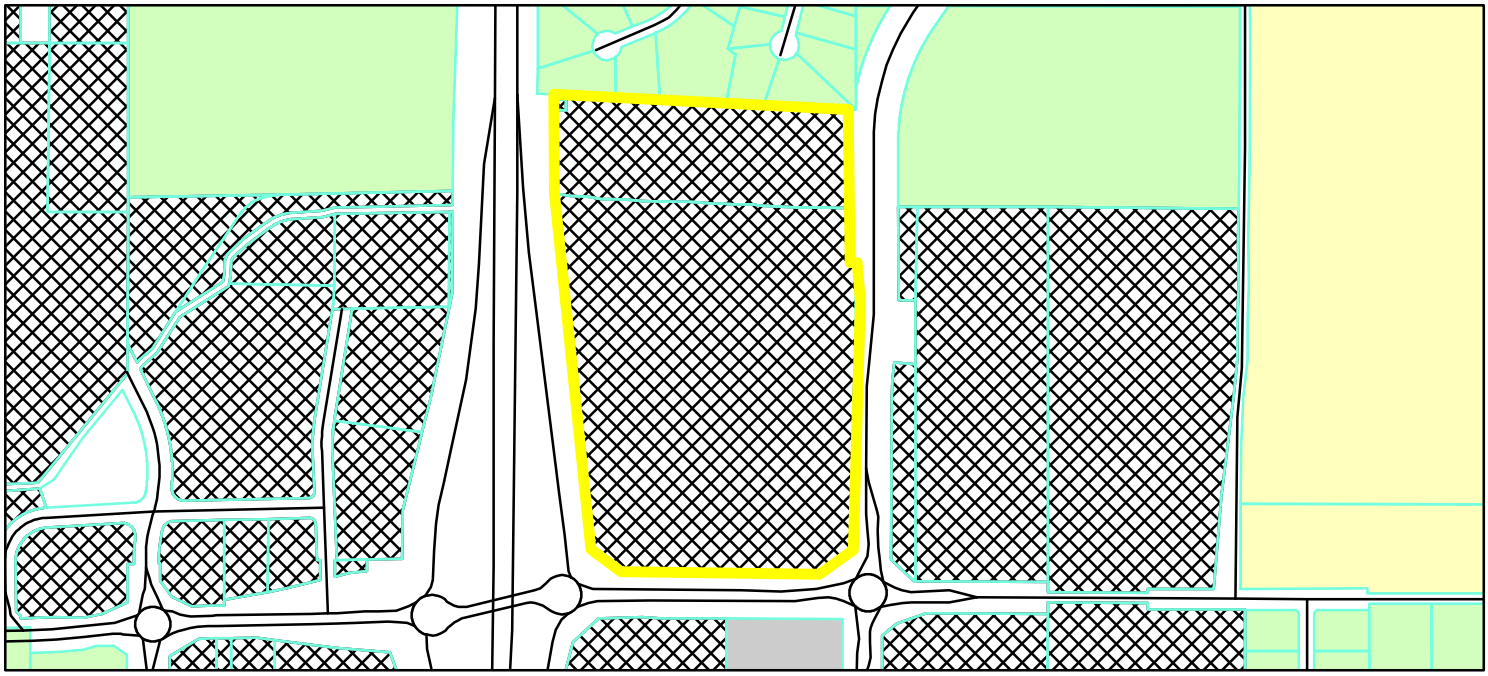
2206-ODP-05 & 2206-SPP-05
Midtown at Westfield

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)

0 0.075 0.15 Miles

N W E S

PRIMARY PLAT AND OVERALL DEVELOPMENT PLANS FOR

MIDTOWN AT WESTFIELD

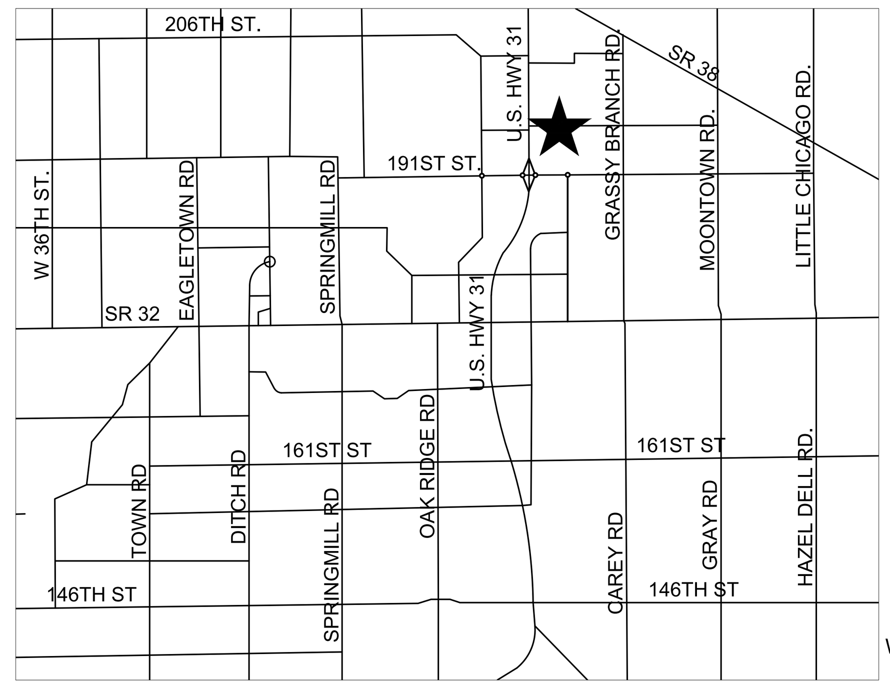
NW CORNER OF EAST STREET AND 191ST STREET
WESTFIELD, IN 46074

PLANS PREPARED FOR

HENKE DEVELOPMENT GROUP, LLC
1100 CHATHAM HILLS BLVD.
WESTFIELD, IN 46074
TELEPHONE: (317) 517-1945
CONTACT PERSON: PHIL SUNDLING, PE
EMAIL: PHIL.SUNDLING@HENKEDEVELOPMENT.COM

PLANS PREPARED BY

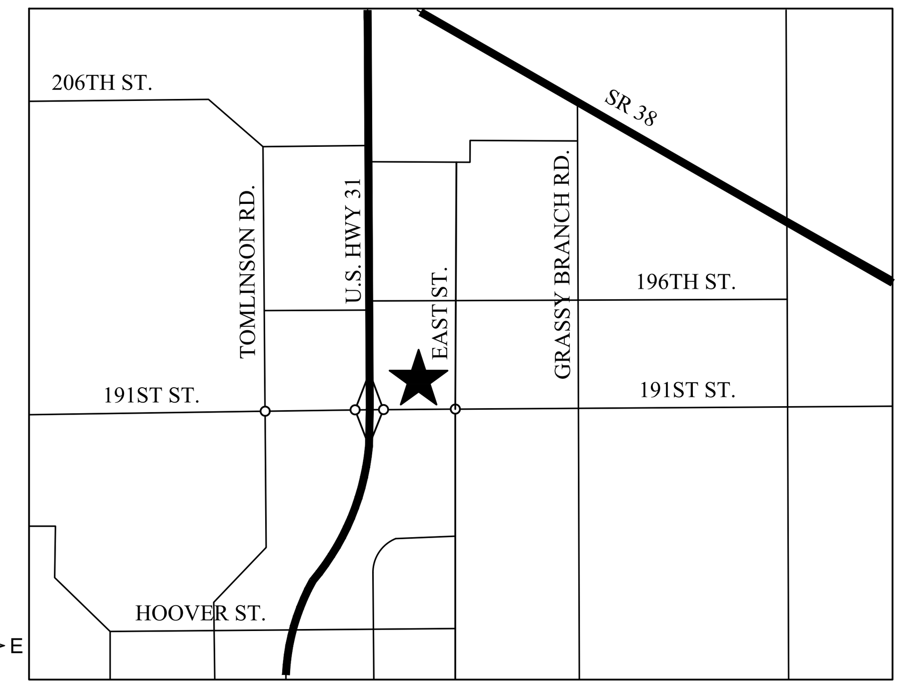
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET



★ PROJECT LOCATION

AREA MAP

N W E S
NO SCALE



★ PROJECT LOCATION

LOCATION MAP

SHEET INDEX

Sheet Number	Sheet Title
01	TITLE SHEET
02	PRIMARY PLAT
03	PRIMARY PLAT
04	EXISTING CONDITIONS AND DEMOLITION PLAN
05	OVERALL DEVELOPMENT PLAN
06	DEVELOPMENT PLAN
07	DEVELOPMENT PLAN
08	DEVELOPMENT PLAN
09	DEVELOPMENT PLAN
10	DEVELOPMENT PLAN DETAILS
11	OVERALL LANDSCAPE PLAN

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE LIES IN A SPECIAL FLOOD HAZARD AREA ZONE X AND ZONE AE AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0109 G, AND 18057C0128 G DATED NOVEMBER 19, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE;NATIONAL WETLANDS INVENTORY MAP.
15. 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
16. 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.

LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1330.93 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, 129.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, 74.58 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 191ST STREET AS CONVEYED TO THE STATE OF INDIANA AS INSTRUMENT NUMBER 2014010926 AND 2014021561 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERN AND EASTERN LINES OF SAID INSTRUMENT NUMBERS FOR THE NEXT SIX (6) COURSES: (1) NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST, 350.00 FEET; (2) THENCE NORTH 88 DEGREES 54 MINUTES 57 SECONDS WEST, 325.04 FEET; (3) THENCE NORTH 52 DEGREES 08 MINUTES 13 SECONDS WEST, 118.93 FEET; (4) THENCE NORTH 05 DEGREES 24 MINUTES 33 SECONDS WEST, 618.43 FEET; (5) THENCE NORTH 07 DEGREES 21 MINUTES 55 SECONDS WEST, 575.59 FEET; (6) THENCE NORTH 01 DEGREE 39 MINUTES 52 SECONDS WEST, 377.86 TO THE SOUTH LINE OF MORGAN WOODS SECTION 2 RECORDED AS BOOK 5, PAGES 185-186 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY; THENCE SOUTH 87 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE OF MORGAN WOODS SECTION 2 AND THE SOUTH LINE OF MORGAN WOODS SECTION 1 RECORDED AS BOOK 4, PAGES 93-94 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, 1022.43 FEET TO THE WEST RIGHT OF WAY LINE OF EAST STREET DESCRIBED IN SAID INSTRUMENT NUMBER 2014021561; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST 521.20 FEET ALONG SAID WEST LINE OF INSTRUMENT NUMBERS 2014010926 AND 2014021561; THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR EAST STREET FOR THE NEXT SEVEN (7) COURSES: (1) NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 19.95 FEET; (2) SOUTH 06 DEGREES 32 MINUTES 58 SECONDS EAST, 134.21 FEET TO NON-TANGENT CURVE HAVING A RADIUS OF 735 FEET; (3) THENCE ALONG SAID CURVE 67.92 FEET TO THE RIGHT, WITH A CHORD BEARING SOUTH 02 DEGREES 32 MINUTES 21 SECONDS WEST, 67.90 FEET; (4) THENCE SOUTH 05 DEGREES 07 MINUTES 18 SECONDS WEST, 194.85 FEET TO A CURVE WITH A RADIUS OF 864.98 FEET; (5) THENCE ALONG SAID CURVE 75.48 FEET TO THE LEFT, WITH A CHORD BEARING SOUTH 02 DEGREES 42 MINUTES 10 SECONDS WEST, 75.46 FEET; (6) THENCE SOUTH 00 DEGREES 12 MINUTES 10 SECONDS WEST, 508.03 FEET; (7) THENCE SOUTH 52 DEGREES 05 MINUTES 23 SECONDS WEST, 151.68 FEET TO THE POINT OF BEGINNING, CONTAINING 35.75 ACRES, MORE OR LESS

BENCHMARK INFORMATION

SITE TBM

A CUT "X" ON THE WEST HEX NUT ON A FIRE HYDRANT ON THE WEST SIDE OF EAST STREET APPROXIMATELY 450 FEET NORTH OF THE INTERSECTION OF 191ST STREET AND EAST STREET.
ELEV.865.54 (NAVD 88)

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560

AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275

DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336

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GROUP/CWA AUTHORITY, INC.
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JR. STREET
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BRAD HOSTETLER
BHOSTETLER@CITIZENSENERGYGROUP.COM
317.927.4351

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GROUP/CWA AUTHORITY, INC.
(GAS)
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JR. STREET
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RYAN BASCORE
RBASORE@CITIZENSENERGYGROUP.COM
317-927-6415

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2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100

CITY OF WESTFIELD - COMM. DEVEL.
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2728 EAST 171ST STREET
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317.804.3172

WESTFIELD FIRE DEPARTMENT
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17535 DARTOWN ROAD
WESTFIELD IN 46074
317.896.2704

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ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
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GREENFIELD, IN 46140
317.467.3492

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

BUCKEYE PIPELINE
ROY BAUER
RBAUER@BUCKEYE.COM
317-370-3013

IMPERVIOUS SURFACE AREA:
1.00± ACRES

INDIANA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS.

★ PROJECT LOCATION

SOILS MAP

NO SCALE

SOILS TYPE LEGEND

CrA CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVER LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.

YbvA BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A LOW SEASONAL WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVER LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.

Br BROOKSTON SILTY CLAY LOAM
THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED AND PROTECTED FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.

811 Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

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

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO.: W22.0038
DWG NAME: W220038-C001 title ODP
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 06.03.2022

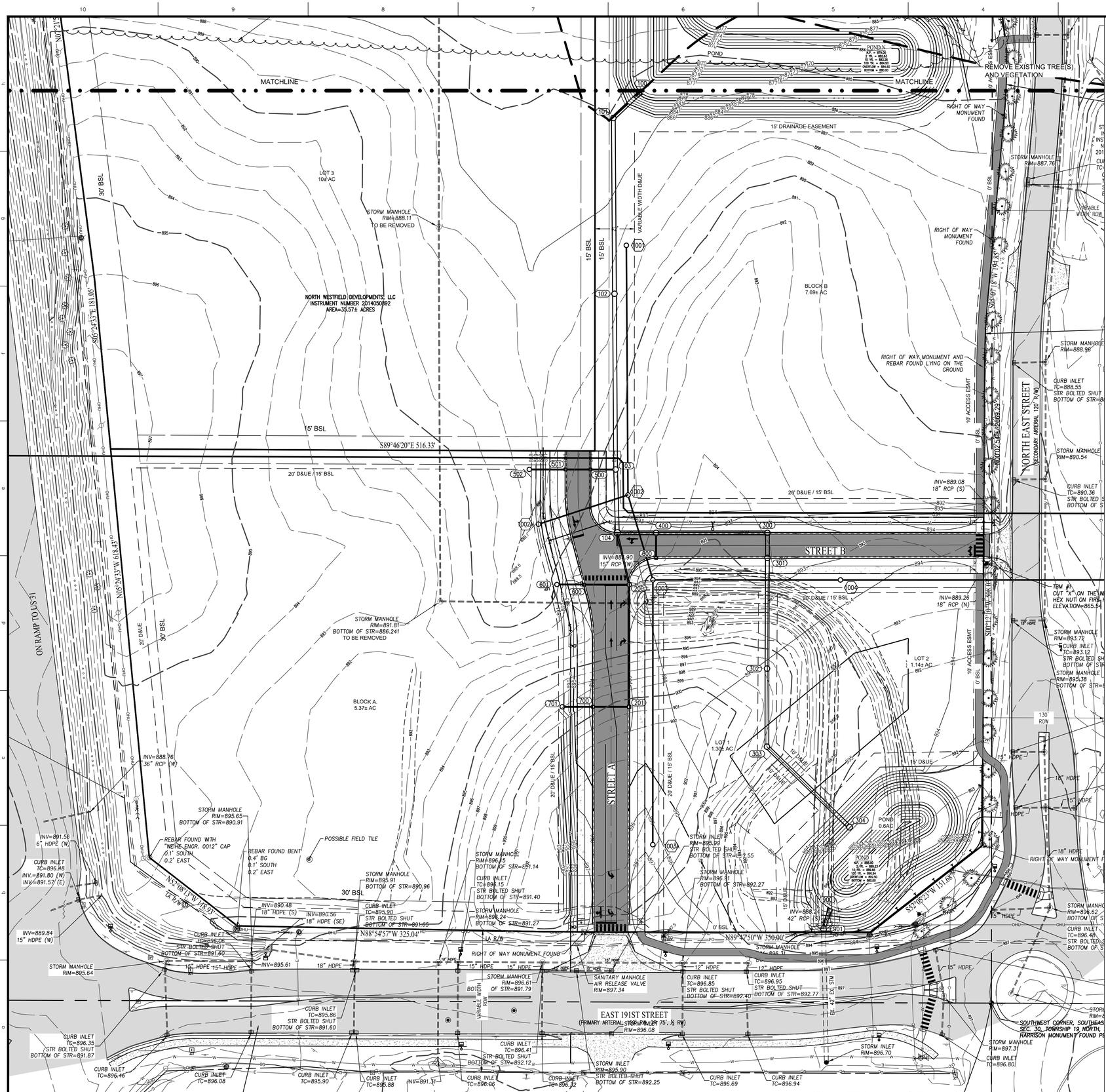
STEVEN SCOTT RUCKER REGISTERED PE11300279 STATE OF INDIANA PROFESSIONAL ENGINEER
APPROVAL PENDING NOT FOR CONSTRUCTION
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

