



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06-06_2022

Monday, June 06, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 06, 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](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

May 16, 2022 APC Minutes

Documents: [May 16, 2022 APC Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

2203-DDP-09

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 - poward@westfield.in.gov)

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

2204-DDP-11

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Multi-Family Building Elevations](#) | [Exhibit 5: Clubhouse Elevations](#) | [Exhibit 6: Bike Hub & Commercial Elevations](#) | [Exhibit 7: Landscape Plan](#) | [Exhibit 8: TWG Commitments](#) | [Exhibit 9: Covenants and Restrictions](#)

2204-DDP-12

NewPro Campus Project 3

16400 Southpark Building 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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: East & South Elevations](#) | [Exhibit 5: West & North Elevations](#) | [Exhibit 6: Landscape Plan](#)

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)

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

2206-DDP-18

Community Bible Church Expansion

231 East 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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Building Rendering](#) | [Exhibit 6: Landscape Plan](#)

ITEMS OF BUSINESS

2205-PUD-10

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Neighbor Meeting Summary](#)

2205-ZOA-01

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)

Documents: [Exhibit 1: Department Report](#) | [Exhibit 2: Ordinance 22-19 Clean](#) | [Exhibit 3: Ordinance 22-19 Color-coded](#)

PUBLIC HEARING ITEMS

2206-ODP-05 & 2206-SPP-05 [PUBLIC HEARING]

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](#)

2206-ODP-06 & 2206-SPP-06 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Overall Development Plan](#) | [Exhibit 6: Open Space Plan](#) | [Exhibit 7: Landscape Plan & Details](#) | [Public Comment Exhibit](#)

2206-PUD-11-06 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 22-18](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Equestrian Facility Character Exhibit](#) | [Exhibit 6 - Pasture Character Exhibit](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Exhibit 8 - Public Comment Exhibit](#) | [Petitioner's Presentation](#)

2206-PUD-12 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Project Narrative](#) | [Exhibit 3: Location Map](#) | [Exhibit 4: Proposed Ord. 22-17](#) | [Exhibit 5: Concept Site Plan](#) | [Exhibit 6: Building Elevations](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: Public Comment Exhibit](#) | [Exhibit 9: Concept Landscape Plan](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

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)

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

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](#) | [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](#)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2205-ZOA-01
Exhibit 1

Docket Number: 2205-ZOA-01 (Ordinance No. 22-19)
Petitioner: City of Westfield
Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.
Exhibits:
1. Department Report
2. Ordinance 22-19 Clean
3. Ordinance 22-19 Color-coded
Staff Reviewer: Pamela Howard, Assistant Director

PETITION HISTORY

This ordinance was introduced at the May 9, 2022, City Council meeting. The ordinance received a public hearing at the May 16, 2022, Advisory Plan Commission (the "Plan Commission") meeting. Subject to the discussion at this meeting, the petition is eligible for a recommendation at this meeting, and then Council's adoption consideration on June 13, 2022.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, six amendment ordinances have been adopted (November 2014, May 2015, May 2017, April 2018, August 2019, and September 2019). This amendment ordinance is proposed to address the following topics, which are further summarized herein. The topics are also color-coded, with the corresponding standards color-coded in **Exhibit 3**.

1. Changes to the rezoning process to accommodate a workshop meeting between the public hearing and recommendation;
 2. Creation of a Plat Committee;
 3. Separation of the Overall Development Plan (ODP) and Detailed Development Plan (DDP) processes;
 4. Miscellaneous Items.
-

WORKSHOP MEETING

Late last year, it became clear that changes to our rezoning process were necessary due to frustrations with our current process expressed by Plan Commission members, petitioners, and staff. The main issue has been the inability to receive additional feedback on changes made following the public hearing. In practice, many recent zoning petitions have appeared at the plan commission for an “update meeting” prior to seeking a recommendation. This has sometimes been unintentional, as the petitioner had intended to request a recommendation, but held off because additional changes were requested. Requiring a workshop meeting between the public hearing and recommendation would allow the Plan Commission to provide feedback on changes made following the public hearing, prior to the item returning for a recommendation.

This would not add an extra monthly meeting to the calendar. Instead, the first monthly meeting would be reserved for public hearings and items of business, while the second meeting would be for workshop items only. This meeting will be a noticed public meeting. Members of the public will be welcome to attend, or view the meeting on the City’s YouTube Channel; however, no public hearings will occur so there will not be an opportunity for verbal public comments at these meetings.

This new process would apply to all zoning projects: straight rezones (to a zoning district established in the UDO), new Planned Unit Development (PUD) Districts, and PUD Amendments; unless exempted by the Plan Commission following the public hearing.

Changes required to the UDO to accommodate this new process are minimal and involve reorganizing some sections of Article 10.15 Processes and Permits; Zoning Map Change (Rezones), and adding a section discussing the workshop meeting. Changes will also be required to the Plan Commission’s Rules of Procedure, which would be presented for approval following the approval of this amendment.

PLAT COMMITTEE

The creation of a Plat Committee has been discussed internally for many years. The creation of this committee is a necessary step to accommodate the proposed changes to the rezoning process, by reducing the number of items on the Plan Commission’s agenda. Details of the proposed committee are outlined below.

Membership: The Plat Committee would contain three or five members, all appointed by the Plan Commission with at least one of them being a member of the Plan Commission. All appointments would be for a one-year term.

Meetings: These would be public meetings, and subject to the same notice requirements as the Plan Commission meetings. This meeting would occur once per month, with the day and time currently to be determined. The meeting would likely occur during business hours, similar to other city committees, but would be live-streamed on the City’s YouTube Channel. To provide comments on a petition, members of the public could attend the meeting to speak

in person or send written comments to the planners' email prior to or during the meeting, as they do for petitions being heard at the Plan Commission.

Authority: The Plat Committee would review and approve Primary Plats and ODPs. Unlike the current process, the goal would be to have the public hearing and approval occur at the same meeting. To accommodate this, we would not notice petitions until they are fully compliant and eligible for approval. The Plat Committee would be established in and operate under the Plan Commission's Rules of Procedure, which would be updated following the approval of this amendment.

Changes to accommodate this new process were required in four chapters of the UDO:

Chapter 3 Administration: Changes to this chapter include adding a reference to the Plat Committee Schedule of Meetings, specifying that the Plan Commission has the authority to create a plat committee, and relocating duties from Article 3.6: Plan Commission section to the newly created Article 3.7: Plat Committee.

Chapter 7 Subdivision Standards: One change and two additions were made to this chapter. The change reassigns the authority to approve Subdivision Control Waiver from the Plan Commission to the Plat Committee, as these are part of the Primary Plat approval process. The two additions were suggested by our legal team and include a Plat Committee Certificate that will be signed after the approval of each Primary Plat, and a Right to Appeal section in accordance with Indiana Code.

Chapter 10 Processes and Permits: The only changes in this chapter that are specifically related to the creation of the Plat Committee were changing references from "Plan Commission" to "Plat Committee", or adding "Plat Committee" where necessary as related to Primary Plat and ODP review and approval.

Chapter 12 Definitions: A definition of "Plat Committee" was added to this chapter.

DEVELOPMENT PLAN

As a Department, we have struggled with the purpose of the ODP for Commercial Subdivisions. This is due to the fact that almost all of the elements reviewed with the ODP are either already included on the Primary Plat, or contingent upon the layout of the individual lots and will be reviewed with the DDP for each lot. The only item that does not fit into either of these categories is Common Area landscaping, for the few commercial developments that include Common Area. Additionally, it was recently discovered at the UDO only exempts the DDP process for Single-family Dwellings, the current definition of which is detached homes only. In practice, we have not required a DDP review and approval for Single-Family Attached projects. Doing so would create many issues as the individual architecture is frequently chosen as the units are sold, as they are in detached communities.

To remedy these issues, we have decided to split the ODP and DDP processes. With this split, the ODP process would be required for Single-family developments (both attached and detached);

and the DDP process would be required for Multi-family and Commercial developments, as well as Common Areas that were not reviewed as part of an ODP.

Changes to accommodate the revised processes were required in two chapters of the UDO:

Chapter 10 Processes and Permits: The ODP and DDP review processes are outlined in Article 10.7 of the UDO. The necessary changes are outlined below:

Applicability: Changes to this section include removing the specific triggers and instead stating that a Development Plan review is required prior to Development in all Zoning Districts (except as exempted in Section 4.2(J)), and outlining which projects require ODP and which require DDP approval.

Approving Authority: The proposed amendment takes the existing Approvals Required section, which was essentially relocated to the above Applicability section, and renames it Approving Authority. The new section simply outlines that ODPs are approved by the Plat Committee and DDPs are approved by the Plan Commission.

Plan Commission Action: Currently, DDPs are required to be substantially compliant with the associated ODP. The proposed amendment removes this requirement as projects will no longer require both ODP and DDP approval.

Chapter 12 Definitions: The current UDO definition of “Single-family Dwelling” describes Detached Dwellings. For conciseness when drafting the proposed changes, we have renamed this definition “Single-family Detached Dwelling” and added a new definition, “Single-family Attached Dwelling”, which encompasses several existing Dwelling definitions.

MISCELLANEOUS STANDARDS

The proposed amendment includes additional changes that were not necessary to accommodate the new and revised processes, but have been included for a variety of reasons, as discussed below:

Article 3.4 Administration; Director of the Department; Duties: This change adds approval of secondary plats and replats as a duty of the Director. This has already occurred in practice and reconciles two UDO sections, as Secondary Plat approval is delegated to the Director in Article 10.12 Processes and Permits; Subdivision.

Article 10.7(H)(10) Application Documentation and Supporting Information; Traffic Impact Study: This change would remove the Director’s and the Plan Commission’s authority to request a Traffic Impact Study during the DDP process. The Director of Community Development and Director of Public Works would retain this authority. The reason for this change is that the onus for denying a DDP based on traffic impact alone would be very high, and the Director of Public Works would most qualified to determine if a traffic impact study would be useful.

Article 10.9 Processes and Permits; Planned Unit Development Districts: Changes made to this article reconcile the standards with our current practices and proposed process changes by acknowledging that not all projects in PUD Districts will require a DDP.

Article 10.12 Processes and Permits; Subdivision: Several changes were made to this article, as further explained below:

Minor Subdivision: The UDO permits subdivisions in Agricultural and Single-family Districts, which do not involve opening any new streets, to be processed as a Minor Subdivision. This allows the subdivision to skip the Primary Plat and have a Secondary Plat approved. Currently, this process is only permitted one time per parcel, and any subsequent subdivision requires the Major Subdivision process. This creates an issue, as Major Subdivisions are not permitted in the AG-SF1 District, so any further subdivision requires either a variance or rezoning. The proposed amendment would remove this standard, allowing the Minor Subdivision process to be used so long as the proposal complies with the Minor Subdivision definition and Zoning District standards.

Requirement for Development Plan Approval: The UDO currently requires an ODP to be approved prior to or contemporaneous with a Primary Plat, and a DDP to be approved prior to or contemporaneous with a Secondary Plat. In practice, the latter frequently does not occur as not all Secondary Plats are specifically related to a DDP. Additionally, the process changes discussed in the previous section would result in not all Primary Plats having an associated ODP. For these reasons, we are removing this standard.

Pre-filing Conference: The UDO currently requires a pre-filing conference for all Primary and Secondary Plats. The purpose of this meeting is for the petitioner to gain any preliminary feedback, and allow them the ability to ask questions of Public Works, Fire Department, and this Department. Over time, it became apparent that this is not necessary for later sections of subdivisions. For this reason, we stopped requiring the meeting for Secondary Plats of existing subdivisions. This amendment would formalize the change.

Secondary Plat Phasing: The UDO currently requires Secondary Plat to include the entire parent parcel being subdivided; however, allows the director to waive this same requirement for Primary Plats. This amendment would add the same language that exists for Primary Plats to this section. It is not expected that this standard will frequently be waived, but this would add consistency to the ordinance and accommodate the rare instances where it doesn't make sense to include the entire parent parcel.

Secondary Plat Timing: The UDO currently states that a Secondary Plat cannot be approved until 30 days after approval of the associated Primary Plat. Indiana Code requires an appeal period of five (5) days following Primary Plat approval. This amendment would remove the 30-day requirement, and default to Indiana Code.

Chapter 12 Definitions: The proposed amendment adds one (1) definition and modifies five (5) definitions that are not specifically related to the process changes discussed in previous sections, as further outlined below:

Dwelling: This currently appears as a stand-alone term (i.e. not Dwelling Unit, Single-family Dwelling, etc.) in several places in the UDO, but is not defined. The proposed definition aligns with its current usage.

Development Plan: This currently appears as a stand-alone term (i.e. not Overall Development Plan or Detailed Development Plan) in several places in the UDO, but is not defined. The proposed definition aligns with its current usage.

Major and Minor Amendment: These definitions currently only address Development Plans, but have been used for Primary Plats as well. This amendment would add Primary Plat to both definitions to formalize this interpretation.

Townhouse Dwelling: The current definition of Townhouse Dwelling has created issues with single-story apartments, such as the Redwood and Sander's Glen projects. We have researched common definitions of Townhouse or Townhome and most include the units having more than one story. We have used this information to determine that single-story projects are not Townhouse Dwellings but are apartments, which fall under the Multi-family Dwelling definition. This amendment would formalize the interpretation and align our definition with the more widely used definition.

Major and Minor Subdivision: These definitions currently include the widening of any Street as a distinguishing factor as to whether a Subdivision is considered major or minor. This could be interpreted to include the dedication of Right-of-Way for future widening, which is required for all Subdivisions. For this reason, we are specifying that only opening or extending a Street qualifies, and not the widening of an existing Street. Additionally, if any lots use an easement as their only access, the subdivision could be considered major. This has consistently been interpreted to apply only to Private Street Easements and not shared drives. This amendment would formalize that interpretation.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.
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PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition was held at the May 16, 2022, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action: Plan Commission discussion of the proposed ordinance. If the Plan Commission is satisfied, then forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.



Petition Number: 2206-DDP-17

Project Name: Teacher's Credit Union (TCU)

Subject Site Address: 328 W. State Road 32 (the "Property")

Petitioner: The Redmond Company

Representative: Weihe Engineers

Request: Detailed Development Plan review of a 3,400 square foot bank and Secondary Plat review of 1 Lot and 1 Block on 1.1 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

Current Zoning: Spring Mill Centre PUD

Current Land Use: Vacant

Approximate Acreage: 1.1 acres +/-

Property History: Spring Mill Centre PUD ([Ord. 19-28](#), 09/23/2019)
2012-ODP-18 & 2012-SPP-18 (02/01/2020)
2107-SFP-40 (10/28/2021)

Staff Reviewer: Caleb Ernest, Senior Planner

BACKGROUND

The Property is currently zoned the Spring Mill Centre PUD District.

Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019, City Council meeting.

The Overall Development Plan (2012-ODP-18) and Primary Plat (2012-SPP-18) was approved on February 1, 2020.

The Secondary Plat (2107-SFP-40) was recorded with the Hamilton County Recorder's Office on October 28, 2021.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the May 24, 2022, Technical Advisory Committee meeting.

REVIEW COMMENTS

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Spring Mill Centre PUD, Ord. 19-28)

The plans comply.

- 5) Accessory Use and Building Standards (Article 6.1)
 - a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)
 - b) 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.
 - c) 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.
 - d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - e) 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.

- f) 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.
 - g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - h) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.
- 6) Architectural Standards (Article 6.3)
- a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)
 - i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
 - b) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)
- 7) Building Standards (Article 6.4)
- 8) Fence Standards (Article 6.5)
- 9) Height Standards (Article 6.6)
- 10) Landscaping Standards (Article 6.8)

- a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
- c) UDO Article 6.8(M) External Street Frontage Landscaping:
 - i) 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.
- d) UDO Article 6.8(N) Buffer Yards:

Comment: Spring Mill Center Area I Subdistrict underlying zoning district is GB. All adjacent properties are also zoned underlying GB District. No buffer yards required.
- e) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:
 - i) Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

ii) Interior 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%

iii) Interior Parking Area Islands:

1. 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) Perimeter Parking Area Landscaping:

1. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
- f) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.
- g) Street Trees:

Comment: Not required, only required for residential.
- h) Minimum Lot Landscaping Requirements:
- i) Foundation Plantings:

11) Lighting Standards (Article 6.9)

- a) Shall apply. In addition, the following shall apply:
 - i) **Decorative Fixtures:** Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.
- b) **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.
- c) **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) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iv) All 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.
- d) 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 one-half (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.

12) Lot Standards (Article 6.10)

Comment: Please see District Standards.

13) Outside Storage and Display (Article 6.12 & Ord. 19-28)

- a) Shall apply, except as otherwise modified below:
- b) Area I Subdistrict: Outdoor storage is prohibited.

14) Outdoor Café and Eating Areas (Article 6.13)



15) Parking and Loading Standards (Article 6.14)

16) Setback Standards (Article 6.16)

Comment: Please see District Standards.

17) Sign Standards (Article 6.17)

18) Vision Clearance Standards (Article 6.19)

- a) Forty (40) feet from intersections of Collectors or Local Streets.
- b) Ten (10) feet from intersections of Driveways or Alleys.
- c) Twenty-five (25) feet from intersections of Private Streets.

19) Yard Standards (Article 6.21)

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), and Spring Mill Centre PUD District (Ord. 19-28).

20) Area I Subdistrict: GB: General Business District

21) GB District:

- a) Minimum Lot Area: No minimum
- b) Minimum Tract Requirement: No minimum
- c) Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement) (Ord. 19-28)
- d) Minimum Lot Width: No minimum
- e) Maximum Lot Coverage: No maximum (Ord. 19-28)
- f) Minimum Building Setback Lines: (Ord. 19-28)



- i) State Road 32: No minimum
- ii) Tournament Trail: 10'
- iii) Spring Mill Road:
 - 1. Area III: 20 feet
 - 2. All Other Subdistricts: No minimum
- iv) All other streets (e.g. internal to District): 15 feet
- v) District Perimeter Not Abutting Street: 20 feet
- vi) All Other Setback Lines: No minimum

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

Development Plan complies.

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

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

a) State Highway 32 Overlay District:

i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)

1. Article 5.3(F)(7) shall not apply. (Ord. 19-28)

2. Building Size Requirements: (Ord. 19-28)

(a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.



- (b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

ii) Setback Requirements:

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

- | | |
|-----------------------------|--|
| 1. Maximum Building Height: | No maximum |
| 2. Minimum Building Height: | Eighteen (18) feet |
| 3. Multiple Stories: | Multiple stories are encouraged, but not required. |

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
2. Building Elevation:
 - (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

- (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- (d) Openings:
 - (i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- (f) Roof:
 - (i) Pitched Roofs:
 1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

(ii) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

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

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

(g) Main Entrances:

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

(h) Windows:

- (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- (ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(i) Awnings:

- (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- (ii) Awnings shall be made of a nonreflective material.

- (iii) All awnings shall be kept in good repair.
- (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- (j) Drive-thrus: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.
 - (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- (k) Building Materials:
 - (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - (iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

- (a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- (b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- (c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

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

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

- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
 - 3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.
- 24) 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.
- 25) 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.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 26) Block Standards (Article 8.1)
- 27) Easement Standards (Article 8.3)
- 28) Monument and Marker Standards (Article 8.5)
- 29) Open Space and Amenity Standards (Article 8.6)

30) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

31) Storm Water Standards (Article 8.8)



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

33) Street Light Standards (Article 8.10)

34) Street Sign Standards (Article 8.11)

35) Surety Standards (Article 8.12)

36) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. Action: Approve the Detailed Development Plan (2206-DDP-17) 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.



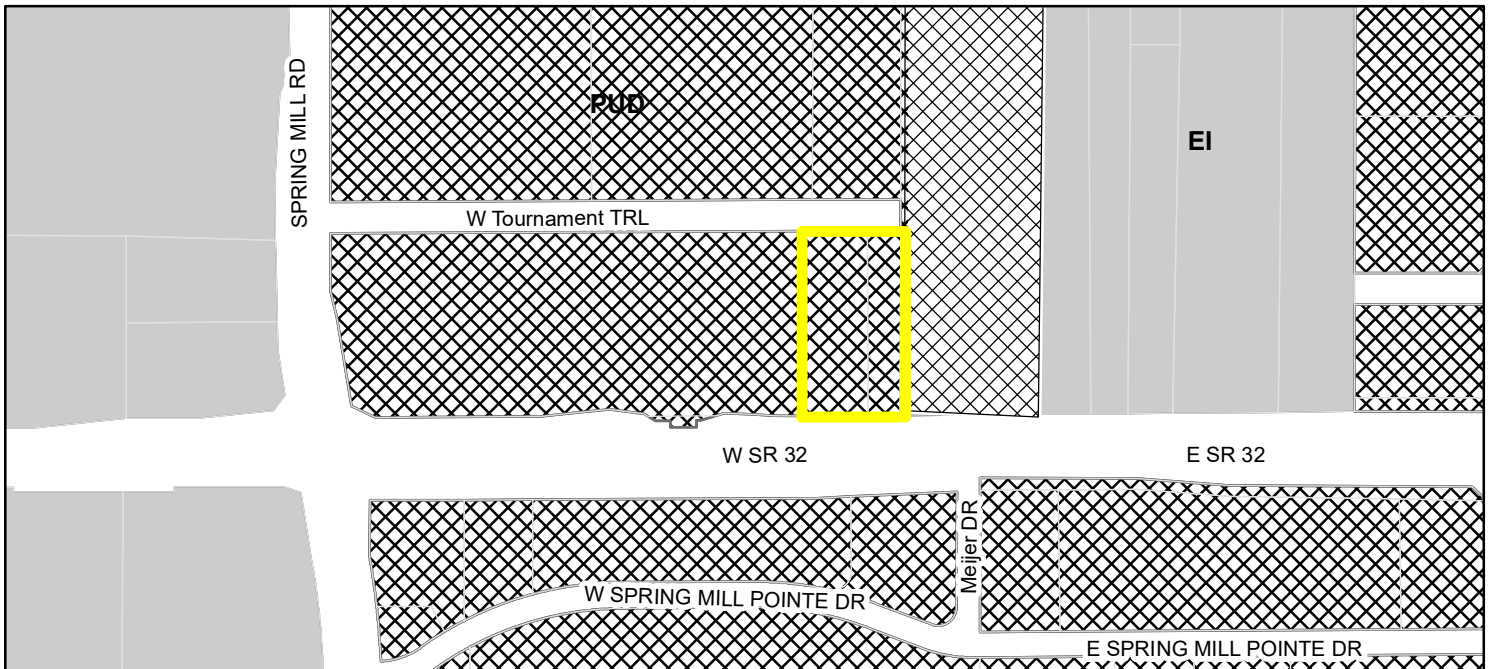
Property Location Map
328 W. State Road 32
Detailed Development Plan
2206-DDP-17



Aerial Location Map



Zoning Map



Parcel Zoning
Zoning - All EI (Enclosed Industrial)
 PUD (Planned Unit Development)

ORDINANCE 22-19

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on _____, 2022, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2205-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 3 Administration** shall be amended as follows:

A. **Article 3.1 General Administration** shall be amended as follows:

A. **Schedule of Meeting and Filing Dates:** The Department shall maintain an annual Schedule of Meeting and Filing Dates for the Technical Advisory Committee, Plan Commission, Plat Committee, and Board of Zoning Appeals. Modifications of filing dates are contemplated if determined reasonable by the Department. The existence of this calendar shall not be interpreted as prohibiting special meetings or changes of meeting dates by the Technical Advisory Committee, Plan Commission, Plat Committee, or Board of Zoning Appeals. The Schedule of Meeting and Filing Dates shall be made available in the office of the Department.

B. **Article 3.4(B)(9) Director of the Department; Duties** shall be relocated to 3.4(B)(10) and a new subsection shall be added as follows: “Approve or

deny Secondary Plats and amendments to Secondary Plats (see also Article 10.12 Subdivision)."

- C. **Article 3.6 Plan Commission** shall be amended as follows: "The powers and duties of the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") are defined by Indiana law and are generally described below. The Plan Commission may delegate its authority to the Department or a committee, including a plat committee, to perform ~~ministerial acts exempt where final action of the Plan Commission is necessary~~ in accordance with Indiana law.
- D. **Article 3.6(A)(7) Plan Commission; Duties** shall be deleted: "~~7. Approve or deny plats or replats of Subdivisions (see also Article 10.12 Subdivision).~~"
- E. **Article 3.6(A)(9) Plan Commission; Duties** shall be amended as follows:

"Approve or deny Detailed Development Plans and Major a Amendments to Detailed Development Plans (see also Article 10.7 Development Plan Review)."
- F. **Article 3.7 Technical Advisory Committee** shall be relocated to 3.8. A new Article, titled **Plat Committee**, shall be added as follows: "A Plat Committee shall be appointed and have all authority as outlined in I.C. § 36-7-4-701, et. al."
 - A. **Duties:** Duties should be interpreted as activities that are obligations and generally include:
 - 1. Approve or deny Primary Plats and Major Amendments to Primary Plats (see also Article 10.12 Subdivision).
 - 2. Approve or deny Overall Development Plans and Major Amendments to Overall Development Plans (see also Article 10.7 Development Plan Review).
 - 3. Other Duties as permitted by Indiana Law or that may be delegated by the Plan Commission.

Section 2. **Article 7.3(C) Subdivision Standards** shall be amended as follows:

- A. **Principles and Standards of Design; Subdivision Control Waivers** shall be amended as follows: "**Subdivision Control Waivers:** ~~The Plan Commission~~ Plat Committee, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of this Ordinance. Such waiver shall be entered into the minutes of the ~~Plan Commission~~ Plat Committee together with the reasoning for the departure

Unified Development Ordinance Amendment

from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments. A waiver may only be granted upon finding that:"

B. Article 7.4 (H) Plat Certificates and Deed of Dedication; Plat Committee Certificate shall be added as follows:

The Primary Plat complies with all applicable standards of the Unified Development Ordinance and any Planned Unit Development District Ordinance that applies to the real estate.

(Name), President

(Name), Secretary

C. Article 7.5 Chapter Amendment Log shall be relocated to Article 7.6. A new Article, titled **Right to Appeal**, shall be added as follows: "An applicant or other interested party may appeal to the plan commission the primary approval or disapproval of a plat, or the imposition of a condition on primary approval by the plat committee, in accordance with section Indiana Code § 36-7-4-708. "

Section 3. Article 10.7 Processes & Permits; Development Plan Review shall be amended as follows:

A. Article 10.7(A) Authority shall be amended as follows: "**Authority:** A Development Plan review process, as set forth herein, is hereby established to ensure adherence to the standards of this Ordinance. Development Plan applications shall be generally considered favorably by the Plan Commission, Plat Committee, and Department."

B. Article 10.7(C) Applicability shall be amended as follows:

C. Applicability: The Development Plan review process shall be required prior to Development in all Zoning Districts, except as exempted by Article 4.2(J), as set forth herein.~~be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded surface Parking Areas; (iv) new or expanded impervious surface areas; (iv) renovation or improvements to a previously approved development plan; (v) exterior building renovations; or, (vi) any other improvements that require an Improvement Location Permit.~~

1. ~~Exception: Individual Single family Dwellings shall not require Detailed Development Plan approval in accordance~~

Unified Development Ordinance Amendment

~~with this Article; rather, the Building Permit review process (see also Article 10.8 Improvement Location Permit) shall serve as the Detailed Development Plan.~~

1. Overall Development Plan: An Overall Development Plan is required for Single-family Attached and Single-family Detached Major Subdivisions. The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks, or Common Areas and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), Common Areas (e.g., perimeter landscaping, amenities shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, Common Areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated Development prior to subdividing the property.
2. Detailed Development Plan: A Detailed Development Plan is required prior to Development of (i) Multi-family Dwellings; (ii) Nonresidential Uses; (iii) Common Areas that were not otherwise reviewed with an approved Overall Development Plan; and (iv) Development Amenities which include a Building. The purpose of the Detailed Development Plan is to clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.
3. Transition Rules:
 - a. Previously Approved Development Plans: A development plan or site plan approved by the Plan Commission prior to the adoption of this Ordinance shall be deemed to be an approved Detailed Development Plan; except for development plans approved by the Plan Commission for single-family developments, which shall be deemed as approved Overall Development Plans.
 - b. Existing Lots without Approved Development Plans or Site Plans: New improvements or changes to existing improvements on a Lot which has lawfully developed, but did not receive approval of a

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development plan or site plan by the Plan Commission, shall require Detailed Development Plan approval, pursuant to this Article. Overall Development Plan approval shall only be required in this case if the proposed developments results in a Major Subdivision.

C. **Article 10.7(D) Approvals Required** shall be amended as follows:

D. **Approving Authority als Required:** ~~The approval of a Development Plan is a two-step process that includes the approval of an Overall Development Plan and the approval of a Detailed Development Plan, as set forth herein. The approval or disapproval of both an Overall Development Plan is hereby delegated to the Plat Committee. and The Approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission.~~

- ~~1. The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), Common Areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, Common Areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.~~
- ~~2. The purpose of the Detailed Development Plan is to clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.~~

D. **Article 10.7(E) Development Plan Review Criteria** shall be amended as follows: **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission or Plat Committee upon finding that the Development Plan is in compliance with the following requirements:”

E. **Article 10.7(F) Overall Development Plan Approval Process** shall be amended as follows:

1. Application Procedures:

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- a. Pre-Filing Conference: A pre-filing conference with the Department is required prior to the filing of any Development Plan application. The Applicant is encouraged to incorporate the Department's comments into the design of the project prior to the filing the application.
 - b. Who May File: Applications may be filed by a petition signed by the Property Owners of the real estate involved in the petition, or the Property Owner's authorized agent. If an authorized agent, then a consent form signed by the Property Owner and notarized shall accompany the application.
 - c. Filing Deadline: Applications shall be filed in accordance with the Schedule of Meetings and Filing Deadlines. The Applicant shall be responsible for distributing a copy of the application and Development Plan to members of the Technical Advisory Committee.
 - d. Forms of Filing: An Applicant shall submit a completed application to the Department on forms provided by the Department with documentation and supporting information as set forth in this Article.
 - e. Specifying Waiver Request: All Overall Development Plans shall specify and detail any waivers requested pursuant to Article 7.3 Principles and Standards of Design. Any waiver of standard shall not be considered unless specifically requested and presented to the ~~Plan Commission~~ Plat Committee for its consideration, even if it is otherwise identified on the Development Plan.”
 - f. Docketing by Department: Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department for an initial hearing by the ~~Plan Commission~~ Plat Committee.
2. Investigation of Petitions: The Technical Advisory Committee may review any Development Plan, at the Director's determination, prior to the ~~Plan Commission's~~ Plat Committee's consideration. The Department may submit a written report to the ~~Plan Commission~~ Plat Committee stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land

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use and public facilities available to service the area, or other pertinent facts. The report may also contain opinions of the Department concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Applicant and all remonstrators of record, if any.

3. Amendments Prior to Public Hearing: Amendments to a Development Plan to be considered at the public hearing must be received by the Department in accordance with the Schedule of Meeting and Filing Deadlines, to allow for the Department's written report to include comments and recommendations related to plans that may have been amended in response to comments provided by the Department or the Technical Advisory Committee. If the Director determines amendments made are beyond those necessary to comply with the recommendations of the Department or the Technical Advisory Committee, then the Director may continue the public hearing and require the amended plans to be reviewed again by the Department and/or the Technical Advisory Committee.
4. Public Hearing and Notice: A public hearing by the ~~Plan Commission~~ Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.
5. Amendments Proposed at Public Hearing: An Applicant may make amendments to an Overall Development Plan pending determination by the ~~Plan Commission~~ Plat Committee at any time prior to a vote being called for by the ~~Plan Commission~~ Plat Committee. If, in the sole discretion of the ~~Plan Commission~~ Plat Committee, the proposed amendment is of such a nature that additional time is needed for review, then the ~~Plan Commission~~ Plat Committee may continue its consideration in accordance with the Rules of Procedure of the Plan Commission. If amendments are presented by the Applicant and agreed to by the ~~Plan Commission~~ Plat Committee at the public hearing, then revised plans indicating all amendments approved by the ~~Plan Commission~~ Plat Committee shall be filed with the Department prior to the application of a ~~Detailed Development Plan~~ Secondary Plat.

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6. ~~Plan Commission~~ Plat Committee Action: The ~~Plan Commission~~ Plat Committee will ~~then hold the public hearing and~~ review the application and required information and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission.
7. Amendments to Approved Overall Development Plan: Changes to an Overall Development Plan which has already received approval by the ~~Plan Commission~~ Plat Committee shall be subject to this section.
 - a. Minor Amendments: If the Director determines a change to an approved Overall Development Plan is not a Major Amendment, then the change shall be deemed a Minor Amendment. Minor Amendments may be approved as ~~part of the Detailed Development Plan or Improvement Location Permit~~ administratively without a public hearing.
 - b. Major Amendments: If the Director determines a change to an approved Overall Development Plan is a Major Amendment, then the Applicant shall be required to file a new application of an amendment to the Overall Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Overall Development Plan.
8. Appeals of Determinations by Director: Any determination of the Director made under the authority of this Article may be appealed by any interested party to the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided. Further, appeals of the Plan Commission's determination may be made in accordance with Article 10.3 Appeals of Administrative Decisions.

F. **Article 10.7(G)(3) Detailed Development Plan Approval; Plan Commission Action** shall be amended as follows: “Plan Commission Action: Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance ~~and is substantially consistent with the approved Overall Development Plan~~, then the Plan Commission shall approve the Detailed Development Plan. If the Detailed

Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.

- G. **Article 10.7(H) Application Documentation and Supporting Information** shall be amended as follows: “**Application Documentation and Supporting Information**: All applications for Development Plan approval shall include the documentation and supporting information set forth herein. Other information as deemed necessary to support a thorough review of the project may be requested in writing by the Plan Commission, Plat Committee, or Director. The Director, in its sole discretion, may, in writing, waive or relax any of the documentation required which is not relevant or is deemed unnecessary for a thorough review of the development.”
- H. **Article 10.7(H)(1) Application Documentation and Supporting Information; Development Plan Scope** shall be amended as follows: “**Development Plan Scope**: An Overall Development Plan shall include those details applicable to the overall development, shared or Common Areas, shared infrastructure, and other areas deemed appropriate by the Director or ~~Plan Commission~~ Plat Committee in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.”
- I. **Article 10.7(H)(4) Application Documentation and Supporting Information; Landscape Plan** shall be amended as follows: “**Landscape Plan**: A Landscape Plan in accordance with Article 6.8 Landscaping Standards, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, Common Areas, entryways, Street Trees, and any other Open Space as deemed appropriate by the ~~Plan Commission~~ Plat Committee or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Area areas, Buffer Yards, Street Trees, and on-site or foundation requirements.”
- J. **Article 10.7(H)(10) Application Documentation and Supporting Information; Traffic Impact Study** shall be amended as follows: “**Traffic Impact Study**: A Traffic Impact Study may be required to be conducted at the discretion of ~~the Director, the Department of Public Works Director, or the Plan Commission~~. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.”

Section 4. **Article 10.9 Processes & Permits; Planned Unit Development Districts** shall be amended as follows:

- A. **Article 10.9(B) Required Approvals** shall be amended as follows:
“Required Approvals: A Planned Unit Development District requires the following approvals, unless otherwise exempted in this Ordinance:”
- B. **Article 10.9(D) Development Plan Approval** shall be amended as follows:
“Development Plan Approval: ~~Overall Development Plan and Detailed Development Plan Review~~ approval, as set forth in Article 10.7 Development Plan Review, shall be required for all PUD Districts. Development Plans shall conform to the approved PUD District Ordinance and this Ordinance.”
- C. **Article 10.9(E) Permits** shall be amended as follows: **“Permits:** No permit of any kind shall be issued for any purpose within a PUD District except in accordance with the approved ~~Detailed~~ Development Plan, and after acceptance by the City of all required guarantees for improvements pursuant to this Ordinance.”

Section 5. **Article 10.12 Processes & Permits; Subdivision** shall be amended as follows:

- A. **Article 10.12(A) Authority** shall be amended as follows: **“Authority:** This Article establishes the process for the subdivision of land in accordance with CHAPTER 7: SUBDIVISION REGULATIONS, to ensure adherence to the standards of this Ordinance. Subdivision applications shall be generally considered favorably by the ~~Plan Commission~~ Plat Committee and Department.”
- B. **Article 10.12(C)(1) Approval Process** shall be amended as follows:
 - 1. **Major Subdivision:** The approval of a Major Subdivision is a two-step process that includes the approval of a Primary Plat and the approval of a Secondary Plat, as set forth herein. The approval or disapproval of a Primary Plat is hereby delegated to the ~~Plan Commission~~ Plat Committee. After a Primary Plat has been approved, a property is eligible for Secondary Plat approval. The approval or disapproval of a Secondary Plat is hereby delegated to the Director.
 - 2. **Minor Subdivision:** The approval of a Minor Subdivision is a one-step process that includes the approval of a "Minor Subdivision Plat" depicting the details of a Secondary Plat, as set forth herein. The approval or disapproval of a Minor Subdivision is hereby delegated to the Director and shall follow the process and requirements set forth herein for a Secondary Plat. ~~This type of subdivision may be used one time for the~~

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~~subdividing of a parent parcel. Additional subdivisions of a parent parcel shall require approval as a Major Subdivision.~~

- C. **Article 10.12(D) Requirement for Development Plan Approval** shall be deleted: ~~“**Requirement for Development Plan Approval:** Approval shall not be granted to any Primary Plat unless an Overall Development Plan has been approved prior to or contemporaneous with the Primary Plat. Approval shall not be granted to any Secondary Plat unless a Detailed Development Plan has been approved prior to or contemporaneous with the Secondary Plat. See also Article 10.7 Development Plan Review.”~~
- D. **Article 10.12(E)(1) Application Procedures; Pre-Filing Conference** shall be amended as follows: “Pre-Filing Conference: A pre-filing conference with the Department is required prior to the filing of any Primary ~~or~~ and the first Secondary Plat application for a Subdivision. The Applicant is encouraged to incorporate the Department's comments into the design of the project prior to filing the application.”
- E. **Article 10.12(E)(5) Application Procedures; Specifying Waiver Request** shall be amended as follows: “Specifying Waiver Request: All Primary Plats shall specify and detail any waivers requested pursuant to Article 7.3 Principles and Standards of Design. Any waiver of standard shall not be considered unless specifically requested and presented to the ~~Plan Commission~~ Plat Committee for its consideration, even if it is otherwise identified on the Primary Plat.”
- F. **Article 10.12(F) Primary Plat Approval** shall be amended as follows:
1. Phasing: A Primary Plat may include all or only part of a larger overall development (e.g., Planned Unit Development, Nonresidential Center); however, a Primary Plat shall include, at a minimum, the entire parent tract being subdivided, unless otherwise deemed unnecessary by the Director or ~~Plan Commission~~ Plat Committee. The purpose of this requirement is to avoid the creation of a remainder parcel(s) that does not comply with this Ordinance or that does not allow for the orderly development of the remainder parcel.
 2. Docketing by Department: Each Primary Plat application filed in accordance with this Article shall be reviewed for completeness. All Primary Plat applications determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department for a public hearing by the ~~Plan Commission~~ Plat Committee.
 3. Investigation of Petitions:

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- a. The Technical Advisory Committee may review any Primary Plat prior to the ~~Plan Commission's~~ Plat Committee's consideration.
 - b. The Department may submit a written report to the ~~Plan Commission~~ Plat Committee stating any facts concerning the physical characteristics of the area involved in the Primary Plat, together with a recital of surrounding land Use and public facilities available to service the area, or other pertinent facts. The report may also contain opinions of the Department concerning the proposal contained in the Primary Plat and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Applicant and all remonstrators of record, if any.
4. Public Hearing: A public hearing by the ~~Plan Commission~~ Plat Committee, in accordance with the Schedule of Meeting and Filing Dates, shall be required for any Primary Plat and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission.
 5. ~~Plan Commission~~ Plat Committee Action: The ~~Plan Commission~~ Plat Committee will then hold the public hearing and review the application and required information and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission.
 6. Effect of Approval: Approval of a Primary Plat shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required, which may include but are not limited to approval of a Secondary Plat, Detailed Development Plan, Improvement Location Permit, Building Permit and a Certificate of Occupancy.
- G. **Article 10.12(G)(2) Secondary Plat Approval; Phasing** shall be amended as follows: "Phasing: A Secondary Plat may include all or only a part of the Primary Plat which has received approval; however, a Secondary Plat shall include, at a minimum, the entire parent tract being subdivided, unless otherwise deemed unnecessary by the Director. The purpose of this requirement is to avoid the creation of a remainder parcel(s) that does not comply with this Ordinance or that does not allow for the orderly development of the remainder parcel."
- H. **Article 10.12(G)(2) Secondary Plat Approval; Time Limitation** shall be amended as follows: "Time Limitation: An Applicant may submit an

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application for Secondary Plat approval within the time provided for appeal under I.C. 36-7-4-708; however, approval of a Secondary Plat shall not be granted until thirty (30) days after the approval of a Primary Plat said appeal period has lapsed."

Section 6. **Article 10.15 Processes & Permits; Zoning Map Changes (Rezones)** shall be amended as follows:

- A. **Article 10.15(F)(4)** shall be deleted: ~~"Possible Action: Following the public hearing, the Plan Commission may either forward the application to the Council with a favorable recommendation, an unfavorable recommendation, or no recommendation in accordance with Indiana Code; or continue the request to a subsequent Plan Commission meeting."~~
- B. **Article 10.15(G) Continuances:** shall be replaced as follows:
 - G. ~~"Continuances: The application may be continued by the Plan Commission based on a request by the Director, Applicant, remonstrator, or interested party; an indecisive vote, or a determination by the Plan Commission that additional information is required prior to action being taken on the request. The continuing of all applications and any potential additional legal notice shall be consistent with the Rules and Procedures of the Plan Commission."~~
 - G. "Workshop: Following the Public Hearing, the application will appear as a workshop item at a subsequent Plan Commission meeting. This requirement can be waived by the Plan Commission by a majority vote following the Public Hearing."
- H. **Article 10.15(H) Certification, Article 10.15(I) Council Action, and Article 10.15(J) Decision Criteria** shall be relocated to 10.15(I), 10.15(J), and 10.15(K), respectively. A new section, titled **Plan Commission Action**, shall be added as follows: "H. Plan Commission Action: Following the public hearing, and workshop if not waived in accordance with Article 10.15(G), the Plan Commission may either forward the application to the Council with a favorable recommendation, an unfavorable recommendation, or no recommendation in accordance with Indiana Code.

Section 7. **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definitions to read as follows:
 - 1. Dwelling: A Building containing one or more Dwelling Units, excluding Hotels, Motels, and Boarding Houses.

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2. Dwelling, Single-family Attached: A Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, or Townhouse Dwelling as defined by this Ordinance.
3. Plat Committee: The Westfield-Washington Township Plat Committee.

B. Modify the following definitions as follows:

1. Amendment, Major: A proposed modification(s) to a previously approved development plan that is determined by the Director to adversely impact the purpose or intent of a previously approved Primary Plat or development plan. Example modifications may include: (i) an increase in the buildable area or number of Lots; (ii) an increase in impervious surface area or intensity of a Use; (iii) a reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping); or (iv) changes in standards or alignment of Streets or circulations, including additional driveways, Rights-of-way or access points.
2. Amendment, Minor: A proposed modification(s) to a previously approved Primary Plat or development plan that is not a Major Amendment.
3. Development Plan: An Overall Development Plan or Detailed Development Plan as defined by this Ordinance.
4. Dwelling, Single-family Detached: A building containing one (1) Dwelling Unit being a minimum of twenty-three (23) feet wide, which does not share a common wall with any other Dwelling Unit and is surrounded on all sides by outside areas located on the same Lot (e.g., detached building)."
5. Dwelling, Townhouse: A Dwelling Unit with a private entrance, which is part of a building with Dwelling Units attached in a linear arrangement, each having more than one story and ~~having a~~ totally exposed front and rear walls, used for access, light, and ventilation.
6. Subdivision, Major: Any Subdivision: (i) which results in two (2) or more smaller Lots or parcels, any of which front on or utilize a Private Street ~~or easement~~ for its only access; or, (ii) the Subdivision is for the purpose of Development (excluding cemeteries) and a new Street is to be dedicated, reserved, or otherwise platted.
7. Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the

Unified Development Ordinance Amendment

opening, ~~widening~~, or extension of any Street (public or private), which comply with the applicable Zoning District standards, after the original tract has been completely subdivided.

Section 8. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

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ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2022.
WESTFIELD CITY COUNCIL

Voting For**Voting Against****Abstain**_____
James J. Edwards_____
James J. Edwards_____
James J. Edwards_____
Scott Frei_____
Scott Frei_____
Scott Frei_____
Jake Gilbert_____
Jake Gilbert_____
Jake Gilbert_____
Mike Johns_____
Mike Johns_____
Mike Johns_____
Troy Patton_____
Troy Patton_____
Troy Patton_____
Cindy L. Spoljaric_____
Cindy L. Spoljaric_____
Cindy L. Spoljaric_____
Scott Willis_____
Scott Willis_____
Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 22-19 was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 22-19

this _____ day of _____, 2022.

I hereby VETO ORDINANCE 22-19

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Pamela L. Howard, Assistant Director

City of Westfield, Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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: Pamela L. Howard.

ORDINANCE 22-19

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on _____, 2022, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2205-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 3 Administration** shall be amended as follows:

A. **Article 3.1 General Administration** shall be amended as follows:

A. **Schedule of Meeting and Filing Dates:** The Department shall maintain an annual Schedule of Meeting and Filing Dates for the Technical Advisory Committee, Plan Commission, Plat Committee, and Board of Zoning Appeals. Modifications of filing dates are contemplated if determined reasonable by the Department. The existence of this calendar shall not be interpreted as prohibiting special meetings or changes of meeting dates by the Technical Advisory Committee, Plan Commission, Plat Committee, or Board of Zoning Appeals. The Schedule of Meeting and Filing Dates shall be made available in the office of the Department.

B. **Article 3.4(B)(9) Director of the Department; Duties** shall be relocated to 3.4(B)(10) and a new subsection shall be added as follows: “Approve or

deny Secondary Plats and amendments to Secondary Plats (see also Article 10.12 Subdivision)."

- C. **Article 3.6 Plan Commission** shall be amended as follows: "The powers and duties of the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") are defined by Indiana law and are generally described below. The Plan Commission may delegate its authority to the Department or a committee, including a plat committee, to perform ~~ministerial acts exempt where final action of the Plan Commission is necessary~~ in accordance with Indiana law.
- D. **Article 3.6(A)(7) Plan Commission; Duties** shall be deleted: "~~7. Approve or deny plats or replats of Subdivisions (see also Article 10.12 Subdivision).~~"
- E. **Article 3.6(A)(9) Plan Commission; Duties** shall be amended as follows:

"Approve or deny Detailed Development Plans and Major aAmendments to Detailed Development Plans (see also Article 10.7 Development Plan Review)."
- F. **Article 3.7 Technical Advisory Committee** shall be relocated to 3.8. A new Article, titled **Plat Committee**, shall be added as follows: "A Plat Committee shall be appointed and have all authority as outlined in I.C. § 36-7-4-701, et. al."
 - A. **Duties:** Duties should be interpreted as activities that are obligations and generally include:
 1. Approve or deny Primary Plats and Major Amendments to Primary Plats (see also Article 10.12 Subdivision).
 2. Approve or deny Overall Development Plans and Major Amendments to Overall Development Plans (see also Article 10.7 Development Plan Review).
 3. Other Duties as permitted by Indiana Law or that may be delegated by the Plan Commission.

Section 2. Article 7.3(C) Subdivision Standards shall be amended as follows:

- A. **Principles and Standards of Design; Subdivision Control Waivers** shall be amended as follows: "Subdivision Control Waivers: ~~The Plan Commission~~ Plat Committee, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of this Ordinance. Such waiver shall be entered into the minutes of the ~~Plan Commission~~ Plat Committee together with the reasoning for the departure

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from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments. A waiver may only be granted upon finding that:"

B. Article 7.4 (H) Plat Certificates and Deed of Dedication; Plat Committee Certificate shall be added as follows:

The Primary Plat complies with all applicable standards of the Unified Development Ordinance and any Planned Unit Development District Ordinance that applies to the real estate.

(Name), President

(Name), Secretary

C. Article 7.5 Chapter Amendment Log shall be relocated to Article 7.6. A new Article, titled **Right to Appeal**, shall be added as follows: "An applicant or other interested party may appeal to the plan commission the primary approval or disapproval of a plat, or the imposition of a condition on primary approval by the plat committee, in accordance with section Indiana Code § 36-7-4-708. "

Section 3. Article 10.7 Processes & Permits; Development Plan Review shall be amended as follows:

A. Article 10.7(A) Authority shall be amended as follows: "**Authority:** A Development Plan review process, as set forth herein, is hereby established to ensure adherence to the standards of this Ordinance. Development Plan applications shall be generally considered favorably by the Plan Commission, Plat Committee, and Department."

B. Article 10.7(C) Applicability shall be amended as follows:

C. Applicability: The Development Plan review process shall be required prior to Development in all Zoning Districts, except as exempted by Article 4.2(J), as set forth herein.~~be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded surface Parking Areas; (iv) new or expanded impervious surface areas; (iv) renovation or improvements to a previously approved development plan; (v) exterior building renovations; or, (vi) any other improvements that require an Improvement Location Permit.~~

1. ~~Exception: Individual Single family Dwellings shall not require Detailed Development Plan approval in accordance~~

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~~with this Article; rather, the Building Permit review process (see also Article 10.8 Improvement Location Permit) shall serve as the Detailed Development Plan.~~

1. Overall Development Plan: An Overall Development Plan is required for Single-family Attached and Single-family Detached Major Subdivisions. The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks, or Common Areas and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), Common Areas (e.g., perimeter landscaping, amenities shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, Common Areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated Development prior to subdividing the property.
2. Detailed Development Plan: A Detailed Development Plan is required prior to Development of (i) Multi-family Dwellings; (ii) Nonresidential Uses; (iii) Common Areas that were not otherwise reviewed with an approved Overall Development Plan; and (iv) Development Amenities which include a Building. The purpose of the Detailed Development Plan is to clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.
3. Transition Rules:
 - a. Previously Approved Development Plans: A development plan or site plan approved by the Plan Commission prior to the adoption of this Ordinance shall be deemed to be an approved Detailed Development Plan; except for development plans approved by the Plan Commission for single-family developments, which shall be deemed as approved Overall Development Plans.
 - b. Existing Lots without Approved Development Plans or Site Plans: New improvements or changes to existing improvements on a Lot which has lawfully developed, but did not receive approval of a

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development plan or site plan by the Plan Commission, shall require Detailed Development Plan approval, pursuant to this Article. Overall Development Plan approval shall only be required in this case if the proposed developments results in a Major Subdivision.

C. Article 10.7(D) Approvals Required shall be amended as follows:

D. Approving Authority als Required: ~~The approval of a Development Plan is a two-step process that includes the approval of an Overall Development Plan and the approval of a Detailed Development Plan, as set forth herein. The approval or disapproval of both an Overall Development Plan is hereby delegated to the Plat Committee. and The Approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission.~~

- ~~1. The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), Common Areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, Common Areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.~~
- ~~2. The purpose of the Detailed Development Plan is to clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.~~

D. Article 10.7(E) Development Plan Review Criteria shall be amended as follows: **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission or Plat Committee upon finding that the Development Plan is in compliance with the following requirements:”

E. Article 10.7(F) Overall Development Plan Approval Process shall be amended as follows:

1. Application Procedures:

Unified Development Ordinance Amendment

- a. Pre-Filing Conference: A pre-filing conference with the Department is required prior to the filing of any Development Plan application. The Applicant is encouraged to incorporate the Department's comments into the design of the project prior to the filing the application.
 - b. Who May File: Applications may be filed by a petition signed by the Property Owners of the real estate involved in the petition, or the Property Owner's authorized agent. If an authorized agent, then a consent form signed by the Property Owner and notarized shall accompany the application.
 - c. Filing Deadline: Applications shall be filed in accordance with the Schedule of Meetings and Filing Deadlines. The Applicant shall be responsible for distributing a copy of the application and Development Plan to members of the Technical Advisory Committee.
 - d. Forms of Filing: An Applicant shall submit a completed application to the Department on forms provided by the Department with documentation and supporting information as set forth in this Article.
 - e. Specifying Waiver Request: All Overall Development Plans shall specify and detail any waivers requested pursuant to Article 7.3 Principles and Standards of Design. Any waiver of standard shall not be considered unless specifically requested and presented to the ~~Plan Commission~~ Plat Committee for its consideration, even if it is otherwise identified on the Development Plan.”
 - f. Docketing by Department: Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department for an initial hearing by the ~~Plan Commission~~ Plat Committee.
2. Investigation of Petitions: The Technical Advisory Committee may review any Development Plan, at the Director's determination, prior to the ~~Plan Commission's~~ Plat Committee's consideration. The Department may submit a written report to the ~~Plan Commission~~ Plat Committee stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land

Unified Development Ordinance Amendment

use and public facilities available to service the area, or other pertinent facts. The report may also contain opinions of the Department concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Applicant and all remonstrators of record, if any.

3. Amendments Prior to Public Hearing: Amendments to a Development Plan to be considered at the public hearing must be received by the Department in accordance with the Schedule of Meeting and Filing Deadlines, to allow for the Department's written report to include comments and recommendations related to plans that may have been amended in response to comments provided by the Department or the Technical Advisory Committee. If the Director determines amendments made are beyond those necessary to comply with the recommendations of the Department or the Technical Advisory Committee, then the Director may continue the public hearing and require the amended plans to be reviewed again by the Department and/or the Technical Advisory Committee.
4. Public Hearing and Notice: A public hearing by the ~~Plan Commission~~ Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.
5. Amendments Proposed at Public Hearing: An Applicant may make amendments to an Overall Development Plan pending determination by the ~~Plan Commission~~ Plat Committee at any time prior to a vote being called for by the ~~Plan Commission~~ Plat Committee. If, in the sole discretion of the ~~Plan Commission~~ Plat Committee, the proposed amendment is of such a nature that additional time is needed for review, then the ~~Plan Commission~~ Plat Committee may continue its consideration in accordance with the Rules of Procedure of the Plan Commission. If amendments are presented by the Applicant and agreed to by the ~~Plan Commission~~ Plat Committee at the public hearing, then revised plans indicating all amendments approved by the ~~Plan Commission~~ Plat Committee shall be filed with the Department prior to the application of a ~~Detailed Development Plan~~ Secondary Plat.

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6. Plan Commission Plat Committee Action: The Plan Commission Plat Committee will then hold the public hearing and review the application and required information and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission.
7. Amendments to Approved Overall Development Plan: Changes to an Overall Development Plan which has already received approval by the Plan Commission Plat Committee shall be subject to this section.
 - a. Minor Amendments: If the Director determines a change to an approved Overall Development Plan is not a Major Amendment, then the change shall be deemed a Minor Amendment. Minor Amendments may be approved as part of the Detailed Development Plan or Improvement Location Permit administratively without a public hearing.
 - b. Major Amendments: If the Director determines a change to an approved Overall Development Plan is a Major Amendment, then the Applicant shall be required to file a new application of an amendment to the Overall Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Overall Development Plan.
8. Appeals of Determinations by Director: Any determination of the Director made under the authority of this Article may be appealed by any interested party to the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided. Further, appeals of the Plan Commission's determination may be made in accordance with Article 10.3 Appeals of Administrative Decisions.

F. Article 10.7(G)(3) Detailed Development Plan Approval; Plan Commission Action shall be amended as follows: “Plan Commission Action: Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance and is substantially consistent with the approved Overall Development Plan, then the Plan Commission shall approve the Detailed Development Plan. If the Detailed

Unified Development Ordinance Amendment

Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.

- G. **Article 10.7(H) Application Documentation and Supporting Information** shall be amended as follows: “**Application Documentation and Supporting Information**: All applications for Development Plan approval shall include the documentation and supporting information set forth herein. Other information as deemed necessary to support a thorough review of the project may be requested in writing by the Plan Commission, Plat Committee, or Director. The Director, in its sole discretion, may, in writing, waive or relax any of the documentation required which is not relevant or is deemed unnecessary for a thorough review of the development.”
- H. **Article 10.7(H)(1) Application Documentation and Supporting Information; Development Plan Scope** shall be amended as follows: “**Development Plan Scope**: An Overall Development Plan shall include those details applicable to the overall development, shared or Common Areas, shared infrastructure, and other areas deemed appropriate by the Director or ~~Plan Commission~~ Plat Committee in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.”
- I. **Article 10.7(H)(4) Application Documentation and Supporting Information; Landscape Plan** shall be amended as follows: “**Landscape Plan**: A Landscape Plan in accordance with Article 6.8 Landscaping Standards, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, Common Areas, entryways, Street Trees, and any other Open Space as deemed appropriate by the ~~Plan Commission~~ Plat Committee or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Area areas, Buffer Yards, Street Trees, and on-site or foundation requirements.”
- J. **Article 10.7(H)(10) Application Documentation and Supporting Information; Traffic Impact Study** shall be amended as follows: “**Traffic Impact Study**: A Traffic Impact Study may be required to be conducted at the discretion of ~~the Director, the Department of Public Works Director, or the Plan Commission~~. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.”

Section 4. **Article 10.9 Processes & Permits; Planned Unit Development Districts** shall be amended as follows:

- A. **Article 10.9(B) Required Approvals** shall be amended as follows:
“Required Approvals: A Planned Unit Development District requires the following approvals, unless otherwise exempted in this Ordinance:”
- B. **Article 10.9(D) Development Plan Approval** shall be amended as follows:
“Development Plan Approval: ~~Overall Development Plan and Detailed Development Plan Review~~ approval, as set forth in Article 10.7 Development Plan Review, shall be required for all PUD Districts. Development Plans shall conform to the approved PUD District Ordinance and this Ordinance.”
- C. **Article 10.9(E) Permits** shall be amended as follows: **“Permits:** No permit of any kind shall be issued for any purpose within a PUD District except in accordance with the approved ~~Detailed~~ Development Plan, and after acceptance by the City of all required guarantees for improvements pursuant to this Ordinance.”

Section 5. **Article 10.12 Processes & Permits; Subdivision** shall be amended as follows:

- A. **Article 10.12(A) Authority** shall be amended as follows: **“Authority:** This Article establishes the process for the subdivision of land in accordance with CHAPTER 7: SUBDIVISION REGULATIONS, to ensure adherence to the standards of this Ordinance. Subdivision applications shall be generally considered favorably by the ~~Plan Commission~~ Plat Committee and Department.”
- B. **Article 10.12(C)(1) Approval Process** shall be amended as follows:
 - 1. **Major Subdivision:** The approval of a Major Subdivision is a two-step process that includes the approval of a Primary Plat and the approval of a Secondary Plat, as set forth herein. The approval or disapproval of a Primary Plat is hereby delegated to the ~~Plan Commission~~ Plat Committee. After a Primary Plat has been approved, a property is eligible for Secondary Plat approval. The approval or disapproval of a Secondary Plat is hereby delegated to the Director.
 - 2. **Minor Subdivision:** The approval of a Minor Subdivision is a one-step process that includes the approval of a "Minor Subdivision Plat" depicting the details of a Secondary Plat, as set forth herein. The approval or disapproval of a Minor Subdivision is hereby delegated to the Director and shall follow the process and requirements set forth herein for a Secondary Plat. ~~This type of subdivision may be used one time for the~~

Unified Development Ordinance Amendment

~~subdividing of a parent parcel. Additional subdivisions of a parent parcel shall require approval as a Major Subdivision.~~

- C. **Article 10.12(D) Requirement for Development Plan Approval** shall be deleted: ~~“**Requirement for Development Plan Approval:** Approval shall not be granted to any Primary Plat unless an Overall Development Plan has been approved prior to or contemporaneous with the Primary Plat. Approval shall not be granted to any Secondary Plat unless a Detailed Development Plan has been approved prior to or contemporaneous with the Secondary Plat. See also Article 10.7 Development Plan Review.”~~
- D. **Article 10.12(E)(1) Application Procedures; Pre-Filing Conference** shall be amended as follows: ~~“**Pre-Filing Conference:** A pre-filing conference with the Department is required prior to the filing of any Primary ~~or~~ and the first Secondary Plat application for a Subdivision. The Applicant is encouraged to incorporate the Department's comments into the design of the project prior to filing the application.”~~
- E. **Article 10.12(E)(5) Application Procedures; Specifying Waiver Request** shall be amended as follows: ~~“**Specifying Waiver Request:** All Primary Plats shall specify and detail any waivers requested pursuant to Article 7.3 Principles and Standards of Design. Any waiver of standard shall not be considered unless specifically requested and presented to the ~~Plan Commission~~ Plat Committee for its consideration, even if it is otherwise identified on the Primary Plat.”~~
- F. **Article 10.12(F) Primary Plat Approval** shall be amended as follows:
1. Phasing: A Primary Plat may include all or only part of a larger overall development (e.g., Planned Unit Development, Nonresidential Center); however, a Primary Plat shall include, at a minimum, the entire parent tract being subdivided, unless otherwise deemed unnecessary by the Director or ~~Plan Commission~~ Plat Committee. The purpose of this requirement is to avoid the creation of a remainder parcel(s) that does not comply with this Ordinance or that does not allow for the orderly development of the remainder parcel.
 2. Docketing by Department: Each Primary Plat application filed in accordance with this Article shall be reviewed for completeness. All Primary Plat applications determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department for a public hearing by the ~~Plan Commission~~ Plat Committee.
 3. Investigation of Petitions:

Unified Development Ordinance Amendment

- a. The Technical Advisory Committee may review any Primary Plat prior to the ~~Plan Commission's~~ Plat Committee's consideration.
 - b. The Department may submit a written report to the ~~Plan Commission Plat Committee~~ stating any facts concerning the physical characteristics of the area involved in the Primary Plat, together with a recital of surrounding land Use and public facilities available to service the area, or other pertinent facts. The report may also contain opinions of the Department concerning the proposal contained in the Primary Plat and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Applicant and all remonstrators of record, if any.
4. Public Hearing: A public hearing by the ~~Plan Commission Plat Committee~~, in accordance with the Schedule of Meeting and Filing Dates, shall be required for any Primary Plat and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission.
 5. Plan Commission Plat Committee Action: The ~~Plan Commission Plat Committee~~ will then hold the public hearing and review the application and required information and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission.
 6. Effect of Approval: Approval of a Primary Plat shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required, which may include but are not limited to approval of a Secondary Plat, Detailed Development Plan, Improvement Location Permit, Building Permit and a Certificate of Occupancy.
- G. **Article 10.12(G)(2) Secondary Plat Approval; Phasing** shall be amended as follows: "Phasing: A Secondary Plat may include all or only a part of the Primary Plat which has received approval; however, a Secondary Plat shall include, at a minimum, the entire parent tract being subdivided, unless otherwise deemed unnecessary by the Director. The purpose of this requirement is to avoid the creation of a remainder parcel(s) that does not comply with this Ordinance or that does not allow for the orderly development of the remainder parcel."
- H. **Article 10.12(G)(2) Secondary Plat Approval; Time Limitation** shall be amended as follows: "Time Limitation: An Applicant may submit an

application for Secondary Plat approval within the time provided for appeal under I.C. 36-7-4-708; however, approval of a Secondary Plat shall not be granted until thirty (30) days after the approval of a Primary Plat said appeal period has lapsed."

Section 6. **Article 10.15 Processes & Permits; Zoning Map Changes (Rezones)** shall be amended as follows:

- A. **Article 10.15(F)(4)** shall be deleted: ~~"Possible Action: Following the public hearing, the Plan Commission may either forward the application to the Council with a favorable recommendation, an unfavorable recommendation, or no recommendation in accordance with Indiana Code; or continue the request to a subsequent Plan Commission meeting."~~
- B. **Article 10.15(G) Continuances:** shall be replaced as follows:
 - G. ~~"Continuances: The application may be continued by the Plan Commission based on a request by the Director, Applicant, remonstrator, or interested party; an indecisive vote, or a determination by the Plan Commission that additional information is required prior to action being taken on the request. The continuing of all applications and any potential additional legal notice shall be consistent with the Rules and Procedures of the Plan Commission."~~
 - G. "Workshop: Following the Public Hearing, the application will appear as a workshop item at a subsequent Plan Commission meeting. This requirement can be waived by the Plan Commission by a majority vote following the Public Hearing."
- H. **Article 10.15(H) Certification, Article 10.15(I) Council Action, and Article 10.15(J) Decision Criteria** shall be relocated to 10.15(I), 10.15(J), and 10.15(K), respectively. A new section, titled **Plan Commission Action**, shall be added as follows: "H. Plan Commission Action: Following the public hearing, and workshop if not waived in accordance with Article 10.15(G), the Plan Commission may either forward the application to the Council with a favorable recommendation, an unfavorable recommendation, or no recommendation in accordance with Indiana Code.

Section 7. **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definitions to read as follows:
 - 1. Dwelling: A Building containing one or more Dwelling Units, excluding Hotels, Motels, and Boarding Houses.

Unified Development Ordinance Amendment

2. Dwelling, Single-family Attached: A Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, or Townhouse Dwelling as defined by this Ordinance.
3. Plat Committee: The Westfield-Washington Township Plat Committee.

B. Modify the following definitions as follows:

1. Amendment, Major: A proposed modification(s) to a previously approved development plan that is determined by the Director to adversely impact the purpose or intent of a previously approved Primary Plat or development plan. Example modifications may include: (i) an increase in the buildable area or number of Lots; (ii) an increase in impervious surface area or intensity of a Use; (iii) a reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping); or (iv) changes in standards or alignment of Streets or circulations, including additional driveways, Rights-of-way or access points.
2. Amendment, Minor: A proposed modification(s) to a previously approved Primary Plat or development plan that is not a Major Amendment.
3. Development Plan: An Overall Development Plan or Detailed Development Plan as defined by this Ordinance.
4. Dwelling, Single-family Detached: A building containing one (1) Dwelling Unit being a minimum of twenty-three (23) feet wide, which does not share a common wall with any other Dwelling Unit and is surrounded on all sides by outside areas located on the same Lot (e.g., detached building)."
5. Dwelling, Townhouse: A Dwelling Unit with a private entrance, which is part of a building with Dwelling Units attached in a linear arrangement, each having more than one story and ~~having a~~ totally exposed front and rear walls, used for access, light, and ventilation.
6. Subdivision, Major: Any Subdivision: (i) which results in two (2) or more smaller Lots or parcels, any of which front on or utilize a Private Street ~~or easement~~ for its only access; or, (ii) the Subdivision is for the purpose of Development (excluding cemeteries) and a new Street is to be dedicated, reserved, or otherwise platted.
7. Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the

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opening, ~~widening~~, or extension of any Street (public or private), which comply with the applicable Zoning District standards, after the original tract has been completely subdivided.

Section 8. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2022.
WESTFIELD CITY COUNCIL

Voting For**Voting Against****Abstain**_____
James J. Edwards_____
James J. Edwards_____
James J. Edwards_____
Scott Frei_____
Scott Frei_____
Scott Frei_____
Jake Gilbert_____
Jake Gilbert_____
Jake Gilbert_____
Mike Johns_____
Mike Johns_____
Mike Johns_____
Troy Patton_____
Troy Patton_____
Troy Patton_____
Cindy L. Spoljaric_____
Cindy L. Spoljaric_____
Cindy L. Spoljaric_____
Scott Willis_____
Scott Willis_____
Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 22-19 was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 22-19

this _____ day of _____, 2022.

I hereby VETO ORDINANCE 22-19

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Pamela L. Howard, Assistant Director

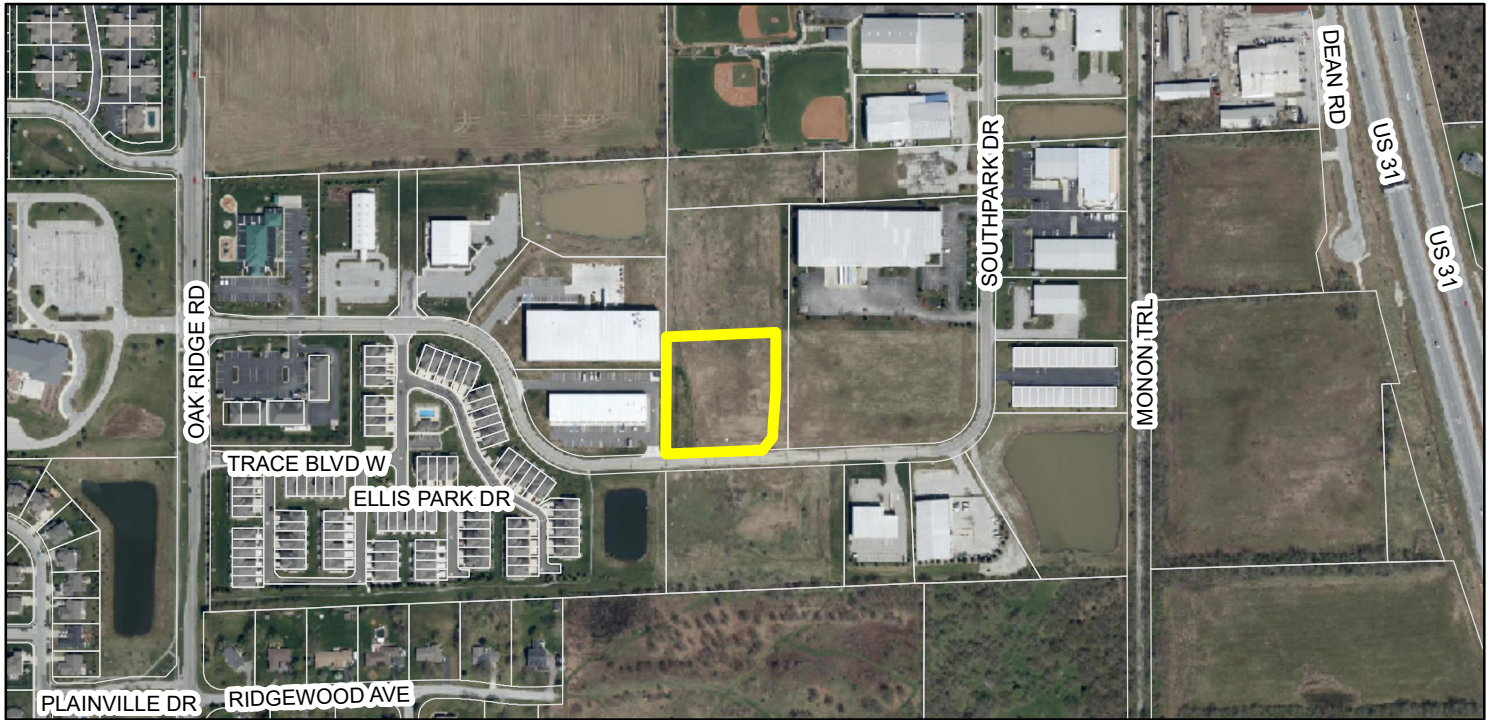
City of Westfield, Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

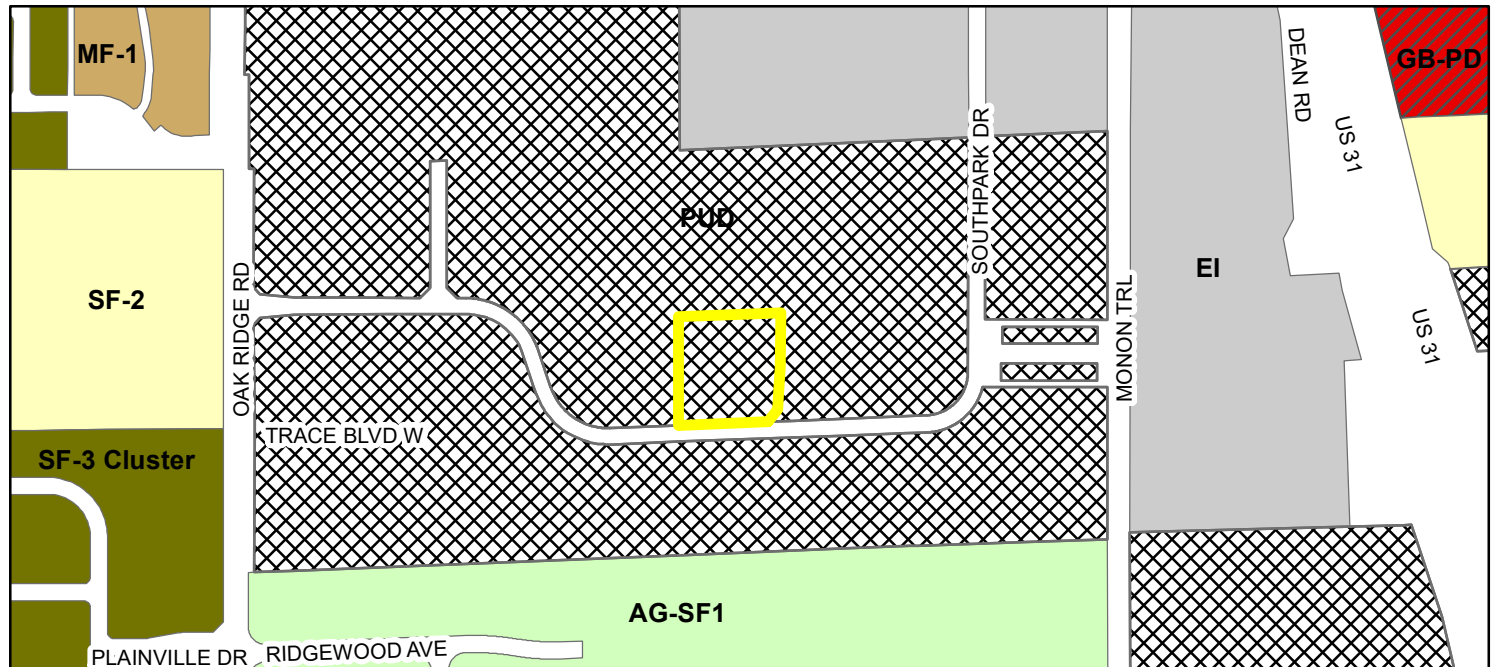
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Pamela L. Howard.

Aerial Location Map

Site



Zoning Map



SITE Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

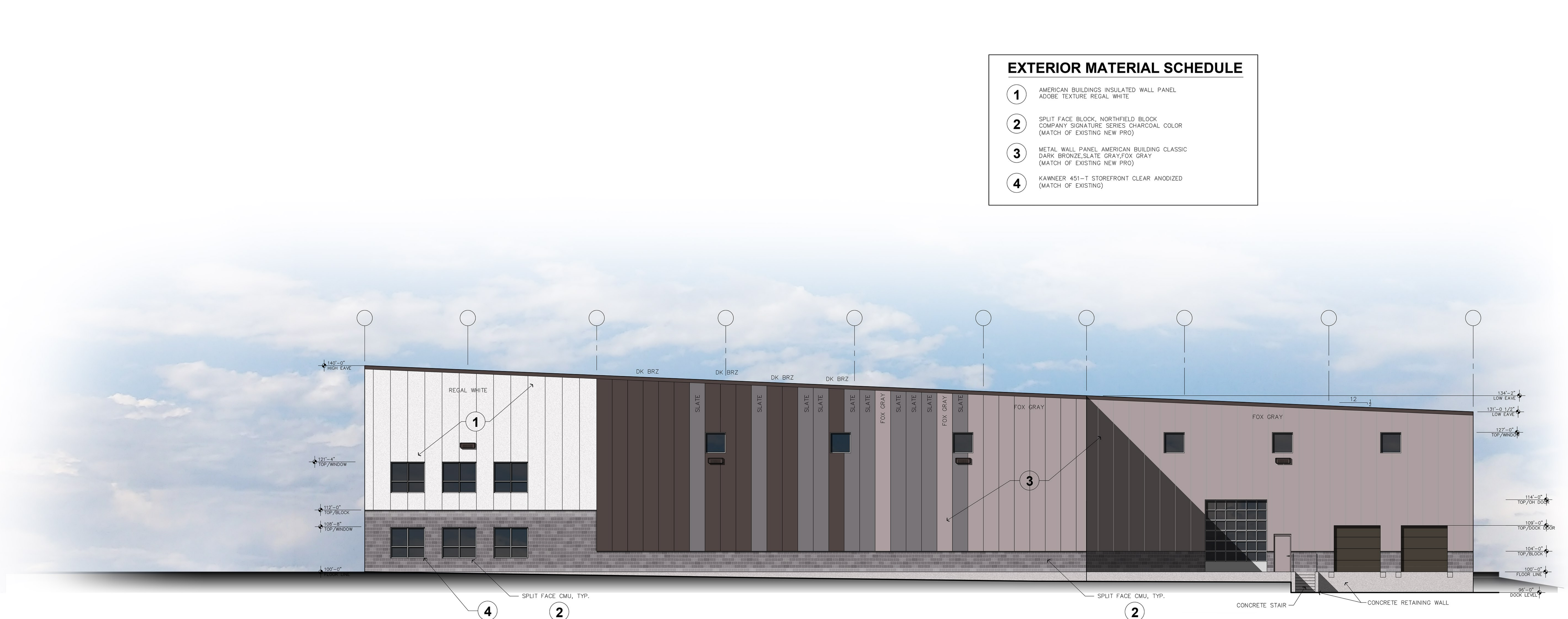
GB-PD (General Business - Planned Development)

MF-1 (Multiple Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

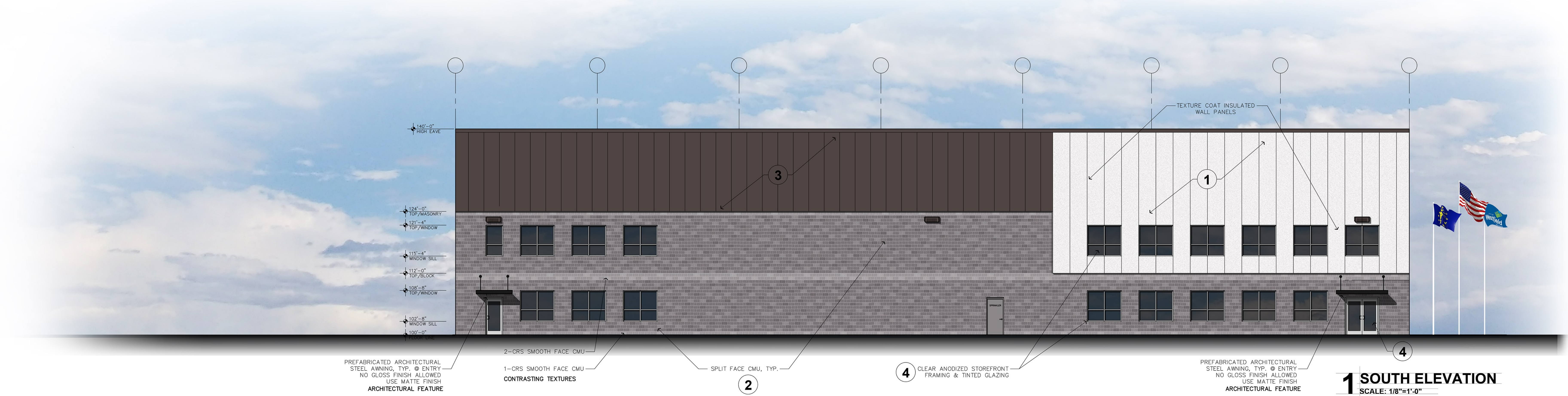
SF-3 Cluster



EXTERIOR MATERIAL SCHEDULE	
1	AMERICAN BUILDINGS INSULATED WALL PANEL ADOBE TEXTURE REGAL WHITE
2	SPLIT FACE BLOCK, NORTHFIELD BLOCK COMPANY SIGNATURE SERIES CHARCOAL COLOR (MATCH OF EXISTING NEW PRO)
3	METAL WALL PANEL AMERICAN BUILDING CLASSIC DARK BRONZE,SLATE GRAY,FOX GRAY (MATCH OF EXISTING NEW PRO)
4	KAWNEER 451-T STOREFRONT CLEAR ANODIZED (MATCH OF EXISTING)

MATERIAL % TABLE	
SOUTH ELEVATION	
64%	PRIMARY MATERIAL 1 WHITE TEXTURE INSULATED METAL PANEL = 23%
	PRIMARY MATERIAL 2 CHARCOAL SPLIT FACE & SMOOTH MASONRY = 41% (TO MATCH EXISTING NEW PRO)
	MATERIAL 3 METAL SIDING (BRONZE TO MATCH EXISTING NEW PRO) = 23%
	MATERIAL 4 STOREFRONT & DOOR = 13%

2 EAST ELEVATION
SCALE: 1/8"=1'-0"



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

NewPro Campus Project 3
SOUTHPARK DRIVE
WESTFIELD INDIANA
EXTERIOR ELEVATIONS - SOUTH & EAST

US Architects
9200 W. SMITH STREET
YORKTOWN, INDIANA 47396
TELEPHONE: 765-405-1220
FAX: 765-405-1219
WEB: usarchitectsmuncie.com

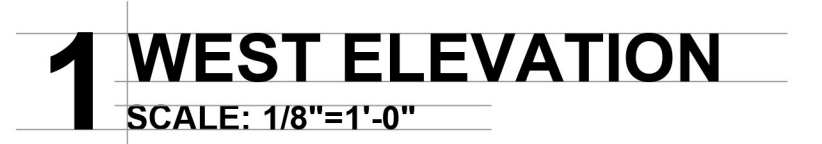
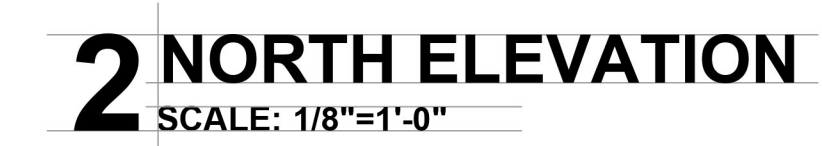
JERRY G. HOFFMAN,
PARTNER
KEITH L. GARY,
PARTNER

DRAWN:
CHECKED:
REVISIONS:

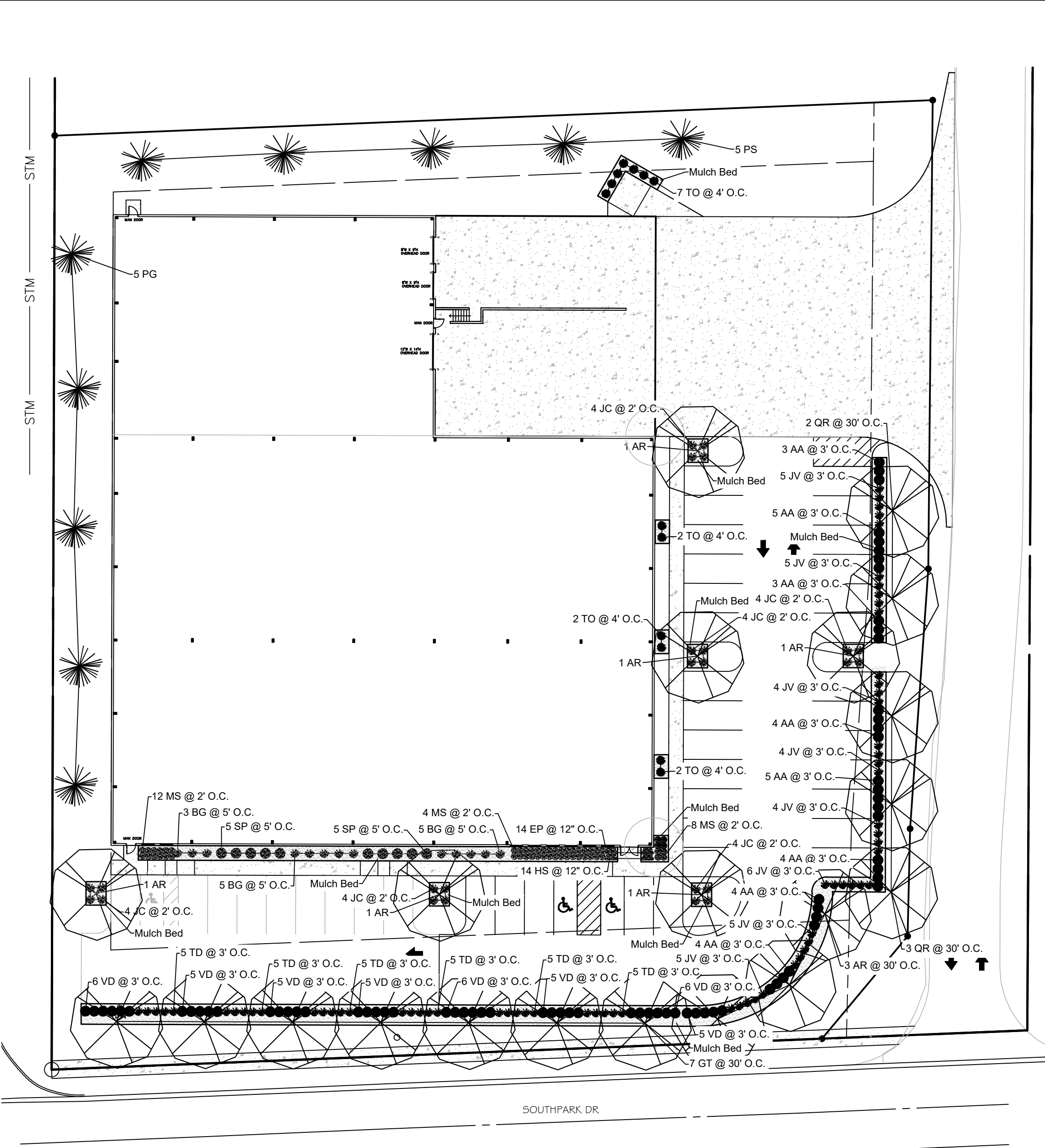
DATES
GD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00
PLOT INFORMATION
FILE NAME:
PLOT DATE:
CAD OPER.:

SEAL
**PRELIMINARY
NOT FOR
CONSTRUCTION**
SHEET
A-2

- 1 AMERICAN BUILDINGS INSULATED WALL PANEL
ADOBE TEXTURE REGAL WHITE
- 2 SPLIT FACE BLOCK, NORTHFIELD BLOCK
COMPANY SIGNATURE SERIES CHARCOAL COLOR
(MATCH OF EXISTING NEW PRO)
- 3 METAL WALL PANEL AMERICAN BUILDING CLASSIC
DARK BRONZE, SLATE GRAY/FOX GRAY
(MATCH OF EXISTING NEW PRO)
- 4 KAWNEER 451-T STOREFRONT CLEAR ANODIZED
(MATCH OF EXISTING)



A-2.1



PLANT MATERIAL LEGEND

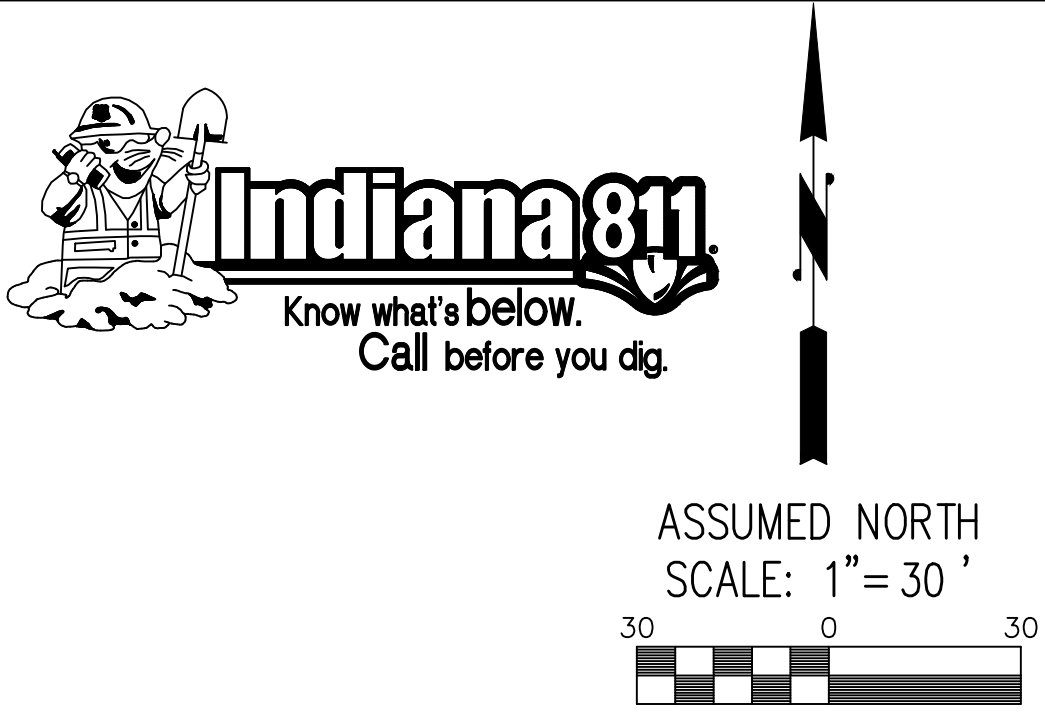
- SHADE TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- FLOWERING PERENNIAL

PLANT MATERIAL REQUIREMENTS

PARKING LOT FRONTAGE
SOUTH PARKING AREA FRONTAGE = 195' L.F. @ 1 TREE/30 L.F. AND 1 SHRUB/3 L.F.
TREES REQUIRED = 195/30 = 6.5
TREES PROVIDED = 7
SHRUBS REQUIRED = 195/3 = 65
SHRUBS PROVIDED = 65
EAST PARKING AREA FRONTAGE = 145' L.F. @ 1 TREE/30 L.F. AND 1 SHRUB/3 L.F.
TREES REQUIRED = 145/30 = 4.8
TREES PROVIDED = 5
SHRUBS REQUIRED = 145/3 = 48.3
SHRUBS PROVIDED = 48

PARKING LOT INTERIOR
PARKING PAVEMENT AREA = 18,807 S.F.
INTERIOR AREA REQUIRED = 18,807 x 7.5% (0.075) = 1411 S.F.
INTERIOR AREA PROVIDED = 1,437 S.F./18,807 =7.64% (0.076)
TREES REQUIRED 1/Island = 6
TREES PROVIDED = 6
SHRUBS REQUIRED 4/Island = 24
SHRUBS PROVIDED = 24

CONTRACTOR SHALL VERIFY ALL UTILITIES ON SITE/CIVIL PLANS AND IN THE FIELD PRIOR TO COMMENCING PLANTING OPERATIONS AND ADJUST PLANT LOCATIONS, IF NECESSARY, TO AVOID CONFLICTS.
REFER TO THE EROSION CONTROL PLAN FOR ALL LAWN AREA TREATMENTS.



LANDSCAPE NOTES

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Planning Department approval and of the Owner(s) or a representative of the Owner(s). All plant materials are to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s). All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the Landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor. All materials failing the one year warranty period are to be replaced at the expense of the Landscape Contractor. Any deviation from responsible landscape practices and the applicable landscape standards of the City of Westfield's will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections. All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options. All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.

The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATIONS: These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS:

FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part topsoil, 1 part soil amendment and 1 part soil from excavation. Topsoil: ASTM D5268, PH Range of 5.5 to 7, MIN. 4 percent organic material, free of stones 1 inch and larger. Soil Amendment: Sphagnum peat moss or EPA rated class IV compost. Prepare planting backfill soil on site. Notify landscape architect one week prior to commencing planting to arrange site inspection to conform sufficient quantities of imported topsoil, compost and fertilizer are on site for planting operations.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of 'American Standard for Nursery Stock'. Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH: 3 inches of Premium grade shredded hardwood mulch (Dark Tan in color) over pre-emergent weed control granules.

PROJECT EXECUTION:

SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1-800-382-5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements. All plant beds including tree rings found in lawn areas shall have a 4" spade edge, NO EDGING.

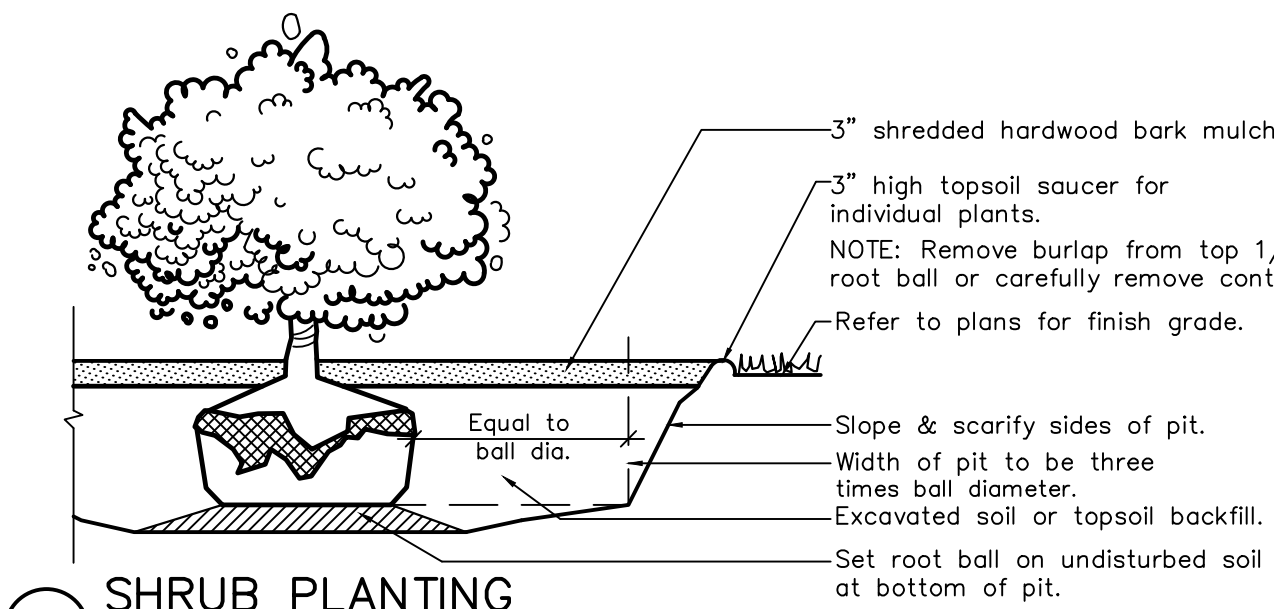
SODDED LAWN: Complete all other landscape plantings, mulching and staking prior to placing sodded lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to sodding. Soil bed shall be in a firm but uncompacted condition with a relatively fine texture at time of sod placement. All sod shall be laid within 48-hours of cutting. In no case shall sod be laid on frozen ground. Apply The Cisco Companies' EXECU-TURF TURF BLEND, or equivalent, clay backed sod with no gaps between joints. All pavement edges shall be trimmed to compensate for the thickness of the soil of the sod. The Contractor shall maintain sodded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

SEEDDED LAWN: Complete all other landscape plantings, mulching and staking prior to seeding lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Apply The Cisco Companies' EXECU-TURF TURF BLEND, or equivalent, at the minimum rate of 8 pounds per 1,000 square feet. Spread weed and seed free straw uniformly over seeded areas and secure to place with emulsified tackifier. Contractor shall maintain seeded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

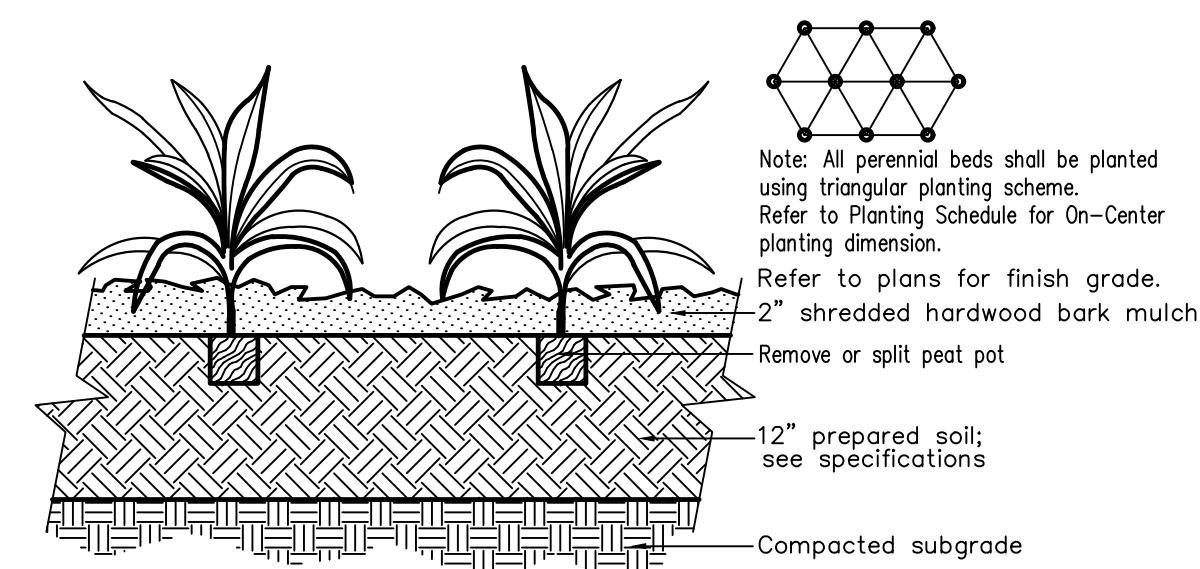
PLANT MATERIAL SCHEDULE

Key	Botanical Name	Size	Qty.	Common Name	Cond.
AR	ACER RUBRUM 'ARMSTRONG'	2" cal.	9	ARMSTRONG RED MAPLE	B & B
GT	GLEDITSIA TRICANTHOS 'INERMIS'	2" cal.	7	THORNLLESS HONEYLOUST	B & B
QR	QUERCUS RUBRA	2" cal.	5	RED OAK	B & B
PG	PICEA GLAUCA 'DENSATA'	6-7'	5	BLACK HILLS SPRUCE	B & B
PS	PINUS STROBUS	6-7'	5	WHITE PINE	B & B
TO	THUJA OCCIDENTALIS 'TECHNY'	6-7'	13	MISSION ARBORVITAE	B & B
AA	BRIGHT RED CHOKEBERRY	30-36"	32	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	B & B
BG	BOXWOOD KOREANA x 'GREEN VELVET'	30-36"	13	GREEN VELEVET BOXWOOD	B & B
JV	JUNIPERUS VIRGINIANA 'GREY OWL'	30-36"	38	GREY OWL JUNIPER	B & B
SP	SYRINGA PATULA 'MISS KIM'	30-36"	10	MISS KIM LILAC	B & B
TD	TAXUS x MEDIA 'DENSIFORMIS'	30-36"	30	SPREADING YEW	B & B
VD	VIBURNUM DENTATUM 'CHRISTOM'	30-36"	43	BLUE MUFFIN VIBURNUM	B & B
JC	JUNIPERUS CHINENSIS 'KALLAY'	18-24"	24	KALLAY JUNIPER	CONT.
MS	MUHLENBERGIA CAPILLARIS	3 GAL.	52	PINK MULHY GRASS	CONT.
EP	ECHINACEA PURPUREA 'MAGNUS'	1 GAL.	14	MAGNUS PURPLE CONEFLOWER	CONT.
HS	HEMEROCALLIS 'GOING BANANAS'	1 GAL.	14	'GOING BANANAS' DAYLILY	CONT.