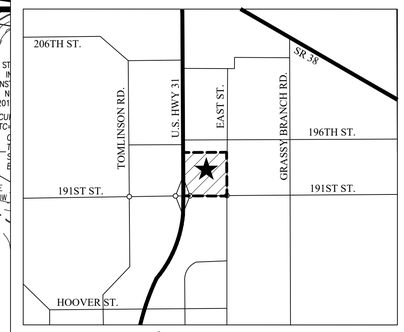
PREPARED FOR:
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
TITLE SHEET
Part of the SW/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
01

PROJECT NO.
W22.0038

LOCATION: H:\2022\W220038\Engineering\design\conset\ODP\W220038-C001 title ODP.dwg
LAYOUT: 01
DATE/TIME: June 03, 2022 – 10:35am
PLOTTED BY: wagnera





★ PROJECT LOCATION

LOCATION MAP

LEGEND

HATCH PATTERNS

ASPHALT

CONCRETE

SYMBOLS

- HARRISON MONUMENT FOUND
- PK OR MAG NAIL FOUND
- MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
- RIGHT OF WAY MONUMENT FOUND
- TEMPORARY BENCH MARK
- WATER VALVE
- FIRE HYDRANT
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC CONTROL MANHOLE
- CURB INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- POST
- (D) DEED DIMENSION
- ROW RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- TC TOP OF CURB
- INV INVERT
- 505.15 SPOT ELEVATION

LINE TYPES

- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND FIBER OPTIC CABLE
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOUNDARY LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1330.93 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, 129.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, 74.58 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 191ST STREET AS CONVEYED TO THE STATE OF INDIANA AS INSTRUMENT NUMBER 2014010926 AND 2014021561 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERN AND EASTERN LINES OF SAID INSTRUMENT NUMBERS FOR THE NEXT SIX (6) COURSES: (1) NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST, 350.00 FEET; (2) THENCE NORTH 88 DEGREES 54 MINUTES 57 SECONDS WEST, 325.04 FEET; (3) THENCE NORTH 52 DEGREES 08 MINUTES 13 SECONDS WEST, 118.93 FEET; (4) THENCE NORTH 05 DEGREES 24 MINUTES 33 SECONDS WEST, 618.43 FEET; (5) THENCE NORTH 07 DEGREES 21 MINUTES 55 SECONDS WEST, 575.59 FEET; (6) THENCE NORTH 01 DEGREE 39 MINUTES 52 SECONDS WEST, 377.86 TO THE SOUTH LINE OF MORGAN WOODS SECTION 2 RECORDED AS BOOK 5, PAGES 185-186 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY; THENCE SOUTH 87 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE OF MORGAN WOODS SECTION 2 AND THE SOUTH LINE OF MORGAN WOODS SECTION 1 RECORDED AS BOOK 4, PAGES 93-94 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, 1022.43 FEET TO THE WEST RIGHT OF WAY LINE OF EAST STREET DESCRIBED IN SAID INSTRUMENT NUMBER 2014021561; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST 521.20 FEET ALONG SAID WEST LINE OF INSTRUMENT NUMBERS 2014010926 AND 2014021561; THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR EAST STREET FOR THE NEXT SEVEN (7) COURSES: (1) NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 19.95 FEET; (2) SOUTH 06 DEGREES 32 MINUTES 58 SECONDS EAST, 134.21 FEET TO NON-TANGENT CURVE HAVING A RADIUS OF 735 FEET; (3) THENCE ALONG SAID CURVE 67.92 FEET TO THE RIGHT, WITH A CHORD BEARING SOUTH 02 DEGREES 32 MINUTES 21 SECONDS WEST, 67.90 FEET; (4) THENCE SOUTH 05 DEGREES 07 MINUTES 18 SECONDS WEST, 194.85 FEET TO A CURVE WITH A RADIUS OF 864.98 FEET; (5) THENCE ALONG SAID CURVE 75.48 FEET TO THE LEFT, WITH A CHORD BEARING SOUTH 02 DEGREES 42 MINUTES 10 SECONDS WEST, 75.46 FEET; (6) THENCE SOUTH 00 DEGREES 12 MINUTES 10 SECONDS WEST, 508.03 FEET; (7) THENCE SOUTH 52 DEGREES 05 MINUTES 23 SECONDS WEST, 151.68 FEET TO THE POINT OF BEGINNING, CONTAINING 35.75 ACRES, MORE OR LESS

BENCHMARK INFORMATION

SITE TBM

A CUT "X" ON THE WEST HEX NUT ON A FIRE HYDRANT ON THE WEST SIDE OF EAST STREET APPROXIMATELY 450 FEET NORTH OF THE INTERSECTION OF 191ST STREET AND EAST STREET.
ELEV. 865.54 (NAVD 88)

MIDTOWN AT WESTFIELD PUD DISTRICT & GB: GENERAL BUSINESS UNDERLYING ZONING

SECTION 8 : GENERAL REGULATIONS
- A. MINIMUM LOT FRONTAGE: 0 FEET
- B. MINIMUM LOT AREA: NO MINIMUM
- C. MINIMUM LOT WIDTH: NO MINIMUM
- D. MINIMUM SETBACK LINES
  - I. FRONT YARD - MIX USE: 0 FEET
  - II. SIDE YARD (INTERNAL): 0 FEET
  - III. SIDE YARD (ABUTTING US 31): 30 FEET
  - IV. REAR YARD (INTERNAL): 0 FEET

WESTFIELD REQUIRED NOTES

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

N W E S

SCALE: 1" = 50'

0 25 50 100

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24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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Carmel, Missouri 63017
weihe.net
317 846 - 6911
800 452 - 6308
314 843 - 0536 fax
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER
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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO:	W22.0038
DWG NAME:	W22.0038-PRIMARY PLAT
DESIGNED BY:	BJS
DRAWN BY:	AJW
CHECKED BY:	BSR
DATE:	06.03.2022

REGISTERED ANDREW D. BAYNES NO. 20402009 STATE OF INDIANA PROFESSIONAL LAND SURVEYOR

06/03/2022

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

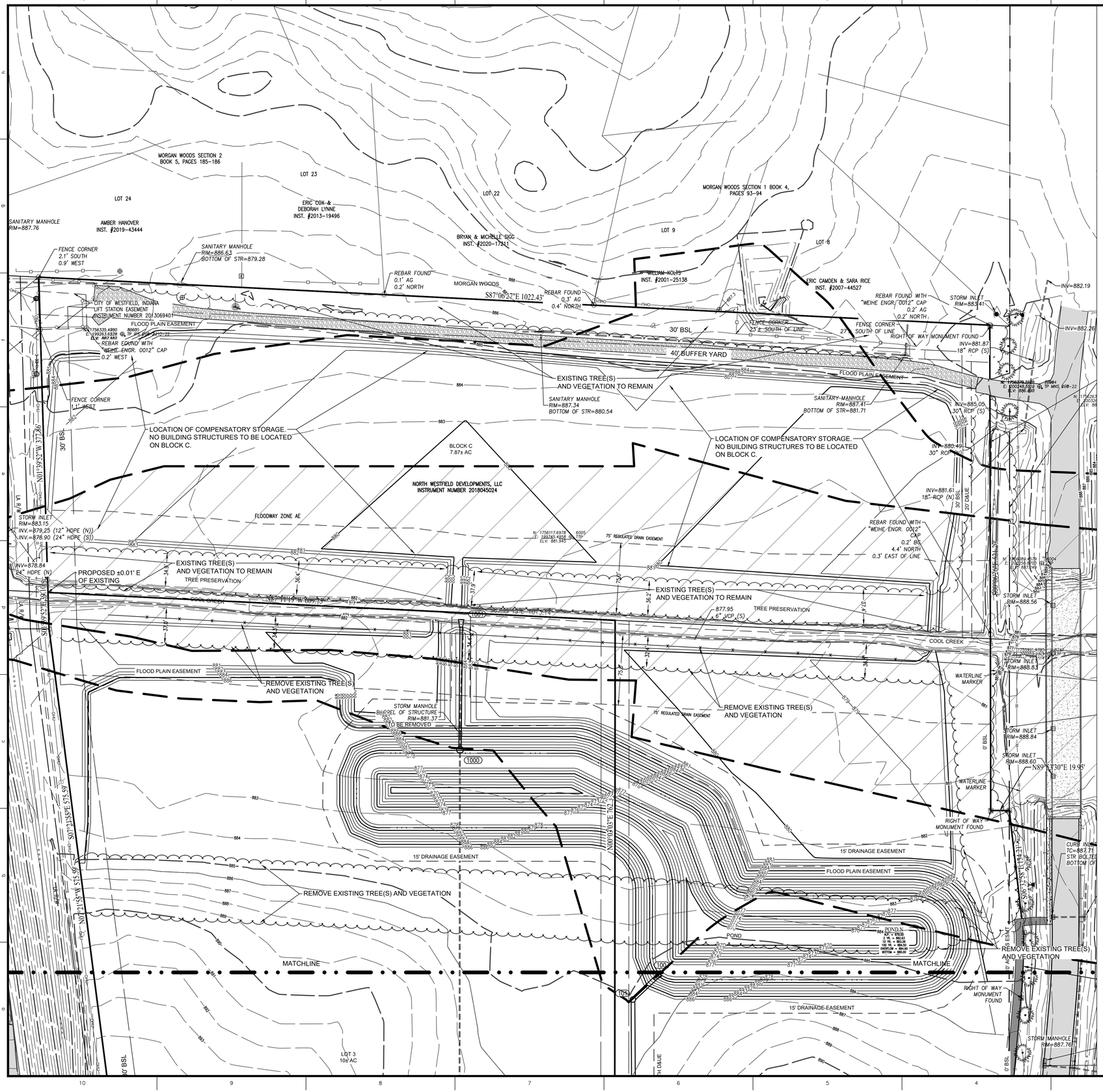
PRIMARY PLAT

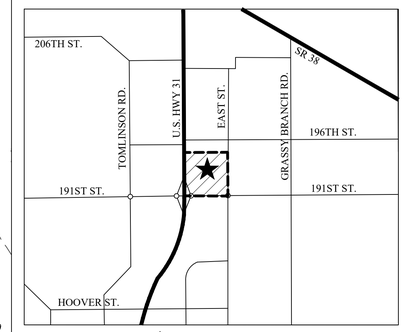
Part of the SW¼ of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 02

PROJECT NO. W22.0038

LOCATION: J:\ W2022\W22003B\Surveying\Plat\W22003B-PRIMARY PLAT.dwg
USER: bsmith
DATE/TIME: June 03, 2022 - 10:39am
PLOTTED BY: bsmith





★ PROJECT LOCATION

LOCATION MAP

LEGEND

HATCH PATTERNS

- ASPHALT
- CONCRETE

SYMBOLS

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- PK OR MAG NAIL FOUND
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ELEV. 865.54 (NAVD 88)

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

WESTFIELD REQUIRED NOTES

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N W E S

SCALE: 1" = 50'

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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	B.S
ISSUED FOR TAC REVISIONS	06.03.2022	B.S

PROJECT NO:	W22.0038
DWG NAME:	W220038-PRIMARY PLAT
DESIGNED BY:	B.S
DRAWN BY:	AJW
CHECKED BY:	BSR
DATE:	06.03.2022

ANDREW D. BAXTER
REGISTERED
No. 20400029
STATE OF INDIANA
PROFESSIONAL SURVEYOR
NOT FOR CONSTRUCTION

06/03/2022

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

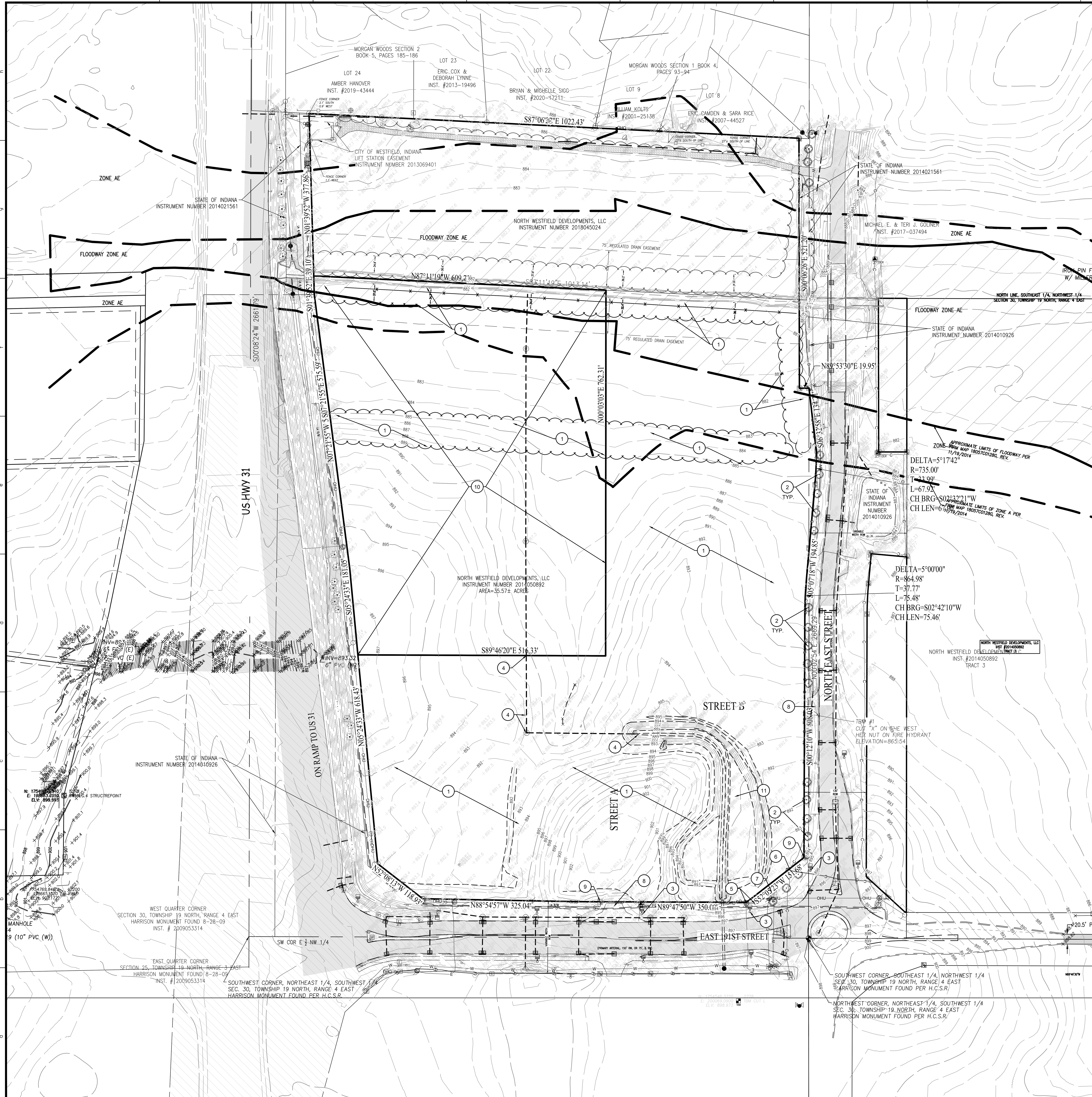
PRIMARY PLAT

Part of the SW4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 03

PROJECT NO. W22.0038

LOCATION: H:\2022\W220038\Surveying\Plat\W220038-PRIMARY PLAT.dwg
LAYOUT: 03
DATE/TIME: June 03, 2022 - 10:39am
PLOTTED BY: wgarris



DEMOLITION NOTES

1. REMOVE EXISTING TREE(S) AND VEGETATION
2. EXISTING TREES TO REMAIN. TYPICAL FOR ALL TREES ALONG NORTH EAST STREET.
3. EXISTING LIGHT POLES TO REMAIN.
4. REMOVE EXISTING STORM STRUCTURES AND PIPES WITHIN OUR BOUNDARIES.
5. COORDINATE ADDITIONAL FILL AT UTILITY POLES AND GUY ANCHORS WITH DUKE ENERGY.
6. ADJUST EXISTING COMMUNICATION STRUCTURES AND PEDESTALS TO PROPOSED GRADE.
7. ADJUST EXISTING FIRE HYDRANTS TO PROPOSED GRADE.
8. EXISTING DRIVE APPROACHES TO REMAIN.
9. PROTECT RIGHT OF WAY MONUMENTS DURING CONSTRUCTION. REPLACE AND RESET MONUMENT AS NEEDED IF THEY ARE DISTURBED.
10. DEVELOPMENT PLANS FOR THIS SITE TO BE PERMITTED BY OTHERS
11. TEMPORARY INLINE DETENTION SWALE TO BE REMOVED AND PLACED INTO PERMANENT PONDS DURING THE DEVELOPMENT OF THIS SITE.

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY. ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

EXISTING AREAS

TOTAL SITE	=	25.6±	AC.
DISTURBED	=	34.7±	AC.
PERVIOUS	=	25.6±	AC.
IMPERVIOUS	=	0.00	AC.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

LEGEND

UTILITIES

- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- FIBER OPTIC MARKER
- TRAFFIC CONTROL HAND HOLE
- TRAFFIC CONTROL JUNCTION BOX
- TRAFFIC CONTROL MANHOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- UNDERDRAIN TAP
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE

- CONC. MONUMENT FOUND/SET
- HARRISON MONUMENT FOUND
- REBAR FOUND
- 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
- IRON PIPE FOUND
- PK OR MAG NAIL FOUND
- MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
- BENCH MARK
- TEMPORARY BENCH MARK
- OTHER MONUMENT
- FIRE HYDRANT
- STAND PIPE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GAS PIPELINE MARKER

ABBREVIATIONS

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(P)	PLATTED DIMENSION
(C)	CALCULATED DIMENSION
MCSO	MARION COUNTY SURVEYOR'S OFFICE
HCSO	HAMILTON COUNTY SURVEYOR'S OFFICE
INDOT	INDIANA DEPARTMENT OF TRANSPORTATION
AG	ABOVE GROUND
BG	BELOW GROUND
ROW	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISH FLOOR ELEVATION
TC	TOP OF CURB
INV	INVERT
BSL	BUILDING SETBACK LINE
+500.0	SPOT ELEVATION

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PROJECT NO.:	DWG NAME:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:
W22.0038	W220038-C100 existing conditions ODP	BJS	ALW	SSR	06.03.2022

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

STEVEN SCOTT RUCKER REGISTERED PE11300279 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

EXISTING CONDITIONS AND DEMOLITION PLAN

Part of the SW/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 04

PROJECT NO. W22.0038

LOCATION: H:\2022\W220038\Engineering\design\conset\ODP\W220038-C100 existing conditions ODP.dwg
LAYOUT: 04
DATE/TIME: June 03, 2022 - 10:43am
PLOTTED BY: wagnera

PLAN GENERAL NOTES

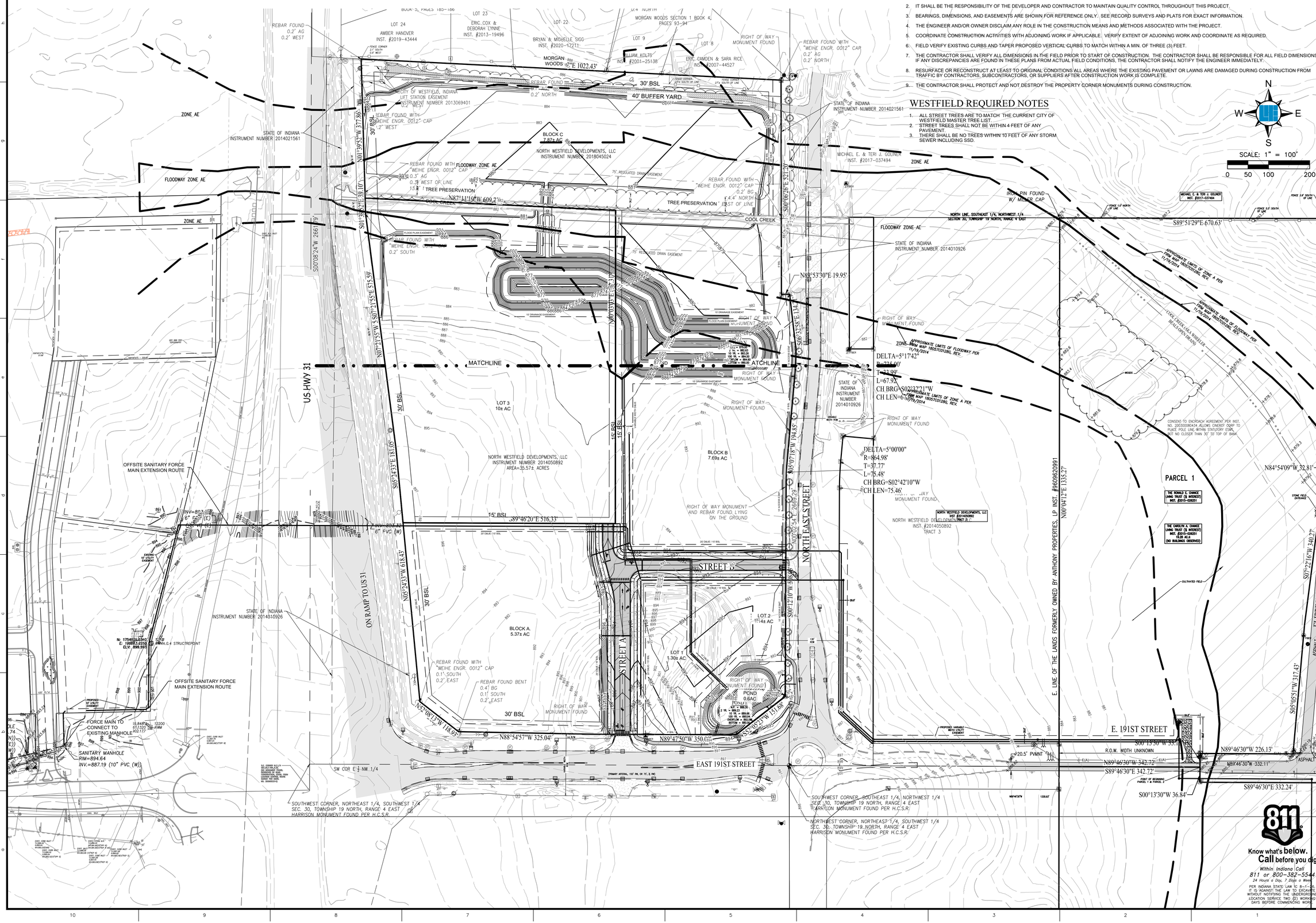
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

SCALE: 1" = 100'

0 50 100 200



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ALLEN H. WEIHE, P.E., L.S. - FOUNDER
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REVISIONS, NOTICES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO.: W22.0038
DWG NAME: W22000S-C200 overall development plan ODP
DESIGNED BY: BJS
DRAWN BY: AUW
CHECKED BY: SSR
DATE: 06.03.2022

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE11300279 STATE OF INDIANA
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

OVERALL DEVELOPMENT PLAN

Part of the SW¼ of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

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24 Hours a Day, 7 Days a Week
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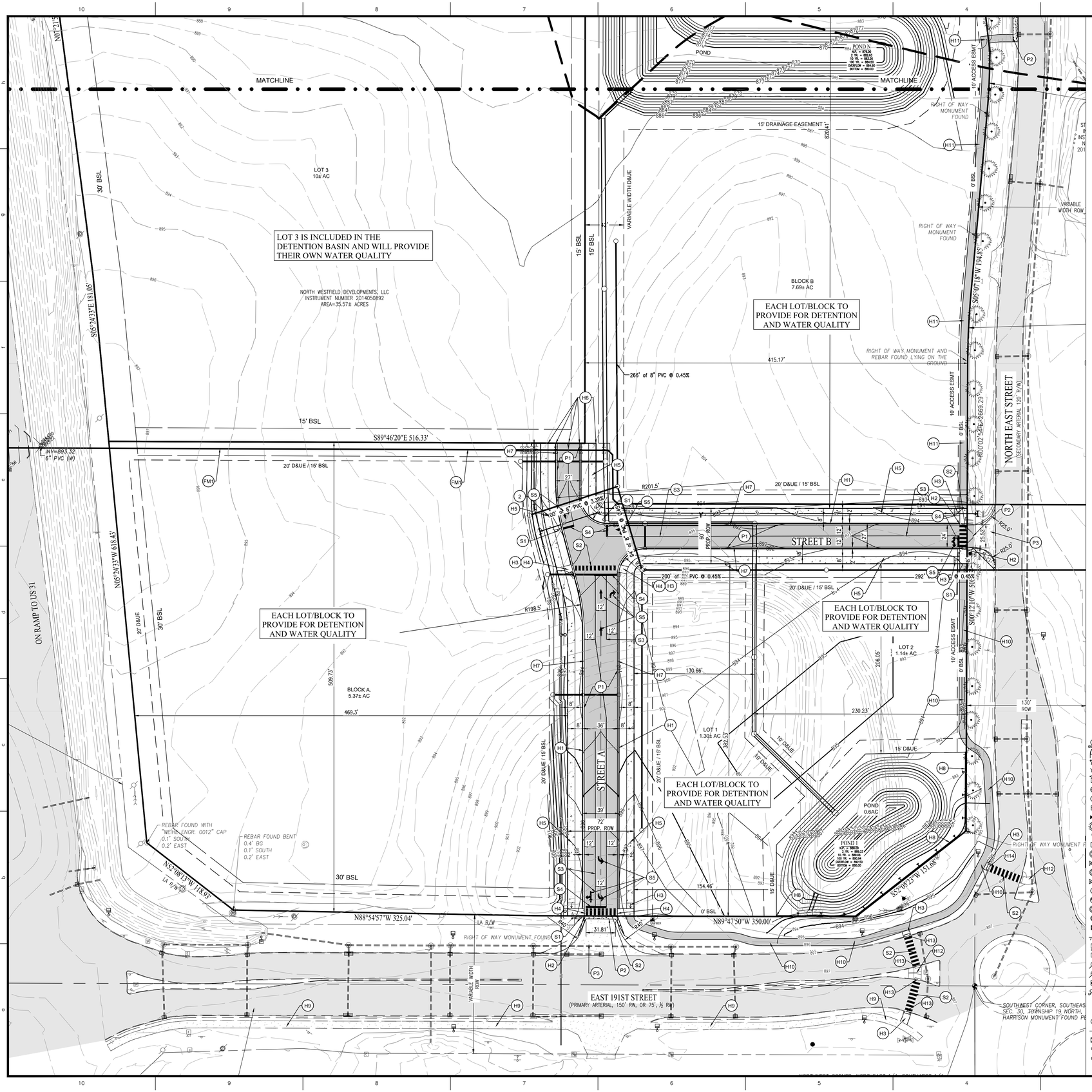
SHEET NO. 05

PROJECT NO. W22.0038

LOCATION: H:\2022\W220038\Engineering\design\construct\ODP\W220038-C200 overall development plan ODP.dwg
USER: Allen Weihe
DATE/TIME: June 03, 2022 - 10:48am
PLOTTED BY: weiphts



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)
- (P2) MATCH EXISTING PAVEMENT
- (P3) EXISTING APPROACH TO REMAIN IN PLACE.
- (P4) HEAVY DUTY CONCRETE PAVEMENT

HARDSCAPE

- (H1) CURB AND GUTTER, TYPE II. REFER TO SHEET C402 FOR DETAIL.
- (H2) TRANSITION CURB AND GUTTER DOWN FLUSH WITH THE EXISTING CONCRETE APRONS AT THE RIGHT OF WAY
- (H3) ACCESSIBLE RAMP
- (H4) PAVEMENT FLUSH WITH SIDEWALK
- (H5) 8' PEDESTRIAN PATHWAY (CONCRETE, HMA, OR PAVERS)
- (H6) COORDINATE WITH HOSPITAL SITE TO MATCH PROPOSED CURBS AND PAVEMENT
- (H7) 6" SUBSURFACE DRAINS, PERFORATED DUAL WALLED HANCOR HC OR EQUIVALENT TO BE LOCATED UNDER THE ENTIRE CURB LENGT ALONG BOTH SIDES OF THE ROAD EXTENSION. CONNECT INTO CURBED INLETS WITHIN THE ROAD EXTENSION.
- (H8) PROPOSED GUARDRAIL
- (H9) EXISTING SIDEWALK TO REMAIN
- (H10) 8' WIDE PAVED PERIMETER TRAIL
- (H11) 8' WIDE FUTURE PAVED PERIMETER TRAIL
- (H12) EXISTING TRAIL AND DETECTABLE PLATE IN MEDIAN
- (H13) EXISTING CURB CUT FOR TRAIL CONNECTION
- (H14) CUT THE CURB FOR TRAIL CONNECTION

SIGNAGE & MARKINGS

- (S1) STOP SIGN
- (S2) 24" THERMOPLASTIC CROSSWALK MARKINGS
- (S3) 4" THERMOPLASTIC WHITE SOLID LINE
- (S4) 24" THERMOPLASTIC WHITE STOP BAR
- (S5) THERMOPLASTIC DIRECTIONAL TRAFFIC ARROWS
- (S6) ROAD NAME SIGN
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FUTURE INFRASTRUCTURE

- (F1) FUTURE SANITARY SEWER MAIN EXTENSION TO BE STUBBED AND PROVIDED FOR THE REMAINDER OF THE SERVICE AREA ONCE THAT AREA IS BEING DEVELOPED.

OFFSITE FORCE MAIN

- (FM1) FOR OFFSITE FORCE MAIN REFER TO SHEET 08 FOR CONTINUATION.
- (FM2) FORCE MAIN POINT OF CONNECTION.

STORMWATER NOTES

- (SW1) AREA OF THE COMPENSATORY STORAGE.
- (SW2) STORMWATER POND OUTLET TO COOL CREEK.

LIFT STATION NOTES

- (LS1) LIFT STATION AND ASSOCIATED DRIVEWAY.