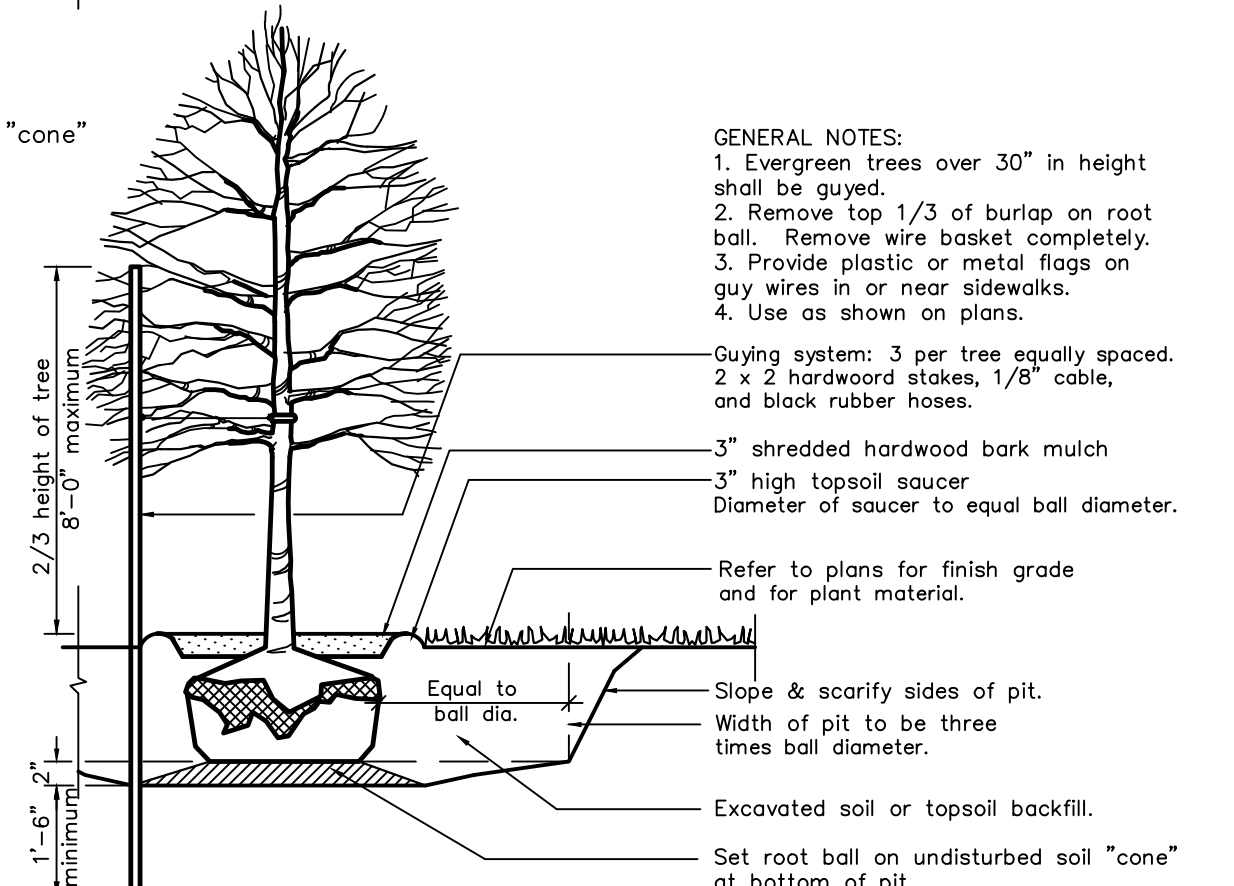
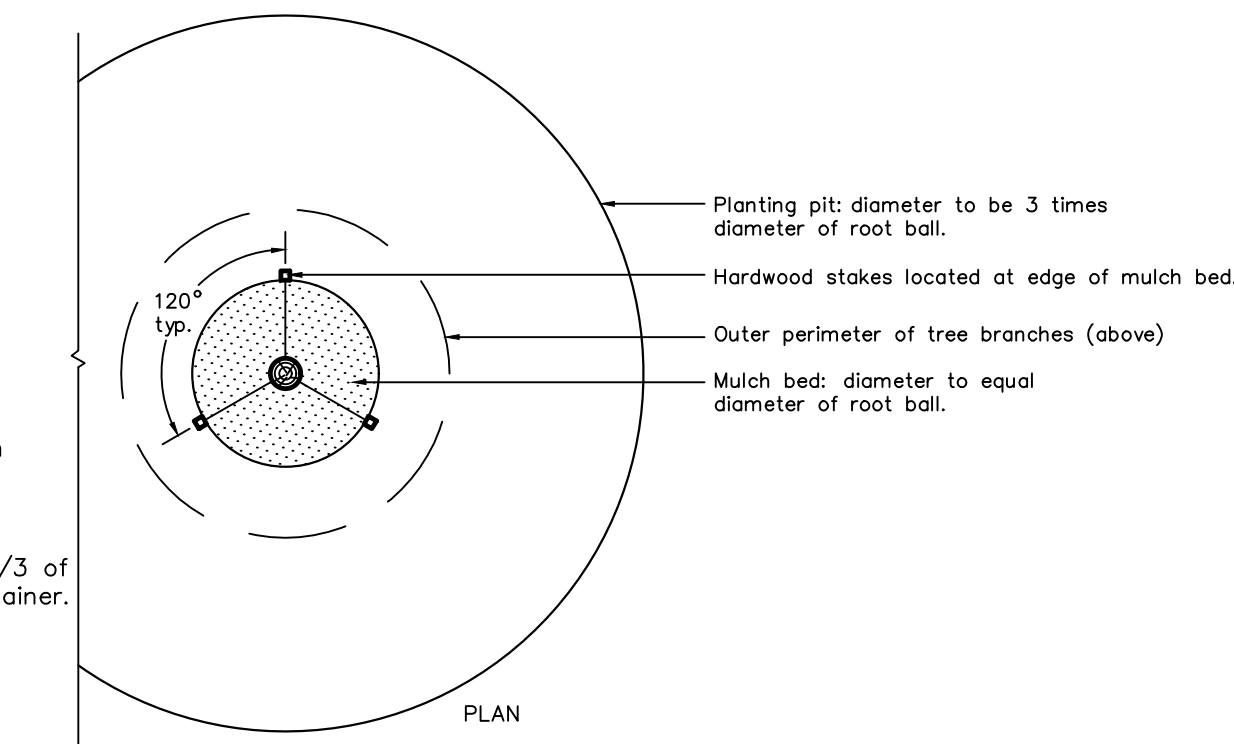
SHRUB PLANTING

NO SCALE



PERENNIAL PLANTING

NO SCALE



TREE PLANTING

NO SCALE

ROGER WARD
ENGINEERING
INCORPORATED
CIVIL ENGINEERS - LAND PLANNERS - DEVELOPMENT CONSULTANTS
6555 CARROLLTON AVENUE
INDIANAPOLIS, INDIANA 46220
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com

SITE LANDSCAPE PLAN

REVISIONS:
1-11APR22-REVISED PER COMMENT LETTER.
2-1-3-4-
FILE NAME: MCN/003/006/101
XREF:

DEARRINGER BUILDING SITE
16400 SOUTHPARK DRIVE
WESTFIELD, INDIANA

APPROVAL
PENDING
NOT FOR
CONSTRUCTION
AL ENGINEER

BY: *R. C. Wolf*

DATE: 03-03-2022

SHEET
1
OF
13

JOB#: MCN.003



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

May 24, 2022
2206-ODP-06 & 2206-SPP-06
Exhibit 1

Petition Number: 2206-ODP-06 & 2206-SPP-06

Project Name: Springwater

Subject Site Address: Generally, east adjacent to Westfield Blvd. about 2,000 feet north of the E 161st & Union intersection; between the Lantern Park subdivision and the Summit Lawn Cemetery (the "Property")

Petitioner: Apollo Developers, LLC

Representative: HWC Engineering

Request: 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.

Current Zoning: Springwater PUD

Current Land Use: Residential

Approximate Acreage: 50.5 acres +/-

Property History: Springwater PUD ([Ord. 21-52](#), 02/14/22)

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Primary Plat
5. Overall Development Plan
6. Open Space Plan
7. Landscape Plan & Details

Public Comments

Staff Reviewer: Ryan Collingwood, Associate Planner

Procedural

- | | |
|----------------------|------------|
| • TAC Meeting | 05/24/2022 |
| • APC Public Hearing | 06/06/2022 |
-



BACKGROUND

The Property is currently zoned the Springwater PUD District.

Ordinance 21-52, Springwater PUD (2112-PUD-29), was approved at the February 14, 2022, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the May 24, 2022, Technical Advisory Committee meeting.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 5) Easements (locations, widths and purposes). (Article 8.3)

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

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

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

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

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

- 11) Building setback lines. (Article 4.14)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

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

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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



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

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

- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

- 37) Identify buildings proposed for demolition.

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



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

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

DISTRICT STANDARDS

The plans comply with the UDO as noted below and Springwater PUD District (Ord. 21-52), except for those items identified as outstanding below.

- 40) Private Residence & Store Subdistrict (Article 4.2 AG-SF1: Agriculture / Single Family and Springwater PUD Ord. 21-52)

a) Ord. 21-52

- i) Minimum Lot Frontage Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared Ingress/egress easement). (Ord. 21-52)
- ii) Side and Rear Yard Setback Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict. (Ord. 21-52)

b) Article 4.2

- i) Minimum Lot Area Three (3) acres (Article 4.2)
- ii) Minimum Building Setback Line - Front Yard 80 feet (Article 4.2)
- iii) Minimum Lot Width 100 feet (Article 4.2)
- iv) Maximum Building Height Two and one-half (2 ½ stories) (Article 4.2)
- v) Minimum Living Area

- 1. Single Story 1,350 square feet (Article 4.2)



2. All others 800 square feet (Article 4.2)

41) Single Family Subdistrict – Alley-Load (Article 4.7 SF4: Single-family High Density District and Springwater PUD Ord. 21-52) ([LOTS 33-43, 65-78](#))

- a) Minimum Lot Area 4,800 SF (Ord. 21-52)
- b) Minimum Lot Width 45' (Ord. 21-52)
- c) Minimum Lot Frontage No minimum, however all lots shall have vehicular access to a street (via public street, private street, alley, or shared ingress/egress easement) (Ord. 21-52)
- d) Minimum Building Setbacks (Ord. 21-52)
 - i) Front Yard 10'
 - ii) Side Yard 5'
 - iii) Rear Yard 10' (a driveway at least 18' deep shall be required)
- e) Maximum Building Height 35' (Ord. 21-52)
- f) Minimum Living Area 1600 SF (Ord. 21-52)

42) Single Family Subdistrict – Front-Load (Article 4.7 SF4: Single-family High Density District and Springwater PUD Ord. 21-52) ([LOTS 44-50, 51-64, 79-90](#))

- a) Minimum Lot Area 6,800 SF (Ord. 21-52)
- b) Minimum Lot Width 60' (Ord. 21-52)
- c) Minimum Lot Frontage No minimum, however all lots shall have vehicular access to a street (via public street, private street, alley, or shared ingress/egress easement) (Ord. 21-52)



d) Minimum Building Setbacks (Ord. 21-52)

- i) Front Yard 10' (Garages shall be set back 10' from front façade)
- ii) Side Yard 5'
- iii) Rear Yard 30' (a driveway at least 18' deep shall be required)

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

e) Maximum Building Height 35' (Ord. 21-52)

f) Minimum Living Area 1600 SF (Ord. 21-52)

43) Townhome Subdistrict (Article 4.9 SFA: Single-family Attached and Springwater PUD Ord. 21-52) *(LOTS 1-32)*

- a) Minimum Lot Area No Minimum (Article 4.9(c))
- b) Minimum Lot Frontage No Minimum (Article 4.9(d))
- c) Maximum Density Shall Not Apply (Ord. 21-52)
- d) Maximum Dwellings Four (4) per building (Article 4.9(f))
- e) Maximum Project Size Within District Shall Not Apply (Ord. 21-52)
- f) Minimum Building Setbacks (Ord. 21-52)
 - i) Front Yard 0'. However, a minimum 8' landscape area shall be provided between the path or sidewalk and the front of each townhouse.
 - ii) Front Setback Stagger Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)
- g) Minimum Distance Between Structures 12' (Ord. 21-52)



- | | |
|------------------------------|------------------------------|
| h) Project Perimeter Setback | Shall Not Apply (Ord. 21-52) |
| i) Maximum Building Height | 35' (Two-Story) (Ord. 21-52) |
| j) Minimum Living Area | 1,600 SF (Ord. 21-52) |

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

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

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

OVERLAY DISTRICTS (Chapter 5 of UDO and Springwater PUD, Ord. 21-52)



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

48) Article 5.2: US Highway 31 Overlay District shall not apply to the development of the District.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Springwater PUD, Ord. 21-52)

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

49) Accessory Use and Building Standards (Article 6.1 & Ord. 21-52)

- a) Shall not apply to existing structures in the Private Residence & Store Subdistrict

50) Architectural Standards (Ord. 21-52)

- a) Character Exhibit: The "Character Exhibit", attached hereto as Exhibit C. is hereby incorporated to capture the intended Transitional Architecture of Townhouses Subdistrict and Single-Family Subdistrict to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- b) Four-Side Architecture: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.
- c) Homes constructed in the Single Family Subdistrict shall comply with the following architectural standards:
 - 1. Building Materials.
 - (i) Vinyl and aluminum siding shall be prohibited.



- (ii) All single family homes will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum - from the ground up to the level of the watertable.
- 2. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2") wide.
- 3. Windows:
 - (i) All windows shall have either shutters and/or architectural treatment. For windows in a masonry facade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry facade, the architectural treatment shall be of a natural material and be applied to the sill, header and jams.
 - (ii) All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows.
- 4. Minimum Overhangs: All homes shall have a minimum of 12" roof overhangs.
- 5. Roof Pitches: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style.
- 6. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used



as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

7. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - (i) For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - (ii) Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - (iii) If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.
 - (iv) All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
8. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - (i) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - (ii) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - (iii) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.



- (iv) All one-story dwellings shall have a minimum of four (4) windows on the Front Facade and all two-story dwellings shall have a minimum of six (6) windows on the Front Facade.
9. Side Building Facade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Facade shall incorporate a minimum of one (1) of the following elements on the side Building Facade. The following elements shall be used and shall be consistent with elements included on the Front Building Facade:
- (i) A change in the exterior color separated by trim;
 - (ii) A change in the Exterior Material pattern separated by trim;
 - (iii) A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - (iv) A minimum of ten (10) square foot gable window;
 - (v) A gable peak with a change in Exterior Material; or
 - (vi) A projecting chimney running the full height of the side Building Facade constructed with Masonry Material.
10. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
- (i) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan; and
 - (ii) Have a different primary siding color than the adjacent Lot.



11. The homes in the Townhouses Subdistrict shall comply with the following architectural standards:

- (i) Building Materials: Permitted Exterior Materials are as follows:
 - 1. Masonry Material (brick or cultured stone), fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.
 - 2. All townhouses will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend - at a minimum - from the ground up to the level of the watertable.

12. Roof Design:

- (i) Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve inches (12") on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- (ii) Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- (iii) Roof Pitch: Townhouses designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural style shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Shed roof dormer accents shall be no less than 3:12. The building permit application shall indicate whether the home is designed in a modern architectural style.

13. Garages: All Dwellings shall have a two (2) car garage.

14. Front Building Facade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:

- (i) Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
- (ii) Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
- (iii) A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
- (iv) A minimum of four (4) windows.
- (v) Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
- (vi) The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
- (vii) Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.

15. Side Building Facade Requirements: At a minimum, the side elevation for each end unit on each Townhouse building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):

- (i) A minimum of three (3) windows shall be required.
- (ii) All windows shall have a minimum four-inch (4") nominal width trim.



(iii) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.

16. Rear Building Facade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Facade (façade opposite the facade including the entry door):

(i) A minimum of two (2) windows shall be required.

(ii) Windows shall have minimum four-inch (4") nominal width trim.

17. Streetscape Diversity: The following design criteria shall apply only to Townhomes whose Front Building Facades face Union Street and shall be provided to achieve streetscape diversity along the Union Street frontage:

(i) Townhouses adjacent to Union Street shall require the front door to face Union Street and the garage shall face an internal street or alley.

(ii) A sidewalk/pedestrian corridor and courtyard shall be provided between buildings along Union Street as shown in the Concept Plan.

(iii) Each unit shall have outdoor living areas along the streetscape.

51. Building Standards (Article 6.4)

52. Fence Standards (Article 6.5)

53. Height Standards (Article 6.6)

54. Landscaping Standards (Article 6.8 & Ord. 21-52)

- a. Tree Preservation (Article 6.8(E)): The Open Space Amenity and Preservation Exhibit, attached hereto as Exhibit D is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as "Tree Preservation Easement" in Exhibit D in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance. (Ord. 21-52)



- b. Street Trees (Article 6.8 (J)): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following: (Ord. 21-52)
 - 1. Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.
 - 2. Street Tree spacing (Article 6.8(J)(3)): shall not apply
- c. Foundation Plantings (Article 6.8 (L)(1): Shall apply to Townhouse Dwellings only. Along Union Street, the foundation plantings shall be a landscaped area between the front of the townhomes and the perimeter trail with the following requirements: (Ord. 21-52)
 - 1. The landscaped area shall be a minimum of 8' wide, between the buildings and the trail. A minimum of One (1) ornamental tree and five (5) shrubs shall be provided per Townhouse in this area. In addition, shade trees shall be provided between the trail and Union Street if permitted by Section 8.3D below in accordance with the Street Tree standards of Article 6.8 (J) of the UDO. Landscaping within the landscaped area may be installed in the Right-of-way, subject to approval from the Department of Public Works.
 - 2. Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity. The number of plantings shall comply with the 8.3C of this document.
- d. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply. However, plantings accomplishing an aesthetic similar to Street Trees may be installed in the Union Street Right-of-way between the pedestrian path and public street, subject to approval from the Community Development and Public Works Departments. (Ord. 21-52)
- e. Buffer Yard Requirements (Article 6.8 (N)): There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. Buffer Yard B (40' minimum), as indicated in Article 6.3(N), shall be provided along the north and east property lines (except at the Private Residence & Store Subdistrict). Tree Preservation Easement areas shall be credited toward required Buffer Yard plantings in accordance with Article 6.8(E)(6)(b). Along the east property line, to

the west of the Tree Preservation Area and within the 40-foot Buffer Yard (as shown on the Concept Plan, Exhibit B) a 10 foot wide row of evergreen trees shall be provided. This row shall consist of a minimum of thirty (30) evergreen trees and shall count towards the Buffer Yard B plantings. (Ord. 21-52)

- f. Minimum Lot Landscaping Requirements (Article 6.8 (K)): Single-family residential lots under 8,000 SF are required to have at a minimum two (2) shade trees, one (1) evergreen tree, and four (4) shrubs. Single-family residential lots over 8,000 SF are required to have at a minimum four (4) shade trees, two (2) evergreen trees, and four (4) shrubs. (Article 6.8 (K))

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

- g. Parking Area Landscaping (Article 6.8 (O)): Minimum Area Required

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%

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

- i. Interior Parking Area Islands:

1. 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.



2. 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.
3. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
4. 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.

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

ii. Perimeter Parking Area Landscaping:

1. 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.
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - a. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.



- b. A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - c. Grass or other permitted Groundcover for areas not planted with trees or shrubs. c.
3. 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.

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

55. Lighting Standards (Article 6.9)

56. Lot Standards (Article 6.10)

57. Outside Storage and Display (Article 6.12)

58. Outdoor Café and Eating Areas (Article 6.13)

59. Parking and Loading Standards (Article 6.14)

60. Setback Standards (Article 6.16)

61. Sign Standards (Article 6.17 & Ord. 21-52)

- a. One (1) sign in accordance with Article 6.17(H) Individual Nonresidential Signs may be installed within the Real Estate for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of way). This sign shall not count toward the residential signs permitted for the Townhouses and Single Family Subdistricts by Article 6.17(G). Existing sign may remain until a new sign is installed.

62. Vision Clearance Standards (Ord. 21-52)



- a. Thirty-five (35) feet from the intersection of Union Street and the entrance roads. The vision clearance shall be measured between the Union Street right-of-way line and the back of curb of the entrance road as shown on Exhibit B.
- b. Ten (10) feet from all other intersections including Local streets, Driveways, and Alleys as measured from the back of curb.

63. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and the Springwater PUD District (Ord. 21-52))

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

64. Block Standards (Article 8.1)

- a. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

65. Easement Standards (Article 8.3)

66. Monument and Marker Standards (Article 8.5)

67. Open Space and Amenity Standards (Ord. 21-52)

- a. Open Space and Amenity Standards shall substantially comply with Exhibit D. The location of the amenities (playground, gazebo, firepit) shall be determined by the developer and will not be required to be in substantial compliance with the Concept Plan.

68. Pedestrian Network Standards (Article 8.7 & Ord. 21-52)

- a. Internal Pedestrian Network Standards (Article 8.7(C)(2)): Sidewalk shall be required on both sides of the Internal streets and Internal Private Streets in all developments except the following:



- i. Sidewalks are not required on private streets on rear of townhouses
- b. Perimeter/External Pedestrian Network Standards (Article 8.7(D)): The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by Article 8.7(D)(1) except where installed in this corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.

69. Storm Water Standards (Article 8.8)

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

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

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

71. Street Light Standards (Article 8.10)

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

72. Street Sign Standards (Article 8.11)

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

73. Surety Standards (Article 8.12)

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

74. Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

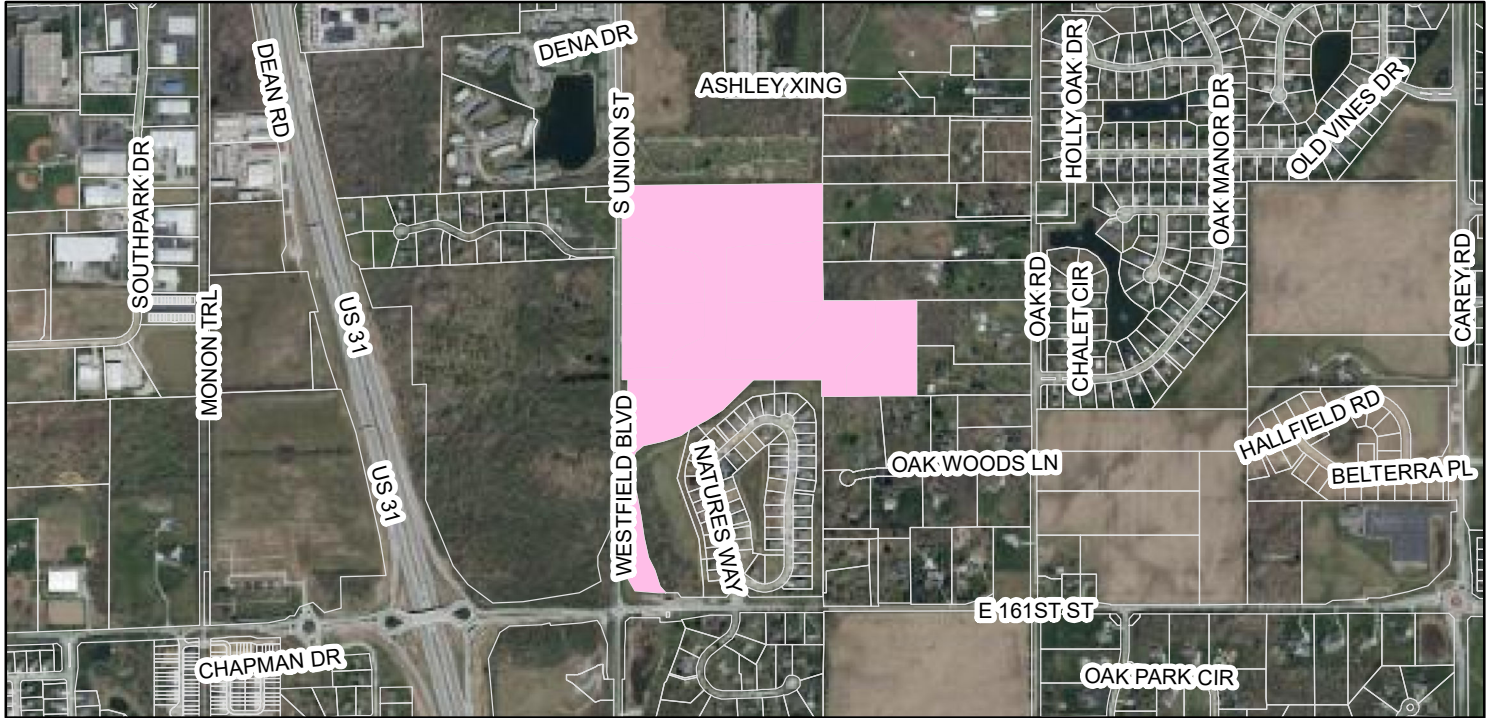
May 24, 2022
2206-ODP-06 & 2206-SPP-06
Exhibit 1

- 1) **Action: Hold a public hearing at the June 6, 2022, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, please contact Ryan Collingwood at 317-741-8857 or rcollingwood@westfield.in.gov.

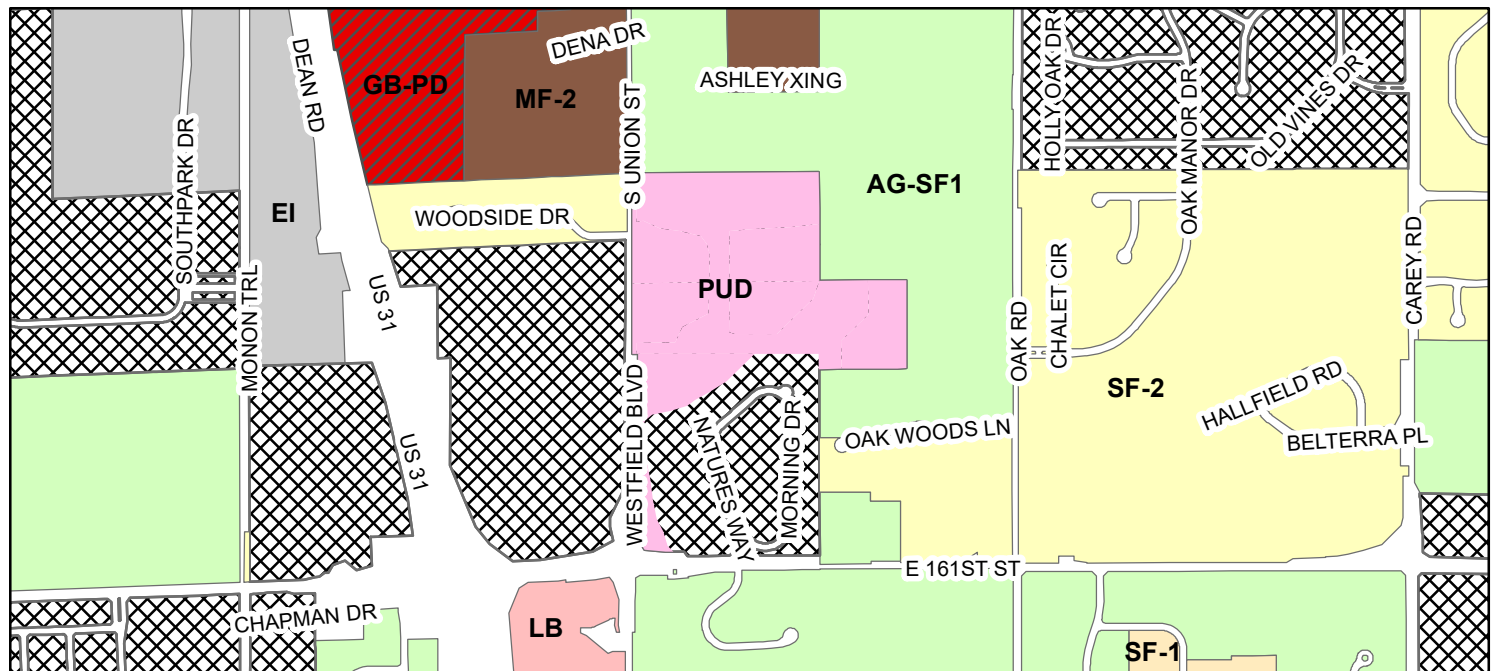
Exhibit 2 - Property Location Map
Springwater
2206-ODP-06 & 2206-SPP-06



Aerial Location Map



Zoning Map



SITE Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

LB (Local Business)

MF-2 (Multiple Family - 2)

PUD (Planned Unit Development)

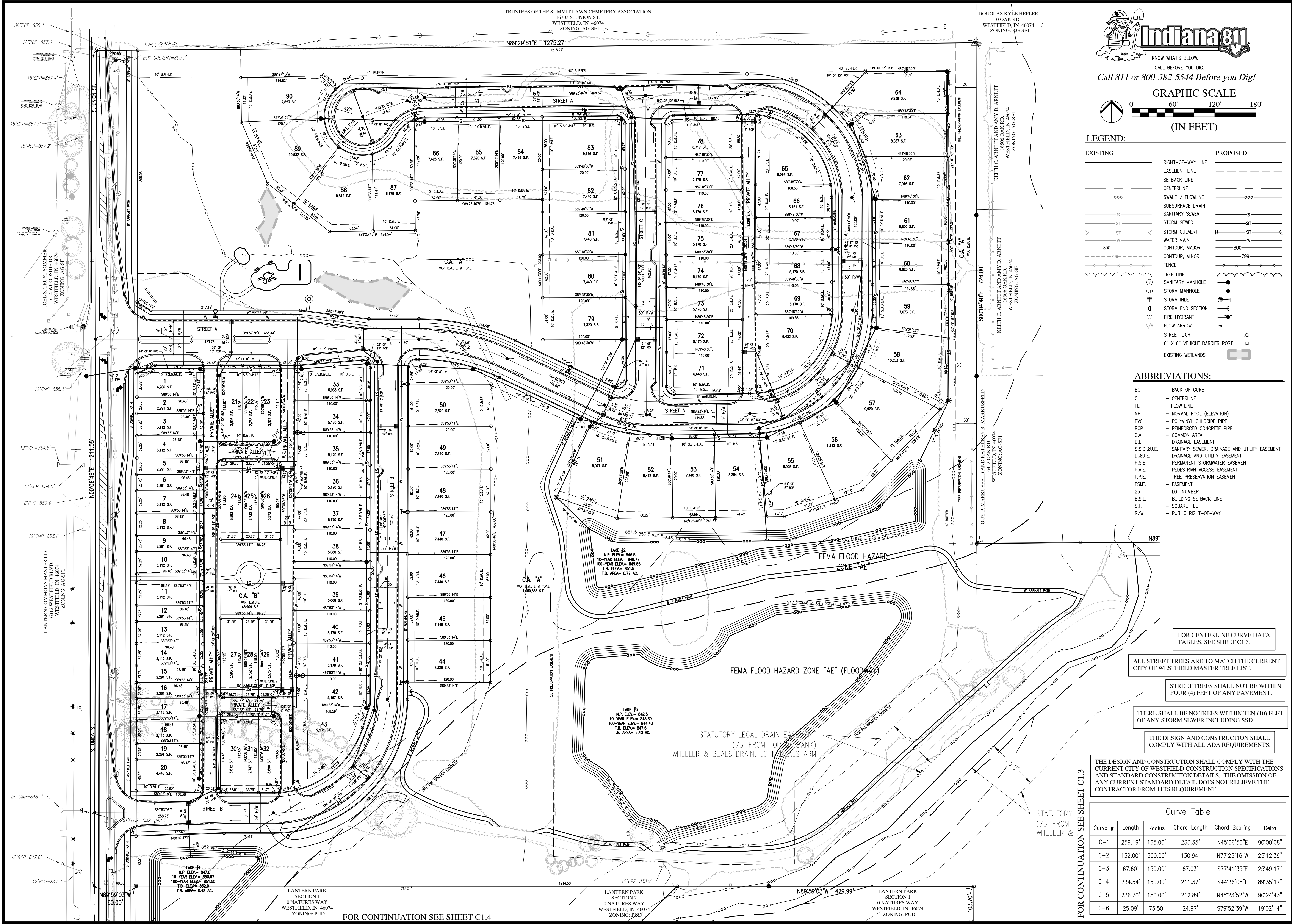
SF-1 (Single Family - 1)

SF-2 (Single Family - 2)

NARRATIVE STATEMENT

Apollo Developers, LLC respectfully requests this primary plat and overall development plan approval for the 50.5 acres± located on the east side of Union Street north of 161st Street. The existing zoning of the subject property is the Springwater Planned Unit Development (PUD) District Ordinance 2112-29, as adopted by the City Council on February 8, 2022.

The proposed subdivision is consistent with the approved Springwater PUD District Ordinance and consists of ninety (32) townhomes, (25) cottages, and (33) villas, along with 16 acres± of open space. The overall development plan fits with the wooded area and incorporates the unique buffer standards to the adjacent property owners, as set forth in the applicable ordinance.



REVISIONS

DATE	DESCRIPTION	BY

HWC
ENGINEERING

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

SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

No. PE10809001
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY
TD/MM

CHECKED BY
MM

DATE
APRIL 29, 2022

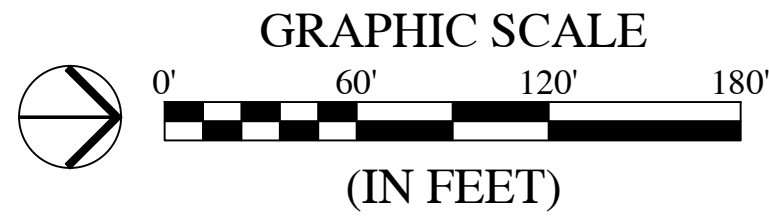
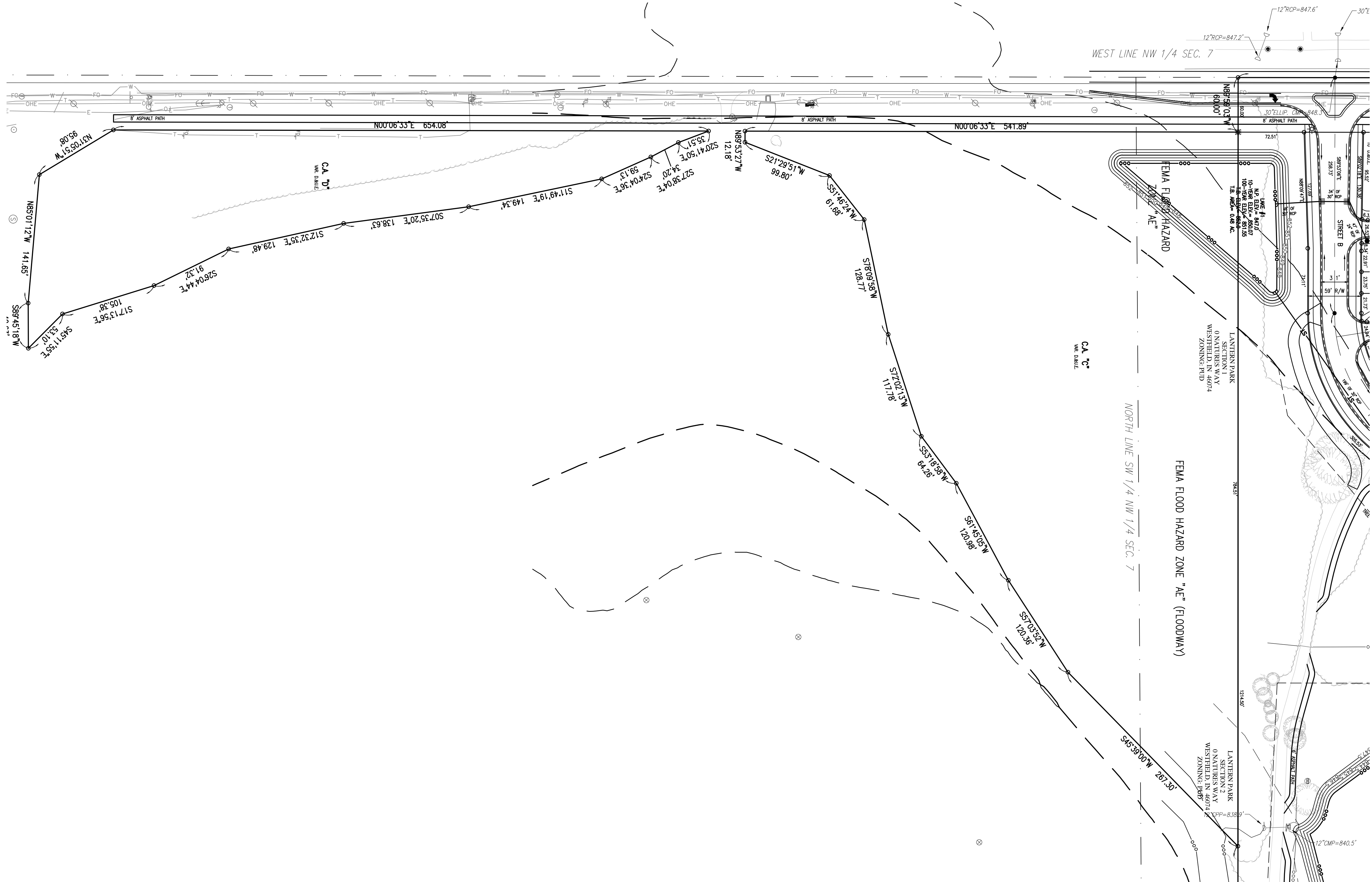
SCALE
AS SHOWN

SHEET

C1.2

PRIMARY PLAT PLAN

© 2022



LEGEND:

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

ABBREVIATIONS:

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

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

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

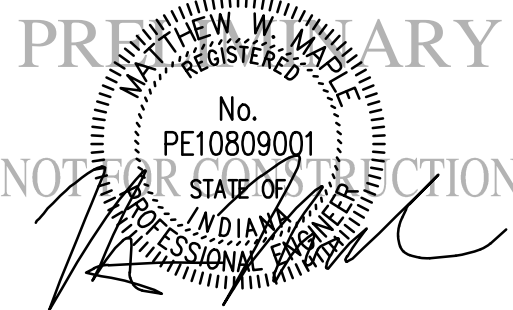
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

DATE	DESCRIPTION	BY



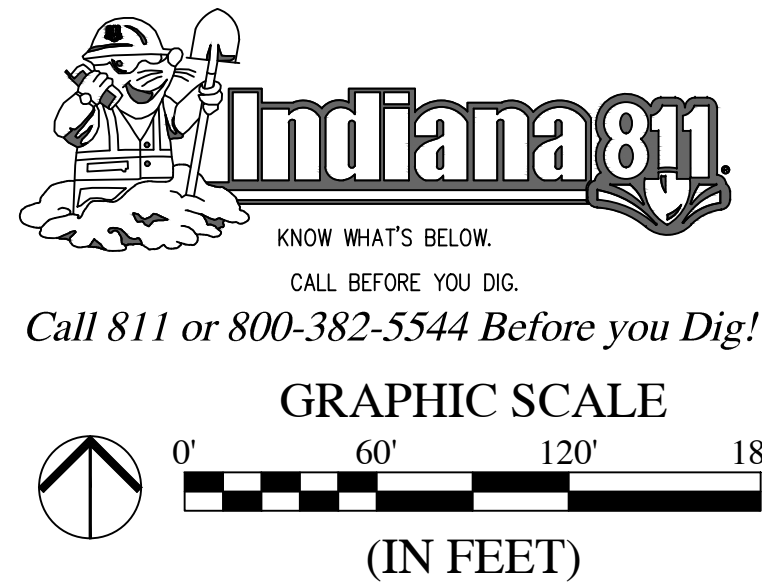
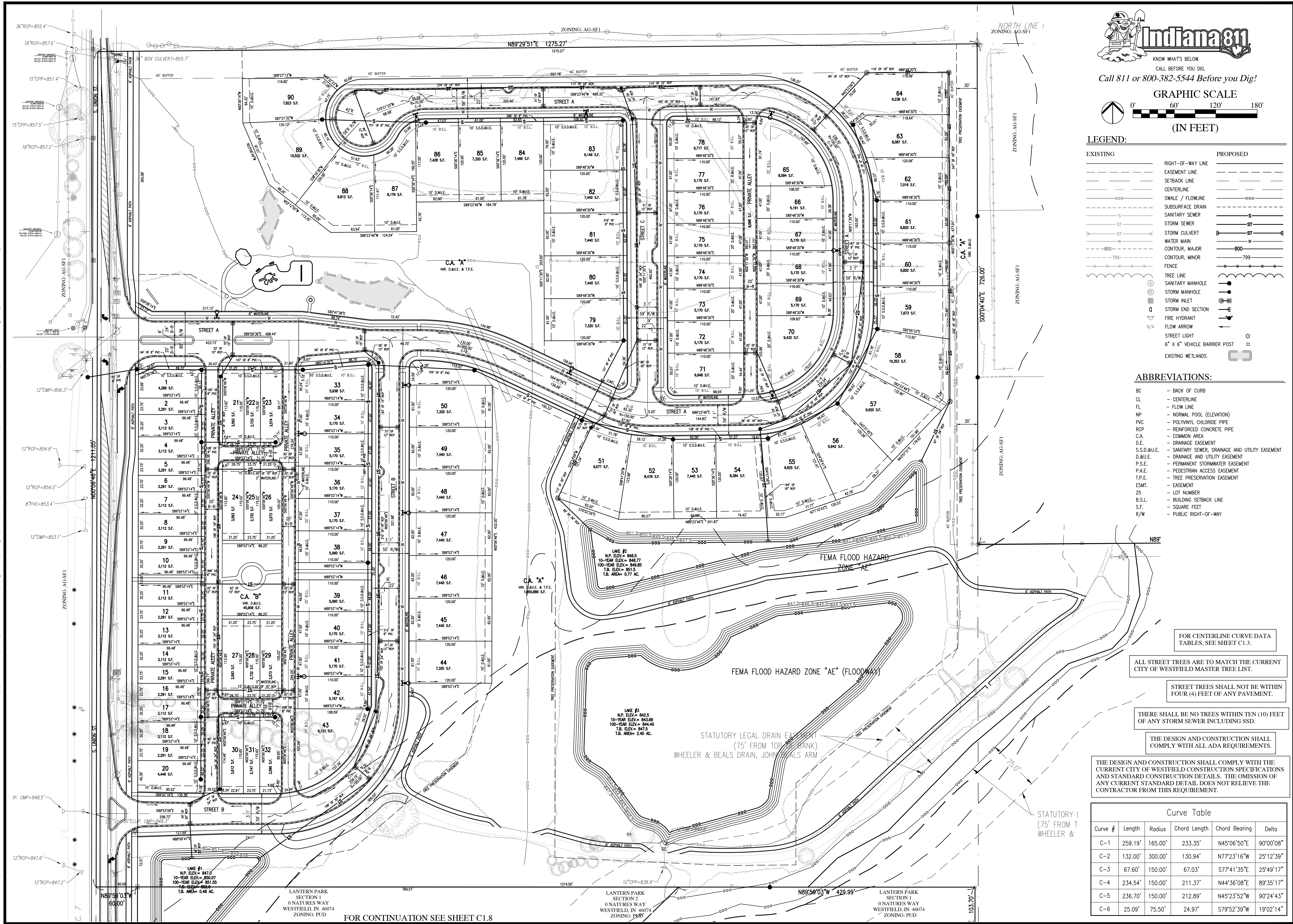
SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN



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DATE APRIL 29, 2022	
SCALE AS SHOWN	
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C1.4

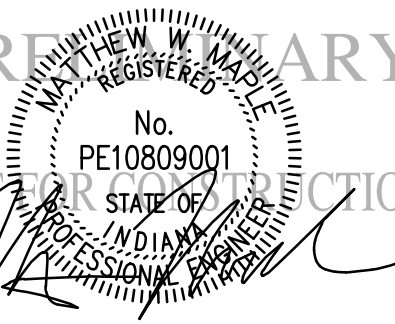
PRIMARY PLAT PLAN



REVISIONS		
DATE	DESCRIPTION	BY

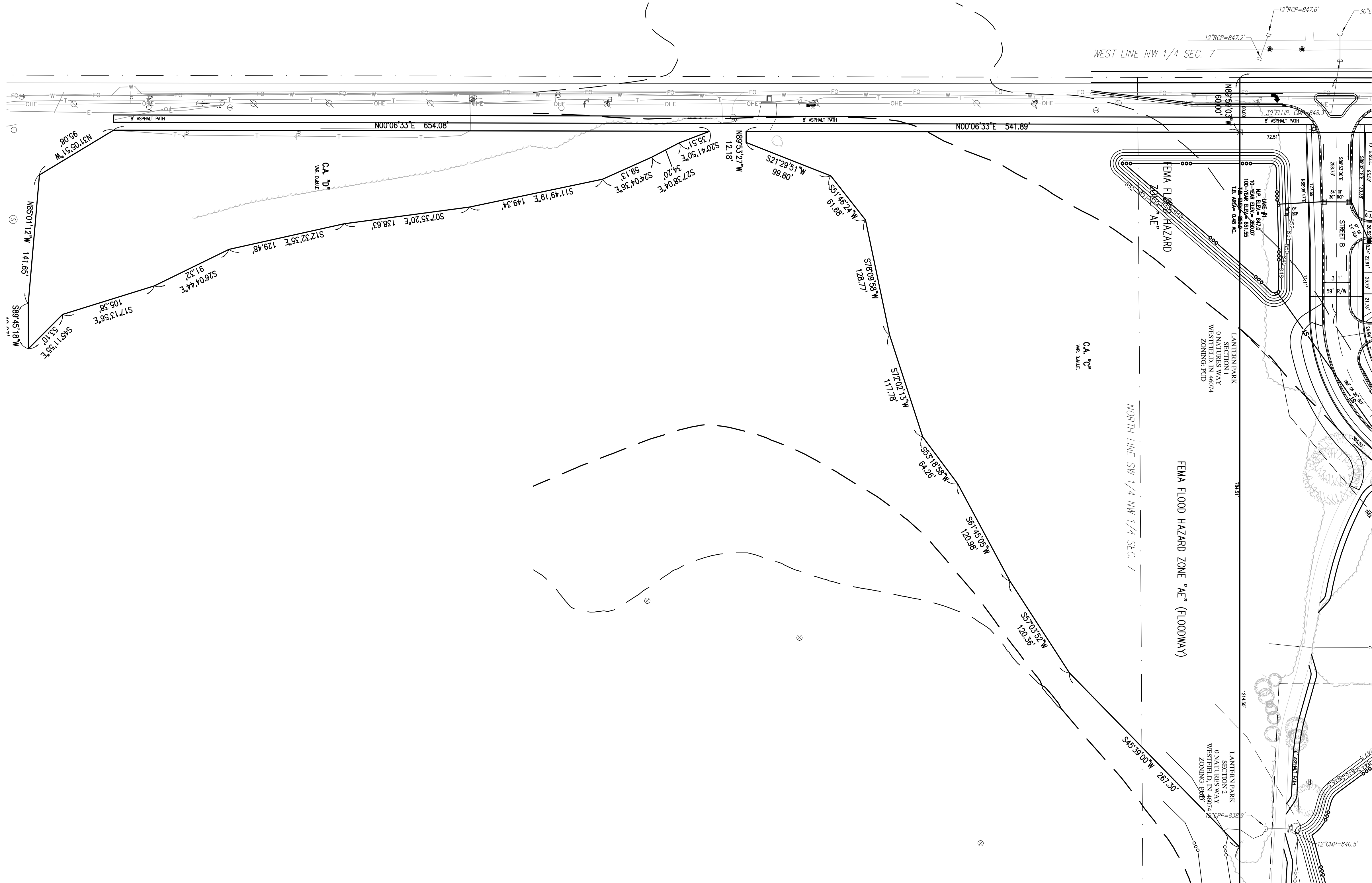


SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

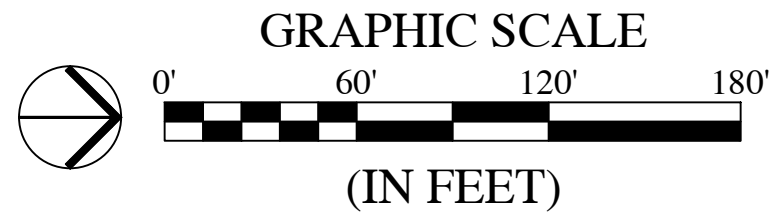


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DATE APRIL 29, 2022	
SCALE	
AS SHOWN	
SHEET	

C1.7
DEVELOPMENT PLAN



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



LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
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	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6' X 6' VEHICLE BARRIER POST	
	EXISTING WETLANDS	

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

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

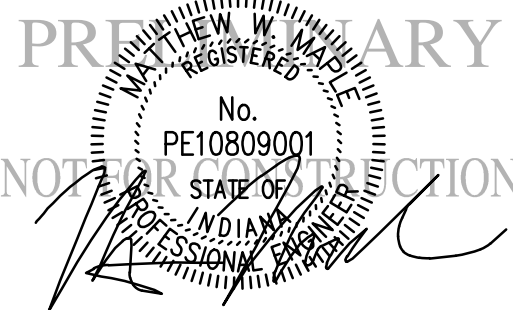
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REVISIONS

DATE	DESCRIPTION	BY



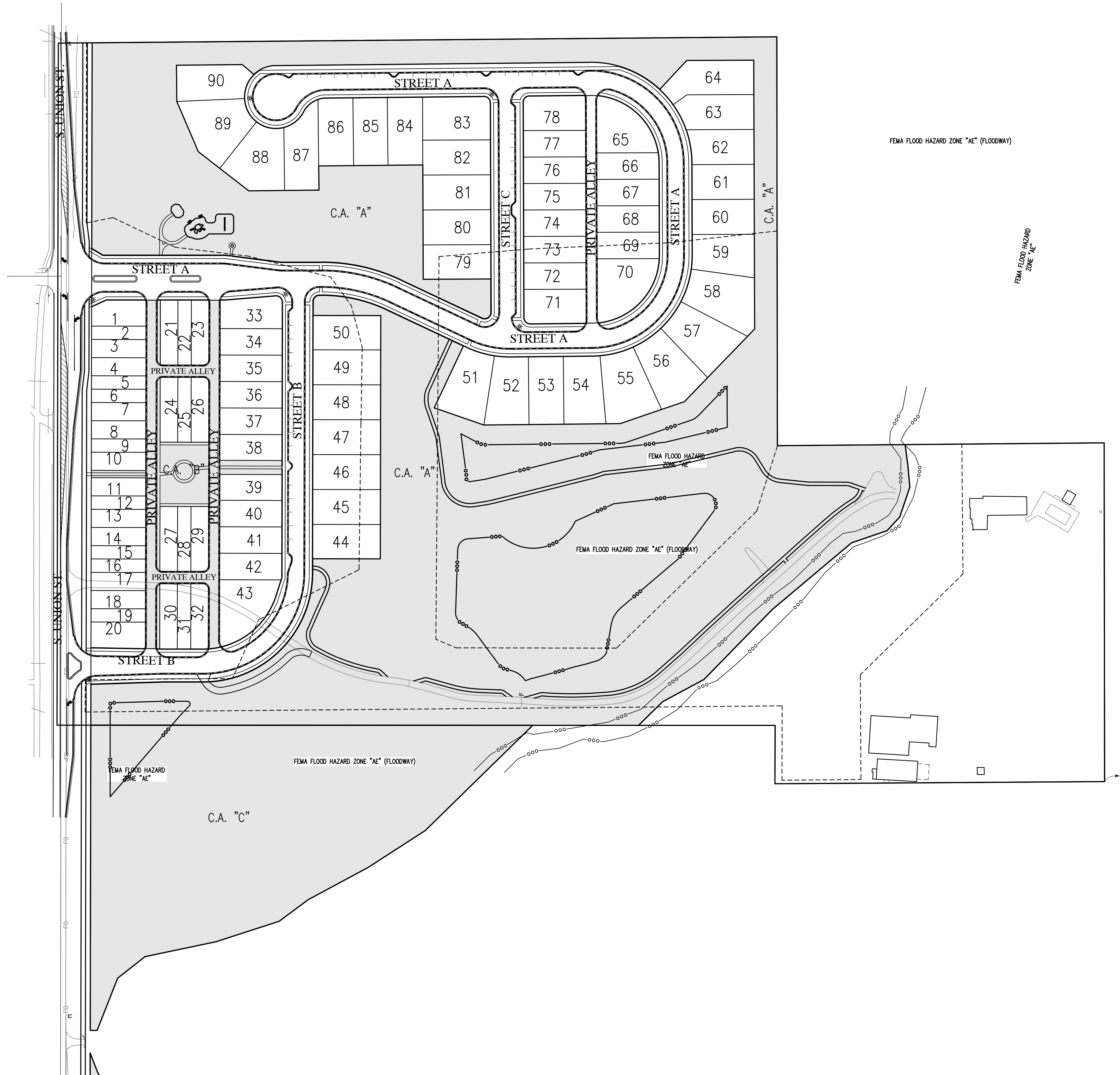
SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN



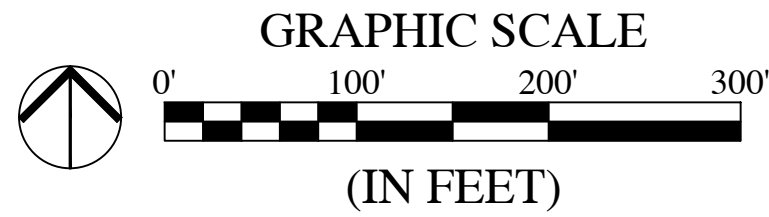
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CHECKED BY MM	
DATE APRIL 29, 2022	
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C1.8
DEVELOPMENT PLAN

File Name: W:\Apollo Developers\2022-036-S Springwater\Design\CAD\Development Plan Sheet Set\22036.DP -- Overall Open Space Plan.dwg, Layout: C1.9 By: Idavis Plot Date: Apr 29, 2022 Plot Time: 11:16am



FOR CONTINUATION SEE THIS SHEET



LEGEND:

EXISTING	PROPOSED

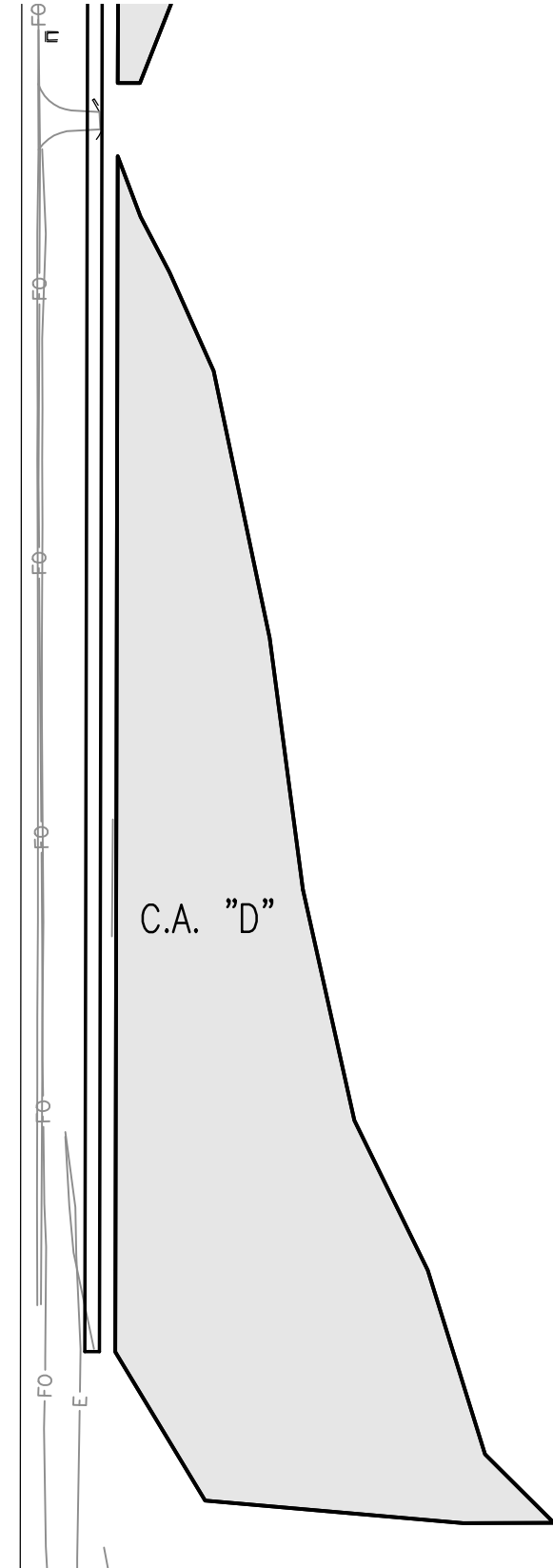
ABBREVIATIONS:

C.A.	- COMMON AREA
ZS	- LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A"	= 721,393 SF
CA "B"	= 45,909 SF
CA "C"	= 223,368 SF
CA "D"	= 76,458 SF
TOTAL COMMON AREA = 1,067,128 SF	
TOTAL COMMON AREA = 24.50 ACRES	

OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 24.50 AC. = 56.95%
TOTAL ACREAGE = 43.02 AC.

FOR CONTINUATION SEE THIS SHEET



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

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

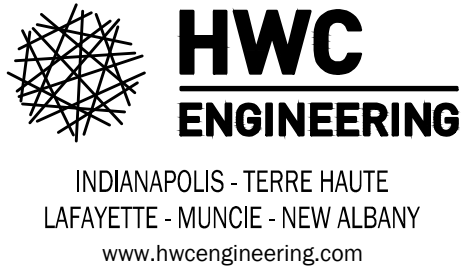
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

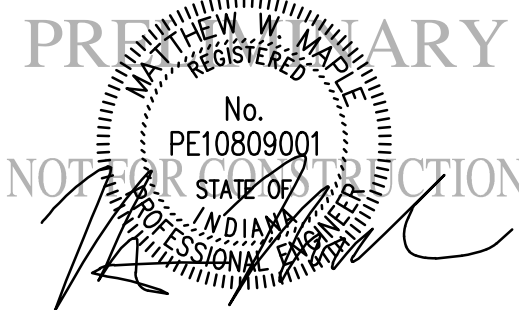
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REVISIONS

DATE	DESCRIPTION	BY



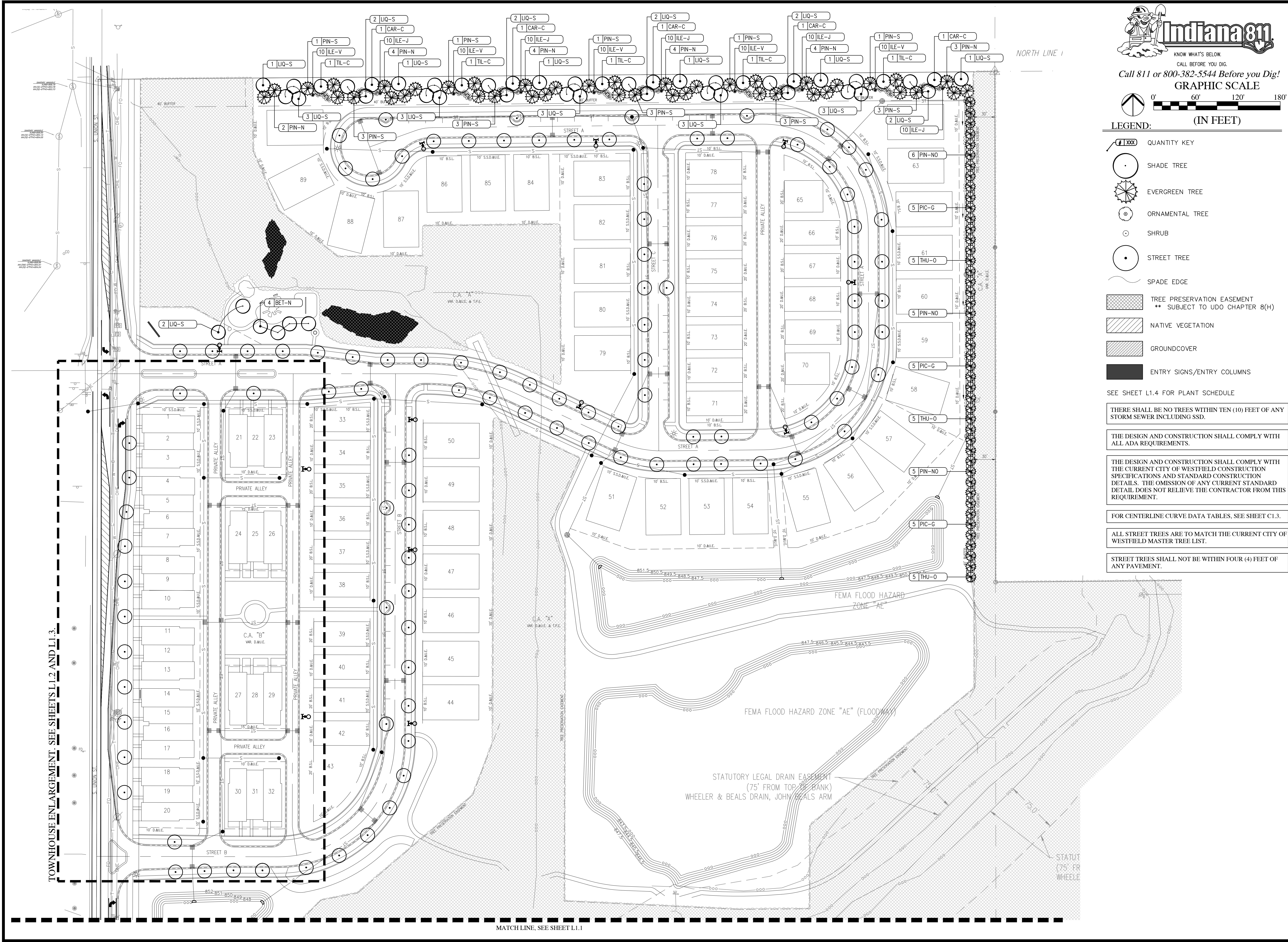
SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



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C1.9

OVERALL OPEN SPACE PLAN



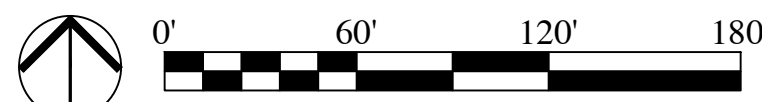
TOWNHOUSE ENLARGEMENT, SEE SHEETS L1.2 AND L1.3.

MATCH LINE, SEE SHEET L1.1



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

GRAPHIC SCALE



(IN FEET)

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- STREET TREE
- SPADE EDGE
- TREE PRESERVATION EASEMENT
** SUBJECT TO UDO CHAPTER 8(H)
- NATIVE VEGETATION
- GROUNDCOVER
- ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.4 FOR PLANT SCHEDULE

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

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

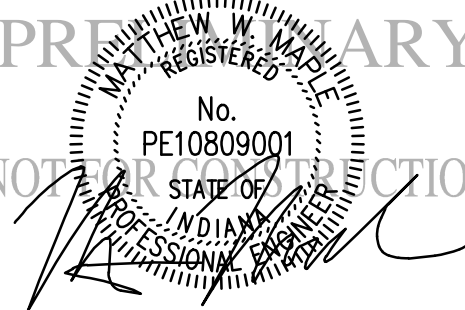
STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

REVISIONS

DATE	DESCRIPTION	BY



SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN CITY OF WESTFIELD, INDIANA OVERALL LANDSCAPE PLAN



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CHECKED BY MM	
DATE APRIL 29, 2022	
SCALE AS SHOWN	
SHEET	

L1.0

OVERALL LANDSCAPE
PLAN

MATCH LINE, SEE SHEET L1.0

WEST LINE NW 1/4 SEC. 7

FEMA FLOOD HAZARD
ZONE "AE"

FEMA FLOOD HAZARD ZONE "AE" (FLOODWAY)

NORTH LINE SW 1/4 NW 1/4 SEC. 7

C.A. "C"

VAR. D&J.E.

C.A. "D"

VAR. D&J.E.



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

GRAPHIC SCALE



(IN FEET)

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- STREET TREE
- SPADE EDGE
- TREE PRESERVATION EASEMENT
** SUBJECT TO UDO CHAPTER 8(H)
- NATIVE VEGETATION
- GROUNDCOVER
- ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.4 FOR PLANT SCHEDULE

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

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

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

REVISIONS

DATE	DESCRIPTION	BY

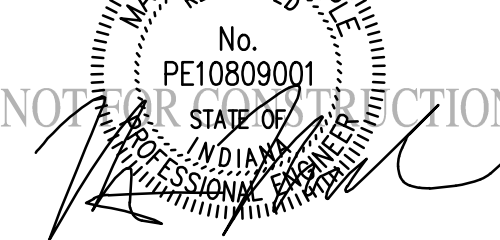


SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN

CITY OF WESTFIELD, INDIANA

OVERALL LANDSCAPE PLAN

PREPARED BY



DRAWN BY

TD/MM

CHECKED BY

MM

DATE

APRIL 29, 2022

SCALE

AS SHOWN

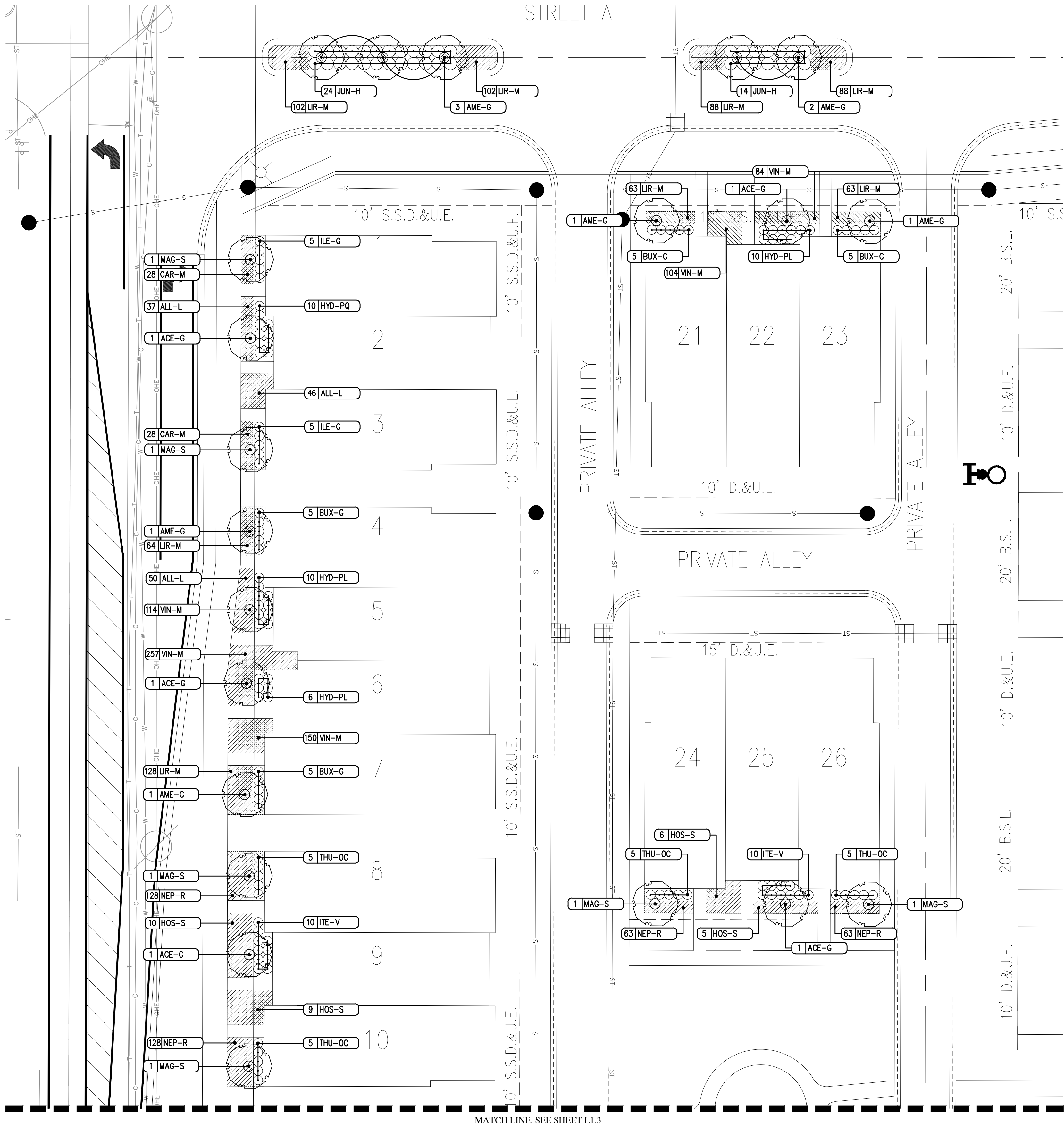
SHEET

JOB NUMBER
2022-036

L1.1

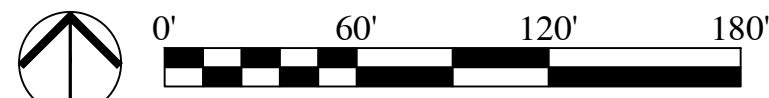
OVERALL LANDSCAPE
PLAN

Plot Date: Apr 29, 2022 Plot Time: 11:17am File Name: W:\apollo Developers\2022-036-S Springwater\Design\CAD\Development Plan Sheet Set\22036.DP - Landscape Plan.dwg, Layout: L1.2 By: tdavis



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

GRAPHIC SCALE



LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- STREET TREE
- SPADE EDGE
- TREE PRESERVATION EASEMENT
** SUBJECT TO UDO CHAPTER 8(H)
- NATIVE VEGETATION
- GROUNDCOVER
- ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.4 FOR PLANT SCHEDULE

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FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

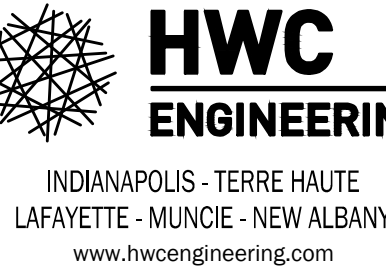
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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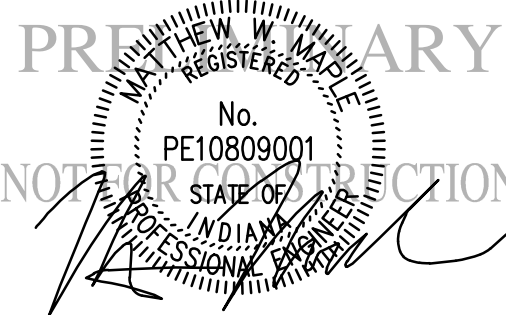
FOR STREET TREE LOCATIONS, SEE L1.0.

REVISIONS

DATE	DESCRIPTION	BY



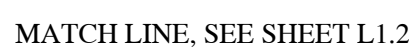
SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN CITY OF WESTFIELD, INDIANA TOWNHOUSE ENLARGEMENT



DRAWN BY TD/MM	JOB NUMBER 2022-036 SHEET
CHECKED BY MM	
DATE APRIL 29, 2022	
SCALE AS SHOWN	
TOWNHOUSE ENLARGEMENT	

L1.2

TOWNHOUSE
ENLARGEMENT



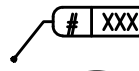
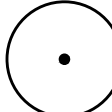
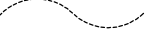
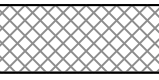
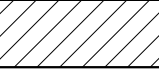
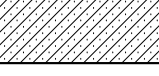
CALL BEFORE YOU DIG

200 382 5544 Before you Die!

60' 120'



(IN FEET)

- | QUANTITY KEY | |
|---|--|
|  | SHADE TREE |
|  | SHADE TREE |
|  | EVERGREEN TREE |
|  | ORNAMENTAL TREE |
|  | SHRUB |
|  | STREET TREE |
|  | SPADE EDGE |
|  | TREE PRESERVATION EASEMENT
** SUBJECT TO UDO CHAPTER 8(H) |
|  | NATIVE VEGETATION |
|  | GROUND COVER |
|  | ENTRY SIGNS/ENTRY COLUMNS |

SEE SHEET L1.4 FOR PLANT SCHEDULE

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FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

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

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

FOR STREET TREE LOCATIONS, SEE L1.0.

[illegible]

SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
TOWNHOUSE ENLARGEMENT



DRAWN BY TD/MM	JOB NUMBER 2022-036
CHECKED BY MM	
DATE APRIL 29, 2022	
SCALE AS SHOWN	
SHEET	

L1.3

TOWNHOUSE
ENLARGEMENT

File Name: W:\Apollo Developers\2022-036-S Springwater\Design\CAD\Development Plan Sheet Set\22036.DP — Landscape Plan.dwg, Layout: L1.4 Plot Date: Apr 29, 2022 Plot Time: 11:17am By: tdavis

MASTER PLANTING SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
BET-N	4	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	8'	B&B	SEE PLAN	CENTAL LEADER
STREET TREES								
		*ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
		*ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
		*LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
		*TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
		*ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G	11	ACER GRISEUM	PAPERBARK MAPLE	-	6'	#20 CONT	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
AME-G	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
MAG-S	10	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	-	6'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
EVERGREEN TREES								
PIC-G	15	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	21	PINUS NIGRA	BLACK PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-NO	16	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	20	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
THU-O	15	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
EVERGREEN SHRUBS								
BUX-G	40	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	-	18"	#3 CONT	SEE PLAN	FULL IN POT
ILE-G	20	ILEX GLABRA 'DENSE'	DENSE COMPACT INKBERRY	-	18"	#3 CONT	SEE PLAN	FULL IN POT
JUN-H	60	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	-	12"	#3 CONT	SEE PLAN	FULL IN POT
THU-OC	40	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF GLOBE ARBORVITAE	-	18"	#3 CONT	SEE PLAN	FULL IN POT
DECIDUOUS SHRUBS								
HYD-PL	52	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
HYD-PQ	20	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
ILE-J	50	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	18"	#3 CONT	SEE PLAN	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
ILE-V	50	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	SEE PLAN	FULL IN POT
ITE-V	40	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY DWARF SWEETSPIRE	-	18"	#3 CONT	SEE PLAN	FULL IN POT
GROUND COVERS								
ALL-L	273	ALLIUM LUSITANICUM 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	-	-	#1 CONT	18" O.C.	FULL IN POT
CAR-M	168	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	-	-	CLUMP #1 CONT	18" O.C.	FULL IN POT
HOS-S	60	HOSTA 'SUN POWER'	SUN POWER HOSTA	-	-	CLUMP #2 CONT	48" O.C.	FULL IN POT
LIR-M	1405	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	-	-	CLUMP #1 CONT	12" O.C.	FULL IN POT
NEP-R	764	NEPETA RACEMOSA 'BLUE WONDER'	CATMINT	-	-	CLUMP #2 CONT	12" O.C.	FULL IN POT
VIN-M	1475	VINCA MINOR 'BOWLES VARIETY'	PURPLE MYRTLE	-	-	#1 CONT	12" O.C.	FULL IN POT

* INDICATES STREET TREE SPECIES

Table 1
Preferred Street Trees
Large/ Medium Tree List

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

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The Alternate/ Substitute Tree List may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Accolade Ginkgo	Gymnocladus dioica (male only) Ulmus Morton Ginkgo biloba (male only)	Cherry, Cornelian Crabapple Var. Hawthorn Var.	Cornus mas Malus var. Crataegus crusgalli var.
Hackberry Honeylocust (thornless)	Celtis occidentalis Gleditsia triacanthos var. inermis, seedless cultivars	Hornbeam, American Hornbeam, European Ironwood	Carpinus caroliniana Carpinus betulus Ostrya virginiana
Horechestnut, Red Katsurstreet	Aesculus x carnea Briotii Cercidiphyllum japonicum	Japanese Lilac Maple, Amur Maple, Hedge	Syringa reticulata Acer ginnala (single stem) Acer campestre
Linden, Silver 'Sterling Silver' Maple, Black Maple, Freeman	Tilia tomentosa 'Sterling Silver' Acer nigrum Acer freemanii	Maple, Paperbark Redbud Serviceberry	Acer griseum Cercis canadensis Amelanchier var.
Maple, Red Maple, Sugar Maple, Sycamore	Acer rubrum Acer saccharum Acer pseudoplatanus		
Oak, Chinkapin Oak, Northern Red Oak, Shingle	Quercus muehlenbergii Quercus rubra Quercus imbricaria		
Oak, Swamp White Oak, White Sweetgum	Quercus bicolor Quercus alba Liquidambar styraciflua		
Tulip Zelkova	Liriodendron tulipifera Zelkova serrata		

OPEN SPACE/ COMMON AREA
LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 24.0 ACRES

TOTAL TREE PRESERVATION AREA CREDIT = 11.4 ACRES

TOTAL COMMON AREA WITH CREDIT OF 11.4 ACRES = 12.6 ACRES

TREE REQUIREMENT = 12.6 ACRES * 10 TREES = 126 TREES

CREDIT PROVIDED FROM UNION STREET PLANTINGS = 12 TREES

CREDIT PROVIDED FROM BUFFER YARDS = 129 TREES

	REQUIRED	PROVIDED
SHADE TREE	—	47
ORNAMENTAL TREE	—	12
EVERGREEN TREE	—	88
TOTAL	129	147*

*TOTAL PROVIDED CALCULATION INCLUDES
UNION STREET PLANTINGS AND BUFFER YARD
CREDITS

LANDSCAPE GENERAL NOTES:

- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANT SYMBOLS AND THE QUANTITY LABEL, THE PLANT SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

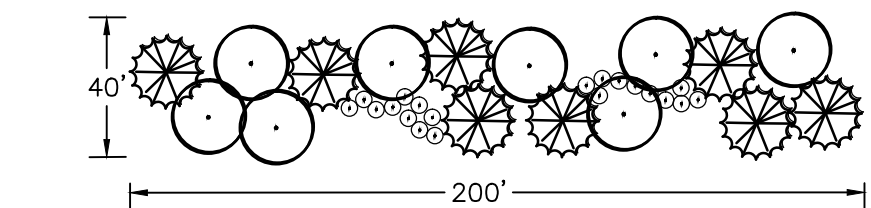
LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.11 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER OR SSD.
- STREET TREES:
 - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
 - COMMON AREAS: TO BE SPACED APPROXIMATELY 50' O.C., (MIN. 20' O.C., MAX. 60' O.C.).
 - LOTS: ONE (1) STREET TREE SHALL BE REQUIRED PER DWELLING LOT, PER FRONTAGE.
 - STREET TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AWAY FROM ANY DRIVEWAY, ALLEY, FIRE HYDRANT, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.
 - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
 - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE.

TOTAL QUANTITY: NAME:
22.....FREEMAN MAPLE
22.....SYCAMORE MAPLE
22.....TULIP TREE
22.....STERLING SILVER LINDEN
22.....ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

BUFFERYARD TYPE B (NORTH):
• MINIMUM WIDTH = 40'
• LANDSCAPE STANDARD REQUIREMENT PER 100 LF:
4 EVERGREEN TREES
4 SHADE TREES
10 SHRUBS



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN
A 40' x 200' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE
RESTRICTIONS.

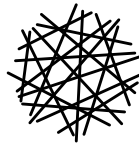
NORTH BUFFERYARD 'B' — XX LF TOTAL *NOT ABLE TO MEET REQUIREMENTS DUE TO UTILITIES			
STANDARD PER 100'	REQUIRED	PROVIDED	
4 EVERGREEN	24	42	
4 SHADE	24	41	
10 SHRUBS	61	100	

BUFFERYARD TYPE B (EAST):
• MINIMUM WIDTH = 40'
30' TREE PRESERVATION EASEMENT
10' ROW OF EVERGREEN TREES
• LANDSCAPE STANDARD REQUIREMENT:
30 EVERGREEN TREES

NORTH BUFFERYARD 'B' — XX LF TOTAL *NOT ABLE TO MEET REQUIREMENTS DUE TO UTILITIES			
STANDARD	REQUIRED	PROVIDED	
30 EVERGREEN	30	46	

REVISIONS

DATE	DESCRIPTION	BY



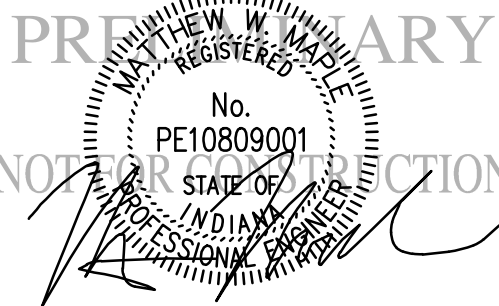
HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.twcengineering.com

SPRINGWATER PRIMARY PLAT / DEVELOPMENT PLAN

CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS



DRAWN BY TD/MM	JOB NUMBER 2022-036
CHECKED BY MM	
DATE APRIL 29, 2022	
SCALE AS SHOWN	
SHEET	

L1.4

LANDSCAPE DETAILS

WRITTEN PUBLIC COMMENTS

Docket Number: 2206-ODP-06 & 2206-SPP-06

Petitioner: Apollo Developers, Inc.

Request: 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.

Enclosed Attachments (as of 5:00pm., Thursday, June 2):

June 6, 2022 Advisory Plan Commission Meeting

1. Doug Hepler 16632 Oak Road, Westfield, IN 46074 (06/02/22)

From: [Doug](#)
To: [planners](#)
Subject: Apollo Developers. East Union Street
Date: Thursday, June 2, 2022 3:47:54 AM

**WARNING: This external email is from
rrsdoug@comcast.net.**

.
In-Re: Petition, 2206-ODP-06, 2206-SPP-06
Apollo Developers
East side of Union Street, North of 161st Street.

.
Hi, Planning Commission,

.
The animals use the creeks as roads.
The developers have a bad habit of crowding the creeks.
The apartments next to us improved the land to within feet of the creek.

.
Could you please deny any developments,
that don't stay a continuous 200' from the creek at ALL times.

.
Thank You, Doug Hepler & Oak Road Neighbors.
16632 Oak Road, Westfield, IN 46074
6-1-22
.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2206-PUD-12
Exhibit 1

Docket Number: 2206-PUD-12 (Ordinance No. 22-17)

Petitioner: NVS Properties 20 LLC

Request: An amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.

Current Zoning: Andover PUD District, as amended ([Ord. 03-40](#))

Current Land Use: Vacant

Acreage: 2.06 acres +/-

Exhibits:

1. Staff Report
2. Project Narrative
3. Location Map
4. Proposed Ord. 22-17
5. Concept Site Plan
6. Building Elevations
7. Neighborhood Meeting Summary
8. Public Comment Exhibit

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This petition was introduced at the May 9th, 2022 City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighbor meeting on May 17, 2022. A summary this meeting has provided by the petitioner and included as **Exhibit 8**. The petition is scheduled for a public hearing at the June 6th, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

This filed petition is related to the following previous applications associated with the subject 2.06-acre real estate.

- 12/08/2003
 - o Real estate incorporated into Andover PUD Zoning District
 - o Original Zoning Ordinance (Ord. [03-40](#))
- 04/01/2014
 - o Recording of Primary Plat
 - o Docket No. 1403-SPP-03
- 03/27/2015
 - o Recording of Secondary Plat
 - o Docket No. 1407-SFP-25

PROJECT OVERVIEW

Location: This subject real estate is approximately 2.06 acres in size and is located southeast at the intersection of Mere Blvd. and Grassy Branch Rd. (see **Exhibit 3**). The Property is currently zoned the Andover PUD District, which was originally adopted at the December 8, 2003 City Council meeting. Adjacent zoning districts include SF-2 and PUD containing Agriculture and Single-Family land uses.

Project Description: The petitioner is requesting an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District for the development of a daycare facility of 2.06 acres of real estate.

ORDINANCE DETAILS

Development Standards: The proposed amendment modifies some standards of the Original Ordinance, as described below:

- Local and Neighborhood Business Standards
 - o The original PUD ordinance assigned Parcel I the underlying zoning classification of Local and Neighborhood Business as outlined in Section 5 “Local Business Area”. Per Exhibit 6 – “Underlying Local and Neighborhood Business Standards” front yards adjacent to residential districts shall have a minimum Parking Area setback of thirty (30) feet from the Right-of-way. The proposed PUD Amendment would reduce the minimum Parking Area setback to ten (10) feet from the Right-of-way.
- Development and Architectural Standards
 - o The original PUD ordinance contained standards outlined in Section 8 “Development and Architectural Standards”.
 - These standards identify the maximum size of a daycare facility to be eight-thousand (8,000) square feet. The proposed PUD Amendment would modify the maximum size of a daycare facility to be eleven-thousand (11,000) square feet.
 - In addition, these standards default to the Zoning Ordinance requirements in effect at the time of PUD adoption. Per the 2000 Zoning Ordinance, External Insulation and Finishing Systems (EIFS) is identified to be used as a permitted primary building material per the Development Requirements for LB districts. The proposed PUD Amendment would replace External Insulation and Finishing Systems (EIFS) with Fiber Cement Siding as a permitted primary building material.

COMPREHENSIVE PLAN

The property falls within the “Existing Suburban” land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached

dwelling, institutional uses, and recreational uses are contemplated as appropriate uses within the “Existing Suburban” area. 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 May 9, 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 is scheduled for the June 6, 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 public hearing at the June 6, 2022 Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commissions’ further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

4/28/2022



City of Westfield
Community Development
2728 East 171st Street
Westfield, IN 46074

RE: 18100 Grassy Branch Rd, Andover PUD Zoning Change

Dear Community Development Department,

Thank you for taking the time to review this application related to our Detailed Development Plan Approval. As a developer for the daycare operator Guidepost Montessori, we believe this site is a great use for daycare and believe our plan works well within the site. The site itself is already zoned for daycare, but the original PUD had a restriction on the size of the daycare on the site at 8,000 SF. Our typical daycare building is ~11,000 SF, and we'd like to request that the size restriction be amended to 11,000 SF.

The site under contract is currently vacant land. The building would be residential in finishes (masonry and siding), height (one story), and lot coverage (~11,000 SF vs a site area of ~89,000 SF). While there would be traffic with the parents picking up and dropping off, this traffic would be occurring during rush hour time periods in the morning and afternoon and would not interfere with the daytime or evening hours. Furthermore, the location would be closed on the weekends, except for an occasional special event, again further lessening the impact on the surrounding neighbors. Therefore, I would ask that the Plan Commission consider approving the adjustment in the size, as we don't believe it will have a meaningful difference to the impact of the surrounding neighbors and streets in comparison with what is already approved.

While there would be traffic with the parents picking up and dropping off, Grassy Branch Road is sized sufficiently to handle this traffic. With 37 parking spaces on site, this is more than enough to handle the pick-up and drop off periods, which are typically from 7-9 am in the morning and from 3-6 in the evening.

Some useful statistics and metrics about the proposed development are as follows:

Site Size – 53,870 SF

Building Size – ~11,000 SF

Daycare Operator – Guidepost Montessori

Parking Spaces – 37

Number of Employees – 27 at steady state* (only 16 on site at one time)

Number of Students – 138

Kids per class – 10-20 depending on age (10 per toddler, and 20 per 3-6 child)

Hours of Operation – 7am-6pm, Monday-Friday

% of students that are half-day vs. full-day – 100% full time

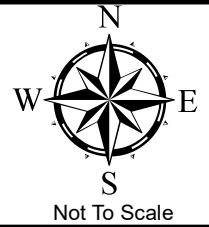
I look forward to having a conversation about the development in the near future and addressing any concerns the Commission may have about the project at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Horney", with a stylized flourish at the end.

Chris Horney
Murphy Real Estate Services
Managing Director

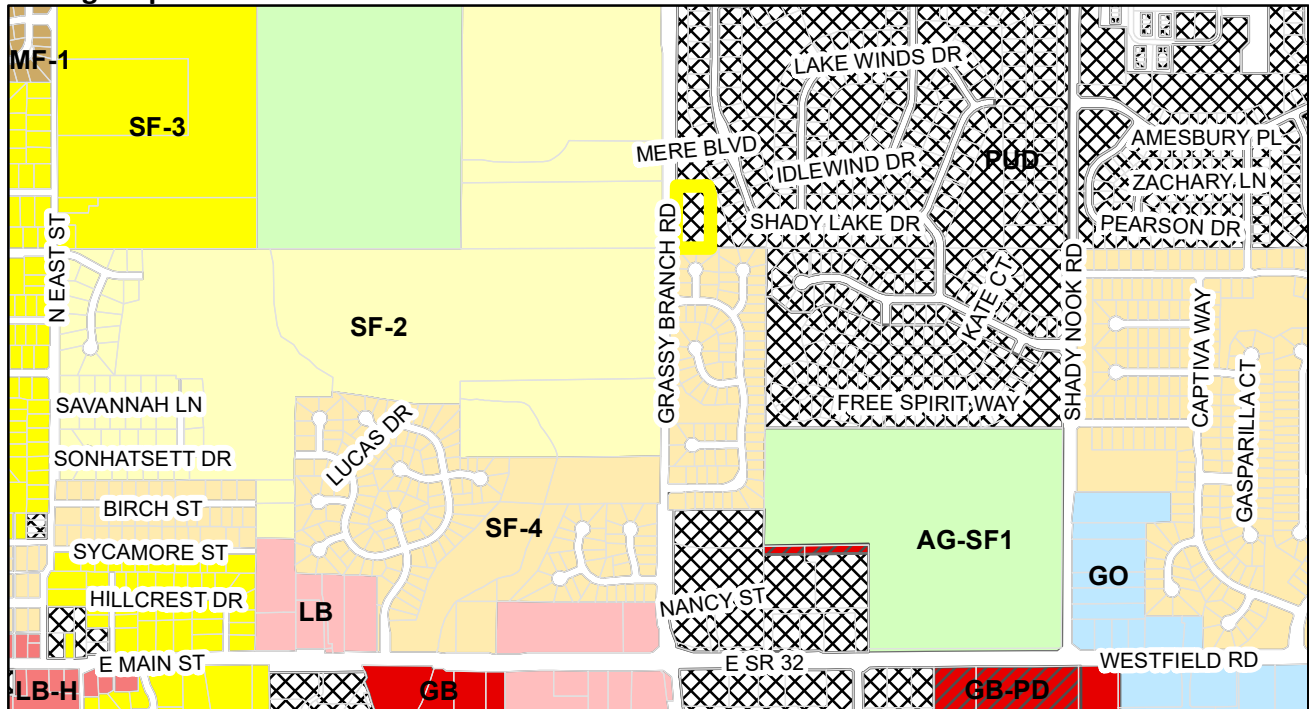
Property Location Map
Lakes at Grassy Branch
Andover Planned Unit Development Amendment
2206-PUD-12



Aerial Location Map



Zoning Map



Parcel selection	LB (Local Business)
Parcel	LB-H (Local Business - Historical)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)
GB (General Business)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	SF-4 (Single Family - 4)
GO (General Office)	

ORDINANCE NUMBER 22-17

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24, ORDINANCE 12-37, ORDINANCE 15-19, ORDINANCE 15-23, ORDINANCE 18-35 AND TITLE 16 – LAND USE CONTROLS

“Andover PUD Amendment – Parcel I”

This is an amendment to a Planned Unit Development District Ordinance, known as the ANDOVER PLANNED UNIT DEVELOPMENT (the “**Amendment**”), 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Docket 2206-PUD-12), filed with the Commission requesting an amendment to Ordinance 03- 40, enacted by the Westfield Town Council on December 8, 2003, and amended by (i) Ordinance 12-37, enacted by the City Council on January 14, 2013 (ii) Ordinance 15-19, enacted by the City Council on June 22, 2015; (iii) Ordinance 15-23, enacted by the City Council on July 27, 2015; (iv) Ordinance 18-35, enacted by the City Council on September 10, 2018 (collectively, the “**Andover PUD Ordinance**”);

WHEREAS, the Amendment pertains to the subject real estate more particularly identified by as Block A, Section 1B of the Lakes at Shady Nook, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2015014367 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”),

WHEREAS, the Commission forwarded Petition No. 2206-PUD-12 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (Vote: ____ in favor, ____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 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 Andover PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Andover PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Andover PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Amendment and any exhibits attached hereto, (ii) the Andover PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Amendment 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2. Local Business Area. The standards of *Exhibit 6: Underlying LB Local and Neighborhood Business Standards* of the Andover PUD Ordinance shall apply to the development of Parcel I, except as otherwise modified below:

- 2.1 Use of Required Yards: Front Yard Adjacent Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ~~(30)~~ (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from building or structures.

Section 3. Development and Architectural Standards. The standards of Section 8 of the Andover PUD Ordinance shall apply to the development of the Real Estate unless otherwise modified by this Amendment.

- 3.1 Section 8(C)(1) of the Andover PUD Ordinance is hereby replaced and restated as follows: “The square footage of the day care facility in Parcel I shall not exceed 11,000 square feet.”
- 3.2 For Parcel I, Fiber Cement Siding shall replace External Insulation and Finishing Systems (EIFS) as a permitted primary material per WC 16.04.165(D)(3)(f)(2).

Section 4. Duration. Failure to obtain approval of a Development Plan for the Real Estate by December 31, 2027 (unless otherwise extended by the Director) shall automatically

void this Amendment and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 5. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment 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** __-__ was delivered to the Mayor of Westfield on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** __-__
this _____ day of _____, 2022.

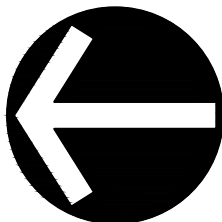
I hereby VETO **ORDINANCE** __-__
this _____ day of _____, 2022.

J. Andrew Cook, Mayor

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.



NORTH

LEGEND

	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING ROADWAY CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD WIRE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED ASPHALT TRAIL
	PROPOSED BUILDING
	PROPOSED FENCE

LEGAL DESCRIPTION (PER HAMILTON COUNTY GIS)

ACREAGE 2.06 SECTION 32, TOWNSHIP 19, RANGE 4 LAKES AT SHADY NOOK SECTION 1B BLOCK A IRREGULAR SHAPE

DISCLAIMER: NOTWITHSTANDING THE FOREGOING OR ANYTHING ELSE CONTAINED IN THIS LEASE, IN NO EVENT SHALL TENANT'S REVIEW AND APPROVAL OF THE APPROVED PLANS OR ANY APPROVALS OR PERMITS BE DEEMED A REPRESENTATION BY TENANT THAT SUCH APPROVED PLANS, APPROVALS OR PERMITS COMPLY WITH APPLICABLE LAWS OR THE USE-SPECIFIC CONSTRUCTION OBLIGATIONS; IT BEING UNDERSTOOD AND AGREED BY LANDLORD THAT LANDLORD, AT ITS SOLE COST AND EXPENSE, IS RESPONSIBLE FOR DELIVERING THE PREMISES IN THE DELIVERY CONDITION INCLUDING, WITHOUT LIMITATION, OBTAINING ALL APPROVALS AND CONSTRUCTING THE BUILDOUT OF THE PREMISES IN ACCORDANCE WITH ALL APPLICABLE LAWS, AND THE REGULATORY REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITIES WITH RESPECT TO THE PERMITTED USE AND CAPACITY (AND THE LICENSING REQUIREMENTS RELATED HERETO).

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	03/28/2022	ARCHITECTURAL REVISIONS
2	04/21/2022	REVISIONS PER CLIENT COMMENTS
3	04/28/2022	REVISIONS PER CLIENT COMMENTS



Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.cecinc.com

PREPARED FOR:
GLOBAL POWER AND CONSTRUCTION, INC.
7S882 CAMP DEAN ROAD
BIG ROCK, ILLINOIS 60511

DRAWN BY: **MMS** CHECKED BY: **ARG** APPROVED BY: **PTB**
DATE: **03/24/2022** DWG SCALE: **1"=20'** PROJECT NO: **322-209.0001**

VICINITY MAP
THE LAKES AT SHADY NOOK
WESTFIELD, INDIANA 46074

DRAWING NO.: **CP-01**
SHEET **1** OF **2**

REFERENCE

1. PARCEL DATA OBTAINED FROM HAMILTON COUNTY GIS MAPS DOWNLOADED ON 03/22/2022.
2. AERIAL IMAGE PROVIDED BY GOOGLE EARTH. DATE OF IMAGE: SEPTEMBER 2021.

SCALE IN FEET
0 60 120

DRAFT



ZONING CLASSIFICATION: SF-2

ZONING
CLASSIFICATION: SF-4

PROPOSED BUILDING
~10,900 SF

**CHILDREN'S PLAYGROUND
(18,600 SF)**

TODDLER PLAYGROUND
AREA (14,055 SF)

**NIDO/YOUNG
TODDLER
PLAYGROUND
(5,505 SF)**

MAPLE - RED -

ZONING
CLASSIFICATION: SF-4

ZONING
CLASSIFICATION: SF-4

GRASSY BRANCH ROAD

LEGEND

	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING ROADWAY CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED ASPHALT TRAIL
	PROPOSED BUILDING
	PROPOSED FENCE

SITE INFORMATION:

LOT SIZE:	89,949 SQ.FT. (±2.06 AC)
IMPERVIOUS SURFACE AREA:	30,859 SQ.FT. (0.71 AC)
PERVIOUS SURFACE AREA:	59,090 SQ.FT. (1.35 AC)
BUILDING SIZE:	~10,900 SQ.FT.
PARKING SUMMARY:	
MINIMUM: 1 SPACE PER 300 GROSS FLOOR AREA	
REQUIRED PARKING:	37 SPACES
PROPOSED PARKING:	35 SPACES
ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL PARKING SPACES:	37 SPACES
REQUIRED BICYCLE PARKING:	1 SPACE PER 15 VEHICLE SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
ZONING:	LAKES OF WESTFIELD PUD WITH UNDERLYING ZONING CLASSIFICATION OF LOCAL AND NEIGHBORHOOD BUSINESS (LB) DISTRICT.
SETBACK SUMMARY:	
FRONT:	60 FEET
REAR:	60 FEET
SIDE (RESIDENTIAL):	60 FEET

FEMA FLOODPLAIN

NO FEMA FLOODPLAIN BOUNDARIES EXIST WITHIN 500+ OF THE SITE.

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SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	03/28/2022	ARCHITECTURAL REVISIONS
2	04/21/2022	REVISIONS PER CLIENT COMMENTS
3	04/28/2022	REVISIONS PER CLIENT COMMENTS



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DATE:	03/24/2022	DWG SCALE:	1"=20'	PROJECT NO:	322-209.0001

**SITE PLAN
THE LAKES AT SHADY NOOK
WESTFIELD, INDIANA 46074**

DRAWING NO.:
CP-01
SHEET 2 OF 2

REFERENCE

1. PARCEL DATA OBTAINED FROM HAMILTON COUNTY GIS MAPS DOWNLOADED ON 03/22/2022.
2. AERIAL IMAGE PROVIDED BY GOOGLE EARTH. DATE OF IMAGE: SEPTEMBER 2021.