SITE DATA

TOTAL SITE AREA = 25.6± AC
LOT 1 = 1.30 ± AC
LOT 2 = 1.14 ± AC
POND 1 = 0.6± AC
BLOCK A = 5.37± AC
BLOCK B = 7.69± AC
BLOCK C = 7.87± AC
LOT 3 (BY OTHERS) = 10± AC

ZONING = MIDTOWN AT WESTFIELD
PUD DISTRICT (UNDERLYING ZONE GB)
FRONT YARD BSL REQUIRED = 15 FT
REAR YARD BSL REQUIRED = 15 FT
SIDE YARD BSL REQUIRED = 15 FT
INTERNAL BSL REQUIRED = 15 FT
ALONG SR 31 = 30 FT
ALONG N. EAST ST. = 0 FT
MIXED USE AREA = 0 FT

WESTFIELD REQUIRED NOTES

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SITE PLAN LEGEND

UTILITIES

CISTERN
DRINKING FOUNTAIN
FIRE DEPT HOOKUP
FIRE HYDRANT
POST INDICATOR VALVE
CHILLED WATER MANHOLE
WATER MANHOLE
SPRINKLER CONTROL BOX
SPRINKLER CONTROL VALVE
SPRINKLER
SPIGOT
WELL HEAD
WATER METER
WATER VALVE
GAS METER
GAS VALVE
ELECTRIC MANHOLE
ELECTRIC OUTLET
ELECTRIC METER
ELECTRICAL RISER
TRANSFORMER
GUY ANCHOR
ELECTRIC JUNCTION BOX
GENERATOR
UTILITY POLE
UTILITY POLE W/ TRANSFORMER
MONITORING WELL
LIQUID PROPANE GAS TANK
ORNAMENTAL LIGHT
STREET LIGHT
PARKING LOT LIGHT (1 HEAD)
PARKING LOT LIGHT (2 HEAD)
PARKING LOT LIGHT (3 HEAD)
PARKING LOT LIGHT (4 HEAD)
COMMUNICATIONS JUNCTION BOX
COMMUNICATIONS MANHOLE
COMMUNICATIONS PEDESTAL
COMMUNICATIONS RISER
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL
STORM CLEANOUT
BEEHIVE INLET
CURB INLET
FLOOR DRAIN
ROUND INLET
SQUARE INLET
STORM MANHOLE
DOWN SPOUT
SANITARY SEWER CLEANOUT
LIFT STATION
SANITARY SEWER MANHOLE
SANITARY STUB MARKER
SEPTIC TANK
DISTRIBUTION BOX

OTHER

FLAG POLE
SIGN
POST
GATE POST
BOLLARD
PARKING METER
PARKING WHEEL STOP
ACCESSIBLE SPACE
PARKING COUNT

PAVEMENT

EXISTING PAVEMENT
EXISTING CONCRETE
HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)

LINE TYPES

RIGHT OF WAY LINE
FENCE
GUARD RAIL
BUILDING SETBACK LINE
BOUNDARY LINE
SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

N
W E
S

SCALE: 1" = 50'
0 25 50 100

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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO:	W22.0038
DWG NAME:	W22.0038-C200 site OSP.dwg
DESIGNED BY:	BJS
DRAWN BY:	ALW
CHECKED BY:	SSR
DATE:	06.03.2022

STEVEN SCOTT RUCKER
REGISTERED
PE 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

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NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

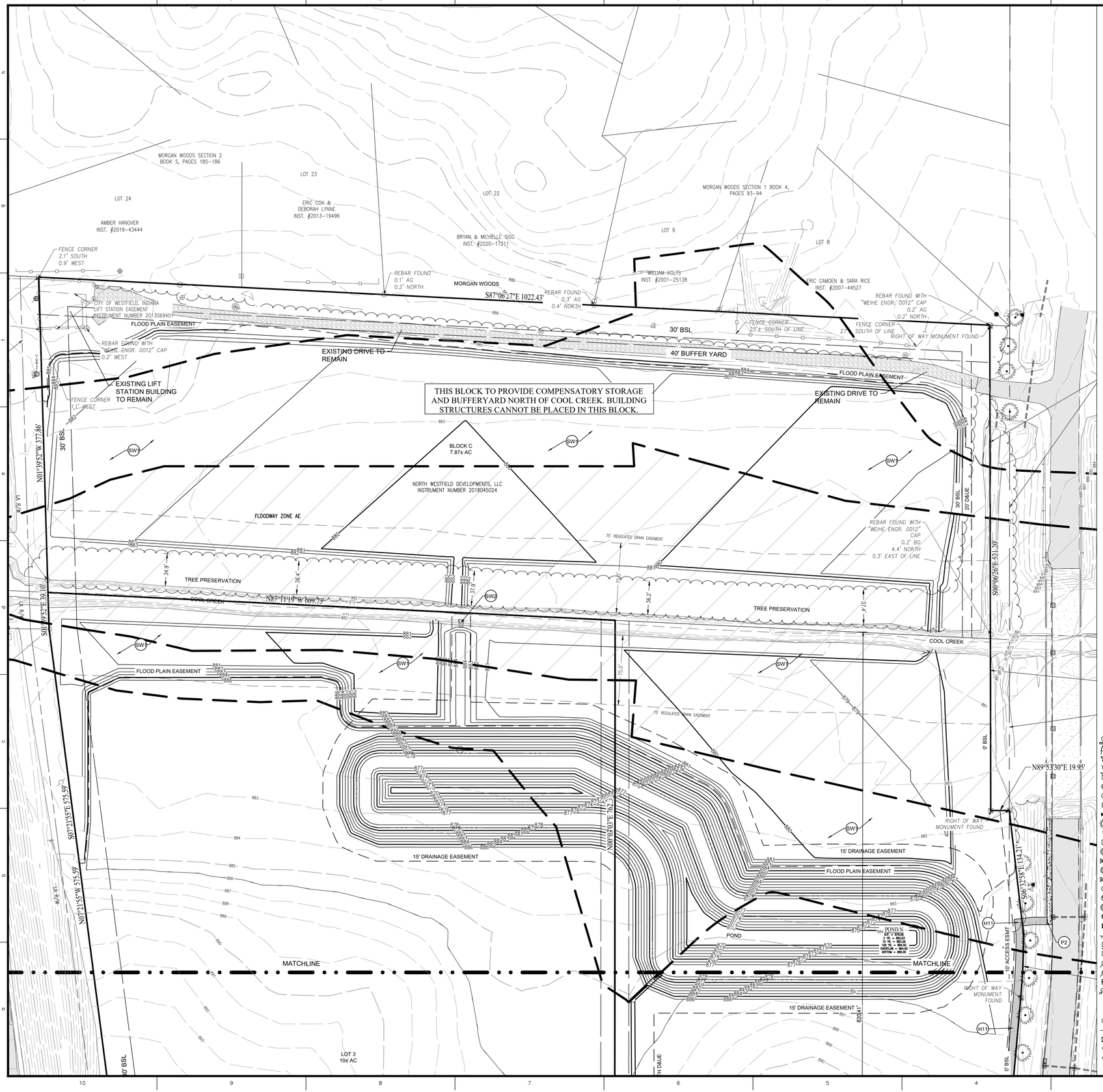
DEVELOPMENT PLAN

Part of the SW/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
06

PROJECT NO.
W22.0038

LOCATION: H:\2022\W22003B\Engineering\design\consult\OSP\W22003B-C200 site OSP.dwg
LAYOUT: 06
DATE/TIME: June 03, 2022 - 10:56am
PLOTTED BY: wegnerd



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SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
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- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
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PAVEMENT

- EXISTING PAVEMENT
- EXISTING CONCRETE
- HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)

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- RIGHT OF WAY LINE
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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO.: W22.0038
DWG NAME: W22.0038-C200 site QDP
DESIGNED BY: BJS
DRAWN BY: AJW
CHECKED BY: SSR
DATE: 06.03.2022

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06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

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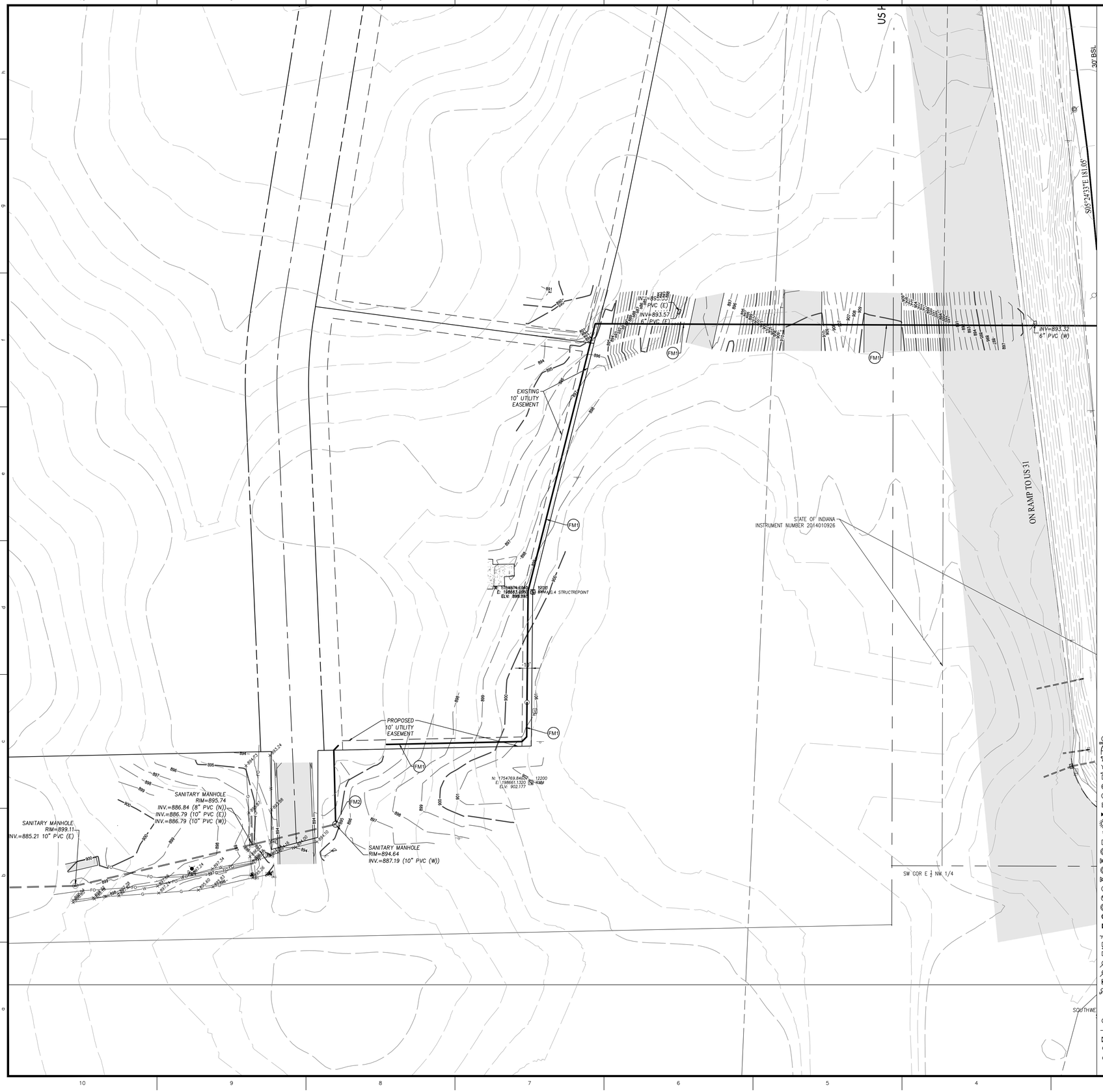
Part of the SW/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 07

PROJECT NO. W22.0038

LOCATION: J:\2022\W22003B\Engineering\design\cones\QDP\W22003B-C200 site QDP.dwg
LAYOUT: 07
DATE/TIME: June 03, 2022 - 10:56am
PLOTTED BY: rwagner



SITE PLAN NOTES

PAVEMENT

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- (P2) MATCH EXISTING PAVEMENT
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- (S7) SPEED LIMIT SIGN. COORDINATE WITH CITY FOR DESIRED SPEED.

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

FUTURE INFRASTRUCTURE

- (F1) FUTURE SANITARY SEWER MAIN EXTENSION TO BE STUBBED AND PROVIDED FOR THE REMAINDER OF THE SERVICE AREA ONCE THAT AREA IS BEING DEVELOPED.

OFFSITE FORCE MAIN

- (FM1) FOR OFFSITE FORCE MAIN REFER TO SHEET 08 FOR CONTINUATION.
- (FM2) FORCE MAIN POINT OF CONNECTION.

STORMWATER NOTES

- (SW1) AREA OF THE COMPENSATORY STORAGE.
- (SW2) STORMWATER POND OUTLET TO COOL CREEK.

LIFT STATION NOTES

- (LS1) LIFT STATION AND ASSOCIATED DRIVEWAY.

SITE DATA

TOTAL SITE AREA = 25.6± AC
LOT 1 = 1.30 ± AC
LOT 2 = 1.14 ± AC
POND 1 = 0.6± AC
BLOCK A = 5.37± AC
BLOCK B = 7.69± AC
BLOCK C = 7.87± AC
LOT 3 (BY OTHERS) = 10± AC

ZONING = MIDTOWN AT WESTFIELD
PUD DISTRICT (UNDERLYING ZONE GB)
FRONT YARD BSL REQUIRED = 15 FT
REAR YARD BSL REQUIRED = 15 FT
SIDE YARD BSL REQUIRED = 15 FT
INTERNAL BSL REQUIRED = 15 FT
ALONG SR 31 = 30 FT
ALONG N. EAST ST. = 0 FT
MIXED USE AREA = 0 FT

WESTFIELD REQUIRED NOTES

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

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

- EXISTING PAVEMENT
- EXISTING CONCRETE
- HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

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weihe.net
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317 | 843 - 0546 *fax*
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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	BJS
ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO:	W22.0038
DWG NAME:	W220038-C200 site OSP
DESIGNED BY:	BJS
DRAWN BY:	AJW
CHECKED BY:	SSR
DATE:	06.03.2022

STEVEN SCOTT RUCKER
REGISTERED
PE 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

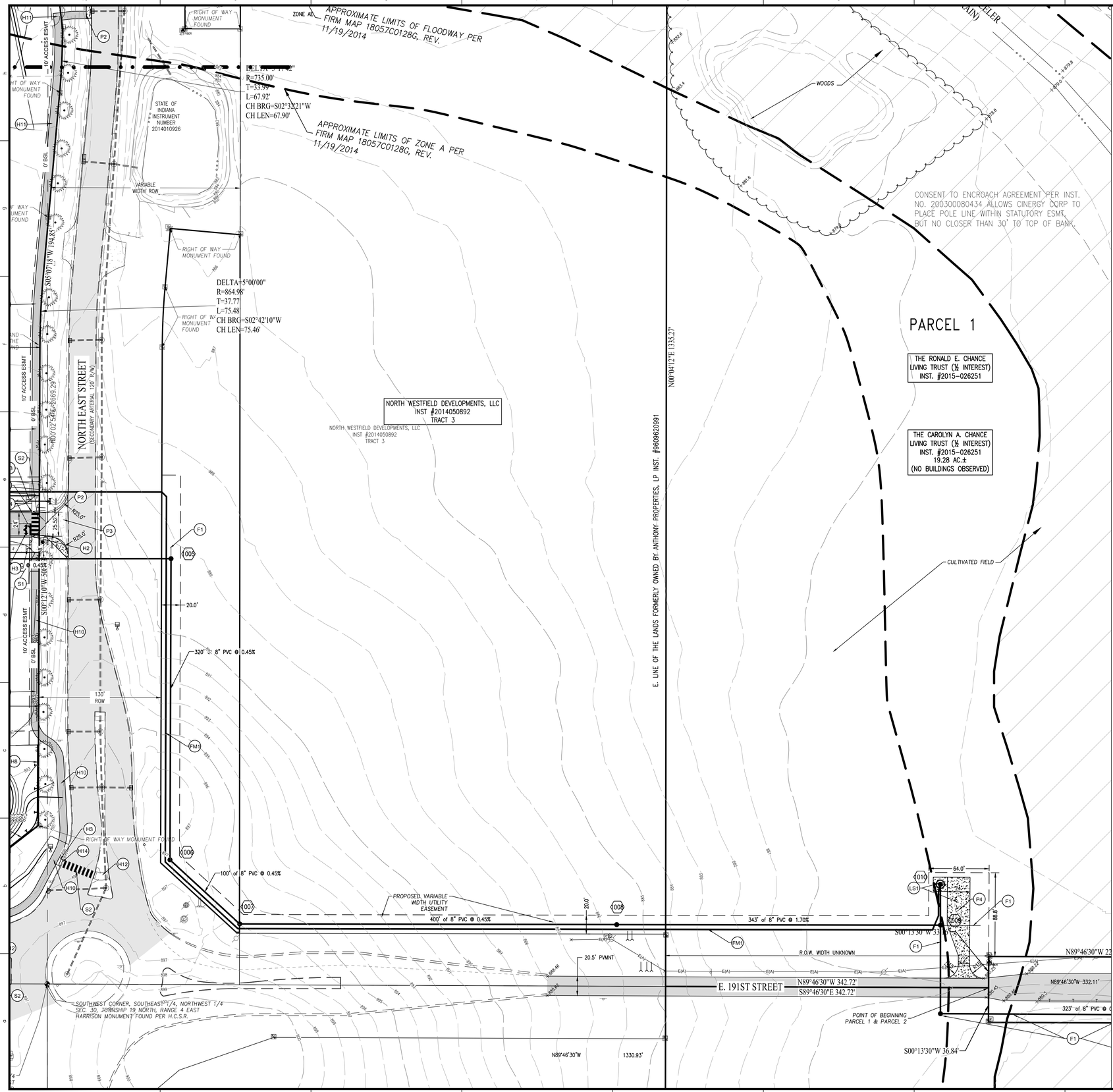
DEVELOPMENT PLAN

Part of the SW¼ of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
08

PROJECT NO.
W22.0038

LOCATION: H:\2022\W220038\Engineering\design\construct\OSP\W220038-C200 site OSP.dwg
DATE/TIME: June 03, 2022 – 10:56am
PLOTTED BY: wagnerd