DRAFT

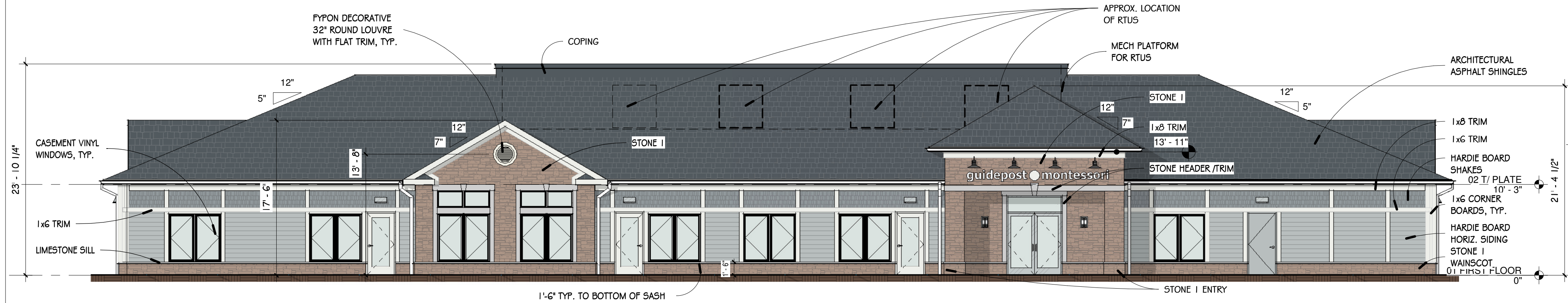
SCALE IN FEET



0 20 40

P:\320-000\322-209\CADD\DWG\CADD-Concept\322209-Concept\REV3.dwg SITE PLAN\ LS:(4/27/2022 - mschlosser) - LP: 4/27/2022 10:39 AM

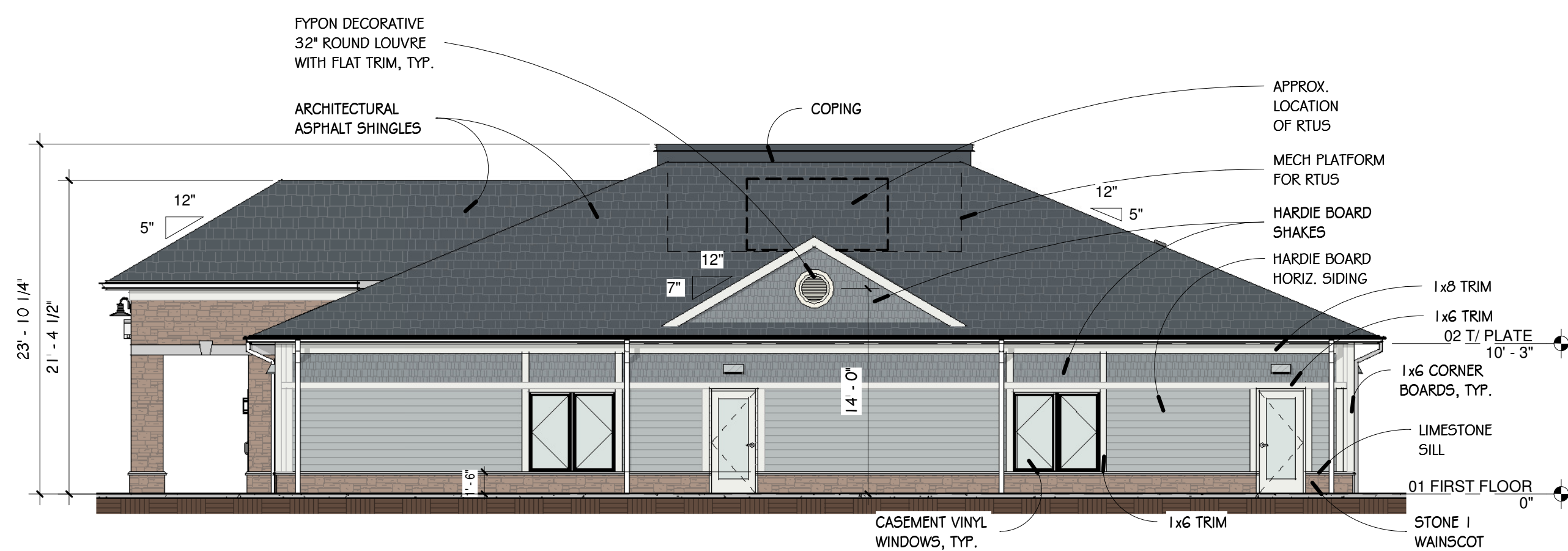
W:\Arch 22-02-008 HG Westfield, IN\Higher Ground Westfield 2.rvt



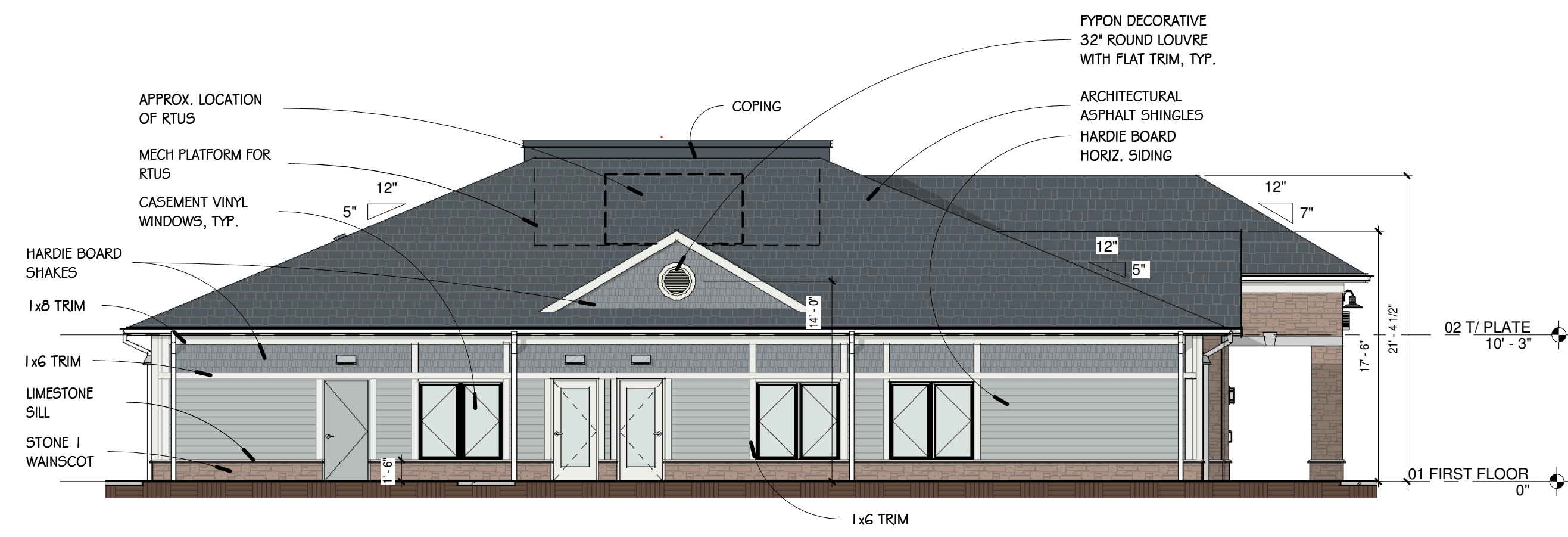
1 WEST ELEVATION
1/8" = 1'-0"



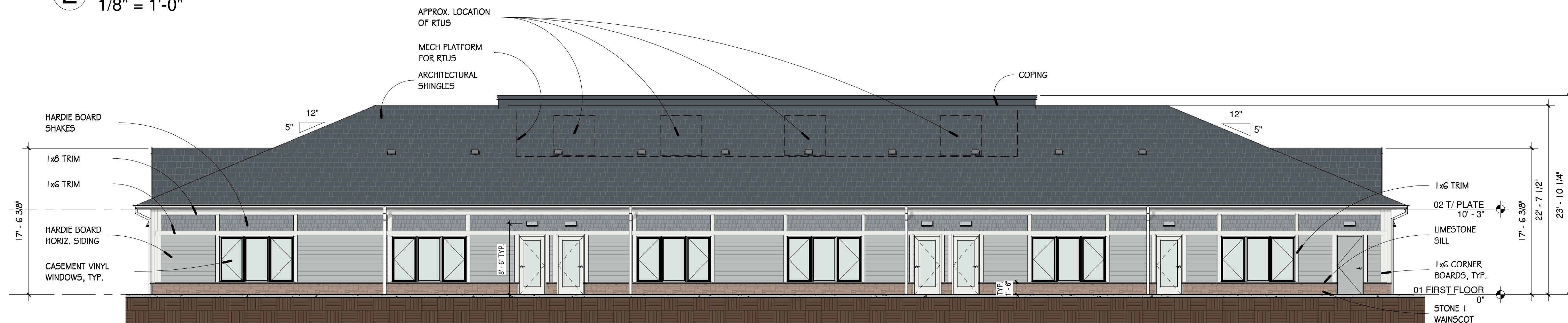
5 WEST ENTRY ELEVATION
1/4" = 1'-0"



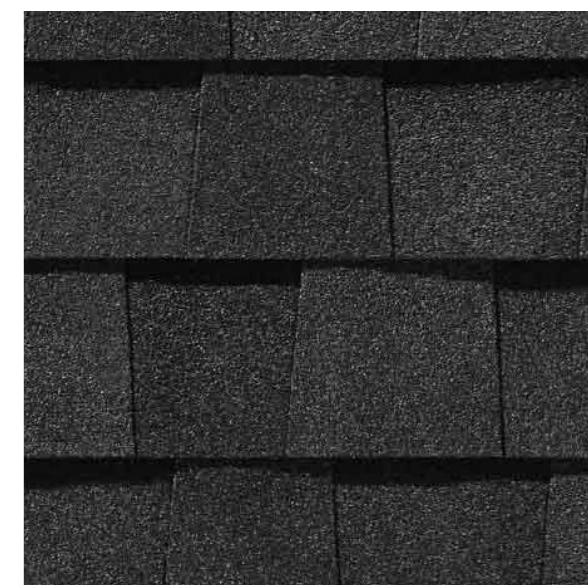
2 SOUTH ELEVATION
1/8" = 1'-0"



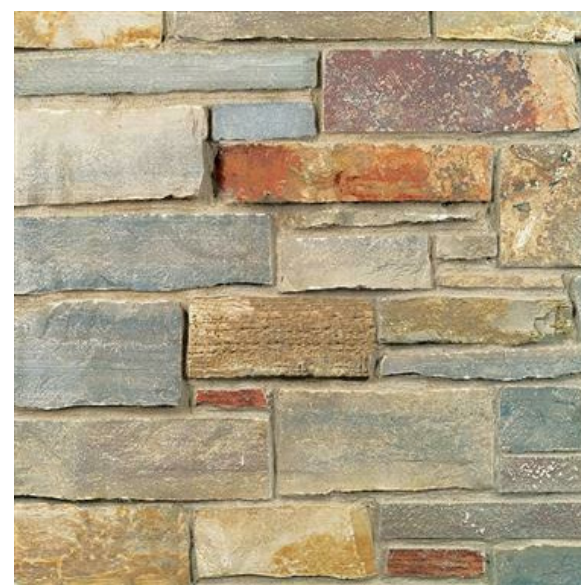
3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



ARCHITECTURAL SHINGLES:
CERTAINTIED LANDMARK
MOIRE BLACK



STONE 1:
LAFARGE FOX RIVER DECORATIVE STONE
CUSTOM COUNTRY BLEND STONE



HARDIESHINGLE SIDING:
SHAKE SIDING, TEXTURED
SEE HARDIE BOARD SHAKE PAINT FOR COLOR



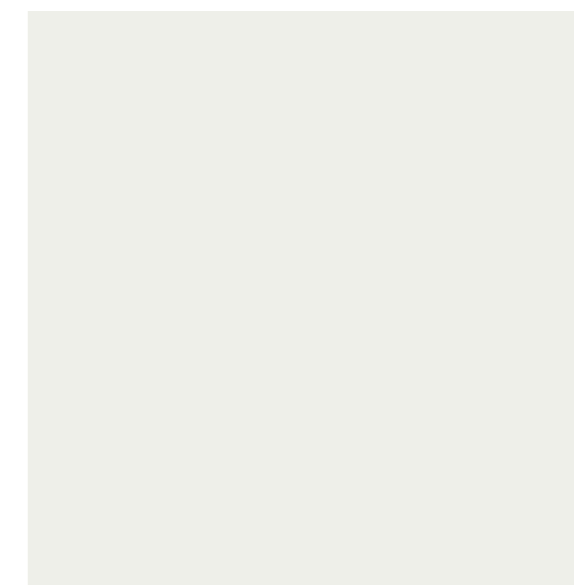
HARDIE BOARD SHAKE PAINT:
SHERWIN WILLIAMS
CADET SW9143



HARDIEPLANK LAP SIDING:
LAP SIDING, TEXTURED
SEE HARDIE LAP SIDING PAINT FOR COLOR



HARDIE LAP SIDING PAINT:
SHERWIN WILLIAMS
SAMOVAR SILVER SW6223



BOARD & BATTEN 4 TRIM PAINT:
SHERWIN WILLIAMS
EXTRA WHITE SW7006

Memorandum

Date: May 26th, 2022

To: Weston Rogers, Associate Planner
Economic and Community Development Department

From: Chris Horney
Murphy Real Estate Services, LLC
227 W Monroe St, Chicago IL, 60654

Re: NVS Properties 20, LLC
Andover PUD Amendment Parcel I
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Chris Horney of Murphy Real Estate Services, LLC (representee of NVS Properties 20, LLC) hosted a Neighborhood Meeting on Tuesday, May 17, 2022 on behalf of “The applicant” NVS Properties, 20 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 Zoom. It began at 6:00 p.m.

Petitioner representatives included Chris Horney and Ben Udell of Murphy Real Estate Services, LLC.

Attendees included Weston Rogers of the Westfield planning staff, Westfield City Council invitees and interested neighbors primarily made up of the property owners of the immediately surrounding homes.

A summary of the meeting follows.

Mr. Horney gave a summary of the proposed project. He explained how this section of the Andover PUD permits for the use of a Daycare albeit at 8,000SF, and that our proposal was to amend the text to allow for an 11,000SF Daycare. The proposal would modify the maximum allowable square footage of a Daycare on the lot within the Andover PUD to 11,000SF. The Petitioner also answered questions relating to the property and surrounding landscaping, lighting and traffic concerns, to which they are addressing and plan to present the latest plans at the 6/6 APC meeting.

Several attendees inquired as to whether the owner would be able to plant additional trees. Mr. Horney replied that this won't be an issue and that he would be happy to accommodate their basic landscaping requests and revise the landscaping plans. Likewise, several attendees addressed concerns about traffic flow issues in the area to which Mr. Horney presented a traffic flow analysis. This analysis was to further explain the pickup & drop off patterns at the typical Guidepost Montessori Daycare, showing that the Daycare will have limited impact on traffic.

One other point that a few attendees inquired about was the site lighting, they wanted to ensure that the extent of our lighting wouldn't be overwhelming hence shedding too much light onto their properties. Mr. Horney replied their plan is always to keep lighting to a minimum and that the team will provide further detail via the Photometrics submitted along with the additional documents needed for final approval. In addition, Mr. Rogers of Westfield Planning also mentioned that there are lighting and shielding standards in place per the local ordinances which will prevent such lighting concerns, to which Mr. Horney confirmed they intend to comply with.

There being no further questions or comments from the attendees, the meeting concluded around 6:45PM.

WRITTEN PUBLIC COMMENTS

Docket Number: 2206-PUD-12

Petitioner: NVS Properties 20 LLC

Request: An amendment to the Development and Architectural Standards of Parcel "I" of the Andover PUD District.

Enclosed Attachments (as of 5:00pm., Monday, June 6):

June 6, 2022 Advisory Plan Commission Meeting

1. Gary and Jenny Hetrick 18198 Lake Winds Dr. (06/01/2022)

June 1, 2022

Mr. Weston Rogers
City of Westfield
2728 E. 171st Street
Westfield, IN 46074

Dear Mr. Rogers:

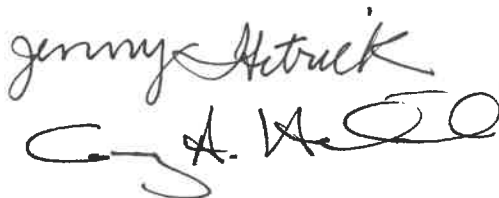
We are writing in regards to the proposed variance for the preschool that is proposed for Grassy Branch south of Mere Blvd. It is our understanding that the developer has requested a variance which would allow for an increase in the size of the building from 8,000 to 11,000 square feet. We are not opposed to a preschool at this location, however there are several issues that need to be considered. These issues include:

1. Traffic. The preschool will increase the traffic on Grassy Branch especially around the time of start and dismissal of Washington Woods elementary school which is just south of the proposed preschool. Currently, traffic on Grassy Branch will back up from Washington Woods to Mere Blvd. during both the morning drop off and afternoon pick up times of the elementary school. There will be periods when parents who are dropping off children at the preschool will not be able to turn south on Grassy Branch from the preschool. The developer estimates that increasing the square footage will result in 30-35 additional cars at drop off and pick up times. This is a substantial increase and for this reason the 8000 square feet as planned for the lot is more appropriate.
2. We ask that assurances are made that the landscaping of the preschool both blends with the landscaping of the neighborhood, provides a block for the properties that will back up to the school, shields items on the preschool property such as trash bins and bin shelters, utility boxes and parking lots.
3. The developer has advised that the fence that will encircle the property will be similar to the fence that is required when a fence is placed in the Lakes of Westfield residential development. We appreciate this attention to detail. However, there is fencing proposed for the playground area that specifies PVC fencing. We would like to see this changed so that all fencing is similar to the fencing required in the Lakes of Westfield.

We will be out of town when this proposed variance is brought before the Planning Commission and, as result, will not be able to attend the meeting. We would appreciate if the above items are brought to the attention of the commission.

Thank you.

Sincerely,

The block contains two handwritten signatures. The top signature is in cursive and reads "Jenny Hetrick". The bottom signature is also in cursive and reads "Gary A. Hetrick".

Gary and Jenny Hetrick
18198 Lake Winds Dr.
Westfield, IN 46074



Petition Number: 2206-DDP-18

Subject Site Address: 231 E. 161st Street (the "Property")

Petitioner: Community Bible Fellowship by Weihe Engineers, Inc.

Request: Detailed Development Plan review for a 33,005 SF building expansion and associated parking expansion

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

Current Land Use: Institutional

Approximate Acreage: 15 acres+/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Senior 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.

PROJECT DESCRIPTION

The applicable zoning district is the AG-SF1: Agriculture / Single-Family Rural District. The project is for the construction of a 33,005 square-foot church building expansion and associated parking.



ZONING DISTRICT STANDARDS (ARTICLE 4.2 – AG-SF1: AGRICULTURE/SINGLE-FAMILY RURAL)

The plans comply.

1. Minimum Lot Area: Three (3) acres
2. Minimum Lot Frontage: 250 feet
3. Minimum Building Setback Lines:
 - a. Front Yard (Expressways/Arterials): 100 feet
 - b. Front Yard (All Other): 80 feet
 - c. Side Yard: 30 feet
 - d. Rear Yard: 30 feet
4. Minimum Lot Width: 100 feet
5. Maximum Building Height: 2.5 stories

Comment: Proposed building is 29 feet, 4 inches tall at its tallest point, but never more than one (1) story in height.

6. Minimum Living Area (Ground Floor):
 - a. Single Story: 1,350 square feet
 - b. All Others: 800 square feet

DEVELOPMENT PLAN (ARTICLE 10.7)

The plans comply.

7. General Plan Requirements: A Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. 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
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated

Comment: 60-foot half ROW proposed has been accepted by the Public Works Department as acceptable instead of the 75-foot half ROW as otherwise required by the Thoroughfare Plan.

- h. 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
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. 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, telephones and cable
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
 - s. 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)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
- 8. Primary or Secondary Plat
 - 9. Landscape Plan
 - 10. Open Space and Development Amenity Plan
 - 11. Lighting Plan
 - 12. Sign Plan
 - 13. Building Elevations
 - 14. Integrated Developments
 - 15. Statement of Development Build-Out
 - 16. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 17. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 18. 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.
19. 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.

20. Accessory Use and Building Standards (Article 6.1)

21. Architectural Standards

Comment: Proposed use is in an Agricultural District as defined by the UDO and not a Single-family District. As such, no architectural standards apply.

22. Building Standards (Article 6.4)

23. Fence Standards (Article 6.5)

24. Height Standards (Article 6.6)

25. Landscaping Standards (Article 6.8)

a. Heating/Cooling Facilities Screening

b. Detention and Retention Areas

c. Minimum Lot Landscaping:

Inst. Use (15 acres)	Required	Provided	Difference
Shade Trees	30	124	X
Ornamental or Evergreen Trees	45	157	X
Shrubs	150	672	X

d. Foundation Plantings

e. External Street Frontage Requirements

161 st Street (414')	Required	Provided	Difference
Shade or Evergreen Trees	12	12	X
Ornamental Trees	8	8	X

Shrubs	104	104	X
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f. Buffer Yard Requirements

East (1560') Buffer Type A	Required	Provided	Difference
Shade Trees	47	54	X
Evergreen Trees	47	47	X
Shrubs	156	158	X
Buffer Yard Width	30'	30'	X

g. Interior Parking Area Landscaping

h. Perimeter Parking Area Landscaping

26. Lighting Standards	(Article 6.9)
27. Lot Standards	(Article 6.10)
28. Parking and Loading Standards	(Article 6.14)
29. Setback Standards	(Article 6.16)
30. Yard Standards	(Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply.

31. Block Standards	(Article 8.1)
32. Easement Standards	(Article 8.3)
33. Monument and Marker Standards	(Article 8.6)
34. Open Space and Amenity Standards	(Article 8.6)
35. Pedestrian Network Standards	(Article 8.7)
36. Storm Water Standards	(Article 8.8)
37. Street and Right-of-Way Standards	(Article 8.9)
38. Street Light Standards	(Article 8.10)
39. Street Sign Standards	(Article 8.11)
40. Surety Standards	(Article 8.12)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.

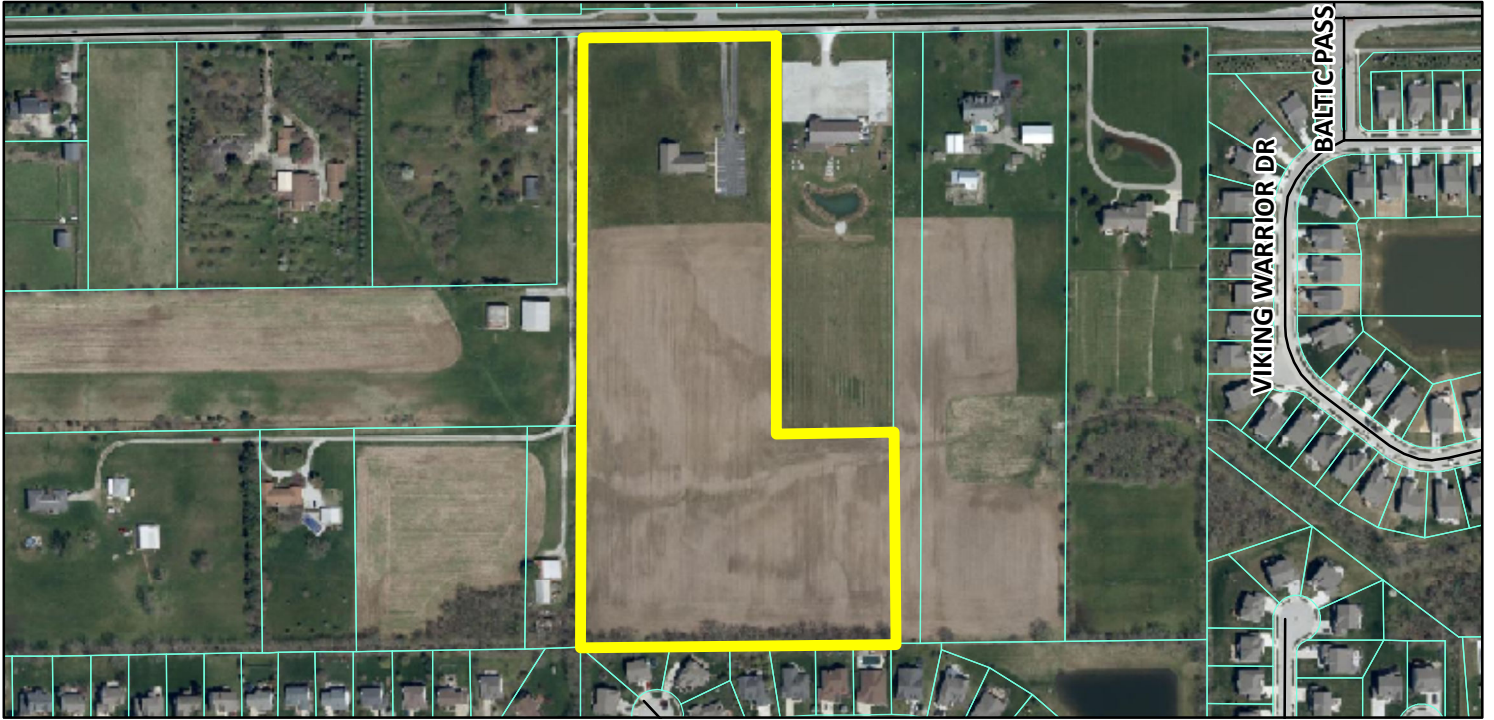
2) Action: Approve Detailed Development Plan 2206-DDP-18 with the following condition:

- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

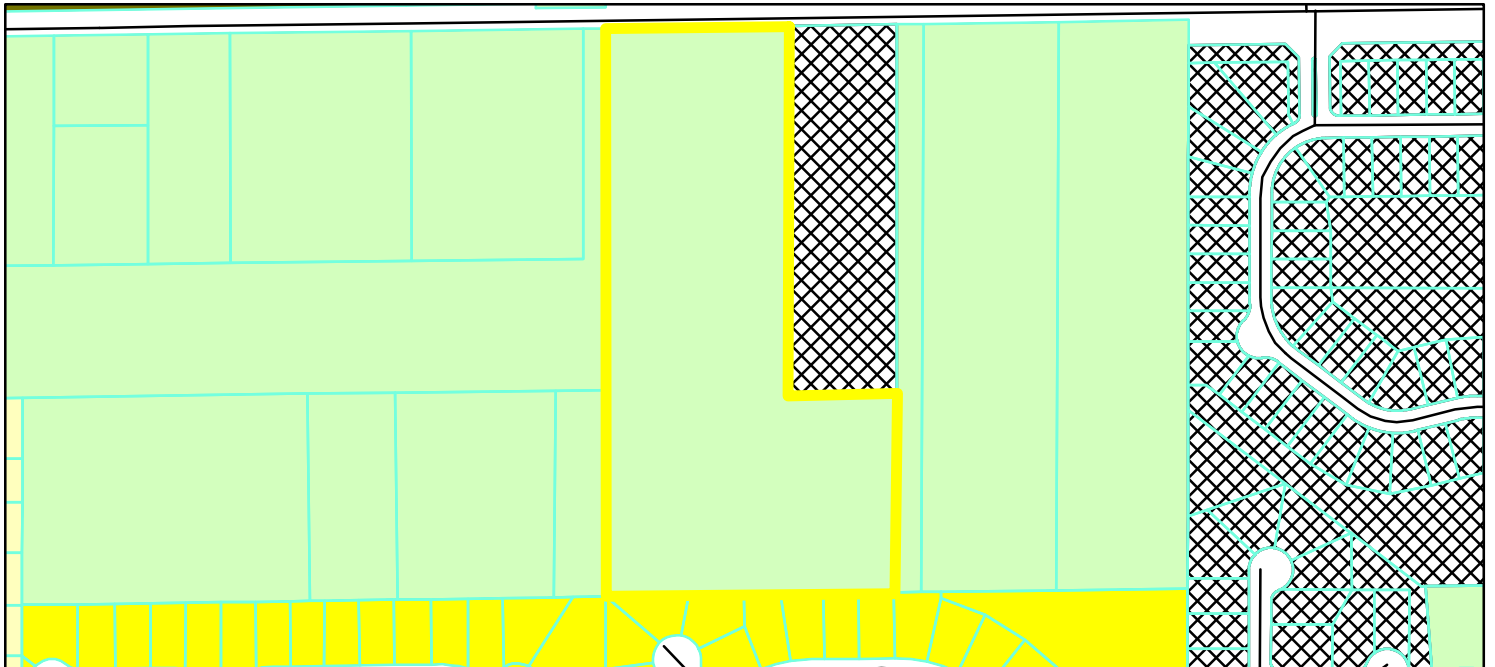
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning

 Parcel

 Parcel

Zoning - All

 AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

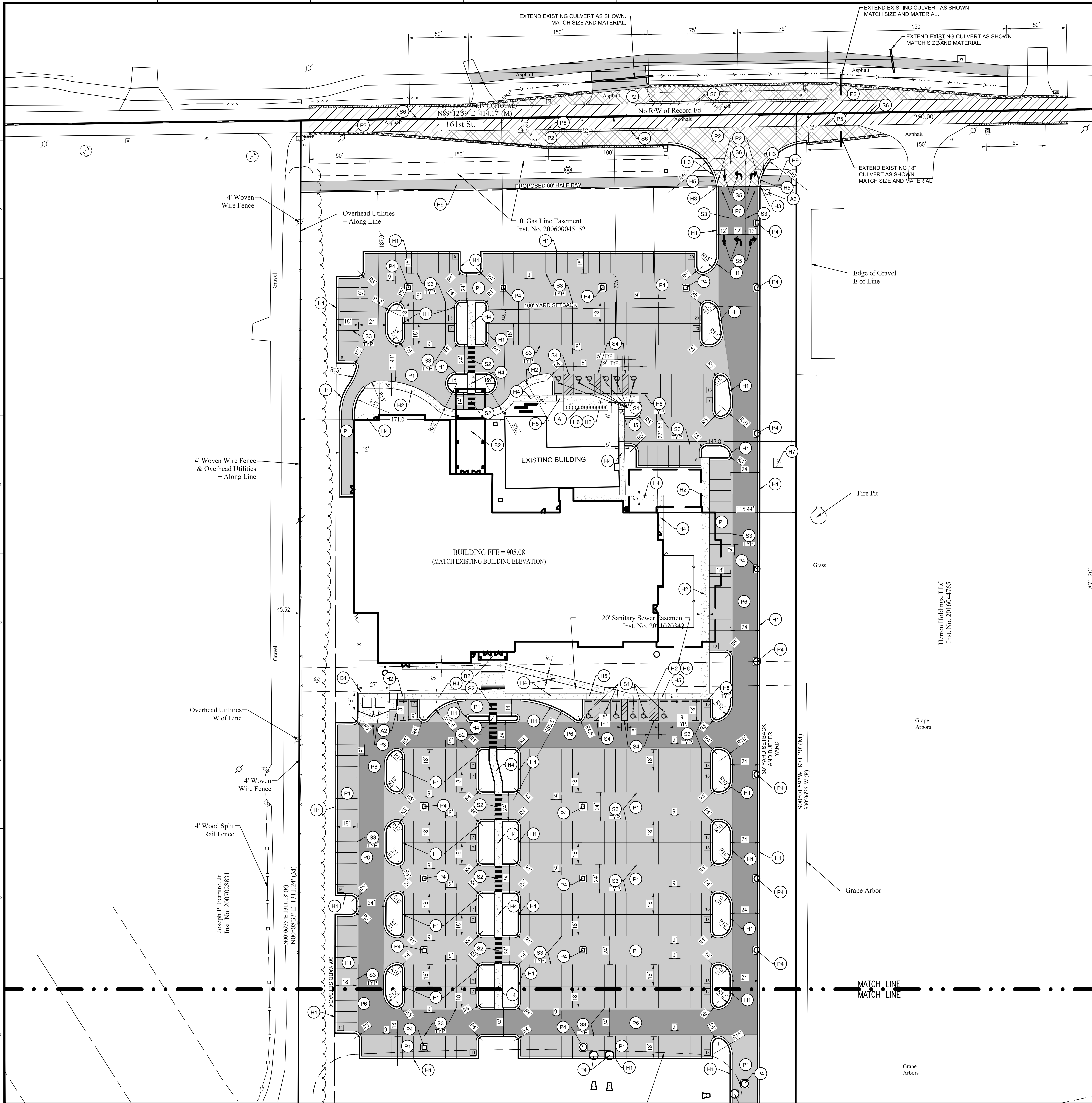
 SF-2 (Single Family - 2)

 SF-3 (Single Family - 3)

 SF-3 Cluster

0 0.05 0.1
Miles





SITE PLAN NOTES

PAVEMENT

- P1 STANDARD DUTY ASPHALT PAVING
- P2 RIGHT-OF-WAY ASPHALT. SEE DETAIL ON C203.
- P3 HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- P4 STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C605
- P5 MATCH EXISTING PAVEMENT
- P6 HEAVY DUTY ASPHALT PAVING
- P7 2' STONE SHOULDER

HARDSCAPE

- H1 6" CURB AND GUTTER
- H2 INTEGRAL WALK AND CURB
- H3 TAPER CURB WITHIN 3 FEET
- H4 CONCRETE SIDEWALK
- H5 ACCESSIBLE RAMP
- H6 PAVEMENT FLUSH WITH SIDEWALK
- H7 TRANSFORMER PAD LOCATION
- H8 CONCRETE PARKING BARRIER
- H9 8' ASPHALT TRAIL

BUILDING ACCESSORIES

- B1 DUMPSTER ENCLOSURE
- B2 CANOPY

ACCESSORIES

- A1 BIKE RACK
- A2 BOLLARD
- A3 LIGHT POLE REQUIRED. COORDINATE WITH LIGHTING PLAN.

SIGNAGE & MARKINGS

- S1 ACCESSIBLE PARKING SPACE
- S2 PEDESTRIAN CROSSWALK
- S3 4" PAINTED WHITE SOLID LINES (TYP)
- S4 4" PAINTED WHITE SOLID LINE ISLAND
- S5 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
- S6 4" THERMOPLASTIC WHITE SOLID LINE IN R.O.W.

SITE DATA

SITE AREA = 15.04 AC
BUILDING AREA = 43,816 SF
PERCENT IMPERVIOUS = 29%
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
PARKING REQUIRED:
PARKING REQUIREMENT: ONE (1) SPACE PER THREE (3) SEATS
PARKING REQUIRED = 284 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 14 SPACES
PARKING PROVIDED:
387 - STANDARD SPACES
12 - ADA SPACES
399 - TOTAL SPACES

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
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- GUY ANCHOR
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- STREET LIGHT
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- 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
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- 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

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT
- STONE
- 1 1/2" MILL & RESURFACE 50' BEYOND TAPERS

LINE TYPES

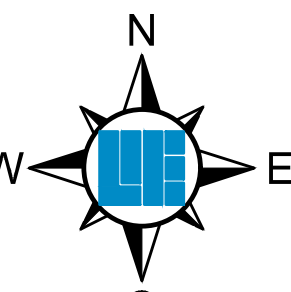
- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

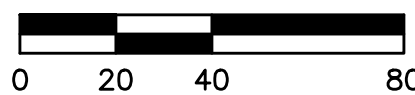
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- FFE FINISH FLOOR ELEVATION

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY STOEPPEL WERTH, WEIHE ENGINEERS INC. AND RUSSELL L. WEBSTER II. I ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE LIMITED ENGINEERING SCOPE SHOWN ON THESE PLANS.



SCALE: 1" = 40'



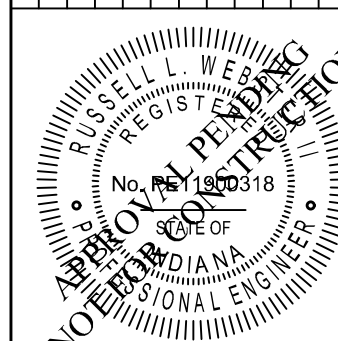
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "I" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- 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.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- 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.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202-C203 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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

PROJECT NO.:	W21.0506
DWG. NAME:	W21.0506-C200-486
DESIGNED BY:	RUSSELL L. WEBSTER II
DRAWN BY:	JLK
CHECKED BY:	MLT
DATE:	02.03.2022



RUSSELL L. WEBSTER II, PE No. 11900318

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP
231 EAST 161ST STREET, WESTFIELD, INDIANA 46074
SITE PLAN
Part of Section 11, Township 18 North, Range 3 East, Washington Township Hamilton County, Indiana

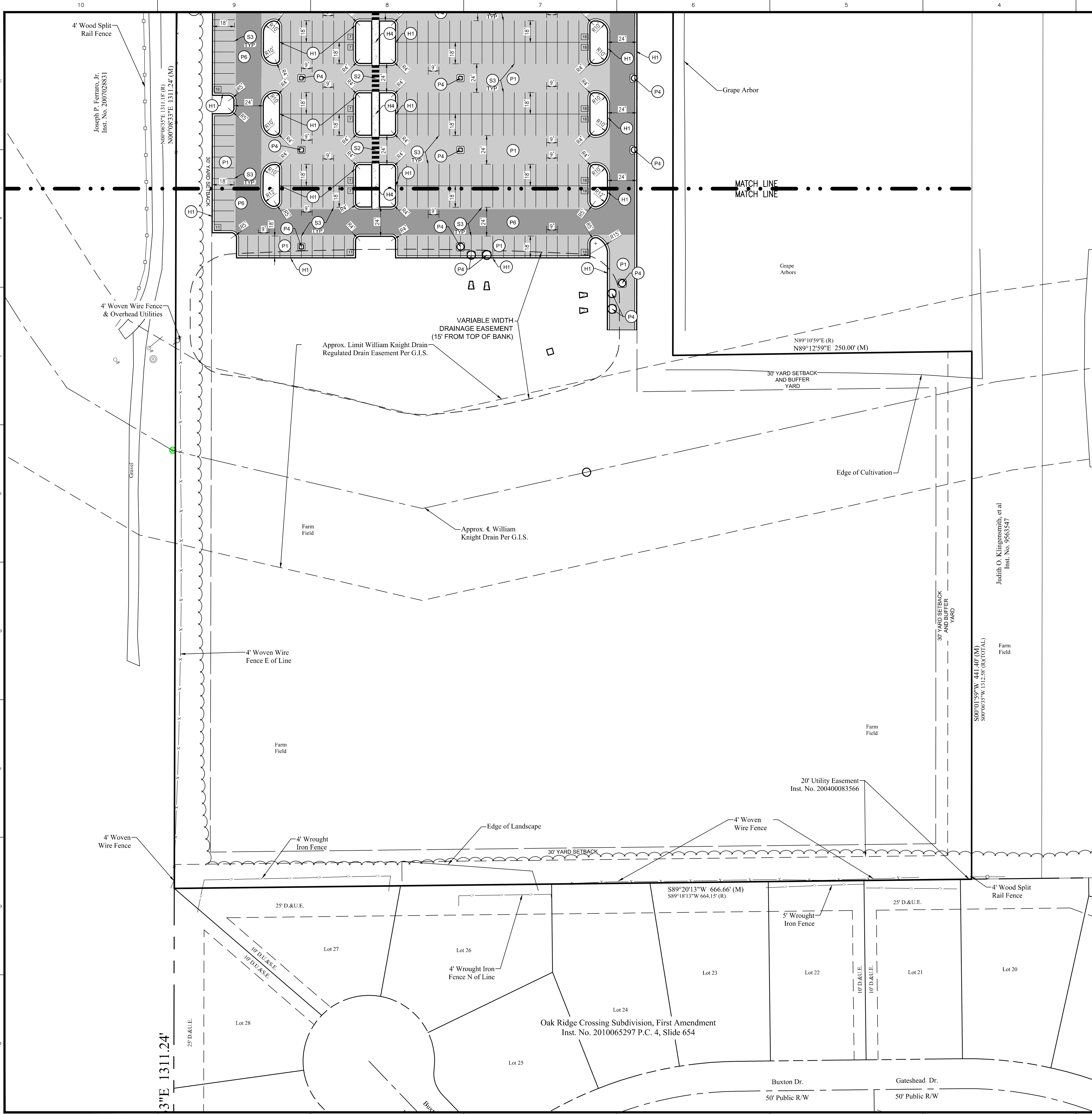
SHEET NO.

C200

PROJECT NO.

W21.0506

LOCATION: I:\2021\W210506\Engineering\Design\General\W210506-C200 -file.dwg
DATE/TIME: May 27, 2022 - 6:22pm
PLOTED BY: Kendall



SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) RIGHT-OF-WAY ASPHALT
- (P3) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P4) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C605
- (P5) MATCH EXISTING PAVEMENT
- (P6) HEAVY DUTY ASPHALT PAVING

HARDSCAPE

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- (H7) TRANSFORMER PAD LOCATION
- (H8) CONCRETE PARKING BARRIER
- (H9) 8' ASPHALT TRAIL

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) CANOPY

ACCESSORIES

- (A1) BIKE RACK
- (A2) BOLLARD

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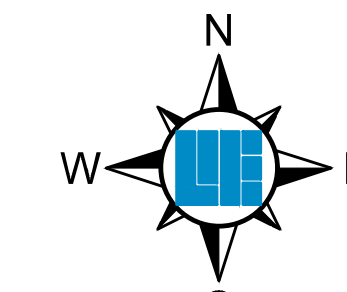
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- FENCE
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- SECTION LINE

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION



PLAN CERTIFICATE NOTE:

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- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- 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.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202-C203 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

10505 N. College Avenue
Indianapolis, Indiana 46280
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800 | 452 - 6408
317 | 843 - 0546 fax

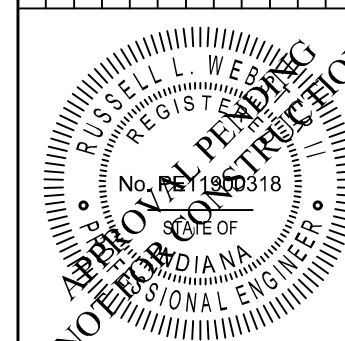
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PROJECT NO.:	BY:	DATE:	REVISIONS AND ISSUES
W21.0506	MLT	05/27/2022	REVISED FOR REVIEW COMMENTS
DWG NAME:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
W21.0506-C200.dwg	W21.0506-C200.dwg	W21.0506-C200.dwg	W21.0506-C200.dwg
DATE:	DATE:	DATE:	DATE:
05/27/2022	05/27/2022	05/27/2022	05/27/2022



RUSSELL L. WEBSTER II, PE No. 11900318

COMMUNITY BIBLE FELLOWSHIP
231 EAST 161ST STREET, WESTFIELD, INDIANA 46074
SHEET NO. C201
PROJECT NO. W21.0506

PREPARED FOR:

SHEET NO.

PROJECT NO.

W21.0506

Certified By

GMP
progress
4-01-2022

Drawn By
CAD

Checked By
JWB

Date XX-XX-XX

Revisions:

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Scope Drawings
These drawings indicate the general scope of
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dimensions of building, the major elements and
materials, or the details, materials, and
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basis of the general scope indicated in
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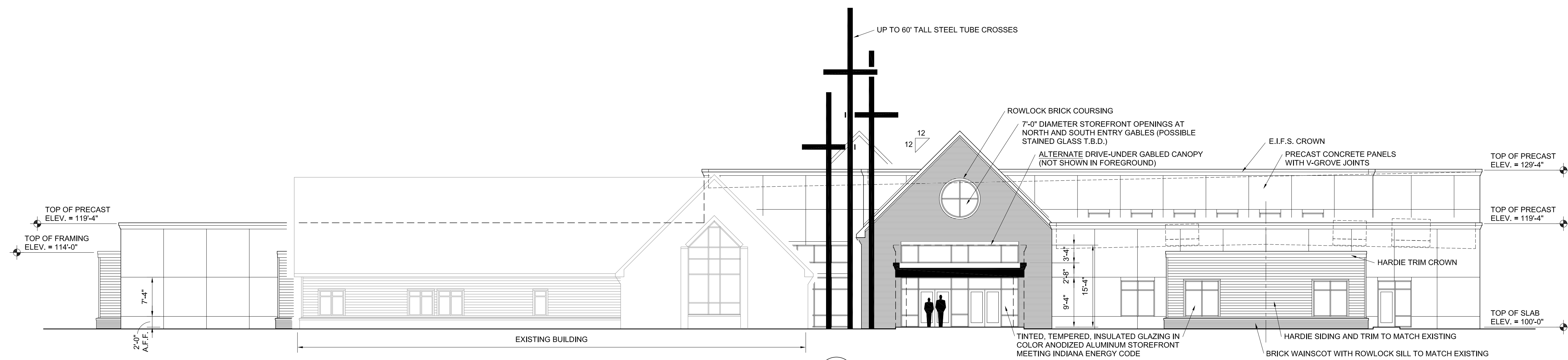
T&W
CHURCH SOLUTIONS

Community Bible Fellowship Church
231 East 161st Street
Westfield, Indiana
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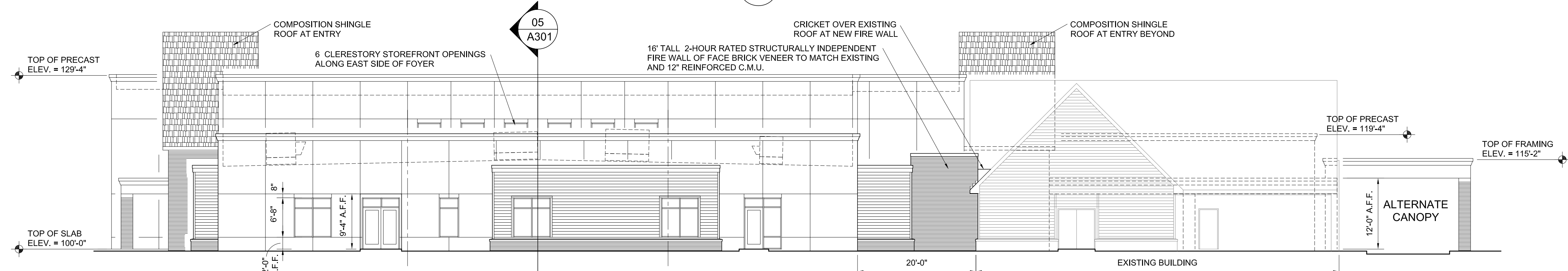
EXT. ELEV'S &
BLDG. SECTION

A301

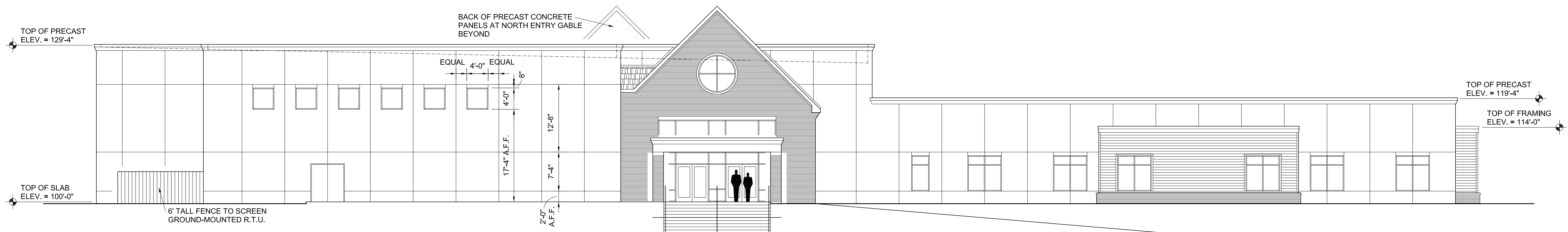
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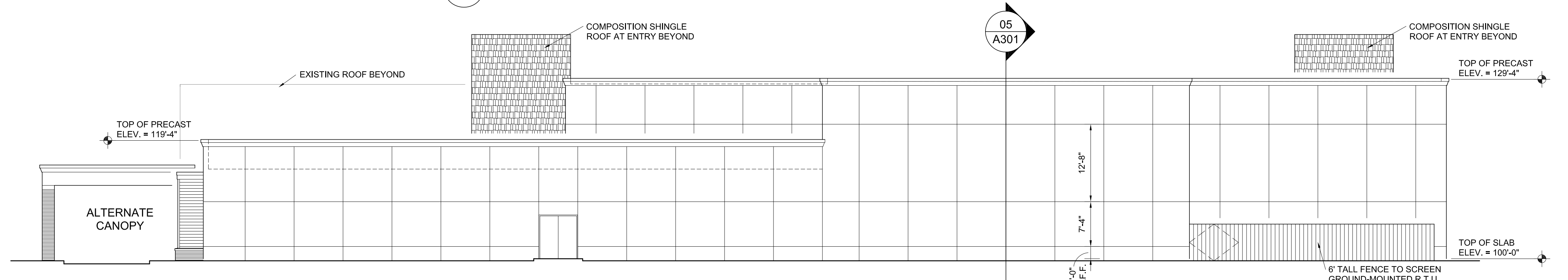
01 NORTH EXTERIOR ELEVATION
A301 SCALE: 3/32" = 1'-0"



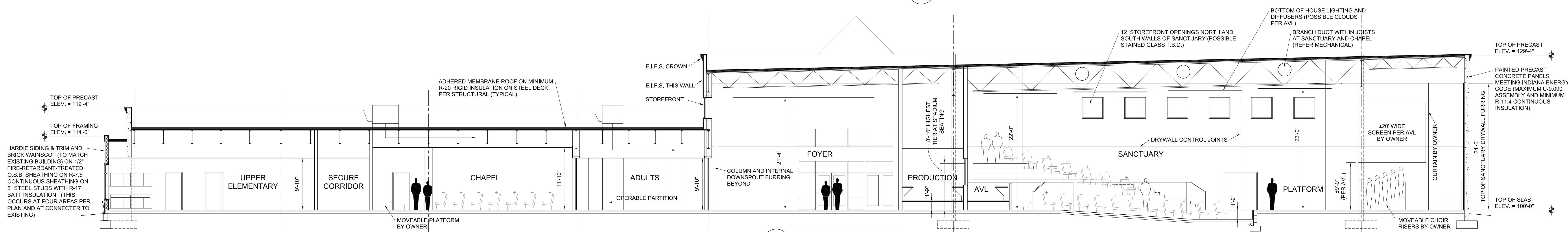
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A301 SCALE: 3/32" = 1'-0"



03 SOUTHEXTERIOR ELEVATION
A301 SCALE: 3/32" = 1'-0"



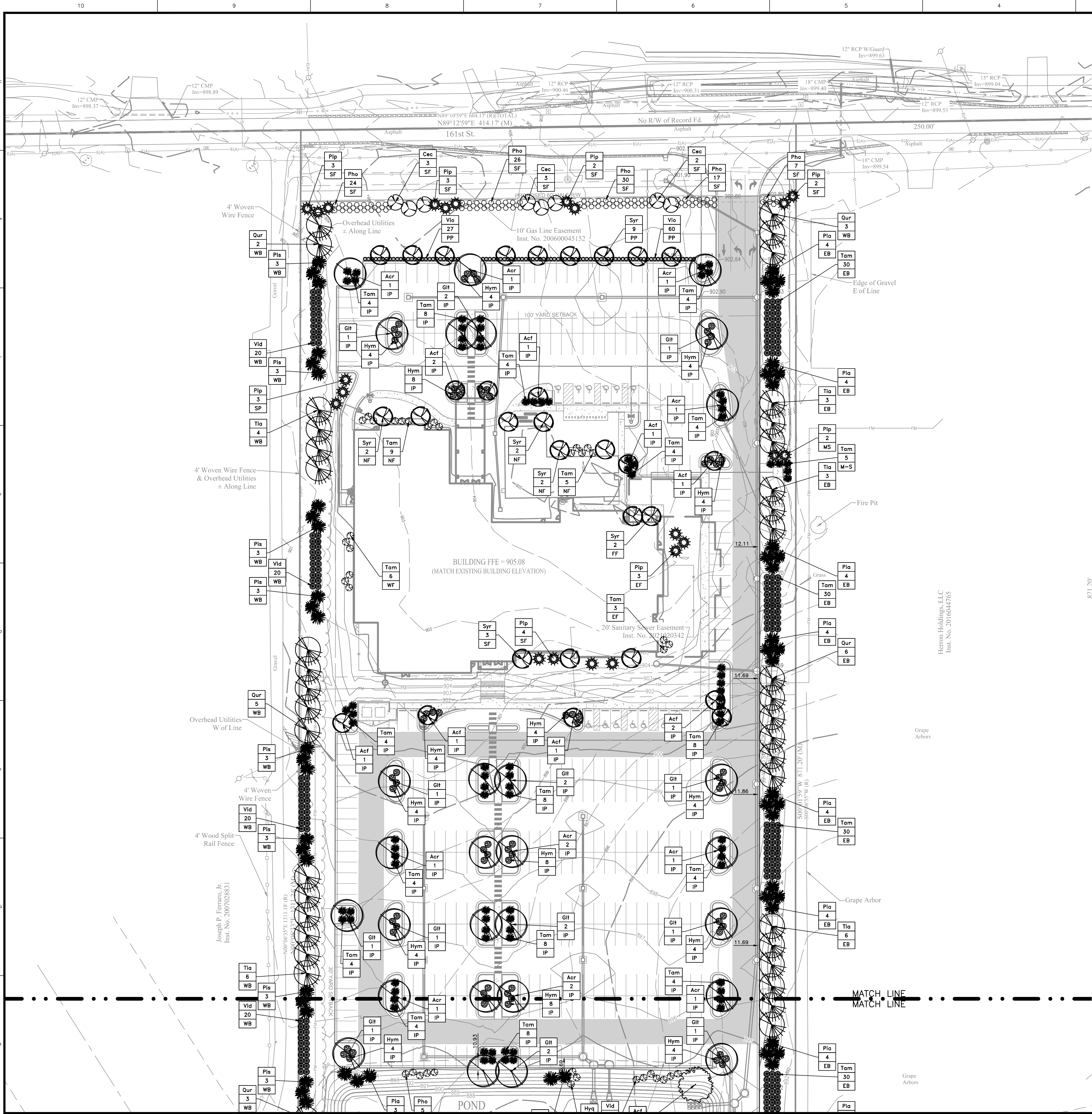
04 WEST EXTERIOR ELEVATION
A301 SCALE: 3/32" = 1'-0"



05 BUILDING SECTION
A301 SCALE: 1/8" = 1'-0"

OWNER REVIEW: INITIALS DATE





GENERAL NOTES

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

PLANT LABELS

SF = STREET FRONTAGE
WB = WEST BUFFER
SB = SOUTH BUFFER
EB = EAST BUFFER
PP = PARKING PERIMETER
IP = INTERIOR PARKING
NF = NORTH FOUNDATION
WF = WEST FOUNDATION
SF = SOUTH FOUNDATION
EF = EAST FOUNDATION
DP = DETENTION PLANTING
MS = MECHANICAL SCREEN
SP = SETUP PLANTING

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL SIZE	MATURE SIZE	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES							
Ac	ACER FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2 1/2"	11	X	50T x 40W	X
Ac	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	30	X	45T x 30W	X
Gr	GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	17	X	45T x 35W	X
Qu	QUERCUS RUBRA	RED OAK	2 1/2"	22	X	50T x 50W	X
Ti	TILIA AMERICANA 'REDMOND'	'REDMOND' LINDEN	2 1/2"	34	X	60T x 60W	X
Ti	TILIA CORDATA 'GREENSPIRE'	'GREENSPIRE' LINDEN	2 1/2"	25	X	70T x 60W	X
EVERGREEN TREES							
Ab	ABIES CONCOLOR	WHITE FIR	8' HT.	29	X	40T x 15W	X
Pl	PICEA ABIES	NORWAY SPRUCE	8' HT.	45	X	30T x 20W	X
Pl	PICEA PUNGENS	COLORADO SPRUCE	8' HT.	26	X	40T x 15W	X
Pl	PINUS STROBUS	WHITE PINE	8' HT.	35	X	50T x 20W	X
ORNAMENTAL UNDERSTORY TREES							
Cec	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.	8	X	20T x 20W	MULTI-STEM
Sy	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	20	X	20T x 15W	X
DECIDUOUS SHRUBS							
Hym	HYDRANGEA MACROPHYLLA 'PIA'	PIA HYDRANGEA	#3	72	X	2T x 3W	X
Hym	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3	74	X	2T x 6W	X
Pho	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	#3	112	X	4T x 5W	X
Vid	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	#3	123	X	2T x 3W	X
Vio	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	#5	67	X	6T x 6W	X
EVERGREEN SHRUBS							
Tam	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	249	X	3T x 4W	X

LANDSCAPE PLAN NOTES

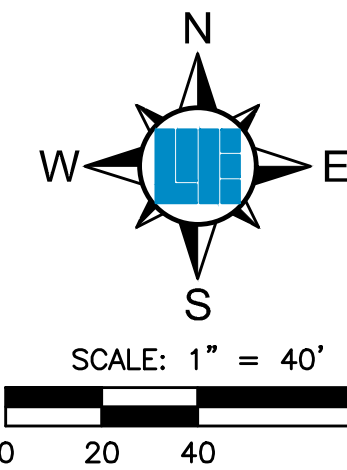
- SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF 'ADVENTURE BLEND' TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- LANDSCAPE BED EDGE (TYP.)
- MULCH

LEGEND

SITE TRIANGLE

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY STOEPELWEIHER, WEIHER ENGINEERS, INC. AND RUSSELL L. WEBSTER II ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE LIMITED ENGINEERING SCOPE SHOWN ON THESE PLANS.



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PER INDIANA STATE LAW 8-1-20, IT IS AGAINST THE LAW TO EXERCISE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SHEET NO.

L100

PROJECT NO. W21.0506

10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net

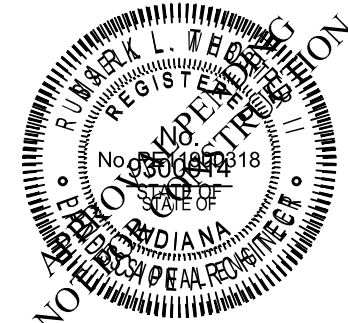
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REVISIONS AND ISSUES	DATE	BY	DATE	BY
REVISED FOR REVIEW COMMENTS	05-27-2022	MLT		
PROJECT NO.	W21.0506			
DWG NAME	W210506-L100			
DESIGNED BY	MLT			
DRAWN BY	JLK			
CHECKED BY	MLT			
DATE	05-03-2022			



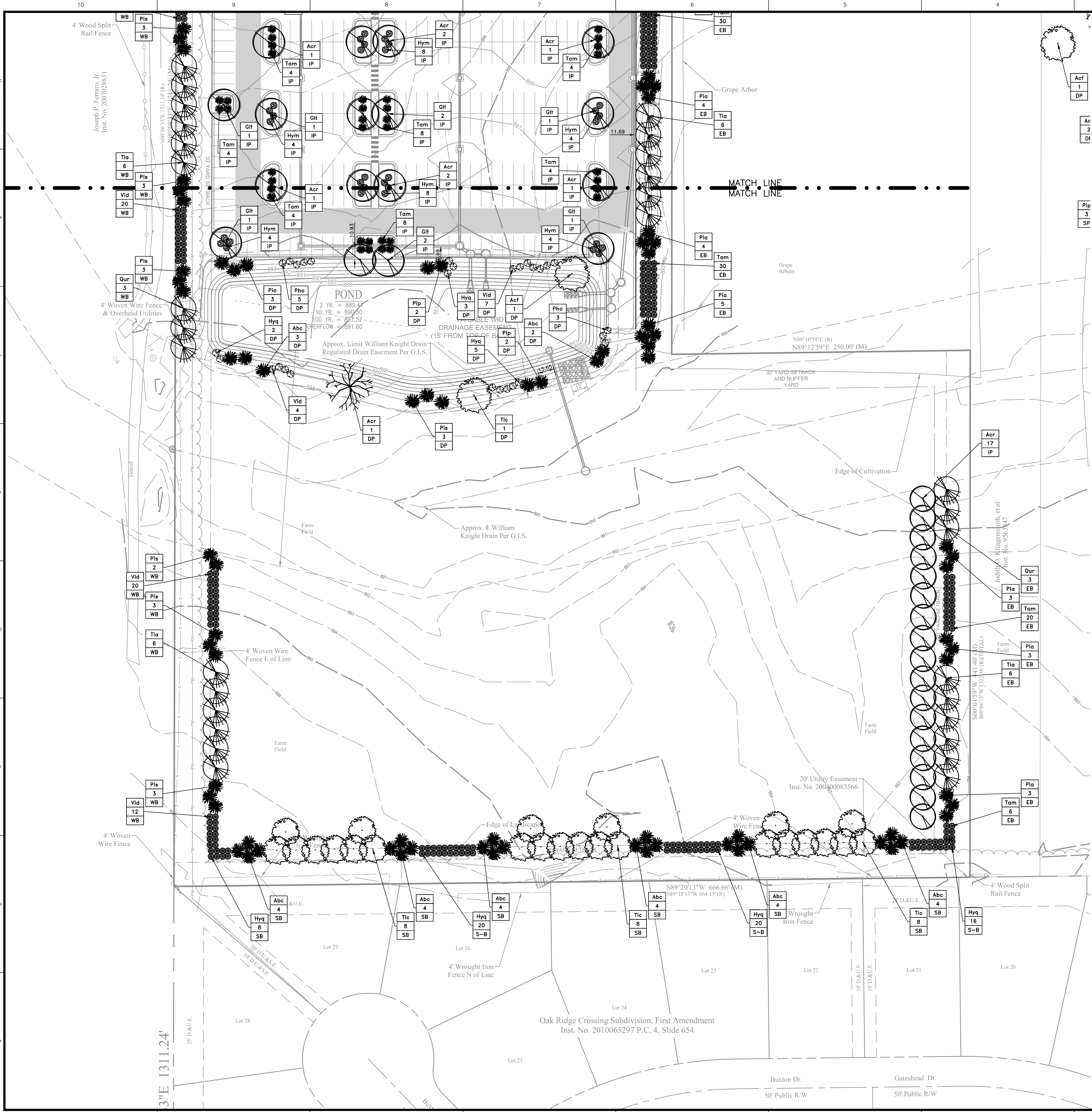
INSTRUMENTAL TWO-DIMENSIONAL PLANNING

COMMUNITY BIBLE FELLOWSHIP
231 EAST 161ST STREET, WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

Part of Section 11, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

LOCATION: H:\2023\W10506\Engineering\Design\Consent\W210506-L100.dwg
DATE/TIME: May 27, 2022 - 6:27pm
PLOTTER: B7: Kendall



LANDSCAPE PLAN NOTES

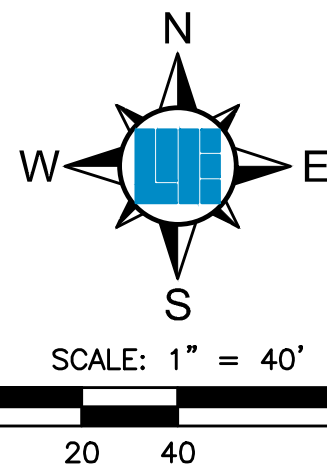
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- LANDSCAPE BED EDGE (TYP.)
- MULCH

LEGEND



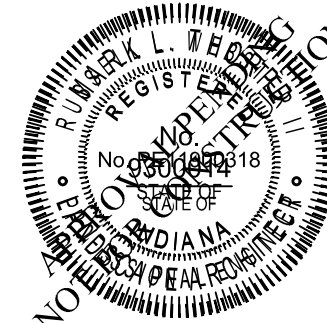
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PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP
231 EAST 161ST STREET, WESTFIELD, INDIANA 46074
LANDSCAPE PLAN

SHEET NO.
L101
PROJECT NO.
W21.0506

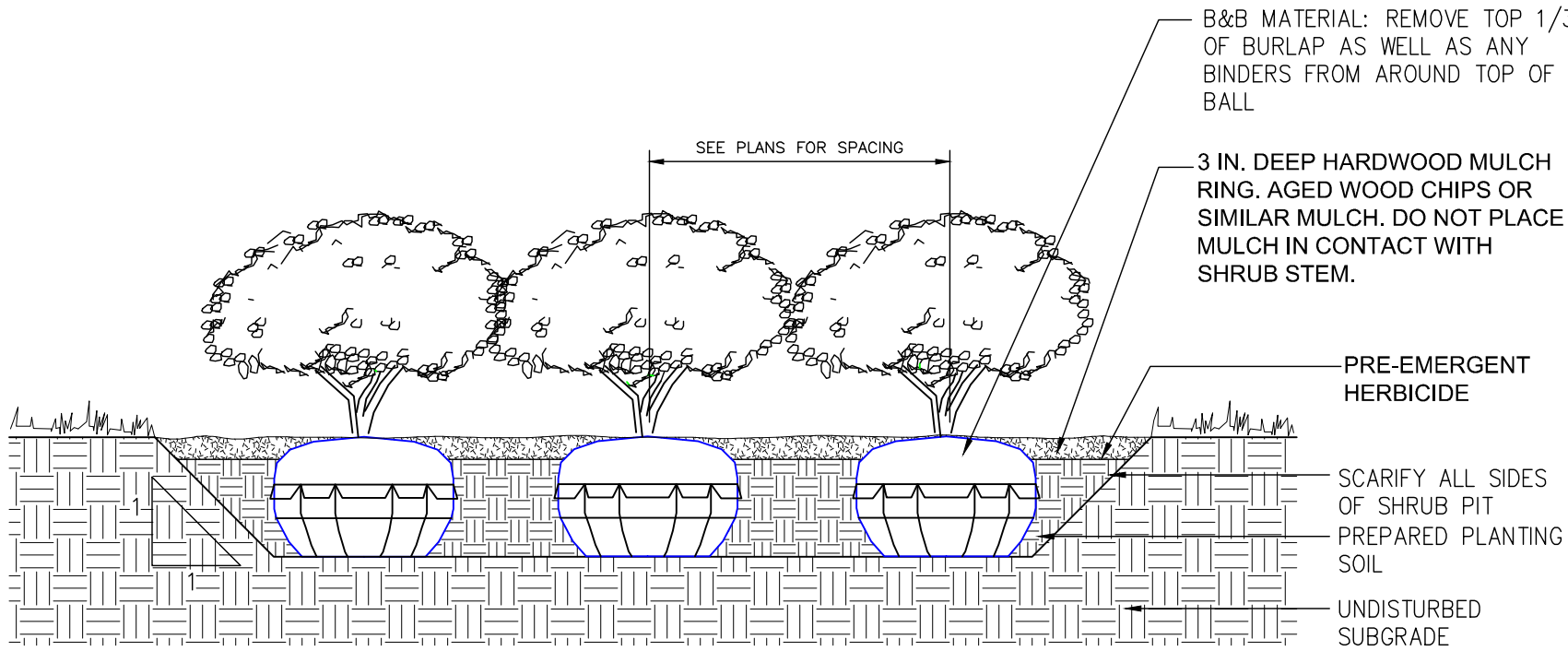


DATE	BY	PROJECT NO.	PROJECT NAME	DESIGNER	DRAWN BY	CHECKED BY	DATE
05-27-2022	MLT	W21.0506	W21.0506-L100	W21.0506-L100	JLK	MLT	05-27-2022

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LOCATION: H:\2023\W21.0506\Engineering\Design\Consent\W21.0506-L100.dwg
DATE/PLOT: May 27, 2023 - 6:28pm
PLOTTER: HP DesignJet T1100e



SHRUB PLANTING DETAIL
(NO SCALE)

OPEN LOW-MAINTENANCE AREAS (REMAINING IDLE MORE THAN SIX MONTHS)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE CLOVER	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS - TALL FESCUE	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE - WHITE CLOVER	70 LBS. 2 LBS.	5.5 TO 7.5

STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS (NOT MOWED)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. SMOOTH BROME GRASS - RED CLOVER	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE - WHITE CLOVER	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - RED CLOVER	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS - RED CLOVER - WHITE CLOVER	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWN VETCH - TALL FESCUE	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITCHGRASS - TIMOTHY - PERENNIAL RYEGRASS - WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES

- AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
(A) SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
(B) WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
- A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION

- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FRIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

- SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
- APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
- MULCH ALL SEEDBED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

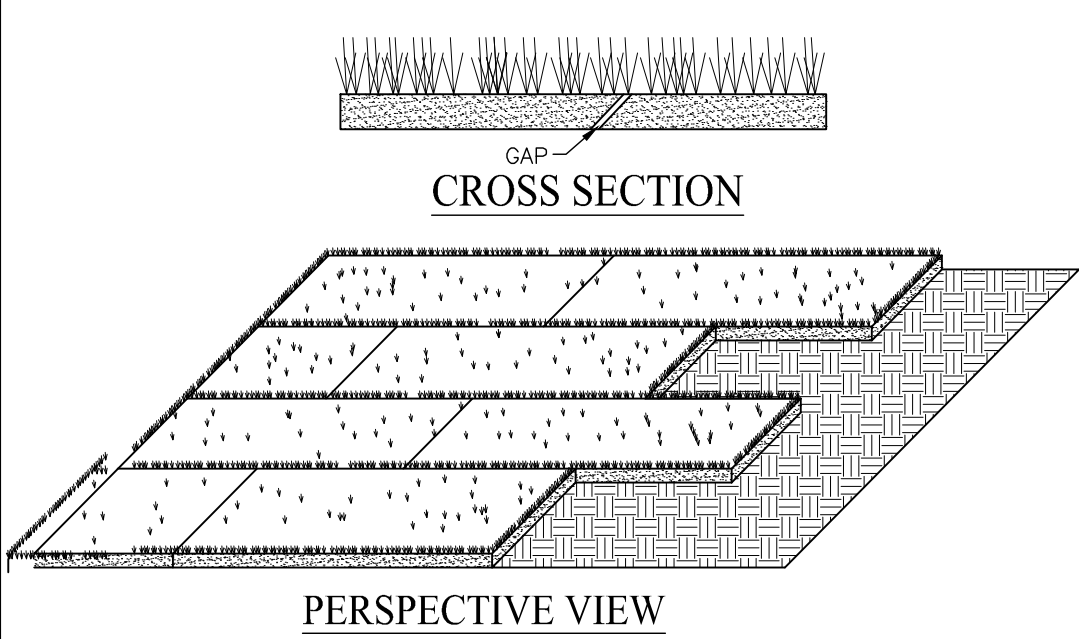
MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
- CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuishGREEN SEEDINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
- CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLIED, OR SPARSLEY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
- IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDBED AREAS.
- IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
- IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
- ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS, ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

PERMANENT SEED



SPECIFICATIONS

SITE PREPARATION

- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.

MATERIALS

- SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES.) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION

SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

- APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
- WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
- APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
- RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD

- INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
- STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
- IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
- LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
- BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASONS TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
- ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
- IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

- INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
- WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

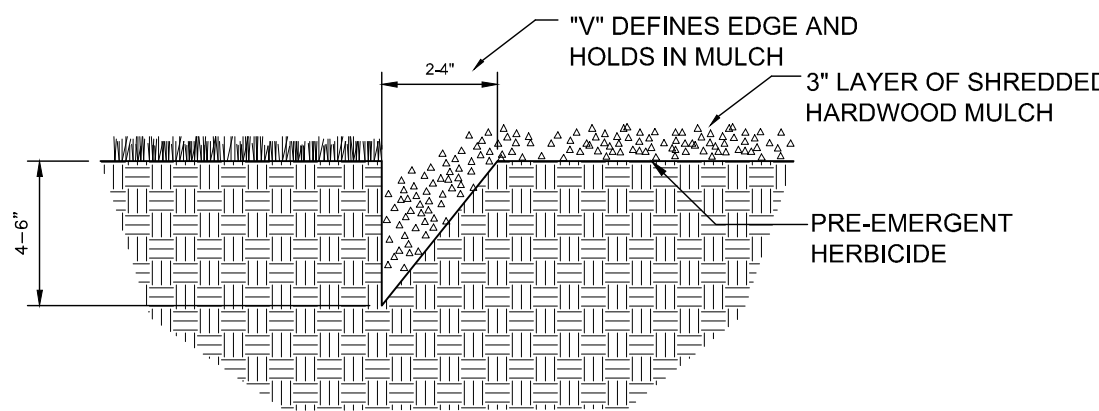
- (SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
- EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
 - LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
 - STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
 - STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

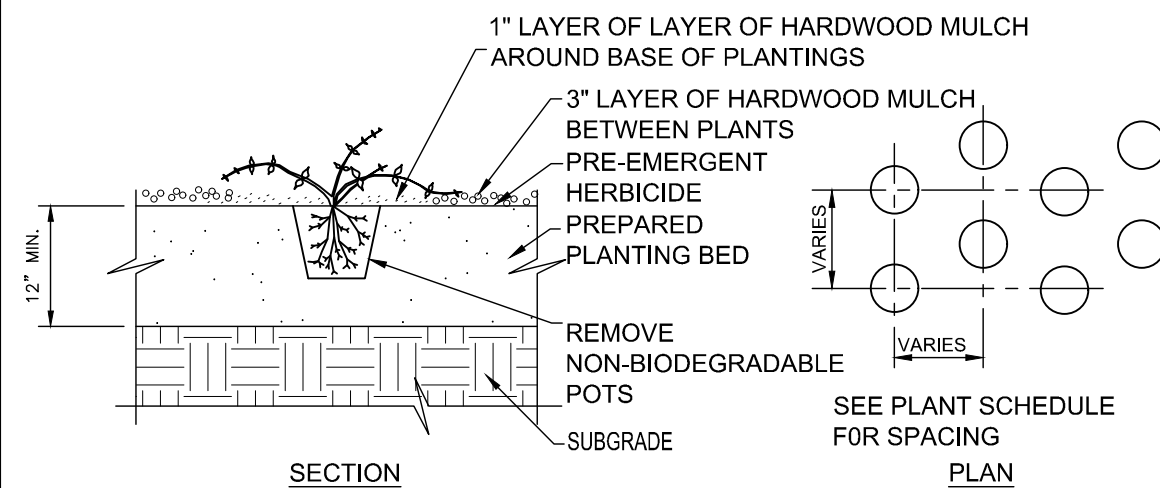
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
- KEEP SOD MOIST UNTIL FULLY ROOTED.
- AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
- TIME MOWING TO AVOID RUTS IN TURF.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL

SOD APPLICATION DETAIL (NO SCALE)

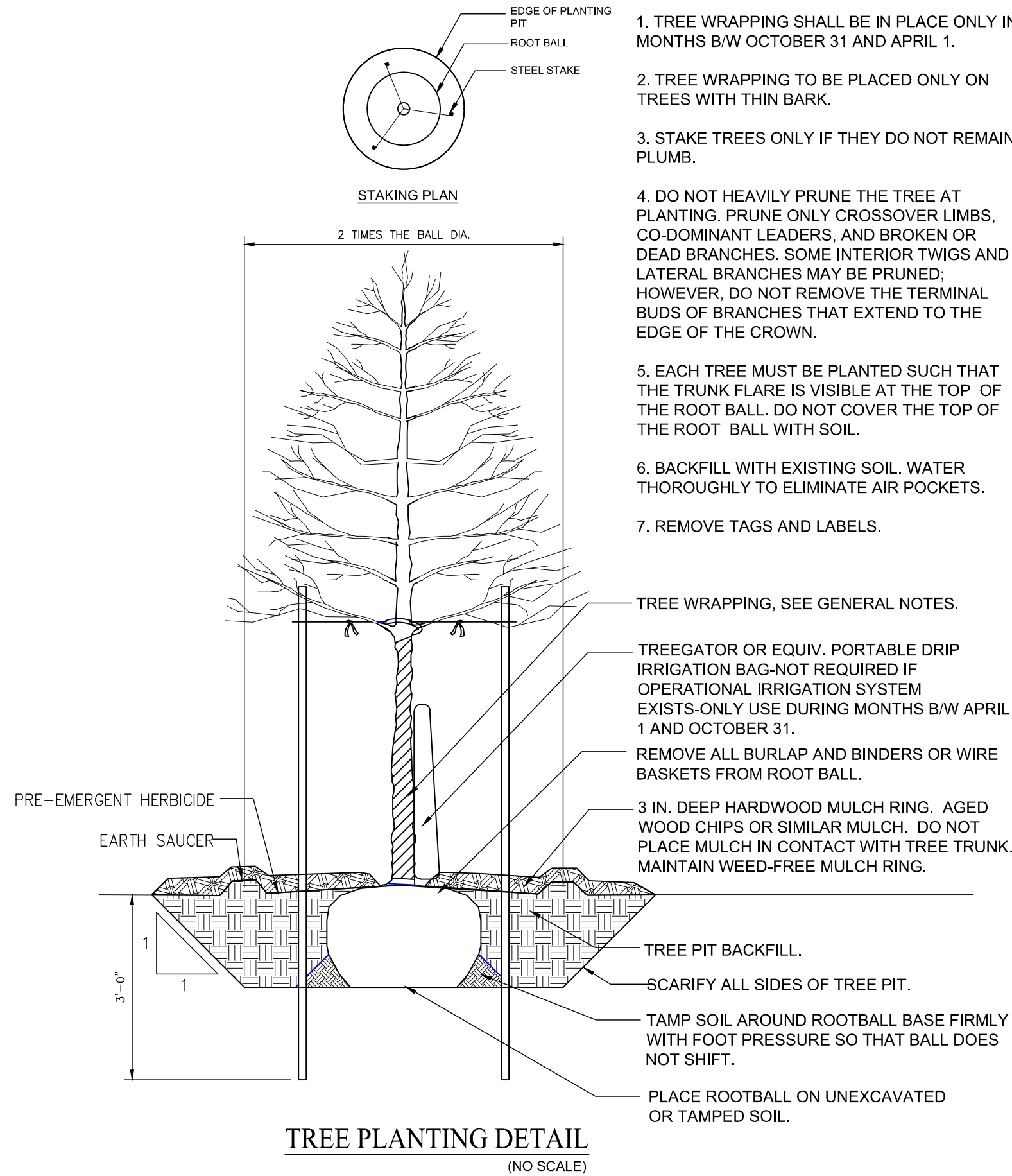


V-CUT LANDSCAPE BED EDGE DETAIL (NO SCALE)

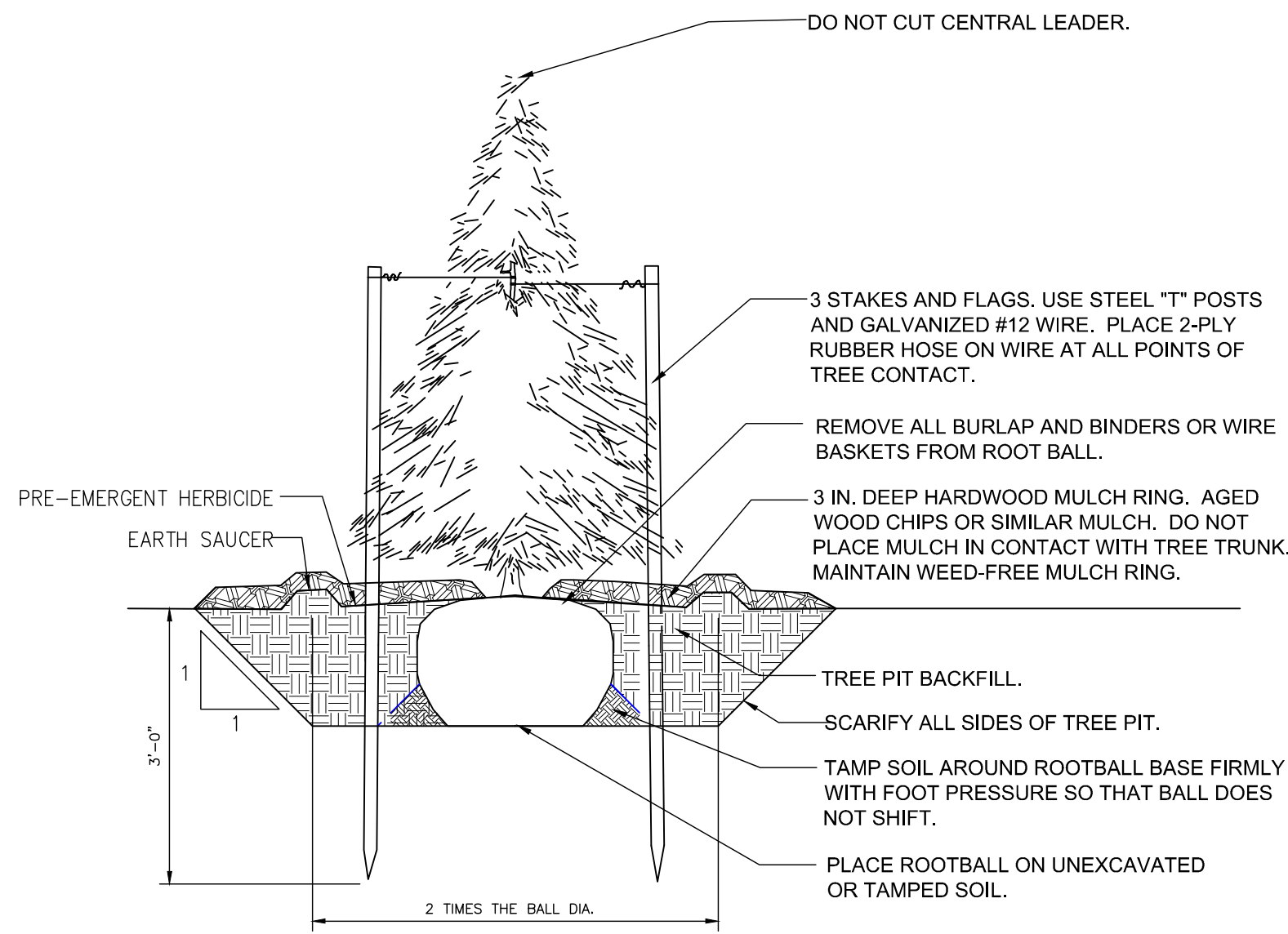


SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3\"/>

GROUND COVER PLANTING (NO SCALE)



TREE PLANTING DETAIL (NO SCALE)



EVERGREEN TREE PLANTING DETAIL (NO SCALE)

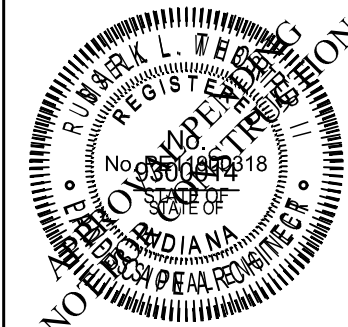
GENERAL NOTES:

- TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS B/W OCTOBER 31 AND APRIL 1.
- TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.
- STAKE TREES ONLY IF THEY DO NOT REMAIN PLUMBS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- BACKFILL WITH EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- REMOVE TAGS AND LABELS.

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800 | 452 - 6408
317 | 843 - 0546 fax

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DATE	BY	PROJECT NO.	PROJECT NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
05-27-2022	MLT	W21.0506	W21.0506-L100	WEIHE, H.	JLK	MLT	02-03-2022



PROJECT NO. W21.0506

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP
231 EAST 161ST STREET, WESTFIELD, INDIANA 46074
LANDSCAPE DETAILS
Part of Section 11, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana
SHEET NO.
L102
PROJECT NO.
W21.0506

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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 6, 2022
2204-DDP-11
Exhibit 1

Petition Number: 2204-DDP-11

Subject Site Address: North of Grand Park Boulevard and Wheeler Road

Petitioner: TWG Development, LLC by Kimley-Horn & Associates

Request: Petitioner requests Detailed Development Plan for a Multi-Family Development on 12 acres +/- in the Grand Park Village PUD District

Current Zoning: Grand Park Village PUD ([Ord. 12-46](#)) and Grand Park Village PUD Amendment IV ([Ord. 22-11](#))

Current Land Use: Vacant

Approximate Acreage: 12 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Multi-Family Building Elevations
5. Clubhouse Elevations
6. Bike Hub & Commercial Space Elevations
7. Landscape Plan
8. TWG Commitments
9. Covenants and Restrictions

Staff Reviewer: Daine Crabtree, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The Grand Park Village PUD (Ord. 12-46) was approved at the December 10, 2012, City Council Meeting. An amendment to the Grand Park Village PUD (Ord. 22-11) to modify development standards was approved at the May 9, 2022, City Council meeting



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

The plans comply.

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



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

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

The plans comply.

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

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

DISTRICT STANDARDS: 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)
a. Screening of Receptacles and Loading Areas (Article 6.1(H))
- 38) Architectural Standards (Article 6.3)
Comment: Not applicable, superseded by the PUD District standards and subsequent PUD Amendment(s).
- 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):
 - B. 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 (1200) feet of Grand Park Village.
 - C. Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - D. Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
 - E. 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

The plans comply.

- 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

GRAND PARK VILLAGE PUD, AMENDMENT IV (ORD. 22-11)

The plans comply.

- 63) Concept Plan
 - 64) Bike Hub and Commercial Space
 - 65) Dwelling Architecture
 - 66) Boardwalk
 - 67) Landscaping and Parking Screening
-



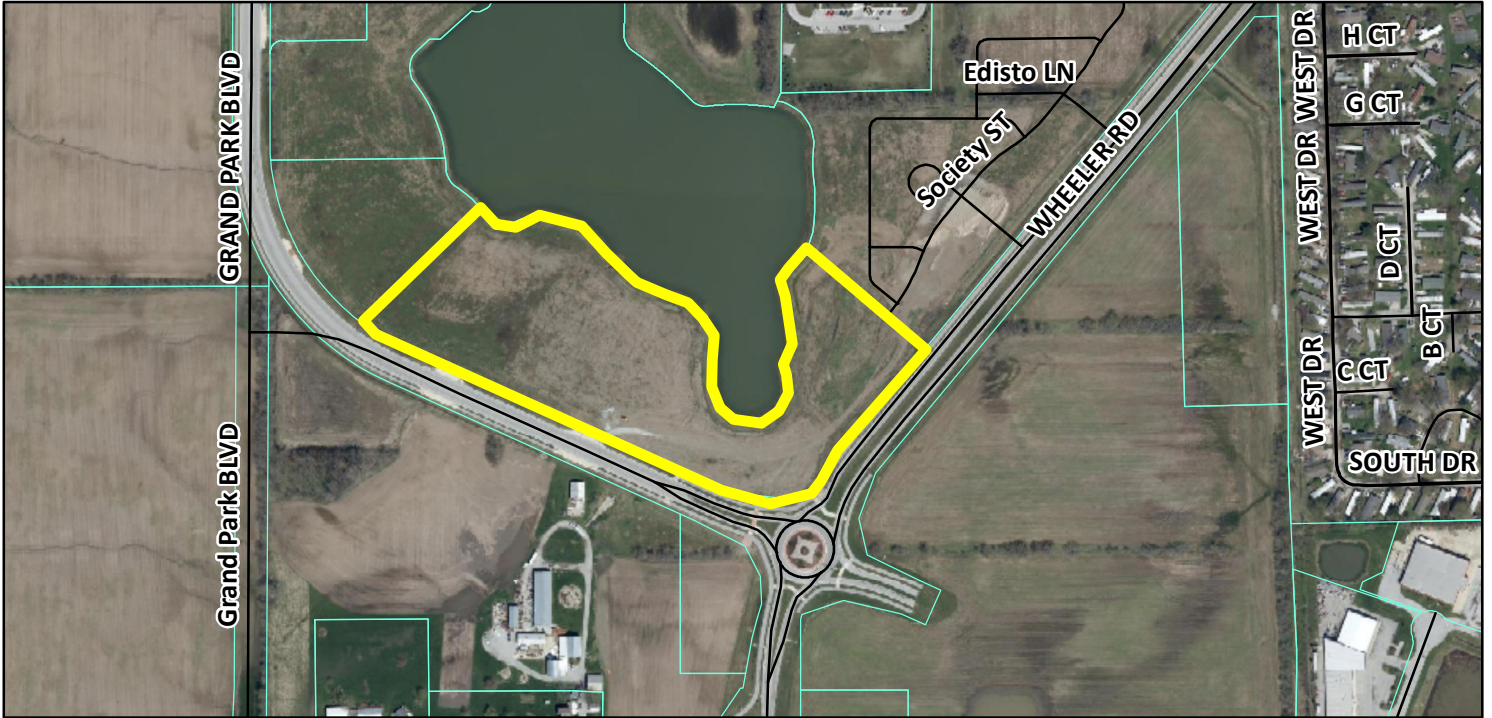
DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.**
- 2) Action: Approve Detailed Development Plan 2204-DDP-11 with the following conditions:**
 - 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; and**
 - That a copy of Commitments and Covenants with substantially similar language as seen in Exhibit 8 and Exhibit 9 are recorded and provided to the Community Development Department prior to the issuance of an Improvement Location Permit**

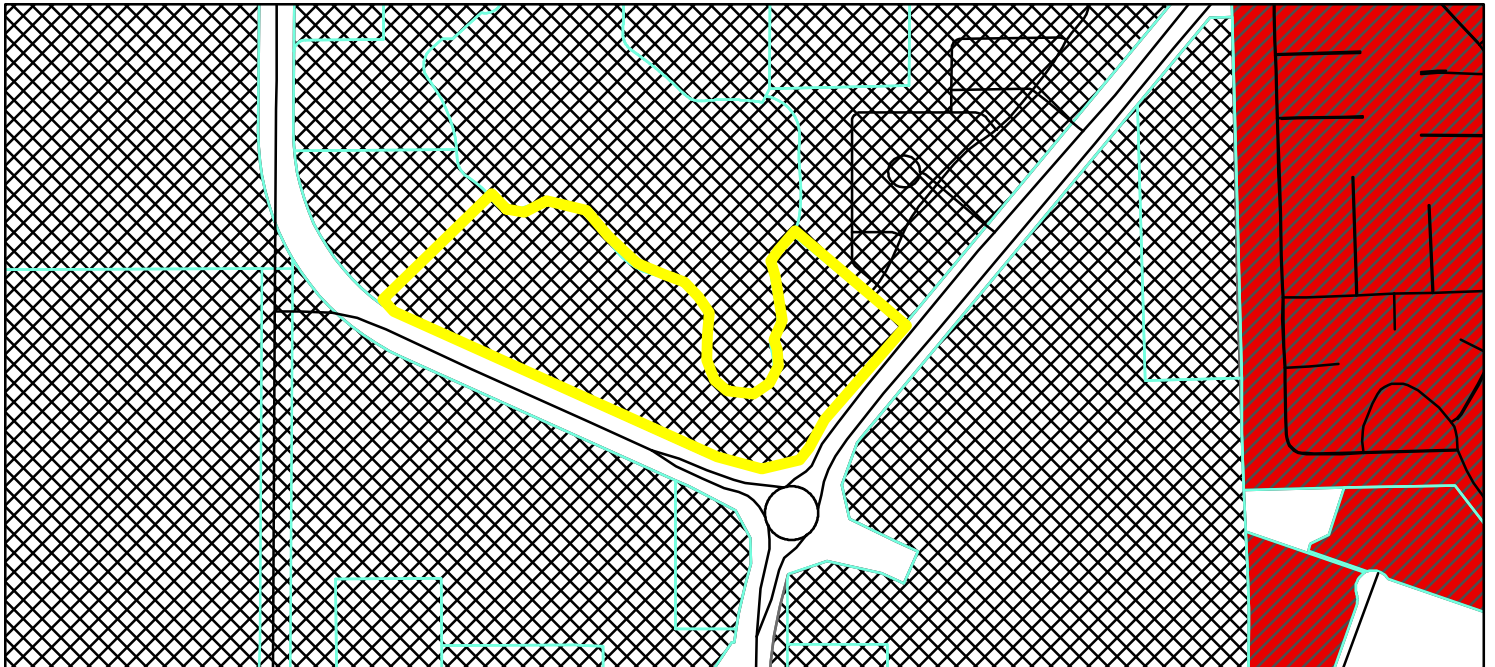
If you have any questions regarding the comments contained herein, please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map

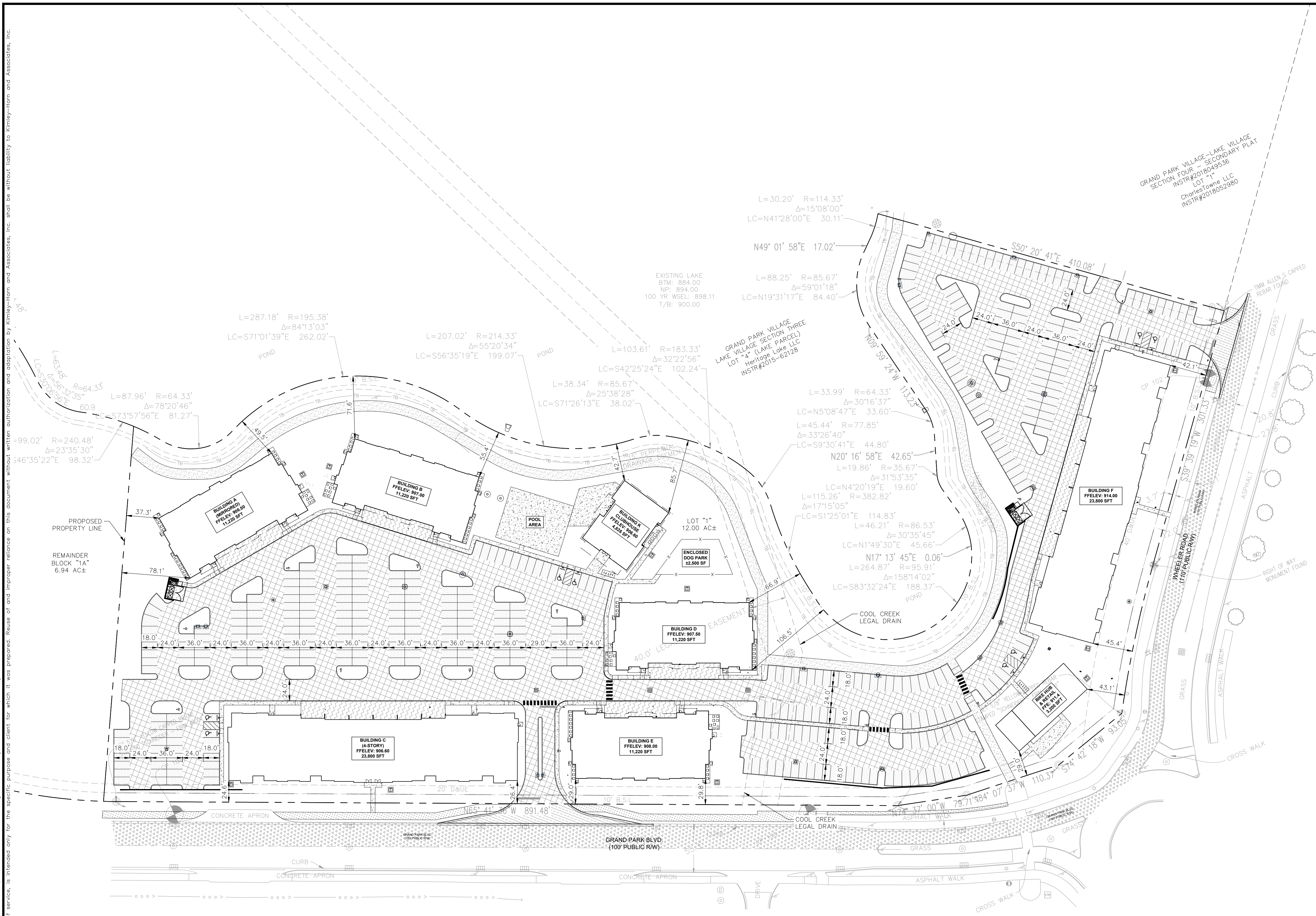


 GIS.DBO.PW_Streets
 Parcel
 Parcel
Zoning - All
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)

0 0.05 0.1
Miles



Drawing name: K:\IND_LEV\170203009_7KG_Grand Park Multi Family_Westfield\IN\2_Design\CADD\PlanSheets\C3-C-OVERALL SITE PLAN.dwg C200 May 26, 2022 5:50pm By: Mike Tinsie
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



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before you dig

GRAPHIC SCALE IN FEET

0 30' 60' 120'

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 INDOT CLASS III CONCRETE APPROACH. 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
	BOARDWALK SEE PAVEMENT SECTION BY OTHERS
	MILL & OVERLAY ASPHALT 1.5" MILL & OVERLAY

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	12.00 AC.±
DWELLING UNITS	=	240 UNITS
BIKE SPACE REQUIRED	=	12 SPACES
BIKE SPACES PROVIDED	=	12 SPACES
PARKING SPACES (STANDARD) REQUIRED	=	480 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	8 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	420 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	52 SPACES
GARAGE SPACES	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	480 SPACES

EXISTING LEGEND

	PS PARKING SPACE
	H/C PARKING SPACE
	TRAFFIC SIGNAL POLE
	LIGHT POLE
	TREE
	MAILBOX
	MONITOR WELL

—FIB—	UNDERGROUND FIBER OPTIC
—CBL—	UNDERGROUND CABLE
—[E]—	UNDERGROUND ELECTRIC
—D—	DITCH FLOWLINE
—SD—	STORM DRAIN
—SS—	SEWER LINE
—GAS—	GAS LINE
—W—	WATER LINE

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 CAPPED REBAR
ELEVATION=907.5

CP 101 CAPPED REBAR
ELEVATION=905.7

CP 102 CAPPED REBAR
ELEVATION=912.4

GENERAL PLAN NOTES

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

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

Kimley-Horn

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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

NOT APPROVED FOR CONSTRUCTION

Michael J. Tinsie
Professional Engineer
5/26/2022

TWE

OVERALL SITE PLAN

GRAND PARK VILLAGE LAKE VILLAGE MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022

KHA PROJECT NO.
170203009

SHEET NUMBER

C200

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT INDOT CLASS III CONCRETE APPROX 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
	BOARDWALK SEE PAVEMENT SECTION BY OTHERS
	MILL & OVERLAY ASPHALT 1.5" MILL & OVERLAY

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. CONCRETE LIP GUTTER (SEE DETAILS)
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE
(SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY
(SEE SITE LIGHTING PLAN)
20. VARIABLE HEIGHT SCREEN WALL (SEE HARDSCAPE PLANS FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. CONCRETE STOOP (SEE DETAILS)
23. 3-FT TRANSITION CURB (SEE DETAILS)
24. CROSSWALK STRIPING
25. 12' BOARDWALK
26. BOLLARD (SEE DETAILS)
27. BIKE RACK (SEE DETAILS)

NOTES:
- ALL STRIPING WITHIN ROW LIMITS TO BE THERMOPLASTIC

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

[illegible]

SCALE:	AS NOTED		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, CHICAGO, IL 60643 PHONE: 312-218-9560 WWW.KIMLEY-HORN.COM
DESIGNED BY: CYS			
DRAWN BY: CMB			
CHECKED BY: MJT			



 Michael J. D.
 REGISTERED
 PROFESSIONAL ENGINEER
 STATE OF INDIANA
 No. 191
 NOT APPROVED FOR CONSTRUCTION
 Mural J. Turk
 5/26/2022



SITE PLAN

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022
KHA PROJECT NO.

SHEET NUMBER

C201



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR ELEVATION NOTES

- BUILDINGS AND UNITS MUST BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND/OR NUMBERS, WHERE UNIT AND BUILDING IDENTIFICATION SIGNAGE MUST BE WELL LIT FROM DUSK UNTIL DAWN.
- REVIEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION LARGER THAN THOSE SHOWN OR NOT IN APPROVED ZONES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
- SEAL ALL PENETRATION WITH SEALANT TO MATCH ADJACENT MATERIALS.
- SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
- ALL SIDING AND TRIM TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. TOUCH UP PAINT AND PRIMER AT ALL CUTS WHERE COMPOSITE WOOD FIBERS ARE USED.
- WHERE paneled area exceeds panel size, USE BUTT JOINT. EXTEND BUTT JOINT FROM CORNERS OF WINDOWS WHEREVER POSSIBLE.
- Z FLASHING AT ALL FLOOR LOCATIONS OF FIBER CEMENT PANELS.
- PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
- ALL TRIM TO BE SYNTHETIC WOOD TRIM, SEE SECTIONS AND PLAN DETAILS FOR SIZING.
- ALL SIDE ELEVATIONS NOT SHOWN SHALL MATCH THE SIDING AND TRIM SHOWN AT THE ELEVATION THAT IT MEETS AT THE EXTERIOR CORNERS. ANY TRANSITION SHALL OCCUR AT INTERIOR CORNERS.

3 STORY - FINISH PERCENTAGE
TOTAL FINISH AREA = 14,696 SQ. FT.
(WITHOUT OPENINGS)
TOTAL BRICK = 4,900 = 33%
TOTAL FIBER CEMENT = 9,796 = 67%

EXTERIOR ELEVATION KEY NOTES

- ASPHALT DIMENSIONAL ANTI-FUNGAL SHINGLES WITH A MINIMUM 30 YEAR WARRANTY
- CONTINUOUS PRE-FINISHED 6" ALUMINUM GUTTERS ON 1x8 FASCIA BD. PROVIDE GUTTER GUARDS
- 12" x 12" ROOF VENT - SEE ROOF PLAN FOR LOCATIONS
- PRE-FINISHED 3"x4" ALUMINUM DOWNSPOUT - TIE INTO STORMDRAIN - SEE ROOF PLAN AND CIVIL
- BRICK VENEER (20% MINIMUM PER BUILDING)
- BRICK ROWLOCK SILL
- BRICK SOLDIER COURSE AT WINDOW HEAD - EXTEND 4" PAST WINDOW FRAME
- BRICK SOLDIER COURSE BAND
- FIBER CEMENT PANELS WITH 5/4 X 4 HORIZONTAL (BAND) AND VERTICAL (BATTEN) STRIPS ADJACENT TO PANELS
- FIBER CEMENT BOARD AND BATTEN - FIBER CEMENT PANELS WITH 4X4 X 2 BATTEN STRIPS @ 2'-0" O.C. OVER FIBER CEMENT PANELS
- FIBER CEMENT HORIZONTAL LAP SIDING WITH 6" EXPOSURE
- FIBER CEMENT SHAKE SIDING
- SHUTTERS WHERE SHOWN
- 5/4 X 4 HORIZONTAL FIBER CEMENT TRIM ADJACENT TO SIDING
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- 6x6 'REALPOSTS' COMBED FINISH W/ TRIM TOP AND BOTTOM
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- WOOD (CEDAR) TRELLIS AT ROOF
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- SCONCE LIGHTING - SEE ELECTRICAL
- SMALL ROUND LOUVERED VENT IN GABLE
- LARGE ROUND LOUVERED VENT IN GABLE
- OVERBUILT DECORATIVE DORMER

DEVELOPER



TWG Development
1301 E. Washington St.
Suite 100
Indianapolis, IN 46202
317-252-0220

SEAL

PROJECT TITLE

TWG GRAND PARK
MULTI-FAMILY APARTMENTS
GRAND PARK BLVD & WHEELER RD
WESTFIELD, INDIANA 46074

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

Date: MAY 31, 2022

Drawn By: MJS
Checked By: MT

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



4 SIDE ELEVATION W/ RISER ROOM
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

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REVISIONS	MARK	DESCRIPTION	DATE

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Date: MAY 31, 2022

Drawn By: MJS
Checked By: MT

SHEET TITLE
BUILDING 1
EXTERIOR
ELEVATIONS

SHEET NUMBER

A202

DEVELOPER



TWG Development
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Indianapolis, IN 46202
317-252-0220

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FIGURED DIMENSIONS ONLY

Date: MAY 31, 2022

Drawn By: MJS
Checked By: MT

SHEET TITLE
**BUILDING 2
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A203

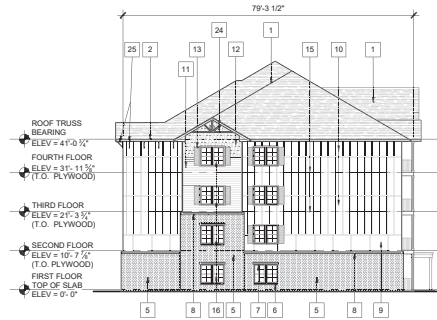
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- PAIN ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
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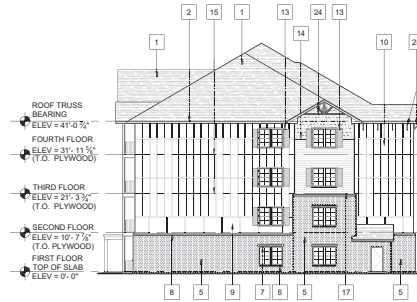
4 STORY - FINISH PERCENTAGE
TOTAL FINISH AREA = 32,219 SQ. FT.
(WITHOUT OPENINGS)
TOTAL BRICK = 6,941 = 22%
TOTAL FIBER CEMENT = 25,278 = 78%

EXTERIOR ELEVATION KEY NOTES

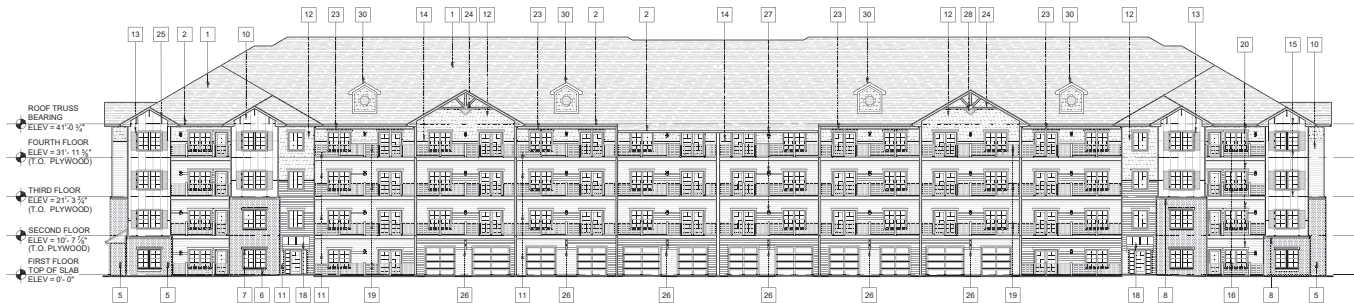
- ASPHALT DIMENSIONAL ANTI-FUNGAL SHINGLES WITH A MINIMUM 30 YEAR WARRANTY
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- PRE-FINISHED 3"x4" ALUMINUM DOWNSPOUT - TIE INTO STORMDRAIN - SEE ROOF PLAN AND CIVIL
- BRICK VENEER (20% MINIMUM PER BUILDING)
- BRICK ROWLOCK SILL
- BRICK SOLDIER COURSE AT WINDOW HEAD - EXTEND 4" PAST WINDOW FRAME
- BRICK SOLDIER COURSE BAND
- FIBER CEMENT PANELS WITH 5/4 X 4 HORIZONTAL (BAND) AND VERTICAL (BATTEN) STRIPS ADJACENT TO PANELS
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- WOOD (CEDAR) TRELLIS AT ROOF
- 4X4 CEDAR POSTS
- DECORATIVE ANGLES
- LARGE DECORATIVE BRACES
- SCONCE LIGHTING - SEE ELECTRICAL
- SMALL ROUND LOUVERED VENT IN GABLE
- LARGE ROUND LOUVERED VENT IN GABLE
- OVERBUILT DECORATIVE DORMER



3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



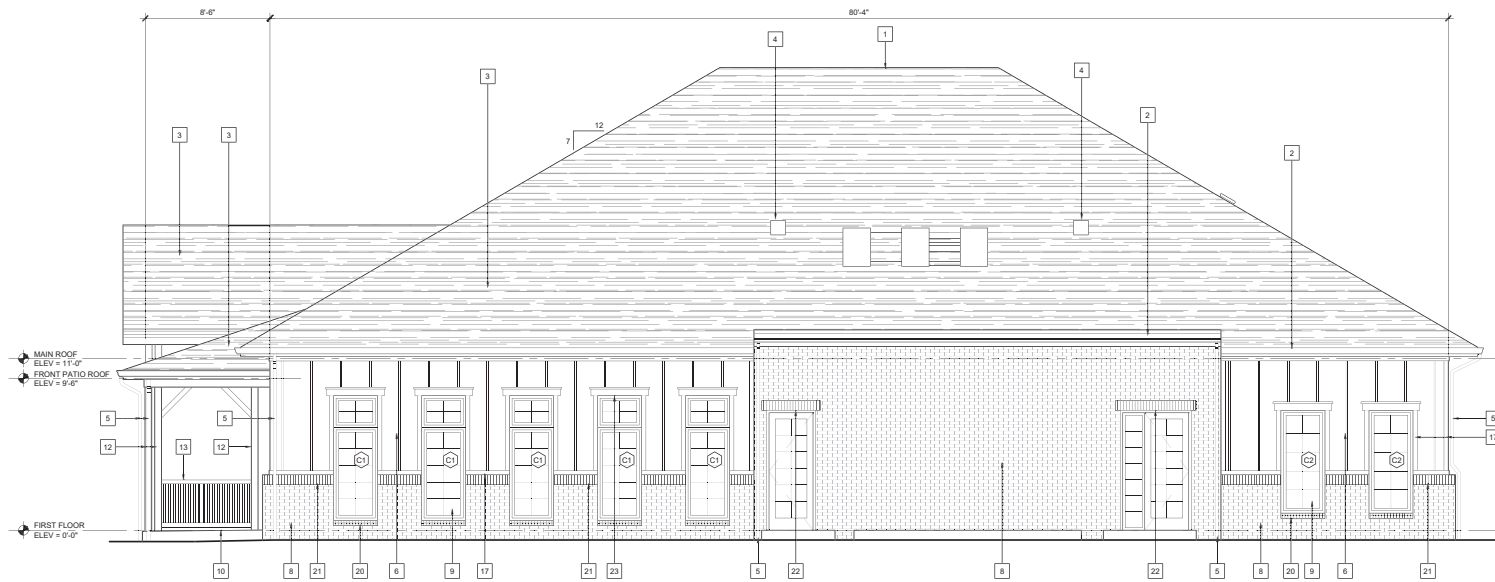
4 SIDE ELEVATION W/ RISER ROOM
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION
SCALE: 1/16" = 1'-0"



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



2 CLUBHOUSE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE APPROVED ADDRESS NUMBER ON YARD SIGN WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

CLUBHOUSE

TOTAL FIBER CEMENT = 56%
TOTAL BRICK = 44%

EXTERIOR ELEVATION KEY NOTES

1. CONTINUOUS SHINGLED RIDGE VENT
2. CONTINUOUS PREFINISHED 1/2" ALUMINUM GUTTERS ON 1x6 FASCIA BO. PROVIDE GUTTER GUARDS
3. ASPHALT DIMENSIONAL ANTI-FUNGAL SHINGLES WITH A MINIMUM 30 YEAR WARRANTY
4. 12" x 12" ROOF VENT - SEE ROOF PLAN FOR LOCATIONS
5. PREFINISHED ALUMINUM DOWNSPOUT - TIE INTO STORM DRAINS - SEE CIVIL
6. FIBER CEMENT BOARD AND BATTEN - FIBER CEMENT PANELS WITH 4x4 x 2 BATTEN STRIPS @ 2'-0" O.C. OVER FIBER CEMENT PANELS
7. FIBER CEMENT SHAKE SIDING
8. BRICK VENEER (20% MINIMUM)
9. VINYL WINDOWS - SEE CLUBHOUSE WINDOW SCHEDULE
10. CONCRETE PORCH SLAB - SLOPE 1/4" / FT. AWAY FROM BUILDING. SEE CIVIL FOR ACCESSIBLE ROUTE
11. CONCRETE PATIO W/ NO STEP. SLOPE 1/4" / FT. AWAY FROM BUILDING - SEE CIVIL
12. 6X6 REAL POST
13. 42" HIGH BLACK VINYL RAILING
14. 6X6 REAL POST
15. 1x FIBER CEMENT TRIM TO FIT WHERE SHOWN
16. BEAM W/ FIBER CEMENT TRIM
17. 5/4 X 6 FIBER CEMENT TRIM AT ALL INSIDE AND OUTSIDE CORNERS AND WINDOWS AND DOORS OF FIBER CEMENT SHAKE SIDING.
18. LARGE ROUND LOUVERED VENT IN GABLE
19. EXTERIOR SHOWER HEAD - SEE PLUMBING PLAN
20. BRICK ROWLOCK SILL AT WINDOWS IN BRICK
21. BRICK SOLDIER COURSE BAND
22. BRICK SOLDIER COURSE AT DOOR HEAD - EXTEND 4" PAST DOOR AND SIDELITE FRAME
23. 5/4 X 6 FIBER CEMENT TRIM AT HEAD - EXTEND 5 1/2" FROM WINDOW OR DOOR FRAME W/ 2x2 TRIM AT TOP EXTEND 1 ADDITION INCH ON BOTH SIDES

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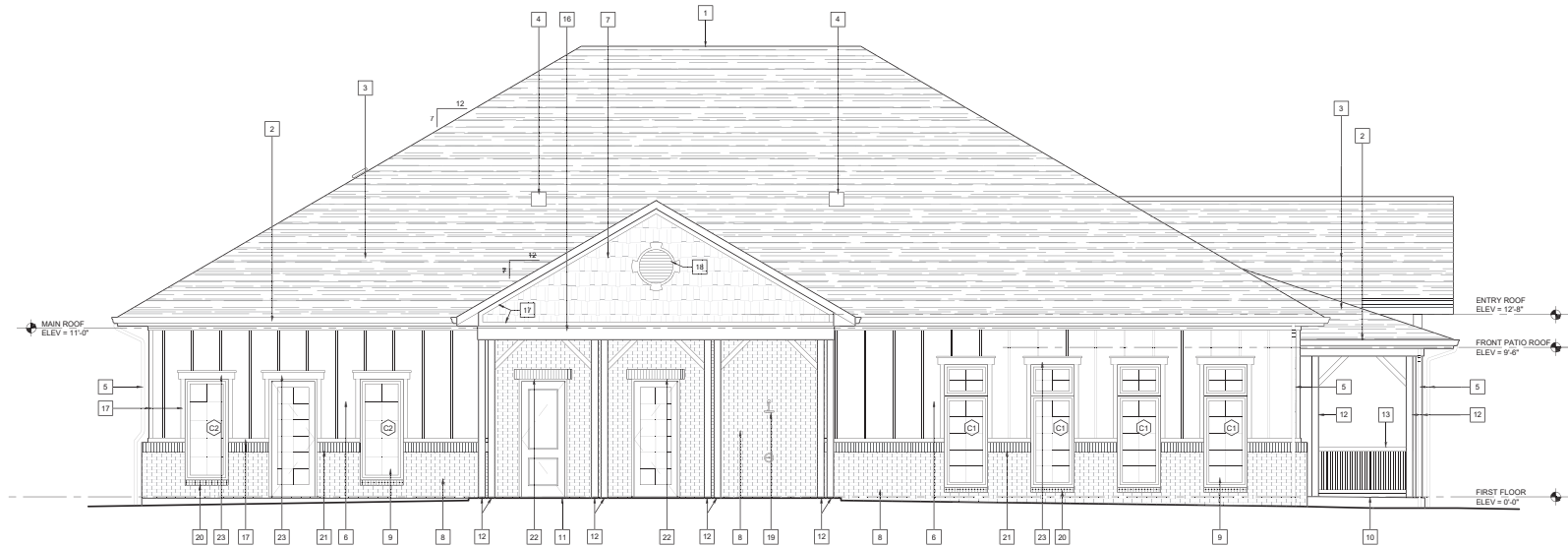
Date: MAY 27, 2022

Drawn By: MJS
 Checked By: MT

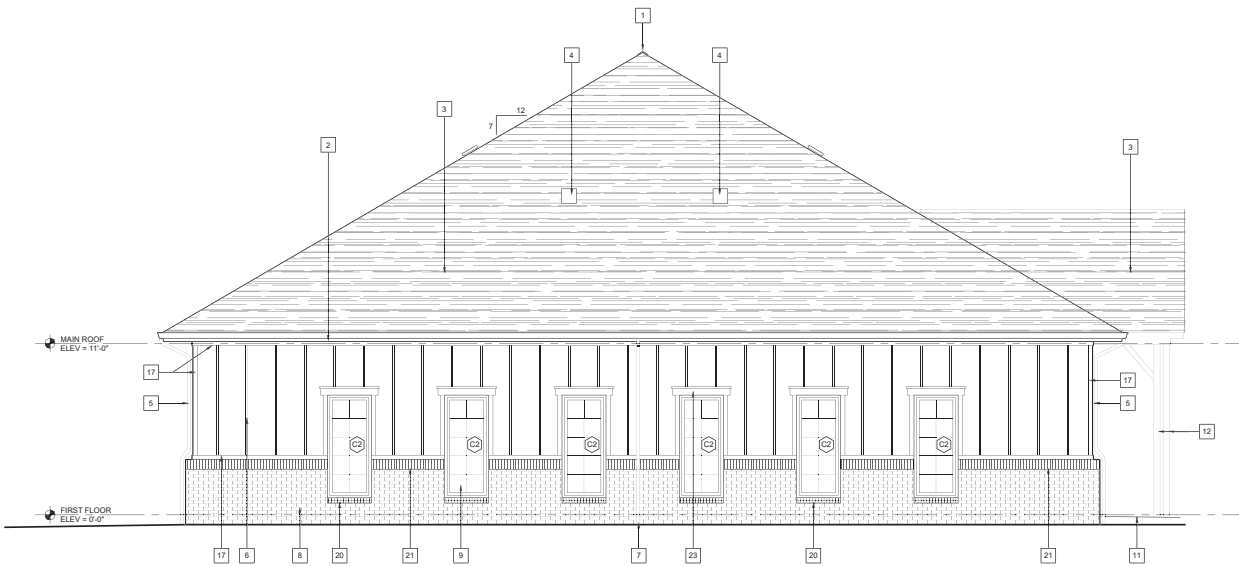
SHEET TITLE
**CLUBHOUSE REAR
 AND RIGHT SIDE
 ELEVATIONS**

SHEET NUMBER

A704



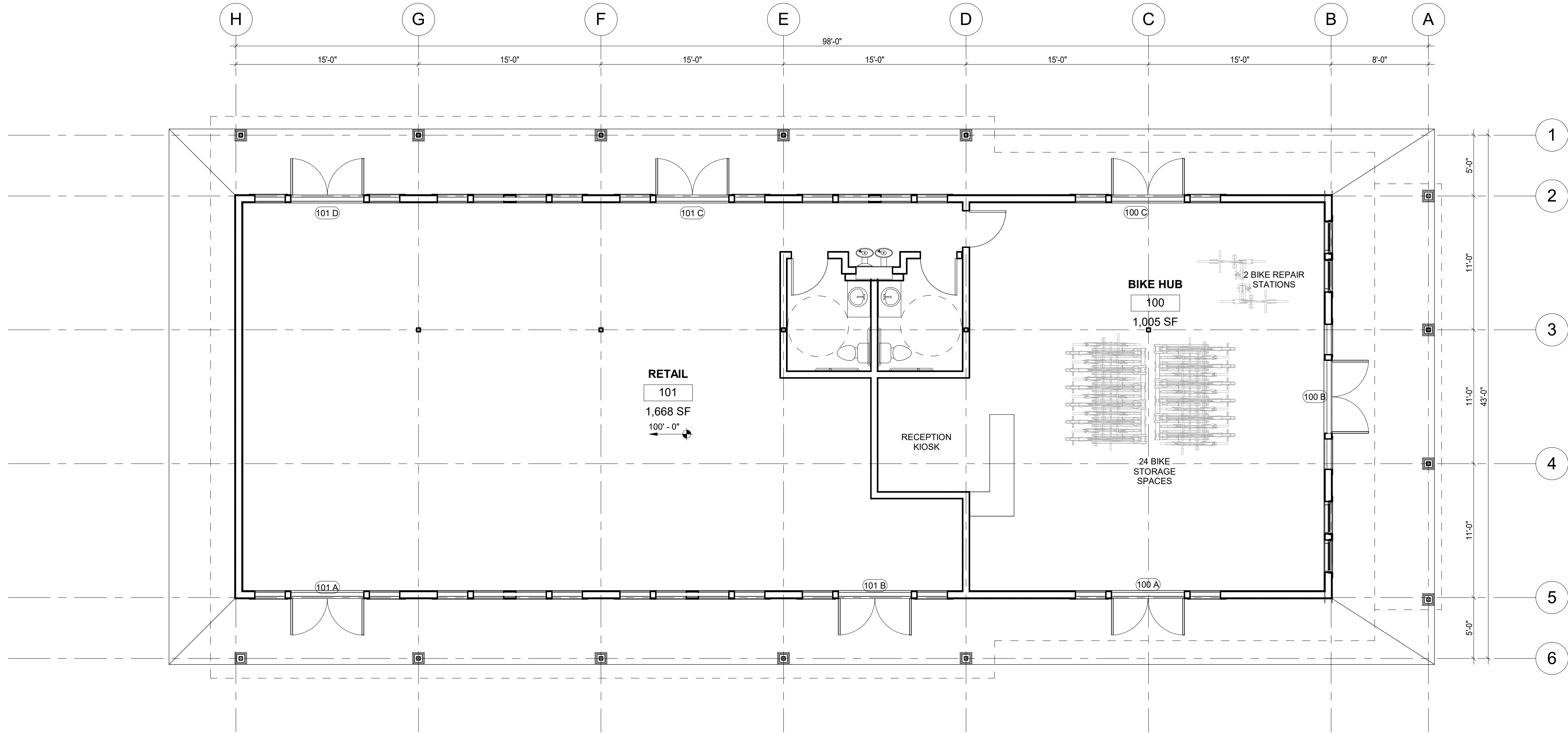
4 CLUBHOUSE RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



3 CLUBHOUSE REAR ELEVATION
 SCALE: 1/4" = 1'-0"

CLUBHOUSE TOTAL FIBER CEMENT = 56% TOTAL BRICK = 44%	
EXTERIOR ELEVATION KEY NOTES	
1.	CONTINUOUS SHINGLED RIDGE VENT
2.	CONTINUOUS PRE-FINISHED 5" ALUMINUM GUTTERS ON 1x6 FASCIA BD. PROVIDE GUTTER GUARDS
3.	ASPHALT DIMENSIONAL ANTI-FUNGAL SHINGLES WITH A MINIMUM 30 YEAR WARRANTY
4.	12" x 12" ROOF VENT - SEE ROOF PLAN FOR LOCATIONS
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12.	6X8 REAL POST
13.	42" HIGH BLACK VINYL RAILING
14.	8X8 REAL POST
15.	1x FIBER CEMENT TRIM TO FIT WHERE SHOWN
16.	BEAM W/ FIBER CEMENT TRIM
17.	5/4 x 4 FIBER CEMENT TRIM AT ALL INSIDE AND OUTSIDE CORNERS AND WINDOWS AND DOORS OF FIBER CEMENT SHAKE SIDING
18.	LARGE ROUND LOUVERED VENT IN GABLE
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This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 / LEVEL 1 - CONCEPT
3/16" = 1'-0"

PLAN NOTES

- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE; FOF - FACE OF FINISH; CL - CENTERLINE; FOS - FACE OF SHEATHING
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE; FOF - FACE OF FINISH; CL - CENTERLINE
- ACCESSIBLE UNITS REQUIRING ANSI ACCESSIBLE ADJUSTMENTS INDICATED BY HANDICAP SYMBOL. RE: UNIT PLANS, A0.62 & A0.63 FOR RELATED DETAILS
- TOP OF CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 0'-0" (ELEVATION 0'-0" EQUATES TO USGS DATUM ELEVATION OF 893.7').
- WHERE DOORS IN WOOD STUD/GYPSUM BOARD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLAN WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED WITHIN CORRIDORS LOCATE THE DOORS IN THE CENTER OF THE CORRIDOR.
- PROVIDE CONTINUOUS ACOUSTIC INSULATION AT ALL STUD WALLS COMMON TO FUTURE TENANT AREAS.
- WHERE TWO DIFFERING PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITIONS, THE CONTINUOUS FINISHED SURFACES OF THESE PARTITIONS SHALL ALIGN UNLESS NOTED OTHERWISE.
- IF FRAMING NEW NON-RATED PARTITIONS TO THE BOTTOM OF THE STRUCTURAL CEILING, AND THOSE PARTITIONS INTERSECT MECHANICAL EQUIPMENT, THEN FRAME AROUND THE MECHANICAL EQUIPMENT ALLOWING CLEARANCES FOR MAINTENANCE. DO NOT FRME TIGHT AGAINST ANY EQUIPMENT THAT MAY CAUSE VIBRATIONS IN THE PARTITION ASSEMBLY. PROVIDE 1/2" CLEARANCE FROM ALL DUCTWORK. NOTIFY ARCHITECT IF A RATED PARTITION INTERSECTS MECHANICAL EQUIPMENT.
- THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
- ALL INTERIOR PARTITIONS ARE TYPE W604.1 UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE TYPE WE606.1 UNLESS NOTED OTHERWISE. RATED WALLS ARE INDICATED ON THE CODE PLAN SHEETS. SEE SHEET A0.32 FOR PARTITION TYPES AND WIDTHS. PARTITION TYPES THAT CONTINUE AROUND CORNERS UNLESS INDICATED OTHERWISE.
- PROVIDE SLIP JOINT CONNECTIONS AT THE TOPS OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS SEE PARTITION TYPES FOR TYPICAL SLIP-JOINT CONNECTION DESIGN. IF AMOUNT OF DEFLECTION TO BE ACCOMODATED IS NOT INDICATED ON STRUCTURAL DRAWINGS, OBTAIN CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING.
- FIRE RATED CORRIDOR PARTITIONS INDICATED ON FLOOR PLANS ARE COMPONENTS OF CONTINUOUS RATED CORRIDOR ASSEMBLIES CONSISTING OF WALLS, FLOOR AND CEILING. SEE REFLECTED CEILING PLANS AND PARTITION TYPES FOR SPECIFIC METHODS OF ACHIEVING THE NECESSARY RATINGS. WHERE THE SPECIFIC METHOD OF ACHIEVING THE RATINGS IS NOT INDICATED, OBTAIN CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING.
- THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED WHERE INDICATED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATED SYSTEM. IF A CEILING RATING IS NOT SPECIFICALLY INDICATED, OBTAIN CLARIFICATION FROM ARHITECT PRIOR TO PROCEEDING.
- WHERE MECHANICAL WORK PENETRATES ANY COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE THE APPROPRIATE FIRE AND/OR SMOKE DAMPERS.
- DOOR ASSEMBLIES IN 1-HR RATED PARTITIONS ARE TO BE 20-MINUTE RATED UNLESS A HIGHER RATING IS INDICATED.
- ALL WALLS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED. ALL ANGLED WALLS ARE MULTIPLES OF 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL OUTLETS SHOWN BACK-TO-BACK SHALL BE OFFSET A MINIMUM OF 6". A STUD SHALL SEPERATE OUTLETS IN ACOUSTIC PARTITIONS PROVIDE CEMENTITIOUS BACKER UNITS AROUND ALL TILED SHOWER ENCLOSURES AND TUBS. PROVIDE WATER RESISTIVE GYPSUM BOARD AT TOILET ROOM WALLS. MAINTAIN REQUIRED FIRE RATING AT ALL PARTITIONS.
- VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.

PLAN SYMBOLS AND HATCH LEGEND

	OVERHEAD LINE
	SECTION LINE
	OBJECT LINE
	MATCHLINE
	DOOR TAG
	WINDOW TAG
	WALL TAG RE/ASSEMBLIES
	ROOM TAG

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FIRST FLOOR
PLAN -
CONCEPT

GRAND PARK
LAKE VILLAGE
BIKE HUB

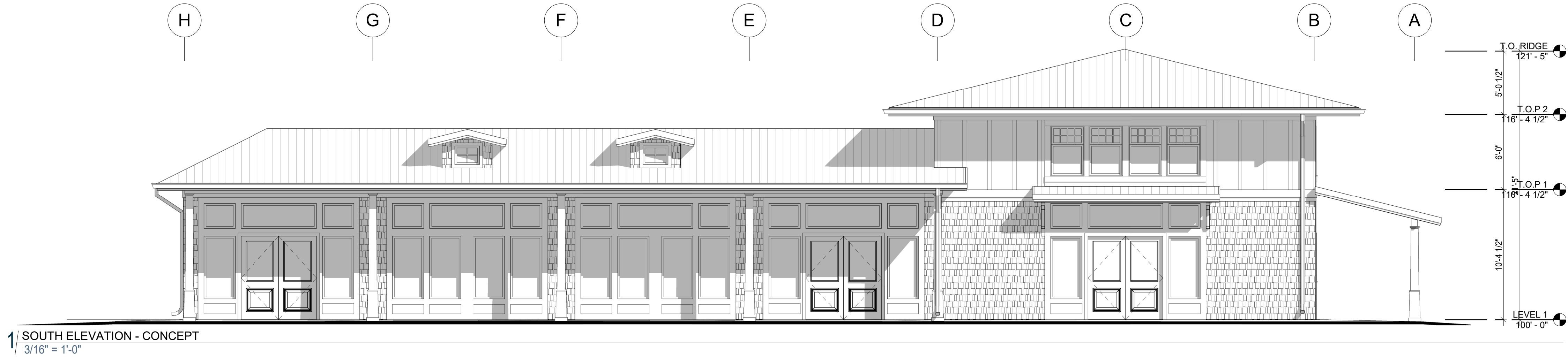
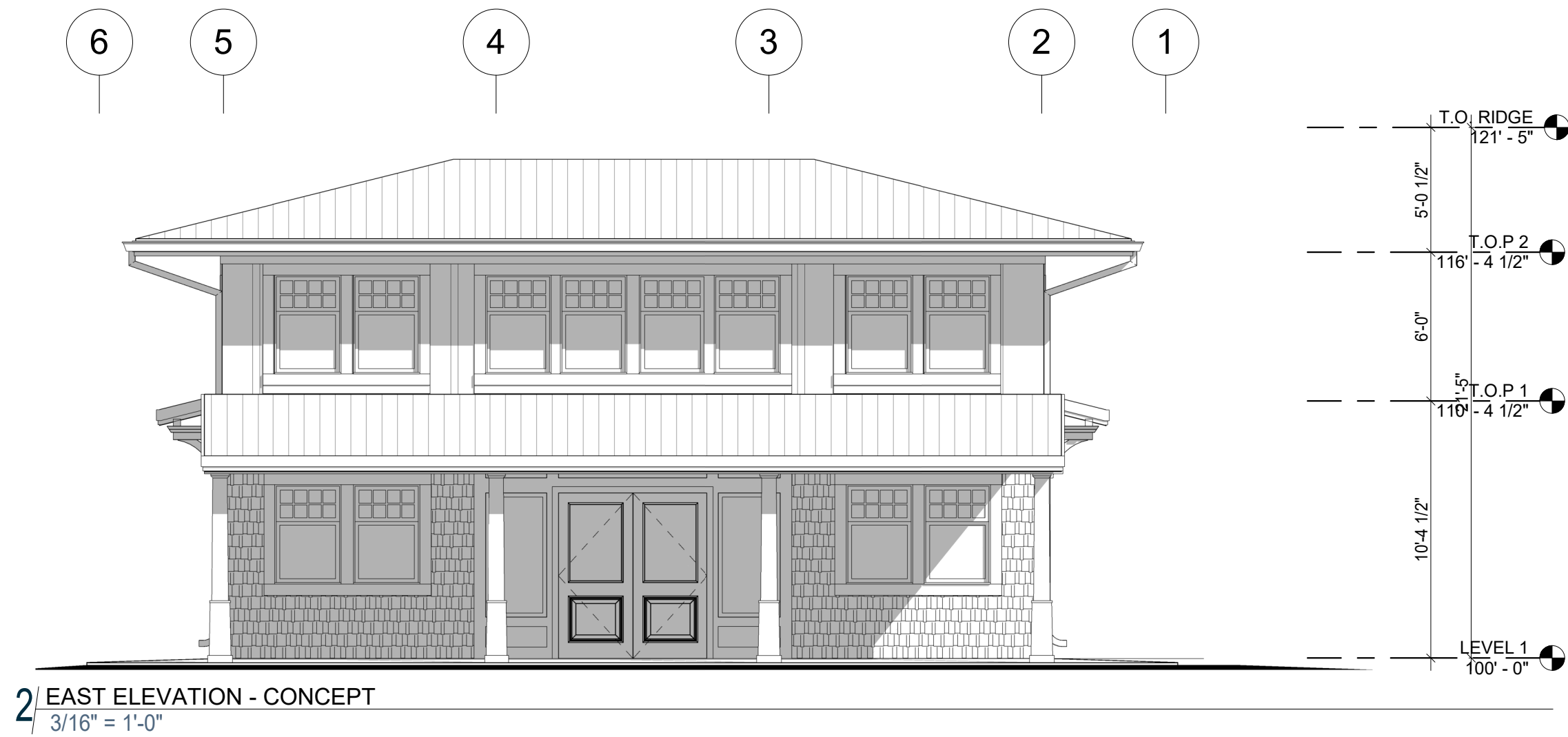
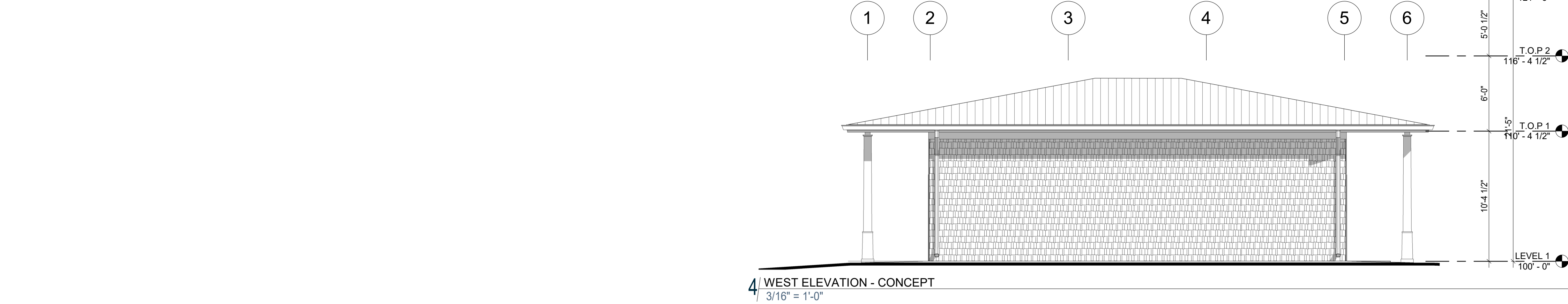
ORIGINAL ISSUE:
03/04/2022

KHA PROJECT NO.
170203009

SHEET NUMBER

A104

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ELEVATION LEGEND

- SHINGLE SIDING
- BOARD AND BATTEN
- STANDING SEAM METAL ROOF
- DOOR TAG; RE: A9.1
- WINDOW TAG; RE: A9.2
- OPENING TAG; RE: A9.3

KEYNOTES

Key Value	Keynote Text
06 11 00.F2	2X6 FRAMING
06 16 00	SHEATHING
07 21 13	
07 92 00.A1	SEALANT
09 29 00.C1	1/2" GYPSUM WALLBOARD

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INDIANAPOLIS, IN 46240
(317) 444-4444
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: C.V.S.
DRAWN BY: C.W.B.
CHECKED BY: M.J.T.



ELEVATIONS -
CONCEPT

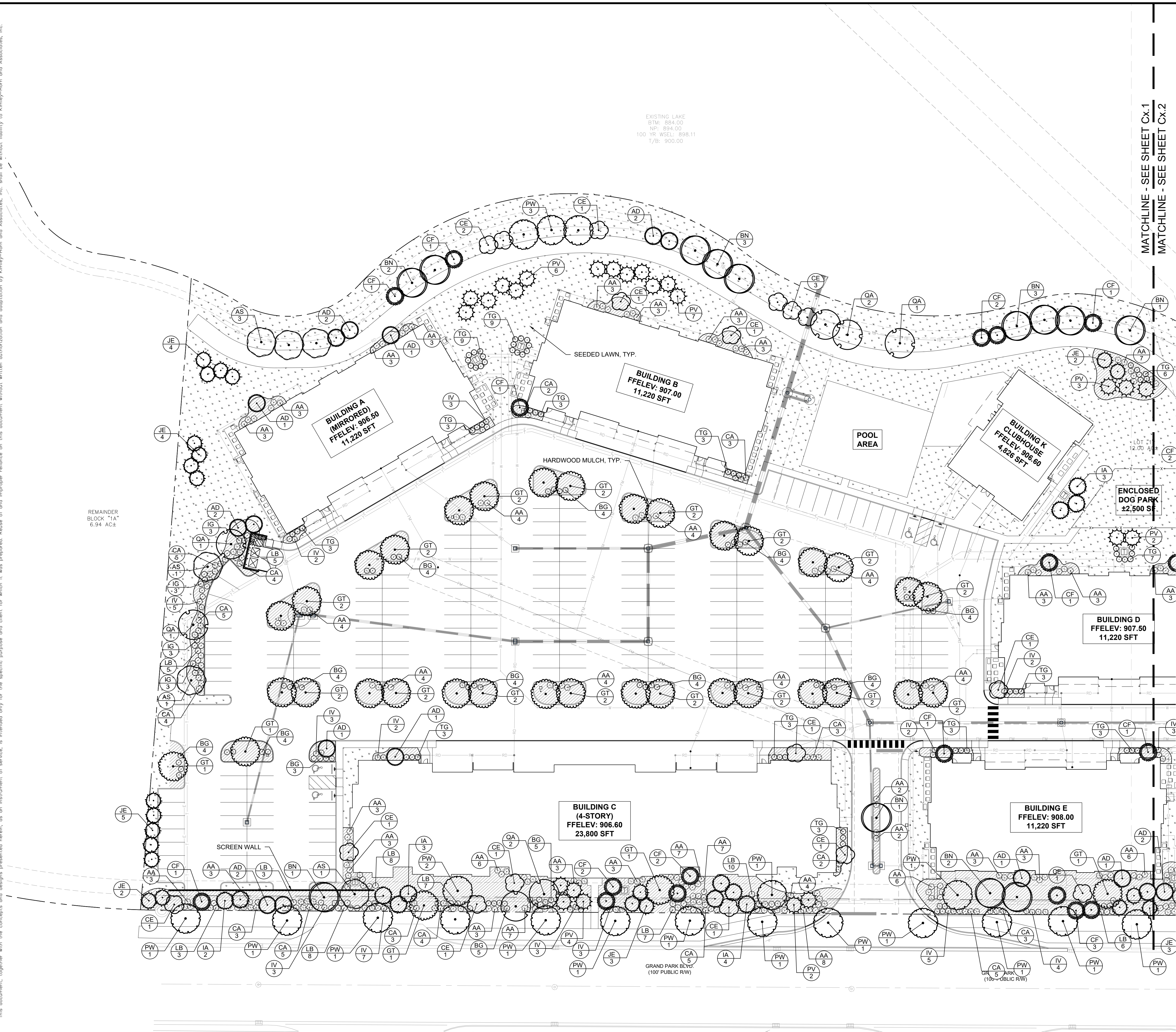
GRAND PARK
LAKE VILLAGE
BIKE HUB

ORIGINAL ISSUE:
03/04/2022
KHA PROJECT NO.
170203009

SHEET NUMBER

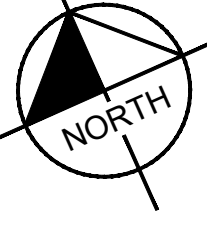
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Indiana Utilities Protection Service

Call 811
before you dig



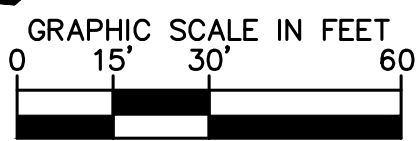
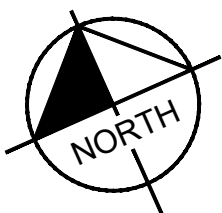
GRAPHIC SCALE IN FEET
0 15' 30' 60'

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LANDSCAPE PLAN	
GRAND PARK LAKE VILLAGE MULTIFAMILY	
ORIGINAL ISSUE: 03/04/2022 KHA PROJECT NO. 170203009	
SHEET NUMBER L-101	



Indiana Utilities Protection Service

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Drawing name: K:\IND-LEEV\170203009_786-Grand Park Multi Family-Westfield\IN-2-Design\CAD\PlanSheets\L10 - LANDSCAPE PLAN.dwg L102 May 09, 2022 8:23pm by: Connor Strega
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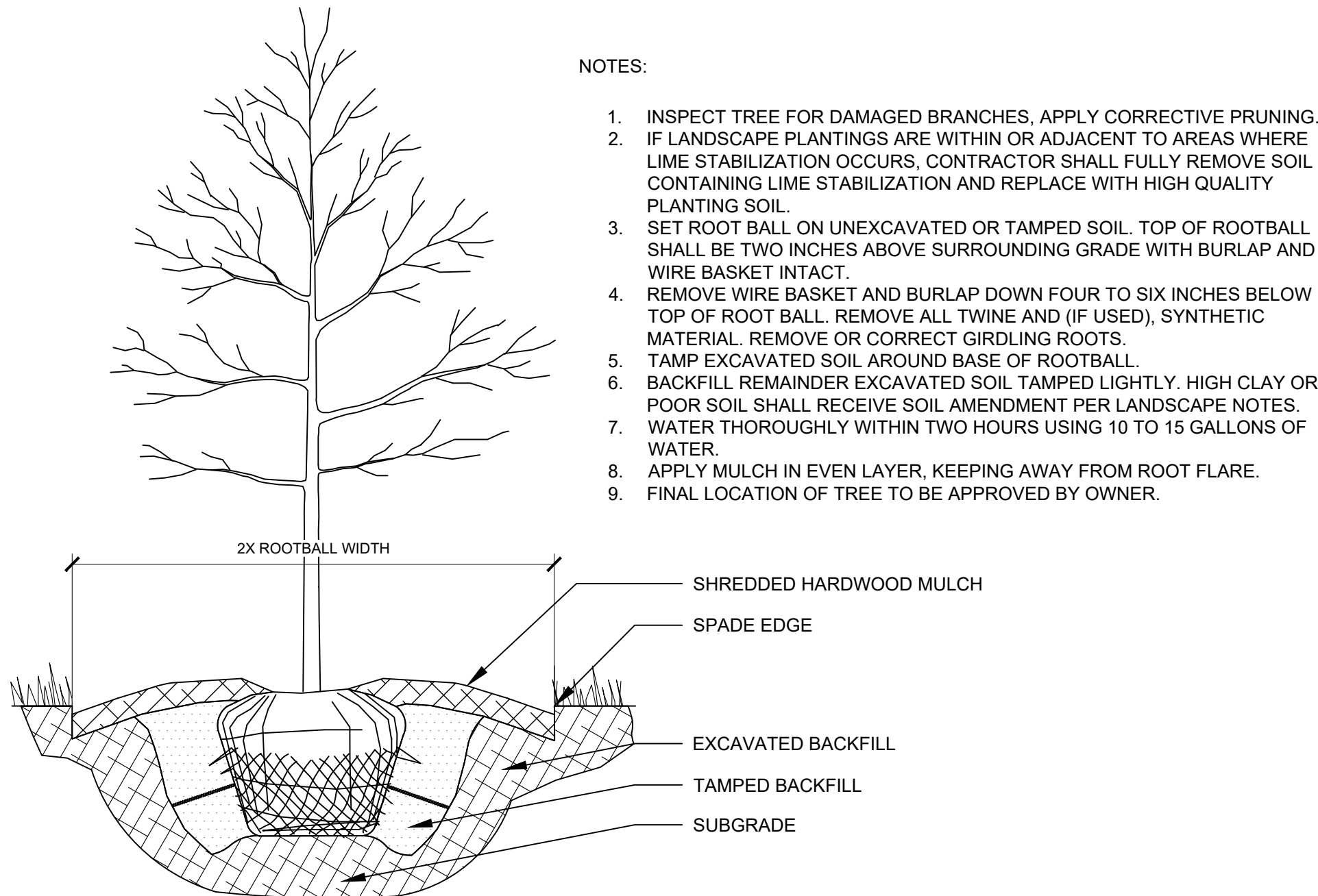
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SCALE: AS NOTED DESIGNED BY: CVS DRAWN BY: CMB CHECKED BY: MJT	NO. DATE BY
NOT APPROVED FOR CONSTRUCTION MICHELLE C. CARMICHAEL ARCHITECT 5/9/2022	
TWG	
LANDSCAPE PLAN	
GRAND PARK VILLAGE LAKE VILLAGE MULTIFAMILY	
ORIGINAL ISSUE: 03/04/2022 KHA PROJECT NO. 170203009	
SHEET NUMBER L-102	

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

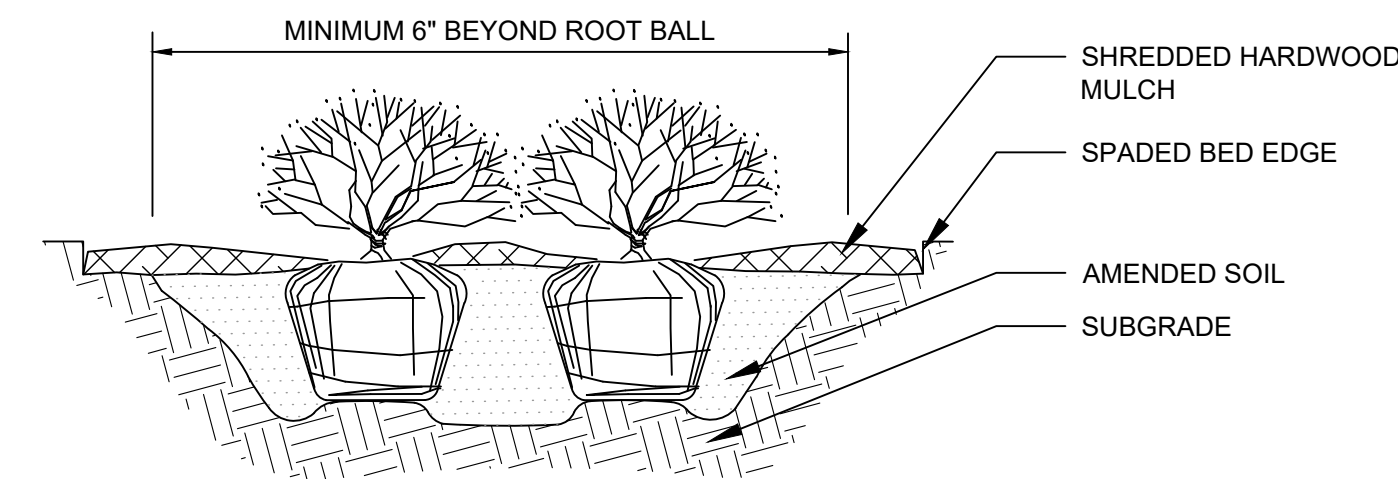
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

ORDINANCE CHART		
ZONING: MULTIFAMILY		
REQUIREMENT	REQUIRED	PROVIDED
STREET TREES		
• 1 Shade tree per 50' LF of street frontage	• Wheeler Rd: 1,561 LF / 50 = 31 Trees	• 31 Trees
PARKING LOT PERIMETER		
• A minimum of one (1) tree per thirty (30) LF of Parking area length • A minimum of one (1) shrub per three (3) feet of Parking Area length	• Northwest: 313/30 = 10 trees, 104 shrubs • South: 114/30 = 4 trees, 38 shrubs • West end: 128/30=4 trees, 43 shrubs	• Northwest: 10 trees, 104 shrubs • South: 4 trees, 38 shrubs • West end: 4 trees, 43 shrubs
PARKING LOT INTERIOR		
• Parking Area Landscaping: 10% • Parking Area islands shall include at least 1 treeand 4 shrubs per island	• 31 x 1 = 31 trees • 31 x 4 = 124 shrubs	• 124 shrubs, 31 trees
FOUNDATION PLANTINGS		
• 1 shrub or ornamental tree per 12 LF • Intermitten Planting every 40 LF against expanses over 80 LF	• Buildings A-J: -155 LF / 12 = 13 ornamental trees or shrubs -Back: Intermitten planting every 40 LF • Building K: -Front: 57 LF / 12 = 5 ornamental trees or shrubs -Back: Intermitten planting every 40 LF	• Buildings A-J: 36 Ornamental trees, 207 shrubs • Building K: 1 Ornamental trees, 10 shrubs
EXTERNAL STREET FRONTAGE		
• 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 LF of property abutting external street	• 1,522 LF / 100 = 15.22 x 4 = 61 evergreen trees • 1,522 LF / 100 = 15.22 x 3 = 45 Shade trees • 1,522 LF / 100 = 15.22 x 3 = 45 Ornamental trees • 1,522 LF / 100 = 15.22 x 25 = 381 Shrubs	• 61 Evergreen trees • 45 shade trees • 45 Ornamental Trees • 381 shrubs
MECHANICAL SCREENING		
• All ground mounted mechanical equipemnt must be screened from view	• All ground mounted mechanical equipemnt must be screened from view	• 70 Shrubs

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AS	23	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8' HT MIN
BN	38	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		8' HT MIN
GT	50	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL MIN	8' HT MIN
PW	49	PRUNUS SEROTINA	BLACK CHERRY	B & B	2" CAL MIN	8' HT MIN
QA	21	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	8' HT MIN
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
IA	37	ILEX OPACA	AMERICAN HOLLY	B & B		6' HT MIN
JE	35	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B		6' HT MIN
PV	47	PINUS VIRGINIANA	VIRGINIA PINE	B & B		6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AD	26	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B	2" CAL MIN	
CE	44	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	
CF	38	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	2" CAL MIN	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AA	333	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	---	EXISTING	18" HT MIN
CA	165	CEANOTHUS AMERICANUS	NEW JERSEY TEA	---	SEE PLAN	18" HT MIN
IV	171	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	---	SEE PLAN	18" HT MIN
LB	150	LINDERA BENZOIN	SPICEBUSH	---	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	165	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	---	SEE PLAN	18" HT MIN
IG	59	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	---	SEE PLAN	18" HT MIN
TG	141	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	---	SEE PLAN	18" HT MIN

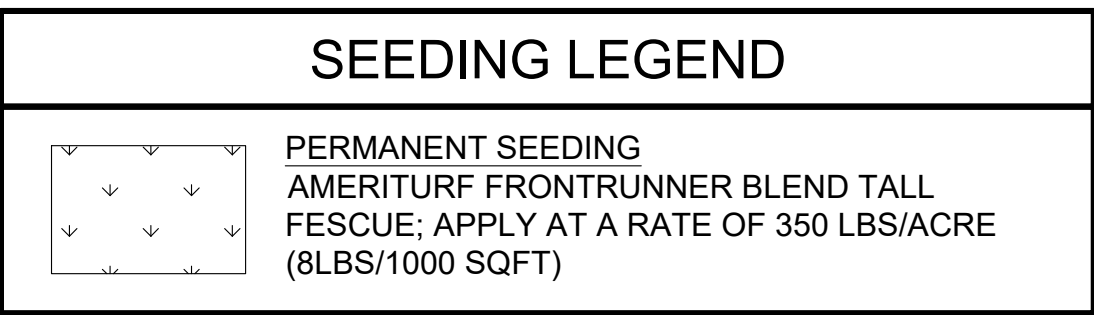


NTS



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN 24 HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2) _____ NTS



A	TAC COMMENTS	05/09/22	CVS		
No.	REVISIONS	DATE	BY		

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PHONE: 317-218-9560
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SCALE:	AS NOTED
DESIGNED BY:	CVS
DRAWN BY:	CWB
CHECKED BY:	MJT

LANDSCAPE
DETAILS

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

ORIGINAL ISSUE:

HA PROJECT NO.
170203009

SHEET NUMBER

L-103

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: _____

WHEREAS, the City of Westfield, Indiana (“City”) and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (“UDO”).

WHEREAS, the owner of the below described real estate is D & W Farms, Inc. (“Owner”) and the Owner consents to these Commitments as evidenced by its signature hereto.

WHEREAS, the developer, TWG Development, LLC (“Developer”), filed a petition under Docket Number 2204-PUD-08 with the Plan Commission and City Council to amend the Grand Park Village PUD as it pertains to parcels of real estate as the same are legally described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the “Real Estate”) and which amendment is referred to as the “Grand Park Village PUD Amendment IV”;

WHEREAS, the City Council approved the Grand Park Village PUD, ordinance Number 12-46 and amendments thereto, (collectively the “Grand Park Village PUD”) and specifically Article 4(A)(4) of the Grand Park Village PUD established Multi-family housing (rental or owned) as part of a mixed use building of a standalone structure as a Permitted Use within the Grand Park Village PUD (the “Multi-Family Use”).

WHEREAS, the Developer is requesting the City Council to consider approval of the Grand Park Village PUD Amendment IV subject to the following commitments (“Commitments”);

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

- A. The Owner and Henke Development, shall individually record a covenant (the “Covenant”) prohibiting a Multi-family Use from being constructed “at grade” on the real estate owned by the Owner or Henke Development which is identified in **Exhibit B** (the “Covenant Parcels”)

- i. This Covenant shall not limit (would permit) Multi-family Dwellings above (2nd floor and above) future retail and office on the Covenant Parcels.
 - ii. An Improvement Location Permit shall not be issued to the Developer prior to the Developer submitting a copy of the recorded Covenant(s) to the Department.
- B. No tenant shall be permitted to sub-lease an apartment (multi-family dwelling). This prohibition shall be included in the lease agreement between the Developer and each tenant.

Section 2. Definitions.

- A. Owner. D & W Farms, Inc.
- B. Covenant Parcels. The remaining land adjacent to the Grand Park Village Lake identified in **Exhibit B**.
- C. Developer. TWG Development, LLC
- D. Department. The Community Development Department of the City of Westfield.
- E. Henke Development. Henke Development Group, LLC, an Indiana limited liability company.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by: (i) the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council's Approval of the Grand Park Village PUD Amendment IV and the development of the Real Estate pursuant to the standards of the Grand Park Village PUD Amendment IV.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer. After recording these Commitments, Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Westfield City Council.

Section 7. Binding on Successors. These Commitments are binding upon: (i) the Owner; (ii) the Developer; and (iii) the owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these

IN WITNESS WHEREOF, D & W Farms, Inc. as the Owner of the Real Estate and TWG Development, LLC, as the Developer, have caused these Commitments to be executed as of the dates identified below.

D & W Farms, Inc.

Date: _____

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of D & W Farms, Inc., as the Owner of the Real Estate, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ___ day of May, 2022 for and on behalf of said entity.

Residing in _____
County of _____ Printed Name _____

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

“Developer”

TWG Development, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of TWG Development, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of May, 2022 for and on behalf of said entity.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210,
Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

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

Commencing at the Northwest corner of said Quarter; thence South 00 degrees 19 minutes 12 seconds West along the West line of said Quarter section a distance of 703.99 feet to the easterly right of way line of Grand Park Boulevard, the following 7 courses being along said right of way line; 1) South 00 degrees 18 minutes 58 seconds West 228.91 feet to a tangent curve to the left having a radius of 600.00 feet, the radius point of which bears South 89 degrees 41 minutes 07 seconds East; 2) Southerly along said curve an arc distance of 641.48 feet to a point which bears South 25 degrees 41 minutes 20 seconds West from said radius point to the POINT OF BEGINNING; 3) Continuing tangent curve to the left having a radius of 600.00 feet, the radius point of which bears North 25 degrees 41 minutes 20 seconds East; thence southerly along said curve an arc distance of 14.47 feet to a point which bears South 24 degrees 18 minutes 40 seconds West from said radius point; 4) South 65 degrees 41 minutes 36 seconds East 891.48 feet; 5) South 74 degrees 37 minutes 16 seconds East 79.71 feet; 6) South 84 degrees 07 minutes 37 seconds East 110.37 feet; 7) North 74 degrees 42 minutes 18 seconds East 93.05 feet to the northerly right of way line of Wheeler Road and a tangent curve to the right having a radius of 1305.00 feet, the radius point of which bears South 57 degrees 55 minutes 21 seconds East, the following 2 courses being along said right of way line; 1) Northerly along said curve an arc distance of 172.60 feet to a point which bears North 50 degrees 20 minutes 41 seconds West from said radius point; 2) North 39 degrees 39 minutes 19 seconds East 301.33 feet to the southerly corner of Grand Park Village – Lake Village Section Four, Instr. No. 2018052980 in the Office of the Recorder of Hamilton County, Indiana; thence North 50 degrees 20 minutes 41 seconds West a distance of 410.08 feet along the southerly line thereof to the easterly line of Grand Park Village – Lake Village Section Three, Instr. No. 201562128, in the Office of the Recorder of Hamilton County, Indiana, the following twenty courses being along said plat line; 1) Non-tangent curve to the right having a radius of 114.33 feet, the radius point of which bears North 56 degrees 05 minutes 41 seconds West; thence westerly along said curve an arc distance of 30.20 feet to a point which bears South 40 degrees 58 minutes 00 seconds East from said radius point; 2) South 49 degrees 01 minutes 58 seconds West 17.02 feet; 3) Tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 40 degrees 58 minutes 04 seconds East; thence southerly along said curve an arc distance of 88.25 feet to a point which bears South 80 degrees 00 minutes 38 seconds West from said radius point; 4) South 09 degrees 59 minutes 24 seconds West 113.23 feet; 5) Tangent curve to the right having a radius of 64.33 feet, the radius point of which bears South 80 degrees 00 minutes 28 seconds West; thence southerly along said curve an arc distance of 33.99 feet to a point which bears South 69 degrees 42 minutes 54 seconds East from said radius point; 6) South 20 degrees 16 minutes 58 seconds West 42.65 feet; 7) Tangent curve to the left having a radius of 35.67 feet, the radius point of which bears South 69 degrees 42 minutes 53 seconds East; thence southerly along said curve an arc distance of 19.86 feet to a point which bears South 78 degrees 23 minutes 31 seconds West from said radius point; 8) South 11 degrees 36 minutes 21 seconds East 26.11 feet; 9) Tangent curve to the right having a radius of 86.53 feet, the radius point of which bears South 76 degrees 31 minutes 37 seconds West; thence southerly along said curve an arc distance of 46.21 feet to a point which bears South 72 degrees 52 minutes 36 seconds East from said radius point; 10) South 17 degrees 13 minutes 45 seconds West 0.06 feet; 11) Tangent curve to the right having a radius of 95.91 feet, the radius point of which bears North 72 degrees 39 minutes 25 seconds West; thence westerly along said curve an arc distance of 264.87 feet to a point which bears South 85 degrees 34 minutes 37 seconds West from said radius point; 12) Non-tangent curve to the right having a radius of 382.82 feet, the radius point of which

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

bears North 79 degrees 57 minutes 26 seconds East; thence northerly along said curve an arc distance of 115.26 feet to a point which bears North 82 degrees 47 minutes 28 seconds West from said radius point; 13) Non-tangent curve to the left having a radius of 77.85 feet, the radius point of which bears North 82 degrees 47 minutes 21 seconds West; thence northerly along said curve an arc distance of 45.44 feet to a point which bears South 63 degrees 45 minutes 59 seconds West from said radius point; 14) Non-tangent curve to the left having a radius of 183.33 feet, the radius point of which bears South 63 degrees 46 minutes 04 seconds West; thence northerly along said curve an arc distance of 103.61 feet to a point which bears North 31 degrees 23 minutes 08 seconds East from said radius point; 15) Non-tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 31 degrees 23 minutes 01 seconds West; thence westerly along said curve an arc distance of 38.34 feet to a point which bears North 05 degrees 44 minutes 33 seconds East from said radius point; 16) Non-tangent curve to the right having a radius of 214.33 feet, the radius point of which bears North 05 degrees 44 minutes 24 seconds East; thence westerly along said curve an arc distance of 207.02 feet to a point which bears South 61 degrees 04 minutes 58 seconds West from said radius point; 17) Non-tangent curve to the left having a radius of 195.38 feet, the radius point of which bears South 61 degrees 04 minutes 52 seconds West; thence westerly along said curve an arc distance of 287.18 feet to a point which bears North 23 degrees 08 minutes 13 seconds West from said radius point; 18) Non-tangent curve to the right having a radius of 64.30 feet, the radius point of which bears North 23 degrees 12 minutes 05 seconds West; thence westerly along said curve an arc distance of 87.96 feet to a point which bears South 55 degrees 12 minutes 43 seconds West from said radius point; 19) Non-tangent curve to the left having a radius of 240.44 feet, the radius point of which bears South 55 degrees 12 minutes 03 seconds West; thence northerly along said curve an arc distance of 36.25 feet to a point which bears North 46 degrees 33 minutes 47 seconds East from said radius point; thence South 28 degrees 36 minutes 31 seconds West a distance of 428.93 feet to the POINT OF BEGINNING containing 12.00 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

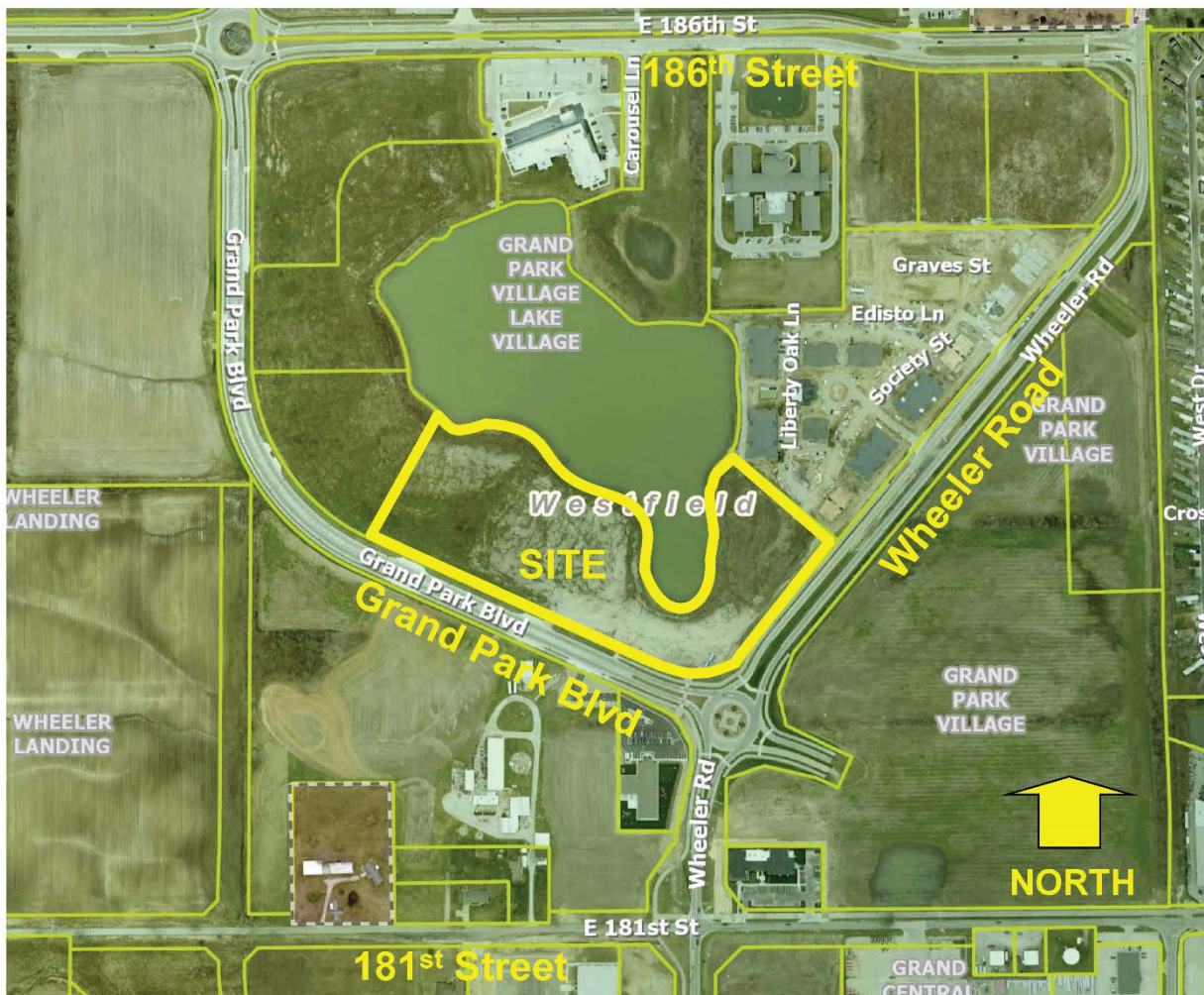
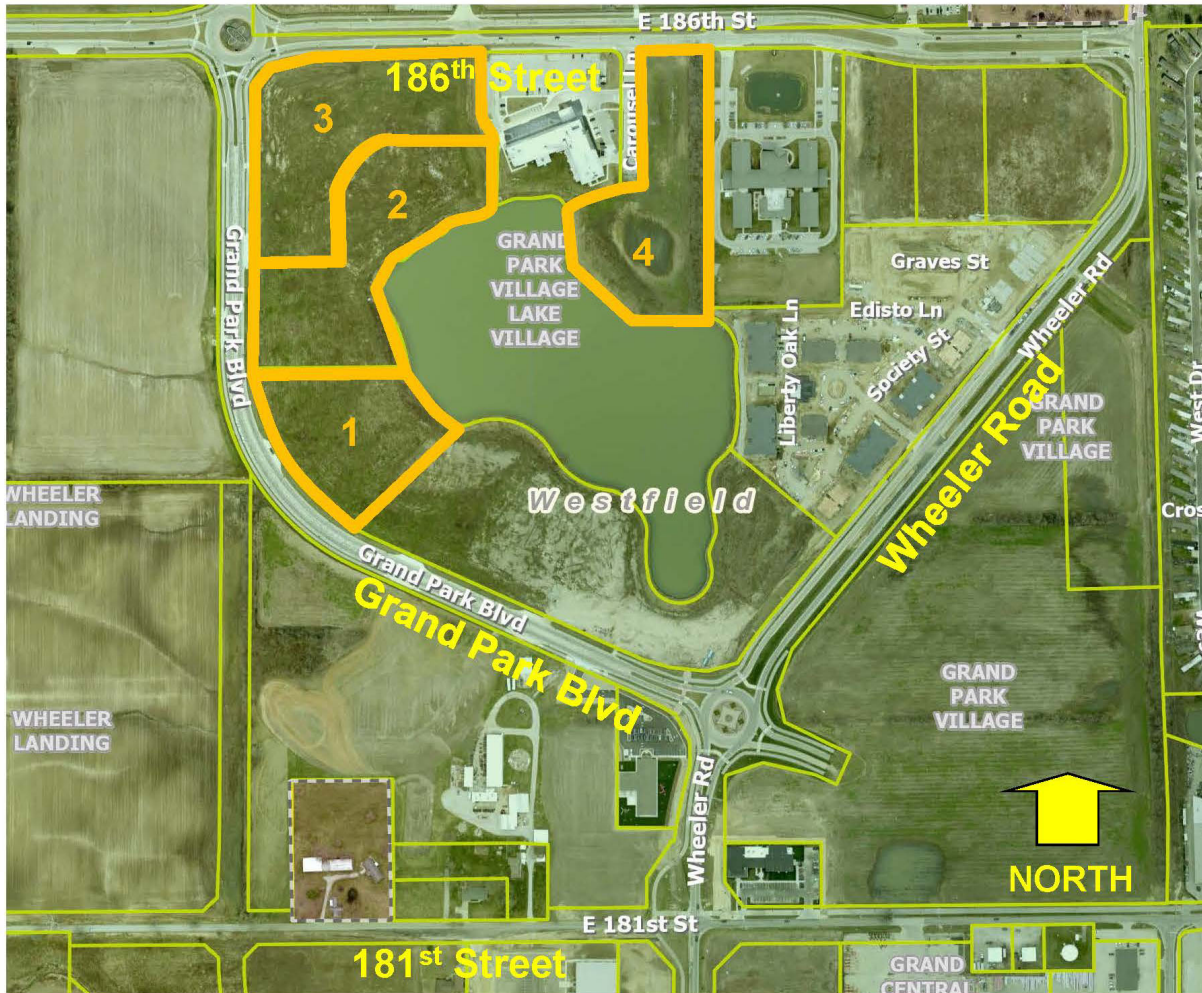


EXHIBIT B
COVENANT PARCELS

(Page 1 of 1)



Parcel Owner Legend:

- 1: Henke Development Group, LLC
- 2: Henke Development Group, LLC
- 3: D & W Farms, Inc.
- 4: D & W Farms, Inc.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
PERTAINING TO CERTAIN PARCELS IN GRAND PARK VILLAGE

Document Cross Reference: Parcel Identification Numbers 08-05-36-00-02-005.101; 08-05-36-00-00-004.007; 08-05-36-00-00-004.000; and, 08-05-36-00-03-002.000

This Declaration of Covenants, Conditions and Restrictions pertaining to certain parcels of real estate that are located in the Grand Park Village (the “Declaration of Grand Park Village Covenants, Conditions and Restrictions”), is made as of the ____ day of _____, 2022 (the “Effective Date”), by Henke Development Group, LLC, an Indiana limited liability company (“Henke Development”) and, D & W Farms, Inc, an Indiana corporation (“D&W”).

WITNESSETH:

WHEREAS, pursuant to text amendment approval identified as Petition Number 2204-PUD-08 and Ordinance Number 22-11, on May 9, 2022, the City of Westfield, Indiana, Common Council (“Council”) approved the Grand Park Village PUD – Amendment IV (the “Text Amendment Approval”);

WHEREAS, associated with the Text Amendment Approval, the Plan Commission and Council required and the petitioner, Henke Development and D&W agreed to prepare and execute a declaration of covenants, conditions and restrictions pertaining to certain undeveloped parcels located within the Grand Park Village, City of Westfield, Indiana (the “Declaration of Grand Park Village Covenants, Conditions and Restrictions”);

WHEREAS, Henke Development and D&W, as evidenced by their respective signatures hereto, consent, agree and make the following Declaration of Grand Park Village Covenants, Conditions and Restrictions pertaining to the Henke Development parcels that are identified by the Auditor of Hamilton County, Indiana, as tax identification parcel numbers 08-05-36-00-02-005.101 and 08-05-36-00-00-004.007 (collectively, the “Henke Development Parcels”) and the D&W parcels that are identified by the Auditor of Hamilton County, Indiana, as tax identification parcel numbers 08-05-36-00-00-004.000; and, 08-05-36-00-03-002.000 (collectively, the “D&W Parcels”);

WHEREAS, the Henke Development Parcels and the D&W Parcels are visually depicted on what is attached hereto and incorporated herein by reference as **Exhibit A**. The Henke Development Parcels and the D&W Parcels shall be collectively referred to herein as the “Real Estate”; and,

NOW THEREFORE, Henke Development and D&W make the following Declaration of Grand Park Village Covenants, Conditions and Restrictions pertaining to the use and development of the Real Estate:

Section 1. Covenants, Conditions and Restrictions. The Real Estate is subject to the following:

- A. A restriction shall exist prohibiting Multi-family Use from being constructed “at grade” on the Real Estate that is shown on **Exhibit A** (the “Covenant Parcels”).
- B. This restriction shall not limit (would permit) Multi-family Dwellings above (2nd floor and above) future retail and office on the Covenant Parcels.

Section 2. Modification of Covenants, Conditions and Restrictions. This Declaration of Covenants, Conditions and Restrictions shall continue in effect until modified or terminated by the Council in accordance with the Section 10.6 (F) of the City of Westfield’s Unified Development Ordinance.

Section 3. Effective Date. This Declaration of Covenants, Conditions and Restrictions shall be effective upon its recording with the Hamilton County, Indiana Recorder’s Office and shall be applicable to the Real Estate.

Section 4. Enforcement. This Declaration of Covenants, Conditions and Restrictions may be enforced by the Community Development Department of the City of Westfield and/or the Council.

Section 5. Binding on Successors. This Declaration of Covenants, Conditions and Restrictions shall be binding upon: (i) Henke Development, D&W and both of their successors and assigns; (ii) any future owner of any portion of the Real Estate and any of their successors, assigns and grantees with respect to any portion of the Real Estate, unless modified or terminated by the Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 5, this Declaration of Covenants, Conditions and Restrictions shall terminate as to any part or parts of the Real Estate for which the existing zoning district or classification is later changed after the Effective Date herein.

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IN WITNESS WHEREOF, Henke Development Group, LLC and D & W Farms, Inc. as the Owners of the Real Estate, have caused this Declaration of Covenants, Conditions and Restrictions of pertaining to certain parcels in Grand Park Village to be executed as of the dates identified below.

“Owner”

Henke Development Group, LLC .

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Henke Development Group, LLC, as the Owner of a portion of the Real Estate, who acknowledged the execution and the foregoing Declaration of Covenants, Conditions and Restrictions of pertaining to certain parcels in Grand Park Village this __ day of _____, 2022 for and on behalf of said entity.

My Commission Expires: _____
 _____ Notary Public

Residing in _____
County of _____ Printed Name _____

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

“Owner”

D&W Farms, Inc.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of D & W Farms, Inc., as the Owner of the Real Estate, who acknowledged the execution and the foregoing Declaration of Covenants, Conditions and Restrictions of pertaining to certain parcels in Grand Park Village this __ day of _____, 2022 for and on behalf of said entity.

My Commission Expires: _____

Notary Public

Residing in _____
County of _____

Printed Name

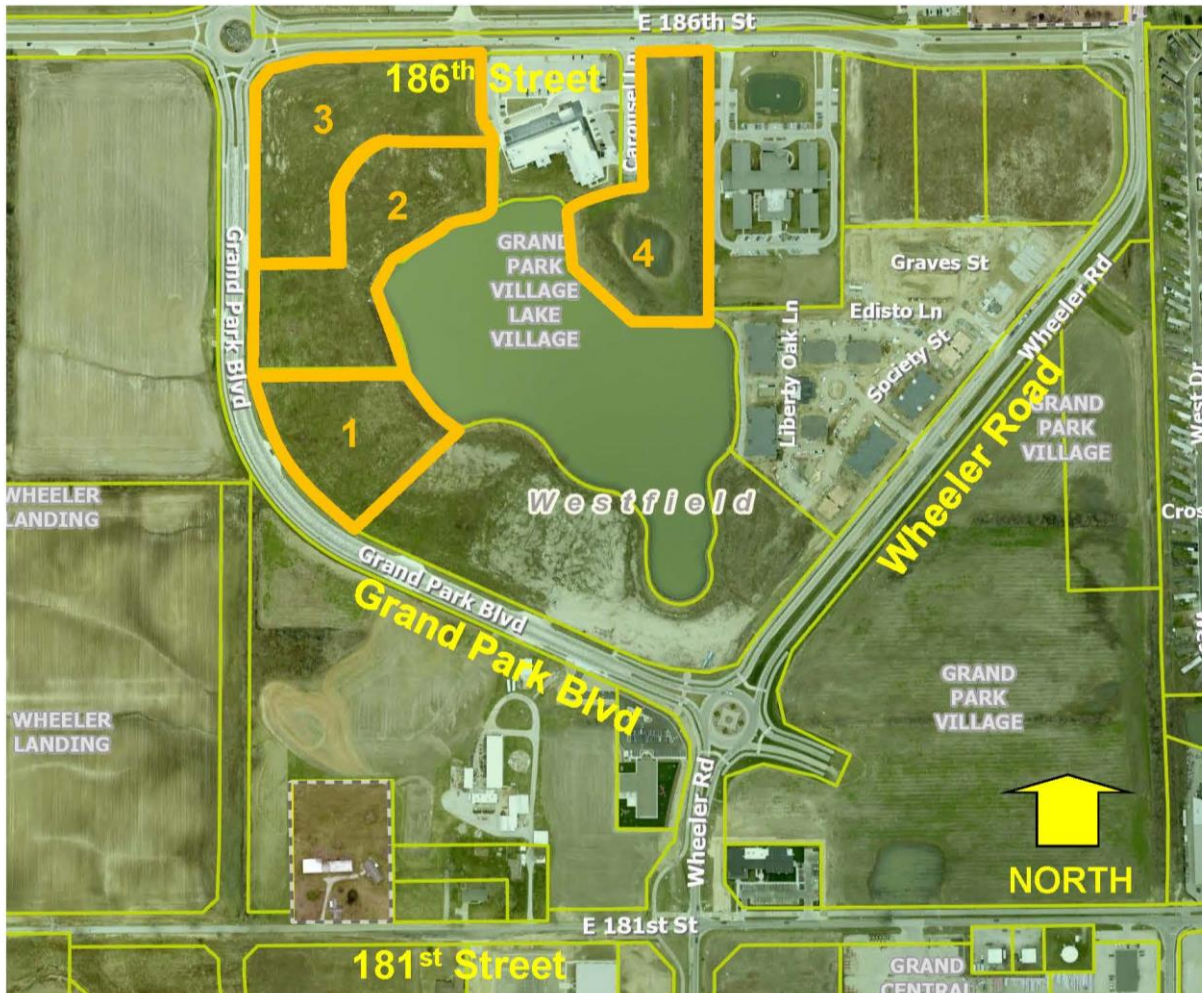
This instrument prepared by James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
**REAL ESTATE
AND
COVENANT PARCELS**

(Page 1 of 1)



Parcel Owner Legend:

- 1: Henke Development Group, LLC**
- 2: Henke Development Group, LLC**
- 3: D & W Farms, Inc.**
- 4: D & W Farms, Inc.**



Petition Number:	2206-SPP-05 & 2205-ODP-05
Subject Site Address:	NWC of 191 st 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.

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 except for those items identified as outstanding below:

- 1) Proposed name of subdivision.



- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 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 except for those items identified as outstanding below:

- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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.



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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 except for those items identified as outstanding below:

- 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

Comment: Please see PUD section below.

- c) External Street Frontage Landscaping

Comment: Please see PUD section below.

- d) Parking Area Landscaping
- e) Buffer Yard Requirements

Comment: 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)

DESIGN STANDARDS (Chapter 8 of UDO)

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 except for those items identified as outstanding below:

- 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: 60 feet

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.



- vi) District Perimeter Not Abutting a Street: 30 feet
- vii) All other Setback Lines: No Minimum

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 Façade
 - 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
- Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- (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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- (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



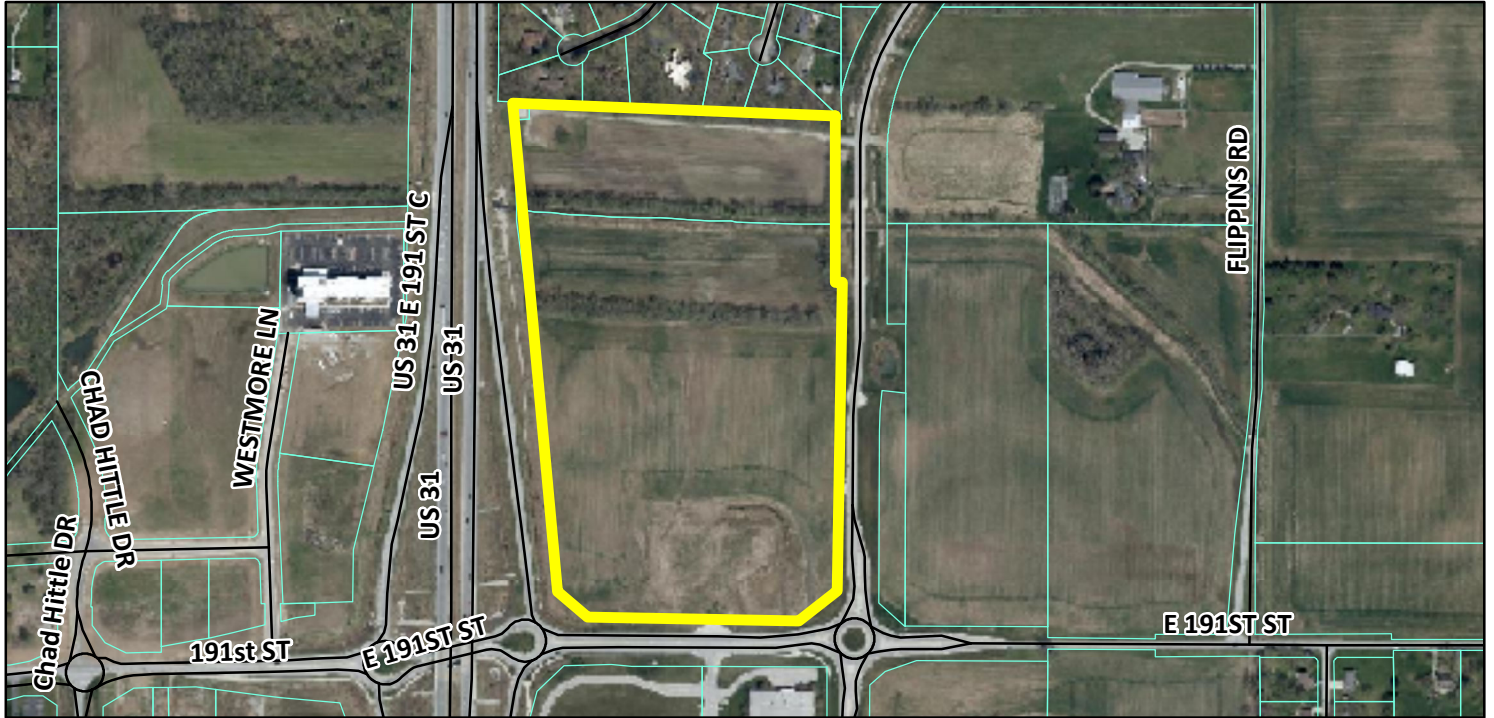
- vi) Perimeter Drainage and Utility Easements: If plantings required by this Ordinance are not permitted by the City within Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of the plantings results in planting congestion 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

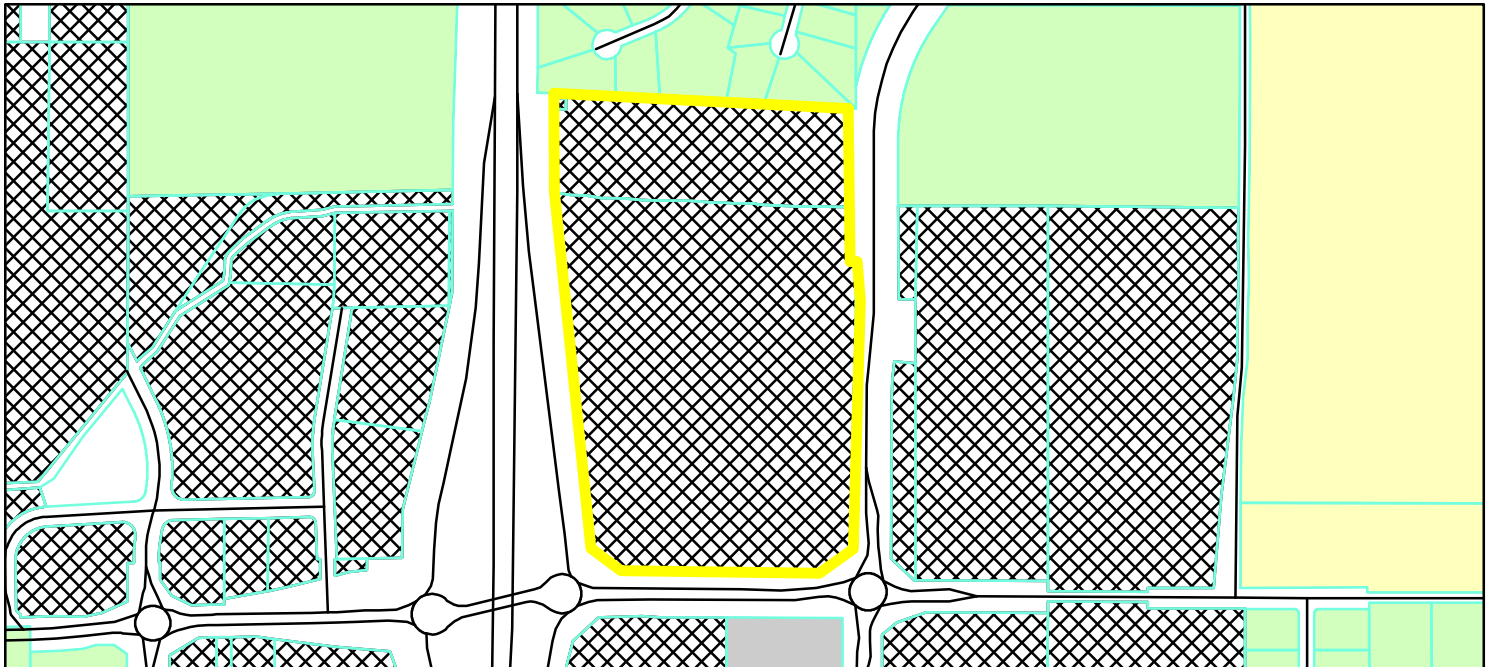
- 1) **ACTION: Hold a public hearing at the June 6, 2022, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) 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

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)

0 0.075 0.15
Miles



LOCATION: IN 1022 W220038 Engineering Design/Consult/CDP W220038-001 Title: CDP.dwg
DATE/TIME: 14-Apr-2022 10:30am
PLOTED BY: wjg

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

GENERAL NOTES

- 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.
- 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.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- 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) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- 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.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- 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.
- 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/GOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50](http://WWW.WESTFIELD.IN.GOV/GOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50)
- THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

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, 675.59 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)

IMPERVIOUS SURFACE AREA:

1.00+ ACRES

INDIANA STATE DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS LATEST EDITION TO BE USED
WITH THESE PLANS.

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

CITIZENS ENERGY
GROUP/CWA AUTHORITY, INC.
(WATER AND WASTEWATER)
2150 DR. MARTIN LUTHER KING
JR. STREET
INDIANAPOLIS, IN 46202
BRAD HOSTETLER
BHOSTETLER@CITIZENSENERGYGROUP.COM
317.927.4351

CITIZENS ENERGY
GROUP/CWA AUTHORITY, INC.
(GAS)
2150 DR. MARTIN LUTHER KING
JR. STREET
INDIANAPOLIS, IN 46202
RYAN BASCORE
RBASORE@CITIZENSENERGYGROUP.COM
317.927.4415

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100

CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, IN 46074
317.896.2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
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

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 SEVERE 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 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.

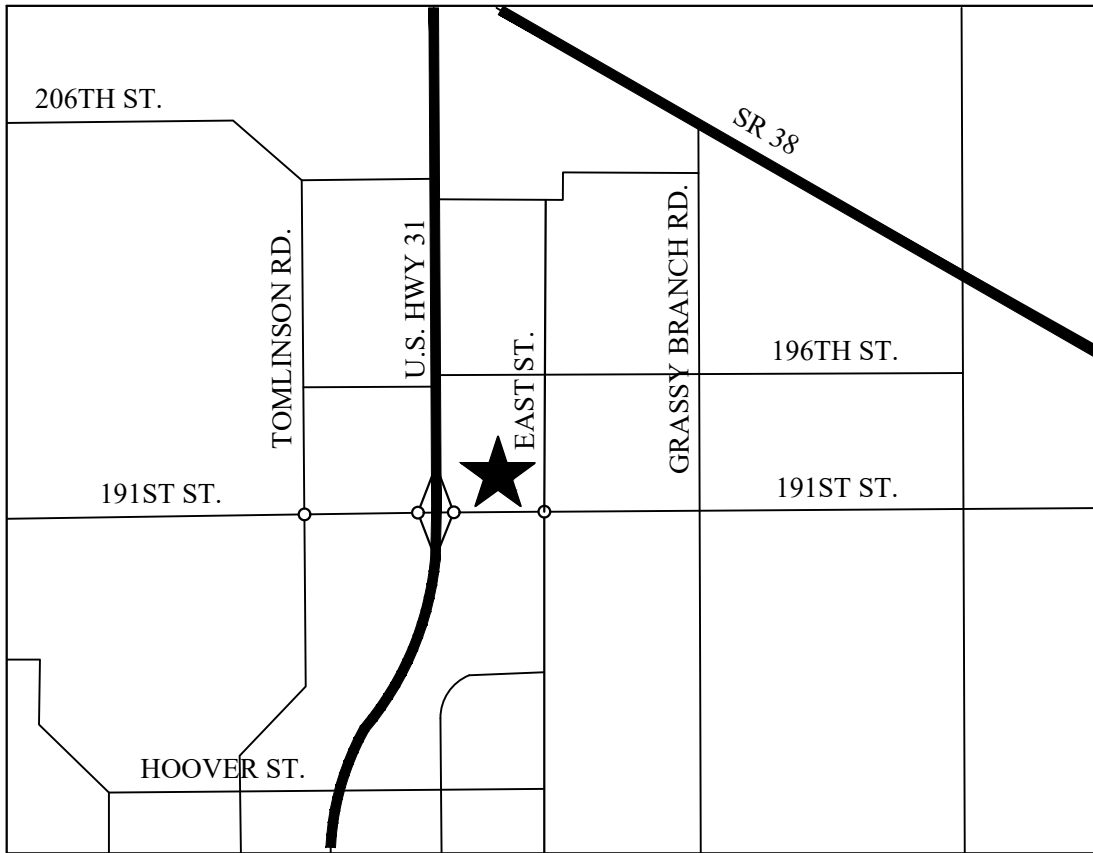
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★ PROJECT LOCATION
AREA MAP



NO SCALE

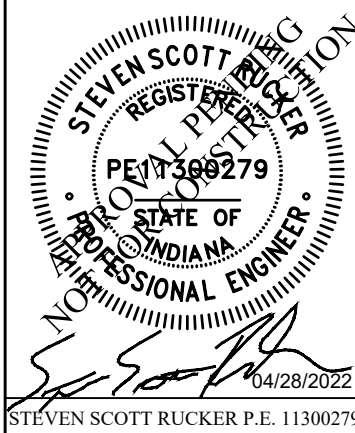


★ PROJECT LOCATION
LOCATION MAP

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 DETAILS
10	OVERALL LANDSCAPE PLAN

PROJECT NO.:	BY:	DATE:	REVISIONS AND ISSUES
W22.0038	BJS	04-28-2022	ISSUED FOR TAC REVIEW AND APPROVAL
DWG NAME:			
DESIGNER:			
CHECKED BY:			
DATE:			



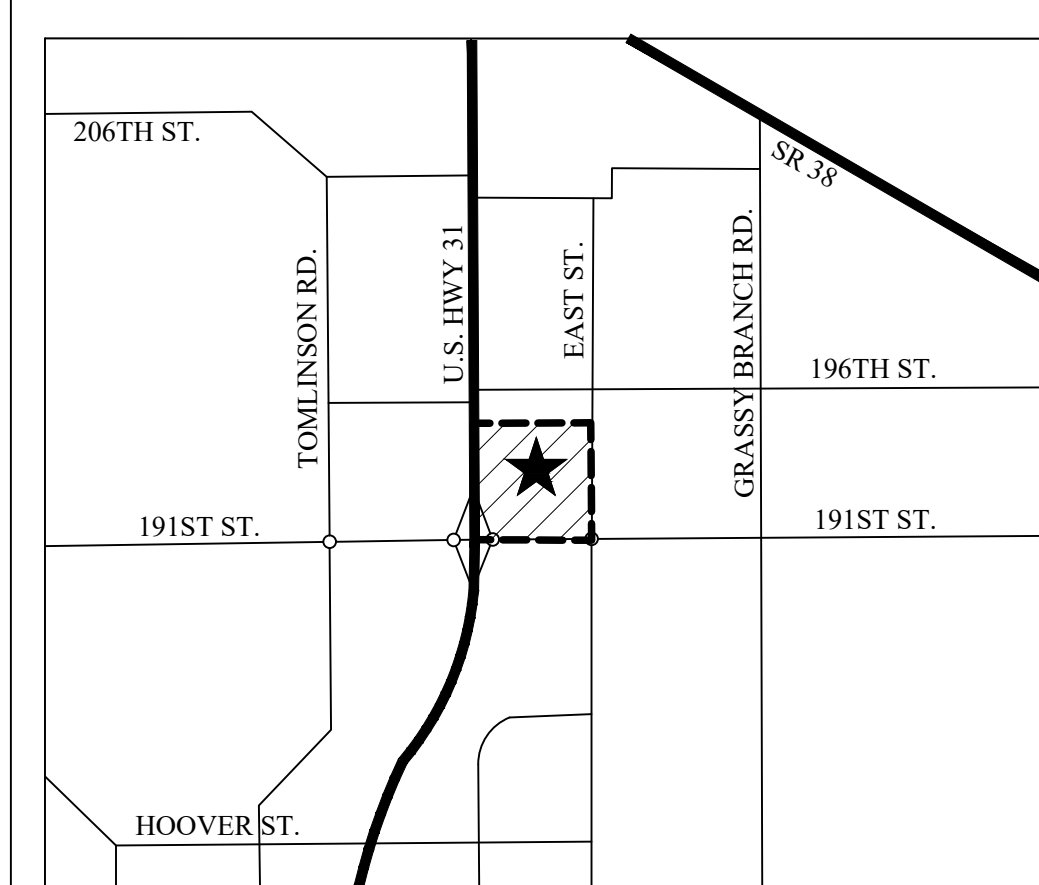
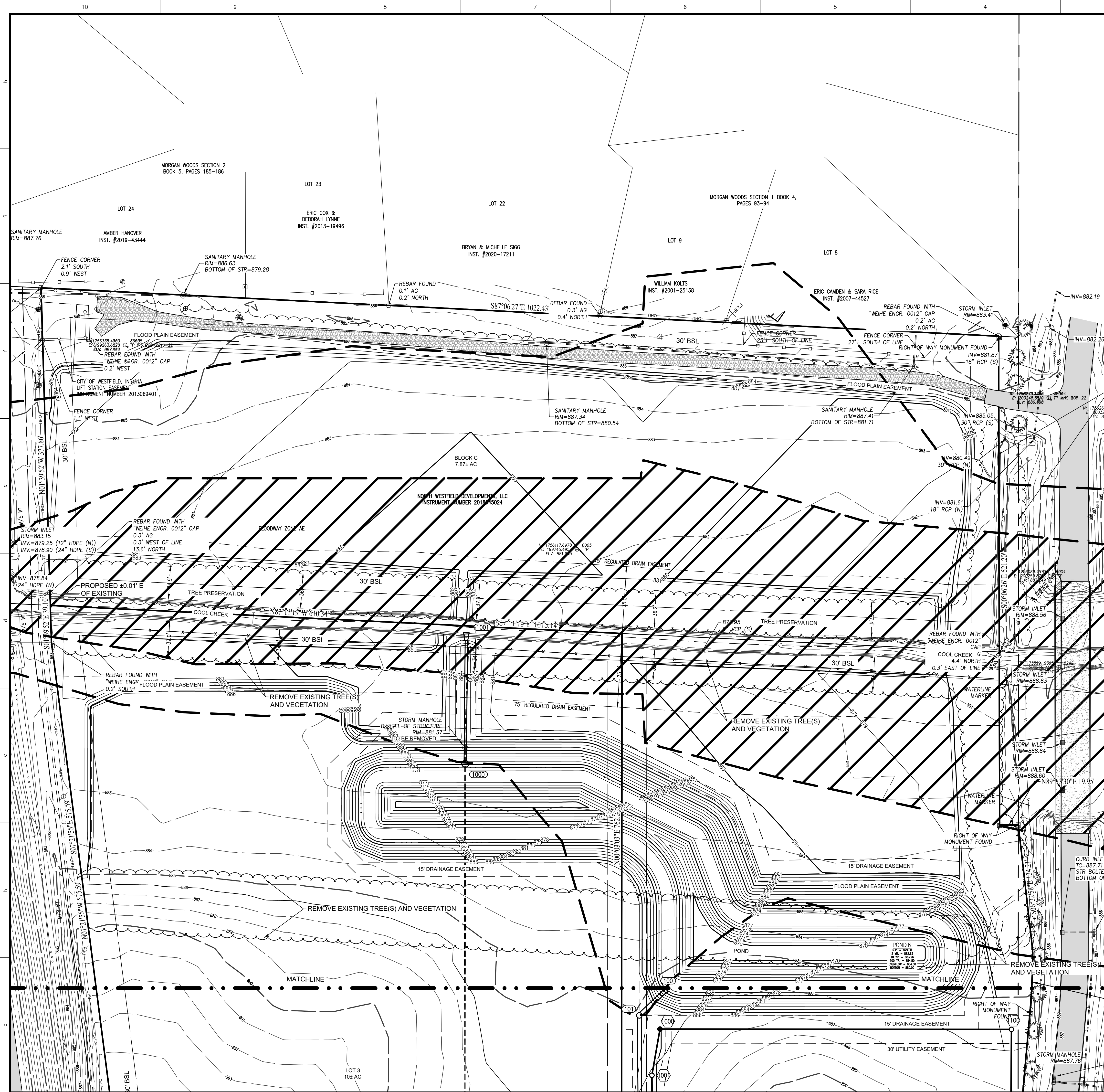
PREPARED FOR:
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
TITLE SHEET
Part of the SHW 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
01
PROJECT NO.
W22.0038

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

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

LOCATION: H:\2022\W220038\Surveying\Plan\W220038-PRIMARY PLAT.dwg
DATE/TIME: April 28, 2022 - 9:33am
PLOTED BY: wjgano



★ 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
 - SPOT ELEVATION
- LINE TYPES**
- G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - E UNDERGROUND ELECTRIC
 - C UNDERGROUND COMMUNICATIONS
 - FO 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 92 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 38 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 67 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, 194.21 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 16 SECONDS WEST, 194.85 FEET TO A CURVE WITH A RADIUS OF 884.98 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

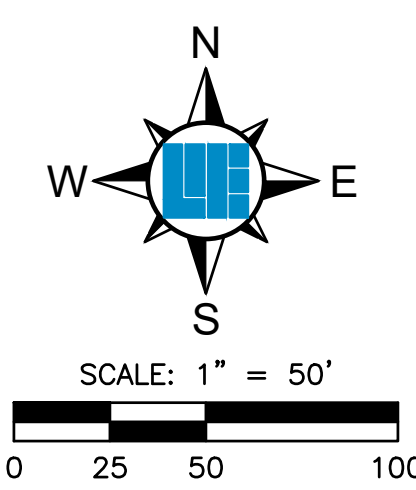
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

WESTFIELD REQUIRED NOTES

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

BENCHMARK INFORMATION

SITE BENCHMARK
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)



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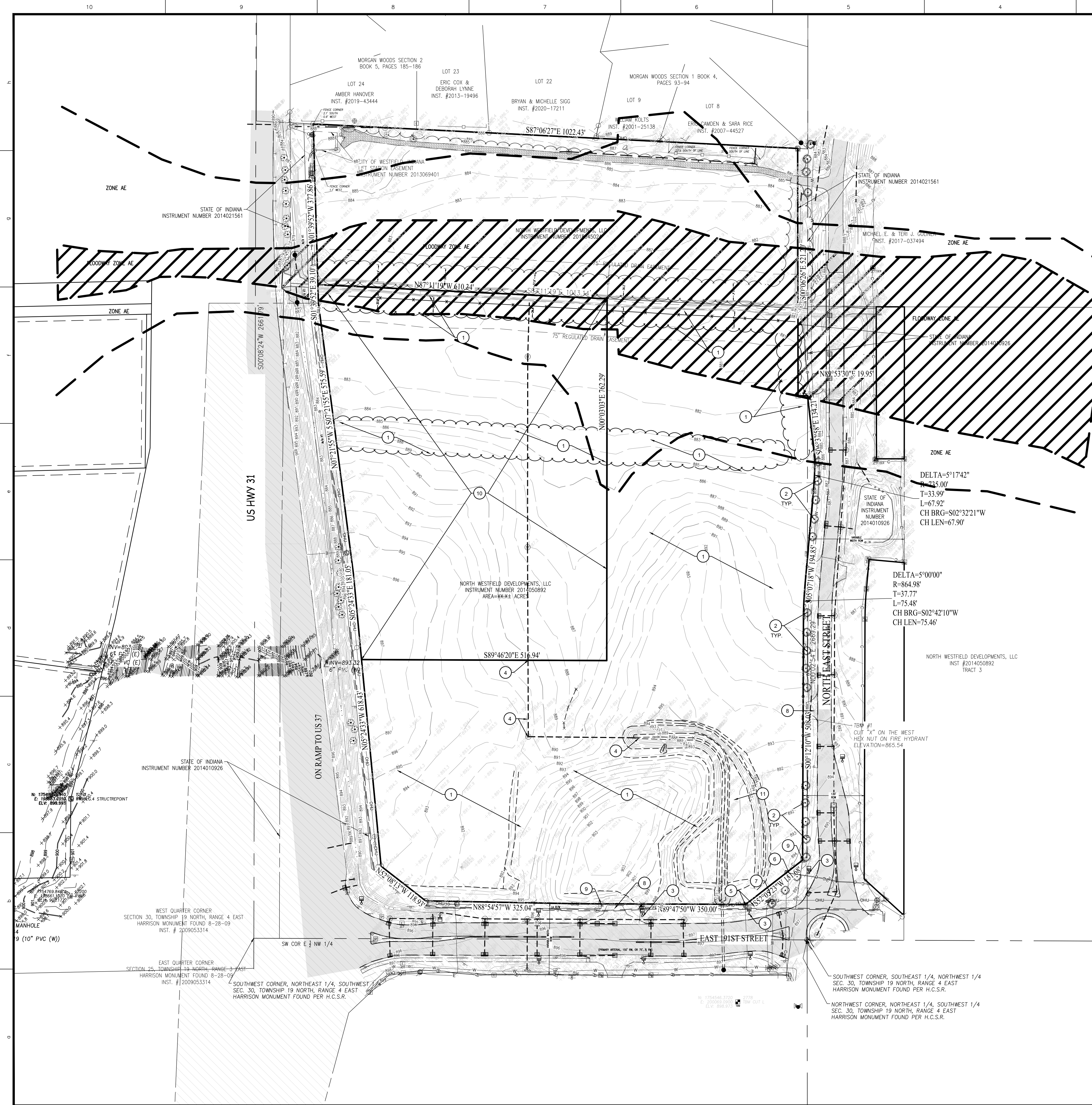
PROJECT NO.:	W22.0038
DWG. NAME:	MIDTOWN AT WESTFIELD - MASTER PLAN
DESIGNED BY:	WJG
CHECKED BY:	WJG
DATE:	04/28/2022

APPROVED BY: ANDREW D. BAXTER
REGISTERED PROFESSIONAL SURVEYOR
No. 12345 IN INDIANA

04/28/2022

PREPARED FOR: MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
PRIMARY PLAT

SHEET NO. **03**
PROJECT NO. W22.0038



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

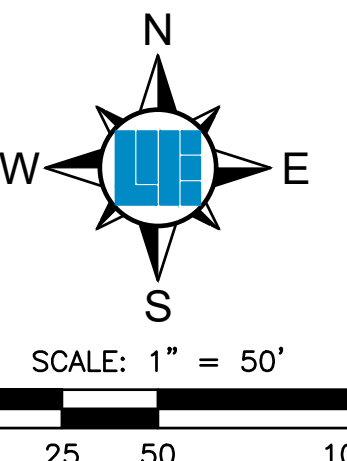
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46288
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

LEGEND

UTILITIES		ABBREVIATIONS	
⊙	ELECTRIC MANHOLE	CMP	CORRUGATED METAL PIPE
⊙	ELECTRIC METER	RCP	REINFORCED CONCRETE PIPE
⊙	ELECTRIC RISER	PVC	POLYVINYL CHLORIDE PIPE
⊙	TRANSFORMER	VCP	VITRIFIED CLAY PIPE
⊙	GUY ANCHOR	HDPE	HIGH DENSITY POLYETHYLENE PIPE
⊙	ELECTRIC JUNCTION BOX	DIP	DUCTILE IRON PIPE
⊙	STREET LIGHT	FFE	FINISH FLOOR ELEVATION
⊙	UTILITY POLE	TC	TOP OF CURB
⊙	UTILITY POLE W/ LIGHT	INV	INVERT
⊙	UTILITY POLE W/ TRANSFORMER	BSL	BUILDING SETBACK LINE
⊙	UTILITY POLE W/ LIGHT & TRANSFORMER	SPOT	SPOT ELEVATION
⊙	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		

LINE TYPES	
—	RIGHT OF WAY LINE
—	FENCE
—	GUARD RAIL
—	BUILDING SETBACK LINE
—	BOUNDARY LINE
—	SECTION LINE

⊙	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



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 1 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

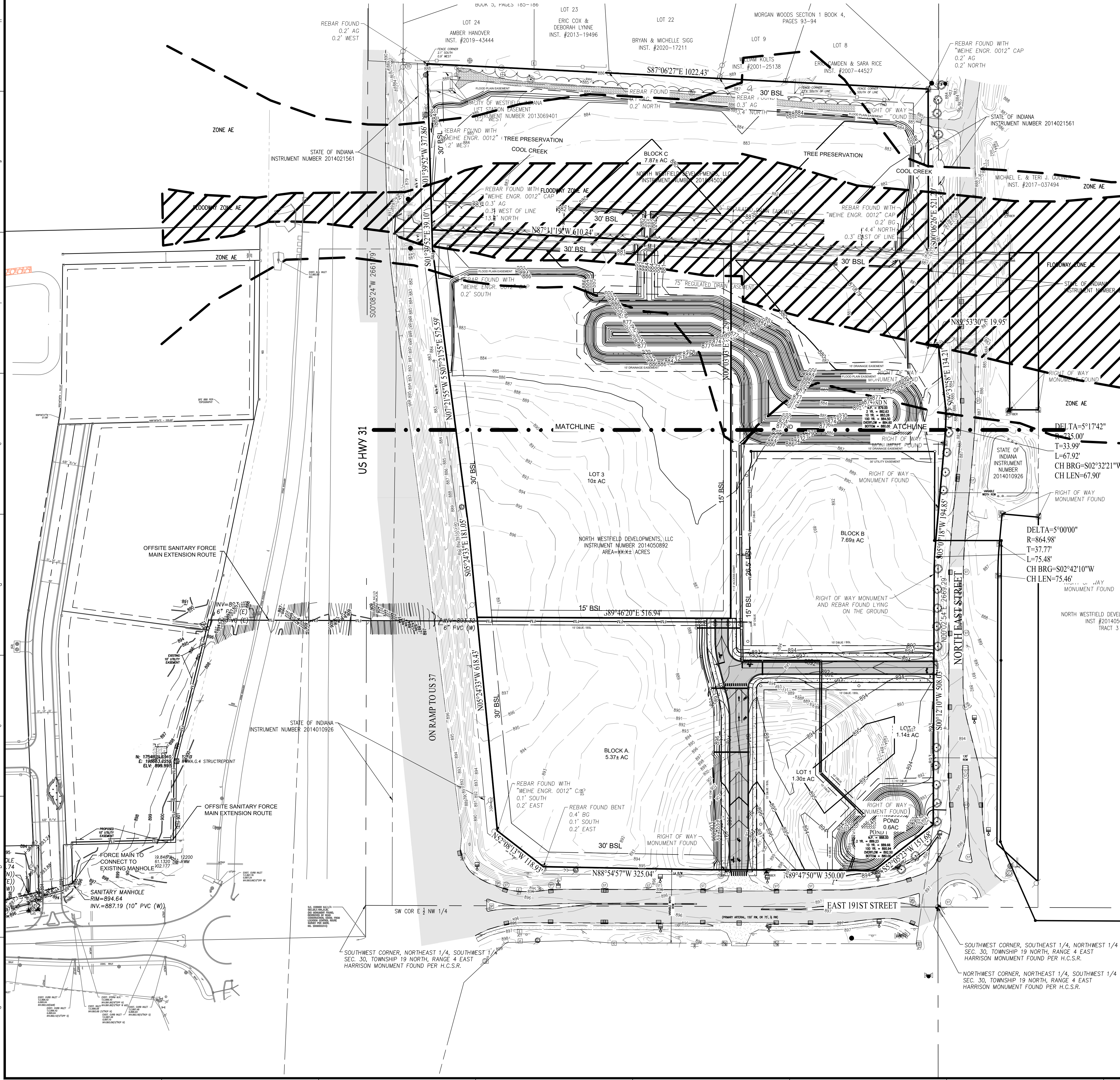
WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.: W220038	DATE: 04/28/2022	BY: BUS	DATE: 04/28/2022	BY: BUS
DWG NAME: MIDTOWN AT WESTFIELD - MASTER PLANNING	ISSUED FOR TAC REVIEW AND APPROVAL	DATE: 04/28/2022	BY: BUS	DATE: 04/28/2022
DESIGNED BY: BUS	CHECKED BY: SSR	DATE: 04/28/2022	DATE: 04/28/2022	DATE: 04/28/2022
DRAWN BY: ALW	CHECKED BY: SSR	DATE: 04/28/2022	DATE: 04/28/2022	DATE: 04/28/2022
PROJECT NO.: W220038	DATE: 04/28/2022	BY: BUS	DATE: 04/28/2022	BY: BUS

STEVEN SCOTT RUCKER, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PEIT 368279
04/28/2022

MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 19TH STREET, WESTFIELD IN
EXISTING CONDITIONS AND DEMOLITION PLAN
Part of the SW of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR: SHEET NO. **04**
PROJECT NO. **W22.0038**



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.