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)
- (P2) MATCH EXISTING PAVEMENT
- (P3) EXISTING APPROACH TO REMAIN IN PLACE.
- (P4) HEAVY DUTY CONCRETE PAVEMENT

HARDSCAPE

- (H1) CURB AND GUTTER, TYPE II. REFER TO SHEET C402 FOR DETAIL.
- (H2) TRANSITION CURB AND GUTTER DOWN FLUSH WITH THE EXISTING CONCRETE APRONS AT THE RIGHT OF WAY
- (H3) ACCESSIBLE RAMP
- (H4) PAVEMENT FLUSH WITH SIDEWALK
- (H5) 8' PEDESTRIAN PATHWAY (CONCRETE, HMA, OR PAVERS)
- (H6) COORDINATE WITH HOSPITAL SITE TO MATCH PROPOSED CURBS AND PAVEMENT
- (H7) 6" SUBSURFACE DRAINS, PERFORATED DUAL WALLED HANCOR HC OR EQUIVALENT TO BE LOCATED UNDER THE ENTIRE CURB LENGT ALONG BOTH SIDES OF THE ROAD EXTENSION. CONNECT INTO CURBED INLETS WITHIN THE ROAD EXTENSION.
- (H8) PROPOSED GUARDRAIL
- (H9) EXISTING SIDEWALK TO REMAIN
- (H10) 8' WIDE PAVED PERIMETER TRAIL
- (H11) 8' WIDE FUTURE PAVED PERIMETER TRAIL
- (H12) EXISTING TRAIL AND DETECTABLE PLATE IN MEDIAN
- (H13) EXISTING CURB CUT FOR TRAIL CONNECTION
- (H14) CUT THE CURB FOR TRAIL CONNECTION

SIGNAGE & MARKINGS

- (S1) STOP SIGN
- (S2) 24" THERMOPLASTIC CROSSWALK MARKINGS
- (S3) 4" THERMOPLASTIC WHITE SOLID LINE
- (S4) 24" THERMOPLASTIC WHITE STOP BAR
- (S5) THERMOPLASTIC DIRECTIONAL TRAFFIC ARROWS
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ELECTRIC METER
ELECTRICAL RISER
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COMMUNICATIONS JUNCTION BOX
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STORM CLEANOUT
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CURB INLET
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REVISIONS AND ISSUES	DATE	BY
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ISSUED FOR TAC REVISIONS	06.03.2022	BJS

PROJECT NO:	W22.0038
DWG NAME:	W220038-C200 site OGP
DESIGNED BY:	BJS
DRAWN BY:	ALW
CHECKED BY:	SSR
DATE:	06.03.2022

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE11300279 STATE OF INDIANA
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

DEVELOPMENT PLAN

Part of the SW1/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
09

PROJECT NO.
W22.0038

LOCATION: H:\2022\W22038\Engineering\design\consult\OGP\W220038-C200 site OGP.dwg
USER NAME: Brian Sipes
DATE/TIME: June 03, 2022 – 10:56am
PLOTTED BY: wepland

STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
100	883.50	FLARED END SECTION, 48" DIA.	N/A	INV IN (SW)= 879.00 (48" RCP)
101	886.00	60" DIA. MANHOLE	R-1772	INV IN (S)= 879.30 (48" RCP) INV OUT (NE)= 879.20 (48" RCP)
102	887.45	60" DIA. MANHOLE	R-1772	INV IN (S)= 880.32 (48" RCP) INV OUT (N)= 880.22 (48" RCP)
103	890.83	60" DIA. MANHOLE	R-1772	INV IN (W)= 883.98 (12" RCP) INV IN (S)= 881.34 (48" RCP) INV OUT (N)= 881.24 (48" RCP)
104	891.90	72" DIA. MANHOLE	R-1772	INV IN (S)= 884.25 (15" RCP) INV IN (E)= 881.65 (48" RCP) INV OUT (N)= 881.55 (48" RCP)
200	892.58	CURB INLET, 48" DIA.	R-3501-TL	INV IN (S)= 884.79 (15" RCP) INV IN (W)= 885.93 (12" RCP) INV OUT (N)= 884.69 (15" RCP)
201	893.31	CURB INLET, 30 X 30	R-3501-TL	INV IN (W)= 889.16 (12" RCP) INV OUT (N)= 887.65 (15" RCP)
300	891.86	CURB INLET, 60" DIA.	R-3501-TB	INV IN (S)= 882.15 (48" RCP) INV OUT (W)= 882.05 (48" RCP)
301	891.86	CURB INLET, 60" DIA.	R-3501-TB	INV IN (S)= 882.33 (48" RCP) INV OUT (N)= 882.23 (48" RCP)
302	894.14	60" DIA. MANHOLE	R-1772	INV IN (S)= 882.78 (48" RCP) INV OUT (N)= 882.68 (48" RCP)
303	895.00	60" DIA. MANHOLE	R-1772	INV IN (SE)= 883.13 (48" RCP) INV OUT (N)= 883.03 (48" RCP)
304	892.00	OUTLET CONTROL STRUCTURE, 60" DIA.	SEE DETAIL	INV OUT (NW)= 883.50 (48" RCP)
400	892.11	CURB INLET, 60" DIA.	R-3501-TL	INV IN (S)= 887.20 (12" RCP) INV IN (E)= 881.82 (48" RCP) INV OUT (W)= 881.72 (48" RCP)
500	890.67	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 884.17 (12" RCP) INV OUT (E)= 884.07 (12" RCP)
501	890.67	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 884.36 (12" RCP) INV OUT (E)= 884.26 (12" RCP)
502	887.53	BEEHIVE INLET, 48" DIA.	R-4342	INV OUT (E)= 884.50 (12" RCP)
600	892.38	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 886.20 (12" RCP) INV OUT (E)= 886.10 (12" RCP)
601	890.32	BEEHIVE INLET, 48" DIA.	R-4342	INV OUT (E)= 886.30 (12" RCP)
700	893.31	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 889.40 (12" RCP) INV OUT (E)= 889.30 (12" RCP)
701	897.38	48" DIA. MANHOLE	R-1772	INV OUT (E)= 889.51 (12" RCP)

STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
800	892.13	CURB INLET, 24 X 24	R-3501-TL	INV OUT (N)= 887.60 (12" RCP)
900	891.96	FLARED END SECTION, 48" DIA.	N/A	INV IN (S)= 888.00 (42" RCP)
901	894.16	OUTLET CONTROL STRUCTURE, 60" DIA.	SEE DETAIL	INV IN (S)= 888.24 (42" EX. STM) INV OUT (N)= 888.14 (42" RCP)
1000	885.00	OUTLET CONTROL STRUCTURE, 72" DIA.	SEE DETAIL	INV OUT (N)= 877.84 (30" RCP)
1001	880.58	FLARED END SECTION, 30" DIA.	N/A	INV IN (S)= 877.70 (30" RCP)

STORM SEWER PIPE DATA TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
	901	42"	EX. STM	142'	0.30%
101	100	48"	RCP	40'	0.50%
102	101	48"	RCP	187'	0.49%
103	102	48"	RCP	187'	0.49%
104	103	48"	RCP	68'	0.31%
200	104	15"	RCP	57'	0.78%
201	200	15"	RCP	130'	2.20%
300	400	48"	RCP	119'	0.19%
301	300	48"	RCP	27'	0.30%
302	301	48"	RCP	118'	0.30%
303	302	48"	RCP	83'	0.30%
304	303	48"	RCP	123'	0.30%
400	104	48"	RCP	41'	0.18%
500	103	12"	RCP	27'	0.35%
501	500	12"	RCP	27'	0.35%
502	501	12"	RCP	39'	0.35%
600	200	12"	RCP	48'	0.35%
601	600	12"	RCP	29'	0.35%
700	201	12"	RCP	39'	0.35%
701	700	12"	RCP	33'	0.35%

STORM SEWER PIPE DATA TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
800	400	12"	RCP	27'	1.50%
901	900	42"	RCP	23'	0.62%
1000	1001	30"	RCP	140'	0.10%

DRAINAGE DATA TABLES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	445.05'	N00°00'00"E
L2	468.18'	N00°02'56"E
L3	459.08'	S89°50'57"W

CURVE TABLE			
CURVE #	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	58.63'	46.70'	N22°49'15"W
C2	58.51'	46.71'	N22°49'15"W

STREET DATA TABLES

SANITARY SEWER STRUCTURE DATA TABLE					
	STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING	CASTING TYPE	INVERT
	426	AIR RELEASE VALVE	900.81	SOLID	INV IN = 895.55(N) INV IN = 894.40(N)
	1001	48" DIA. MANHOLE	887.27	R-1772	INV OUT = 876.80(S)
	1002A	48" DIA. MANHOLE	889.36	R-1772	INV OUT = 879.00(E)
	1002	48" DIA. MANHOLE	891.61	R-1772	INV IN = 875.60(N) INV OUT = 875.40(S)
	1003A	48" DIA. MANHOLE	896.61	R-1772	INV OUT = 889.10(N)
	1003	48" DIA. MANHOLE	893.42	R-1772	INV IN = 874.98(S) INV IN = 874.98(N) INV OUT = 874.78(E)
	1004	48" DIA. MANHOLE	893.53	R-1772	INV IN = 873.88(W) INV OUT = 873.78(E)
	1005	48" DIA. MANHOLE	889.40	NEENAH R-1713-B-SP	INV IN = 872.46(W) INV OUT = 872.26(S)
	1006	48" DIA. MANHOLE	896.92	NEENAH R-1713-B-SP	INV IN = 870.82(N) INV OUT = 870.62(SE)
	1007	48" DIA. MANHOLE	895.97	NEENAH R-1713-B-SP	INV IN = 870.17(NW) INV OUT = 869.97(E)
	1008	48" DIA. MANHOLE	885.63	NEENAH R-1713-B-SP	INV IN = 868.17(W) INV OUT = 868.07(E)
	1009	48" DIA. MANHOLE	879.90	NEENAH R-1713-B-SP	INV IN = 862.25(W) INV OUT = 862.05(N)
	1010	LIFT STATION	879.56	SEE DETAIL	INV IN = 861.85(S) INV IN = 874.33(N)
FUTURE, BUT SHOWN AS REFERENCE	1170	48" DIA. MANHOLE	879.59	NEENAH R-1713-B-SP	INV IN = 862.87(E) INV OUT = 862.67(N)
FUTURE, BUT SHOWN AS REFERENCE	1180	48" DIA. MANHOLE	878.73	NEENAH R-1713-B-SP	INV IN = 864.52(S) INV OUT = 864.32(W)
FUTURE, BUT SHOWN AS REFERENCE	1190	48" DIA. MANHOLE	875.32	NEENAH R-1713-B-SP	INV IN = 866.10(S) INV OUT = 866.00(N)
FUTURE, BUT SHOWN AS REFERENCE	1200	48" DIA. MANHOLE	875.00	NEENAH R-1713-B-SP	INV IN = 868.00(S) INV OUT = 867.90(N)
FUTURE, BUT SHOWN AS REFERENCE	1210	48" DIA. MANHOLE	875.00	NEENAH R-1713-B-SP	INV OUT = 869.80(N)
FUTURE, BUT SHOWN AS REFERENCE	1300	72" DIA. MANHOLE	895.24	R-1772	INV IN = 889.83(N)

SANITARY SEWER DATA TABLES

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800 | 452 - 6408
317 | 843 - 0546 *fax*
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WEIHE ENGINEERS
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Landscape Architecture
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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	04.28.2022	B.S
ISSUED FOR TAC REVISIONS	06.03.2022	B.S

PROJECT NO.: W22.0038
DWG NAME: W22.0038-C200 storm ODP
DESIGNED BY: B.S
DRAWN BY: AJW
CHECKED BY: SSR
DATE: 06.03.2022

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE11300279 STATE OF INDIANA
06/03/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

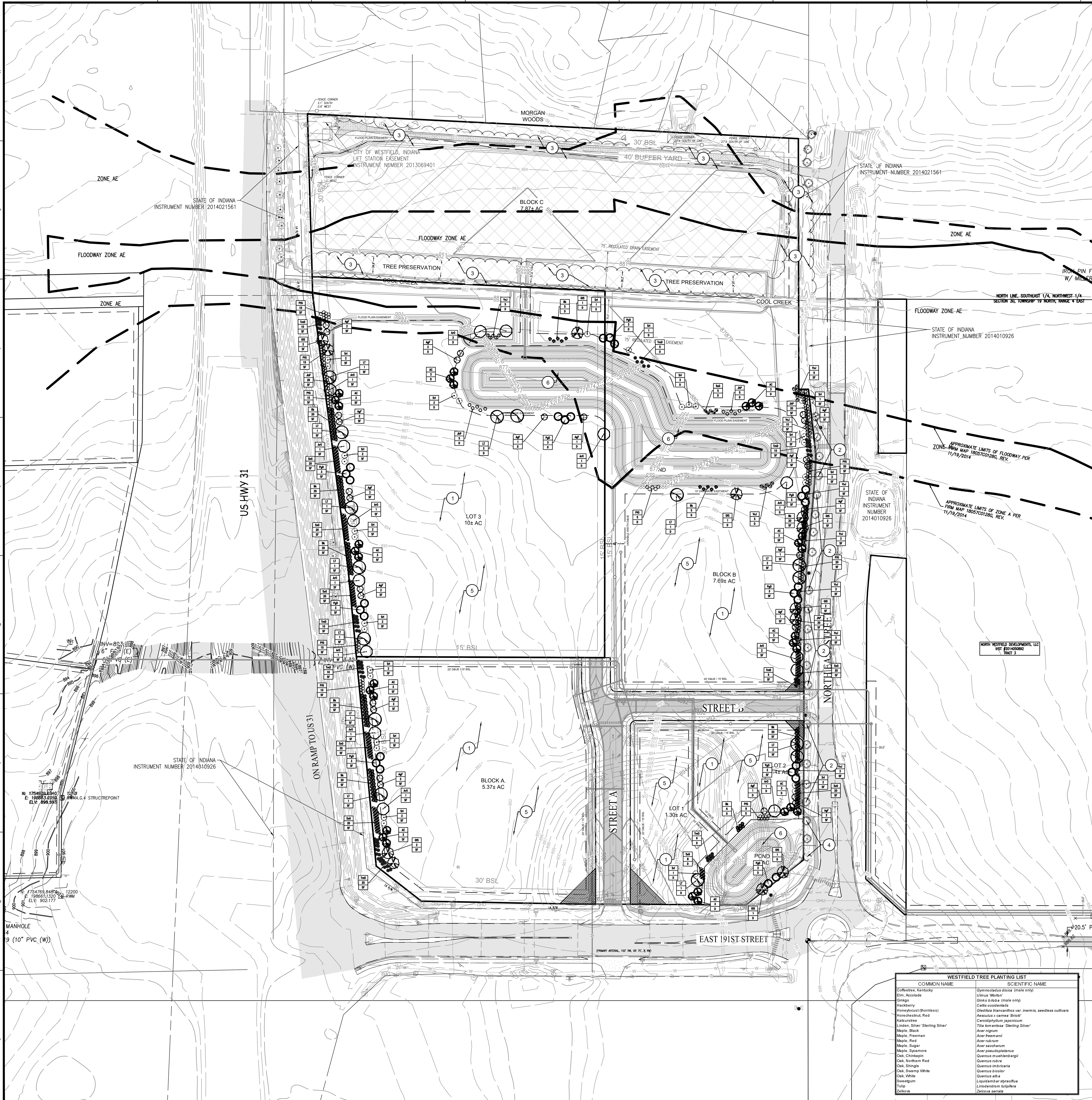
DEVELOPMENT PLAN DETAILS

Part of the SW¼ of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 10

PROJECT NO. W22.0038

LOCATION: J:\1_W22\W22.0038\Engineering\design\construct\ODP\W22.0038-C200 storm ODP.dwg
LAYOUT: 10
DATE/TIME: June 03, 2022 - 11:19am
PLOTTED BY: Brandon



WESTFIELD TREE PLANTING LIST	
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	*Liriodendrom tulipifera*
Zelkova	*Zelcova serrata*

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. EXISTING TREES TO REMAIN ALONG NORTH EAST STREET
3. EXISTING TREELINE BUFFERYARD ON "LOT C" TO REMAIN AROUND PERIMETER AND IS NOT TO BE DISTURBED.
4. EXISTING TREES TO BE REMOVED AND REPLACED WITH GRADING(3).
5. INDIVIDUAL LOT PLANTINGS ARE TO BE ADDED AS EACH LOT IS DEVELOPED.
6. DETENTION POND PLANTINGS ARE TO BE INSTALLED AS THEY ARE DEVELOPED.