LEGEND

	PROPOSED ASPHALT		EXISTING ASPHALT		EXISTING CONCRETE (CONC)
--	------------------	--	------------------	--	--------------------------

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
- ⊙ STAND PIPE
- ⊙ SQUARE INLET
- ⊙ STORM MANHOLE
- ⊙ UNDERDRAIN TAP
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ LIFT STATION
- ⊙ SANITARY SEWER MANHOLE

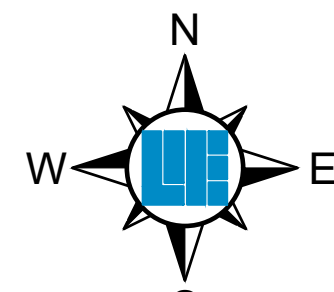
- | | |
|-------|--------------------------------------|
| (M) | MEASURED DIMENSION |
| (R) | RECORD DIMENSION |
| (P) | PLATTED DIMENSION |
| (C) | CALCULATED DIMENSION |
| MCSO | MARION COUNTY SURVEYOR'S OFFICE |
| HCSO | HAMILTON COUNTY SURVEYOR'S OFFICE |
| INDOT | INDIANA DEPARTMENT OF TRANSPORTATION |
| AG | ABOVE GROUND |
| BG | BELOW GROUND |
| ROW | RIGHT OF WAY |

ABBREVIATIONS

- | | |
|------|--------------------------------|
| 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 |
| SPOT | SPOT ELEVATION |

LINE TYPES

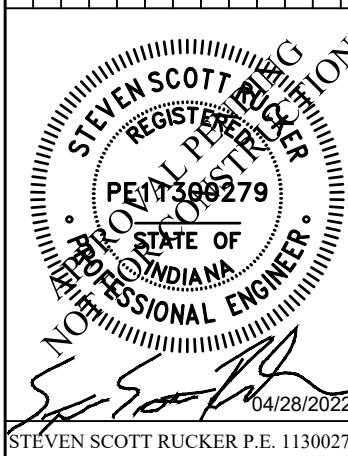
- | | |
|--|-----------------------|
| | RIGHT OF WAY LINE |
| | FENCE |
| | GUARD RAIL |
| | BUILDING SETBACK LINE |
| | BOUNDARY LINE |
| | SECTION LINE |



10505 N. College Avenue
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Crestview, Missouri 63077
WEIHE
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317.946.6911
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
ISSUED FOR TAC REVIEW AND APPROVAL	04/28/2022	W220038	W220038	Midtown at Westfield - Master Planning	W220038	W220038	W220038	04/28/2022

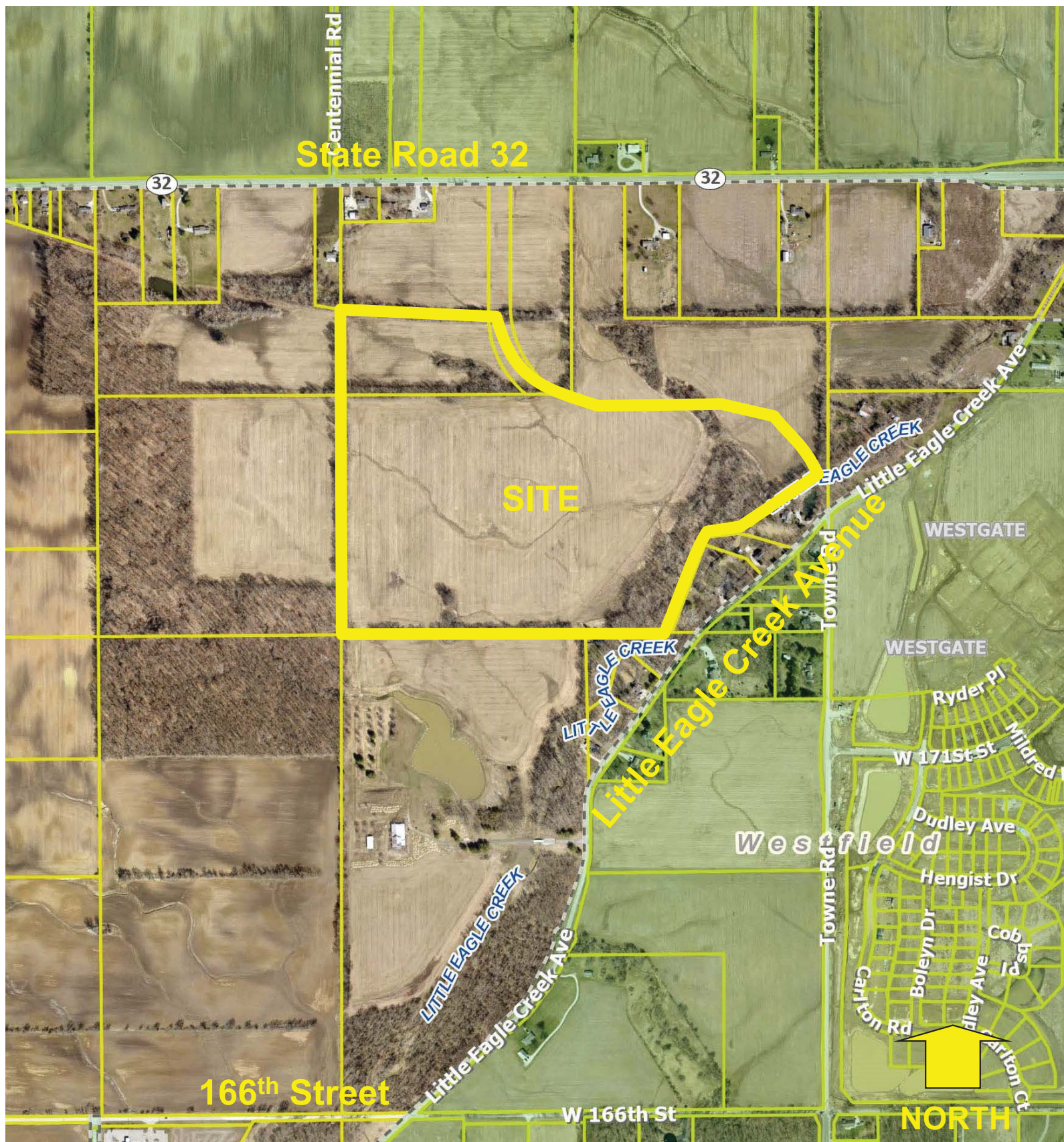


PREPARED FOR:
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
OVERALL DEVELOPMENT PLAN
Part of the SW4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
05
PROJECT NO.
W22.0038



SHEET NO.
10
PROJECT NO.
W22.0038



Site Location Exhibit

ORDINANCE NUMBER 22-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TOWNE ROAD CROSSING PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

“Towne Road Crossing PUD – Amendment I”

This is an Ordinance (to be known as the "**Towne Road Crossing PUD - Amendment I**") 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 UDO;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 07-26 (the "Towne Road Crossing PUD Ordinance"), on December 10, 2007, (the "Towne Road Crossing PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 22__-PUD-__**), requesting an amendment to the UDO and the Towne Road Crossing PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 22__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation** (**_ _** vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 This ordinance shall amend the Towne Road Crossing PUD Ordinance, as

applicable to the Real Estate.

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Towne Road Crossing PUD, and (iii) 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 or the Towne Road Crossing PUD.
- 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 Unified Development Ordinance.

- 2.1 **Equestrian Facility:** The use of land that is for a horse facility operated for business purposes including, but not limited to: horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, pack stations, barns, stables, riding arenas (indoor or outdoor), corrals, and paddocks accessory and incidental to the above Uses. Other sporting and special events including but not limited to dog shows and indoor beach volleyball shall also be permitted as accessory and incidental to the Equestrian Facility Use. The facility may also include dining and restaurant uses, gathering/conference space, and retail space with a focus on equestrian needs such as, but not limited to, tack, saddlery and apparel and other flex space.

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan. The street network may vary from the Concept Plan to accommodate drainage and final engineering but primary use areas such as the Equestrian Facility and Equestrian Pasture on either side of the area of Lots shall be maintained.

Section 4. **Permitted Uses.**

- 4.1 Equestrian Facility as defined in Section 2 of this Ordinance shall be added to the

uses permitted on the Real Estate.

- 4.2 A maximum of thirty (30) single family detached dwellings shall be permitted on the Real Estate.

Section 5. Development Standards. The standards of Section 3.2 Rural Southwest District of the Towne Road Crossing PUD shall apply to the development of the Real Estate, except as otherwise modified below:

- 5.1 Character Exhibit: The Building Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of the Equestrian Facility. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for the quality and appearance of Equestrian Facility. The Director shall determine whether a Dwelling is consistent with the Character Exhibit and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.

- 5.2 The following shall apply to the Equestrian Facility Use:

- | | | |
|----|--------------------------------|---------------------|
| A. | Minimum Lot Area | 30 acres |
| B. | Minimum Lot Frontage | 150' |
| C. | Minimum Building Setback Lines | |
| | i. Front Yard | 100' |
| | ii. Side Yard | 40' |
| | iii. Rear Yard | 40' |
| D. | Minimum Lot Width | not applicable |
| E. | Maximum Building Height | 50 feet |
| F. | Maximum Building Area: | 125,000 square feet |
| | (Ground Floor) | |

- 5.3 Open Space: The Open Space requirements for the Rural Southwest District (Section 3.2(H),(I),(J) and (K) of the Towne Road Crossing PUD shall be replaced and superseded by the following:

- A. The Equestrian Facility, equestrian pasture and other open space/common area as illustrated on the Concept Plan shall include a minimum of forty-three (43) acres (approximately 63% of the Real Estate).
- B. Site Character Exhibit: The Site Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended character of the Equestrian Facility and equestrian pasture area.

5.4 **Fences:** Fences shall be constructed around the Equestrian Facility and equestrian pasture area as generally as illustrated on (**Exhibit C**).

A. The maximum fence height in a front yard shall be sixty (60) inches.

B. Fence style shall be consistent with the character and style illustrated on **Exhibit E**,

5.5 **Landscaping:** Section 14.9 of the Town Road Crossing shall not apply.

Section 6. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

Section 7. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-**__ was delivered to the Mayor of Westfield

on the ____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this ____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this ____ day of _____, 2022.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

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

Towne Road Crossing PUD Amendment I - 2 042722

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Concept Plan Details
Exhibit D	Building Character Exhibit
Exhibit E	Site Character Exhibits

EXHIBIT A

REAL ESTATE

(Page 1 of 2 – Legal Description)

Insert Legal

EXHIBIT A

REAL ESTATE

(Page 2 of 2 - Location Map)

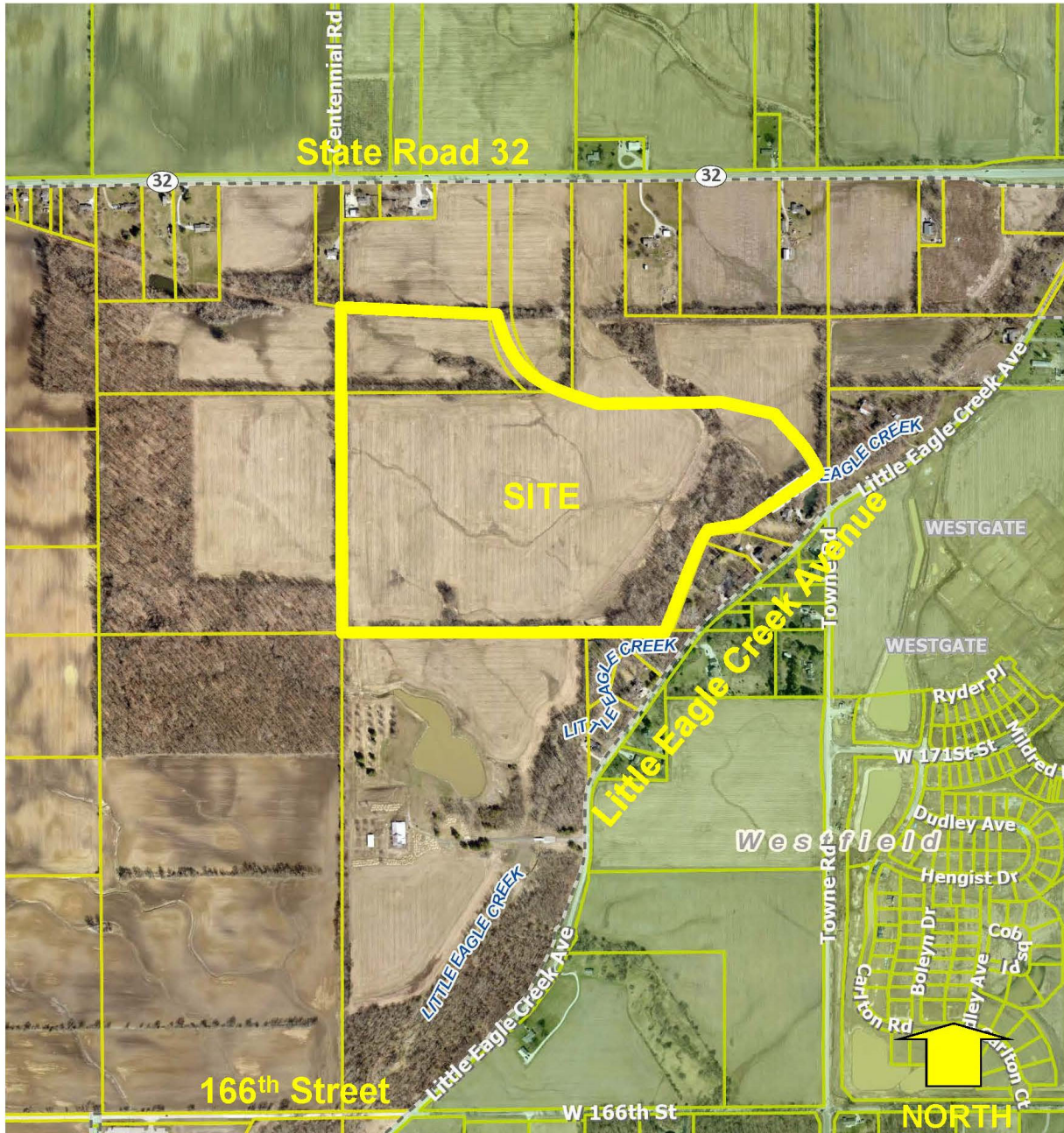


EXHIBIT B

Concept Plan

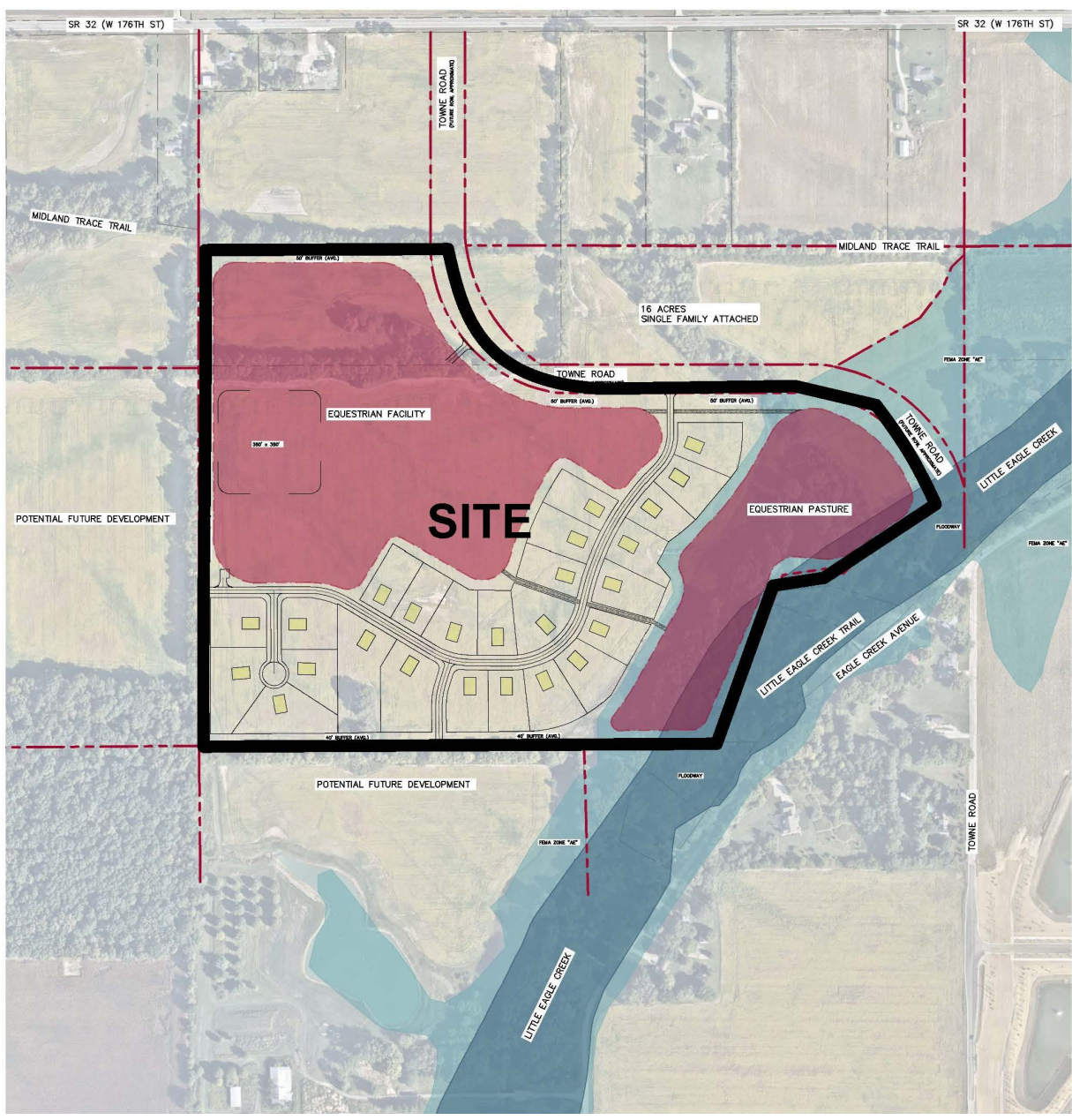
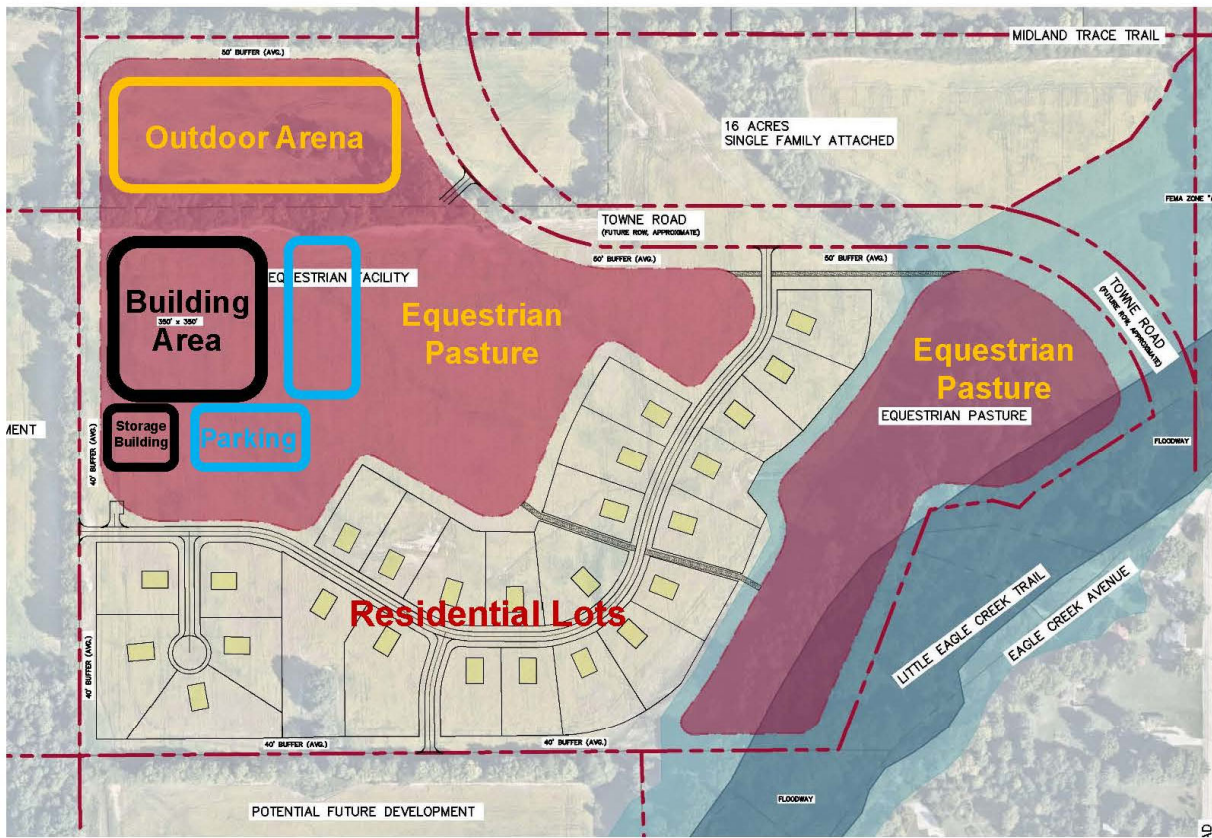


EXHIBIT C

Concept Plan Details



- **Fence Location:** A 4-board style fence shall be included along the perimeter of the use areas shown shaded in red at a minimum.
- **Parking areas** shown above outlined in blue.

EXHIBIT D

**Building Character Exhibit
(page 1 of 3)**

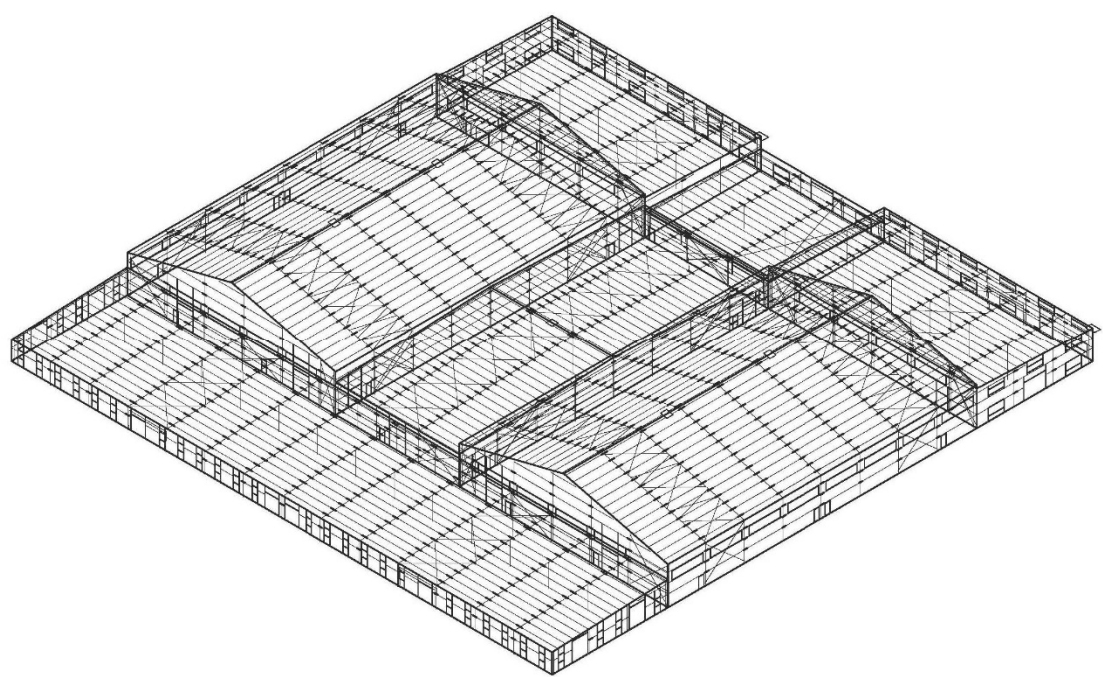
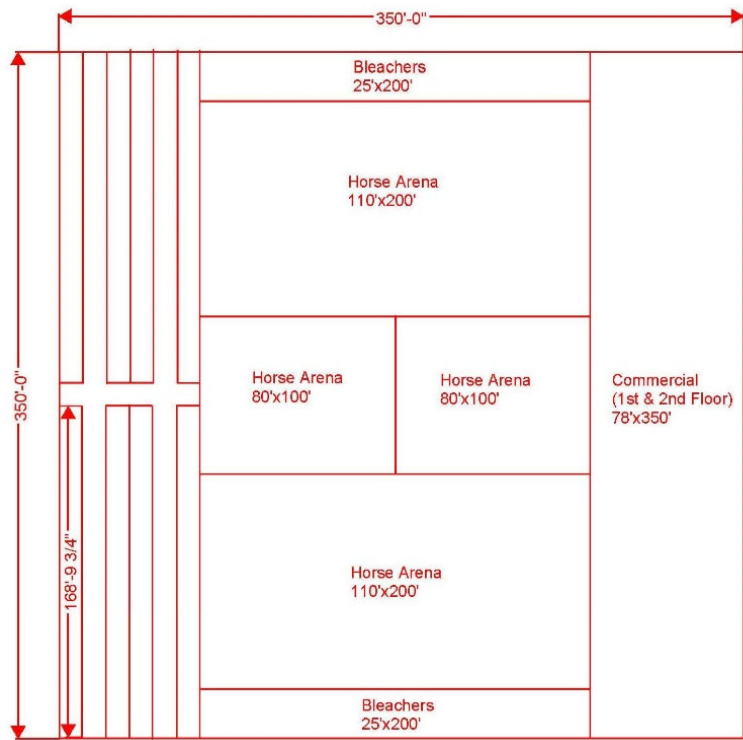


EXHIBIT D

**Building Character Exhibit
(page 2 of 3)**



EXHIBIT D

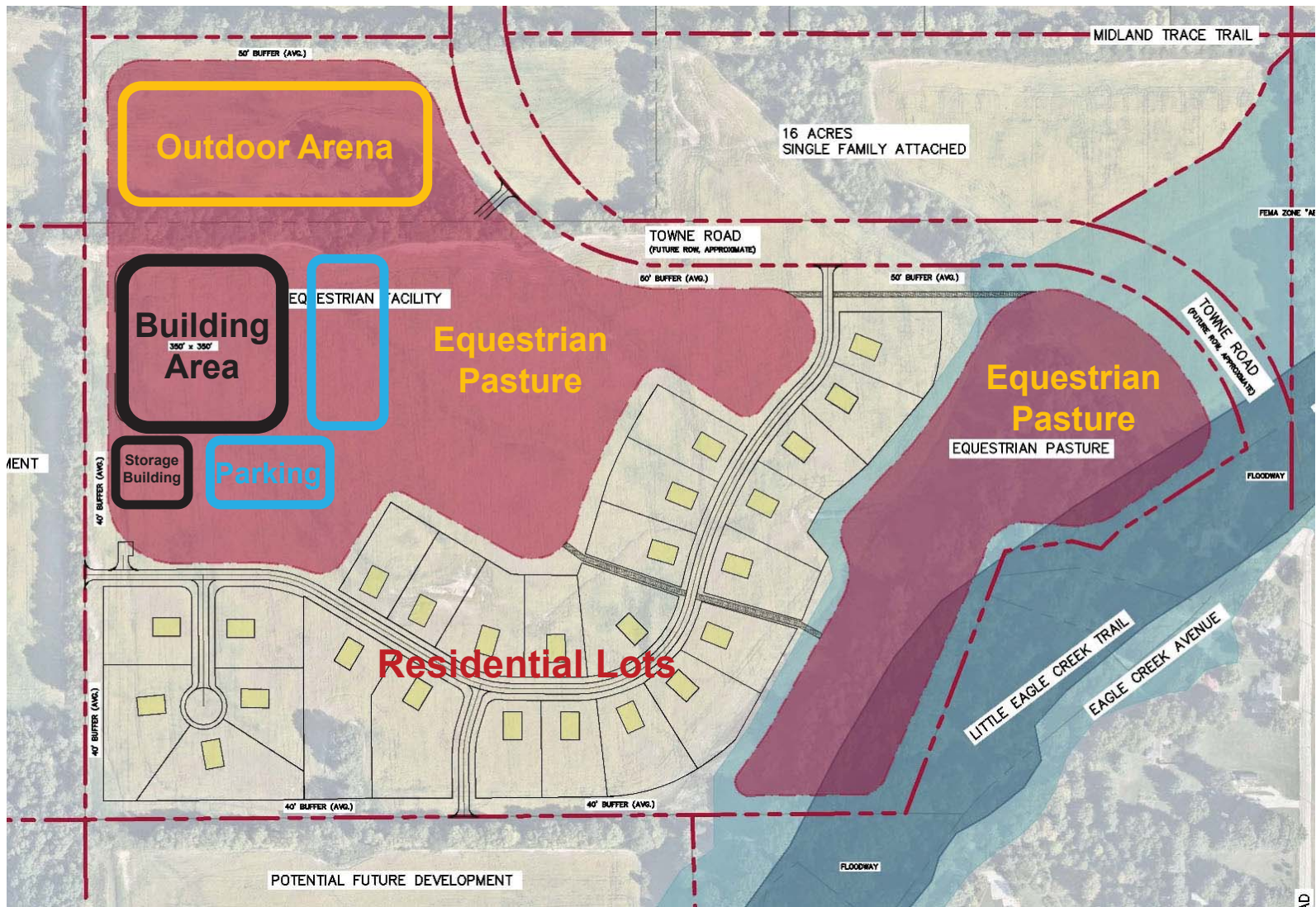
**Building Character Exhibit
(page 3 of 3)**



EXHIBIT E

**Site Character Exhibit
(page 1 of 1)**





- **Fence Location:** A 4-board style fence shall be included along the perimeter of the use areas shown shaded in red at a minimum.
- **Parking areas** shown above outlined in blue.

Exhibit C – Concept Plan Details

EXHIBIT D

**Building Character Exhibit
(page 1 of 3)**

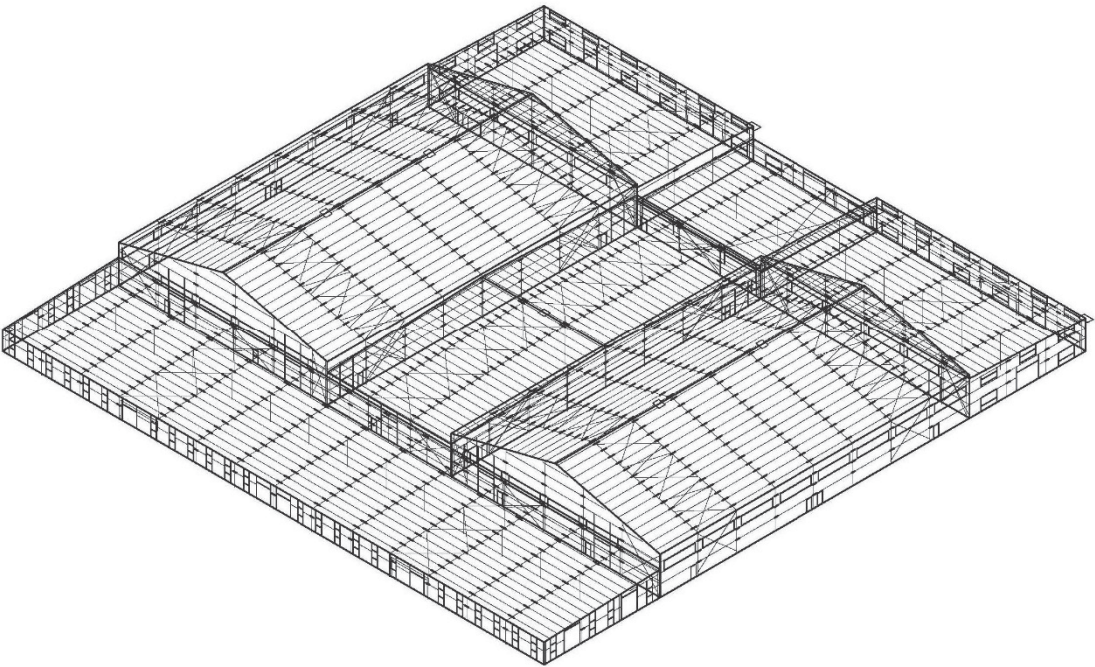
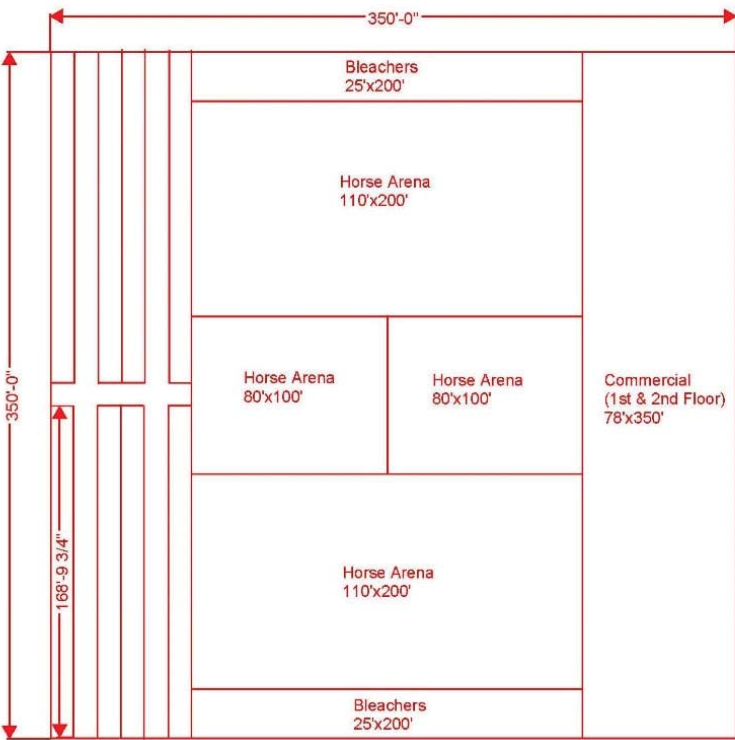


EXHIBIT D

**Building Character Exhibit
(page 2 of 3)**



EXHIBIT D

**Building Character Exhibit
(page 3 of 3)**



EXHIBIT E

**Site Character Exhibit
(page 1 of 1)**



Towne Road Crossing PUD Amendment I – Zoning

Neighborhood Meeting Summary

Project/Applicant: H&H Stables, LLC
Towne Road Crossing PUD Amendment I - Zoning Request
Docket No. 2206-PUD-11

Date: May 26, 2022 at 6:30 pm

Location: Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN 46074

Presenters: Chad Hughes and Ron O'Connor – H&H Stables, LLC
Jon Dobosiewicz – Nelson & Frankenberger, LLC

Attendees: Daine Crabtree – Westfield Planning Staff
Councilor Johns
See **Ex. A** For Sign-In-Sheet

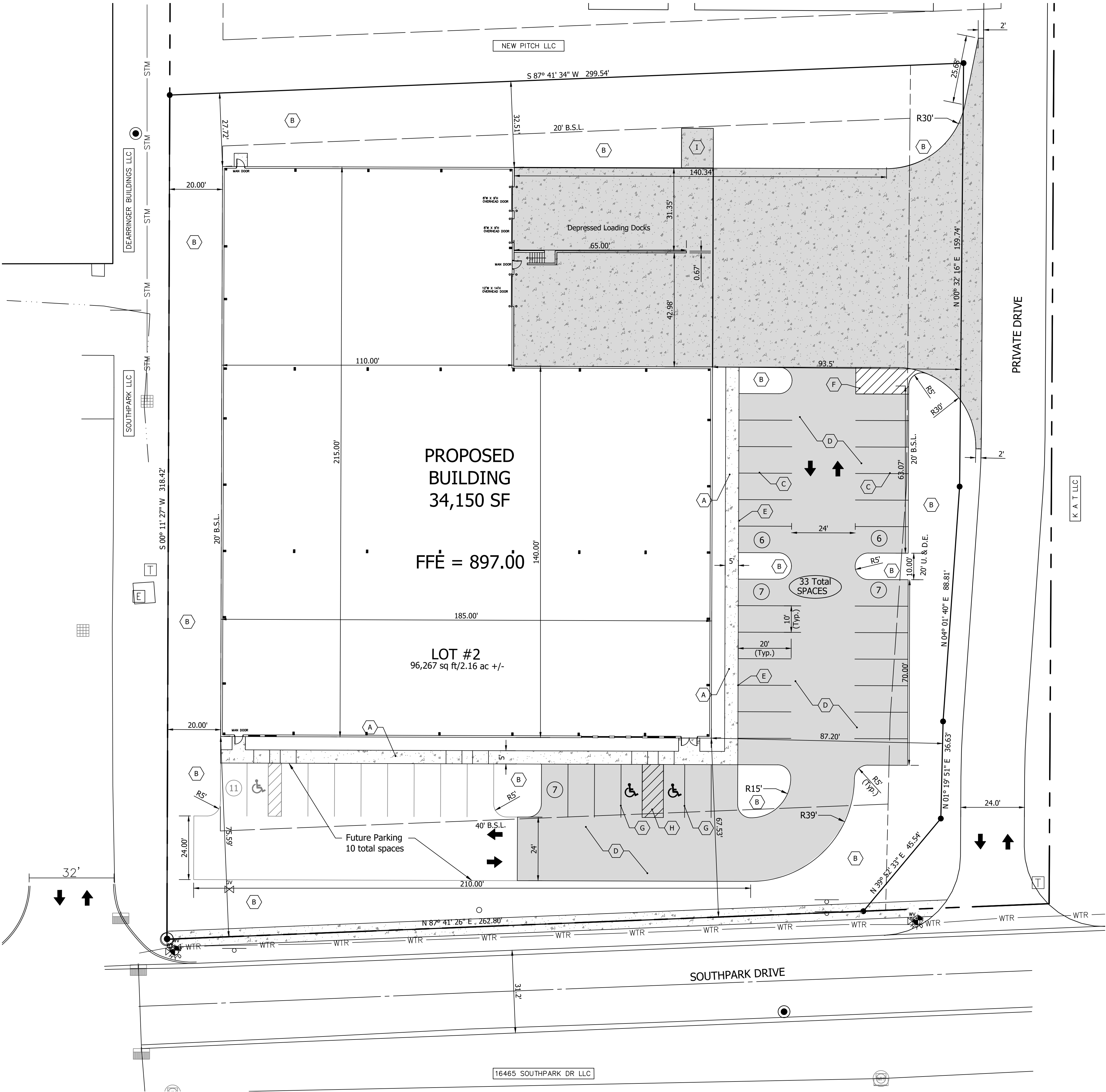
The Neighborhood Meeting began at 6:30 pm and an overview summary of the proposal and the review process was provided to the neighbors by Chad Hughes, Ron O'Connor and Jon Dobosiewicz.

Neighbor Meeting Comments and Questions:

- Where will the trails be located along the creek?
 - The trail system was described and it was stated that the trails will not touch the creek bank.
- Annexation into Westfield will only be the subject property and will not include any surrounding properties.
- Watershed, detention, and retention question.
 - The detailed design of the watershed, detention and retention issues is addressed at the platting and development plan stage, which is after the rezone stage. Any proposed drainage, detention, etc., plans and must meet the standards of design for the City of Westfield and the County Surveyor's office. The plan included with the PUD Ordinance is a conceptual plan.
- Where is the location of the easement that runs through the property?
 - This easement is located on the flood fringe or plane and this this area will remain green space.
- General discussion regarding future construction of Town Road East of the Creek.
- There is no road frontage along State Road 32 that is currently owned by the H&H Stables.

- What may be the Town Road alignment?
 - The concept plan that was included with the original PUD was conceptual in nature.
 - As part of this rezone process, we will be working with Westfield Board of Public Works/Engineering department to coordinate how the road serving our property connects to the north toward SR 32.
 - The request proposes 120' of Right-of-way so that a road can be built to City standards.
- What is the timeline for the project?
 - We hope to be through zoning and entitlement by end of July.
- Houses will be serviced by city and local utilities and will not be served by well and septic.
- What are the covenants for the neighborhood?
 - We are not far along enough in the process to have drafted covenants, but covenants will be established as part of any development that is approved.
- What happens if the barn and pastures don't work?
 - We will have to go back to the Council and ask for the zoning to be changed to address such a scenario. Currently, we are confident in our proposal and can review a Plan B in the future if that becomes necessary.
- Who will be taking care of the horses?
 - The care of the horses is extremely important, if not one of the highest priorities. We will have a well thought out plan for the hiring of qualified individuals for the care of the horses.
 - We also believe that those caring for the horses will have a "generational" career opportunity at this facility.
- How many horses will be there full time?
 - There is capacity for 140, but only 25 horses will reside full time at any given time.
- Will H&H rent out the facility?
 - H&H Stables is still analyzing various options, but at this time, such a scenario seems possible.

- **The meeting concluded at 7:17PM**



DEVELOPMENT SUMMARY

SITE INFORMATION :
TOTAL SITE AREA = 2.16 AC.
DISTURBED AREA = 2.50 AC.
SITE ZONING = PUD-SOUTHOAK INDUSTRIAL PARK
PROPOSED BUILDING AREA = 34,150 +/- S.F.

PROPOSED PARKING CALCULATION
PARKING REQUIRED-1 P.S./1000 S.F./34,150 = 34 SPACES
INITIAL ACCESSIBLE SPACES = 2 SPACES
INITIAL CONVENTIONAL SPACES = 31 SPACES
FUTURE ACCESSIBLE SPACES = 1 SPACE
FUTURE CONVENTIONAL SPACES = 9
TOTAL PARKING SPACES PROVIDED = 43 SPACES

UTILITY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION DEPICTED ON A SURVEY BY MILLER SURVEYING, INC. DATED JUNE 15, 2017 AND UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

FEMA FLOOD ZONE NOTE

ZONE EXPLANATION
"X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

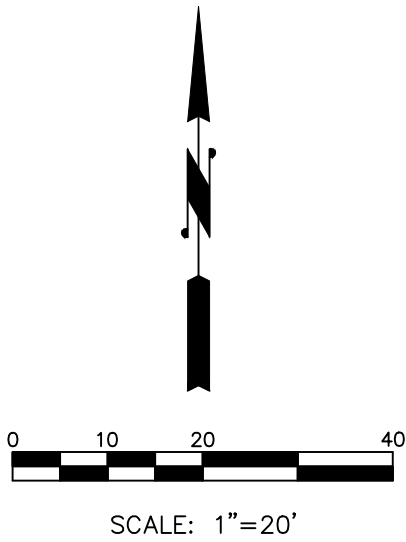
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C 0120G AREA IN ZONE "X" MAP DATED NOVEMBER 19, 2014.

SITE NOTES

- All dimensions shall be to the back of curb.
-all dimensions from building shall be from face of building.
- All radii in paved areas shall be 5' unless noted otherwise.
- The contractor shall verify all dimensions in field before starting construction. the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field condition, the contractor shall contact the engineer immediately.
- Provide smooth transitions from new areas to existing features as necessary.
- All areas where the existing pavement or pavements are damaged during construction from traffic by the general contractor, subcontractors, or suppliers shall be resurfaced or reconstructed at least to their original condition after construction work is completed to the satisfaction of the city where such work is in the right-of-way.
- All radii indicated shall be formed as circular arcs.
- All dimensions are parallel and perpendicular to base lines, property lines or building lines unless otherwise noted.
- Disabled ramp and signage shall be in accordance with federal, state, county, city and local code whichever has jurisdiction.
- All stripes are to be 4" painted, white, unless otherwise noted.
- The contractor shall be responsible to provide, at his expense, all automobile and pedestrian traffic control devices required by federal, state, county, city or local agency. the amount, location and size shall be per the direction of agency.
- It is the responsibility of the contractor to remove all mud, dirt, gravel, and any other materials tracked onto any public or private streets or sidewalks. the contractor must clean these daily if necessary. The contractor must use water or other methods to keep airborne dust to a required minimum.
- All paving within the existing and proposed city right-of-way shall conform to the requirements of the department of code enforcement. contractor shall contact the department of enforcement to schedule a pre-construction meeting to review the department's construction requirements, staff notification requirements, required inspections for certain stages of the work and to review the authority of the department as it relates to work within the existing and proposed city right-of-way.
- Contractor shall field verify all existing utilities prior to the start of construction. all conflicts and newly identified utilities shall be brought to the engineer's attention prior to the start of construction. all costs associated with the relocation shall be at contractors expense.
- All areas between parking and sidewalks shall be grass unless otherwise noted.

SITE LEGEND

- A 4" CONCRETE WALK
- B GRASS/LANDSCAPE
- C 4" PAINTED WHITE PAVEMENT STRIPE
- D FULL DEPTH PAVEMENT
- E INTEGRAL CURB AND GUTTER
- F 4" PAINTED WHITE PAVEMENT STRIPE @ 45° 2' O.C.
- G 4" PAINTED BLUE PAVEMENT STRIPE @ 45° 2' O.C.
- H 4" PAINTED BLUE PAVEMENT STRIPE
- I PROPOSED DUMPSTER PAD
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- XYZ ADJACENT LAND OWNERS



SITE PLAN

DESIGNED BY: GSB
CHECKED BY: RCW

REVISIONS:
1 - 04/14/22: ADDRESS TAC COMMENTS.
2 -
3 -
4 -

NewPro Campus Project 3
16400 SOUTHPARK DRIVE
WESTFIELD, INDIANA



BY: *R. C. Wolf*

DATE: 02-08-2022



SHEET
C102
OF
12

JOB#: MCN.003





Petition Number: 2204-DDP-12

Project Name: NewPro Campus Project 3

Subject Site Address: 16400 Southpark Bldg Facility

Petitioner: Myers Construction Management, Inc. by Roger Ward Engineering

Request: Petitioner requests **Detailed Development Plan** review for a new 34,150 SF commercial building on 2.1 acres+/- in the Southoak Planned Unit Development (PUD) District

Current Zoning: Southoak PUD District

Current Land Use: Commercial / Vacant

Approximate Acreage: 2.1 acres +/-

Property History: Southoak PUD (Ord. 03-12)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. East & South Elevations
5. West & North Elevations
6. Landscape Plan

Staff Reviewer: Ryan Collingwood, Associate Planner

BACKGROUND

The applicable zoning district is the Southoak Planned Unit Development (PUD) district. The property has an underlying zoning classification of Enclosed Industrial (EI). The project is for a new 34,150 SF commercial building for the NewPro Campus.

The comments contained herein are in review of the filed detailed development plan scheduled for the March 22, 2022, Technical Advisory Committee meeting.

DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.

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

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Southoak PUD District (Ord. 03-12).

Section 5. Modifications To Underlying Zoning.

1. Standards applicable to all areas:
 - a) Minimum Lot Area: 1.3 acres
 - b) With respect to the Real Estate, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 8
 - c) Except as set forth in Section 5.B.3 & 5.D.3 below, the Real Estate shall be exempt from the application of the U.S. Highway 31 Overlay Zone provisions, now codified under Section 16.04.070 of the Zoning Ordinance (the "Overlay Zone") and, therefore, the Overlay Zone shall be inapplicable to the Real Estate, except as set forth in Section 5.B.3 and 5.D.3 below.
 - d) With respect to the Real Estate, outdoor sales and storage are prohibited, and all Monon Uses, Internal Uses and Southern Uses permitted as set forth in Exhibit 3 attached hereto shall be conducted only inside buildings constructed upon the Real Estate.
2. Additional Provisions for Internal Area:
 - a) The uses permitted in the Internal Area shall include only the Internal Uses.
 - b) For each lot within the Internal Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "Building Height" shall be as described by the Zoning Ordinance.
 - c) For each lot within the Internal Area, upon which a building is constructed having more than 50% of its gross area lying within the US 31 Overlay Zone (i) a minimum, of three (3) materials shall be used for building exteriors, and will include stone or brick, (ii) buildings shall be designed with a minimum of eight (8) external corners, and (iii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.
 - d) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

3. Minimum Lot Frontage: 70 feet

4. Minimum Building Setback Lines:
 - a) Front Yard: 40 feet
 - b) Side Yard: 20 feet
 - c) Rear Yard: 20 feet
5. Maximum Building Height: 40 feet for Internal Area
6. Minimum Ground Floor Square Footage: None
7. Parking:
 - a) Parking Space Size. 10 feet by 20 feet
 - b) Access Aisle Width (90 degree spaces): 24 feet
8. Surfacing - All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four inches thick, and surfaced with all-weather, dustless material in accordance with specifications established by the Town Council.
9. Lighting - A system of floodlights shall be installed to provide an adequate standard of illumination over the, entire parking lot of planned business developments during business hours and minimum security illumination during non-business hours. All flood lights shall be shielded so that minimum glare will extend to the adjacent property and shall meet requirements of the Westfield Utilities Department (now Public Works)
10. Number of Spaces. Determined by director to be compliant
11. Loading and Unloading Berths: 1 required
 - Industrial Manufacturing and Warehousing - One loading berth for each 40,000 Square feet or additional fraction thereof.

Exhibit 4: Development Plan Review

12. Any Industrial District
 - a) Site Access and Site Circulation:
 - i) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - ii) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

iii) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.

b) Landscaping – See “Exhibit 5, Landscaping Standards” below.

c) Lighting – See “Exhibit 6, Lighting Standards” below.

d) Signs

13. Building Orientation

a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District

c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District

d) 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.

14. Building Materials –See Exhibit 8, Building Materials below

Exhibit 5: Landscaping Standards

15. Clearance —Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

16. Trash and Loading Facilities—Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

17. Heating and Cooling facilities—Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

18. Softening of Walls and Fences—Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

19. On-site Requirements

Industrial District (2.1 acres)	Required	Provided	Deficient
Shade Trees (5 per acre)	11	11	/
Evergreen/Ornamental Trees (5 per acre)	11	14	/
Shrubs (25 per acre)	53	137	/

Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval

- a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

20. Road Frontage Standards

- a. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road right-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

Frontage: 262.8 feet	Required	Provided	Deficient
Shade Trees (1 per 40 feet)	6	7	/

- b. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

21. Buffer Yard Requirements: None, all adjacent properties zoned EI or PUD with EI underlying.

22. Parking Area Landscaping:

- a) Interior Parking Lot Landscaping: 1 tree and 4 shrubs per island required

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%

i) Perimeter Parking Lot Landscaping:

1. Application

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

- the parking lot is located within a required yard: or
- the parking lot is located within twenty (20) feet of a lot line or right-of way line.

b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

Southern Parking Area (204 lineal feet)	Required	Provided	Deficient
Trees (1 per 30 lineal feet)	7	7	/
Shrubs (1 per 3 lineal feet)	68	68	/

Southeastern Parking Area (67 lineal feet)	Required	Provided	Deficient
Trees (1 per 30 lineal feet)	3	3	/
Shrubs (1 per 3 lineal feet)	23	23	/

Eastern Parking Area (167 lineal feet)	Required	Provided	Deficient
Trees (1 per 30 lineal feet)	6	6	/
Shrubs (1 per 3 lineal feet)	56	56	/

c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Exhibit 6: Lighting Standards

23. General Lighting Standards:

- a) Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.
- b) On-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (.5) foot candles adjacent buildings, properties, public streets, or vehicles thereon.
- c) Lighting shall be installed so as to reflect away from adjoining properties. Covers shall be installed on lighting fixtures. Lamps shall not extend below the bottom of such covers.
- d) Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.
- e) Special attention shall be given to the intensity, function, and appearance of lighting to be installed. Lighting installed shall be consistent with other lighting in the surrounding area.

- f) Reflected glare on nearby buildings, streets, or pedestrian areas shall be mitigated by utilizing overhangs and awnings; using non-reflective building materials for exterior walls and roof surfaces; controlling angles of reflection; and placing landscaping and screening in appropriate locations.

Exhibit 8: Building Materials

24. In order create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:

- a) Brick or other masonry material. Other masonry materials shall include:
 - (1) Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
 - (2) Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - (3) External Insulation and Finish System (E.I.F.S.); or,
 - (4) Stone.
- b) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on the façade of the building closest to a public street or an adjoining Residential District.
- c) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District.

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action: Approve Detailed Development Plan 2204-DDP-12 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

March 22, 2022
2204-DDP-12
Exhibit 1

3) If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

June 6, 2022
2203-DDP-09

Petition Numbers:	2203-DDP-09
Subject Site Address:	Northwest corner of East 161st Street and South Union Street
Petitioner:	Front Street Partners, LLC
Representative:	Church Church Hittle + Antrim
Request:	Detailed Development Plan review of twelve (12) building multifamily development and associated Common Area on 24.4 acres +/- in the Lantern Commons PUD District.
Current Zoning:	Lantern Commons PUD
Current Land Use:	Vacant
Approximate Acreage:	57.48 acres +/-
Property History:	Lantern Commons PUD (Ordinance 21-04 , April 12, 2021) Primary Plat (2203-SPP-04, May 4, 2022) Overall Development Plan (2203-ODP-04, May 4, 2022) Secondary Plat (2203-SFP-22, <i>pending</i>)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscape Plan
Staff Reviewer:	Pam Howard, Assistant Director

PROCEDURAL

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

PROJECT OVERVIEW

The property is currently zoned Lantern Commons PUD District. Ordinance 21-04 Lantern Commons PUD (2102-PUD-04) was approved at the April 12, 2021 City Council Meeting. The Primary Plat and Overall Development Plan were approved at the May 4, 2022, APC meeting.

The Detailed Development Plan was reviewed at the February 22, 2022, Technical Advisory Committee meeting.



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

The plans comply.

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



18) Misc.

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 21-04)

The plans comply with Chapter 4 of the UDO and Ordinance 21-04: Lantern Commons PUD.

- 1) Permitted Uses (Sec. 5 of PUD)
- 2) Area E Development Standards (Sec. 6.2 of PUD)
 - a) Maximum Number of Dwelling Units: 325 (375 if additional land is incorporated)
 - b) Living Area: 600sf
 - c) Minimum Road Frontage: 70'
 - d) Minimum BSL:
 - i) A minimum 50' setback along the west perimeter of the District in Area E shall be provided.
 - ii) No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.
 - iii) There shall be no other setback requirements within Area E.
 - e) Maximum Building Height: 3 stories
 - f) Minimum Distance Between Buildings: 15'
 - g) Development Plan Review: Required

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

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

- 3) Accessory Use and Building Standards (UDO Article 6.1 and Sec.8.1 of the PUD)
 - a) General Standards
 - i) Accessory Uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths, and structures of a like nature are permitted in any required Front, Side or Rear Yard, and with the issuance of a permit as may be required.
 - ii) Accessory Buildings shall be subordinate in height, width, length and bulk to the Principal Building on the same Lot.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2203-DDP-09

- iii) Accessory Buildings shall be constructed in a manner that does not substantially alter the character of the vicinity in which such buildings are to be located.
 - iv) Accessory Buildings shall be held under the same ownership and maintenance as the Principal Building.
 - v) Accessory Uses or Buildings such as large ground-microwave antenna dishes shall not be permitted in an Established Front Yard or an Established Side Yard; however, a satellite receiver antenna which is two (2) feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - vi) Windmills for the generating of electric power are not permitted in any Residential District except AG-SF1: Agriculture / Single-family Rural District without receiving approval as a Special Exception (see also Article 10.11 Special Exceptions).
 - vii) The standards of this Ordinance shall not prevent the Use of a temporary construction building to be utilized for the storage of tools, materials, and other equipment during the period of construction.
 - viii) Carports shall be consistent in design, appearance and materials with the Principal Building. Carports for Single-family Dwellings shall be attached to the Principal Building.
- b) Location (Lots in Subdivisions)
- i) Accessory Buildings shall be constructed on the same Lot as the Principal Building to which they are accessory and in accordance with this section. Accessory Buildings which are temporary may only be constructed in the Rear Yard.
 - ii) Front Setback: No Accessory Building may be erected closer than ten (10) feet from the Established Front Yard.
 - iii) Side and Rear Setbacks:
 - (1) An Accessory Building of two hundred (200) square feet or less shall be a minimum of two and one-half (2.5) feet from the Side and Rear Lot Lines and shall be located outside of all easements.
 - (2) An Accessory Building over two hundred (200) square feet shall meet the minimum Side and Rear Yard Building Setback Lines of the underlying Zoning District, except as otherwise established by this Article.
- c) Timing
- d) Height

- e) 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.
- 4) Architectural Standards (UDO Article 6.3(E) and Sec. 8.2 of the PUD)
 - a) Article 6.3 Architectural Standards of the UDO shall apply to Area E, in accordance with Article 6.3(E). Article 6.3(F) shall not apply to Areas A, B, C and D.
 - i) Building Design:
 - (1) Building Façade: A Building Façade shall be designed with a projection or recession in the entire vertical façade plane of the exterior walls of not less than six (6) feet in depth for every two (2) Dwelling Units.
 - (2) Four-Side Architecture: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, number and style of windows, window placement, trim detailing, roof design, and exterior materials.



ii) Building Materials:

- (1) Permitted Materials: Permitted exterior materials shall include Exterior Insulation and Finish System (E.I.F.S.), synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding. Aluminum and vinyl siding shall be prohibited.
- (2) Masonry Materials: A minimum forty percent (40%) of each Building Façade, excluding windows and doors, shall be Masonry Materials. (PUD standard)
- (3) Diversity of Materials: Each Building Façade shall utilize a minimum of two (2) different exterior building materials (excluding window, door, and roofing materials). A different style of the same building material (e.g., horizontal and shake style Fiber Cement Siding) does not constitute two (2) different building materials.

iii) Windows: A Building Façade shall incorporate a minimum of one (1) window (a minimum size of fifteen (15) square feet) or door (with a minimum of fifteen (15) square feet of glass) per Dwelling Unit located along that Building Façade, as architecturally appropriate. All windows shall have treatment consisting of either: (i) shutters (that match the size of the window); or (ii) casing (a minimum of three and one-half (3.5) inches in dimension).

- (1) For windows in a Building Façade consisting of a Masonry Material, then the treatment shall be of natural or Masonry Material and shall be applied to at least the window sill.
- (2) For windows in a Building Façade consisting of a non Masonry Material, then the windows shall be trimmed to match the architectural style of the building.

iv) Roof Design:

- (1) Minimum Pitch: The minimum roof pitch of the building's primary or main roof shall be 6:12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
- (2) Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- (3) Roof Form: The roof form and pitch design of a building shall include, where appropriate, varied pitches and ridge levels in accordance with the intended architectural style of the Building and the Building Façade projections.

v) Streetscape Diversity:

- (1) Building elevations of similar floor plans shall have a variety in style, massing and use of materials and detailing of elements. The same elevation may occur as buildings are grouped together if each building plan has a minimum of two (2) different elevation styles.



- (2) If more than one (1) building is proposed, then the building(s) shall be located so that no more than two (2) buildings are in a straight, unbroken line. An unbroken line shall include an offset in the building setback a minimum of one-third (1/3) the height of the adjacent building.
- b) Architectural Character and Quality (Area E):
- i) The Buildings in Area E shall be constructed in substantial compliance with the building elevations attached hereto as **Exhibit I1**. Additional images are attached hereto as **Exhibit I2**, which are intended to conceptually illustrate the anticipated character of the improvements within Area C.
- 5) Fence Standards (Article 6.5)
- 6) Landscaping Standards (Article 6.8 of UDO and Section 8.4 of PUD)
- a) General Screening Standards:
- i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either: (i) a six-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.
- b) Detention and Retention Areas
- c) Street Trees
- i) Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.
- d) Minimum Lot Landscaping Requirements:



e) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) 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.
- iv) 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.
- v) 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.

f) External Street Frontage Landscaping

- i) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a) (i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

g) Buffer Yard Requirements

h) Parking Area Landscaping

i) Interior Parking Area Landscaping

(1) Minimum Area Required: 10%

(2) Interior Parking Area Islands:

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



unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

- (b) 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.
- (c) 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.
- (d) 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.

ii) Perimeter Parking Area Landscaping

- (1) 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.
- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.
- (3) 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.

iii) Article 6.8(O)(3) of the UDO shall not apply. Instead, the following shall apply to Multi-family uses:

- (1) Parking Areas, Parking Spaces and service facility areas in a Multifamily District that may be visible from Streets or perimeter Lot Lines shall be screened by walls, solid materials and/or solid evergreen screen with a combination of trees and shrubs.



- (2) Solid screens (which may consist of a combination of evergreen trees and shrubs) shall be installed for the privacy of residents when parking spaces are located within ten (10) feet of residential units.

7) Lighting Standards (Article 6.9 of UDO)

a) General Lighting Standards:

- i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) 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) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv) All 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.



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- vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.
- viii) The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

8) Lot Standards (Article 6.10)

9) Parking and Loading Standards (Article 6.14 and Sec. 8.3 of PUD)

a) Off-Street Parking

- 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.

(1) 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.

- ii) Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements. The minimum aisle width for angled parking shall be as follows:

Angle of Parking Space	Aisle Width
45 degree	14 feet
60 degree	18 feet
90 degree	24 feet

iii) Surfacing and Curbing

- (1) Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.
- (2) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.
- (3) A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.



- (4) If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.
 - iv) Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.
 - v) Shared Parking
 - vi) Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.
 - vii) Required Spaces
 - (1) Article 6.14(G)(1 l)(c) is hereby modified for multi-family use to permit a minimum of 1.5 parking spaces per Dwelling Unit in Area E. Parking Space requirements for all other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.
 - b) Bicycle Parking
 - 10) Setback Standards (Article 6.16)
 - 11) Sign Standards (Article 6.17)
 - 12) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Streets.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii) Ten (10) feet from intersections of Driveways or Alleys.
 - iv) Twenty-five (25) feet from intersections of Private Streets.
 - 13) Yard Standards (Article 6.21)
-



DESIGN STANDARDS (Chapter 8 of UDO and Section 8.5 of PUD)

The plans comply.

14) Easement Standards (Article 8.3)

15) Monument and Marker Standards (Article 8.5)

16) Open Space and Amenity Standards (Article 8.6 and Ord. 21-04)

- a) Minimum Open Space: 20%.
- b) Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- d) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those Uses it serves, with the exception of preservation of existing features.
- e) Open Space and Development Amenity Improvements:
 - i) Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).
 - ii) Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - iii) Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- f) Qualifying Site Features:
 - i) A minimum of fifty percent (50%) of required Open Space shall be land that is unencumbered by: wetlands, third party regulated utility easements that existed prior



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- to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.
- ii) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the Use and benefit of the public as an amenity to the development.
 - iii) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within Common Areas or recorded preservation or conservation easements.
 - iv) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:
 - (1) a. Medians are placed within Common Areas which are maintained by the homeowners' association;
 - (2) Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and
 - (3) Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.
 - g) Multi-family Districts:
 - i) Minimum Number of Amenities: At least one (1) amenity per 40 Dwelling Units in Area E, in substantial compliance with the Open Space Plan attached hereto as **Exhibit J**, subject to City review and approval of the infrastructure elements illustrated in the plan. (Ord. 21-04)
 - ii) Qualifying Amenities: Each type of amenity shall count as one (1) amenity, regardless of the quantity of the amenity that is provided (e.g., if two (2) basketball courts are provided, then collectively the courts shall count only as one (1) amenity). Qualifying amenities may include, but is not limited to: clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/ biking trails, volleyball courts, and racquetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards, or as otherwise approved by the Plan Commission or Director:
 - (1) One (1) picnic/barbecue area (that shall include at least one (1) barbecue grill and one (1) picnic table) per 50 Dwelling Units; and
 - (2) One (1) large playground at least 5,000 square feet in area per 150 Dwelling Units. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
 - (a) Six (6) swings



- (b) Three (3) detached/freestanding play elements
 - (c) Three (3) sliding elements
 - (d) Six (6) climbing elements
 - (e) One (1) overhead element
 - (f) Panels featuring play elements
 - (g) Decks, bridges, tunnels as required to attach various play elements to each other.
 - (3) One (1) small playground at least 2,000 square feet in area per 50 Dwelling Units. The square feet required is of the total play area, including safe zones. Play equipment should include a variety of elements with a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
 - (a) Three (3) detached/freestanding play elements
 - (b) Three (3) sliding elements
 - (c) Three (3) climbing elements
 - (d) One (1) overhead element
 - (e) Panels featuring play elements
 - (f) Decks, bridges, tunnels as required to attach various play elements to each other.
 - (4) All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
 - iii) In addition to the qualifying amenities listed, the following amenities shall also qualify: dog park, pet spa, community garden, bocce court, and the amenities identified in the Open Space Plan. (Ord. 21-04)
- 17) Pedestrian Network Standards (Article 8.7)
- a) General Standards:
 - i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.



iii) 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. 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) External Pedestrian Network Standards

- 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 Right-of-Way Standards as it may apply).

18) Storm Water Standards (Article 8.8)

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



- 20) Street Light Standards (Article 8.10)
- 21) Street Sign Standards (Article 8.11)
- 22) Surety Standards (Article 8.12)
- 23) Utility Standards (Article 8.13)

INFRASTRUCTURE STANDARDS (Section 9 of PUD)

The plans comply.

- 24) 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.
- 25) Thematic elements consistent with the quality and character of those illustrated in Exhibit K. attached hereto ("Site Elements") will be incorporated throughout the District, subject to review and approval by the City.
- 26) The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit L ("Gateway Options"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.

DEPARTMENT COMMENTS

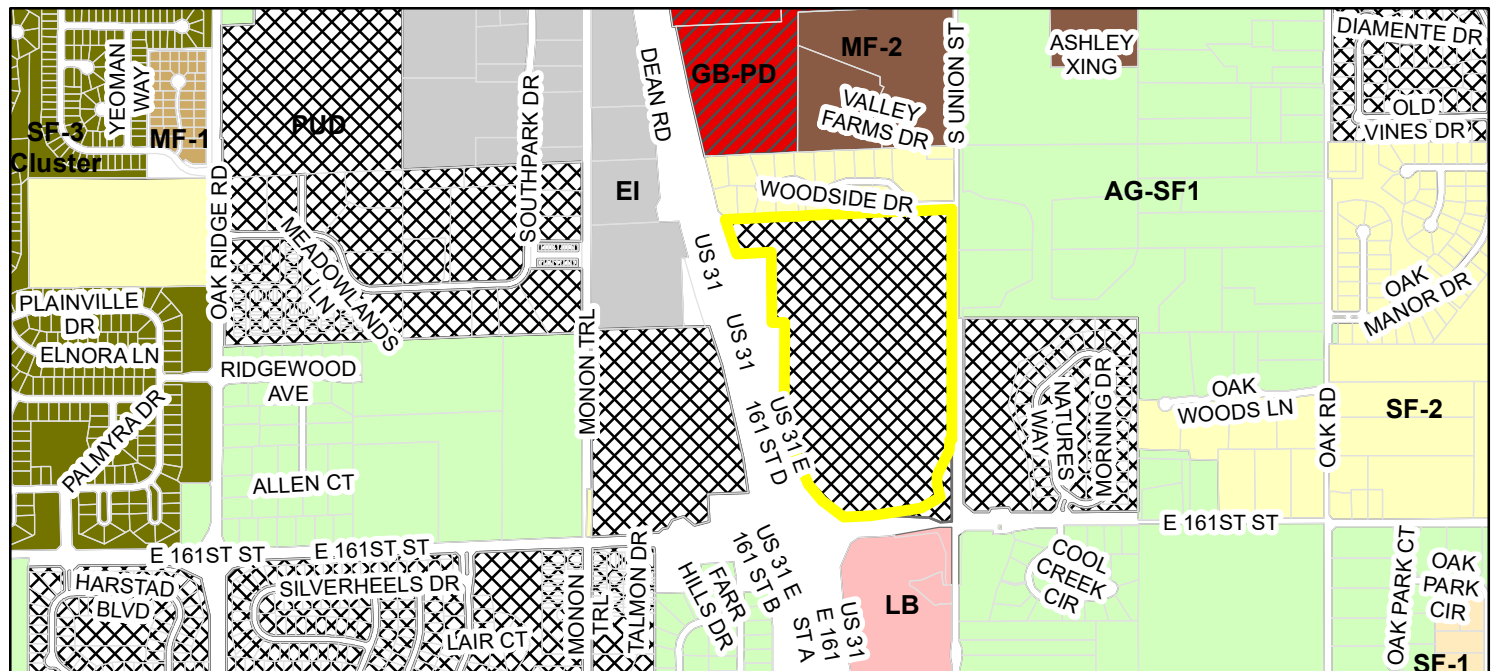
- a) **Action: Approve Detailed Development Plan (2203-DDP-09) with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



- | | | |
|--|--|--------------------------------|
| Site | EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| Parcel | GB-PD (General Business - Planned Development) | SF-1 (Single Family - 1) |
| Zoning | LB (Local Business) | SF-2 (Single Family - 2) |
| AG-SF1 (Agriculture - Single Family - 1) | MF-1 (Multiple Family - 1) | SF-3 Cluster |
| | MF-2 (Multiple Family - 2) | |

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SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(S1A)	ASPHALT PAVEMENT - LIGHT DUTY	
(S1B)	ASPHALT PAVEMENT - HEAVY DUTY	
(S1C)	ASPHALT PAVEMENT - OVERLAY	
(S2)	CONCRETE PAVEMENT	
(S3A)	CONCRETE POST CURB	
(S3B)	CONCRETE EXTRUDED CURB	
(S3C)	CONCRETE CURB & GUTTER	
(S4A)	CONCRETE SIDEWALK	
(S4B)	CONCRETE SIDEWALK WITH TURN DOWN CURB	
(S4C)	CONCRETE SIDEWALK AT CURB & GUTTER	
(S5)	SIDEWALK JOINTS	
(S6A)	CONCRETE STAIRS WITH HANDRAIL	
(S6B)	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
(S7)	ELEVATED WALK	
(S8)	ACCESSIBLE SYMBOL	
(S9)	ACCESSIBLE PARKING SPACE	
(S10A)	ACCESSIBLE RAMP	
(S10B)	ACCESSIBLE WINGED RAMP	

(S11)	TACTILE WARNING SURFACE	
(S12)	CONCRETE WHEELSTOP	
(S13A)	RAMP WITH HANDRAIL	
(S13B)	RAMP WITH HANDRAIL/GUARDRAIL	
(S14)	ELECTRIC VEHICLE CHARGING STATION	
(S15)	UTILITY PAD	
(S16)	CONCRETE DUMPSTER PAD	
(S17)	DRIVEWAY RAMP	
(S18)	DIRECTIONAL ARROWS	
(S19)	PEDESTRIAN CROSSWALK	
(S20A)	CHAIN LINK FENCE (SPECIFY HEIGHT)	
(S20B)	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
(S21A)	GUARDRAIL	
(S21B)	GUARDRAIL WITH HANDRAIL	
(S22A)	CONCRETE RETAINING WALL	
(S22B)	SEGMENTAL RETAINING WALL	
(S23)	PAINTED STOP BAR (SPECIFY WIDTH)	
(S24A)	SPECIALTY PAVERS (PEDESTRIAN)	
(S24B)	SPECIALTY PAVERS (VEHICULAR)	

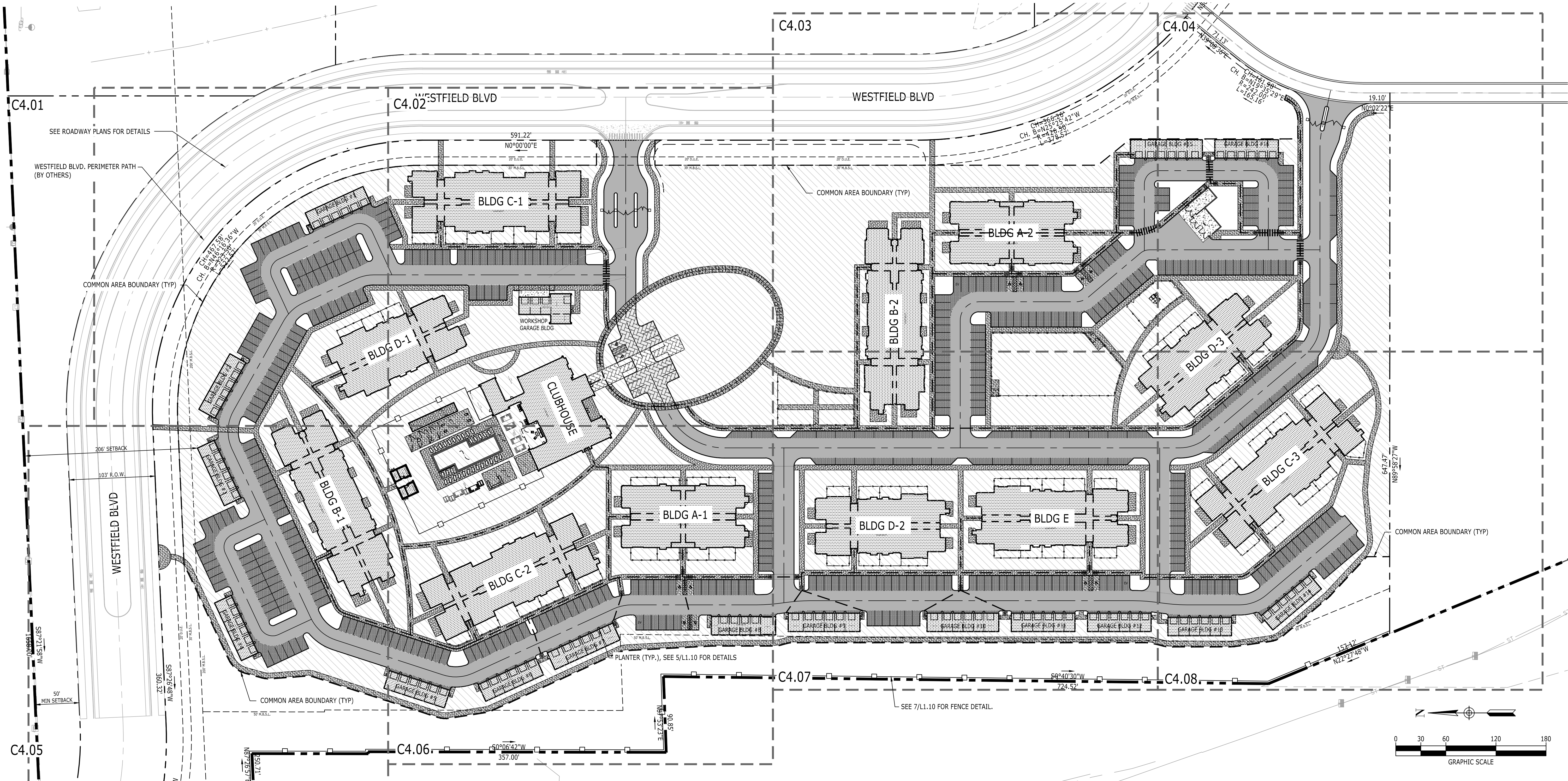
LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	
OPEN SPACE	

4.4.1 Flexible Pavement Design

AASHTO flexible pavement design methods have been utilized for pavement recommendations. Our recommendations are based on the assumptions that the subgrade has been properly prepared as described previously. Traffic intensities were unavailable at the time this report was prepared, however, based on our experience with similar projects with flexible pavement we recommend the following light duty and heavy duty flexible pavement section:

Pavement Materials	Recommended Thickness (Inches)	
	Light Duty	Heavy Duty
Bituminous Asphalt Surface Mix	1.5	1.5
Bituminous Asphalt Base Mix	2.0	2.5
Compacted Crushed Aggregate Base	6.0	8.0

We recommend a base stone equivalent to a Class D in accordance with Section 301 of the Indiana Department of Transportation specifications. The bituminous asphalt pavement should be Grading B as per Section 402 for the surface mix and Grading D as per Section 402 for the binder mix. Compaction requirements for the crushed aggregate base and the bituminous asphalt pavement should generally follow Indiana Department of Transportation specifications.



FRONT STREET
PARTNERS
3942 ELAM ROAD
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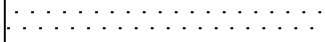
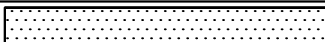
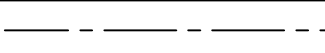
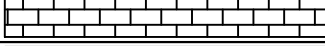
CONSTRUCTION DOCUMENTS
LANTERN COMMONS
MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

NO.	DATE	DESCRIPTION

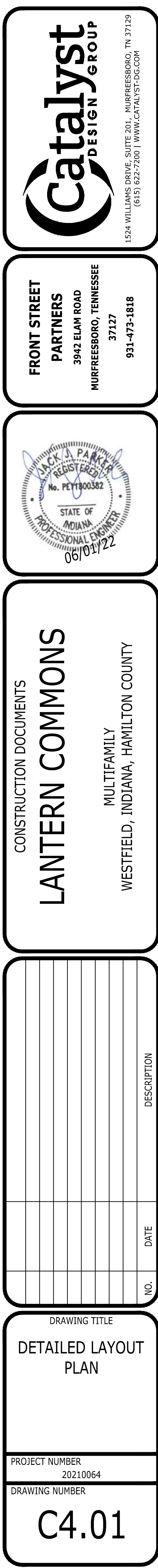
DRAWING TITLE
OVERALL LAYOUT PLAN

PROJECT NUMBER
20210064

DRAWING NUMBER
C4.00

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

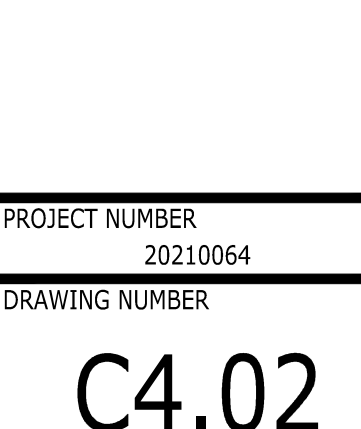
Recommended Thickness (Inches)		
Pavement Materials	Light Duty	Heavy Duty
Bituminous Asphalt Surface Mix	1.5	1.5
Bituminous Asphalt Base Mix	2.0	2.5
Compacted Crushed Aggregate Base	6.0	8.0

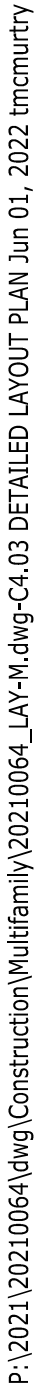


LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

Pavement Materials	Recommended Thickness (Inches)	
	Light Duty	Heavy Duty
Bituminous Asphalt Surface Mix	1.5	1.5
Bituminous Asphalt Base Mix	2.0	2.5
Compacted Crushed Aggregate Base	6.0	8.0

A north arrow pointing upwards and a graphic scale bar marked from 0 to 60 meters.





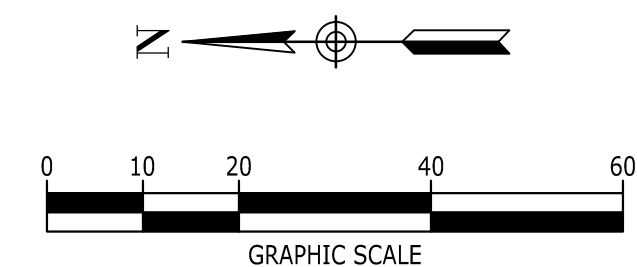
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CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

4.4.1 Flexible Pavement Design

AASHTO flexible pavement design methods have been utilized for pavement recommendations. Our recommendations are based on the assumptions that the subgrade has been properly prepared as described previously. Traffic intensities were unavailable at the time this report was prepared, however, based on our experience with similar projects with flexible pavement we recommend the following light duty and heavy duty flexible pavement section:

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MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

DESCRIPTION

PROJECT NUMBER	20210064
DRAWING NUMBER	

C4.03

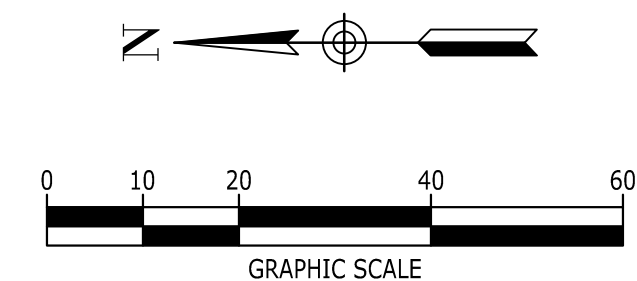
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BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

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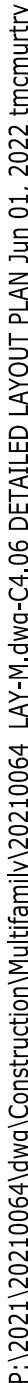
WESTFIELD, INDIANA, HAMILTON COUNTY

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LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

Recommended Thickness (Inches)		
Pavement Materials	Light Duty	Heavy Duty
Bituminous Asphalt Surface Mix	1.5	1.5
Bituminous Asphalt Base Mix	2.0	2.5
Compacted Crushed Aggregate Base	6.0	8.0





LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

Recommended Thickness (Inches)		
Pavement Materials	Light Duty	Heavy Duty
Bituminous Asphalt Surface Mix	1.5	1.5
Bituminous Asphalt Base Mix	2.0	2.5
Compacted Crushed Aggregate Base	6.0	8.0



CONSTRUCTION DOCUMENTS

LANTERN COMMONS

MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

[illegible]

DRAWING TITLE

DETAILED LAYOUT
PLAN

PROJECT NUMBER	20210064
DRAWING NUMBER	

C4.06

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

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**FRONT STREET
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37127
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CONSTRUCTION DOCUMENTS

LANTERN COMMONS

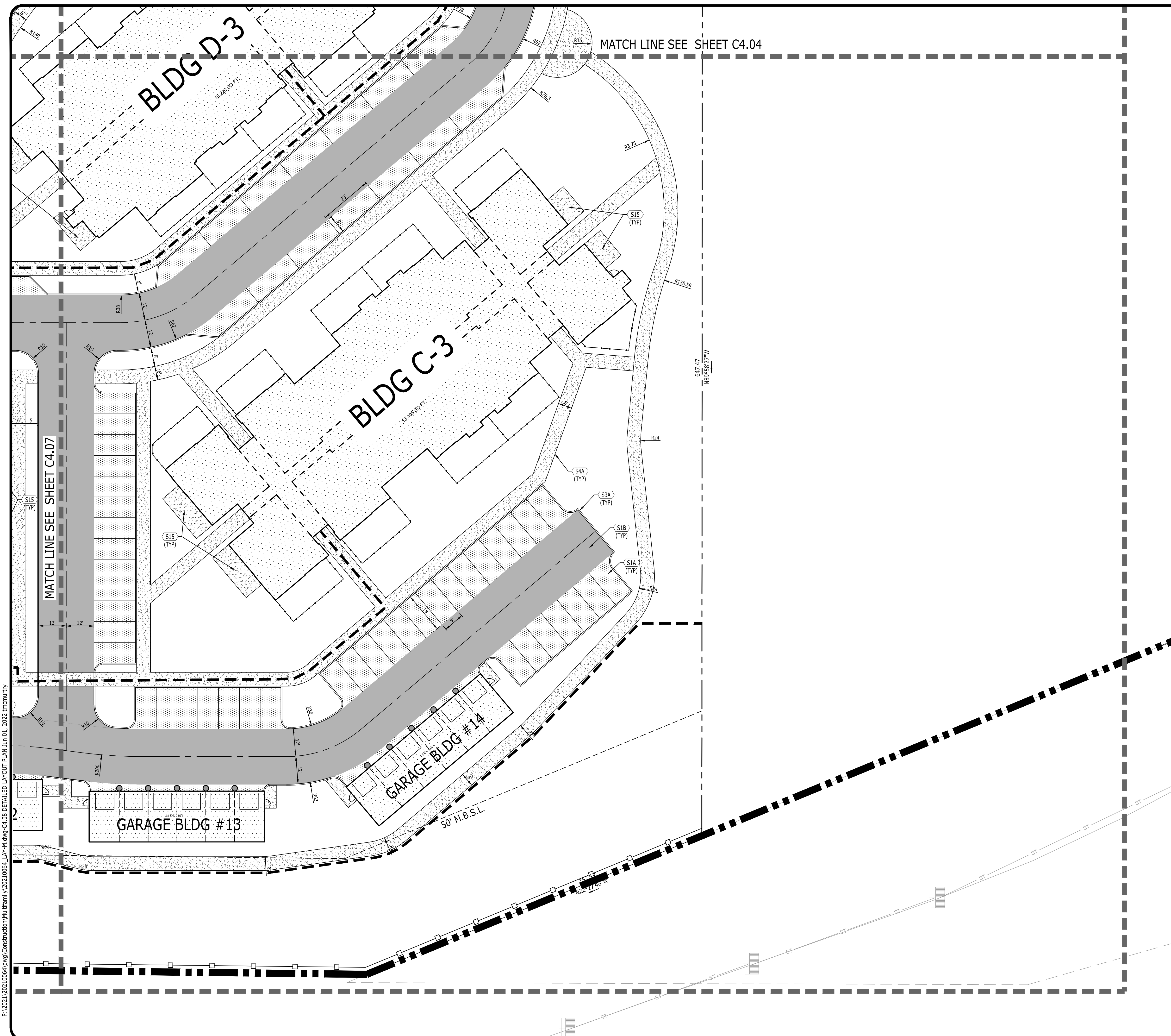
MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

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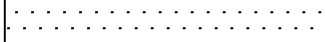
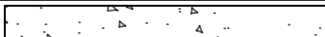
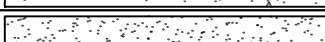
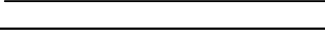
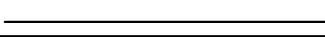
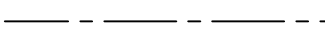
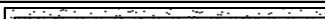
DRAWING TITLE

DETAILED LAYOUT
PLAN

PROJECT NUMBER	20210064
DRAWING NUMBER	C4.07



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
 S1A	ASPHALT PAVEMENT - LIGHT DUTY	
 S1B	ASPHALT PAVEMENT - HEAVY DUTY	
 S1C	ASPHALT PAVEMENT - OVERLAY	
 S2	CONCRETE PAVEMENT	
 S3A	CONCRETE POST CURB	
 S3B	CONCRETE EXTRUDED CURB	
 S3C	CONCRETE CURB & GUTTER	
 S4A	CONCRETE SIDEWALK	
 S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
 S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
 S5	SIDEWALK JOINTS	
 S6A	CONCRETE STAIRS WITH HANDRAIL	
 S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
 S7	ELEVATED WALK	
 S8	ACCESSIBLE SYMBOL	
 S9	ACCESSIBLE PARKING SPACE	
 S10A	ACCESSIBLE RAMP	
 S10B	ACCESSIBLE WINGED RAMP	
 S11	TACTILE WARNING SURFACE	
 S12	CONCRETE WHEELSTOP	
 S13A	RAMP WITH HANDRAIL	
 S13B	RAMP WITH HANDRAIL/GUARDRAIL	
 S14	ELECTRIC VEHICLE CHARGING STATION	
 S15	UTILITY PAD	
 S16	CONCRETE DUMPSTER PAD	
 S17	DRIVEWAY RAMP	
 S18	DIRECTIONAL ARROWS	
 S19	PEDESTRIAN CROSSWALK	
 S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
 S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
 S21A	GUARDRAIL	
 S21B	GUARDRAIL WITH HANDRAIL	
 S22A	CONCRETE RETAINING WALL	
 S22B	SEGMENTAL RETAINING WALL	
 S23	PAINTED STOP BAR (SPECIFY WIDTH)	
 S24A	SPECIALTY PAVERS (PEDESTRIAN)	
 S24B	SPECIALTY PAVERS (VEHICULAR)	

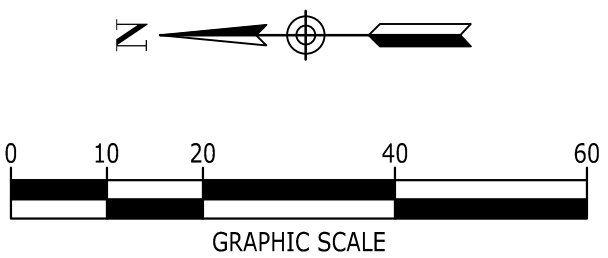
LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	
DARK COLORED PAVERS	
LIGHT COLORED PAVERS	
ADA ACCESSIBLE PATH	

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**FRONT STREET
PARTNERS**
3942 ELAM ROAD
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CONSTRUCTION DOCUMENTS

LANTERN COMMONS

MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

[illegible]

DRAWING TITLE

DETAILED LAYOUT
PLAN

PROJECT NUMBER	20210064
DRAWING NUMBER	

C4.08



Building A - Front Elevation | 1" = 32'



Building A - Side 1 Elevation | 1" = 32'

BUILDING A		
	Material Areas	Material Percentage
Front Elevation		
BRICK	2,190	41%
BOARD AND BATTEN	2,049	39%
FIBER CEMENT SIDING	1,057	20%
Total Per Façade	5,296	100%
Side 1 Elevation		
BRICK	978	40%
BOARD AND BATTEN	1,157	48%
FIBER CEMENT SIDING	296	12%
Total Per Façade	2,431	100%
Rear Elevation		
BRICK	2,190	41%
BOARD AND BATTEN	2,049	39%
FIBER CEMENT SIDING	1,057	20%
Total Per Façade	5,296	100%
Side 2 Elevation		
BRICK	978	40%
BOARD AND BATTEN	1,157	48%
FIBER CEMENT SIDING	296	12%
Total Per Façade	2,431	100%



Building A - Rear Elevation | 1" = 32'



Building A - Side 2 Elevation | 1" = 32'



Building B - Front Elevation | 1" = 32'



Building B - Side 1 Elevation | 1" = 32'



Building B - Rear Elevation | 1" = 32'



Building B - Side 2 Elevation | 1" = 32'

BUILDING B		
	Material Areas	Material Percentage
Front Elevation		
BRICK	3,015	42%
BOARD AND BATTEN	3,417	48%
FIBER CEMENT SIDING	709	10%
Total Per Façade	7,141	100%
Side 1 Elevation		
BRICK	978	40%
BOARD AND BATTEN	1,157	48%
FIBER CEMENT SIDING	296	12%
Total Per Façade	2,431	100%
Rear Elevation		
BRICK	3,015	42%
BOARD AND BATTEN	3,417	48%
FIBER CEMENT SIDING	709	10%
Total Per Façade	7,141	100%
Side 2 Elevation		
BRICK	1,081	61%
BOARD AND BATTEN	242	14%
FIBER CEMENT SIDING	436	25%
Total Per Façade	1,759	100%



Building C - Front Elevation | 1" = 32'



Building C - Side 1 Elevation | 1" = 32'



Building C - Rear Elevation | 1" = 32'



Building C - Side 2 Elevation | 1" = 32'

BUILDING C		
	Material Areas	Material Percentage
Front Elevation		
BRICK	3,155	46%
BOARD AND BATTEN	3,239	47%
FIBER CEMENT SIDING	459	7%
Total Per Façade	6,853	100%
Side 1 Elevation		
BRICK	1,415	51%
BOARD AND BATTEN	1,340	49%
FIBER CEMENT SIDING	0	0%
Total Per Façade	2,755	100%
Rear Elevation		
BRICK	3,155	46%
BOARD AND BATTEN	3,239	47%
FIBER CEMENT SIDING	459	7%
Total Per Façade	6,853	100%
Side 2 Elevation		
BRICK	1,415	51%
BOARD AND BATTEN	1,340	49%
FIBER CEMENT SIDING	0	0%
Total Per Façade	2,755	100%



Building D - Front Elevation | 1" = 32'



Building D - Side 1 Elevation | 1" = 32'



Building D - Rear Elevation | 1" = 32'



Building D - Side 2 Elevation | 1" = 32'

BUILDING D		
	Material Areas	Material Percentage
Front Elevation		
BRICK	1,463	40%
BOARD AND BATTEN	1,763	49%
FIBER CEMENT SIDING	398	11%
Total Per Façade	3,624	100%
Side 1 Elevation		
BRICK	978	40%
BOARD AND BATTEN	1,157	48%
FIBER CEMENT SIDING	296	12%
Total Per Façade	2,431	100%
Rear Elevation		
BRICK	1,463	40%
BOARD AND BATTEN	1,763	49%
FIBER CEMENT SIDING	398	11%
Total Per Façade	3,624	100%
Side 2 Elevation		
BRICK	1,081	61%
BOARD AND BATTEN	242	14%
FIBER CEMENT SIDING	436	25%
Total Per Façade	1,759	100%



Building E - Front Elevation | 1" = 32'



Building E - Side 1 Elevation | 1" = 32'



Building E - Rear Elevation | 1" = 32'



Building E - Side 2 Elevation | 1" = 32'

BUILDING E		
	Material Areas	Material Percentage
Front Elevation		
BRICK	2,491	42%
BOARD AND BATTEN	3,123	53%
FIBER CEMENT SIDING	264	4%
Total Per Façade	5,878	100%
Side 1 Elevation		
BRICK	978	40%
BOARD AND BATTEN	1,157	48%
FIBER CEMENT SIDING	296	12%
Total Per Façade	2,431	100%
Rear Elevation		
BRICK	2,491	42%
BOARD AND BATTEN	3,123	53%
FIBER CEMENT SIDING	264	4%
Total Per Façade	5,878	100%
Side 2 Elevation		
BRICK	1,081	61%
BOARD AND BATTEN	242	14%
FIBER CEMENT SIDING	436	25%
Total Per Façade	1,759	100%



Clubhouse Front Elevation | 1" = 16'



Clubhouse Rear Elevation | 1" = 16'



Clubhouse Side Elevation | 1" = 16'



Clubhouse Side Elevation | 1" = 16'

CLUBHOUSE		
	Material Areas	Material Percentage
South Elevation		
BRICK	837	53%
BOARD AND BATTEN	735	47%
FIBER CEMENT SIDING	0	0%
Total Per Façade	1,572	100%
West Elevation		
BRICK	732	54%
BOARD AND BATTEN	612	46%
FIBER CEMENT SIDING	0	0%
Total Per Façade	1,344	100%
North Elevation		
BRICK	428	41%
BOARD AND BATTEN	612	59%
FIBER CEMENT SIDING	0	0%
Total Per Façade	1,040	100%
East Elevation		
BRICK	541	43%
BOARD AND BATTEN	635	51%
FIBER CEMENT SIDING	81	6%
Total Per Façade	1,257	100%



No:	Date:	Revision:
1	Date 1	Revision 1

Client Contact: Martin Ing
(931) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21038.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

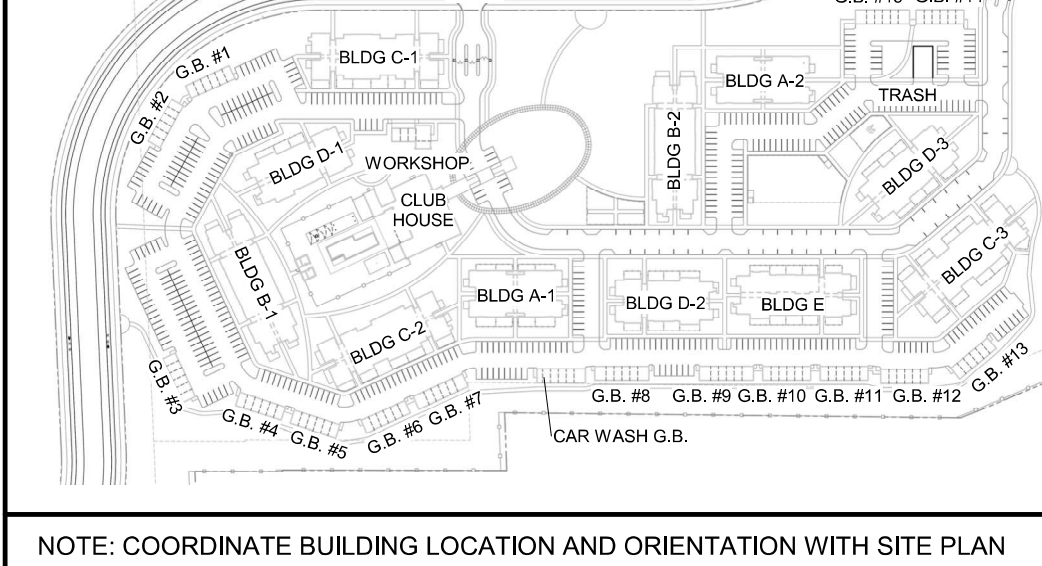
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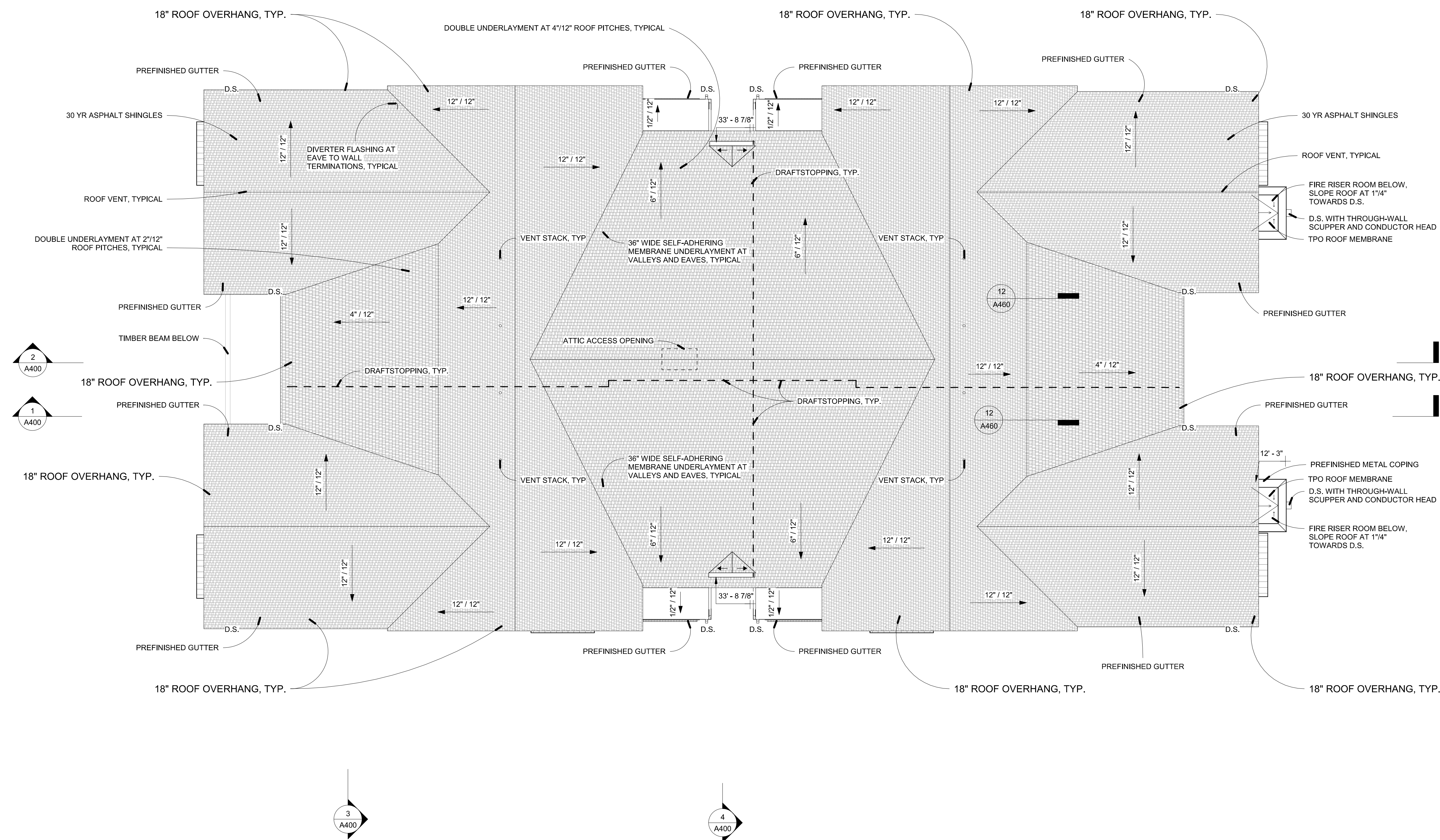
Drawing:
BUILDINGS A-1, A-2 -
ROOF PLAN

09/15/21

CONSTRUCTION DOCUMENTS

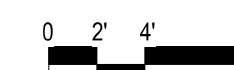
A104

SITE PLAN LEGEND	ROOF NOTES
	1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF. 2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS. 3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 550 FOR WIND UPLIFT RESISTANCE CLASS I40. 4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT. 5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN	6. IN GROUP P-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES ABOVE THE GRADE PLANE PROVIDE DRAFTSTOPPING IN ATTIC ASSEMBLIES NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS WHICHEVER IS SMALLER (SEE 710.4.2 EXCEPTION #3) 7. ICE & WATER SHIELD: ICE & WATER SHIELD IS APPLIED DIRECTLY TO THE SHEATHING FROM THE EDGE OF THE EAVE TO 48" BEYOND THE EXTERIOR WALL. THE UNDERLAYMENT SINGLE LAPS OVER THE ICE & WATER SHIELD 6" MIN. AT VALLEYS, 36" WIDE ICE & WATER SHIELD IS INSTALLED DIRECTLY TO THE SHEATHING, CENTERED IN THE VALLEY. 10" WATER SHIELD TO BE APPLIED AT THE BASE OF ANY VERTICAL WALL A MIN. OF 18" UP THE WALL AND 18" ONTO THE ROOF DECK. 8. UNDERLAYMENT: >= 4/12 - ASPHALT SHINGLES OVER 1 LAYER OF 30# UNDERLAYMENT INSTALLED DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD. <4/12 - ASPHALT SHINGLES OVER 2 LAYERS OF 30# UNDERLAYMENT OR 1 LAYER OF ICE AND WATER SHIELD DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.

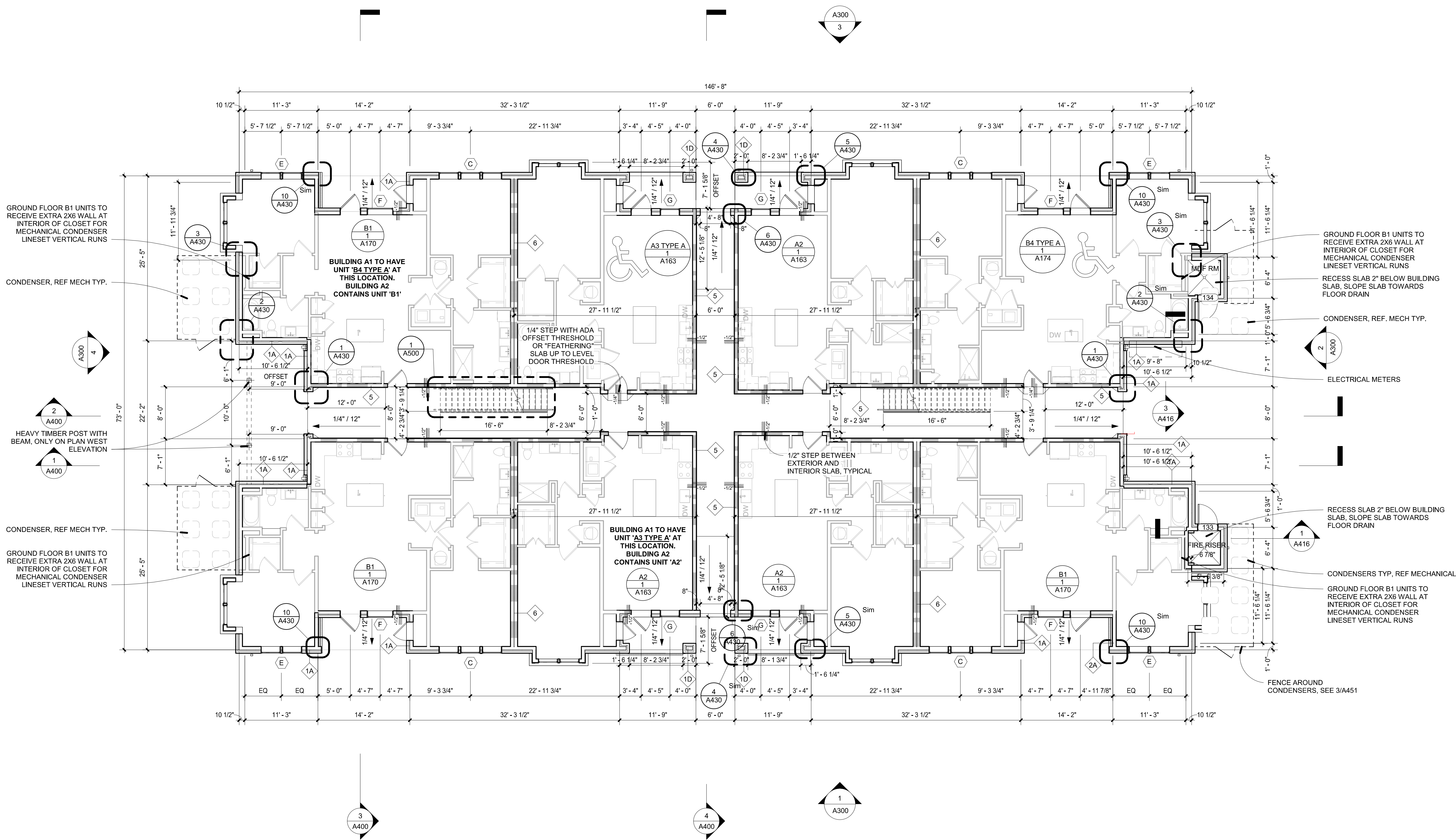


1 BUILDINGS A-1, A-2 - ROOF PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN

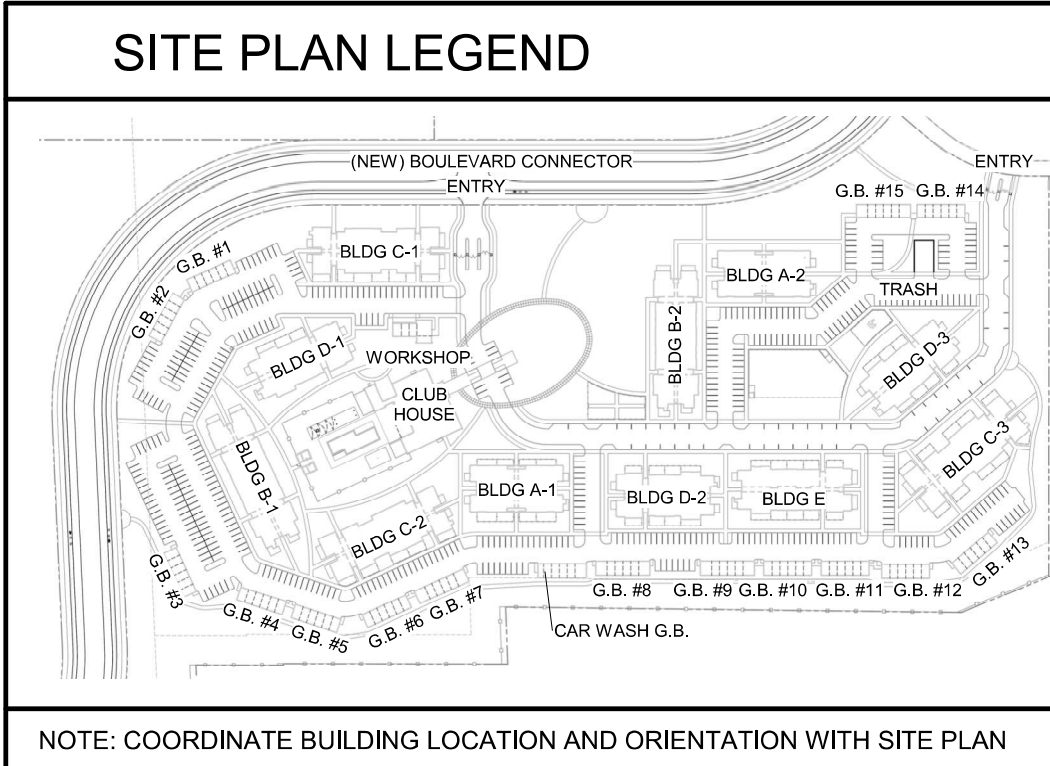
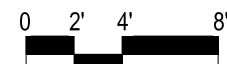


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1 BUILDINGS A-1, A-2 - 1ST FLOOR PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN



- PLAN NOTES**
1. ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 3. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
 4. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
 5. SEE SHEETS A200-A212 FOR EXTERIOR & INTERIOR WALL TYPES AND UL ASSEMBLIES.
 6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
 8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS. SLOPE AT 1/4" PER FOOT.
 9. SEE SHEET A220-A241 FOR EXTERIOR & INTERIOR SCHEDULE AND DETAIL INFORMATION.
 10. ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
 11. PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
 12. SEE ENLARGED STAIR PLANS FOR FIRE RATINGS.
 13. PROVIDE DRAFTSTOPPING IN FLOOR ASSEMBLIES ABOVE DWELLING UNIT SEPARATION WALLS AND ONE WALL OF THE CORRIDOR PER 718.4.2 EXCEPTION #1.

PLAN LEGEND

	1-HOUR RATED WALL
	DOOR NUMBER - REFER TO SHEET A220 FOR DOOR SCHEDULE
	WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE
	STOREFRONT NUMBER - REFER TO SHEETS A240-A241 FOR TYPES
	WALL TYPE - REFER TO SHEETS A200 - A201
	UNIT TYPE
	DETAIL NUMBER
	SHEET NUMBER
	ROOM NAME
	ROOM NUMBER
	OPEN TO BELOW
REFERENCE SHEET A500 FOR ALL STAIR PLANS AND SECTIONS	



No: Date: Revision:
1 Date 1 Revision 1

Client Contact: Martin Ing
(831) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21039.00

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Westfield, Indiana

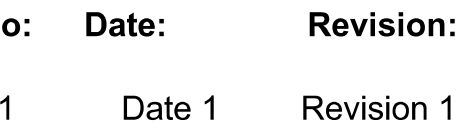
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Drawing:
BUILDINGS A-1, A-2 -
1ST FLOOR PLAN

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CONSTRUCTION DOCUMENTS

A101



Client Contact: Martin Ing
(931) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21038.00

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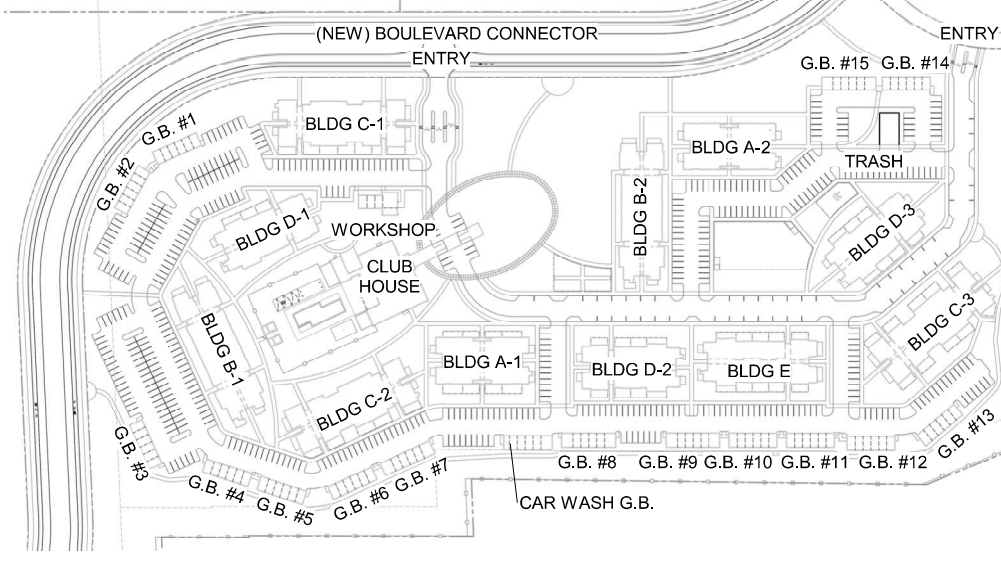
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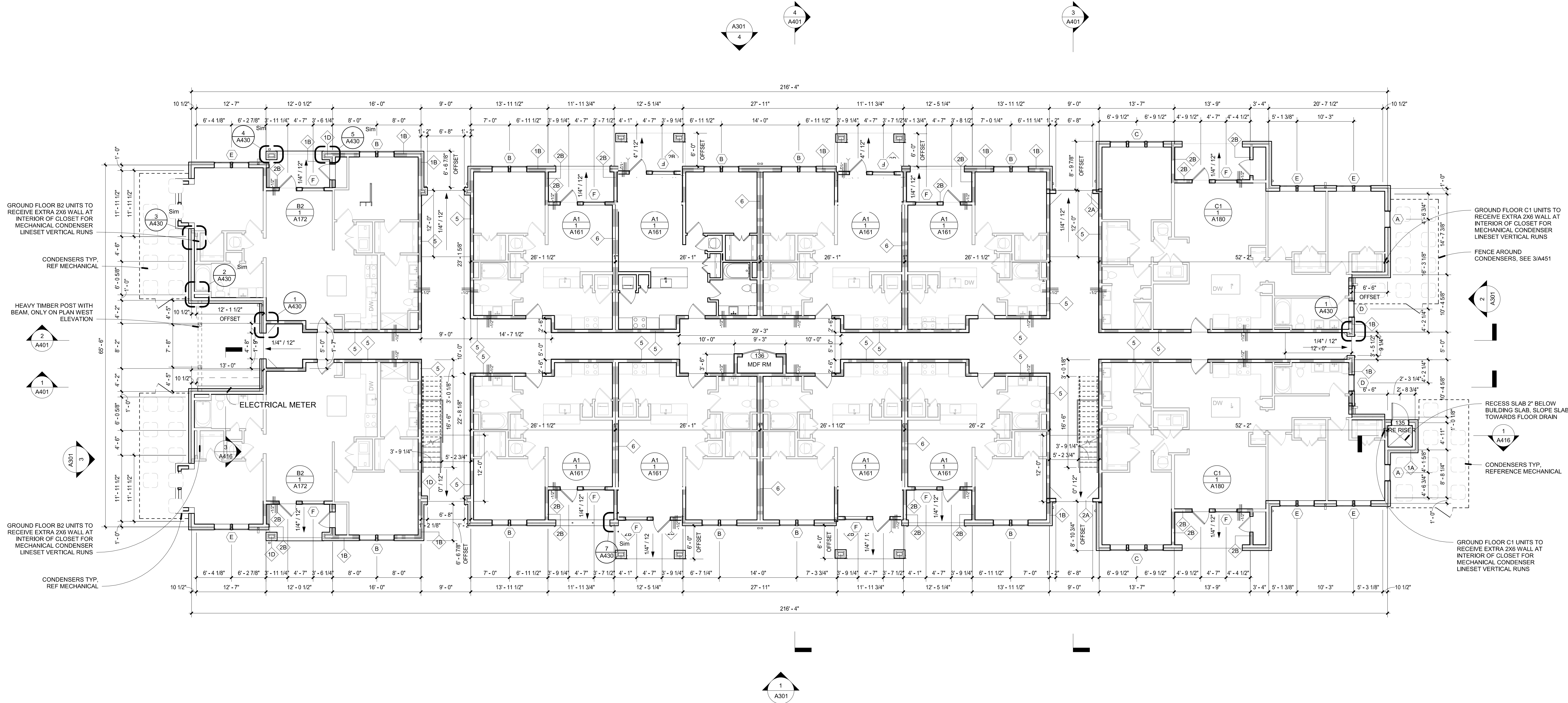
Westfield, Indiana

09/15/21

CONSTRUCTION DOCUMENTS

A111

SITE PLAN LEGEND	PLAN LEGEND	PLAN NOTES
 NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN	1-HOUR RATED WALL DOOR NUMBER - REFER TO SHEET A220 FOR DOOR SCHEDULE WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE STOREFRONT NUMBER - REFER TO SHEETS A240-A241 FOR TYPES WALL TYPE - REFER TO SHEETS A200 - A201 UNIT TYPE DETAIL NUMBER SHEET NUMBER ROOM NAME ROOM NUMBER OPEN TO BELOW	- ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. - ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. - ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP. - REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS. - SEE SHEETS A200-A212 FOR EXTERIOR & INTERIOR WALL TYPES AND UL ASSEMBLIES. - ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. - ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS. SLOPE AT 1/4" PER FOOT. - SEE SHEET A220-A241 FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION. - ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE. - PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS. - SEE ENLARGED STAIR PLANS FOR FIRE RATINGS. - PROVIDE DRAFT STOPPING IN FLOOR ASSEMBLIES ABOVE DWELLING UNIT SEPARATION WALLS AND ONE WALL OF THE CORRIDOR PER 718.4.2 EXCEPTION #1
	REFERENCE SHEET A500 FOR ALL STAIR PLANS AND SECTIONS	



1 BUILDINGS B-1, B-2 - 1ST FLOOR PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN

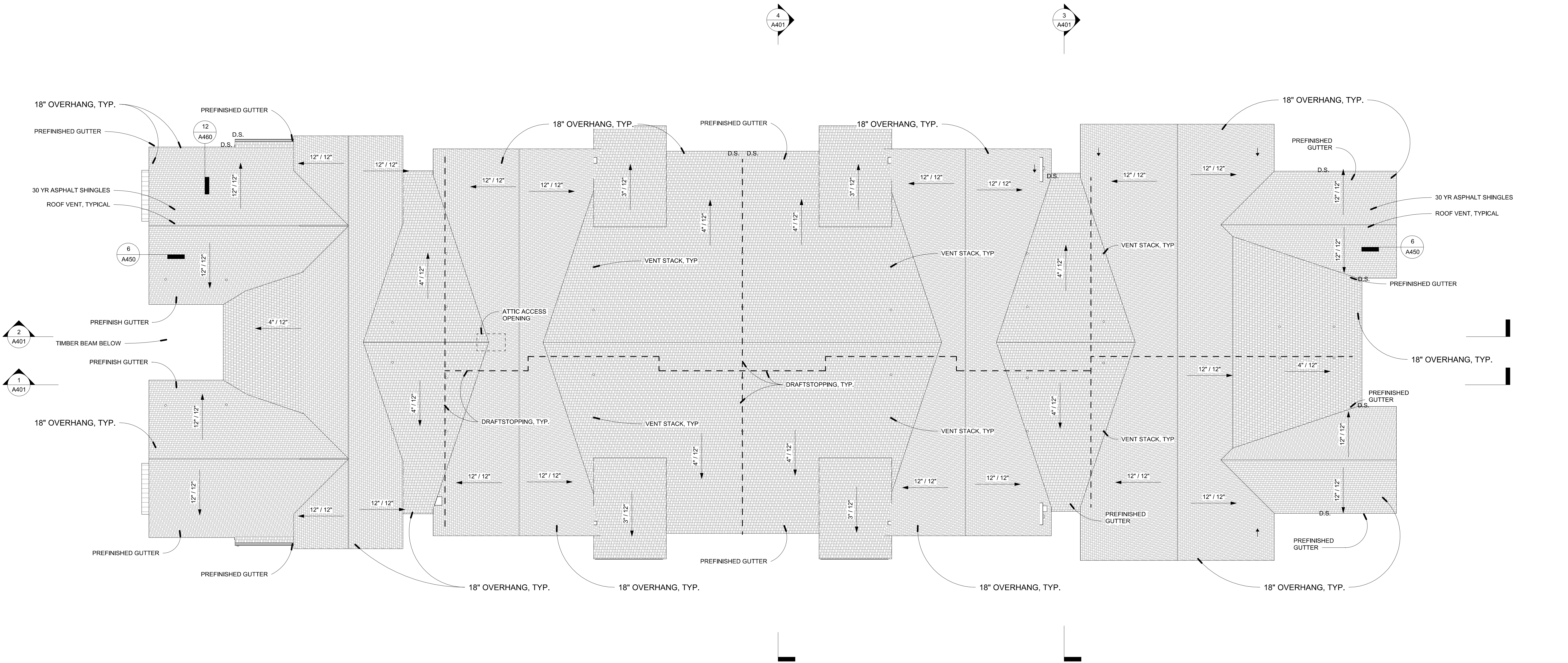
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Drawing:
BUILDINGS B-1, B-2 -
1ST FLOOR PLAN

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1 BUILDINGS B-1, B-2 - ROOF PLAN
1/8" = 1'-0"



ROOF NOTES

1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF.
2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS.
3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-90.
4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT.
5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
6. IN GROUP R-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES ABOVE THE GRADE PLANE PROVIDE DRAFTSTOPPING IN ATTIC ASSEMBLIES NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS WHICHEVER IS SMALLER (SEE 716.4.2 EXCEPTION #3).
7. ICE & WATER SHIELD: ICE & WATER SHIELD IS APPLIED DIRECTLY TO THE SHEATHING FROM THE EDGE OF THE EAVE TO 48" BEYOND THE EXTERIOR WALL. THE UNDERLAYMENT SHINGLE LAPS OVER THE ICE & WATER SHIELD 6" MIN. AT VALLEYS, 36" WIDE ICE & WATER SHIELD IS INSTALLED DIRECTLY TO THE SHEATHING, CENTERED IN THE VALLEY. ICE & WATER SHIELD TO BE APPLIED AT THE BASE OF ANY VERTICAL WALL A MIN. OF 18" UP THE WALL AND 18" ONTO THE ROOF DECK.
8. UNDERLAYMENT:
≥ 4/12 - ASPHALT SHINGLES OVER 1 LAYER OF 30# UNDERLAYMENT INSTALLED DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.
<4/12 - ASPHALT SHINGLES OVER 2 LAYERS OF 30# UNDERLAYMENT OR 1 LAYER OF ICE AND WATER SHIELD DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.

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SGS Contact: Chris Owens
SGS Project Number: 21038.00

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Westfield, Indiana

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Drawing:
BUILDINGS B-1, B-2 -
ROOF PLAN

09/15/21

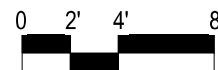
CONSTRUCTION DOCUMENTS

A114

1 BUILDINGS C-1, C-2, C-3 - 1ST FLOOR PLAN

1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN



SITE PLAN LEGEND

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN

PLAN NOTES

- ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD. FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD. FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS. TYP.
- REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
- SEE SHEETS A200-A212 FOR EXTERIOR & INTERIOR WALL TYPES AND UL ASSEMBLIES.
- ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
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- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS. SLOPE AT 1/4" PER FOOT.
- SEE SHEET A220-A241 FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
- ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
- PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
- SEE ENLARGED STAIR PLANS FOR FIRE RATINGS.
- PROVIDE DRAFTSTOPPING IN FLOOR ASSEMBLIES ABOVE DWELLING UNIT SEPARATION WALLS AND ONE WALL OF THE CORRIDOR PER 716.4.2 EXCEPTION #1.

PLAN LEGEND

1-HOUR RATED WALL

DOOR NUMBER - REFER TO SHEET A220 FOR DOOR SCHEDULE

WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE

STOREFRONT NUMBER - REFER TO SHEETS A240-A241 FOR TYPES

WALL TYPE - REFER TO SHEETS A200 - A201

UNIT TYPE

DETAIL NUMBER

SHEET NUMBER

ROOM NAME

ROOM NUMBER

OPEN TO BELOW

REFERENCE SHEET A500 FOR ALL STAIR PLANS AND SECTIONS



No:	Date:	Revision:
1	Date 1	Revision 1

Client Contact: Martin Ing
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SGS Contact: Chris Owens
SGS Project Number: 21039.00

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Drawing:
BUILDINGS C-1, C-2, C-3
- 1ST FLOOR PLAN

09/15/21
CONSTRUCTION DOCUMENTS

A121

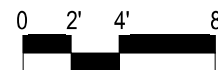
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Westfield, Indiana

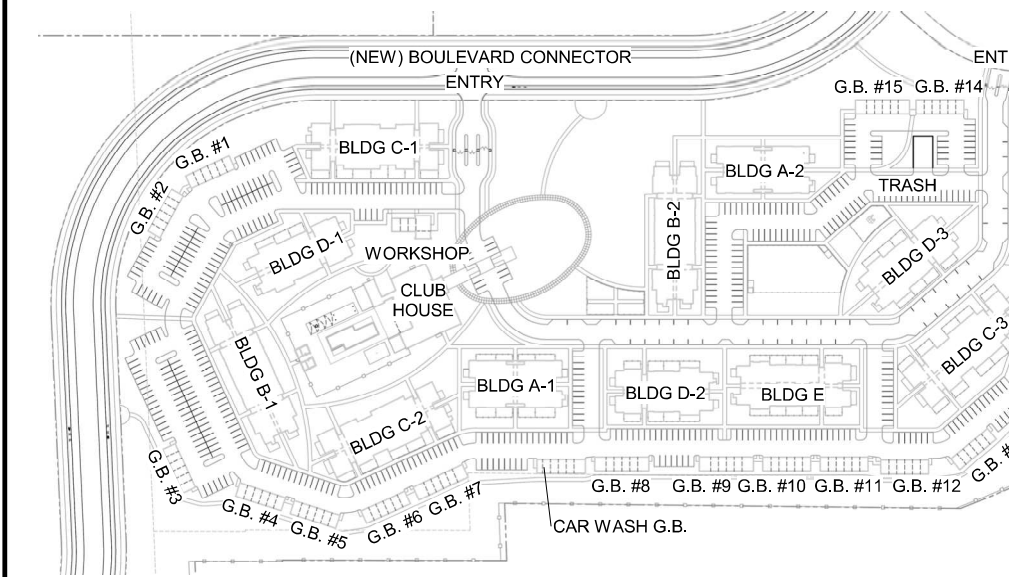
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1 BUILDINGS C-1, C-2, C-3 - ROOF PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN



SITE PLAN LEGEND



NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN

ROOF NOTES

1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF.
2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS.
3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-90.
4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT.
5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
6. IN GROUP R-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES ABOVE THE GRADE PLANE PROVIDE DRAFTSTOPPING IN ATTIC ASSEMBLIES NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS WHICHEVER IS SMALLER (SEE 716.4.2 EXCEPTION #3).
7. ICE & WATER SHIELD: ICE & WATER SHIELD IS APPLIED DIRECTLY TO THE SHEATHING FROM THE EDGE OF THE EAVE TO 48" BEYOND THE EXTERIOR WALL. THE UNDERLAYMENT SHINGLE LAPS OVER THE ICE & WATER SHIELD 6" MIN. AT VALLEYS, 36" WIDE ICE & WATER SHIELD IS INSTALLED DIRECTLY TO THE SHEATHING, CENTERED IN THE VALLEY. ICE & WATER SHIELD TO BE APPLIED AT THE BASE OF ANY VERTICAL WALL A MIN. OF 18" UP THE WALL AND 18" ONTO THE ROOF DECK.
8. UNDERLAYMENT:
-> 4/12 - ASPHALT SHINGLES OVER 1 LAYER OF 30# UNDERLAYMENT INSTALLED DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.
-<4/12 - ASPHALT SHINGLES OVER 2 LAYERS OF 30# UNDERLAYMENT OR 1 LAYER OF ICE AND WATER SHIELD DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.



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1 Date 1 Revision 1

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SGS Contact: Chris Owens
SGS Project Number: 21039.00

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Westfield, Indiana

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Drawing:
BUILDINGS C-1, C-2, C-3
- ROOF PLAN

09/15/21

CONSTRUCTION DOCUMENTS

A124



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1	Date 1	Revision 1
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Client Contact: Martin Ing
(931) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21038.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201

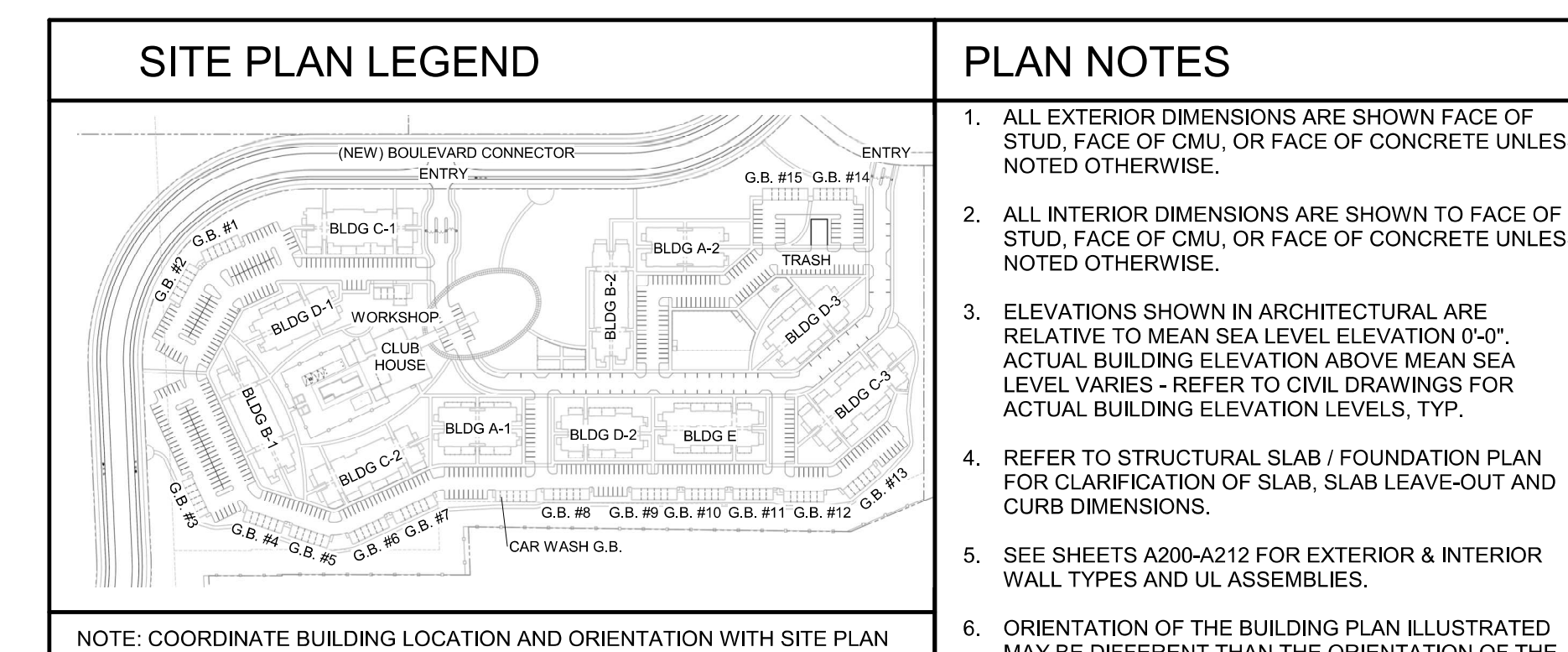
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Drawing:
BUILDING D-1, D-2, D-3 -
1ST FLOOR PLAN

09/15/21

CONSTRUCTION DOCUMENTS

A131

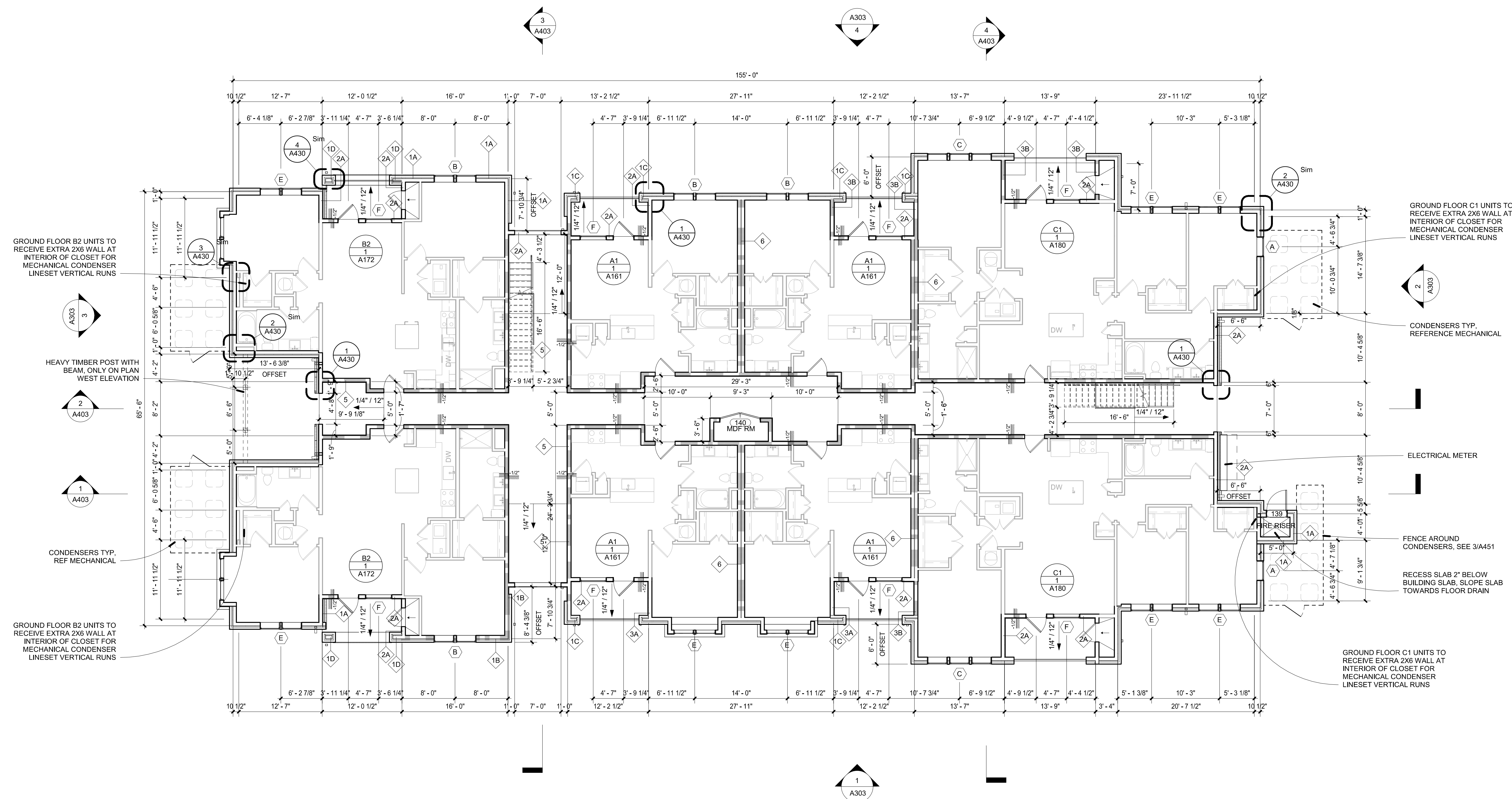


- ## PLAN NOTES
1. ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 3. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION "0'-0". ACTUAL DRAINING TO GRADE/RETENTION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
 4. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
 5. SEE SHEETS A200-A217 FOR EXTERIOR & INTERIOR WALL TYPES AND JOINT ASSEMBLIES.
 6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
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 9. SEE SHEET A200-A241 FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
 10. ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
 11. PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
 12. SEE ENLARGED STAIR PLANS FOR FIRE RATINGS.
 13. PROVIDE DRAFTSTOPPING IN FLOOR ASSEMBLIES ABOVE DWELLING UNIT SEPARATION WALLS AND ONE SIDE OF THE CORNER JOINTS.

PLAN LEGEND

- 1-HOUR RATED WALL**
- DOOR NUMBER - REFER TO SHEET A220 FOR DOOR SCHEDULE**
- WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE**
- STOREFRONT NUMBER - REFER TO SHEETS A240-A241 FOR TYPES**
- WALL TYPE - REFER TO SHEETS A200 - A201**
- UNIT TYPE**
- DETAIL NUMBER**
- SHEET NUMBER**
- ROOM NAME**
- ROOM NUMBER**
- OPEN TO BELOW**

REFERENCE SHEET A500 FOR ALL STAIR PLANS
AND SECTIONS



1 BUILDINGS D-1, D-2, D-3 - 1ST FLOOR PLAN

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

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN





No:	Date:	Revision:
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1	Date 1	Revision 1
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Client Contact: Martin Ing
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SGS Contact: Chris Owens
SGS Project Number: 21038.00

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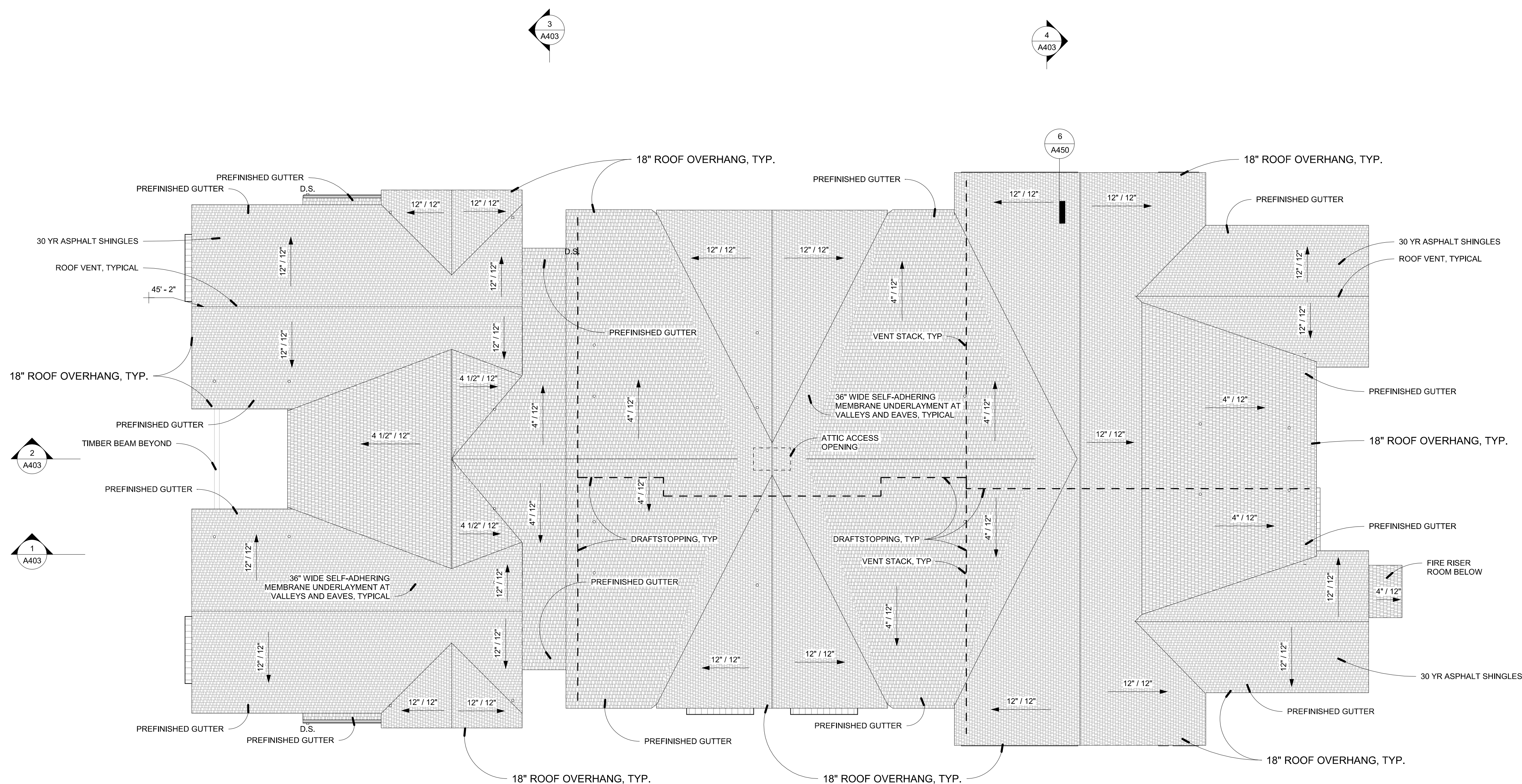
Drawing:
BUILDING D-1, D-2, D-3 -
ROOF PLAN

09/15/21

CONSTRUCTION DOCUMENTS

A134

SITE PLAN LEGEND	ROOF NOTES
	1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF. 2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS. 3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH U.L. 550 FOR WIND UPLIFT RESISTANCE CLASS I-90. 4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT. 5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH. 6. IN GROUP P-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES ABOVE THE GRADE PLANE PROVIDE DRAFTSTOPPING IN ATTIC ASSEMBLIES NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS WHICHEVER IS SMALLER (SEE 718.4.2 EXCEPTION #3) 7. ICE & WATER SHIELD: ICE & WATER SHIELD IS APPLIED DIRECTLY TO THE SHEATHING FROM THE EDGE OF THE EAVE TO 48" BEYOND THE EXTERIOR WALL. THE UNDERLAYMENT SINGLE LAPS OVER THE ICE & WATER SHIELD 6" MIN. AT VALLEYS, 36" WIDE ICE & WATER SHIELD IS INSTALLED DIRECTLY TO THE SHEATHING, CENTERED IN THE VALLEY. 16" WATER SHIELD TO BE APPLIED AT THE BASE OF ANY VERTICAL WALL. A MIN. OF 18" UP THE WALL AND 18" ONTO THE ROOF DECK. 8. UNDERLAYMENT: >= 4/12 - ASPHALT SHINGLES OVER 1 LAYER OF 30# UNDERLAYMENT INSTALLED DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD. <4/12 - ASPHALT SHINGLES OVER 2 LAYERS OF 30# UNDERLAYMENT OR 1 LAYER OF ICE AND WATER SHIELD DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.
NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN	



1 BUILDINGS D-1, D-2, D-3 - ROOF PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN





No: Date: Revision:

1 Date 1 Revision 1

Client Contact: Martin Ing
(931) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21038.00

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Memphis, TN 37208

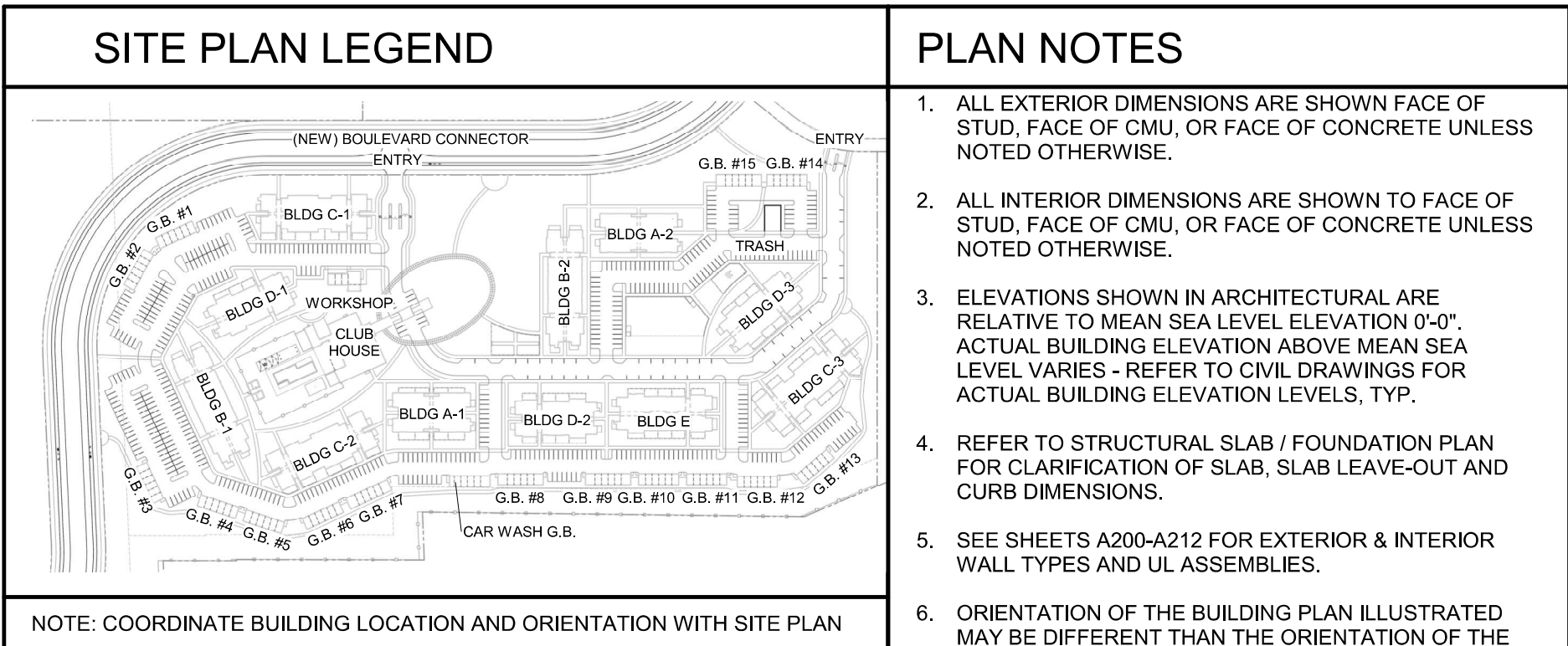
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Drawing:
**BUILDING E - 1ST
FLOOR PLAN**

09/15/21

CONSTRUCTION DOCUMENTS

A141

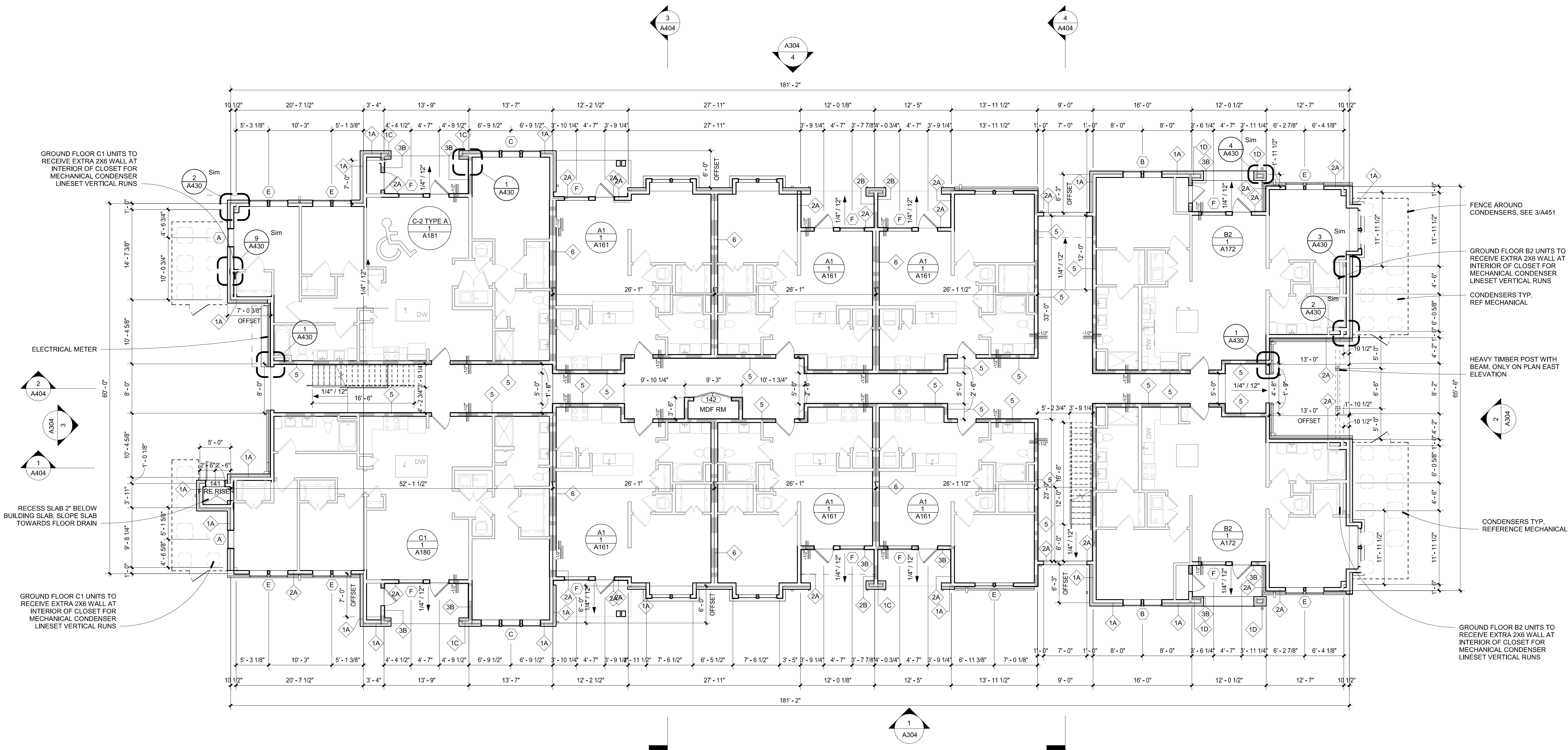


- # PLAN NOTES
1. ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 3. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS. TYP.
 4. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CHANGELINES.
 5. SEE SHEETS A220-A212 FOR EXTERIOR & INTERIOR WALL TYPES AND UL ASSEMBLIES.
 6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, DATA, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
 8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS. SLOPE AT PER FOOT.
 9. SEE SHEET A220-A241 FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
 10. ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
 11. PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALL.
 12. SEE ENLARGED STAIR PLANS FOR FIRE RATINGS.
 13. PROVIDE DRAFTS/TOPPING IN FLOOR ASSEMBLIES ABOVE DRAFTS/TOPPING IN WALL ASSEMBLIES. ONE WALL OF THE CORRIDOR PER 718.4.2 EXCEPTION #1

PLAN LEGEND

- 1-HOUR RATED WALL**
- DOOR NUMBER - REFER TO SHEET A230 FOR DOOR SCHEDULE**
- WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE**
- STORE/FRONT NUMBER - REFER TO SHEETS A240-A241 FOR TYPES**
- WALL TYPE - REFER TO SHEETS A200 - A201**
- UNIT TYPE**
- DETAIL NUMBER**
- SHEET NUMBER**
- ROOM NAME**
- ROOM NUMBER**
- OPEN TO BELOW**

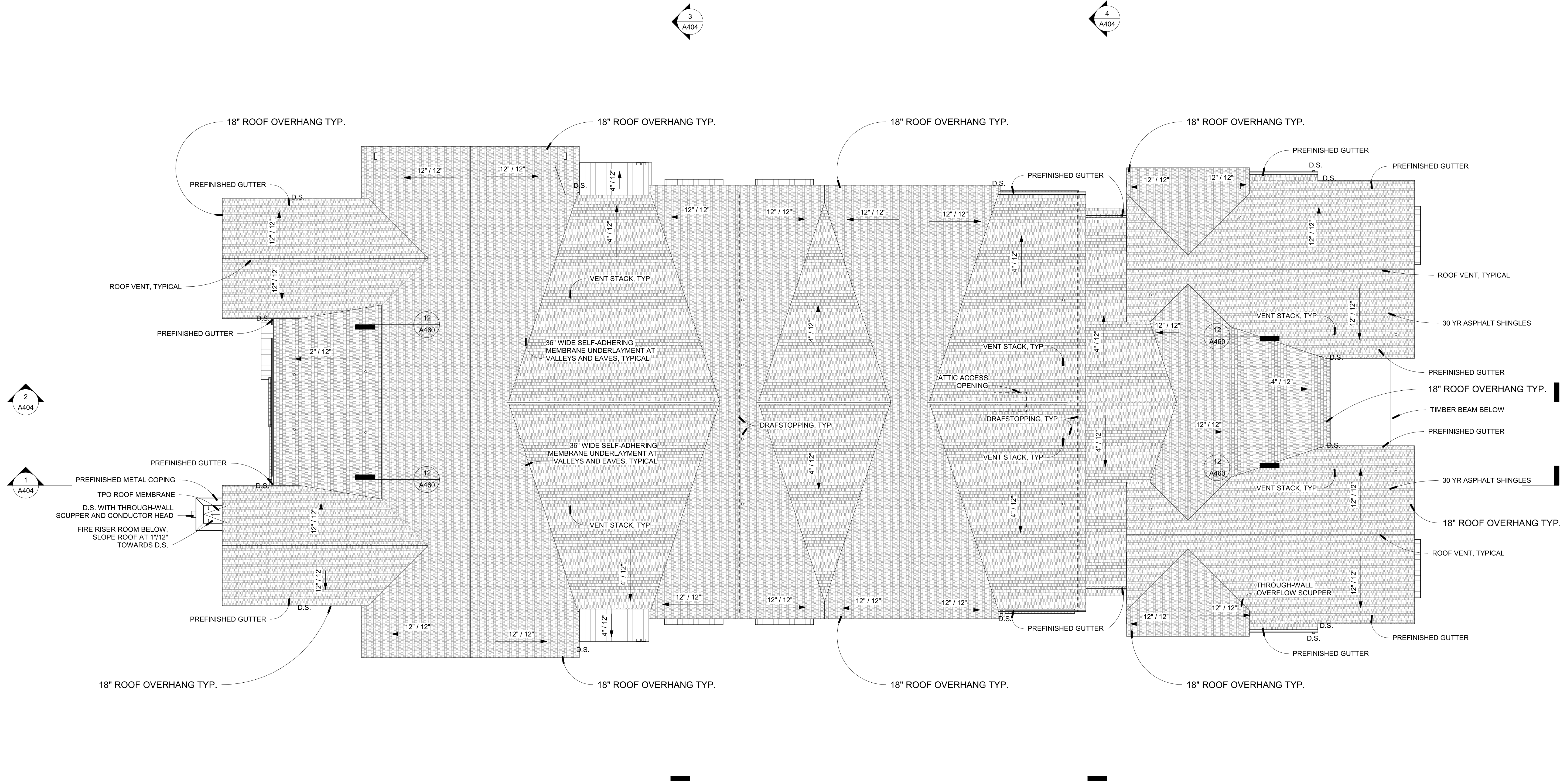
**REFERENCE SHEET A500 FOR ALL STAIR PLANS
AND SECTIONS**



1 BUILDING E - 1ST FLOOR PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN





1 BUILDING E - ROOF PLAN
1/8" = 1'-0"

NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN



SITE PLAN LEGEND	ROOF NOTES
NOTE: COORDINATE BUILDING LOCATION AND ORIENTATION WITH SITE PLAN	1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF. 2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS. 3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-90. 4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT. 5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH. 6. IN GROUP R-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES ABOVE THE GRADE PLANE PROVIDE DRAFTSTOPPING IN ATTIC ASSEMBLIES NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS WHICHEVER IS SMALLER (SEE 716.4.2 EXCEPTION #3). 7. ICE & WATER SHIELD: ICE & WATER SHIELD IS APPLIED DIRECTLY TO THE SHEATHING FROM THE EDGE OF THE EAVE TO 48" BEYOND THE EXTERIOR WALL. THE UNDERLAYMENT SHINGLE LAPS OVER THE ICE & WATER SHIELD 6" MIN. AT VALLEYS, 36" WIDE ICE & WATER SHIELD IS INSTALLED DIRECTLY TO THE SHEATHING, CENTERED IN THE VALLEY. ICE & WATER SHIELD TO BE APPLIED AT THE BASE OF ANY VERTICAL WALL A MIN. OF 18" UP THE WALL AND 18" ONTO THE ROOF DECK. 8. UNDERLAYMENT: -> 4/12 - ASPHALT SHINGLES OVER 1 LAYER OF 30# UNDERLAYMENT INSTALLED DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD. -<4/12 - ASPHALT SHINGLES OVER 2 LAYERS OF 30# UNDERLAYMENT OR 1 LAYER OF ICE AND WATER SHIELD DIRECTLY TO THE SHEATHING OR OVER ICE AND WATER SHIELD.



No:	Date:	Revision:
1	Date 1	Revision 1

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Westfield, Indiana

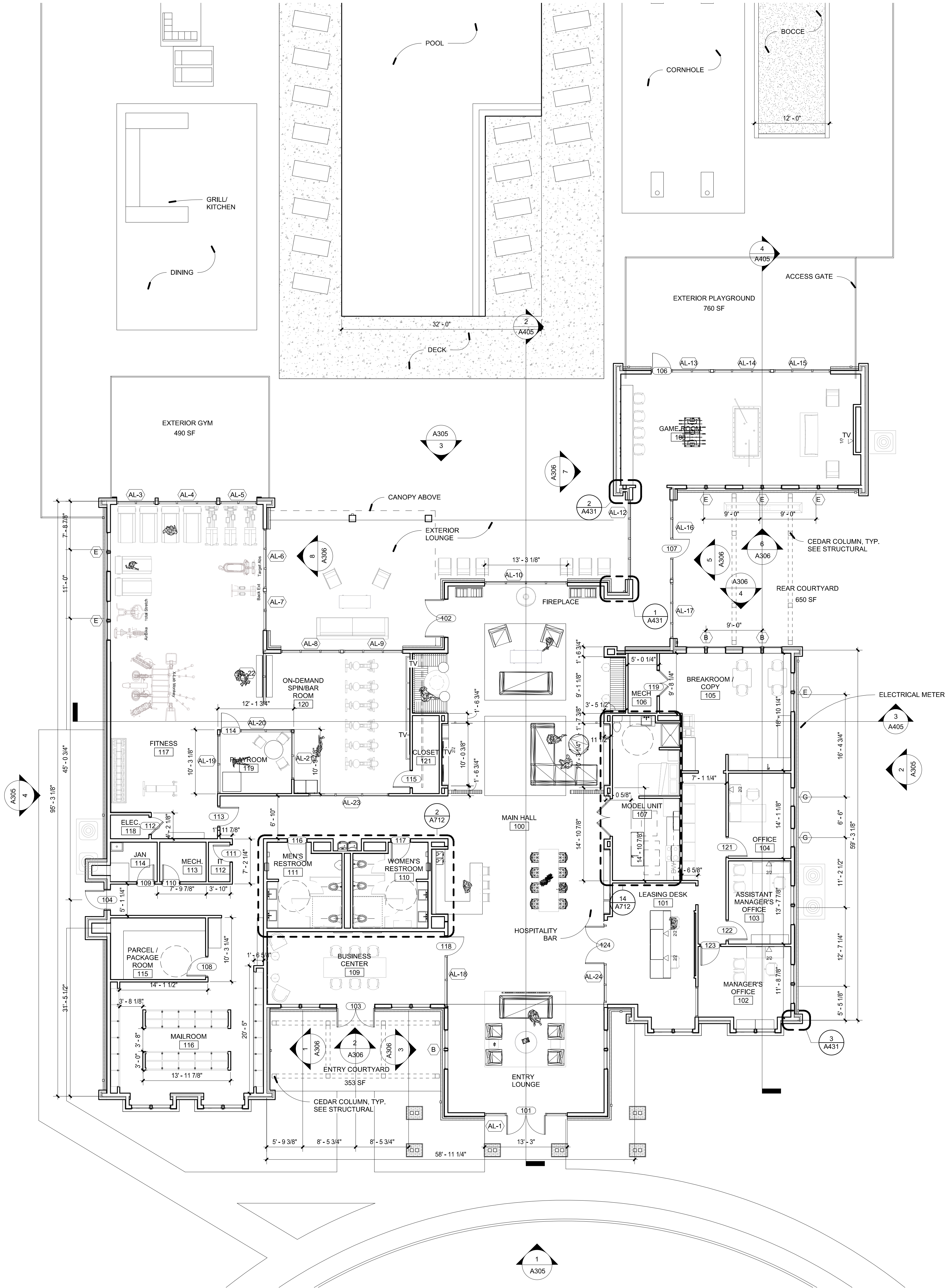
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Drawing:
BUILDING E - ROOF PLAN

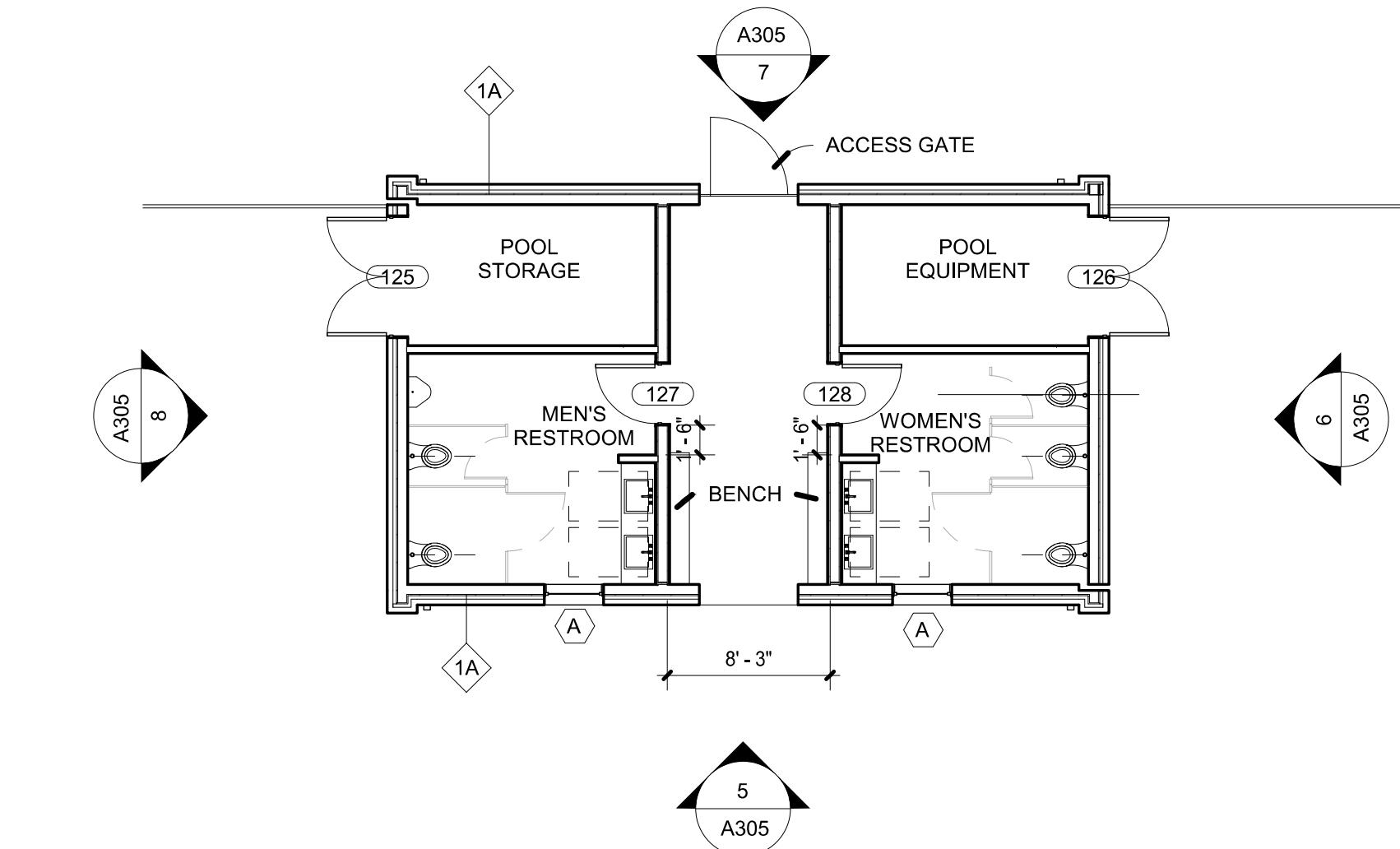
09/15/21
CONSTRUCTION DOCUMENTS

A144

1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"



- PLAN NOTES**
1. ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
 3. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 10'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
 4. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
 5. SEE SHEETS A200-A212 FOR EXTERIOR & INTERIOR WALL TYPES AND UL ASSEMBLIES.
 6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
 8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS. SLOPE AT 1/4" PER FOOT.
 9. SEE SHEET A220-A241 FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
 10. ALL FIRE RATED INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
 11. PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
 12. SEE ENLARGED STAIR PLANS FOR FIRE RATINGS.
 13. PROVIDE DRAFTSTOPPING IN FLOOR ASSEMBLIES ABOVE DWELLING UNIT SEPARATION WALLS AND ONE WALL OF THE CORRIDOR PER 718.4.2 EXCEPTION #1.



2 POOL HOUSE FLOOR PLAN
1/8" = 1'-0"



No: Date: Revision:
1 Date 1 Revision 1

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Westfield, Indiana

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Drawing:
CLUBHOUSE FLOOR PLAN

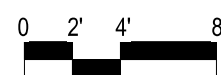
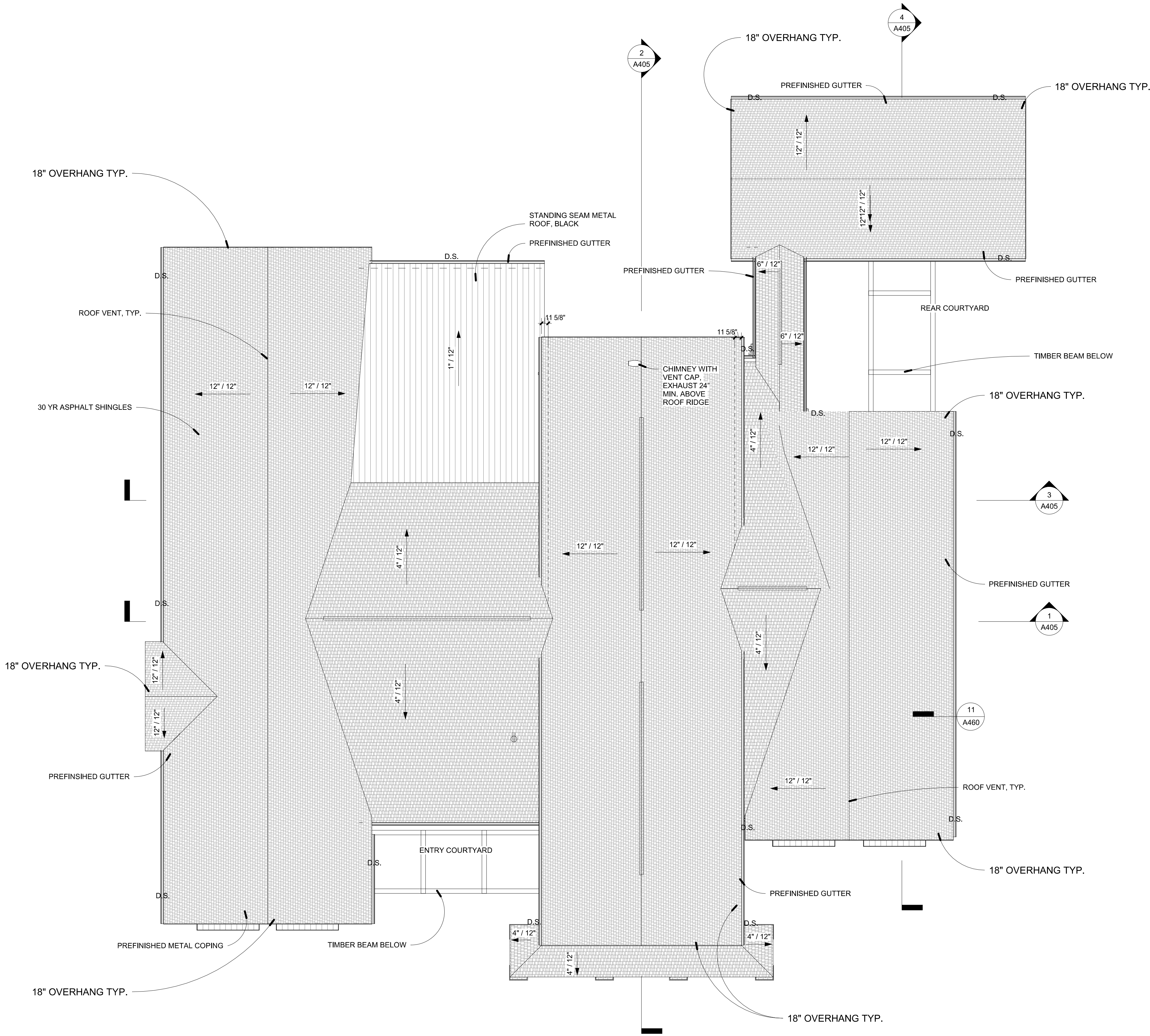
09/15/21
CONSTRUCTION DOCUMENTS

A151

5/23/2022 5:08:58 PM

1 CLUBHOUSE ROOF PLAN

1/8" = 1'-0"



CLUBHOUSE ROOF NOTES

1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF.
2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS.
3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-80.
4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT.
5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
6. ALL PARAPET HEIGHTS ARE RELATIVE TO THE 0'-0" ELEVATION.

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Drawing:
CLUBHOUSE ROOF
PLAN

09/15/21

CONSTRUCTION DOCUMENTS

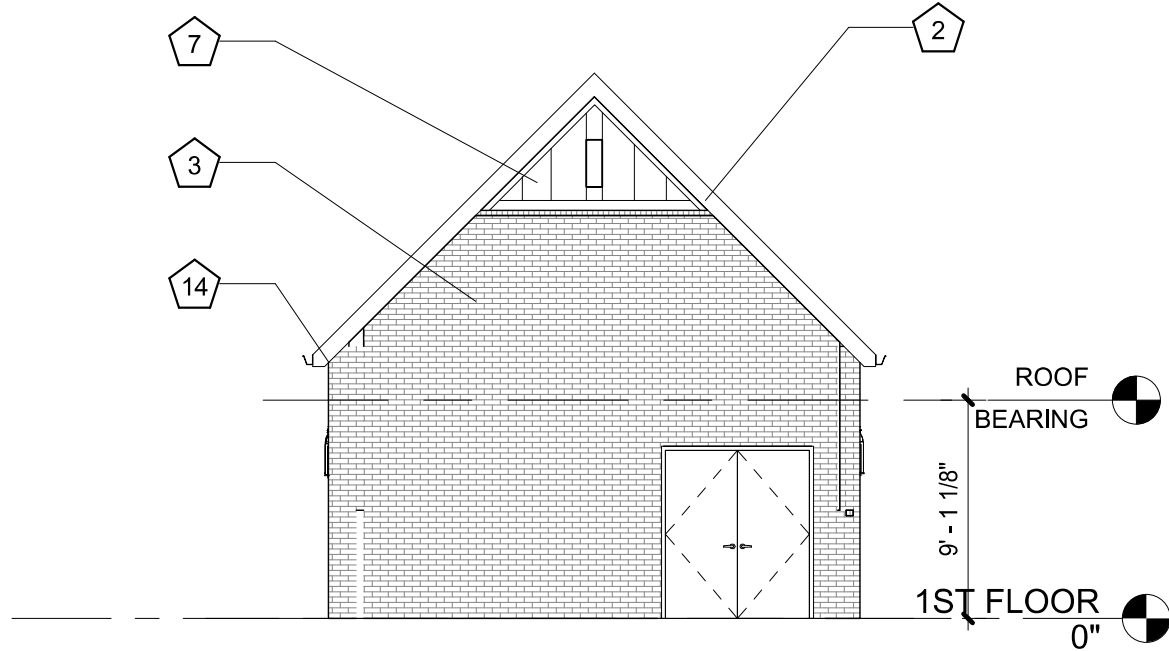
A152

POOL HOUSE		
	Material Areas	Material Percentage
South Elevation		
BRICK	160	48%
BOARD AND BATTEN	173	52%
FIBER CEMENT SIDING	0	0%
Total Per Façade	333	100%
West Elevation		
BRICK	336	94%
BOARD AND BATTEN	23	6%
FIBER CEMENT SIDING	0	0%
Total Per Façade	359	100%
North Elevation		
BRICK	160	48%
BOARD AND BATTEN	173	52%
FIBER CEMENT SIDING	0	0%
Total Per Façade	333	100%
East Elevation		
BRICK	336	94%
BOARD AND BATTEN	23	6%
FIBER CEMENT SIDING	0	0%
Total Per Façade	359	100%

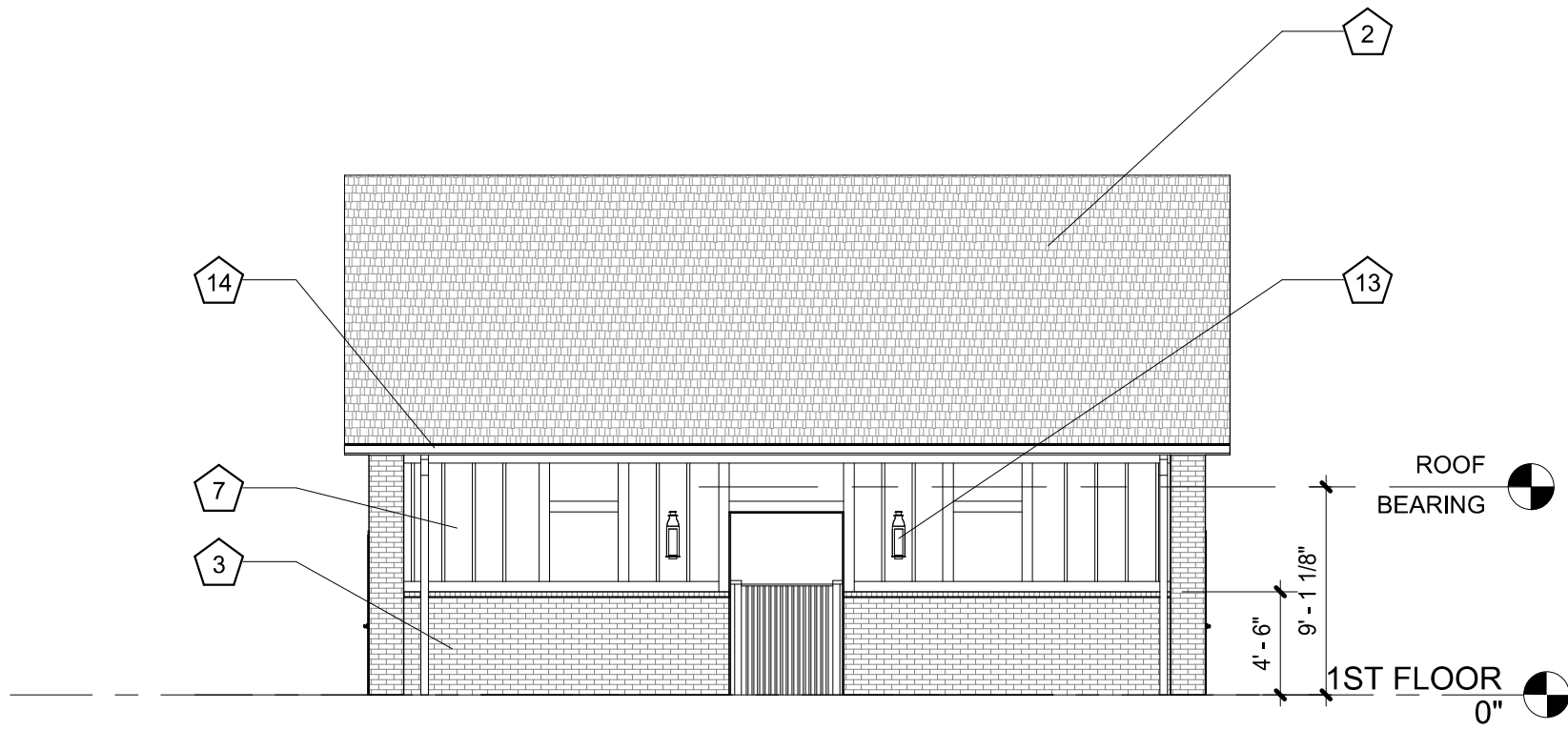


ELEVATION NOTES - NOT ALL KEYNOTES USED	
1	METAL COPING CAP; BLACK
2	ASPHALT SHINGLE; COORDINATE COLOR WITH ARCHITECT
3	WHITE BRICK; GENERAL SHALE WINTERHAVEN
4	FIBER CEMENT LAP SIDING; COLOR: LIGHT GREY
5	FIBER CEMENT WRAPPED DECORATIVE WOOD LINTEL
6	ELECTRICAL METERS
7	FIBER CEMENT VERTICAL BOARD AND BATTEN; COLOR: WARM DARK GREY
8	BRICK WATERTABLE; GENERAL SHALE WINTERHAVEN
9	DECORATIVE BRICK RECESS
10	FIBER CEMENT LAP SIDING; COLOR MATCH TO STAINED WOOD CEDAR ELEMENTS
11	FIBER CEMENT LAP SIDING; COLOR: DARK GREY/BLACK
12	METAL CANOPY
13	EXTERIOR LIGHT SCONCE
14	GUTTER AND DOWNSPOUT; BLACK
15	STOREFRONT
16	TIMBER BEAM AND POST; CEDAR, COORDINATE STAIN WITH ARCHITECT
17	EXHAUST VENTS, PAINT TO MATCH CLADDING MATERIAL SURROUNDING VENT, USE PLINTH BLOCKS AT FIBER CEMENT
18	PATIO EXTERIOR SCONCE; MOUNTED AT 6' TO BOTTOM OF FIXTURE
19	CONDUCTOR HEAD AND DOWNSPOUT; BLACK
20	PREFABRICATED METAL RAILING; BLACK
21	THROUGH WALL OVERFLOW SCUPPER; BLACK
22	CHANDELIER
23	AWNING FOR ELECTRICAL METERS

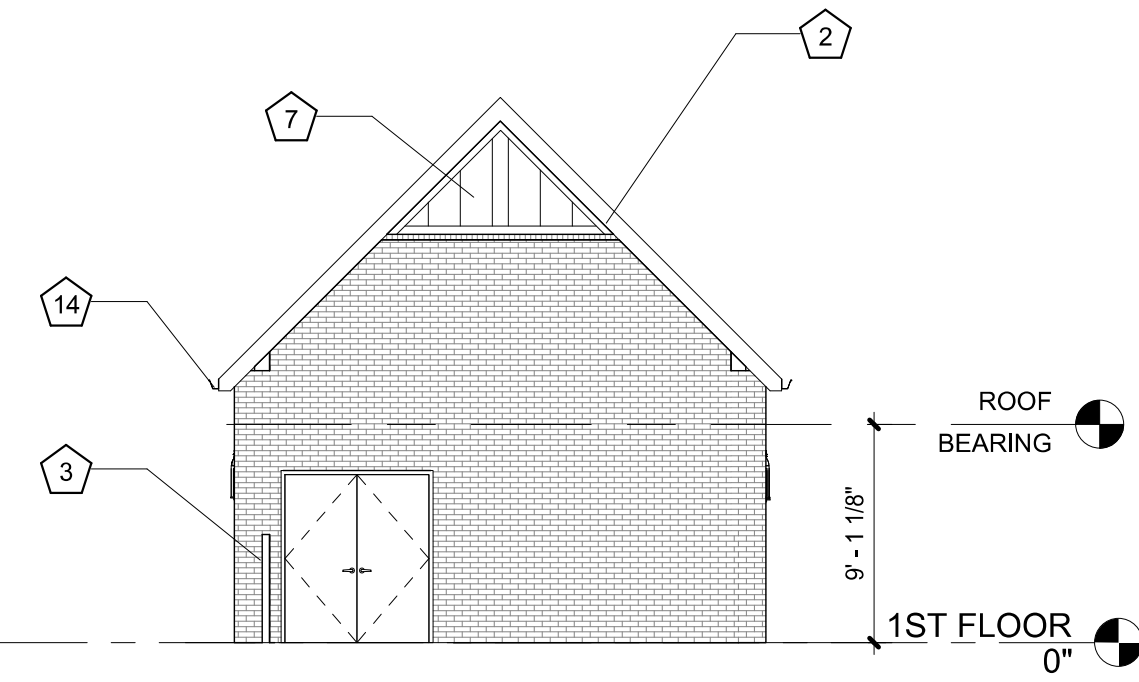
5 POOL HOUSE SOUTH ELEVATION
1/8" = 1'-0"



6 POOL HOUSE EAST ELEVATION
1/8" = 1'-0"



7 POOL HOUSE NORTH ELEVATION
1/8" = 1'-0"



8 POOL HOUSE WEST ELEVATION
1/8" = 1'-0"



No: Date: Revision:

1 Date 1 Revision 1

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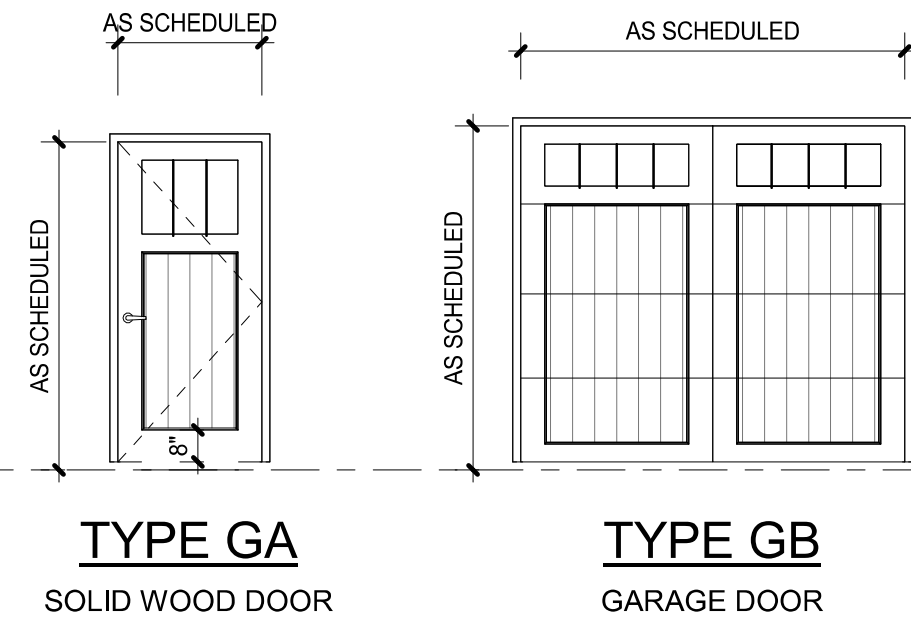
Drawing:
CLUBHOUSE EXTERIOR ELEVATIONS

09/15/21
CONSTRUCTION DOCUMENTS

A305

GARAGE DOOR SCHEDULE														
MARK	WIDTH	HEIGHT	THICK	DOOR					FRAME					REMARKS
				MATERIAL	FINISH	TYPE	RATING	GLAZING	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	
G01	3'-0"	6'-8"	1 3/4"	WOOD		GA	-	Yes	-					GARAGE ENTRY
G02	8'-0"	7'-0"	1"	ALUMINUM WITH WOOD FINISH		GB	-	Yes	-					SECTIONAL GARAGE DOOR W/ OPERATOR

GARAGE DOOR ELEVATIONS



FRAMING NOTES

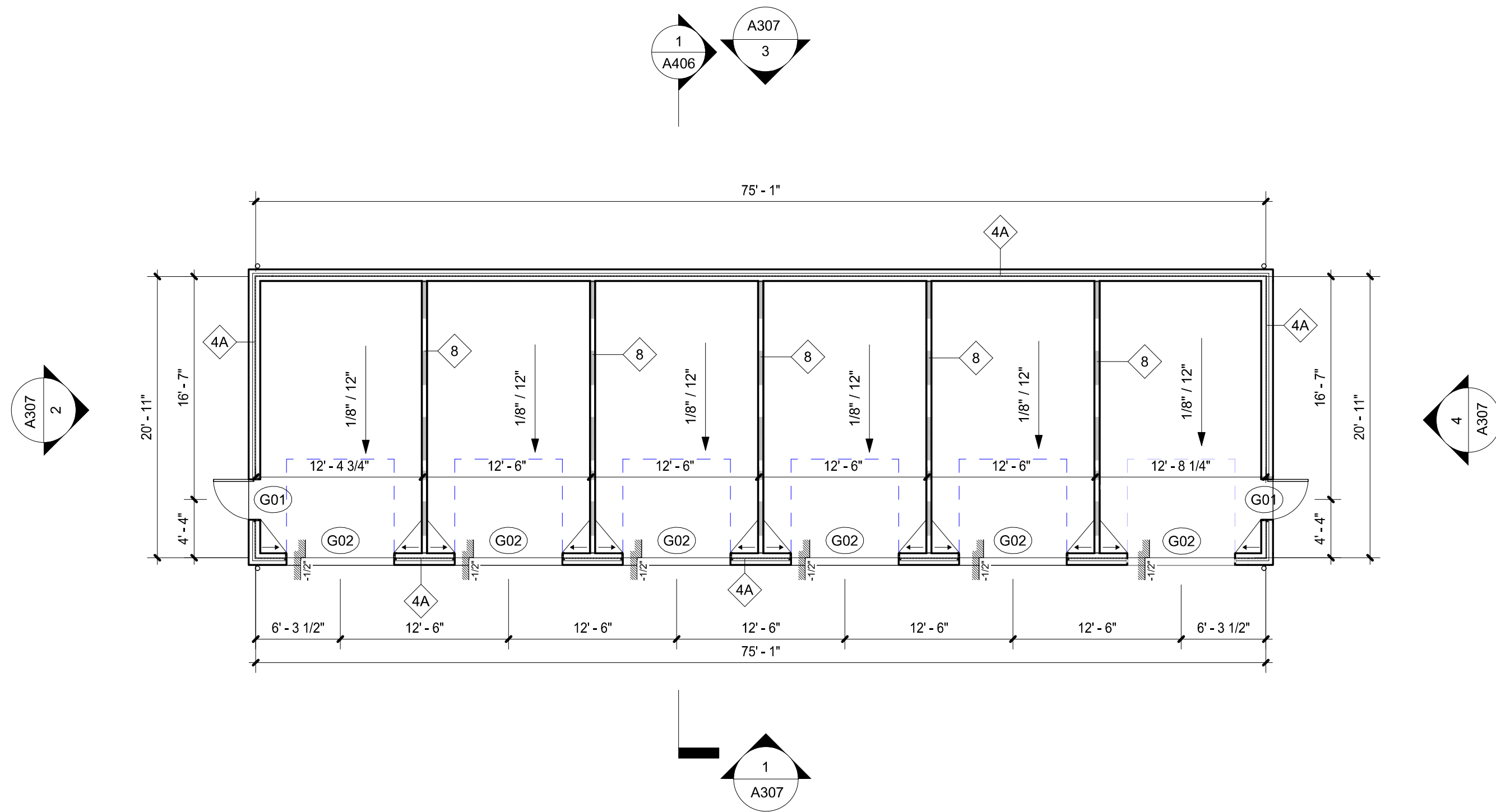
1. EXTERIOR STUDS ARE 2X4, REFERENCE STRUCTURAL FOR ADDITIONAL DETAIL
2. INTERIOR WALL STUDS ARE 2X4 UNLESS OTHERWISE NOTED
3. CEILINGS: 9'-0"
4. ALL WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE UNLESS OTHERWISE NOTED
5. SEE STRUCTURAL FOR EXTERIOR SHEATHING THICKNESS
6. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
7. SEE SITE PLAN FOR BUILDING ORIENTATION AND LOCATION ON SITE

ROOF NOTES

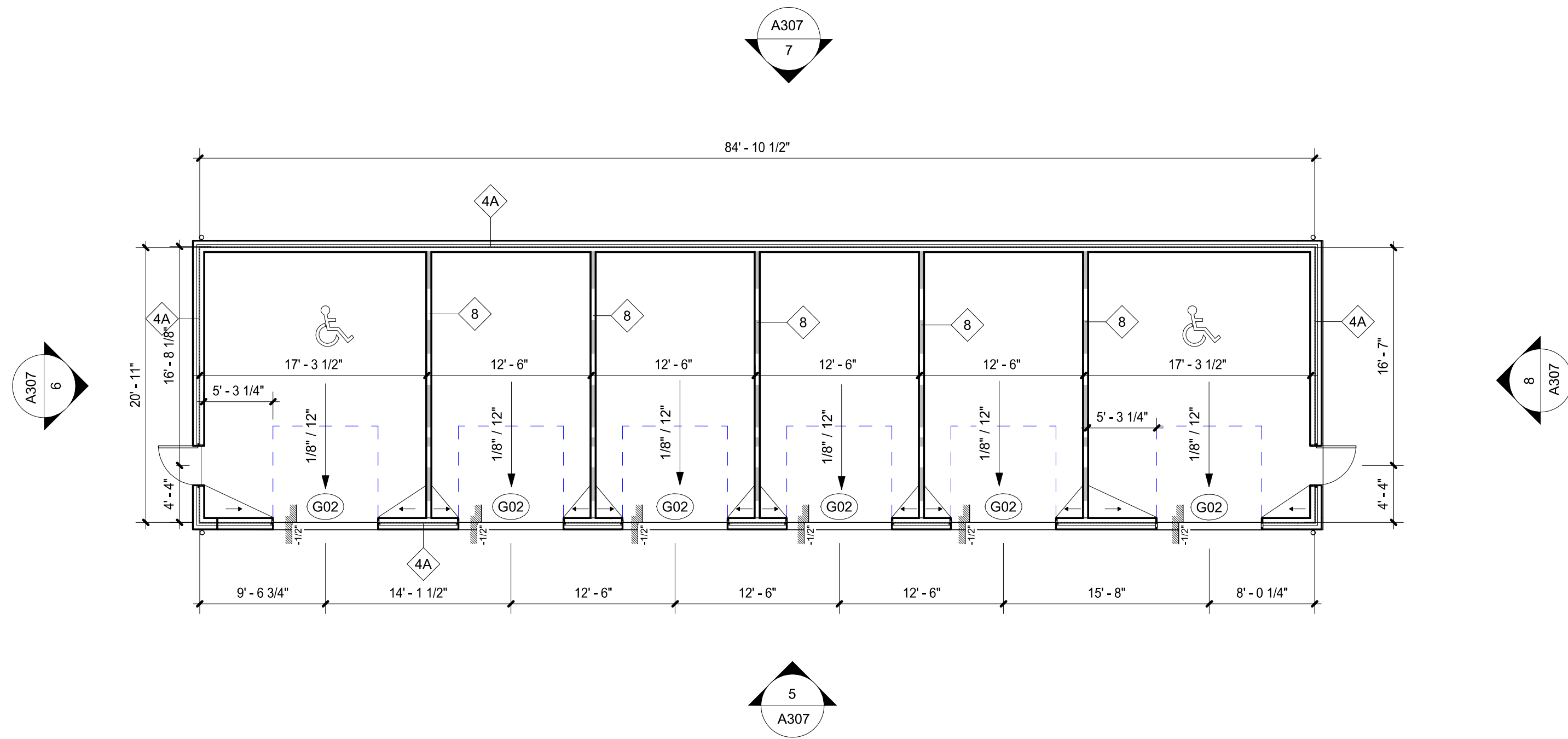
1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF.
2. REFER TO SHEET A460 FOR DETAILS & MECHANICAL/PLUMBING ROOF PENETRATIONS.
3. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-90.
4. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT.
5. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
6. PROVIDE DRAFTSTOPPING ABOVE GARAGE SEPARATION WALLS

ENLARGED PLAN LEGEND

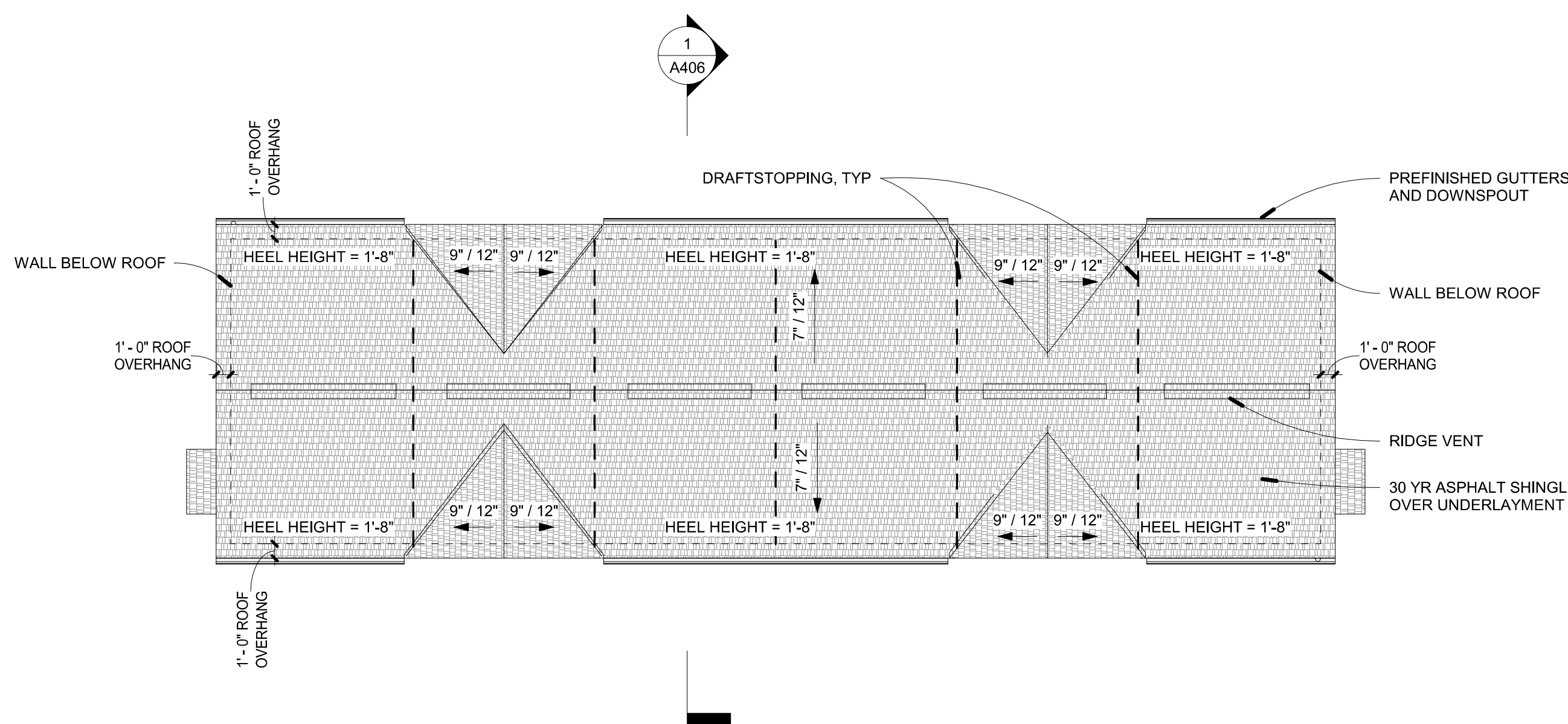
- 1-HOUR RATED WALL
- DOOR NUMBER - REFER TO SHEET A220 FOR DOOR SCHEDULE
- WINDOW NUMBER - REFER TO SHEET A230 FOR WINDOW SCHEDULE
- WALL TYPE - REFER TO SHEETS A200