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
ARTICLE 6.8-I: DETENTION - (D) -NATURAL APPEARANCES: DETENTION AND RETENTION AREAS SHALL BE LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS AND SHALL INCLUDE SHADE, ORNAMENTAL TREES, EVERGREENS, SHRUBS, HEDGES, AND OR OTHER PLANTINGS. - WETLAND AND AQUATIC VEGETATION PLANTED AROUND THE WET PERIMETER OF SUCH AREAS SHOULD BE UTILIZED TO FURTHER THIS DESIGN OBJECTIVE: HOWEVER, IF SUCH PLANTINGS ARE UTILIZED FOR WATER QUALITY CONTROL, THE LANDSCAPE PLANS SHALL BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. -DETENTION AND RETENTION AREAS SHALL BE DESIGNED TO BE NATURAL IN APPEARANCE, WITH MEANDERING EDGES. - DETENTION AND RETENTION AREAS SHOULD BE LOCATED TO ENHANCE VIEW SHEDS AND INCORPORATED AS AMENITIES TO THE DEVELOPMENT. - SIDE SLOPES ABOVE THE WATER LINE FOR RETENTION AREAS AND WATER FEATURES SHALL NOT EXCEED 4:1. SIDE SLOPES ABOVE THE WATER LINE FOR DETENTION AREAS SHALL NOT EXCEED 4:1 AND SHALL BE GRADED TO HARMONIZE WITH THE OVERALL OPEN SPACE DESIGN OF THE SITE.	TBD WHEN LOTS ARE DEVELOPED	TBD WHEN LOTS ARE DEVELOPED
ARTICLE 6.8-M: EXTERNAL STREET FRONTAGE LANDSCAPING - (SF) - NONRESIDENTIAL USES: A LANDSCAPING AREA WITH A MINIMUM DEPTH OF TEN (10) FEET SHALL BE REQUIRED ABUTNG AN EXTERNAL STREET ALONG ANY NONRESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF THREE (3) SHADE OR EVERGREEN TREES, TWO (2) ORNAMENTAL TREES AND TWENTY-FVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET. THIS REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS IF THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN TWENTY (20) FEET OF THE RIGHT-OF-WAY. IN ADDITON FOR INDUSTRIAL DISTRICTS, A MINIMUM THREE-FOOT (3') TALL UNDULATNG MOUND SHALL BE REQUIRED ALONG THE ENTRE EXTERNAL STREET FRONTAGE.	US 31 = 1,293' 39 SHADE/EVER 26 ORNAMENTAL 325 SHRUBS 191ST. ST. = 836' 25 SHADE/EVER 17 ORNAMENTAL 209 SHRUBS	PER PUD - PLANTINGS MAY NOT BE REQUIRED TO BE INSTALLED DEPENDING ON BUILDING PLACEMENT/ ENTRANCE LOCATION -COUNTS TO BE ADDED AS LOTS ARE DEVELOPED

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT B & B	ROOT CONT	MATURE SIZE	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES							
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	5	X		50'T x 40'W	X
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	4	X		45'T x 35'W	X
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	4	X		90'T x 50'W	X
	EVERGREEN TREES							
AC	ABIES CONCOLOR	WHITE FIR	6' HT.	12	X		40'T x 15'W	X
PgD	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6' HT.	8	X		30'T x 20'W	X
	ORNAMENTAL UNDERSTORY TREES							
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' HT.	5	X		15'T x 15'W	MULTI-STEM
SrI	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	8	X		20'T x 15'W	X
	DECIDUOUS SHRUBS							
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	13		X	2'T x 3'W	X
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13		X	2'T x 3'W	X
VxJ	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5	10		X	6'T x 6'W	X
	EVERGREEN SHRUBS							
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	16		X	3' x 3"W	X
JhP	JUNIPEROUS HORIZONTALIS 'PLUMOSA'	CREEPING JUNIPER	#3	10		X	1.5'T x 8'W	X
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	11		X	3'T x 4'W	X

WESTFIELD REQUIRED NOTES

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

LEGEND

SITE TRIANGLE
COMPENSATORY STORAGE AND VEGETATIVE BUFFER YARD

LANDSCAPE PLAN LEGEND

UTILITIES

CISTERN
DRINKING FOUNTAIN
FIRE DEPT HOOKUP
FIRE HYDRANT
POST INDICATOR VALVE
CHILLED WATER MANHOLE
WATER MANHOLE
SPRINKLER CONTROL BOX
SPRINKLER CONTROL VALVE
SPRINKLER
SPIGOT
WELL HEAD
WATER METER
WATER VALVE
GAS METER
GAS VALVE
ELECTRIC MANHOLE
ELECTRIC OUTLET
ELECTRIC METER
ELECTRICAL RISER
TRANSFORMER
GUY ANCHOR
ELECTRIC JUNCTION BOX
GENERATOR
UTILITY POLE
UTILITY POLE W/ TRANSFORMER
MONITORING WELL
LIQUID PROPANE GAS TANK
ORNAMENTAL LIGHT
STREET LIGHT
PARKING LOT LIGHT (1 HEAD)
PARKING LOT LIGHT (2 HEAD)
PARKING LOT LIGHT (3 HEAD)
PARKING LOT LIGHT (4 HEAD)
COMMUNICATIONS JUNCTION BOX
COMMUNICATIONS MANHOLE
COMMUNICATIONS PEDESTAL
COMMUNICATIONS RISER
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL
STORM CLEANOUT
BEEHIVE INLET
CURB INLET
FLOOR DRAIN
ROUND INLET
SQUARE INLET
STORM MANHOLE
DOWN SPOUT
SANITARY SEWER CLEANOUT
LIFT STATION
SANITARY SEWER MANHOLE
SANITARY STUB MARKER
SEPTIC TANK
DISTRIBUTION BOX

OTHER

FLAG POLE
SIGN
POST
GATE POST
BOLLARD
PARKING METER
PARKING WHEEL STOP
ACCESSIBLE SPACE
PARKING COUNT

LINE TYPES

RIGHT OF WAY LINE
FENCE
GUARD RAIL
BUILDING SETBACK LINE
BOUNDARY LINE
SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

N S W E

SCALE: 1" = 100'

0 50 100 200

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PROJECT NO.: W22.0038
DWG NAME: W220038-L100 overall landscape plan ODP
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 06.03.2022

DATE	BY	REVISIONS AND ISSUES
04.28.2022	BJS	ISSUED FOR TAC REVIEW AND APPROVAL
06.03.2022	BJS	ISSUED FOR TAC REVISIONS

ERIC A. CARTER REGISTERED No. 20300131 STATE OF INDIANA LANDSCAPE ARCHITECT
APPROVAL PENDING NOT FOR CONSTRUCTION
06/03/2022
ERIC A. CARTER RLA 20300131

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

OVERALL LANDSCAPE PLAN

Part of the SW/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. 11

PROJECT NO. W22.0038

LOCATION: H:\2022\W220038\Engineering\design\conset\ODP\W220038-L100 overall landscape plan ODP.dwg
LAYOUT: 11
DATE/TIME: June 03, 2022 - 11:04am
PLOTTED BY: wagnera

Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the June 6, 2022 APC Meeting

Presented for approval: June 20, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, June 6, 2022 at Westfield City Hall.

Active links for this meeting:

June 6, 2022 APC Agenda & Exhibits **June 6, 2022 YouTube Video**

OPENING OF MEETING

You Tube Time: 0:06

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Ginny Kelleher, Robert Horkay, Mike Johns, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Matt Deck and Andre Maue.

City Staff Present In-Person: Kevin Todd, Director and Weston Rogers, Associate Planner.

City Staff Present Virtually: Pam Howard, Assistant Director.

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

APPROVAL OF MINUTES

Kelleher motioned to approve the May 16, 2022 Minutes as presented.
McCarty seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Todd reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2203-DDP-09 *YouTube Time: 5:23*

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Detailed Development Plan review of a twelve (12) building multi-family development on 24.4 acres +/-in the Lantern Commons PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2204-DDP-11

Lantern Commons

TWG Grand Park Village Multi-Family

North of Grand Park Boulevard & Wheeler Road

TWG Development, LLC by Kimley-Horn& Associates, Inc. requests Detailed Development Plan review of an eleven (11) building Multi-Family Development on 12 acres +/- in the Grand Park Village PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2204-DDP-12

NewPro Campus Project 3

16400 Southpark Bldg Facility

Myers Construction Management, Inc. by Don Myers requests Detailed Development Plan review for a 34,150 SF commercial building on 2.1 acres +/- in the Southoak PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2206-DDP-17
Teachers Credit Union (TCU)
328 West State Road 32

The Redmond Company by Weihe Engineers requests Detailed Development Plan review of a 3,400 square foot bank on 1.1 acres +/- in the Spring Mill Centre PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2206-DDP-18
Community Bible Church Expansion
231 E. 161st Street

Community Bible Fellowship by Weihe Engineers requests Detailed Development Plan review for a 33,005 square foot building expansion and associated parking expansion on 15 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Reports.
Burkman seconded. Motion passed. Vote 6-1. (Spoljaric)

ITEMS OF BUSINESS

2205-PUD-10 *YouTube Time: 8:29*
Chatham Hills PUD Amendment IX
859 Chatham Ridge Lane

Tracy L. Haddad Trust by Church, Church, Hittle & Antrim requests an amendment to the Architectural and Landscaping Standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation

Kelleher motioned to forward 2205-PUD-10 to the City Council with a favorable recommendation.
Burkman seconded. Motion passed. Vote 7-0.

2205-ZOA-01 *YouTube Time: 12:42*
Unified Development Ordinance Amendment (Spring 2022)

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

Staff presentation / APC comments.

McCarty motioned to forward 2205-ZOA-01 to the City Council with a favorable recommendation with the amendment stated in the motion.
Spoljaric seconded. Motion passed. Vote 5-0. (Johns and Kelleher abstained.)

PUBLIC HEARING ITEMS

2206-ODP-05 & 2206-SPP-05 [PUBLIC HEARING] *YouTube Time: 28:54*
Midtown at Westfield
Northwest corner of 191st Street & East Street

Henke Development Group by Weihe Engineers requests Overall Development Plan and Primary Plat approval for three (3) Lots and three (3) Blocks on 37.78 acres +/- in the Midtown at Westfield PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) / (Presenter: Kevin Todd – ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments.

Public Hearing for **2206-ODP-05 & 2206-SPP-05** opened at 7:47 p.m.

- One (1) public comment.

Public Hearing for **2206-ODP-05 & 2206-SPP-05** closed at 7:37 p.m.

Petitioner response / APC comments.

2206-ODP-06 & 2206-SPP-06 [PUBLIC HEARING] *YouTube Time: 45:59*
Springwater
East side of Westfield Blvd/Union Street, North of 161st Street

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)/(Presenter: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation

Public Hearing for **2206-ODP-06 & 2206-SPP-06** opened at 7:47 p.m.

- No public comments.

Public Hearing for **2206-ODP-06 & 2206-SPP-06** closed at 7:49 p.m.

No APC comments.

2206-PUD-11 [PUBLIC HEARING] *YouTube Time: 49:30*
Towne Road Crossing PUD Amendment I
South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) / (Presenter: Kevin Todd – ktodd@westfield.in.gov)

Staff presentation.

Public Hearing for 2206-PUD-11 opened at 7:57 p.m.

- One (1) public comment.

Public Hearing for 2206-PUD-11 closed at 8:03 p.m.

Presenter response / APC comments.

2206-PUD-12 [PUBLIC HEARING] *YouTube Time: 2:13:54*
Andover PUD Amendment - Parcel "I" Daycare
East Side of Grassy Branch Rd., Approx. 200 feet south of Mere Boulevard

NVS Properties 20, LLC by Murphy Real Estate Services requests an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov

Staff presentation.

Public Hearing for 2206-PUD-12 opened at 9:31 p.m.

- No public comments.

Public Hearing for 2206-PUD-12 closed at 9:33 p.m.

APC comments

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)

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd

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

2112-ODP-26 [CONTINUED]
Southpark Industrial
16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-05 [CONTINUED]
Towns at Union PUD
East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2205-PUD-09 [CONTINUED]
iBeach31 at Grand Park PUD
724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27
TowneRun PUD [CONTINUED]
Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS: *YouTube Time: 2:46:41*

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 6-0.
(Spoljaric left before the vote to adjourn.)
The meeting adjourned at 10:08 p.m.