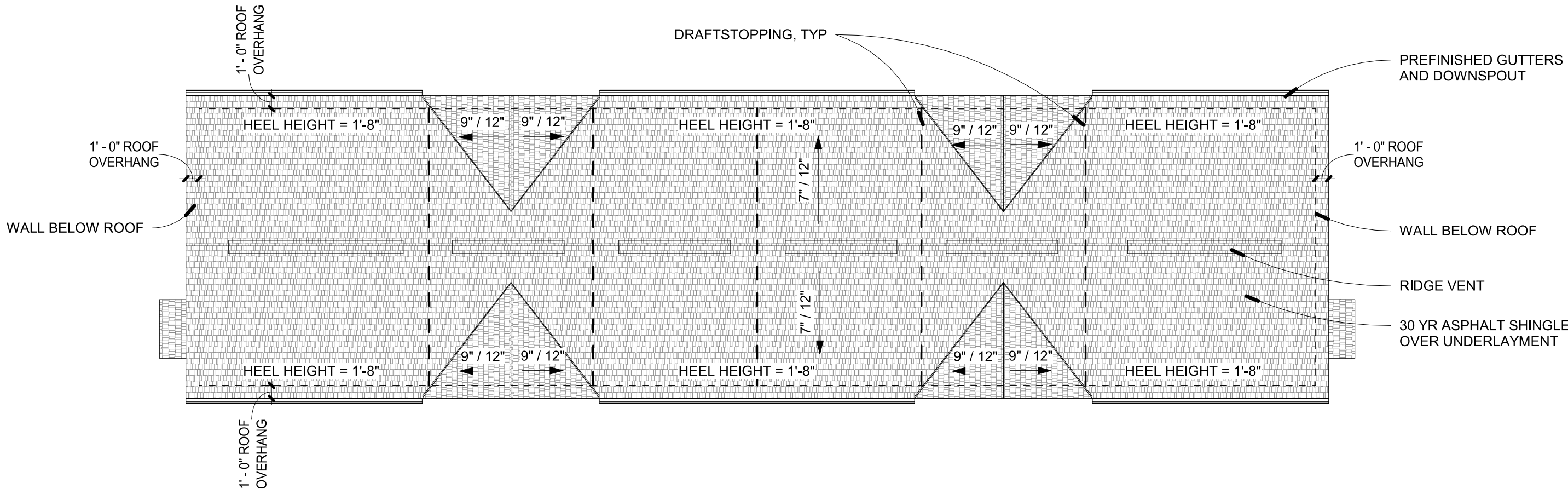
1 GARAGE A PLAN (GARAGE BUILDING #S: 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, & 14)
1/8" = 1'-0"



2 GARAGE B PLAN (GARAGE BUILDING #S: 7, 8, 9, & 15)
1/8" = 1'-0"



3 GARAGE A ROOF PLAN
1/8" = 1'-0"



4 GARAGE B ROOF PLAN
1/8" = 1'-0"



No: 1 Date: 1 Revision: 1

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SGS Project Number: 21039.00

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Westfield, Indiana

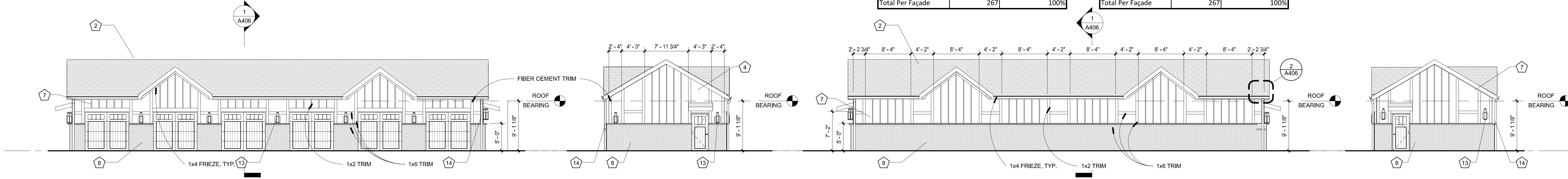
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Drawing:
GARAGE A, GARAGE B -
PLAN, NOTES &
SCHEDULE

09/15/21
CONSTRUCTION DOCUMENTS

A153

5/23/2022 5:11:20 PM

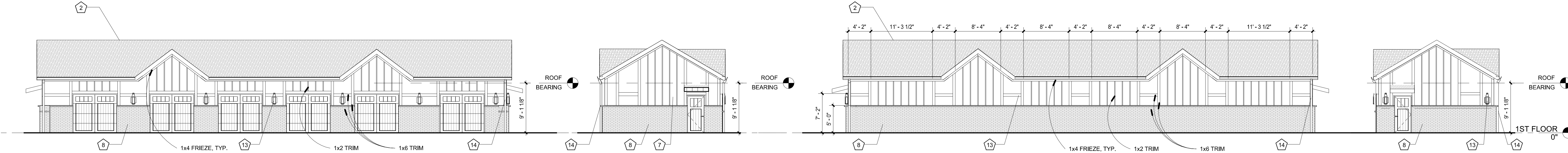


1 GARAGE A - FRONT ELEVATION
1/8" = 1'-0"

2 GARAGE A - SIDE ELEVATION
1/8" = 1'-0"

3 GARAGE A - REAR ELEVATION
1/8" = 1'-0"

4 GARAGE A - SIDE ELEVATION
1/8" = 1'-0"



5 GARAGE B - FRONT ELEVATION
1/8" = 1'-0"

6 GARAGE B - SIDE ELEVATION
1/8" = 1'-0"

7 GARAGE B - REAR ELEVATION
1/8" = 1'-0"

8 GARAGE B - SIDE ELEVATION
1/8" = 1'-0"

GARAGE A BUILDING		
	Material Areas	Material Percentage
Front Elevation		
BRICK	173	41%
BOARD AND BATTEN	252	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	425	100%
Side 1 Elevation		
BRICK	110	41%
BOARD AND BATTEN	157	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	267	100%
Rear Elevation		
BRICK	317	41%
BOARD AND BATTEN	456	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	773	100%
Side 2 Elevation		
BRICK	110	41%
BOARD AND BATTEN	157	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	267	100%

GARAGE B BUILDING		
	Material Areas	Material Percentage
Front Elevation		
BRICK	251	42%
BOARD AND BATTEN	347	58%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	598	100%
Side 1 Elevation		
BRICK	110	41%
BOARD AND BATTEN	157	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	267	100%
Rear Elevation		
BRICK	368	41%
BOARD AND BATTEN	532	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	900	100%
Side 2 Elevation		
BRICK	110	41%
BOARD AND BATTEN	157	59%
FIBER CEMENT SIDING	0%	0%
Total Per Façade	267	100%

ELEVATION NOTES - NOT ALL KEYNOTES USED	
1	METAL COPING CAP; BLACK
2	ASPHALT SHINGLE; COORDINATE COLOR WITH ARCHITECT
3	WHITE BRICK; GENERAL SHALE WINTERHAVEN
4	FIBER CEMENT LAP SIDING; COLOR: LIGHT GREY
5	FIBER CEMENT WRAPPED DECORATIVE WOOD LINTEL
6	ELECTRICAL METERS
7	FIBER CEMENT VERTICAL BOARD AND BATTEN; COLOR: WARM DARK GREY
8	BRICK WATERTABLE; GENERAL SHALE WINTERHAVEN
9	DECORATIVE BRICK RECESS
10	FIBER CEMENT LAP SIDING; COLOR MATCH TO STAINED WOOD CEDAR ELEMENTS
11	FIBER CEMENT LAP SIDING; COLOR: DARK GREY/BLACK
12	METAL CANOPY
13	EXTERIOR LIGHT SCONCE
14	GUTTER AND DOWNSPOUT; BLACK
15	STOREFRONT
16	TIMBER BEAM AND POST; CEDAR, COORDINATE STAIN WITH ARCHITECT
17	EXHAUST VENTS, PAINT TO MATCH GLADDING MATERIAL SURROUNDING VENT, USE PLINTH BLOCKS AT FIBER CEMENT
18	PATIO EXTERIOR SCONCE, MOUNTED AT 6" TO BOTTOM OF FIXTURE
19	CONDUCTOR HEAD AND DOWNSPOUT; BLACK
20	PREFABRICATED METAL RAILING; BLACK
21	THROUGH WALL OVERFLOW SCUPPER; BLACK
22	CHANDELIER
23	AWNING FOR ELECTRICAL METERS

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Drawing:
GARAGE A, GARAGE B -
ELEVATIONS

09/15/21
CONSTRUCTION DOCUMENTS

A307

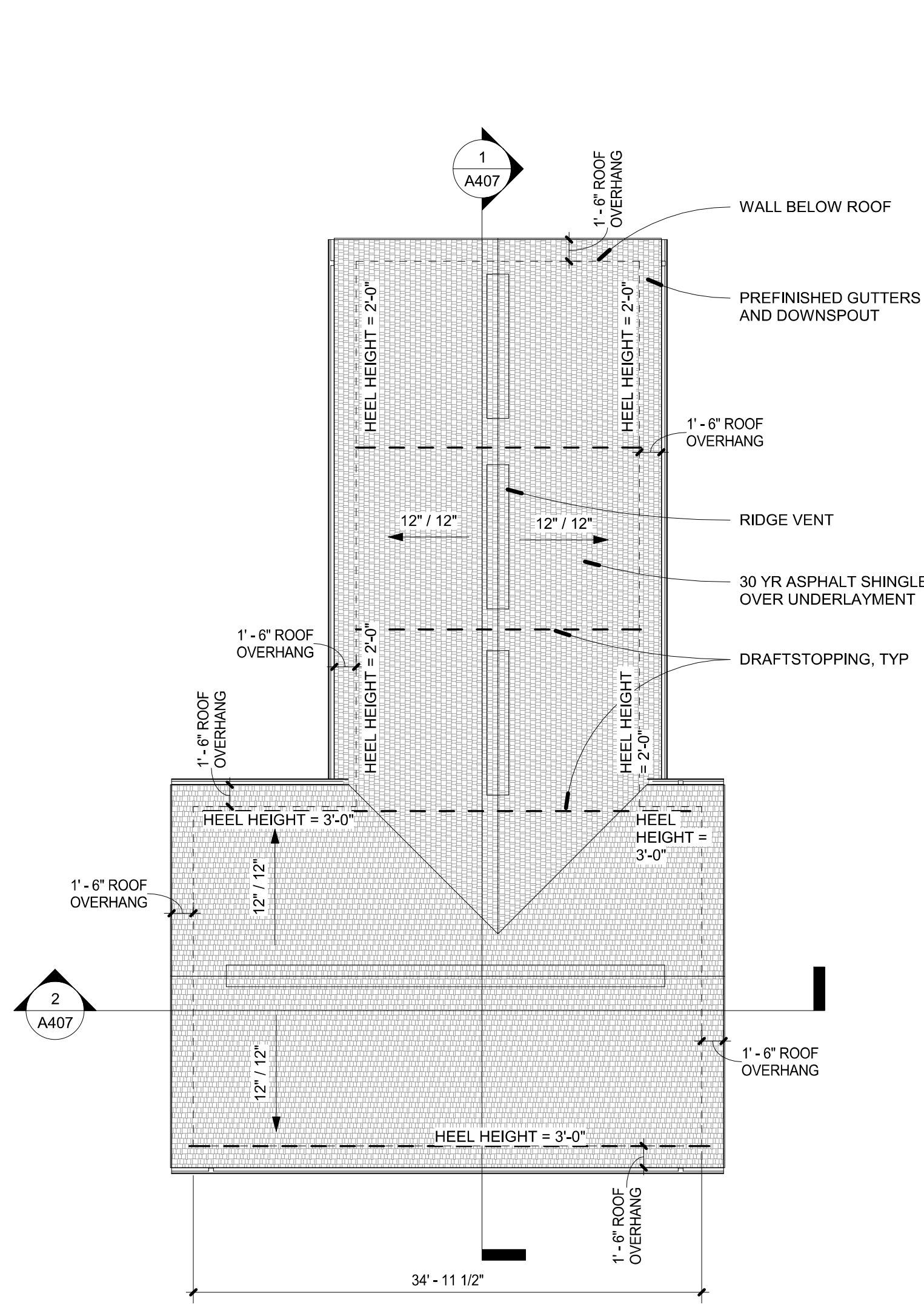


No: Date: Revision:

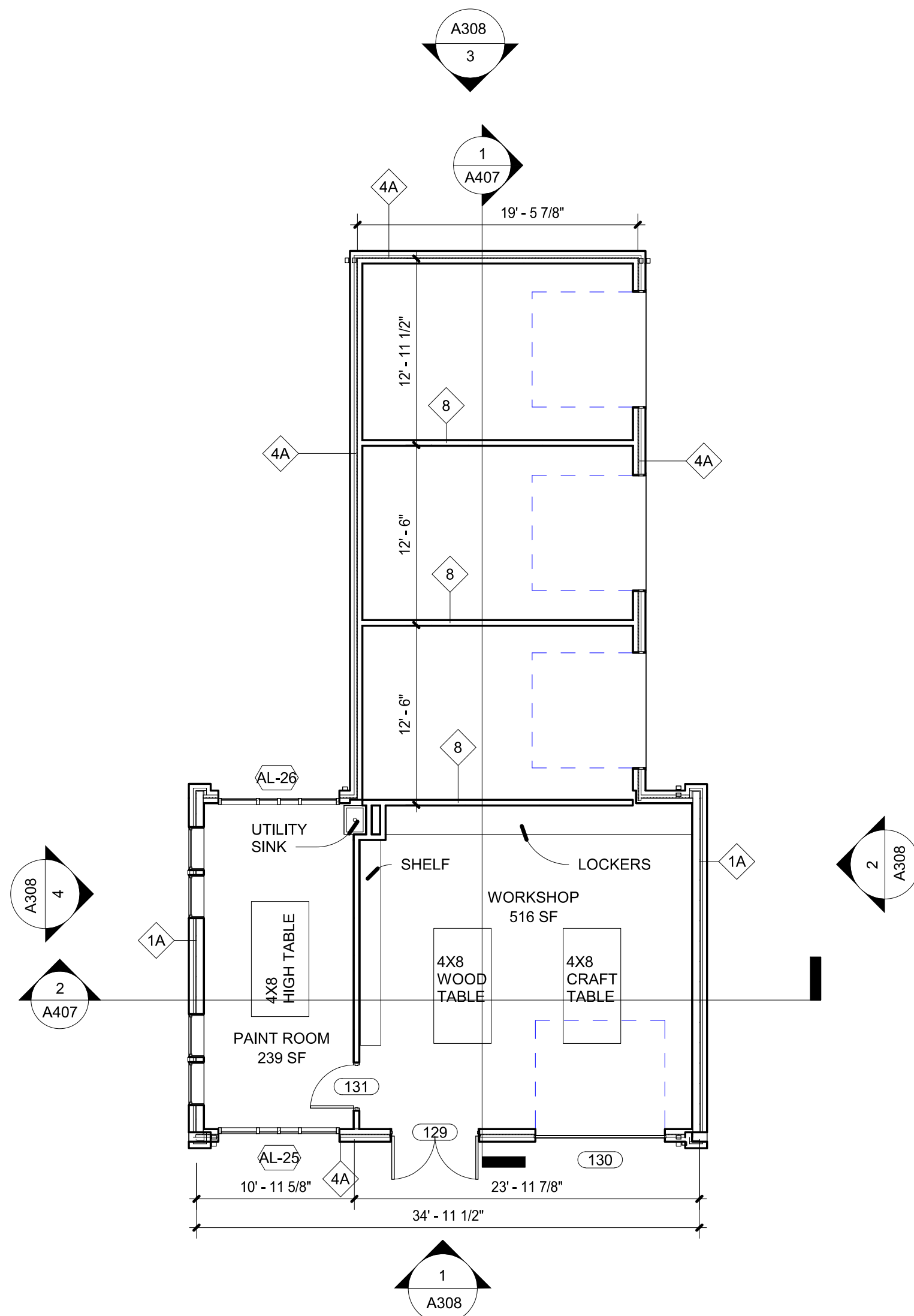
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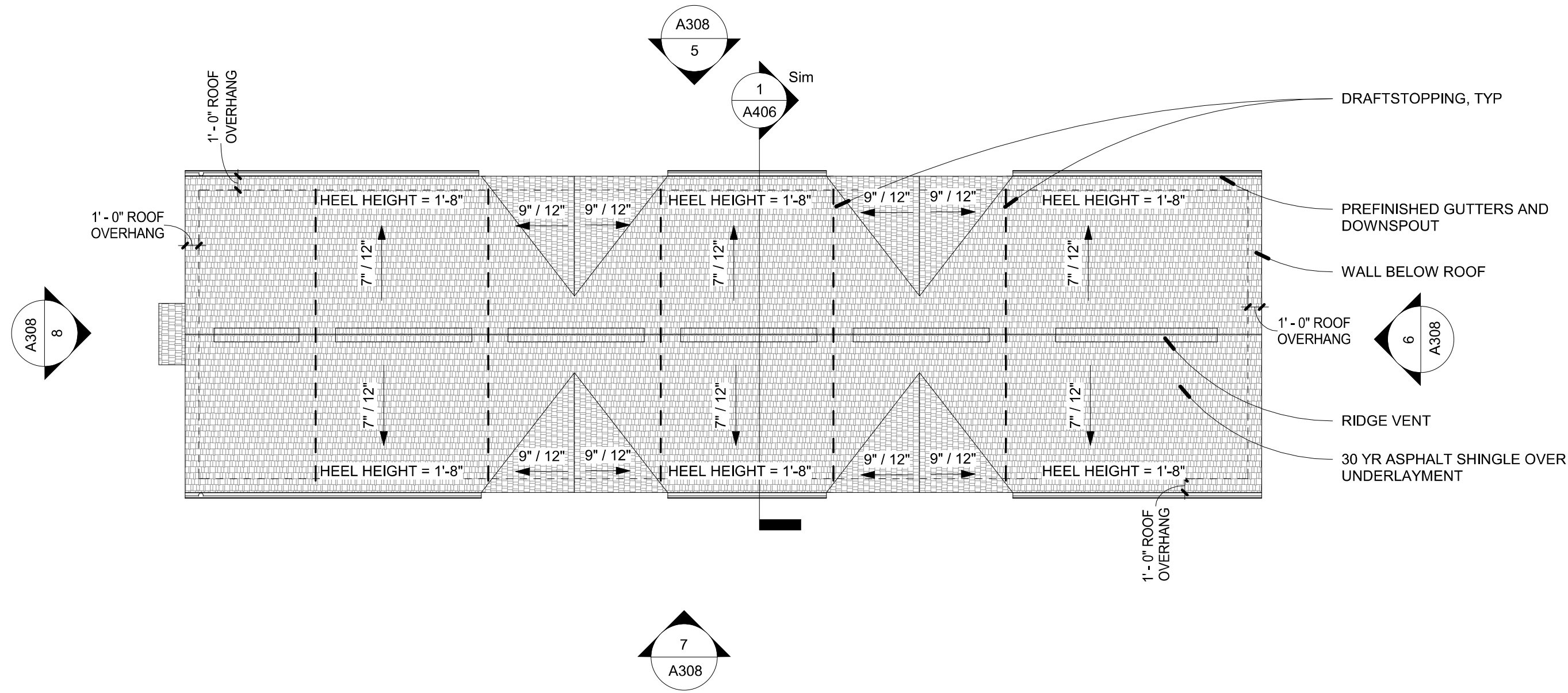
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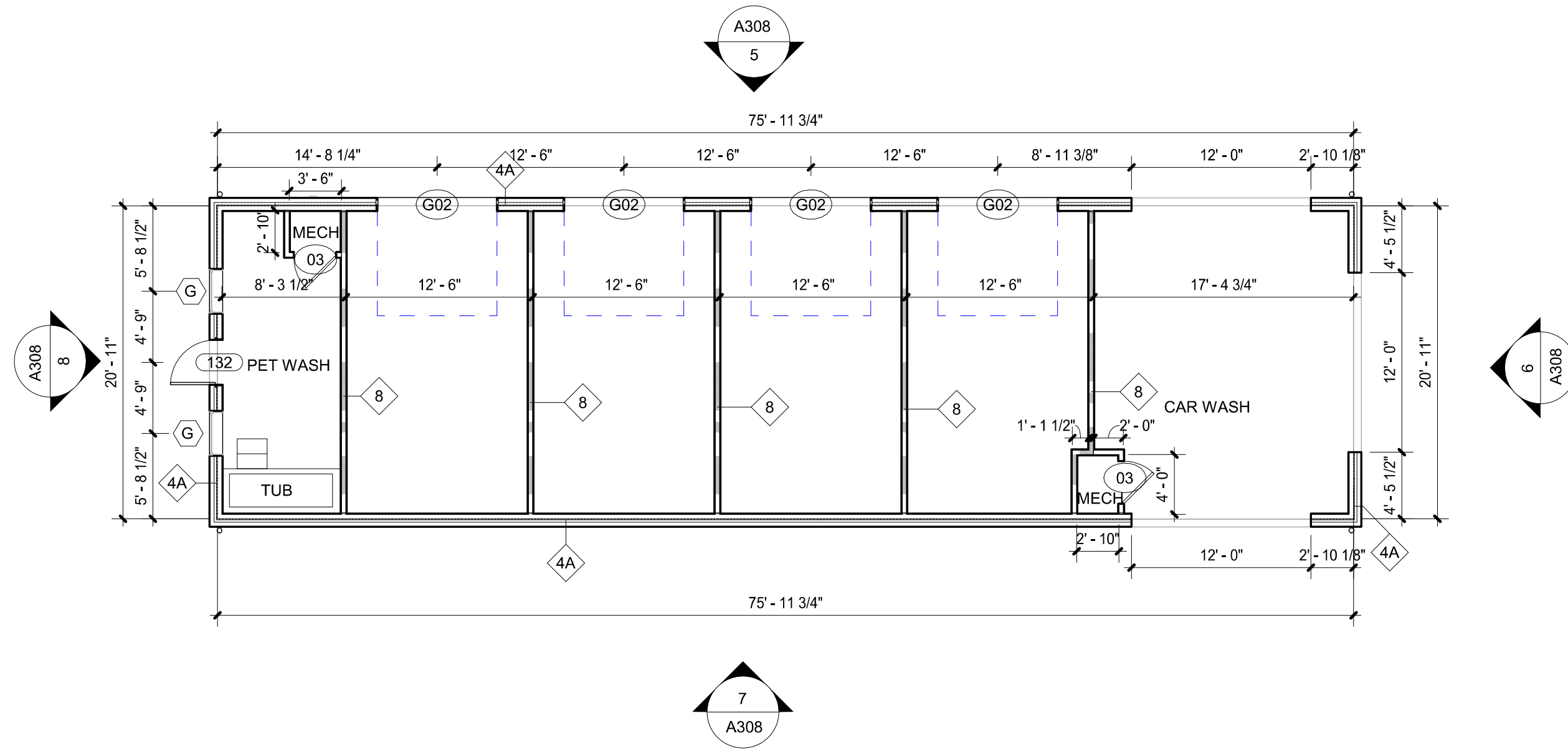
2 WORKSHOP & GARAGE BUILDING ROOF PLAN
1/8" = 1'-0"



1 WORKSHOP & GARAGE BUILDING FLOOR PLAN
1/8" = 1'-0"



4 CAR WASH/PETWASH/ GARAGE ROOF PLAN
1/8" = 1'-0"



3 CAR WASH/PETWASH/ GARAGE FLOOR PLAN
1/8" = 1'-0"



No: Date: Revision:
1 Date 1 Revision 1

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SGS Project Number: 21038.00

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Nashville, TN 37208

LANTERN COMMONS

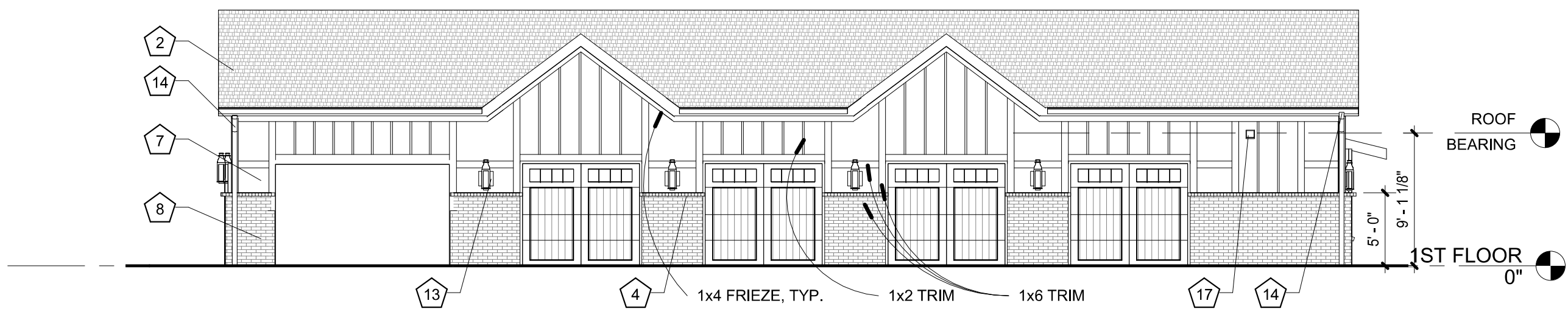
Westfield, Indiana

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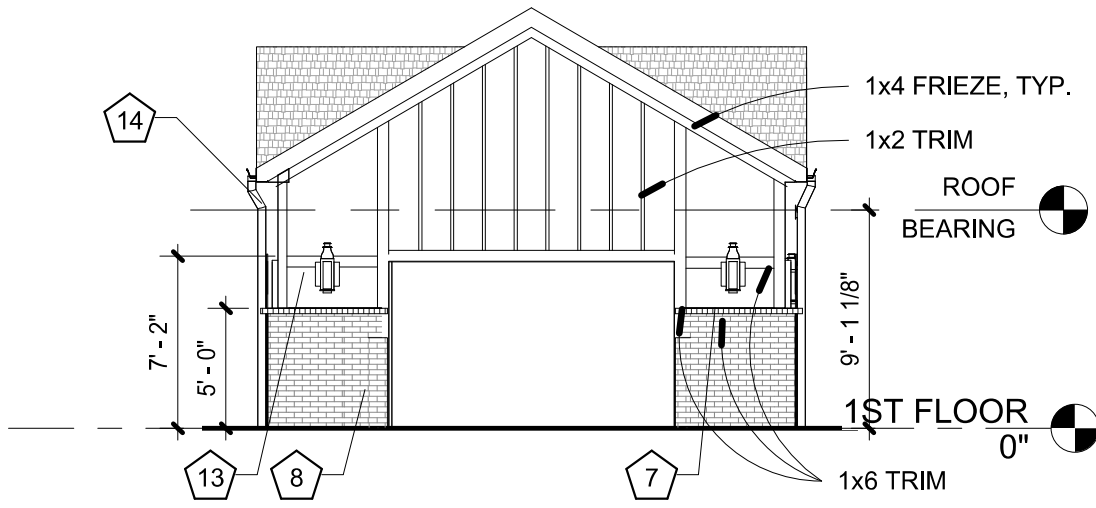
Drawing:
WORKSHOP/CAR
WASH/PET WASH
GARAGE BUILDING

09/15/21
CONSTRUCTION DOCUMENTS

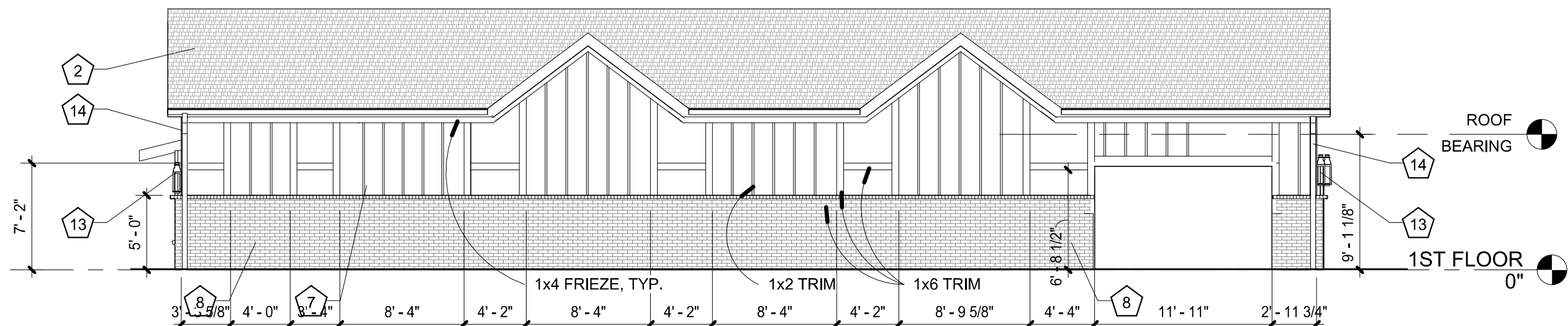
A155



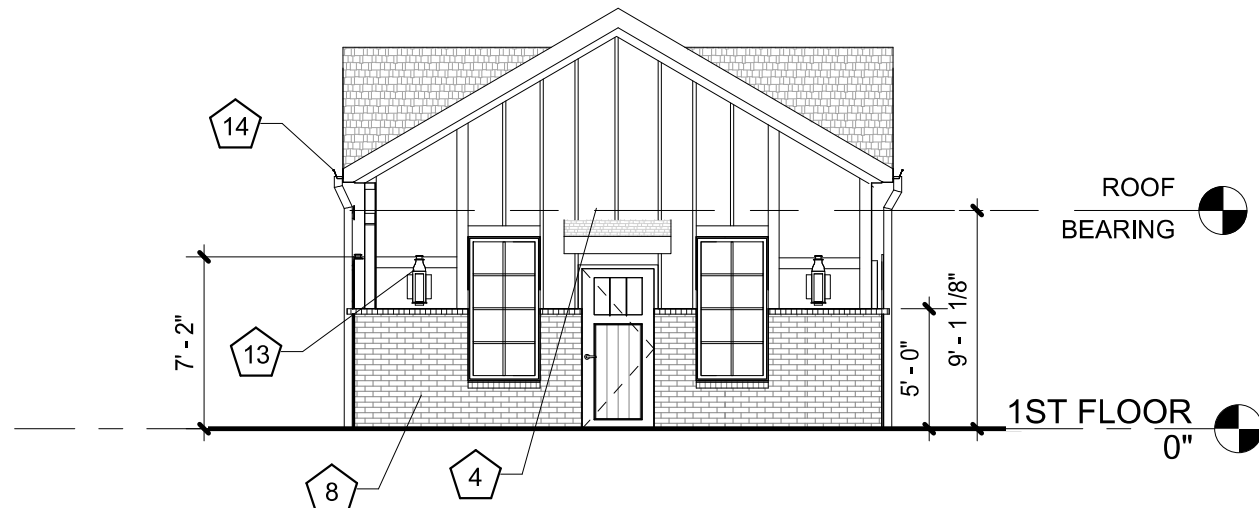
5 CAR WASH / PET WASH / GARAGE EAST ELEVATION
1/8" = 1'-0"



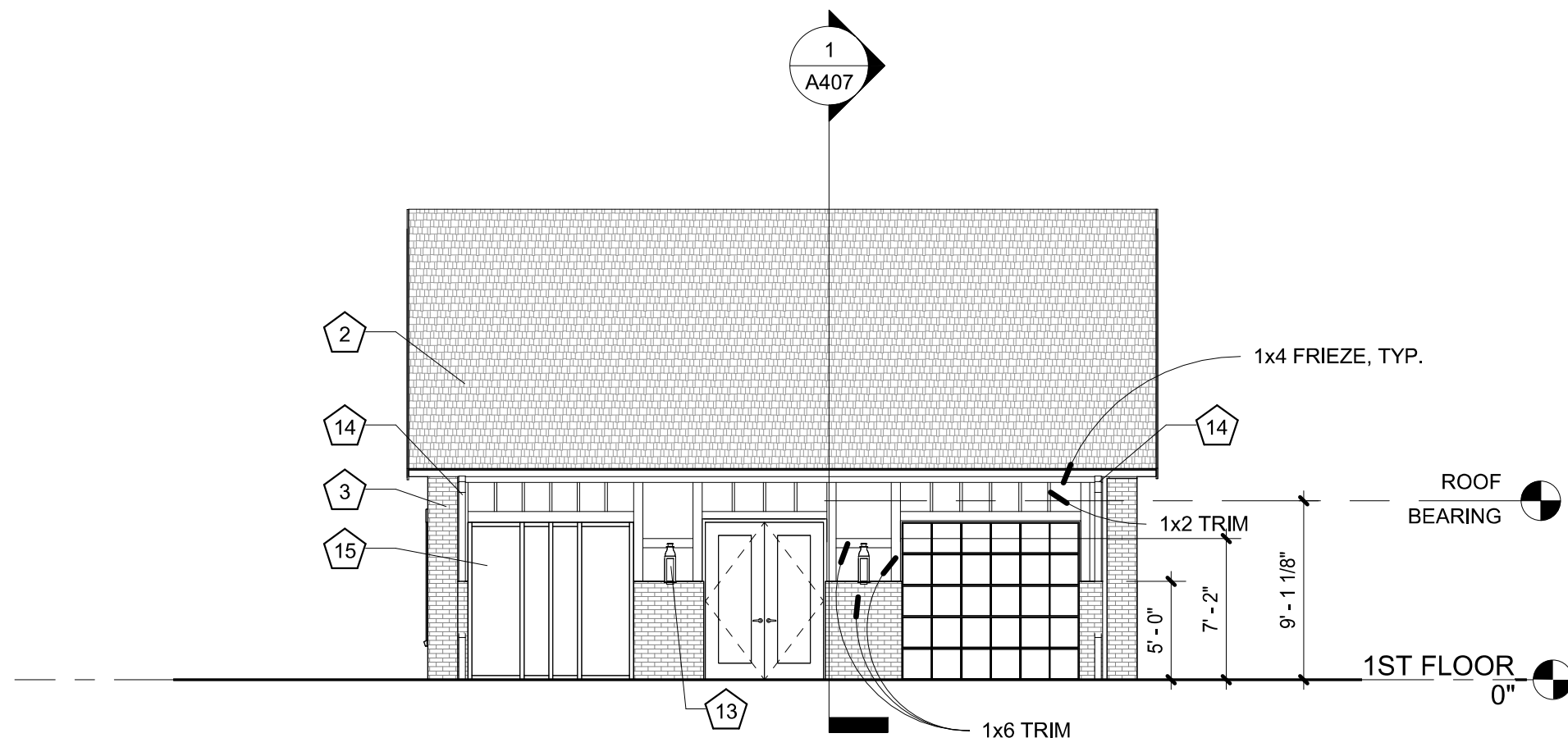
6 CAR WASH / PET WASH / GARAGE SOUTH ELEVATION
1/8" = 1'-0"



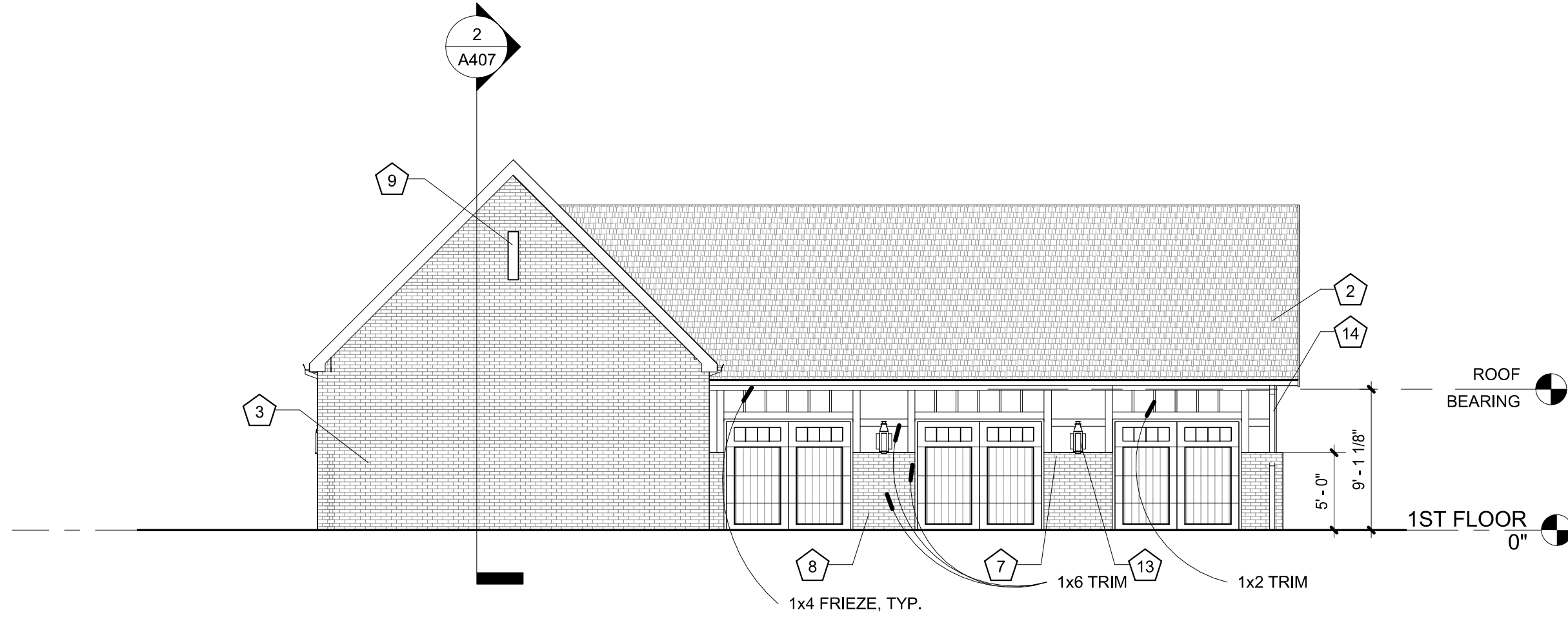
7 CAR WASH / PET WASH / GARAGE WEST ELEVATION
1/8" = 1'-0"



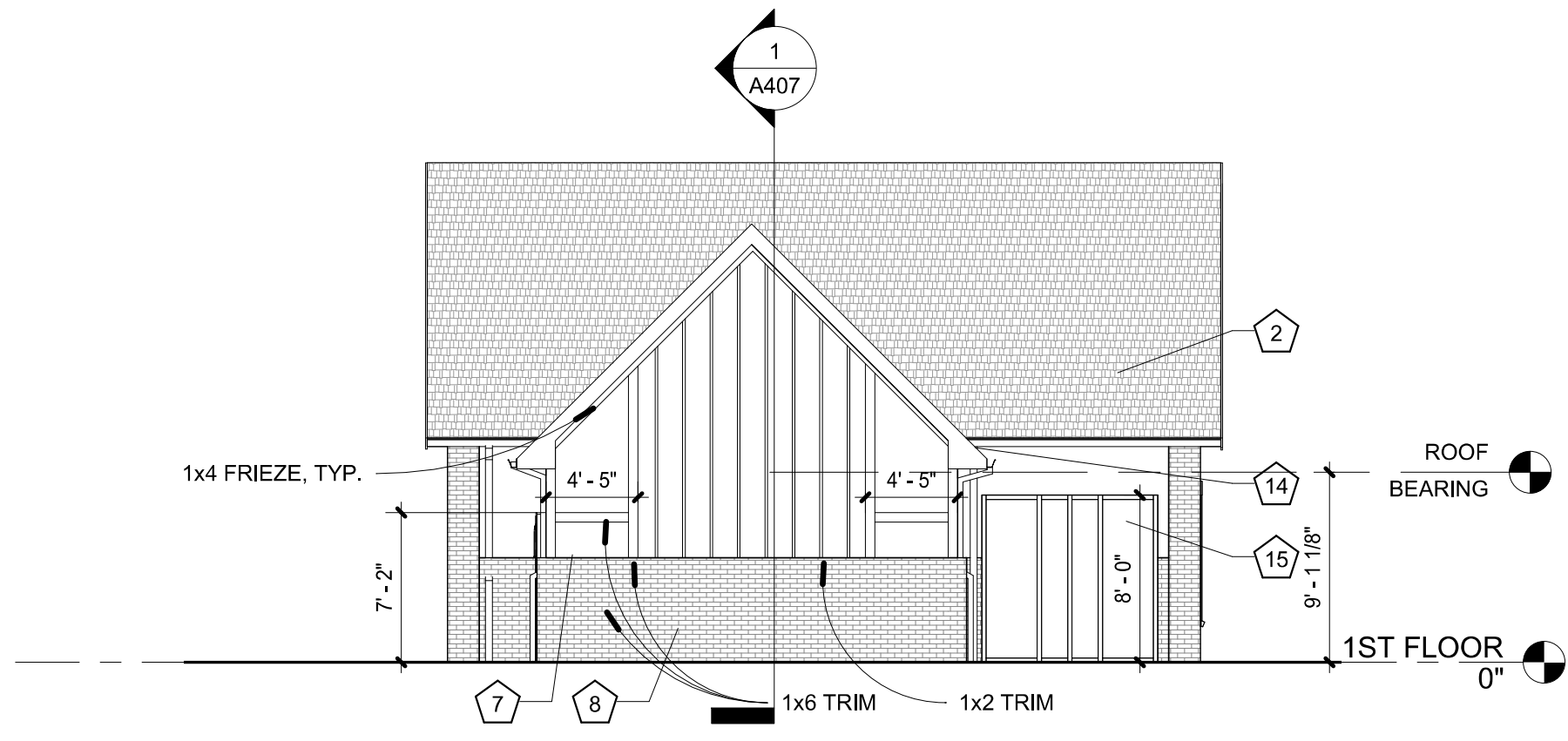
8 CAR WASH / PET WASH / GARAGE NORTH ELEVATION
1/8" = 1'-0"



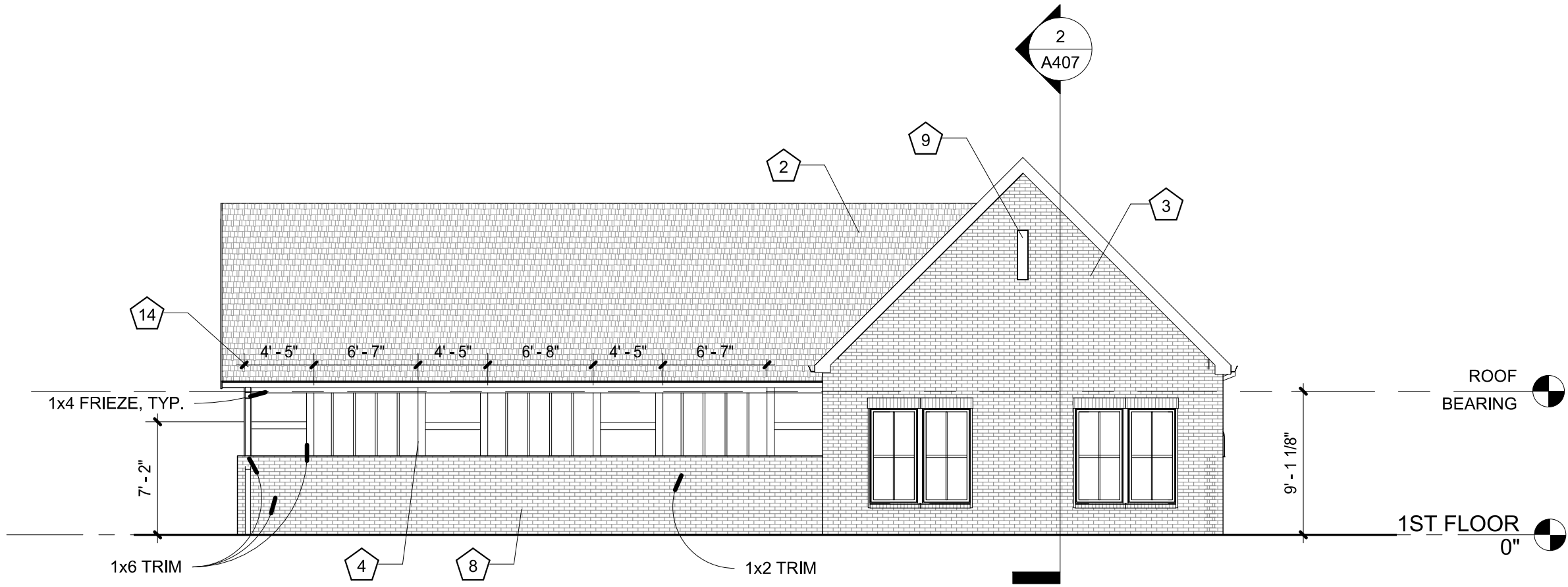
1 WORKSHOP SOUTH ELEVATION
1/8" = 1'-0"



2 WORKSHOP EAST ELEVATION
1/8" = 1'-0"



3 WORKSHOP NORTH ELEVATION
1/8" = 1'-0"



4 WORKSHOP WEST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES - NOT ALL KEYNOTES USED	
1	METAL COPING CAP, BLACK
2	ASPHALT SHINGLE, COORDINATE COLOR WITH ARCHITECT
3	WHITE BRICK, GENERAL SHALE WINTERHAVEN
4	FIBER CEMENT LAP SIDING, COLOR: LIGHT GREY
5	FIBER CEMENT WRAPPED DECORATIVE WOOD LINTEL
6	ELECTRICAL METERS
7	FIBER CEMENT VERTICAL BOARD AND BATTEN, COLOR: WARM DARK GREY
8	BRICK WATERTABLE, GENERAL SHALE WINTERHAVEN
9	DECORATIVE BRICK RECESS
10	FIBER CEMENT LAP SIDING, COLOR MATCH TO STAINED WOOD CEDAR ELEMENTS
11	FIBER CEMENT LAP SIDING, COLOR: DARK GREY/BLACK
12	METAL CANOPY
13	EXTERIOR LIGHT SCIENCE
14	GUTTER AND DOWNSPOUT, BLACK
15	STOREFRONT
16	TIMBER BEAM AND POST, CEDAR, COORDINATE STAIN WITH ARCHITECT
17	EXHAUST VENTS, PAINT TO MATCH CLADDING MATERIAL SURROUNDING VENT, USE PLINTH BLOCKS AT FIBER CEMENT
18	PATIO EXTERIOR SCIENCE, MOUNTED AT 6" TO BOTTOM OF FIXTURE
19	CONDUCTOR HEAD AND DOWNSPOUT, BLACK
20	PREFABRICATED METAL RAILING, BLACK
21	THROUGH WALL OVERFLOW SCUPPER, BLACK
22	CHANDELIER
23	AWNING FOR ELECTRICAL METERS

WORKSHOP & GARAGE BUILDING		
Material Areas		Material Percentage
South Elevation		
BRICK	70	42%
BOARD AND BATTEN	95	58%
FIBER CEMENT SIDING		0%
Total Per Façade	165	100%
West Elevation		
BRICK	568	76%
BOARD AND BATTEN	183	24%
FIBER CEMENT SIDING		0%
Total Per Façade	751	100%
North Elevation		
BRICK	155	40%
BOARD AND BATTEN	229	60%
FIBER CEMENT SIDING		0%
Total Per Façade	384	100%
East Elevation		
BRICK	470	79%
BOARD AND BATTEN	127	21%
FIBER CEMENT SIDING		0%
Total Per Façade	597	100%

CAR WASH/PETWASH/GARAGE BUILDING		
Material Areas		Material Percentage
South Elevation		
BRICK	115	41%
BOARD AND BATTEN	168	59%
FIBER CEMENT SIDING		0%
Total Per Façade	283	100%
West Elevation		
BRICK	323	41%
BOARD AND BATTEN	461	59%
FIBER CEMENT SIDING		0%
Total Per Façade	784	100%
North Elevation		
BRICK	115	41%
BOARD AND BATTEN	168	59%
FIBER CEMENT SIDING		0%
Total Per Façade	283	100%
East Elevation		
BRICK	323	41%
BOARD AND BATTEN	461	59%
FIBER CEMENT SIDING	0	0%
Total Per Façade	784	100%



No: Date: Revision:

Client Contact: Martin Ing
(931) 267-4300

SGS Contact: Chris Owens
SGS Project Number: 21038.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

LANTERN COMMONS

Westfield, Indiana

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Drawing:
WORKSHOP EXTERIOR ELEVATIONS

09/15/21
CONSTRUCTION DOCUMENTS

A308



No: Date: Revision:
1 Date 1 Revision 1

Client Contact: Martin Ing
(931) 267-6300

SGS Contact: Chris Owens
SGS Project Number: 21039.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

LANTERN COMMONS

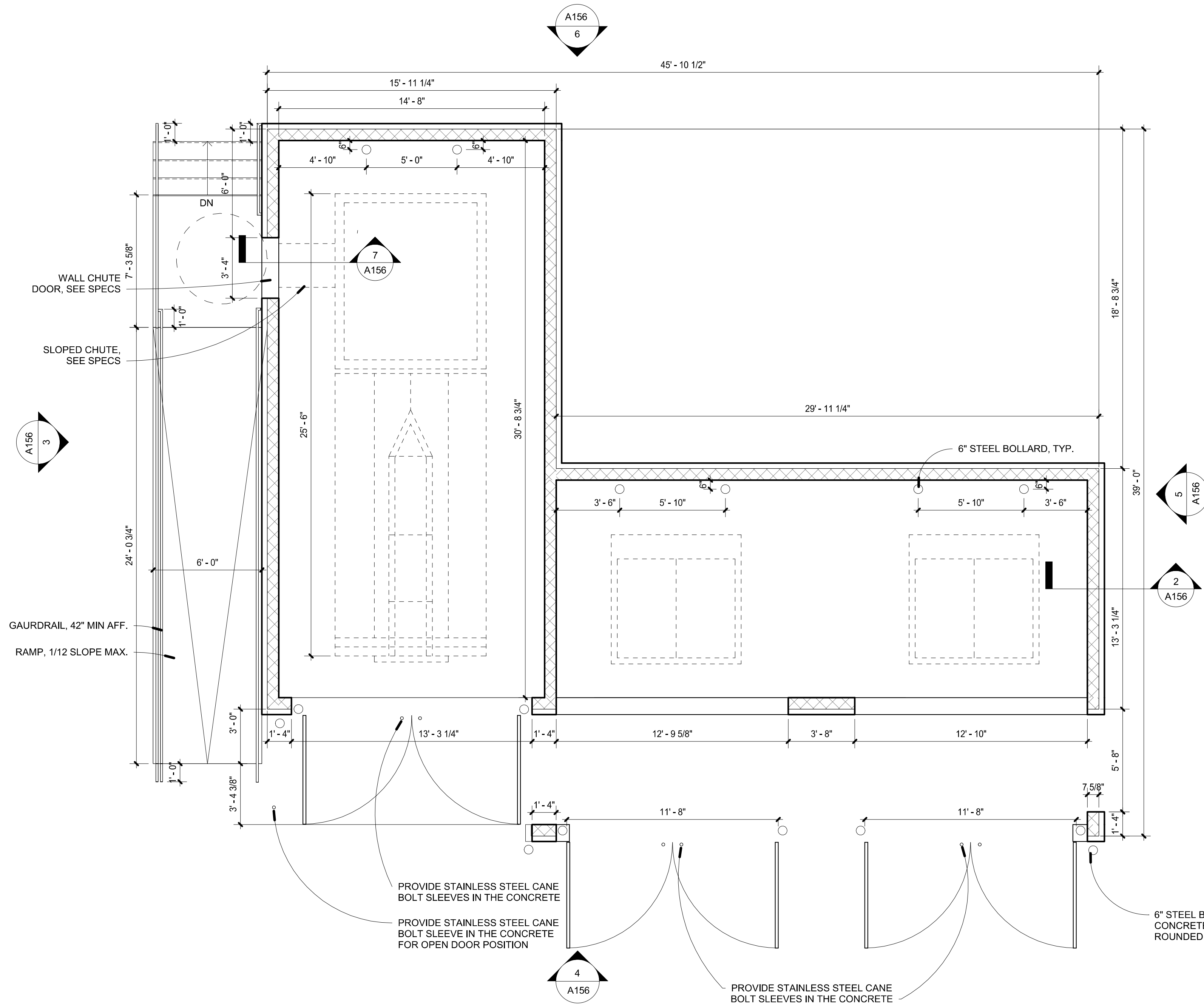
Westfield, Indiana

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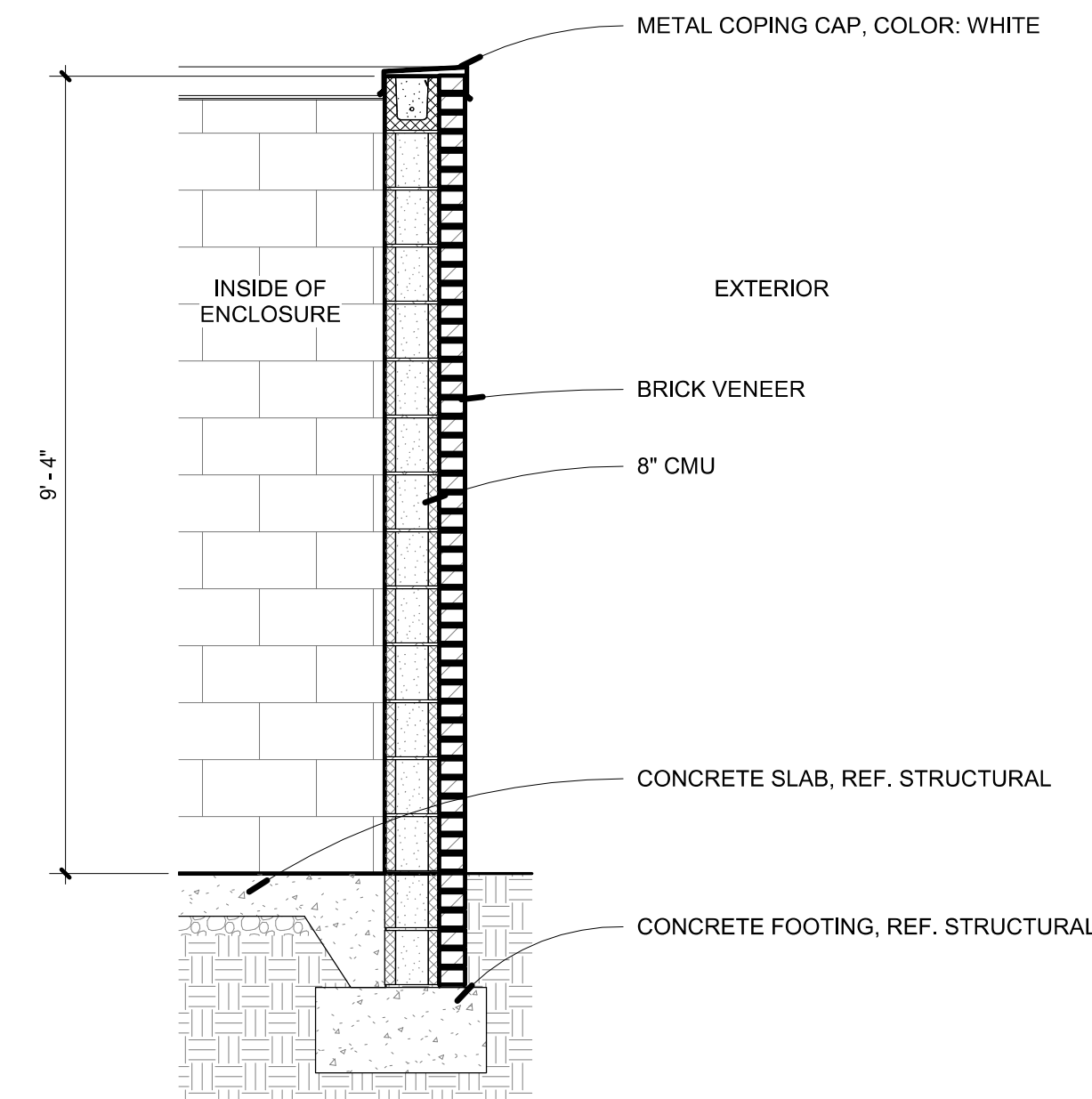
Drawing:
TRASH ENCLOSURE

09/27/21
CONSTRUCTION DOCUMENTS

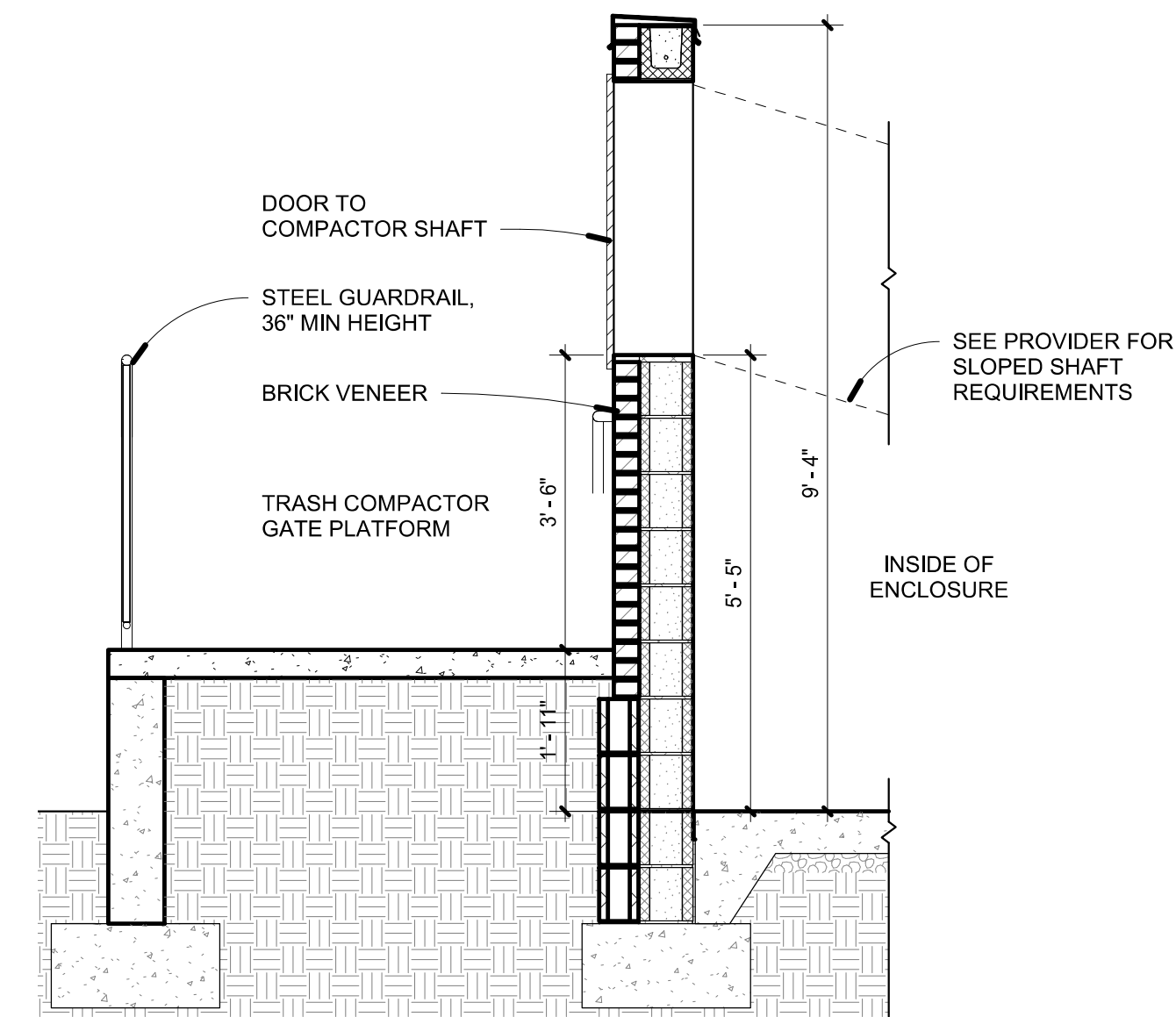
A156



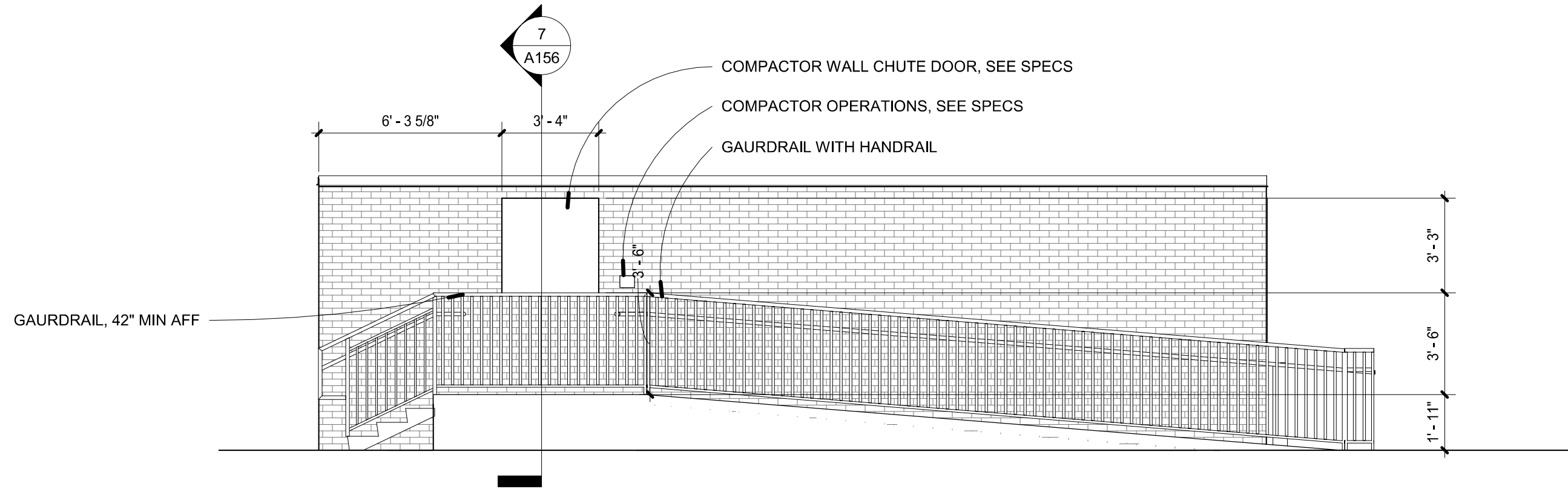
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



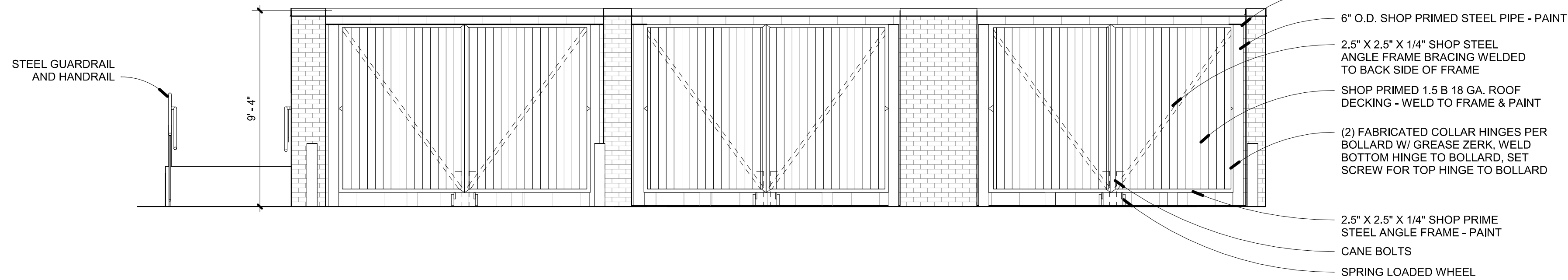
2 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



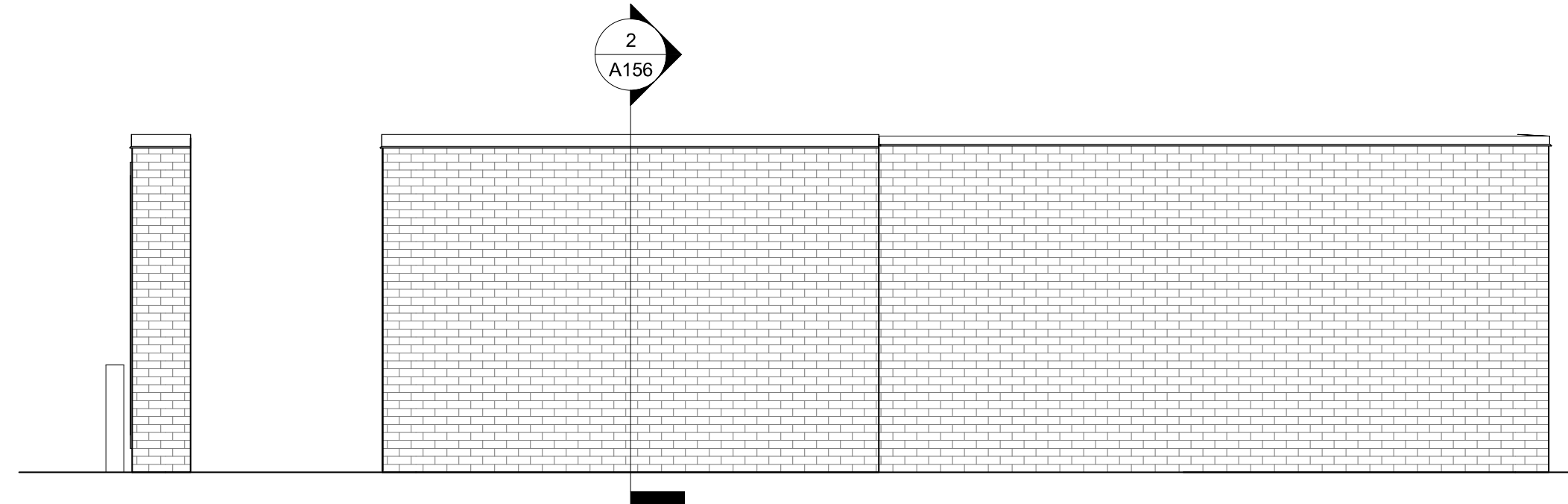
7 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



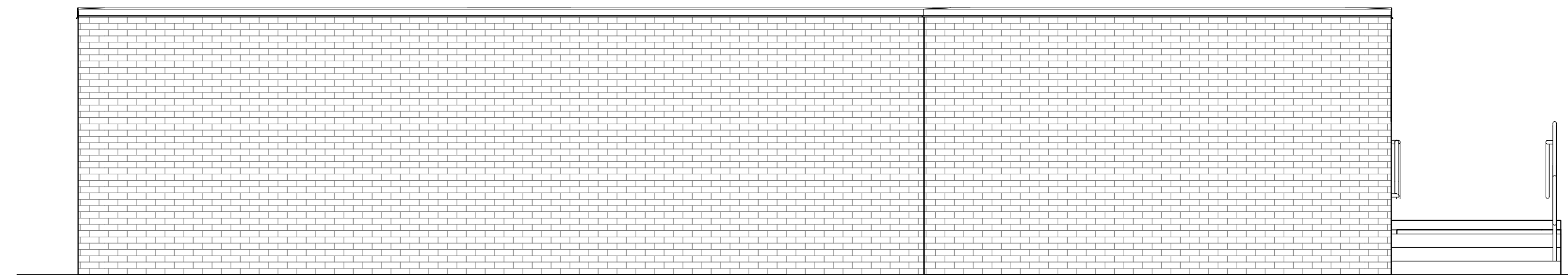
3 TRASH ENCLOSURE LEFT ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE RIGHT ELEVATION
1/4" = 1'-0"



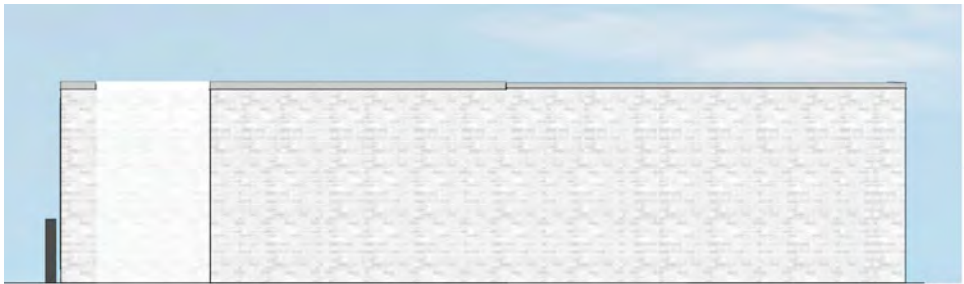
6 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



Trash Enclosure - Left Elevation | NTS



Trash Enclosure - Front Elevation | NTS



Trash Enclosure - Right Elevation | NTS



Trash Enclosure - Rear Elevation | NTS

Lantern Commons - Project Data

05.23.2021

PROJECT DATA:															
TOTAL NO. BUILDINGS	TYPE A														
	Total		Total		Total		Total		Total		Total		Total		Total No. Units
	A1 1b/1b	A2 1b/1b	A3 TYPE A 1b/1b	L1 1b/1b	L2 1b/1b	B1 2b/2b	B2 2b/2b	B2 2b/2b	B3 2b/1b	B4 TYPE A 2b/2b	C1 3b/2b	C2 TYPE A 3b/2b			
11	102	21	3	12	12	21	36	54	24	3	35	1	324		

BUILDING DATA: Building A-1															
Floor Number	A1	A2	A3 TYPE A	L1	L2	B1	B2	B2a	B3	B4 TYPE A	C1	C2 TYPE A	Total Units per Floor		
	10/10	10/10	10/10	10/10	10/10	20/20	20/20	20/20	20/10	20/20	30/20	30/20			
Floor 1	2	2								2			8		
Floor 2		4				4							8		
Floor 3		4				4							8		
TOTAL													24		

BUILDING DATA: Building A-2															
Floor Number	A1 10-1b	A2 10-1b	A3 TYPE A 10-1b	L1 10-1b	L2 10-1b	B1 20-2b	B2 20-2b	B2a 20-2b	B3 20-1b	B4 TYPE A 20-1b	C1 30-2b	C2 TYPE A 30-2b	Total Units per Floor		
Floor 1		3	1			3				1					8
Floor 2		4				4									8
Floor 3						4									8
												TOTAL			24

BUILDING DATA: Building B-1														
Floor Number	A1	A2	A3 TYPE A	L1	L2	B1	B2	B2a	B3	B4 TYPE A	C1	C2 TYPE A	Total Units per Floor	
	10/1b	10/1b	10/1b	10/1b	10/1b	20/2b	20/2b	20/2b	20/1b	20/2b	30/2b	30/2b		
Floor 1	8						2				2			12
Floor 2	8						2				2			12
Floor 3	8						2				2			12
													TOTAL	36

BUILDING DATA: Building B-2																
Floor Number	A1	A2	A3 TYPE A	L1	L2	B1	B2	B2a	B3	B4 TYPE A	C1	C2 TYPE A	Total Units per Floor			
	1b/1b	1b/1b	1b/1b	1b/1b	1b/1b	2b/2b	2b/2b	2b/2b	2b/1b	2b/2b	3b/2b	3b/2b				
Floor 1	8						7				7		12			
Floor 2	8						2				2		12			
Floor 3							7				7		12			
													TOTAL	36		

BUILDING DATA: Building C-1															
Floor Number	A1 10/1b	A2 10/1b	A3 TYPE A 10/1b	L1 10/1b	L2 10/1b	B1 20/2b	B2 20/2b	B2a 20/2b	B3 20/2b	B4 TYPE A 20/2b	C1 30/2b	C2 TYPE A 30/2b	Total Units per Floor		
Floor 1								6	4						10
Floor 2								6	4						10
Floor 3				4	4			6							14
													TOTAL		34

BUILDING DATA: Building C-2														
Floor Number	A1	A2	A3 TYPE A	L1	L2	B1	B2	B2a	B3	B4 TYPE A	C1	C2 TYPE A	Total Units per Floor	
	1b/1b	1b/1b	1b/1b	1b/1b	1b/1b	2b/2b	2b/2b	2b/2b	2b/2b	2b/2b	3b/2b	3b/2b	3b/2b	
Floor 1								6	4					10
Floor 2								6	4					10
Floor 3				4	4			6						14
													TOTAL	34

BUILDING DATA: Building C-3															
Floor Number	A1 1b/1b	A2 1b/1b	A3 TYPE A 1b/1b	L1 1b/1b	L2 1b/1b	B1 2b/2b	B2 2b/2b	B2a 2b/2b	B3 2b/1b	B4 TYPE A 2b/2b	C1 3b/2b	C2 TYPE A 3b/2b	Total Units per Floor		
Floor 1									6	4					10
Floor 2									6	4					10
Floor 3				4	4				6						14
													TOTAL		34

BUILDING DATA: Building D-1														
Floor Number	A1 1b/1b	A2 1b/1b	A3 TYPE A 1b/1b	L1 1b/1b	L2 1b/1b	B1 2b/2b	B2 2b/2b	B2a 2b/2b	B3 2b/1b	B4 TYPE A 2b/2b	C1 2b/2b	C2 TYPE A 2b/2b	Total Units per Floor	
Floor 1	4						2				2			8
Floor 2	4						2				2			8
Floor 3	4						2				2			8
TOTAL													24	

BUILDING DATA: Building D-2														
Floor Number	A1 10/10	A2 10/10	A3 TYPE A 10/10	L1 10/10	L2 10/10	B1 20/20	B2 20/20	B2a 20/20	B3 20/10	B4 TYPE A 20/20	C1 30/20	C2 TYPE A 30/20	Total Units per Floor	
Floor 1							2							8
Floor 2	4						3				2			8
Floor 3	4						2							8
TOTAL													24	

BUILDING DATA: Building D-3															
Floor Number	A1	A2	A3 TYPE A		L1	L2	B1	B2	B2a	B3	B4 TYPE A		C1	C2 TYPE A	Total Units per Floor
	10/1b	10/1b	10/1b	10/1b	10/1b	10/1b	20/2b	20/2b	20/2b	20/1b	20/2b	20/2b	30/2b	30/2b	
Floor 1	4							2					2		8
Floor 2	4												2		8
Floor 3	4							2							8
TOTAL															24

BUILDING DATA: Building E															
Floor Number	A1 10/10	A2 10/10	A3 TYPE A 10/10	L1 10/10	L2 10/10	B1 26/20	B2 26/20	B2a 26/20	B3 26/10	B4 TYPE A 26/20	C1 36/20	C2 TYPE A 1/20	Total Units per Floor		
Floor 1	6						2				1	1	10		
Floor 2	6										2		10		
Floor 3	6						2						10		
TOTAL													30		

UNIT DATA:																	
Unit Description	A1	A2	A3 TYPE A		L1	L2	B1	B2	B2a	B3	B4 TYPE A		C1	C2 TYPE A	Average / Total		
	101b	101c	101b	101c	201b	201c	201b	201c	201b	201c	301b	301c	301b	301c			
Total Number	102	21	5	12	12	21	36	54	24	3	35	1	324		324		
	158														36		
Net Square Footage	662	843	843	661	630	1,195	1,128	1,131	863	1,195	1,422	1,422			1,000		
Gross Square Footage	728	918	918	661	794	1,284	1,211	1,216	942	1,284	1,531	1,531			1,077		
Percent of Total (individual)	31.48%	6.48%	0.93%	3.70%	3.70%	6.48%	11.11%	16.67%	7.41%	0.93%	10.80%	0.31%	100.00%				
Percent of Total (group)	46%														43%	12%	100.00%
Unit Net S.F. Totals	67,524	17,703	2,529	7,932	7,560	25,093	40,608	61,074	20,712	3,585	49,770	1,422			305,514		
Unit Gross S.F. Totals	74,256	19,278	2,254	7,932	8,448	26,364	43,396	65,664	22,608	3,882	53,585	1,531			330,468		

GARAGE:				
	Garage A	Garage B (Accessories End Spaces)	Garage and Workshop	Car Wash, Pet Wash Garage
GARAGE TYPE				
Number of Spaces	6	3	4	
Garage SF	1,570	1,723	738	1,039
Accessory SF			809	548
Number of Buildings	11	4	1	1

TOTALS:	
Number of Total Spaces	39
Number of Accessory Spaces	8
Garage SF	26,348
Accessory SF	1,357
Number of Buildings	17

CLUBHOUSE	
Net SF	5932
POOL HOUSE	
Net SF	551

Site Average: Project Density:			
Total Project Residential Unit Net S.F.	Total Project Residential Unit Gross S.F.	Total Project Residential Common Area Gross S.F.	Total Project Residential Gross S.F.
305,514	330,468	45,556	376,024

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
8,152	8,808	1,435	911
8,152	8,808	879	29,649
24,456	26,421	3,223	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
8,152	8,808	1,435	911
8,152	8,808	879	29,649
24,456	26,421	3,223	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
10,396	11,041	2,237	1,380
10,396	11,041	1,601	1,601
10,396	11,041	1,359	39,211
31,188	33,024	5,287	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
7,548	8,306	1,427	8
7,548	8,306	1,152	8
7,548	8,306	773	28,540
22,644	25,183	3,352	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
7,548	8,306	1,427	8
7,548	8,306	1,152	8
7,548	8,306	773	28,540
22,644	25,183	3,352	

Total Unit Net S.F.	Total Unit Gross S.F.	Total Common Gross S.F.	Total Bldg. Gross S.F.
9,072	9,852	1,680	10
9,072	9,852	1,118	33,681
9,072	9,852	1,129	10
27,216	29,536	4,127	

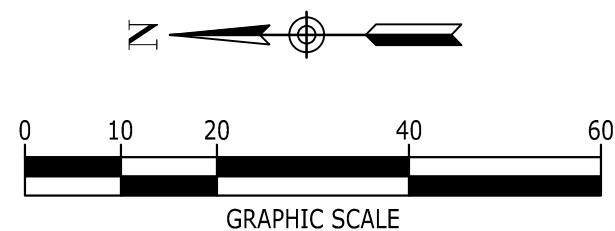
NOTES:	
Net S.F.	Unit Net S.F. includes all enclosed conditioned spaces.
Gross S.F.	When applied to the Unit Data: Gross S.F. includes all enclosed conditioned spaces (measured to OUTSIDE face of sheathing) plus any unconditioned outside storage, mechanical, and balcony.
Common S.F.	When applied to the Building Data: Common S.F. includes all electric and public utility closets, breezeways and public stairs.

P:\2021\20210604.dwg Construction\Multifamily\20210604_LAN-H.dwg-L1.01 Jun 01, 2022 tracmurry

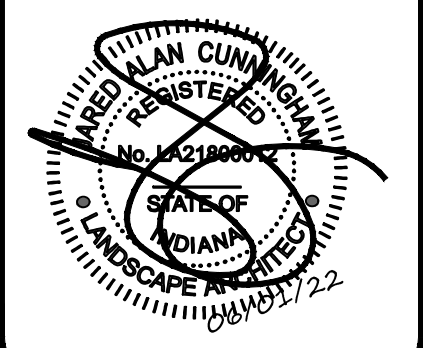
MATCH LINE SEE SHEET L1.05

MATCH LINE SEE SHEET L1.02

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SOODED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-



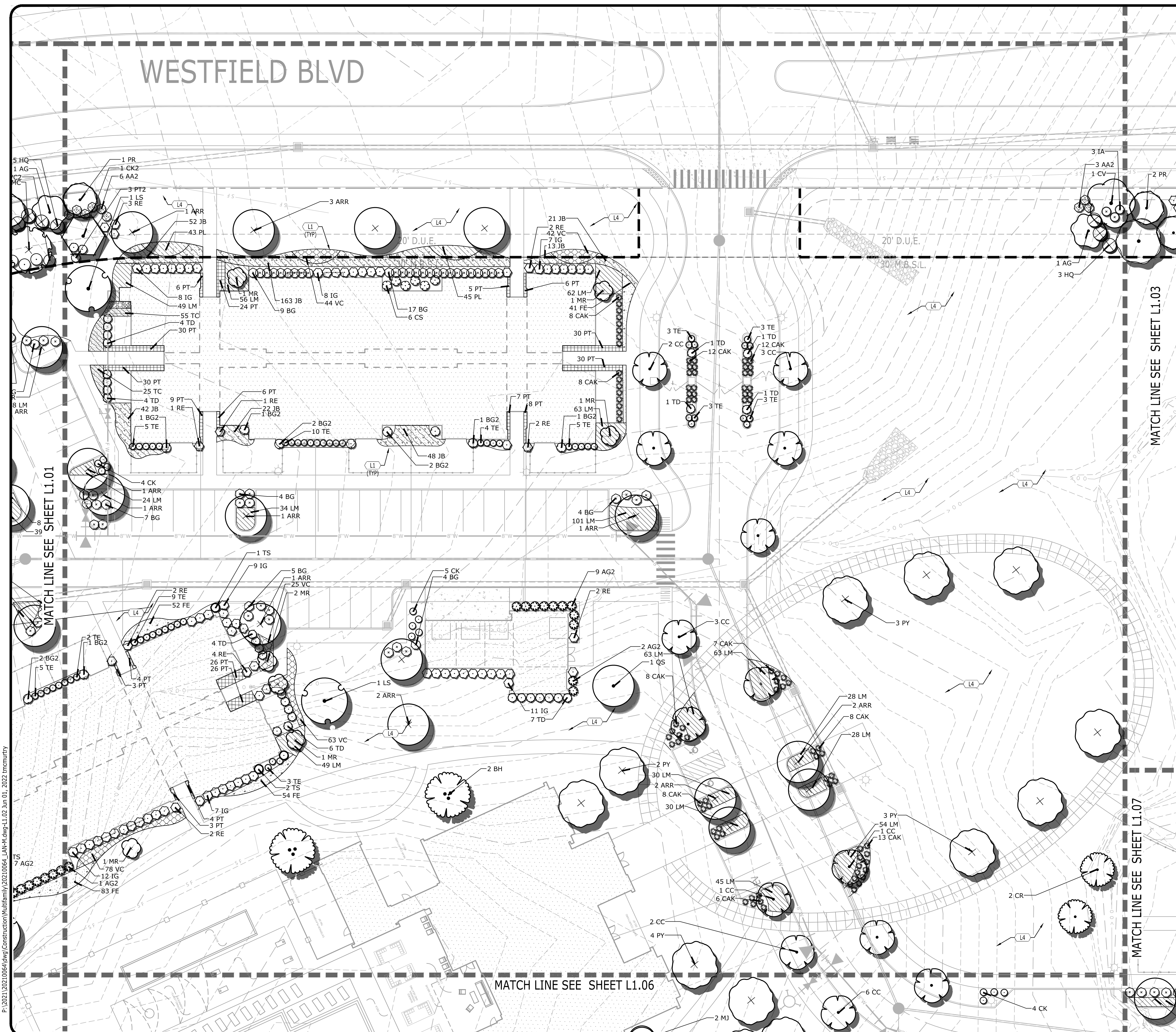
FRONT STREET
PARTNERS
3942 ELAM ROAD
MURFREESBORO, TENNESSEE 37127
931-473-1818



CONSTRUCTION DOCUMENTS
LANTERN COMMONS
MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE	
DETAILED LANDSCAPE PLAN	
PROJECT NUMBER	20210604
DRAWING NUMBER	L1.01



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(L1)	PLANTING BED LIMITS	-
(L2)	IRRIGATION LIMITS	-
(L3)	AREA TO BE SEEDED	-
(L4)	AREA TO BE SODDED	-
(L5)	AREA TO BE 4'-6" RIVER ROCK	-



**FRONT STREET
PARTNERS**
3942 ELAM ROAD
MURFREESBORO, TENNESSEE
37127
931-473-1818



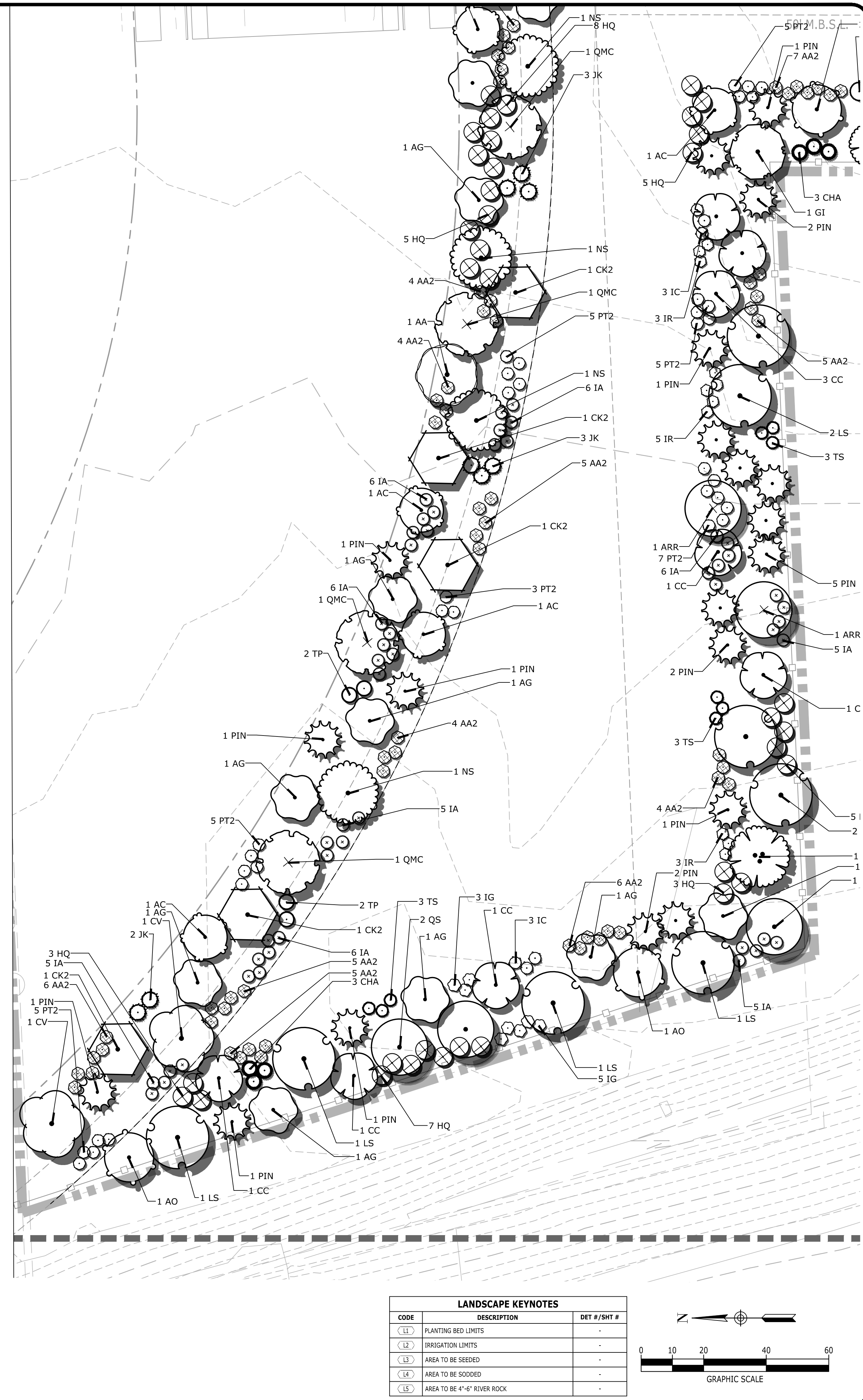
CONSTRUCTION DOCUMENTS

LANTERN COMMONS

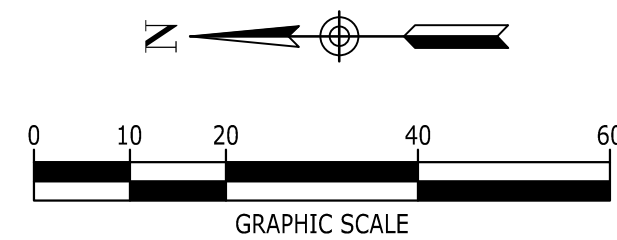
MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

[illegible]

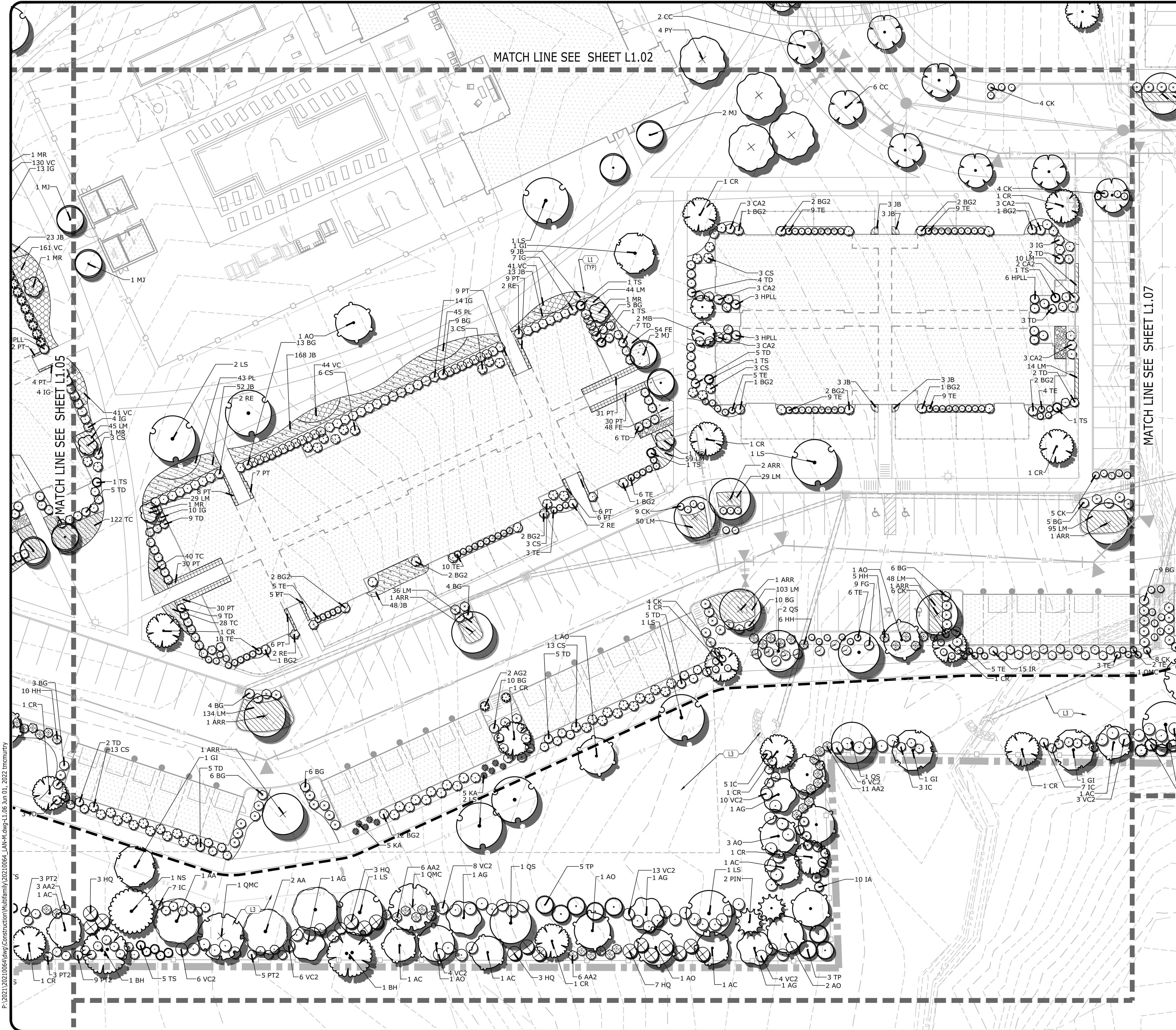
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DETAILED LANDSCAPE PLAN	
PROJECT NUMBER 20210064	
DRAWING NUMBER L1.02	



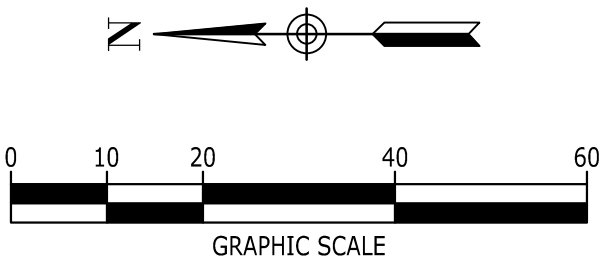
LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(L1)	PLANTING BED LIMITS	-
(L2)	IRRIGATION LIMITS	-
(L3)	AREA TO BE SEEDED	-
(L4)	AREA TO BE SODDED	-
(L5)	AREA TO BE 4"-6" RIVER ROCK	-

[illegible]

P:\2021\20210604\dwg Construction\Multifamily\20210604_LAN-H.dwg-L1.06 Jun 01, 2022 tmantrury



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SOODED	-
L5	AREA TO BE 4'-6" RIVER ROCK	-



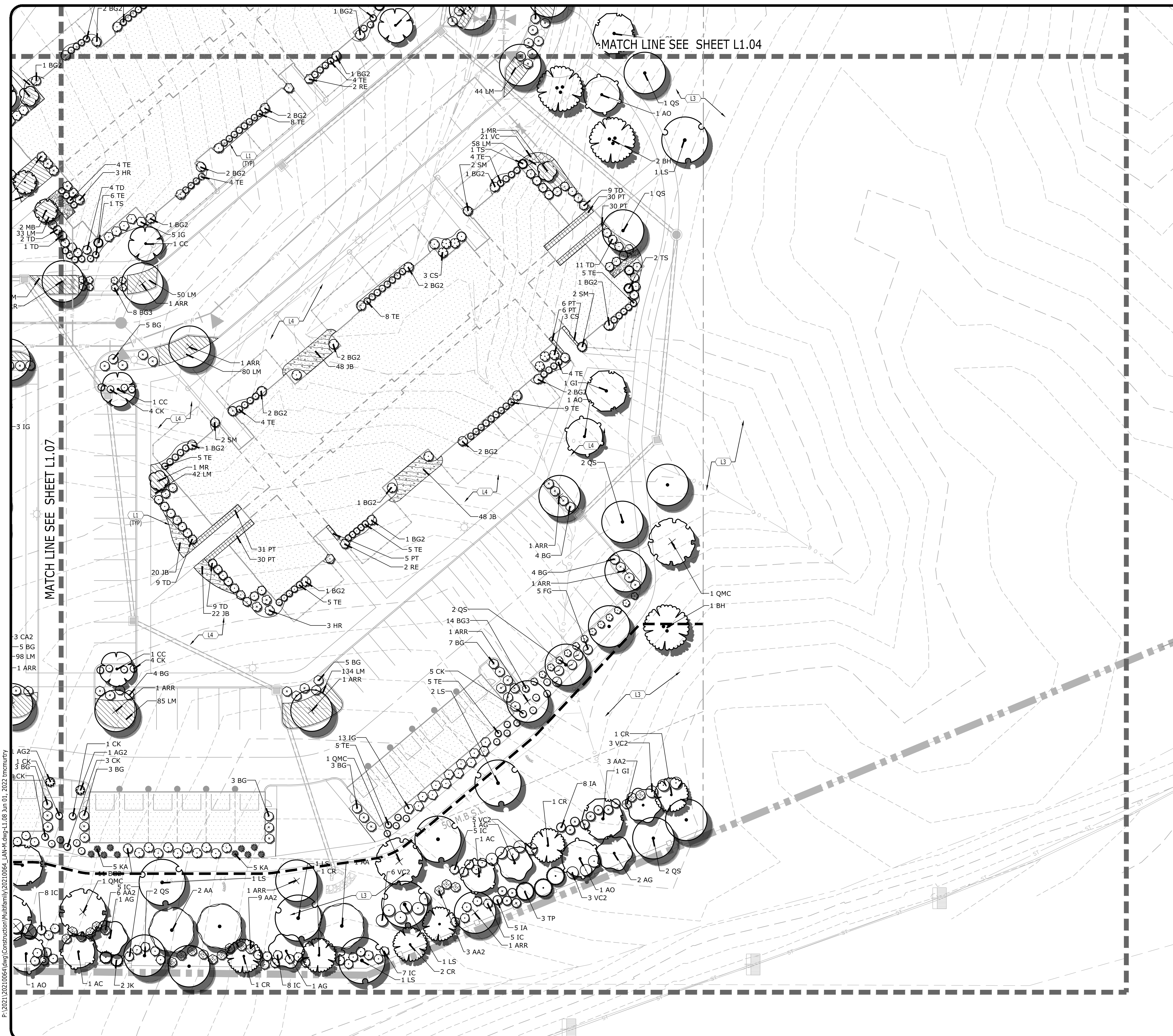
FRONT STREET
PARTNERS
3942 ELAM ROAD
MURFREESBORO, TENNESSEE
37127
931-473-1818



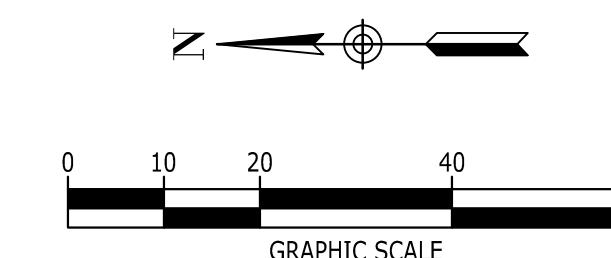
CONSTRUCTION DOCUMENTS
LANTERN COMMONS
MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

DRAWING NUMBER		DATE	DESCRIPTION
L1.06			

DRAWING TITLE
DETAILED LANDSCAPE PLAN
PROJECT NUMBER
20210604
DRAWING NUMBER
L1.06



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-



**FRONT STREET
PARTNERS**
3942 ELAM ROAD
MURFREESBORO, TENNESSEE
37127
931-473-1818



CONSTRUCTION DOCUMENTS

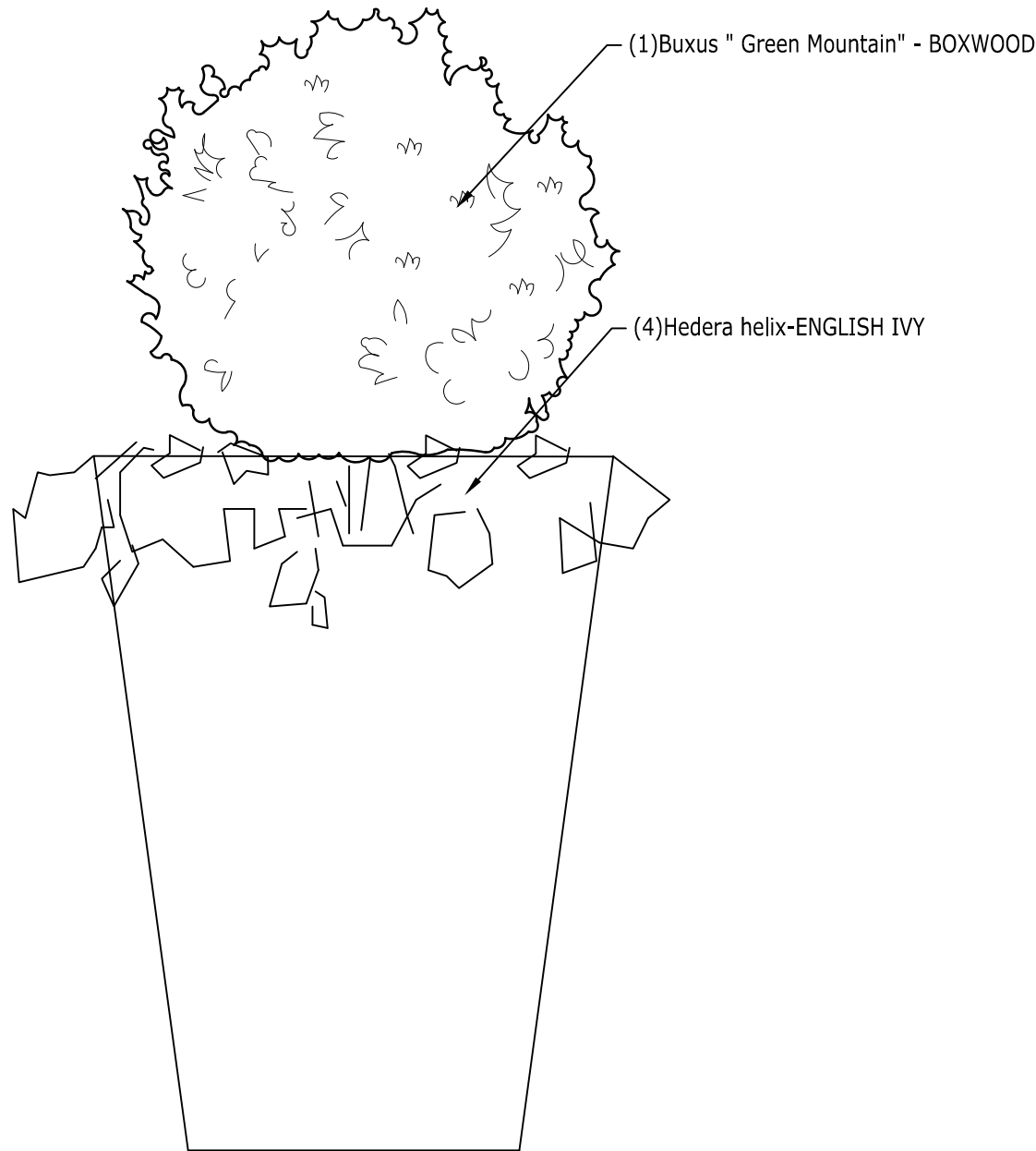
LANTERN COMMONS

MULTIFAMILY
WESTFIELD, INDIANA, HAMILTON COUNTY

DRAWING TITLE	
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PROJECT NUMBER	
20210064	
DRAWING NUMBER	
L1.08	

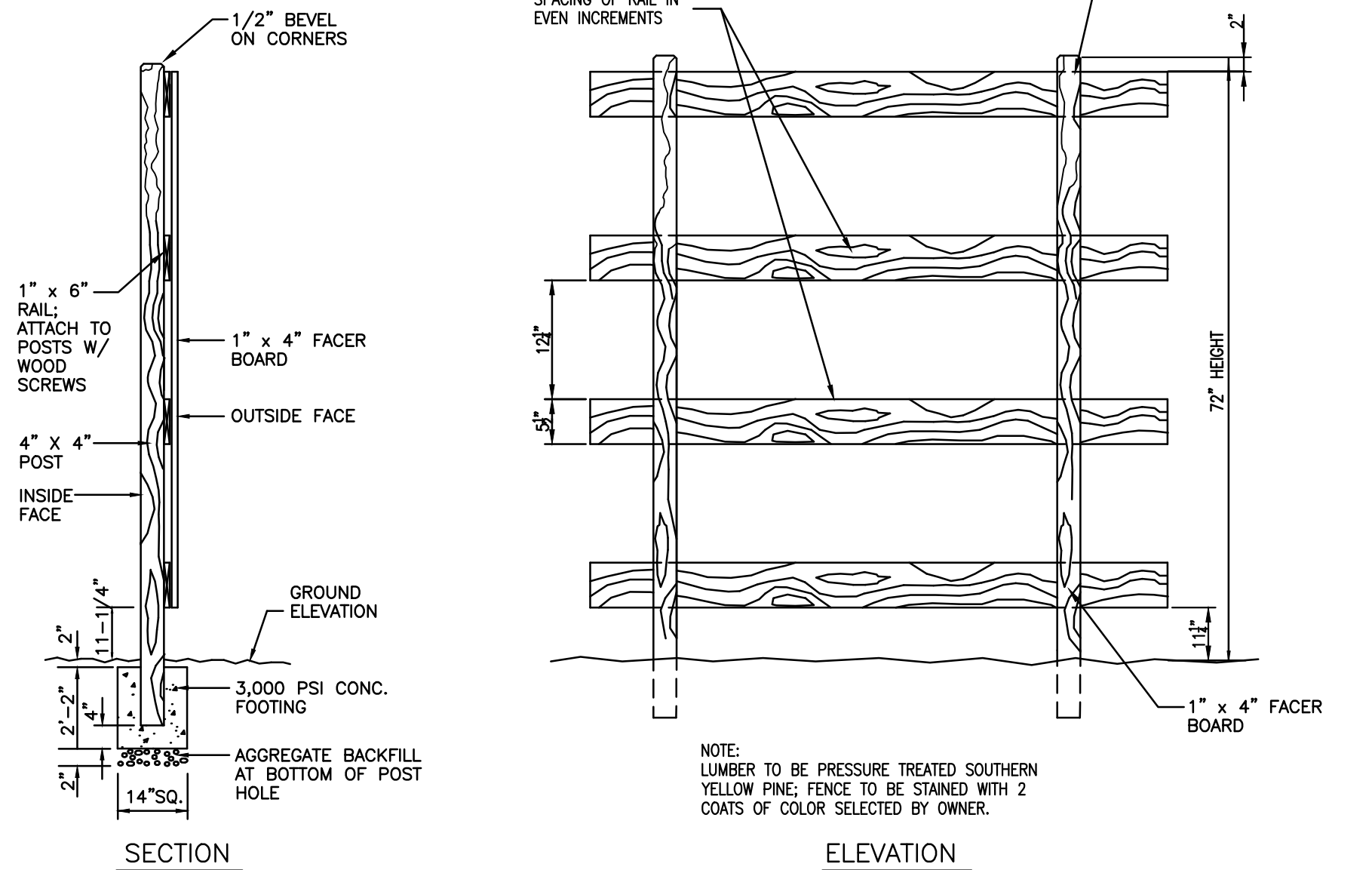
NOTE:
MANUFACTURER:TOURNESOL SITEWORKS
PART NO: US-3000
MATERIAL: GFRG
EXTERIOR SIZE(TOP X BOTTOM X HEIGHT): 30" X 25.5" X32"
QUANTITIES: 80

*COLOR AND TEXTURE SELECTION TO BE CONFIRMED BY
LANDSCAPE ARCHITECTS UPON INSTALLATION.