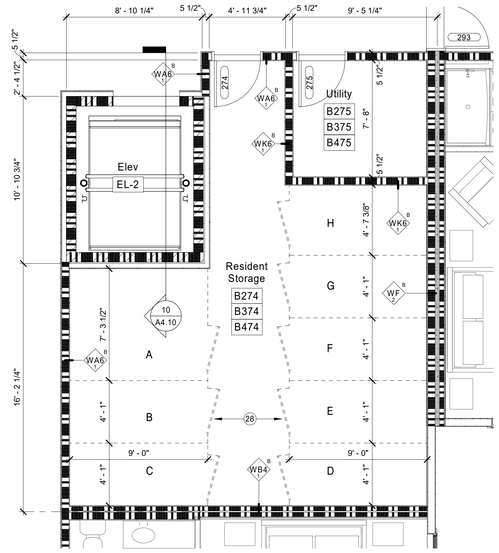
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for June 6, 2022

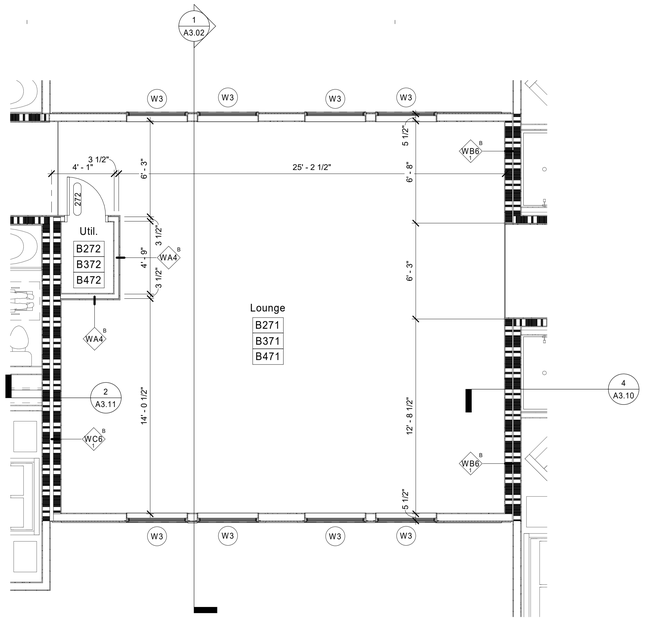
_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

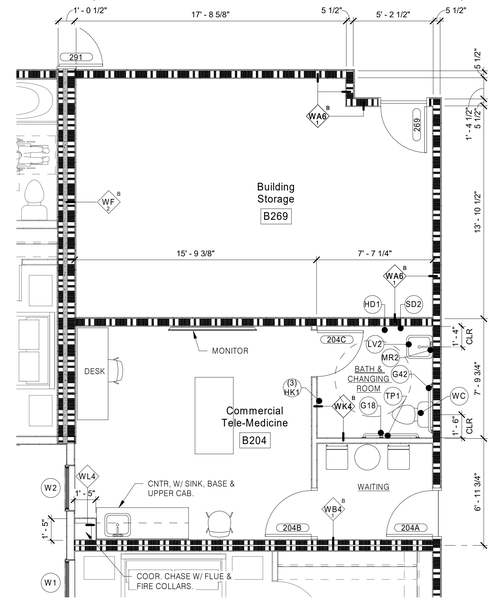
_____
Kevin M. Todd, Secretary



4 Floor Plan
Resident Storage - Floors 2,3 & 4
A1.02-A5 1/4" = 1'-0"



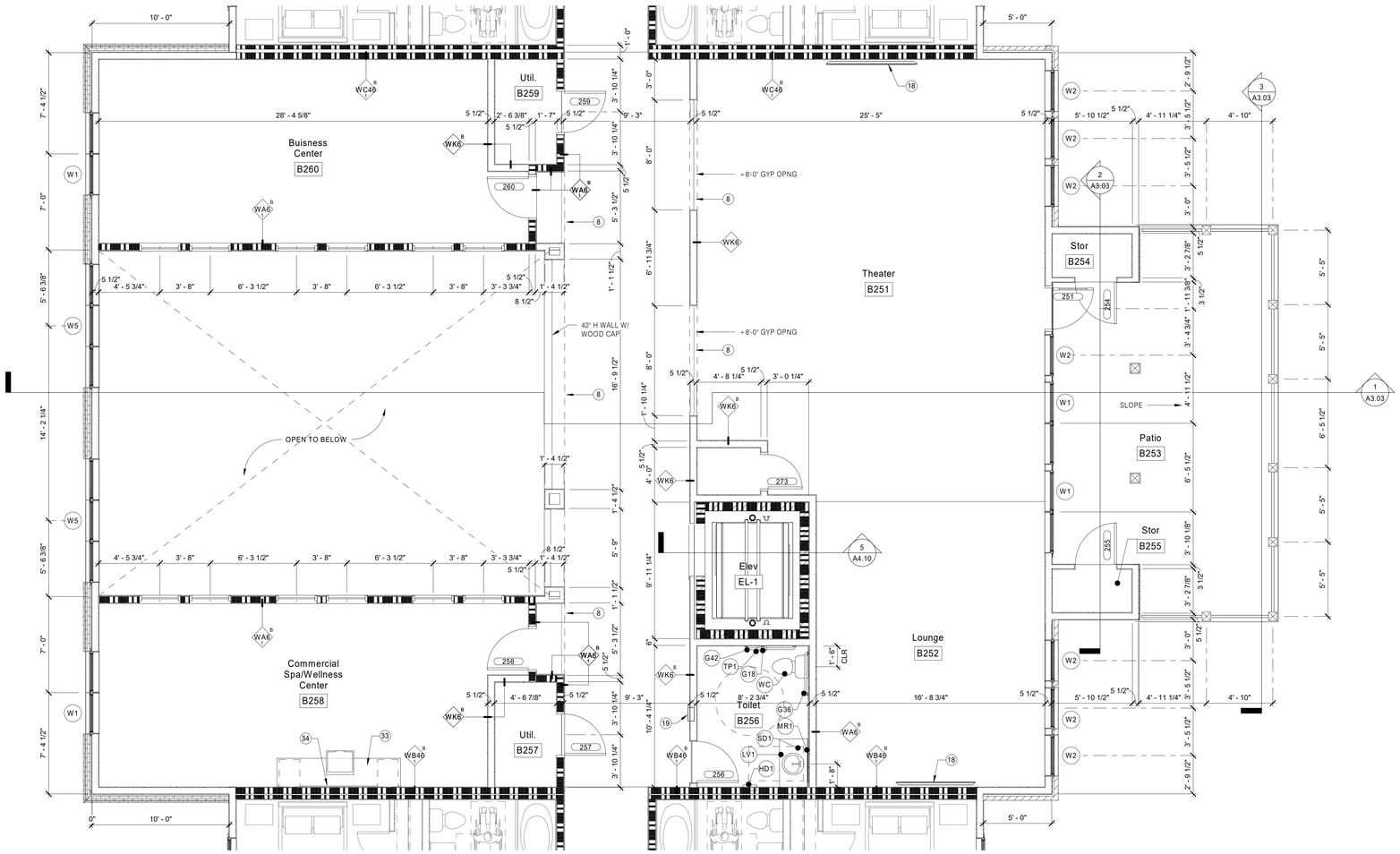
3 Floor Plan
Lounge Area - Floors 2, 3 & 4
A1.02-A5 1/4" = 1'-0"



2 Floor Plan
2nd Floor -Amenity Area B
A1.02-A5 1/4" = 1'-0"

TOILET ACCESSORIES

Item	Description
G18	Grab Bar, 18" Bobrick B-6809.99x42
G36	Grab Bar, 36" Bobrick B-6809.99x36
G42	Grab Bar, 42" Bobrick B-6809.99x42
LV1	Lavatory w/ soap dispenser
MR1	Mirror, framed: Bobrick B165 2436
MR2	Mirror, framed: Bobrick B165 1836
PT1	Paper towel dispenser: Bobrick B-4262
RH	Robe Hook: Bobrick B-682
SD1	Soap dispenser: Bobrick B-4112
TP1	Toiler paper dispenser: Bradley 508.32
WC	Water closet



1 Floor Plan
2nd Floor - Amenities Area B
A1.02-A5 1/4" = 1'-0"

GENERAL PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. DIMENSIONS ARE TAKEN TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXISTING FINISHES, AND COLUMN LINES UNLESS SPECIFICALLY NOTED OTHERWISE. FINISHED (FIN, FD) OR CLEAR (CLR) DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE SPANS BETWEEN WALLS OR FROM FINISH SURFACE OF WALL TO LATCH/HINGE OF ADJACENT DOOR OR CENTERLINE OF PLUMBING FIXTURES.
3. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
4. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
5. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
6. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
7. FLOORS SHALL SLOPE TO FLOOR DRAINS. SLOPES SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES.
8. WALL FRAMING, INSULATION, SHEATHING, AND FINISHES SHALL EXTEND FROM THE TOP OF SLAB TIGHT TO THE UNDERSIDE OF THE DECK ABOVE UNLESS NOTED OTHERWISE. PARTIAL HEIGHT WALLS ARE NOTED WITH TOP OF WALL ELEVATIONS.
9. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
10. STUD WALL CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED OWNER PROVIDED AND CONTRACTOR PROVIDED ITEMS REPRESENTED WITHIN THE DRAWINGS AND SPECIFICATIONS.
11. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
12. EACH EXTERIOR STUD WALL ACROSS THE ENTIRETY OF THE BUILDING IS TO RECEIVE A MINIMUM R-19 BATT INSULATION.
13. SEE STRUCTURAL DRAWINGS FOR INFORMATION REGARDING CMU AND CAST-IN-PLACE WALLS.

PLAN KEY NOTES

1. LINE OF PATIO / CANOPY ABOVE.
2. FIBER CEMENT WRAPED COLUMNS, X4
3. VENT-FREE GAS FIREPLACE WITH LOGS. COORDINATE OPENING WITH MFR.
4. BUILT-IN ADJUSTABLE SHELVING.
5. LINE OF COVE CEILING WITH CROWN MOLDING AND PERIMETER LIGHTING, ABOVE.
6. CONCRETE SLAB DROPPED 4" AND SLOPED TO DRAINS.
7. LINE OF STEEL BEAMS W/ 1-HR FIREPROOFING, ABOVE. SEE STRUCTURAL DRAWINGS
8. LINE OF GYPSUM SOFFIT ABOVE.
9. BUILT-IN MAILBOX AND PACKAGE DELIVERY SYSTEMS. CONFIRM REQUIREMENTS WITH USPS POSTMASTER, MFR. AND OWNER.
10. GRANITE COUNTER WITH BASE CABINETS
11. UNDER-COUNTER ICE MAKER.
12. BUILT-IN CABINETRY W/ OPENING FOR A 36" W REFRIGERATOR, ACCESSIBLE.
13. BUILT-IN CABINETRY W/ OPENING FOR WALL OVEN AND MICROWAVE, ACCESSIBLE.
14. SINGLE BOWL SINK W/ TOP OF RIM +34" AFF MAX.
15. 12" DEEP PLASTIC LAMINATE SHELVING.
16. WRAPPED STEEL COLUMNS W/ 1-HR FIREPROOFING. SEE STRUCTURAL DRAWINGS.
17. ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION, ACCESSIBLE.
18. WALL MOUNTED TELEVISION.
19. FULLY RECESSED EXTINGUISHER CABINET.
20. MOP SINK WITH FRP ON WALLS +48" AFF 2'-0" BEYOND SINK EDGES.
21. RACK MOUNTED WATER HEATER SYSTEM W/ ISOLATION MOUNTS AT ALL FLOOR AND CEILING MOUNTED TO EQUIPMENT PIPING. SEE PLUMBING DRAWINGS.
22. NO OPENINGS TO OCCUR WITHIN 4'-0" OF FIREWALL.
23. 2-HOUR FIRE RATED FLOOR / CEILING FOR OCCUPANCY SEPARATION. UL DESIGN NO. L577
24. DROPPED LEVEL SLABS. COORDINATE SLAB SIZE W/ EQUIPMENT.
25. ISOLATED THICKENED CONCRETE SLAB W/ EXPANSION JOINT SURROUND. PROVIDE ALL EQUIPMENT AND PIPING W/ ISOLATION MOUNTS.
26. SEE WALL TYPES. PROVIDE SOUND-PROOF DRYWALL SIM. TO 'QUIETROCK' W/ SOUND BATTS. PROVIDE ACOUSTICAL RUBBER E.J. MATERIAL ALONG TOP & BOTTOM TRACKS. PROVIDE ACOUSTICAL SEALANT AROUND ALL PERIMETERS.
27. SEE WALL TYPES. PROVIDE 1-LAYER EACH SIDE OF SOUND-PROOF DRYWALL SIM. TO 'QUIETROCK'.
28. FLOOR TO CEILING CHAIN-LINK FENCE PARTITIONS W/ PADLOCK LATCH SYSTEM FOR GATES.
29. 34" H (MAX) COUNTERTOP. ISLAND ONLY TO INCLUDE TRASH CHUTE RING & SOLID BASE W/ CABINET TO ACCESS TRASH RECEPTACLE.
30. FLOOR MOUNTED BIKE RACK. SIMILAR TO *THE PARK AND FACILITIES*,'DOUBLEUP SINGLE SIDED BIKE RACK'
31. FLOOR MOUNTED BIKE REPAIR STAND.
32. FREE STANDING DOG WASH STATION & S.S. SHELVING.
33. SALON SINK STATION. GRANITE COUNTER & BACKSPLASH. BASE AND UPPER CABINETS.COORDINATE W/ SUPPLIER.
34. WALL HUNG MIRROR.

browning day

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Phone: (317) 635-5030
Website: www.browningday.com

HG Westfield I, LLC
Owner

12821 E New Market St., Suite 200
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Structural Engineer

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TEC Consulting Engineer
MEP Engineer

1133 W. Mill Rd #208
Evansville, IN 47710
Phone: (812) 457-6778

Cripe
Civil Engineer

9339 Priority Way West Drive, Suite 100
Indianapolis, IN 46240
Phone: (317) 844-6777
Website: www.cripe.biz

CERTIFICATION

Construction Documents

Highground 55+ Boutique Apartments

18160 Wheeler Road
Westfield, IN 46074

Project No.: 21036
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: June 1, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

2nd Floor, Plan Enlargements

A1.02-A5

\\bdmd.local\UEM\UserShare\jfarm\Documents\Grand Park Village - Architectural - Local (R21)_jfarmGQNNL.rvt

6/16/2022 6:17:35 PM

Petition Number:	2204-DDP-13
Subject Site Address:	East side of Wheeler Road, approx. 500 feet north of 181st Street
Petitioner:	HG Acquisition Company, LLC by Cripe
Request:	Petitioner requests Detailed Development Plan review of a 244,580 square foot mixed-use building on 8.56 acres +/- in the Grand Park Village PUD District
Current Zoning:	Grand Park Village PUD (Ord. 12-46)
Current Land Use:	Vacant
Approximate Acreage:	8.56 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Building Elevations
	5. Building Renderings
	6. Courtyard Plan
	7. Landscape Plan
	8. Spa and Telemedicine Space Plans
Staff Reviewer:	Daine Crabtree, Senior Planner

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

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

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

The plans comply.

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

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

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

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

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

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

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

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

DISTRICT STANDARDS: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance**:**

22) Minimum Lot Area: No minimum
23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
25) Minimum Building Setback Lines
    a. Internal Street: 0 feet (Article 6(E)(4) of PUD)
    b. External Street: 10 feet (Article 6(E)(5) of PUD)
    c. Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
    d. Side Yard: 0 feet (Article 6(E)(6) of PUD)
26) Minimum Lot Width: No minimum
27) Maximum Building Height: No maximum (Article 6(F) of PUD)
28) Minimum Building Size: None (Article 6(E)(3) of PUD)

DEVELOPMENT AND ARCHITECTURAL STANDARDS (ORD. 12-46)

The plans comply.

29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.

33) Parking Requirements (Article 6(G)): Parking in Grand Park Village shall adhere to the Zoning Ordinance.

34) Lighting (Article 6(I)): Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance

35) Multi-Family Residential (Article 6(K)(4)): MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6.

36) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

37) Accessory Use and Building Standards (Article 6.1)

38) Architectural Standards (Article 6.3)

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

42) Landscaping Standards (Article 6.8)

a) General Screening Standards (Article 6.8(H))

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

c) Foundation Plantings (Article 6.8(L)): 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.

d) External Street Frontage Landscaping

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping

g) Perimeter Parking Area Landscaping

43) Lighting Standards (Article 6.9)

a. All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

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

c. Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d. All Parking Area lighting 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.

44) Lot Standards (Article 6.10)

45) Outside Storage and Display (Article 6.12)

46) Outdoor Café and Eating Areas (Article 6.13)

47) Parking and Loading Standards (Article 6.14)

a. PUD District Standards (Article 6(G) and (J) of PUD):

- Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1,200) feet of Grand Park Village.
- Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
- Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
    1. Loading berths oriented toward any street shall be permitted;
    2. Maneuvering aisles and driveways may serve both required parking and loading berth.

b. Parking Spaces (Article 6.14(G))

c. Bicycle Parking (Article 6.14(H))

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS: CHAPTER 8 of UDO

52) Block Standards
53) Easement Standards
54) Monument and Marker Standards
55) Open Space and Amenity Standards
Comment: Superseded by Ord. 12-46

56) Pedestrian Network Standards
57) Storm Water Standards
58) Street and Right-of-Way Standards
59) Street Light Standards
60) Street Sign Standards

61) Surety Standards
62) Utility Standards

US HIGHWAY 31 OVERLAY DISTRICT (ARTICLE 5.2 of UDO)

63) Applicability: The boundaries of the US31 Overlay are hereby established for an area of one thousand three hundred and twenty (1,320) feet on either side of the United States Highway 31 right-of-way line in Washington Township, Hamilton County, extending from 146th Street to 216th Street. The provisions of this Article shall apply to any petition, application, Development Plan or Improvement Location Permit for real estate within the US31 overlay
64) Permitted Uses
Comment: Superseded by Ord. 12-46

65) Minimum Lot Size
66) Height and Area Requirements
    a. Maximum Building Height
    Comment: Superseded by Ord. 12-46
    b. Minimum Building Height
    c. Minimum Front Yard Setback
    Comment: Superseded by Ord. 12-46
    d. Minimum Side Yard Setback
    Comment: Superseded by Ord. 12-46
    e. Minimum Rear Yard Setback
    Comment: Superseded by Ord. 12-46
    f. Minimum Aggregate of Side Yard
    Comment: Superseded by Ord. 12-46
    g. Minimum Lot Width
    h. Minimum Aggregate Gross Floor Area
    Comment: Superseded by Ord. 12-46

    i. Maximum Lot Coverage
        - If all buildings on the Lot contain an aggregate Gross Floor Area in excess of 150,000 square feet, then sixty-five percent (65%) of the Lot

Comment: Lot coverage is 50.9%. Standard is met.

67) Loading Berth Requirements
68) Landscaping
69) Outside Storage of Refuse
70) Utility Screening
71) Architecture
72) Frontage Roads

GRAND PARK VILLAGE PUD (ORD. 12-46)

73) Uses
Comment: The proposed project is a single mixed-use building including 157 age-restricted multi-family dwelling units with two (2) commercial tenant spaces which are open to the public and accessible via key fob (see Exhibit 8).

74) Maximum Number of Dwelling Units: 960 dwelling units of which 610 are permitted in the Single Family (Attached) and Multi-Family Area identified in the Concept Plan
Comment: 157 multi-family dwelling units proposed.

Including previously approved development plans for multi-family and single-family attached projects, *245* available dwelling units in the Grand Park Village PUD would remain once this project is approved.

DEVELOPMENT	NUMBER OF APPROVED UNITS	NUMBER OF PROPOSED UNITS
CharlesTowne	244	N/A
Harbor at Grand Park Village	74	N/A
TWG Multi-Family	240	N/A
Hageman 55+ Mixed-Use	N/A	157
	558 units	157 units

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 2204-DDP-13 with the following conditions:**
    - **Approval is contingent upon the recordation of the associated Secondary Plat, docket number 2204-SFP-27; and**
    - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**

If you have any questions regarding the comments contained herein, please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

To: Westfield Plan Commission

From: Henke Development Group, LLC

Subject: Midtown at Westfield – Follow Up to Meeting with Morgan Woods Neighborhood

Date: June 21, 2022

This memo is a follow up to a request made at the June 6, 2022 Public Hearing for Docket Nos. 2206-ODP-05 & 2206-SPP-05 made by residents of Morgan Woods. Brad Henke with Henke Development met with a group of roughly twenty (20) of the neighbors of Morgan Woods (the "Neighbors") on June 20, 2022 and discussed a number of topics. The discussion was extremely positive and beneficial for both groups. We plan to continue to have open dialogue with their community as development of Midtown continues. Specifics of the discussions from the June 6th meeting are noted below:

- Plantings and Buffering
    - The plantings and buffering north of Cool Creek were discussed at length. The Neighbors requested that the existing trees north of Cool Creek remain and Brad agreed. This area will be preserved.
    - Brad explained the planting limitations stipulated by the Hamilton County Surveyor. The Neighbors requested that we plant native hardwood trees along the north side of the existing lift station access drive and Brad agreed. The locations of these plantings will be determined in the field and a note will be added to the landscaping plans. We will be sure to coordinate with the Neighbors during the installation.
    - Additionally, we plan to continue dialogue with the Hamilton County Surveyor through their permitting process. We will continue to press for the allowance of additional plantings and plan to target the south side of the access drive. If they show flexibility and allow plantings in that area we will add those plantings, as well.
    - The Neighbors requested that we coordinate with the Community Hospital team during their landscaping designs to promote the use of conifers along the north side of the building. We have relayed this request to Brian Cross, representing the Community Hospital team.
- Utilities
    - The Neighbors relayed the desire for gas and internet utilities. Brad explained that with the new Midtown Development, the changes of new utility extensions to Morgan Woods becomes more feasible. We plan to relay this desire to CEG Gas as well as Metronet, the internet provider in the area and will assist in coordination of these efforts.
    - The Neighbors requested a gate at the entrance to the lift station access drive. We have reached out to CEG to relay this desire and will coordinates efforts to having this installed if CEG approves.
- Trails
    - The Neighbors asked about our plans for trail connectivity. After coordination with John Nail, the Public Works Director for Westfield, we plan to extend the trail along East Street down to 191st and along the north side of 191st over to US 31. We will add a pedestrian crossing along the east splitter island of the interchange to connect to existing sidewalk infrastructure that crosses US 31.

Sincerely,

Phil A. Sundling, PE
Henke Development Group

WRITTEN PUBLIC COMMENTS

Docket Number: 2206-SPP-05 & 2206-ODP-05

Petitioner: Henke Development Group by Weihe Engineers

Request: Overall Development Plan and Primary Plat approval for three (3) lots and two (2) blocks on 37.78 acres in the Midtown at Westfield PUD District

Enclosed Attachments (as of 5:00 pm Tuesday, June 21, 2022):

June 21, 2022 Advisory Plan Commission Meeting

1. Sara Camden 19411 Ethan Allen Lane (6/21/22)
2. Sara Camden 19411 Ethan Allen Lane (6/21/22)

From:	Sara Camden
To:	planners; Daine Crabtree
Cc:	michelle@neuro-groove.com; Eric CAMDEN; brad.henke@henkedevelopment.com; Phil Sundling
Subject:	Midtown (2206-ODP-05 & 2206-SPP-05) - Recap of 6/20/2022 Morgan Woods Resident Meeting with Henke Development Group LLC
Date:	Tuesday, June 21, 2022 11:57:58 AM

WARNING: This external email is from sara.camden@outlook.com.

I'm writing to provide a recap of the Morgan Woods resident informational session on the proposed Midtown project (2206-ODP-05 & 2206-SPP-05) held at 6:00pm EDT on June 20, 2022. Many thanks to Brad Henke of Henke Development Group LLC for making himself available for this session, as well as to residents Michelle & Bryan Sigg who hosted neighbors at their home (19429 Justin Morgan Dr). 14 of 33 households in Morgan Woods were represented at this session, including all 5 homeowners with properties directly adjacent to the proposed Midtown development (*full attendee roster available at this link*). Here are some key takeaways / open questions coming out of tonight's meeting, understanding that a number of these items fall outside the purview of Henke Development Group --

Community Health Network Use Case: Residents would like to understand more about the specific type of healthcare facility, and business hours of this proposed tenant with specific concerns expressed about emergency services and corresponding noise / traffic, raising point that Riverview already has emergency/urgent care services within sight and earshot of our neighborhood.

19410 East Street (state parcel #29-06-30-000-002.000-015): Relating to the lot directly adjacent to the south of Five Morgan Woods homes, residents would really like to better understand the plans for this specific area. Two homes in particular *(My home at 19411 Ethan Allen Ln & 19405 Justin Morgan Dr)* are oriented in such a way where primary living areas / windows / outdoor spaces directly face this lot, making what happens here now & next particularly impactful. Both of these homeowners have observed and dealt with numerous incidents of trespassing and general nuisance at all hours ever since the gravel easement was installed to service the Citizens Wastewater substation back around 2013. Here are some specific questions asked / ideas proposed:

- **Pond / Flood Plane:** When Midtown development concepts were initially presented to nearby residents, relevant commissions and city council, concept renderings included a retention pond in this lot and it was acknowledged in fully executed ordinance 19-21 signed September 11, 2019, section 8.4 ; D: Buffer Yard Requirements (Article 6.8(N)) ; iv "Detention Ares": *"The Concept Plan depicts*

detention and retention areas along the District's north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the "Lakes"). The Lakes shall be located within the District as generally shown on the Concept Plan."

- What prompted the change in current concept plans that relocates the proposed buffering pond south of Cool Creek rather than along the northern border of the development? Is there some engineering requirement that prompted this significant shift, or is this more of an aesthetic request of prospective tenant Community Health? Something else?
- If a pond is out of the question at this juncture, what are the detailed specifics for what will happen with this plot of land, both in terms of substance/vegetation/use cases as well as accessibility, security and ongoing maintenance? Our understanding is that some areas of this lot could not be reforested due to flood potential, so what happens in those cases?
- Residents at the southern end of Morgan Woods already deal with extremely soggy conditions, and are very concerned with how this new development and its construction could worsen these issues.

- **Reforestation:** Gaining a better understanding of exactly where reforestation will occur, and what varietals of trees will be planted is of keen interest to the neighborhood with a strong desire to maintain consistency with the existing tree species native to Morgan Woods. Conifer tree varietals are not naturally occurring in Morgan Woods today, and residents would suggest reserving this variety for buffering south of Cool Creek.

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Utilities Modernization: With Morgan Woods being built in the 70's with only 33 homesites, some utility services are antiquated, and we don't seem to have enough volume of residents to attract upgrades. Given the Midtown project will

involve significant construction and utilities installation directly adjacent to our neighborhood, we see this as an opportunity to address some sorely needed upgrades including fiber internet, natural gas lines and buried electric lines given the significant volume and duration of power outages we incur because of the dense woods.

I want to express again how grateful the residents of Morgan Woods are for the collaborative partnership of Henke Development LLC & the Anthony Family. Their high standards for excellence, and sincerity in their commitment to do right by the Westfield community where they work and live is evident. Hopefully they fully appreciate the uniqueness of Morgan Woods, and take our collective feedback as good-spirited and well-intended, which is our collective goal. An unusually large portion of the original residents who built homes in Morgan Woods back in the 1970s still occupy them today, and hopefully the development team, Anthony Family and our city representatives agree that this legacy is worth protecting.

Kind regards,
Sara Camden
19411 Ethan Allen Ln, Westfield, IN 46074
M: (317) 440-0522

From:	Sara Camden
To:	planners; Daine Crabtree
Cc:	michelle@neuro-groove.com; Eric CAMDEN; brad.henke@henkedevelopment.com; Phil Sundling
Subject:	Re: Midtown (2206-ODP-05 & 2206-SPP-05) - Recap of 6/20/2022 Morgan Woods Resident Meeting with Henke Development Group LLC
Date:	Tuesday, June 21, 2022 1:20:22 PM

WARNING: This external email is from sara.camden@outlook.com.

Providing a second update here to share that I was able to chat with Brad Henke and Phil Sundling of Henke Development LLC this afternoon where they provided additional clarity around a number of the items detailed in my email from this morning. Here are updates of note:

- **19410 East Street (state parcel #29-06-30-000-002.000-015):** Brad and Phil explained that the plans for a pond presented in original concept renderings for Midtown back in 2019 as well as reforestation of this lot are subject to the approval of Hamilton County Surveyor Kent Ward who has thus far not provided approval for these elements as proposed due to the flood plain designation in this area. They expressed that their strong preference for how to develop this land aligns with that of Morgan Woods residents, and they continue to collaborate and negotiate with Mr. Ward to arrive at the best solution. Additionally, they reassured that in any case, flood potential for Morgan Woods should stay constant or even improve, but will not worsen.

- **Construction Staging:** Henke Development Group LLC gave assurances that no construction staging would happen north of Cool Creek, and only disruptions to 19410 East St lot would be for an excavation cut and reforestation.

- **Easement Utilization & Security:** Brad and Phil have offered to follow up with the Anthony Family regarding potential joint use of the current easement for adjacent Morgan Woods property owners, and will also be conferring with Citizens Energy Group on how the easement and 19410 East St lot can be better secured.

- **Pedestrian Network:** Plans to enhance pedestrian access by extending existing pedestrian pathways along East St and 191st St were overviewed, and representatives of Henke expressed that they have been and will continue to stay in close contact with John Nail of Westfield Department of Public Works to ensure alignment with the city's plans and standards.

- **Utilities Modernization:** Phil and Brad have offered to advocate on Morgan Woods

residents' behalf with relevant utilities providers during the course of this project. Sara will canvass the Morgan Woods neighborhood to quantify interest in natural gas and fiber internet with more granularity, and will report findings back to Henke Development Group in order to help facilitate these conversations.

Continued collaboration with the developers is very reassuring and appreciated, so a big 'thank you' to Brad and Phil for making themselves available!

Sara Camden
19411 Ethan Allen Ln, Westfield, IN 46074
(317) 440-0522

From: Sara Camden
Sent: Tuesday, June 21, 2022 11:57 AM
To: planners@westfield.in.gov <planners@westfield.in.gov>; dcrabtree@westfield.in.gov <dcrabtree@westfield.in.gov>
Cc: michelle@neuro-groove.com <michelle@neuro-groove.com>; Eric CAMDEN <ecamden@outlook.com>; brad.henke@henkedevelopment.com <brad.henke@henkedevelopment.com>; Phil Sundling <phil.sundling@henkedevelopment.com>
Subject: Midtown (2206-ODP-05 & 2206-SPP-05) - Recap of 6/20/2022 Morgan Woods Resident Meeting with Henke Development Group LLC

I'm writing to provide a recap of the Morgan Woods resident informational session on the proposed Midtown project (2206-ODP-05 & 2206-SPP-05) held at 6:00pm EDT on June 20, 2022. Many thanks to Brad Henke of Henke Development Group LLC for making himself available for this session, as well as to residents Michelle & Bryan Sigg who hosted neighbors at their home (19429 Justin Morgan Dr). 14 of 33 households in Morgan Woods were represented at this session, including all 5 homeowners with properties directly adjacent to the proposed Midtown development (*full attendee roster available at this link*). Here are some key takeaways / open questions coming out of tonight's meeting, understanding that a number of these items fall outside the purview of Henke Development Group --

Community Health Network Use Case: Residents would like to understand more about the specific type of healthcare facility, and business hours of this proposed tenant with specific concerns expressed about emergency services and corresponding noise / traffic, raising point that Riverview already has emergency/urgent care services within sight and earshot of our neighborhood.

19410 East Street (state parcel #29-06-30-000-002.000-015): Relating to the lot directly adjacent to the south of Five Morgan Woods homes, residents would really like to better understand the plans for this specific area. Two homes in particular *(My home at 19411 Ethan Allen Ln & 19405 Justin Morgan Dr)* are oriented in such a way where primary living areas / windows / outdoor spaces directly face this lot, making what happens here now & next particularly impactful. Both of these homeowners have observed and dealt with numerous incidents of trespassing and general nuisance at all hours ever since the gravel easement was installed to service the Citizens Wastewater substation back around 2013. Here are some specific questions asked / ideas proposed:

- **Pond / Flood Plane:** When Midtown development concepts were initially presented to nearby residents, relevant commissions and city council, concept renderings included a retention pond in this lot and it was acknowledged in fully executed ordinance 19-21 signed September 11, 2019, section 8.4 ; D: Buffer Yard Requirements (Article 6.8(N)) ; iv "Detention Ares": *"The Concept Plan depicts detention and retention areas along the District's north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the "Lakes"). The Lakes shall be located within the District as generally shown on the Concept Plan."*
    - What prompted the change in current concept plans that relocates the proposed buffering pond south of Cool Creek rather than along the northern border of the development? Is there some engineering requirement that prompted this significant shift, or is this more of an aesthetic request of prospective tenant Community Health? Something else?
    - If a pond is out of the question at this juncture, what are the detailed specifics for what will happen with this plot of land, both in terms of substance/vegetation/use cases as well as accessibility, security and ongoing maintenance? Our understanding is that some areas of this lot could not be reforested due to flood potential, so what happens in those cases?
    - Residents at the southern end of Morgan Woods already deal with extremely soggy conditions, and are very concerned with how this new development and its construction could worsen these issues.

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