PLANTER
NO SCALE

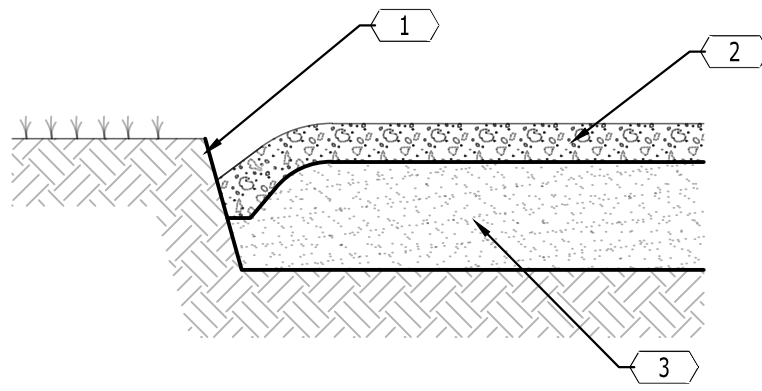
5



DECORATIVE FENCE
NOT TO SCALE

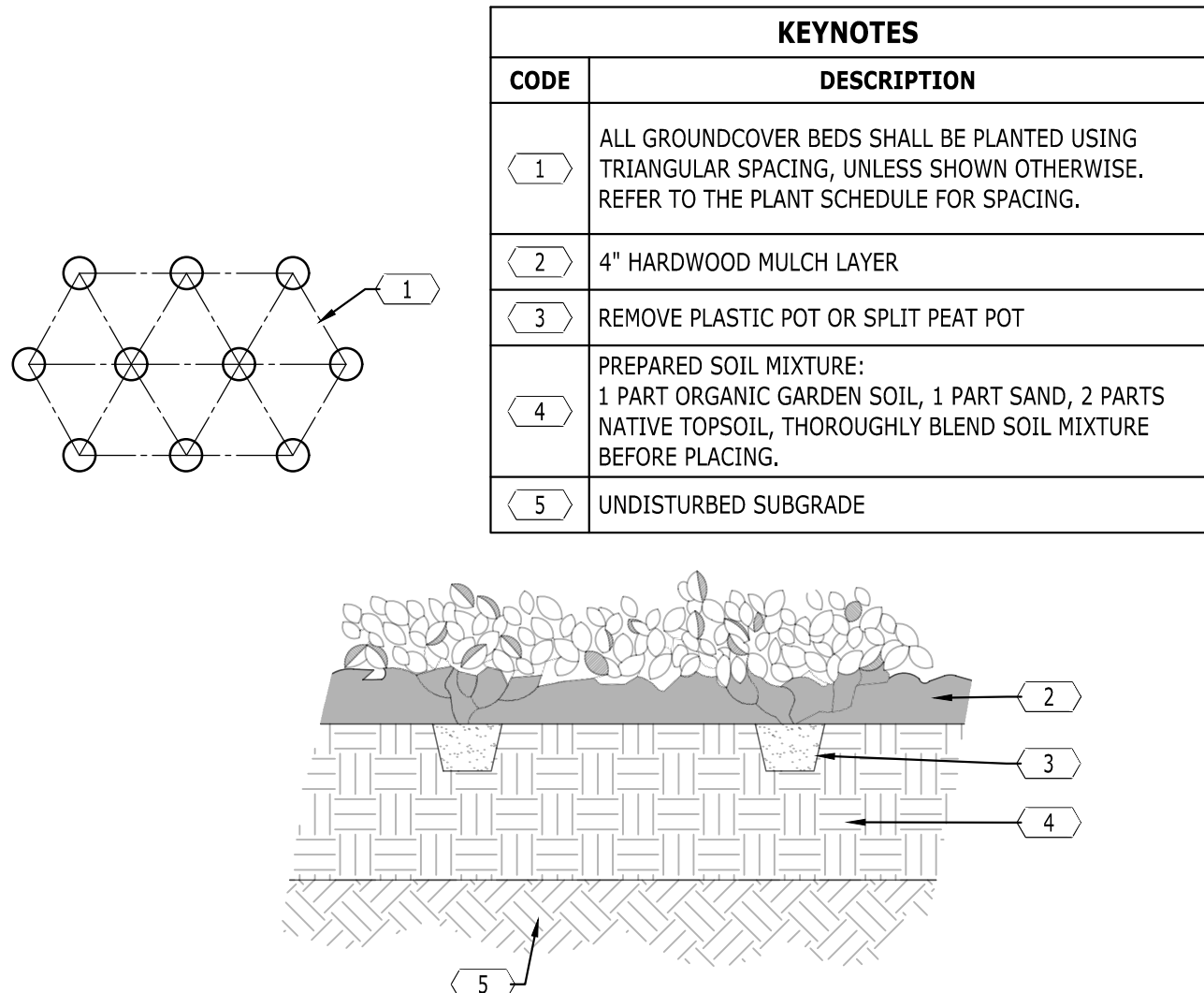
7

KEYNOTES	
CODE	DESCRIPTION
1	EDGE OF LAWN OR PAVEMENT. REFER TO GRADING PLANS FOR FINISH GRADE ELEVATION.
2	3" DEEP MULCH LAYER
3	BACKFILL WITH SOIL MIXTURE: 1 PART COMPOSTED GARDEN SOIL 1 PART SAND 2 PARTS NATIVE TOPSOIL



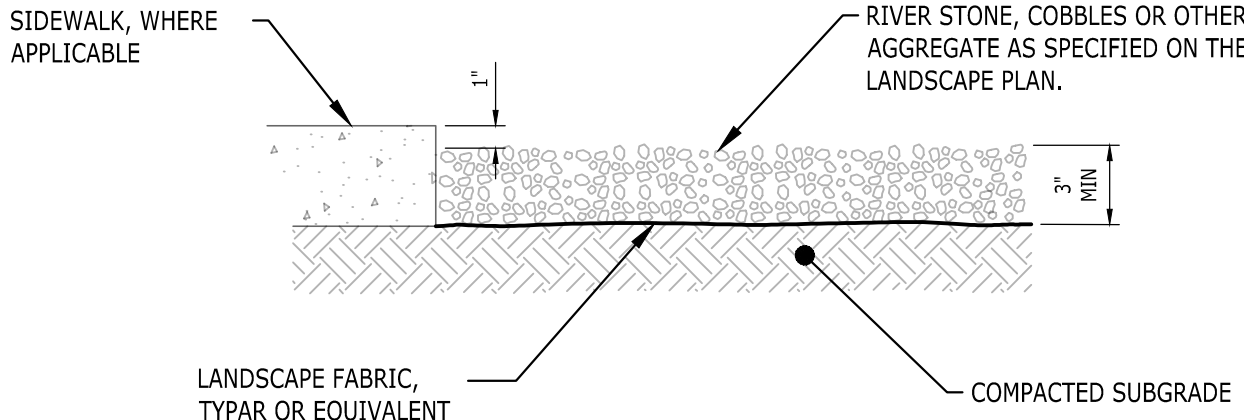
SPADED BED EDGE
NOT TO SCALE

3



GROUNDCOVER PLANTING
NOT TO SCALE

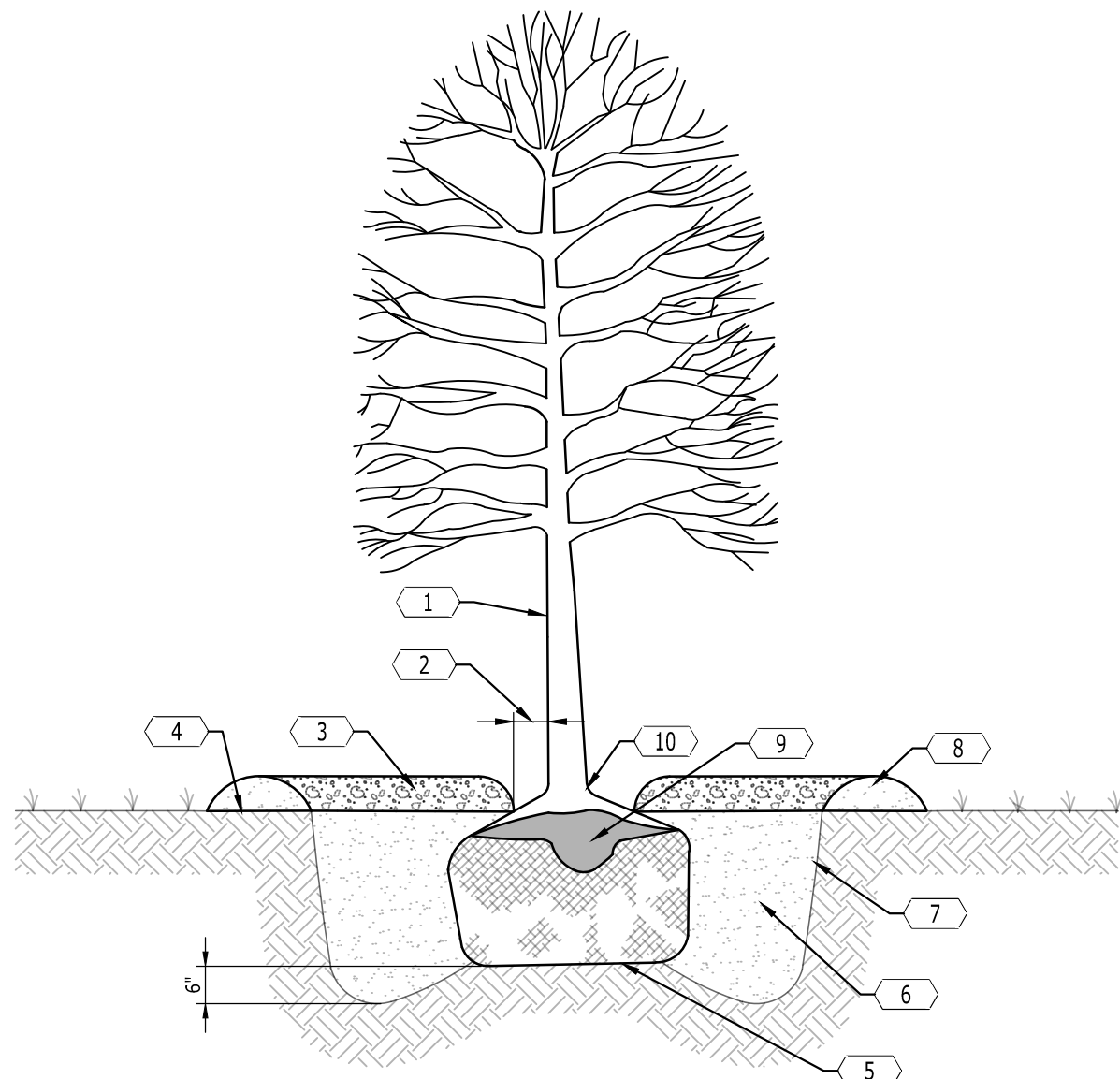
4



GRAVEL MULCH BED
NO SCALE

6

KEYNOTES	
CODE	DESCRIPTION
1	CLEAR TRUNK TO HEIGHT SPECIFIED
2	6" CLEAR TO MULCH
3	3" DEEP LAYER OF MULCH
4	FINISH GRADE
5	SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT.
6	BACKFILL WITH SOIL MIXTURE PER CITY REQUIREMENTS.
7	SLOPE AND SCARIFY SIDES OF PIT
8	FORM RAISED SOIL RING WITH TOPSOIL (MINIMUM 3" HIGH, CONTINUOUS AROUND TREE).
9	FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. IF NON-BIODEGRADABLE WRAP IS USED, REMOVED COMPLETELY. REMOVE WIRE BASKET COMPLETELY.
10	CROWN OF ROOT BALL SHALL INSTALLED 2" TO 4" ABOVE FINISHED GRADE ELEVATION.

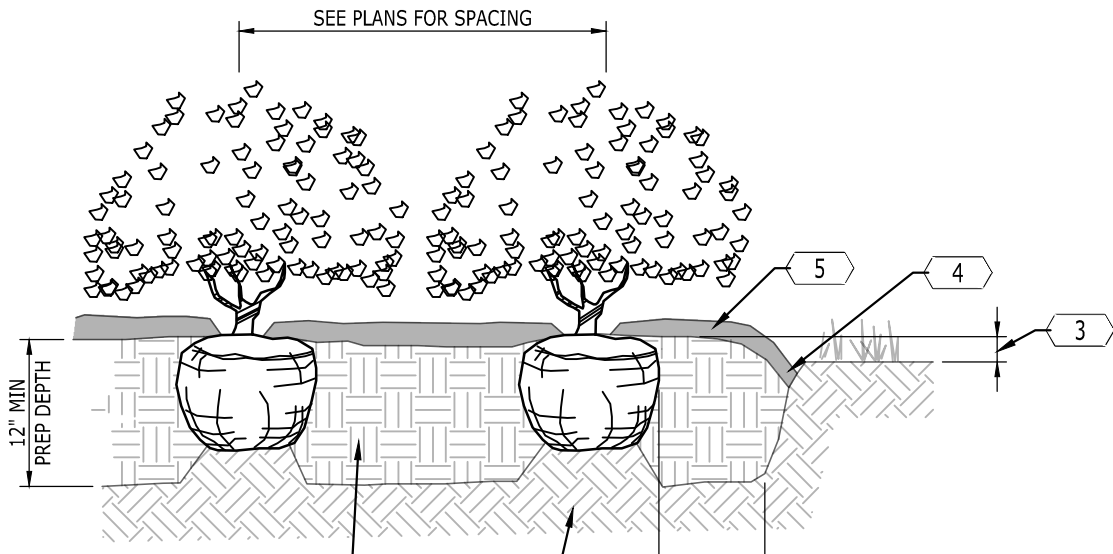


TREE PLANTING
NOT TO SCALE

1

KEYNOTES	
CODE	DESCRIPTION
1	PLANTING MIX AS SPECIFIED
2	UNDISTURBED SUBGRADE. PROVIDE SUBGRADE PEDESTAL FOR EACH SHRUB INSTALLED, TO AVOID SETTLEMENT.
3	TOP OF ROOT BALL TO BE 1"-2" HIGHER THAN THE ADJACENT GRADE
4	"V" TRENCH AROUND PLANTING BED
5	3" HARDWOOD MULCH LAYER. CLEAR MULCH FROM WOODY SHRUB STEMS TO PREVENT FUNGAL GROWTH AND DECAY.

NOTES	
1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL. 2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING. 3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER. 4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS. 5. DO NOT PRUNE BEFORE ACCEPTANCE. 6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED. 7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL; 1 PART SAND AND 2 PARTS NATIVE TOPSOIL.	



SHRUB PLANTING
NOT TO SCALE

2

NO.	DATE	DESCRIPTION

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
5. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
7. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
12. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
13. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEAR'S VERTICAL GROWTH (TOP CANDLE).
14. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
15. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
16. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
17. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
18. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
19. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
20. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
21. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. If azaleas, rhododendrons or PIERIS are USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
22. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

<u>VERGREEN TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
JK	28		Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B	2"	6'-8"	4'-5'	
PIN	11		Pinus strobus / White Pine	B&B	2"	10'-12'	6'-8'	
TP	34		Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B	2"	8'-10'	3-4'	
<u>ORNAMENTAL TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
AG	18		Acer griseum / Paperbark Maple	B&B	2"	8'-10'	3-4'	20'-25'
AC	10		Amelanchier canadensis 'Autumn Brilliance' / Serviceberry	B&B	2"	7-8'	6-7'	20'-25'
CV	8		Crataegus viridis 'Winter King' / Winter King Hawthorn	#15		8'-10'	6-8'	20'-30'
PR	19		Prunus sargentii 'JFS-KW58' TM / Pink Flair Sargent Cherry	#15		12'-15'	6-8'	20'-25'
<u>SHADE TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
ARR	4		Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12'-14'	3-4'	40'-50'
AA	14		Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B&B	2"	8'-10'	6-8'	50'-80'
CK2	13		Cladrastis kentuckea / American Yellowwood	B&B	2"	10'-12'	4'-5'	40'-50'
NS	12		Nyssa sylvatica 'Wildfire' / Wild Fire Black Gum	B&B	2"	12'-14'	6-7'	40'-50'
QMC	13		Quercus muehlenbergii / Chinkapin Oak	B&B	2"	10'-12'	4-5'	40'-50'
<u>SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	
AA2	80		Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3		18-24"	24-36"	
EUO	17		Eucynthus alatus 'Compactus' / Compact Burning Bush	#3		6-8'	6-8'	
HUO	31		Hydrangea quercifolia / Oakleaf Hydrangea	#3		18-24"	12-18"	
IG	4		Ilex glabra 'Shamrock' / Inkberry	#3		24-30"	24-30"	
IA	27		Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3		18-24"	18-21"	
IC	63		Ilex x meserveae 'China Girl' TM / China Girl Holly	#3		18-21"	18-24"	
PT2	59		Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	#3		30-36"	18-24"	
RE	65		Rhododendron 'PJM Elite' / PJM Rhododendron	#3		24-30"	30-36"	
VC2	58		Viburnum carlesii / Koreanspice Viburnum	#7		21-24"	18-21"	

<u>EVERGREEN TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
JK	8	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B		6-8'	4-5'		
PIN	4	Pinus strobus / White Pine	B&B		10-12'	6-8'		
TP	4	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B		8-10'	3-4'		
<u>ORNAMENTAL TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
AG	6	Acer griseum / Paperbark Maple	B&B	2"	8-10'	3-4'	20' -25'	
AC	4	Amelanchier canadensis 'Autumn Brilliance' / Serviceberry	B&B	2"	7-8'	6-7'	20' -25'	
CV	2	Crataegus viridis 'Winter King' / Winter King Hawthorn	#15		8-10'	6-8'	20' -30'	
<u>SHADE TREES</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	<u>MATURE HT.</u>
AA	1	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B&B	2"	8-10'	6-8'	50' -80'	
CK2	5	Cadastis kentukea / American Yellowwood	B&B	2"	10-12'	3-4'	40' -50'	
NS	4	Nyssa sylvatica 'Wildfire' / Wild Fire Black Gum	B&B	2"	8-14'	6-7'	40' -50'	
QMC	4	Quercus muehlenbergii / Chinkapin Oak	B&B	2"	10-12'	4-5'	40' -50'	
<u>SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>SPREAD</u>	
AA2	34	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3		18-24"	24-36"		
HQ	13	Hydrangea quercifolia / Oakleaf Hydrangea	#3		18-24"	12-18"		
IA	34	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3		18-24"	18-21"		
PT2	18	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	#3		30-36"	18-24"		

WINTERGREEN TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
CH	11	Chamaecyparis obtusa 'Compacta' / Compact Hinoki False Cypress	#15			6'-8"	4'-5'	
JK	43	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B			6'-8"	4'-5'	
JE2	8	Juniperus virginiana 'Glaucia' / Eastern Red Cedar	B&B			8'-10"	4'-5'	
PI	36	Pinus strobus / White Pine	B&B			10'-12"	6'-8"	
TS	52	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B			8'-10"	3'-4"	
	76	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B&B			6'-8"	3'-4"	
ORNAMENTAL TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
AG	46	Acer griseum / Paperbark Maple	B&B	2"		8'-10"	3'-4"	20'-25'
AL	33	Amelanchier canadensis 'Autumn Brilliance' / Serviceberry	B&B	2"		7'-8"	7'-7"	20'-25"
CC	44	Cercis canadensis / Eastern Redbud	B&B	2"		7'-8"	6'-7"	20'-30"
CR	35	Cornus florida 'rubra' / Pink Flowering Dogwood	B&B	2"		6'-8"	4'-5"	20'-30"
CJ	10	Crataegus viridis 'Winter King' / Winter King Hawthorn	#15			8'-10"	6'-8"	20'-30"
MV	20	Magnolia 'Jane' / Jane Magnolia	#15	2"		3'-4"	6'-8"	10'-15"
MR	26	Magnolia stellata 'Royal Star' / Royal Star Magnolia	#15	2"		3'-4"	6'-8"	10'-15"
MB	9	Magnolia x 'Butterflies' / Butterflies Magnolia	#7	2"		6'-8"	3'-4"	20'-30"
PR	19	Prunus sargentii 'JFS-KW58' TM / Pink Flair Sargent Cherry	#15			12'-15"	6'-8"	20'-25"
SHADE TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
ARR	95	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"		12'-14"	3'-4"	40'-50"
AO	29	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	2"		10'-12"	3'-4"	40'-50"
AA	22	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B&B	2"		8'-10"	6'-8"	50'-80"
BH	14	Betula nigra 'Heritage' / River Birch	B&B	2"		10'-12"	5'-7"	40'-60"
		Multiistem						
CK2	18	Cedradistris kentukea / American Yellowwood	B&B	2"		10'-12"	3'-4"	40'-50"
GI	24	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2"		10'-12"	3'-4"	40'-50"
LS	42	Liquidambar styraciflua / Sweet Gum	B&B	2"		12'-14"	3'-4"	40'-50"
NL	18	Nyssa sylvatica 'Wildfire' / Wild Fire Black Gum	B&B	2"		12'-14"	6'-7"	40'-50"
PY	12	Prunus x yedoensis / Yoshino Cherry	B&B	2"		8'-10"	6'-8"	40'-50"
QMC	26	Quercus muehlenbergii / Chinkapin Oak	B&B	2"		10'-12"	4'-5"	40'-50"
QS	24	Quercus rubrum / Red Oak	B&B	3"		12'-14"	3'-4"	50'-80"
SHRUBS		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	
AG2	127	Abelia x 'Rose Creek' / Rose Creek Abelia	#3			18'-21"	30'-36"	
KA	40	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia	#3			15'-18"	18'-24"	
A2	24	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3			18'-21"	24'-36"	
AA1	23	Azalea x 'Girard's Pleasant White' / Girard's Pleasant White Azalea	#3			18'-21"	18'-21"	
BG	429	Buxus x 'Green Gem' / Green Gem Boxwood	#3			18'-21"	30'-36"	
BG3	45	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3			24'-30"	18'-24"	
BG2	225	Buxus x 'Green Velvet' / Green Velvet Boxwood	#3			18'-21"	30'-36"	
CAK	140	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1			18'-21"	21"	
CA2	43	Ceanothus americanus / New Jersey Tea	#3			18'-21"	24'-36"	
CK	183	Chamaecyparis pisifera 'King's Gold' / King's Gold Sawara Cypress	#3			30'-36"	18'-24"	
CS	109	Cornus stolonifera 'Arc' / Red Twig Dogwood	#3			24'-30"	24'-30"	
FG	17	Eonymus alatus 'Compactus' / Compact Burning Bush	#3			6'-8"	6'-8"	
PT2	64	Fothergilla glauca 'Mt. Airy' / Mt. Airy Dwarf Witchhazel	#3			24'-30"	24'-30"	
HLPL	66	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#7			24'-30"	24'-30"	
HQ	147	Hydrangea quercifolia / Oakleaf Hydrangea	#3			18'-24"	12'-18"	
HR	66	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	#3			24'-30"	24'-30"	
HH	64	Hypericum x 'Hidcote' / Hidcote St. John's Wort	#3			24'-30"	24'-30"	
IG	318	Ilex glabra 'Shamrock' / Inkberry	#3			24'-30"	24'-30"	
IA	105	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3			18'-24"	18'-21"	
IR	40	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#3			30'-36"	18'-24"	
IC	174	Ilex x meserveae 'China Girl' TM / China Girl Holly	#3			18'-21"	18'-24"	
PT2	122	Physocarpus opulifolius 'SM90TM' TM / Tiny Wine Ninebark	#3			30'-36"	18'-24"	
PIE	5	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	#7			24'-30"	30'-36"	
R	95	Rhododendron						

EVERGREEN TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
CHA	11	Chamaecyparis obtusa 'Compacta' / Compact Hinoki False Cypress	#15		6-8'	4-5'		
JK	7	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B		6-8'	4-5'		
JE2	8	Juniperus virginiana 'Glauca' / Eastern Red Cedar	B&B		8-10'	4-5'		
PIN	21	Pinus strobus / White Pine	B&B		10-12'	6-8'		
TP	14	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B		8-10'	3-4'		
TS	19	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B&B		6-8'	3-4'		
ORNAMENTAL TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
AG	21	Acer griseum / Paperbark Maple	B&B	2"	8-10'	3-4'		20'-25'
AC	19	Amelanchier canadensis 'Autumn Brilliance' / Serviceberry	B&B	2"	7-8'	6-7'		20'-25'
CC	8	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'		20'-30'
CR	12	Cornus florida 'rubra' / Pink Flowering Dogwood	B&B	2"	6-8'	4-5'		20'-30'
SHADE TREES		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	MATURE HT.
ARR	3	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'		40'-50'
AO	16	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	2"	10-12'	3-4'		40'-50'
BA	7	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B&B	2"	8-10'	6-8'		50'-80'
AH	5	Betula nigra 'Heritage' / Heritage River Birch	B&B	2"	10-12'	5-7'		40'-60'
		Multi x						
GI	11	Gleditsia triacanthos Skyline / Skyline Honey Locust	B&B	2"	10-12'	3-4'		40'-50'
LS	19	Liquidambar styraciflua / Sweet Gum	B&B	2"	12-14'	4-5'		40'-50'
NS	2	Nyssa sylvatica 'Wildfire' / Wild Fire Black Gum	B&B	2"	12-14'	6-7'		40'-50'
QMC	6	Quercus muehlenbergii / Chinkapin Oak	B&B	2"	10-12'	4-5'		40'-50'
QS	10	Quercus rubrum / Red Oak	B&B	3"	12-14'	3-4'		50'-80'
SHRUBS		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	SPREAD	
AA2	110	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3		18-24"	24-36"		
HQ	53	Hydrangea quercifolia / Oakleaf Hydrangea	#3		18-24"	12-18"		
IG	8	Ilex glabra 'Shamrock' / Inkberry	#3		24-30"	24-30"		
IA	44	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3		18-24"	18-24"		
IR	11	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#3		30-36"	18-24"		
IC	111	Ilex x meserveae 'China Girl' TM / China Girl Holly	#3		18-21"	18-24"		
PT2	45	Physocarpus opulifolius 'SMPTOW' TM / Tiny Wine Ninebark	#3		30-36"	18-24"		
VC2	115	Viburnum carlesii / Koreanspice Viburnum	#7		21-24"	18-21"		



DRAWING TITLE	
LANDSCAPE SCHEDULES AND NOTES	
PROJECT NUMBER	20210064
DRAWING NUMBER	

L1.11



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2205-PUD-10
Exhibit 1

Docket Number: 2205-PUD-10 (Ordinance No. 22-15)

Petitioner: Tracy L. Haddad Trust

Request: An amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD District, as amended ([Ord.13-24 compiled](#))

Current Land Use: Residential

Acreage: 21.00 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-15
4. Concept Plan
5. Character Exhibit
6. Neighborhood Meeting Summary

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This petition was introduced at the [April 11, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighbor meeting on April 26, 2022. A summary this meeting has provided by the petitioner and included as **Exhibit 7**. A public hearing was held for this petition at the May 4, 2022 Advisory Plan Commission (the "Plan Commission") meeting. The discussion for this item can be viewed [here](#). The petition is set for APC Recommendation at the June 6, 2022 Advisory Plan Commission meeting.

This filed petition is related to the following previous applications associated with the subject 21.00-acre real estate.

- 12/19/2016
 - o Real estate incorporated into Chatham Hills PUD Zoning District
 - o Docket No. 1612-PUD-24 / Ordinance No. [Ord.16-46](#)
- 12/19/2016
 - o Recording of Primary Plat (Original Sec. 3)
 - o Docket No.1612-SPP-12
- 03/07/2017
 - o Recording of Secondary Plat (Original Sec.3)
 - o Docket No. 1701-SFP-01
- 06/24/2020
 - o Recording of Secondary Plat (Re-Plat of Sec. 3 – forming Lot K1a)
 - o Docket No. 2007-SFP-39

- 12/03/2021
 - o Submittal of Secondary Plat / (Re-Plat – forming Lot K1a -and- Lot K2a)
 - o Docket No. 2201-SFP-01

PROJECT OVERVIEW

Location: This subject real estate is approximately 21.00 acres in size and is located between Chatham Ridge Ct. and Oak Ridge Rd., north of E 206th St. (see **Exhibit 2**). The Property is currently zoned the Chatham Hills PUD District, which was originally adopted at the January 13, 2014 City Council meeting. Adjacent zoning districts include AGSF-1 and PUD containing Agriculture and Single-Family land uses.

Project Description: The petitioner is requesting an amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

ORDINANCE DETAILS

Concept Plan: The proposed amendment will incorporate an updated concept plan illustrating two (2) individual estate style single-family residential lots proposed for development on the 21-acres subject to this PUD amendment.

Development Standards: The proposed amendment modifies some standards of the Original Ordinance, as described below:

- Architectural Standards
 - o The original PUD ordinance contained residential architectural standards outlined in Section 16 “Single-Family Architectural and Streetscape Design Standards”.
 - The proposed PUD amendment would replace Section 16.3 “Design Elements” with language that reflects the proposed architectural design elements associated with Lots K1A and K2A as shown in Exhibit B “Illustrative Character Exhibit”.
 - The proposed PUD amendment would replace Section 16.4(B) “Exterior Surfaces” with language that permits exterior materials consistent with the proposed materials associated with Lots K1A and K2A as shown in Exhibit B “Illustrative Character Exhibit”.
 - o The proposed PUD amendment would also require the proposed development to be constructed in substantial compliance with the provided “Illustrative Character Exhibit” attached to the ordinance.
- Landscape Standards
 - o The original PUD ordinance required external street frontage landscaping along Oak Ridge Road and a 20’ width “Type A” perimeter buffer yard along the remainder of the subject parcel. The proposed PUD amendment would omit these landscaping standards.

CHANGES SINCE LAST MEETING

Since the public hearing at the May 4, 2022 Plan Commission meeting the following changes have been incorporated into the proposed Chatham Hills PUD Amendment IX Ordinance: 1) The addition of architectural “design elements” language; and 2) the addition of architectural “exterior surfaces” language. Together, these additional text changes reflect the proposed architectural design elevations associated with Exhibit B – “Illustrative Character Exhibit”.

COMPREHENSIVE PLAN

The property falls within the “New Suburban” land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms, and equestrian uses are contemplated as appropriate uses within the “New Suburban” area. 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 on 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

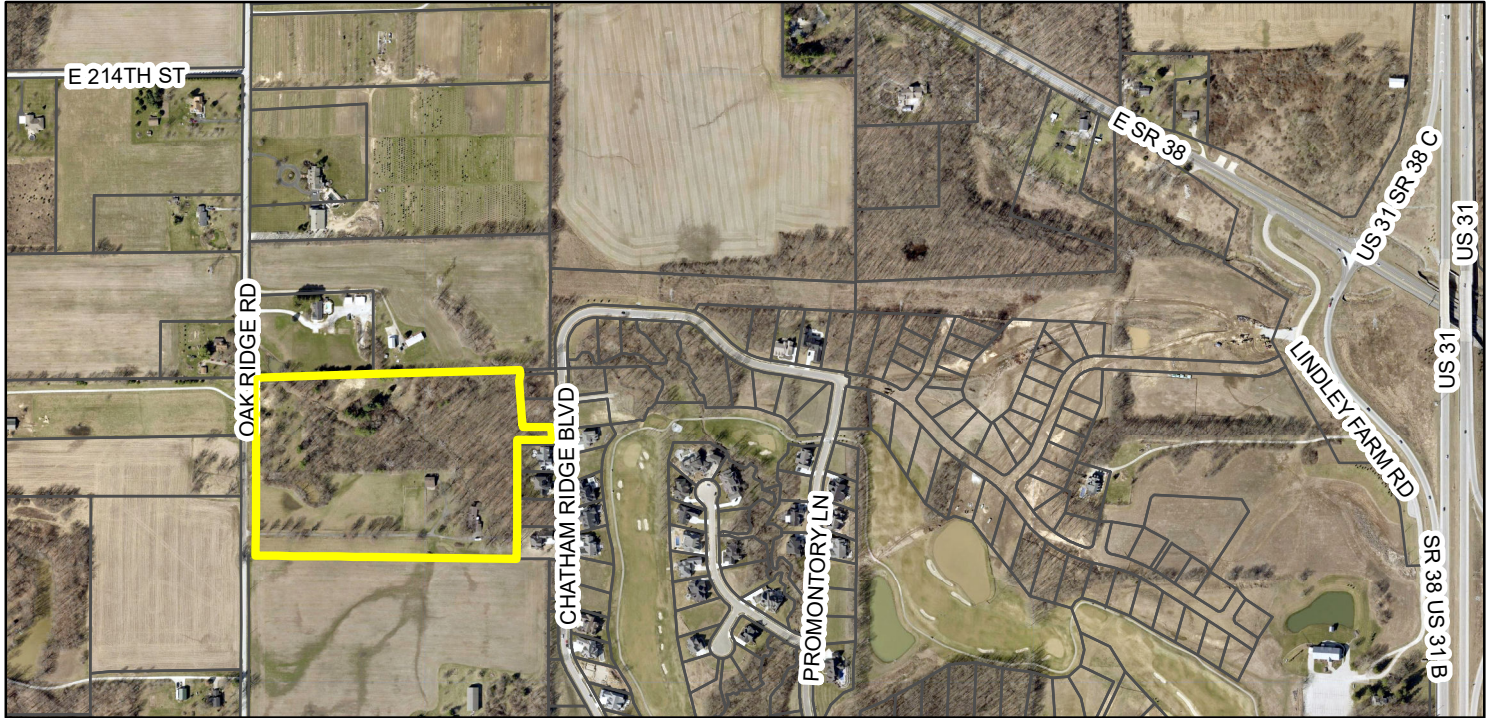
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov



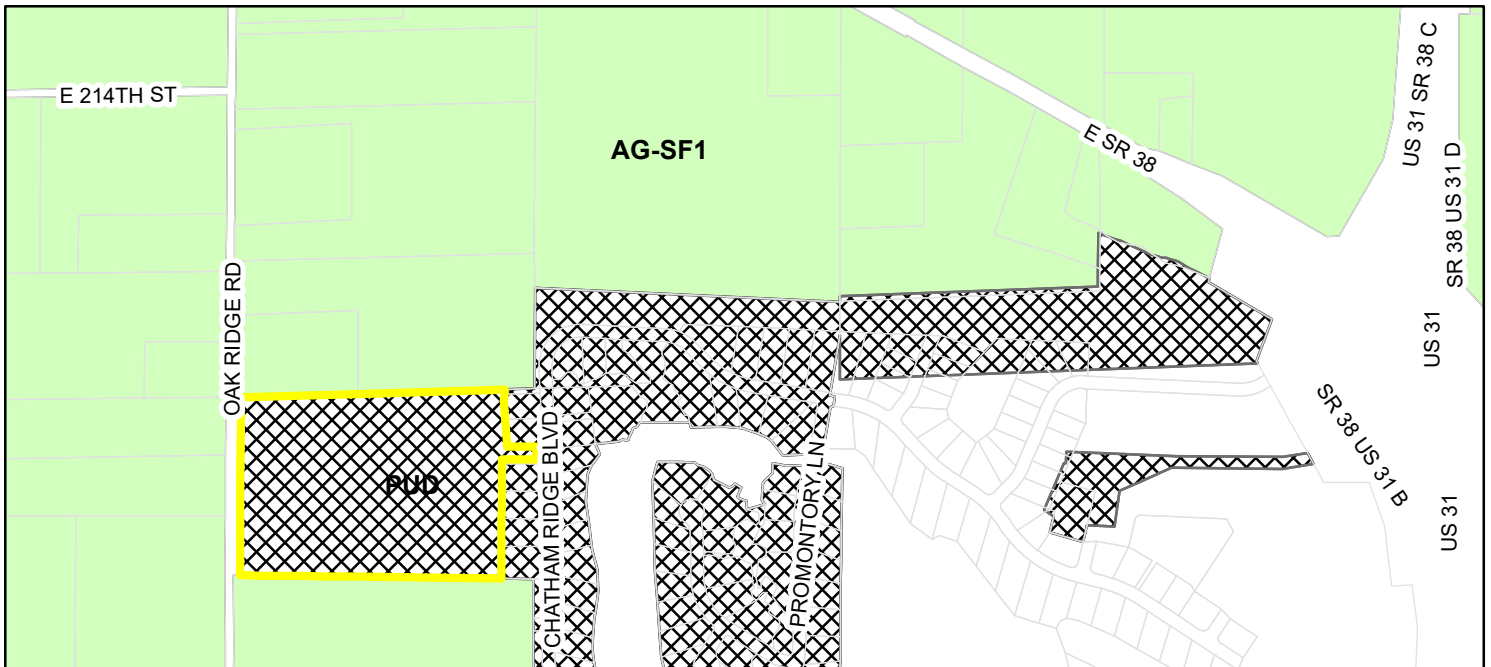
Property Location Map
859 Chatham Ridge Lane
Planned Unit Development Amendment
2205-PUD-10



Aerial Location Map



Zoning Map



Parcel selection

Parcel

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Zoning - All

ORDINANCE NUMBER 22-15

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT
TO TEXT OF THE CHATHAM HILLS PLANNED UNIT DEVELOPMENT BEING THAT
OF ORDINANCE 13-24, ORDINANCE 15-28, ORDINANCE 16-46, ORDINANCE 17-24,
ORDINANCE 18-51, ORDINANCE 19-11, ORDINANCE 19-51, ORDINANCE 22-07 AND
TITLE 16 – LAND USE CONTROLS**

“Chatham Hills PUD Amendment – Lot K1A”

This is an amendment to a Planned Unit Development District Ordinance, known as the CHATHAM HILLS PLANNED UNIT DEVELOPMENT (the “**Amendment**”), 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Docket 2205-PUD-10), filed with the Commission requesting an amendment to Ordinance 13-24, enacted by the Westfield Town Council on January 14, 2014, and amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015 (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016; (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017; (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019; (v) Ordinance 19-11 enacted by the City Council on June 10, 2019, (vi) Ordinance 19-51, enacted by the City Council on November 11, 2019, and Ordinance 22-07 enacted by the City Council on May 9, 2022, (collectively, the “**Chatham Hills PUD Ordinance**”);

WHEREAS, the Amendment pertains to the subject real estate more particularly described as Lot K1A, Section 3 of Chatham Hills, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2020039524 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2205-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (Vote: ____ in favor, ____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 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 Chatham Hills PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Chatham Hills PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Chatham Hills PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Amendment and its exhibits, (ii) the Chatham Hills PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Amendment 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

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

- 2.1 The Real estate will be divided into two Lots.
- 2.2 Development of the Lots shall be regulated as set forth in this Amendment.
- 2.3 Accessory Buildings shall be permitted and constructed in accordance with the applicable standards of the UDO.

Section 3. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate unless otherwise modified by the Chatham Hills PUD Ordinance or the standards of this Amendment. Dwelling Units on the Real Estate shall be constructed under the provisions set forth below.

3.1 Architectural Standards:

- A. In addition to the Architectural Standards provided for in the Chatham Hills PUD Ordinance, residences and accessory buildings will be constructed in substantial

compliance with the architectural elevations in the Illustrative Character Exhibit, attached hereto as Exhibit B.

- B. Section 16.3 of Ordinance 13-24 shall not apply. Instead, the following shall apply. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials.
- C. Section 16.4(B) of Ordinance 13-24 shall not apply. Instead, the following shall apply.
 - i. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement or comparable materials including, but not limited to, prefinished metal siding, translucent acrylic panels and decorative screening.
- D. To the extent that the architectural standards set for in this Section conflict with the requirements of the Chatham Hills PUD Ordinance or the UDO, the standards of this Amendment shall prevail.

3.2 Landscaping Standards.

- A. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the District.
- B. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District.

Section 4. Duration. Failure to obtain approval of an amended Secondary Plat for the Real Estate by June 1, 2027 (unless otherwise extended by the Director) shall automatically void this Amendment and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 5. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment 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** __-__ was delivered to the Mayor of Westfield on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** __-__
this _____ day of _____, 2022.

I hereby VETO **ORDINANCE** __-__
this _____ day of _____, 2022.

J. Andrew Cook, Mayor

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"

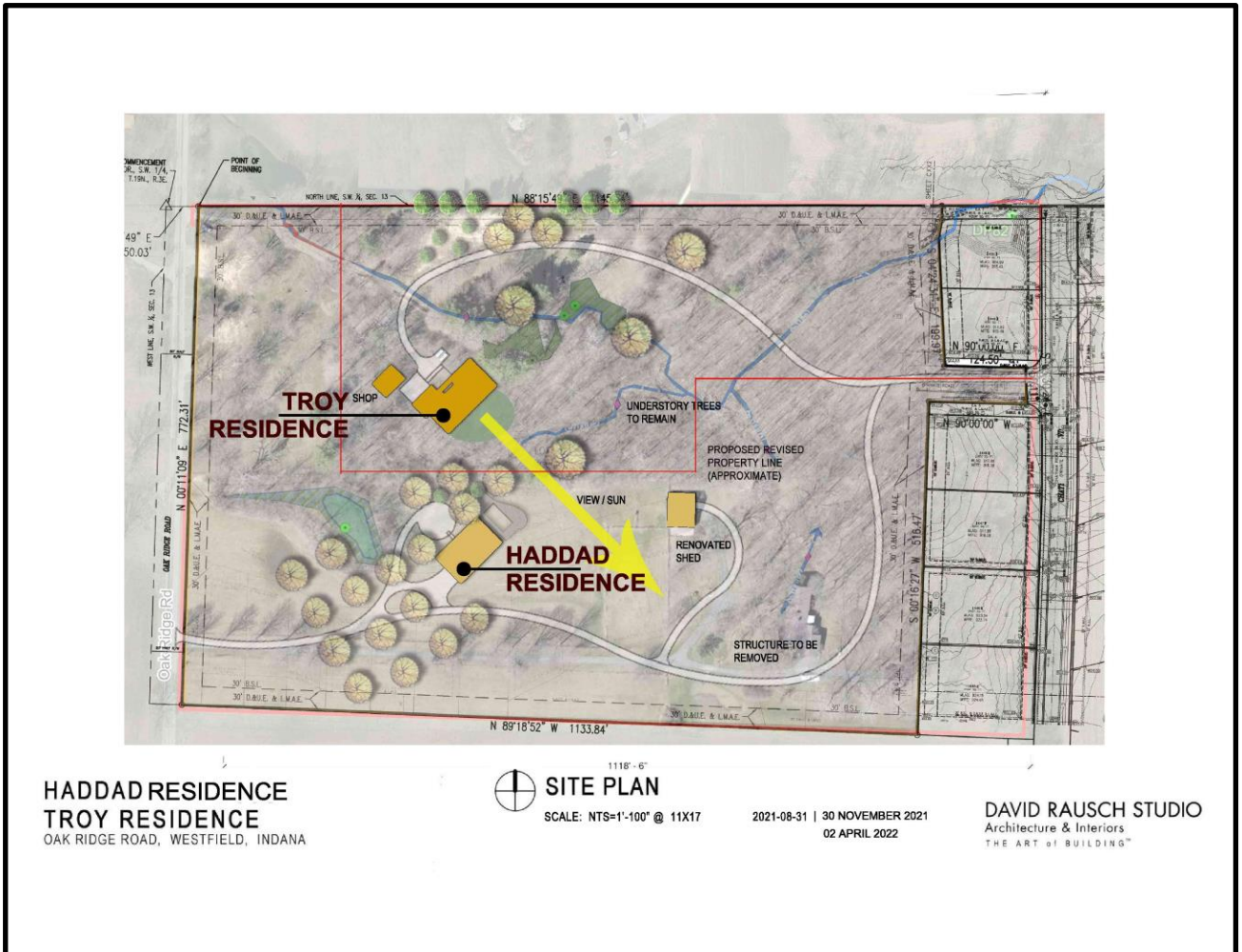


EXHIBIT “B”

“Illustrative Character Exhibit”

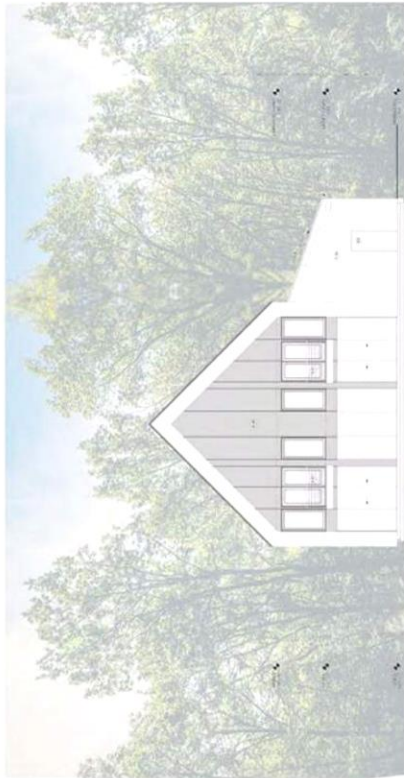
The Illustrative Character Exhibits appear on the following eight (8) pages of this ordinance



HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

VIGNETTE | EAST ELEVATION
31 AUGUST 2021
02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
"THE ART OF BUILDING"



EAST ELEVATION



SOUTH ELEVATION

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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



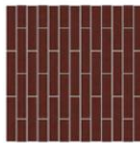
WEST ELEVATION



NORTH ELEVATION

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31 AUGUST 2021 | 30 NOVEMBER 2021
02 APRIL 2022



GLAZED BRICK FOUNDATION



STANDING SEAM METAL SIDING AND ROOF



TRANSLUCENT ACRYLIC FACADE



MULTI-SLIDE GLASS DOOR



TRANSLUCENT ACRYLIC FACADE

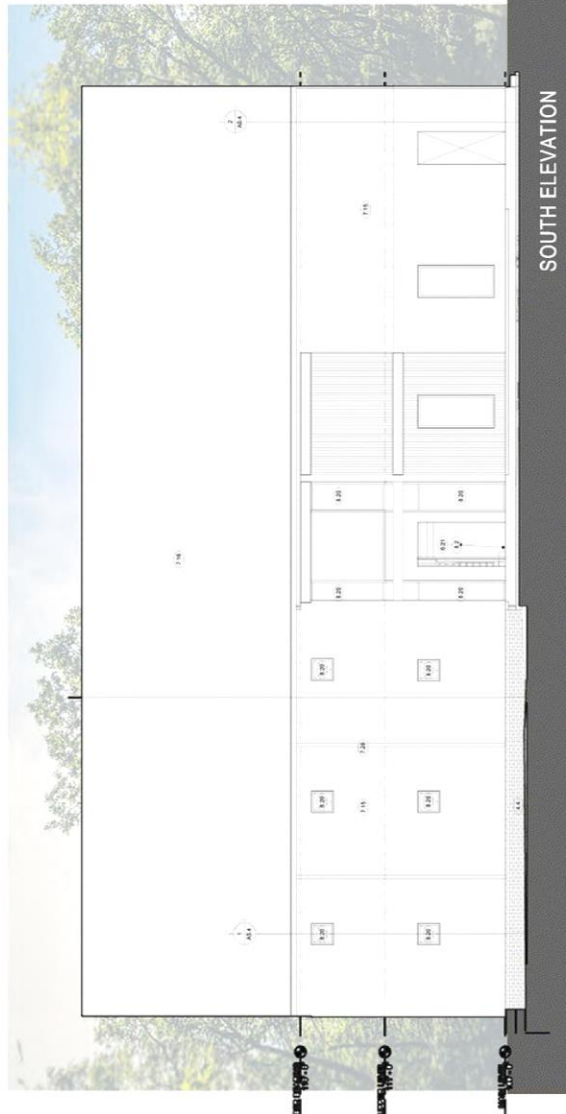


TLT AND TURN WINDOW



HEAVY TIMBER STRUCTURE

- MASONRY**
 - 4.4 UNUSUAL: THICKNESS AS REQUIRED
- STEEL**
 - 5.21 GLAZEMENT
- ROUGH CARPENTRY AND EXTERIOR TRIM**
 - 6.2 WOOD FRAMING
- FINISH CARPENTRY AND INTERIOR TRIM**
 - 4.30 EXTERIOR WOOD SIDING
 - 4.31 EXTERIOR WOOD TRIM
 - 4.36 INTERIOR WOOD TRIM
 - 4.38 INTERIOR WOOD TRIM
- INSULATION AND ROOFING**
 - 7.10 ASPHALT SHINGLES
 - 7.15 STANDING SEAM METAL ROOF
 - 7.20 METAL FLASHING
 - 7.22 METAL FLASHING
 - 7.23 GUTTER
 - 7.24 GUTTER
- DOORS, HARDWARE AND WINDOWS**
 - 8.6 DOOR
 - 8.7 ENTRY DOOR
 - 8.8 ENTRY DOOR
 - 8.9 TRANSOM PANEL
 - 8.9 OVERHEAD GARAGE DOOR
 - 8.91 GLASS GARAGE DOOR
 - 8.92 TILT AND TURN WINDOW
 - 8.93 TILT AND TURN WINDOW
 - 8.94 TRANSLUCENT ACRYLIC FACADE



SOUTH ELEVATION

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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

31 AUGUST 2021 30 NOVEMBER 2021
02 APRIL 2022

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SOUTH ELEVATION



WEST ELEVATION

TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

ELEVATIONS

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



EAST ELEVATION



NORTH ELEVATION

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02 APRIL 2022



EXPOSED CONCRETE



THERMALLY MODIFIED ASH VENE SIDING



SHOU SUGI BAN SIDING



MULTI SLIDE GLASS DOOR



TILT & TURN ALUMINUM CLAD WINDOWS



EAST ELEVATION

TROY RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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

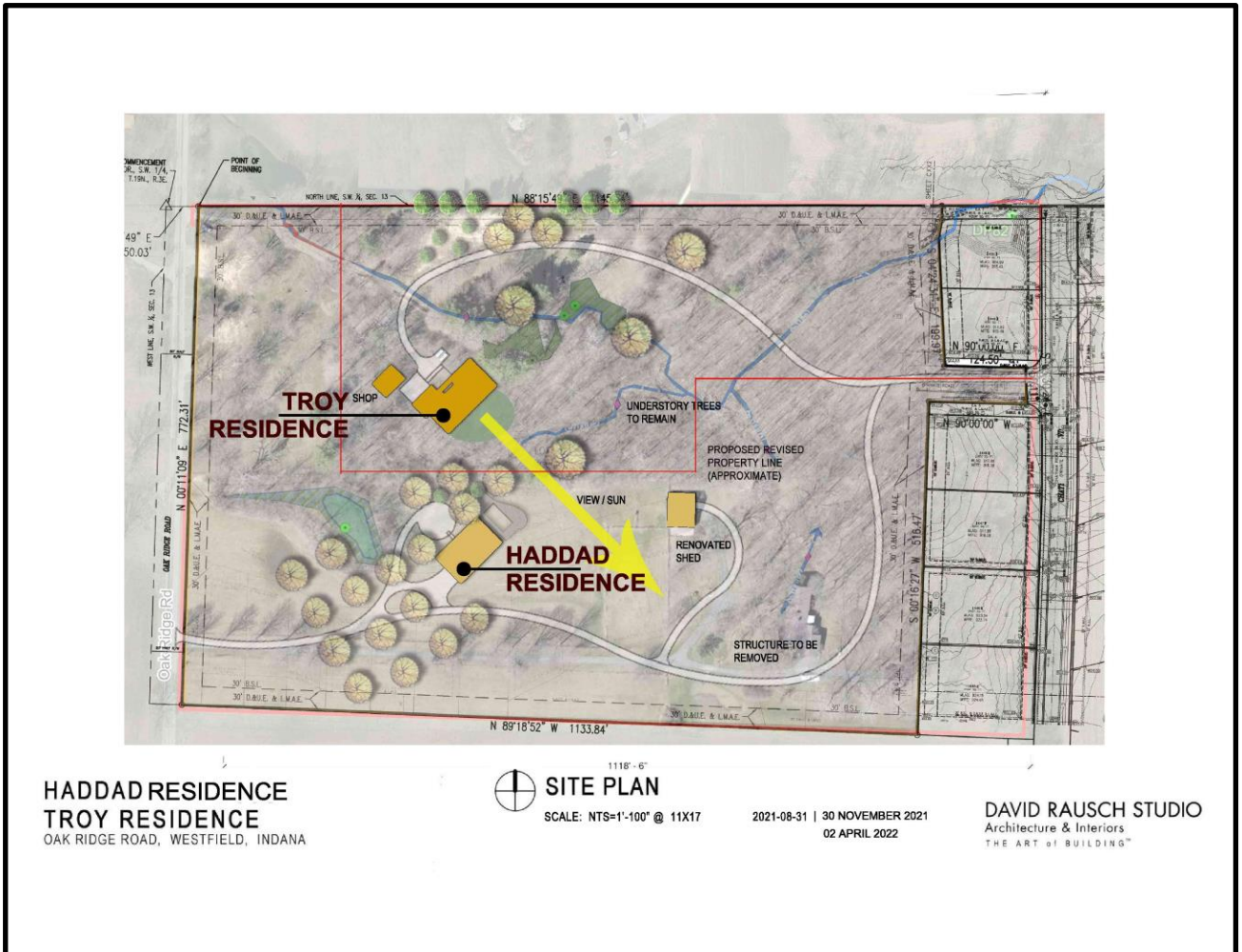
31 AUGUST 2021 | 30 NOVEMBER 20021
02 APRIL 2022

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EXHIBIT "A"





HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

VIGNETTE | EAST ELEVATION
NOT TO SCALE
31 AUGUST 2021
02 APRIL 2022

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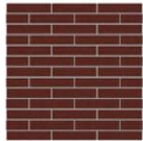
HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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



31 AUGUST 2021 | 30 NOVEMBER 2021
02 APRIL 2022

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GLAZED BRICK FOUNDATION



STANDING SEAM METAL SIDING AND ROOF



TRANSLUCENT ACRYLIC FACADE



MULTISLIDE GLASS DOOR



TRANSLUCENT ACRYLIC FACADE



TILT AND TURN WINDOW



HEAVY TIMBER STRUCTURE



SOUTH ELEVATION

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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

31 AUGUST 2021 30 NOVEMBER 2021
02 APRIL 2022

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MASONRY

4.4 LIMESTONE - THICKNESS AS INDICATED

STEEL

5.21 GUARDRAIL

ROUGH CARPENTRY AND EXTERIOR TRIM

6.2 WOOD FRAMING

FINISH CARPENTRY AND INTERIOR TRIM

6.30 EXTERIOR WOOD SIDING

6.21 EXTERIOR WOOD TRIM

6.26 RUBBER CEMENT SIDING

6.45 METAL TRIM

INSULATION AND ROOFING

7.10 ASPHALT SHINGLES

7.15 STANDING SEAM METAL SIDING

7.16 STANDING SEAM METAL ROOF

7.22 METAL FLASHING

7.23 GUTTER

7.25 DOWNSPOUT

DOORS, HARDWARE AND WINDOWS

8.0 DOOR

8.2 ENTRY DOOR

8.3 SLIDING GLASS DOOR

8.8 TRANSOM PANEL

8.9 OVERHEAD GARAGE DOOR

8.20 ALUMINUM QUAD WINDOW

8.21 TILT AND TURN WINDOW

8.42 TRANSLUCENT ACRYLIC FACADE





SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

TROY RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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

31 AUGUST 2021 | 30 NOVEMBER 2021
02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
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EXPOSED CONCRETE



THERMALLY MODIFIED ASH 1X6 SIDING



SHOU SUGI BAN SIDING



MULTI SLIDE GLASS DOOR



TILT & TURN ALUMINUM CLAD WINDOWS



EAST ELEVATION

TROY RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

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

31 AUGUST 2021 | 30 NOVEMBER 20021
02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
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Memorandum

Date: April 27, 2022

To: Weston Rogers, Associate Planner
Economic and Community Development Department

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

Re: Tracy L. Haddad Trust, PUD amendment (2205-PUD-10)
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 Tuesday, April 26, 2022 on behalf of their client, Tracy L. Haddad Trust. 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 architect David Rausch, and attorney Kathleen Boaz and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Weston Rogers of the Westfield planning staff, Cindy Spoljaric of the Westfield City Council and interested neighbor Lauren Lofthus.

A summary of the meeting follows.

Mr. Wert gave a brief summary of the proposed project. He explained how this section of Chatham Hills was replatted, combining 44 lots into one. The current proposal is to replat the parcel into two lots that will include two new estate-style residences. The proposal would modify certain road frontage landscaping and buffering standards, and the default architectural standards set forth in the Chatham Hills PUD.

One attendee inquired as to whether the owner would be able to cut the existing trees. Mr. Wert replied that these are custom lots and that the petitioner desired to keep as much of the natural landscaping as possible. In addition, the landscaping and buffer standards set forth in the Westfield UDO are less appropriate for large estate lots. There was a question about the drives shown on the site plan and if they would be gated. It was explained that the site plan shows private driveways internal to the property, no public roads. A gate is planned near the east entrance to the property.

There was also a question about the Renovated Shed identified on the site plan. Mr. Rausch explained that the structure is an old horse barn that the owners hope to salvage..

One attendee asked about when the homes would be built and about the gate. Mr. Rausch explained that the Haddad residence would likely commence construction this year. The planned gate will likely be constructed of a black metal and setback approximately 100 feet from the east property line of the subject property. The construction entrance for the two homes will be off of Oak Ridge Road.

There being no further questions or comments from attendees, the meeting concluded around 6:50 p.m.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2111-PUD-27
Exhibit 1

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, and the May 4, 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.



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LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

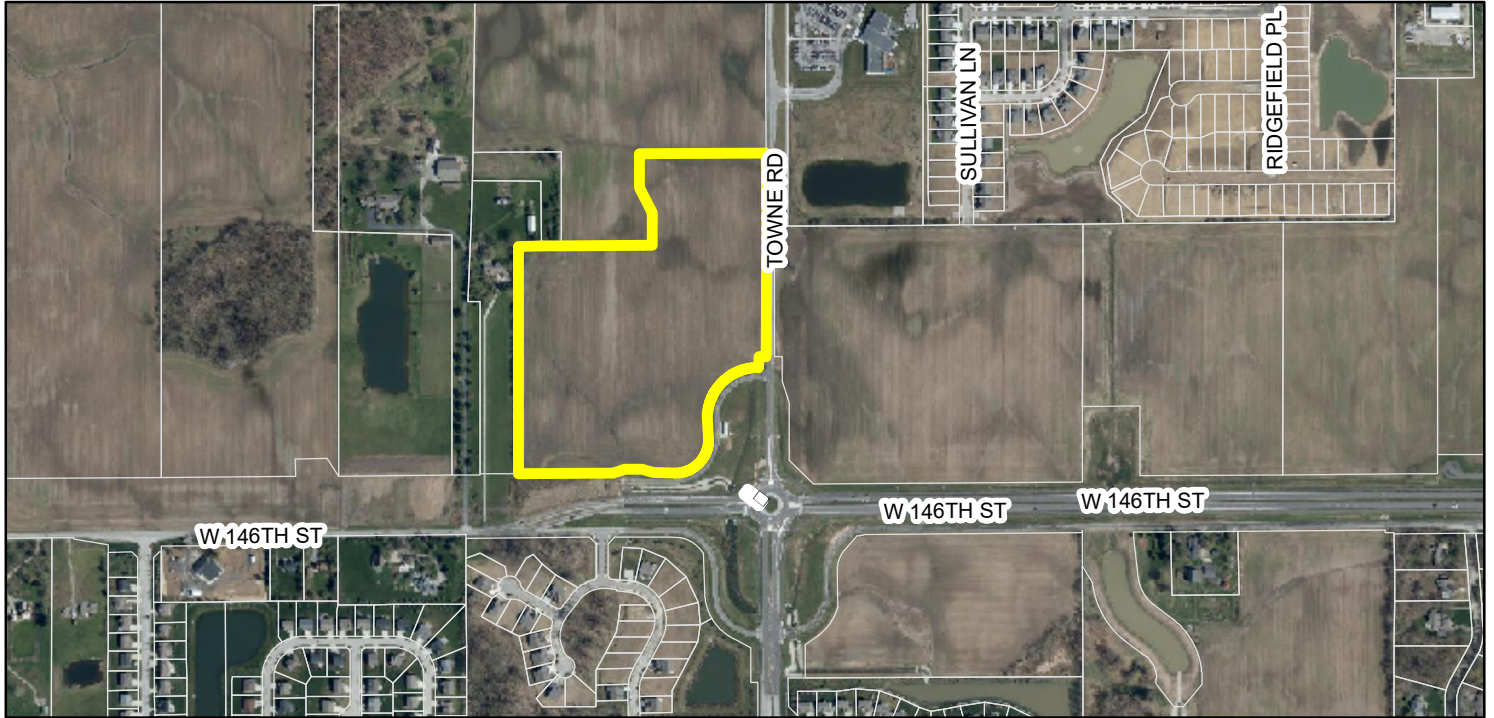
DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	MAY 06, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844	EXHIBIT 1



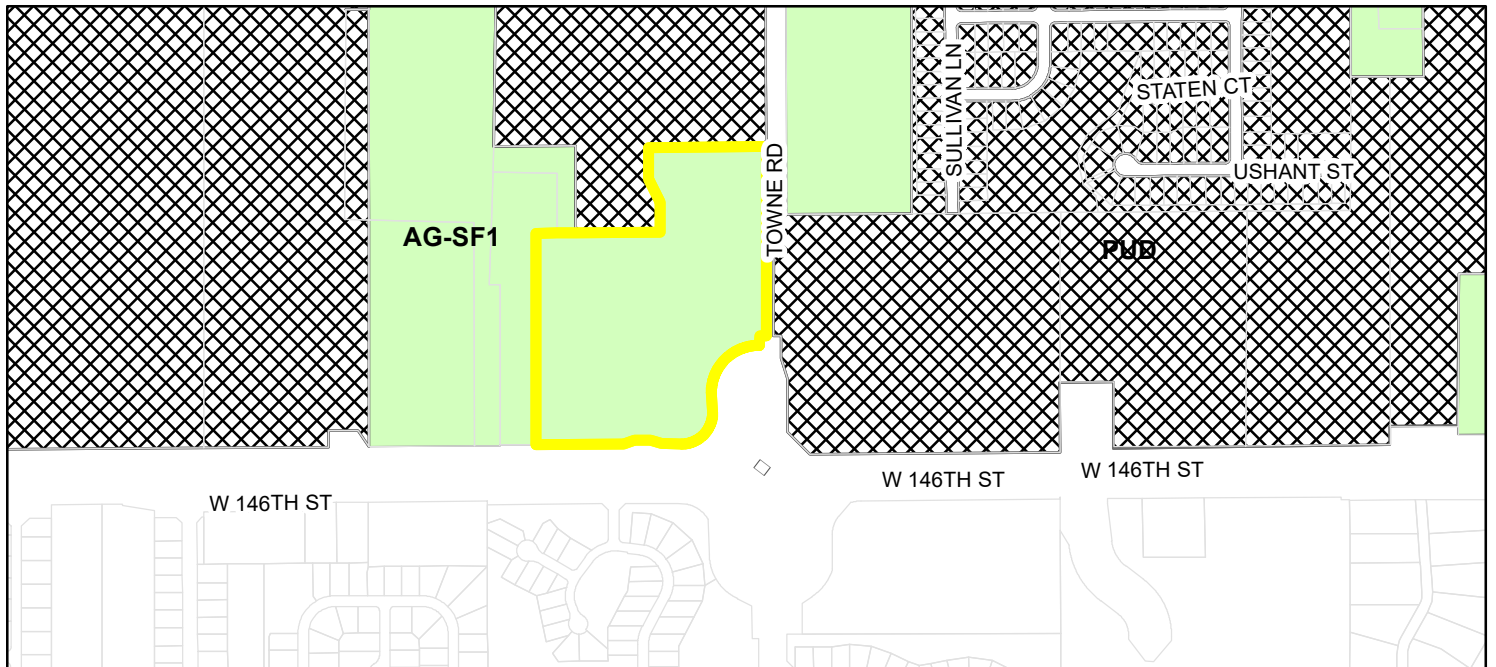
Property Location Map
TowneRun PUD
Northwest Corner of Towne Road and 146th Street
2111-PUD-27



Aerial Location Map



Zoning Map



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 spaces 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 not apply.

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:



- 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.

I hereby VETO **ORDINANCE 21-45**

this _____ day of XXXX, 2022.

J. Andrew Cook, Mayor

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 BEGINNING; CONTAINING 26.94 ACRES MORE OR LESS.

EXHIBIT B

Concept Plan

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



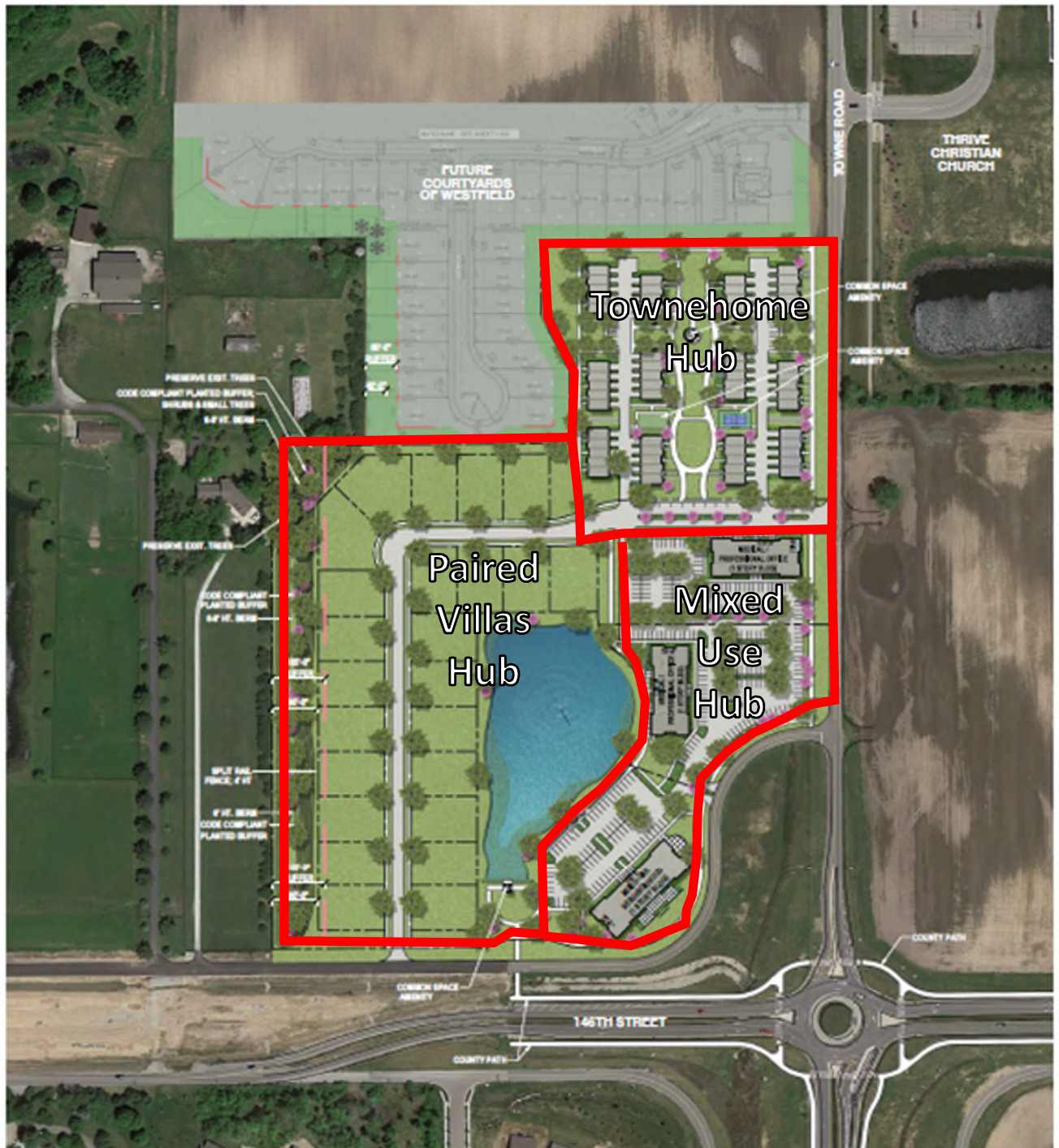
CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 • 877-746-0749
www.cecinc.com

LOR Corporation
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



 Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 • 317-746-0749 www.cecinc.com	LOR Corporation TowneRun Mixed-Use Development Westfield, Indiana		
	SCHEMATIC LAYOUT PLAN - NO. 8		
DRAWN BY: DGL	CHECKED BY: ACH	APPROVED BY: ACH	FIGURE NO.:
DATE: APRIL 12, 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)



EXHIBIT D

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 of INDIANAPOLIS
TOWNHOME CONCEPT

M/I HOMES

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





5 - UNIT
SIDE ELEVATIONS

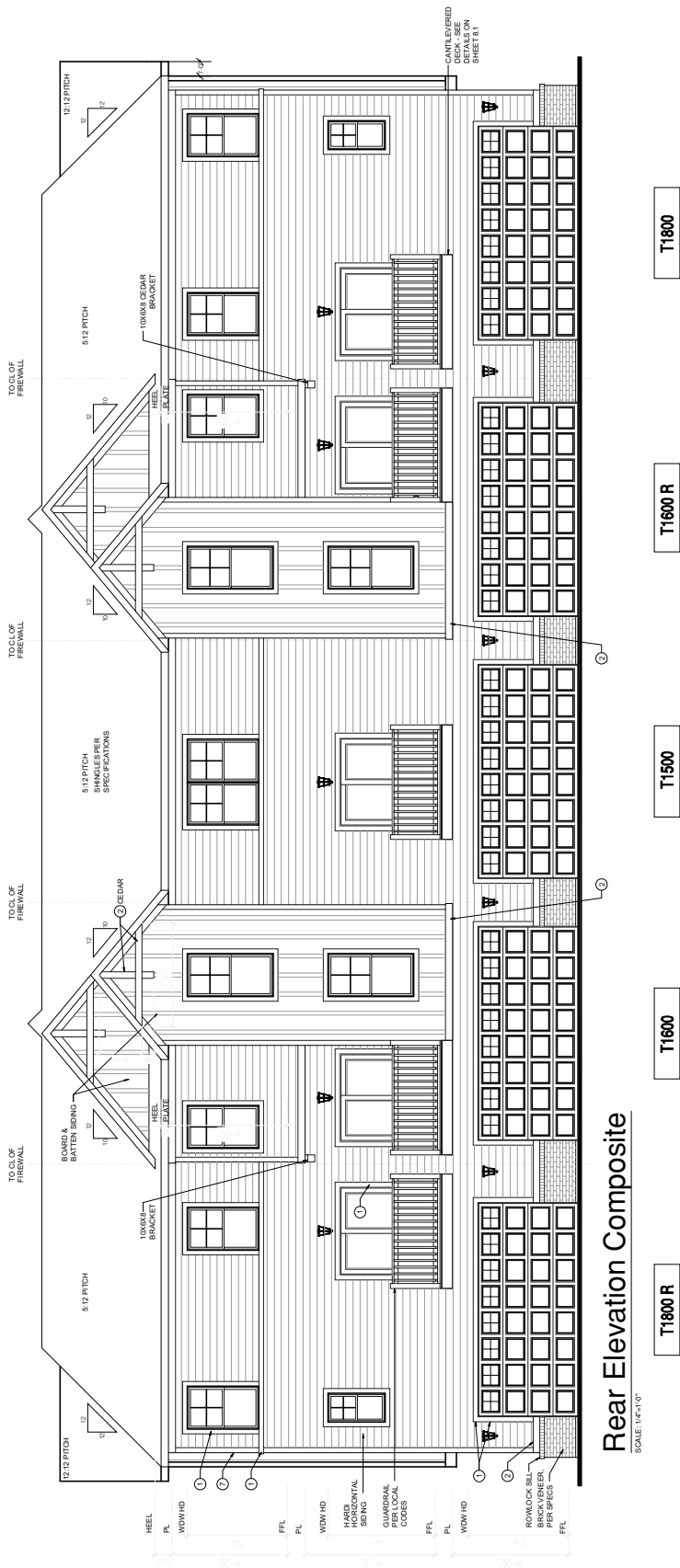


M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

M/I HOMES

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





Rear Elevation Composite

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

TYPICAL EXTERIOR TRIM FINISH

THE FOLLOWING LIST OF MATERIALS AND FINISHES IS ONLY A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND ANGLE.

- (1) = 4" TRIM (1x4, 5x4x4, 3"xVNYL LINEAU)
- (2) = 6" TRIM (1x6, 5x6x, 5" VNYL LINEAU)
- (3) = 8" TRIM (1x8, 5x8x, 7" VNYL LINEAU)
- = 10" TRIM
- (5) = 12" TRIM
- (6) FRONT CORNERS - #TRIM PER DIVISION - SEE SPECS
- (7) REAR CORNERS - #TRIM PER DIVISION - SEE SPECS

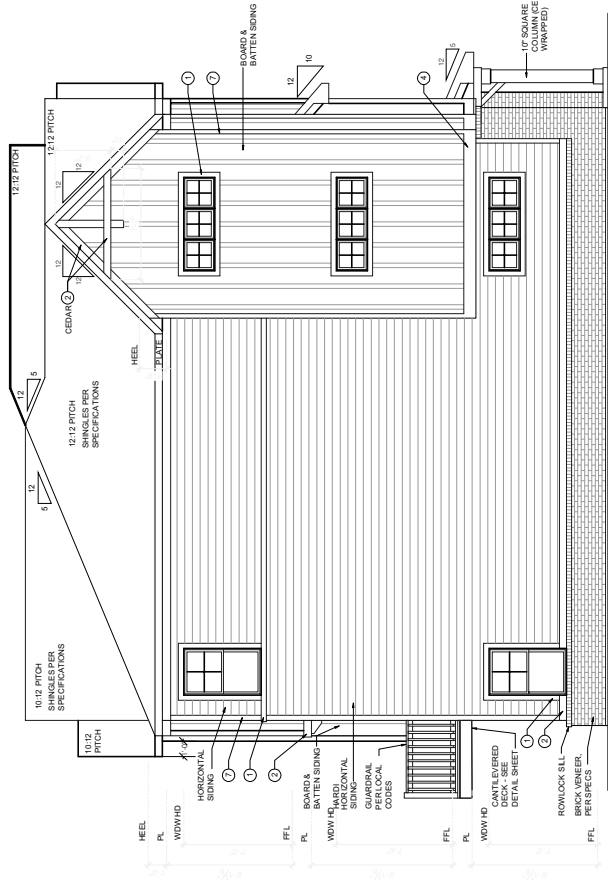
DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE AT A DIVISIONAL LEVEL AS WELL AS COMMUNIT SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS FOR ALL TRIM, INCLUDING BUT NOT LIMITED TO, PAINTED, OIL OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

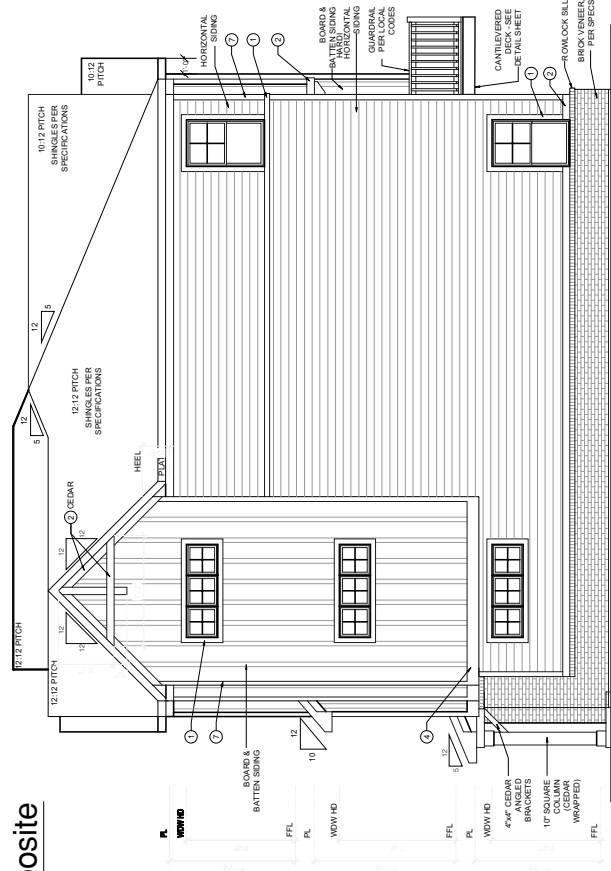
- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER
DIVISION

***GRID PATTERNS TO MATCH FRONT ELEVATION**



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

T1800



Right Elevation Composite

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

T1800 R

WINDOW GRID NOTE:
 - FRONT WINDOW GRIDS ARE STANDARD
 - SIDE AND REAR GRIDS ARE OPTIONAL PER
 DIVISION
***GRID PATTERNS TO MATCH FRONT ELEVATION**

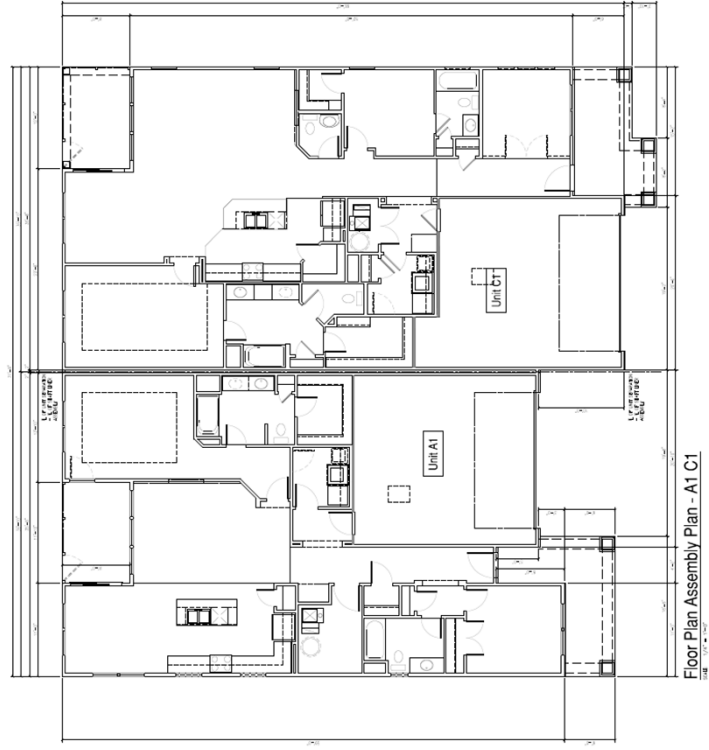
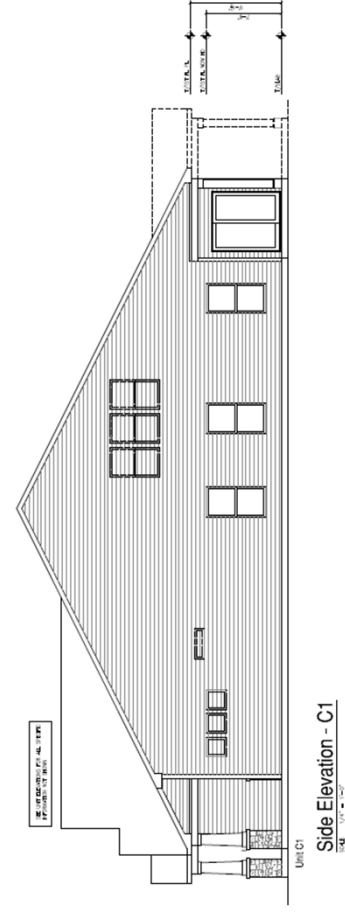
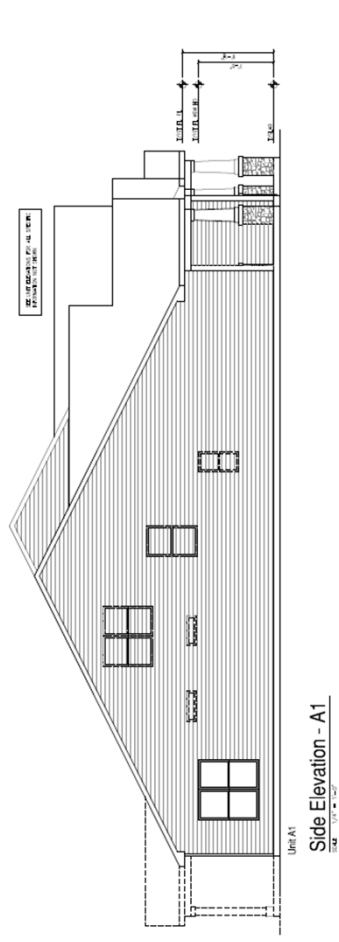
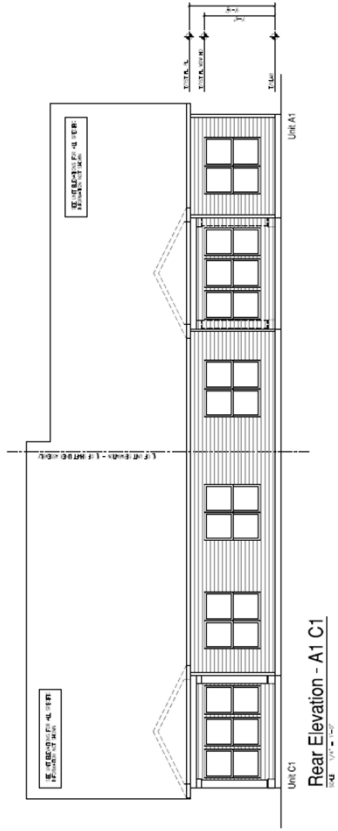
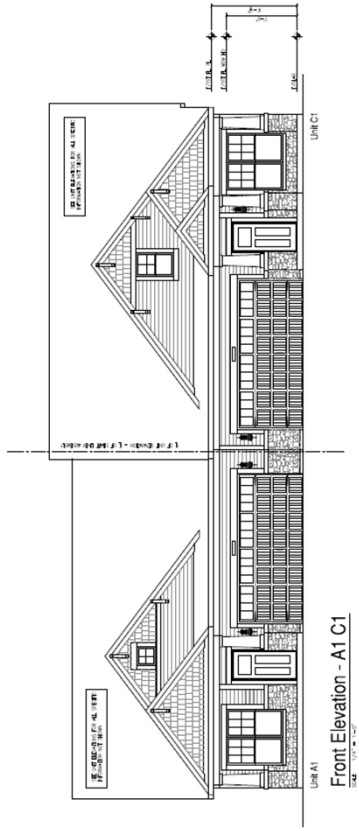
TYPICAL EXTERIOR TRIM FINISH	
THE TRIM FINISH SPECIFIED BELOW SHALL BE USED AS A GUIDE FOR TRIM SIZES. ALL TRIMMINGS ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.	
1	= 4" TRIM (1/4", 5/8", 1", 3/4" VINYL LINEN)
2	= 6" TRIM (1/4", 5/8", 6" VINYL LINEN)
3	= 8" TRIM (1/4", 5/8", 7" VINYL LINEN)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS - 3" TRIM PER DESIGN - SEE SPECS
7	REAR CORNERS - 3" TRIM PER DESIGN - SEE SPECS

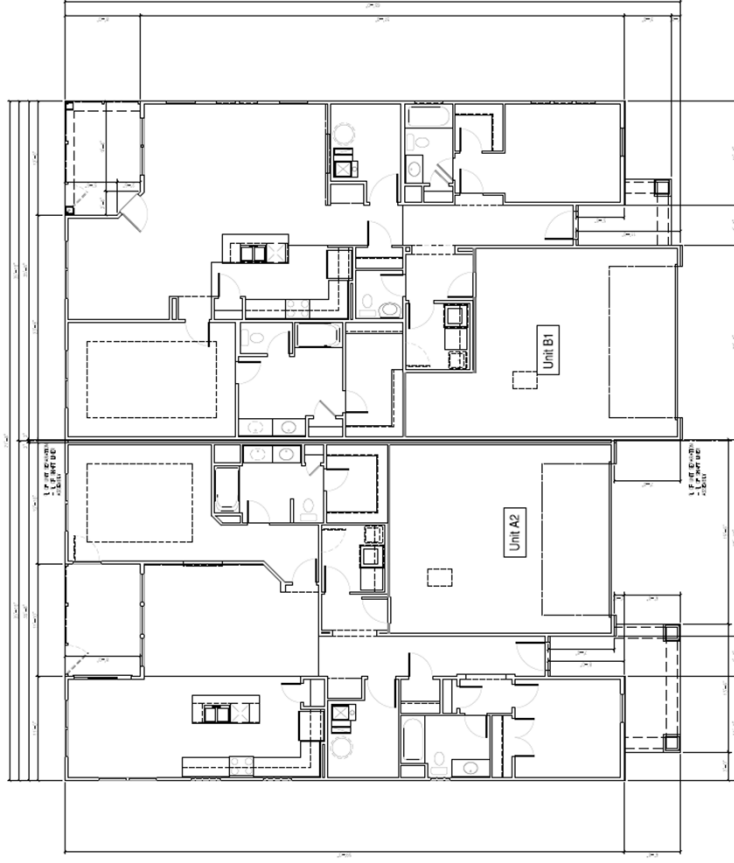
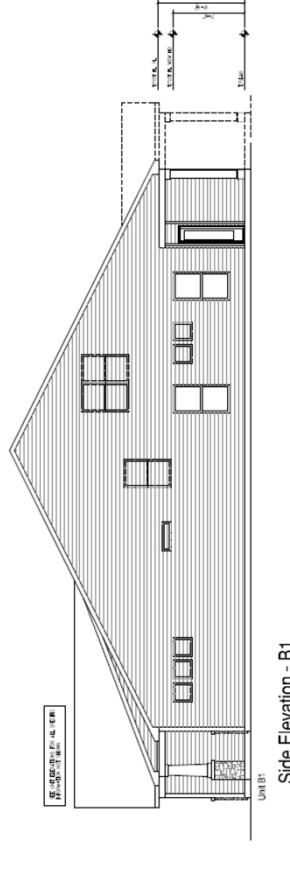
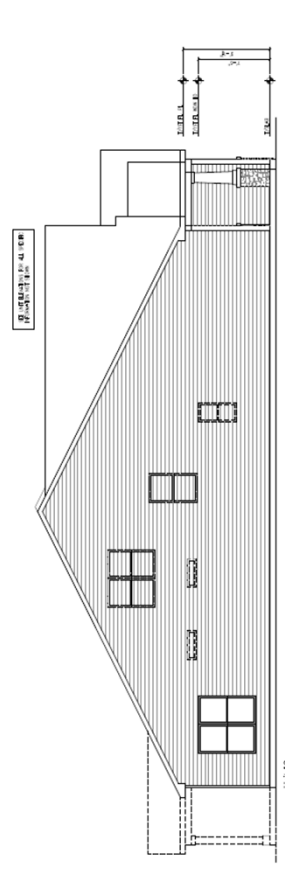
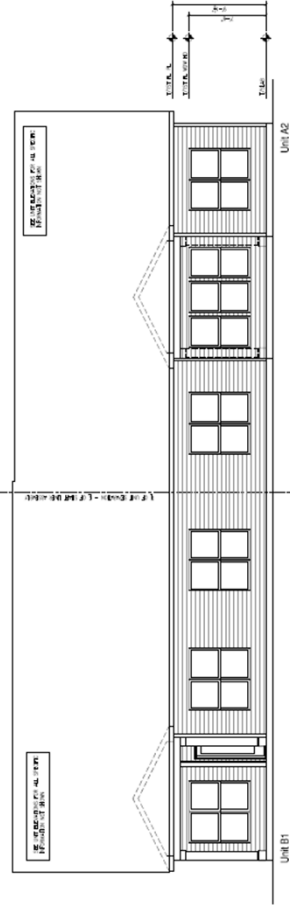
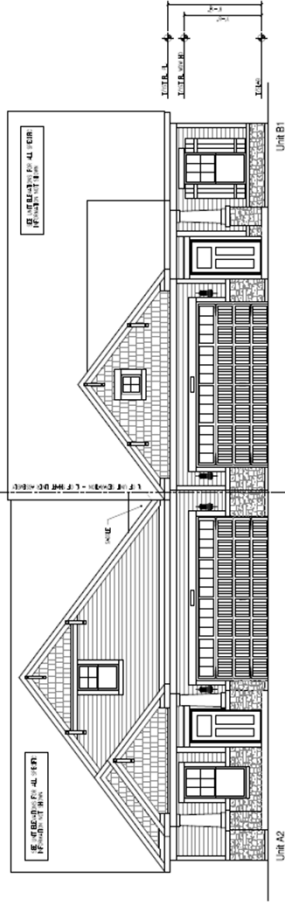
EXHIBIT E

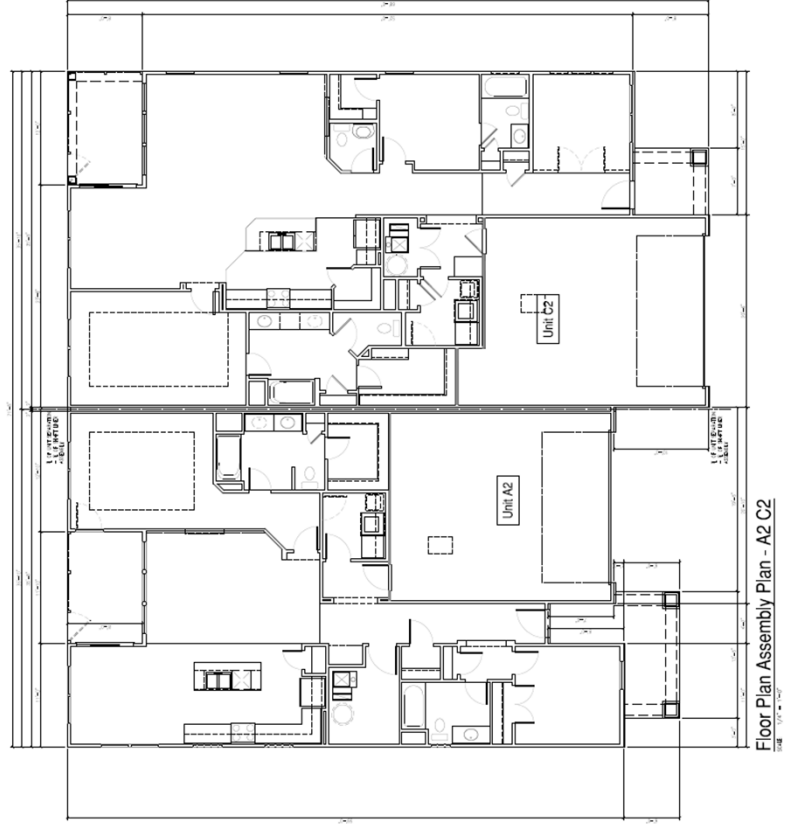
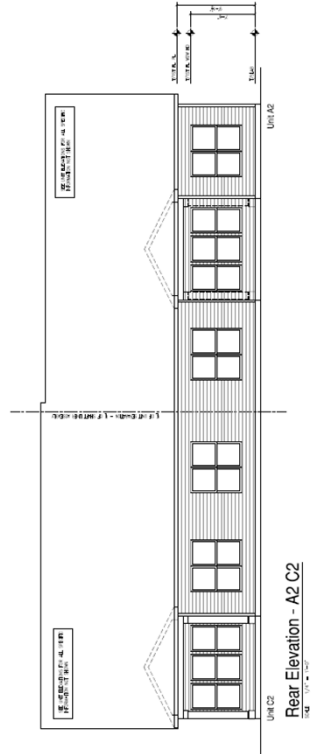
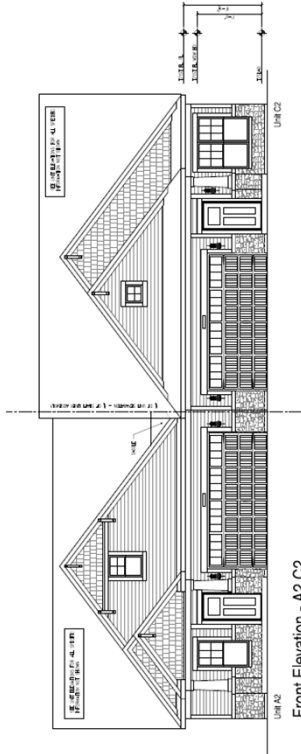
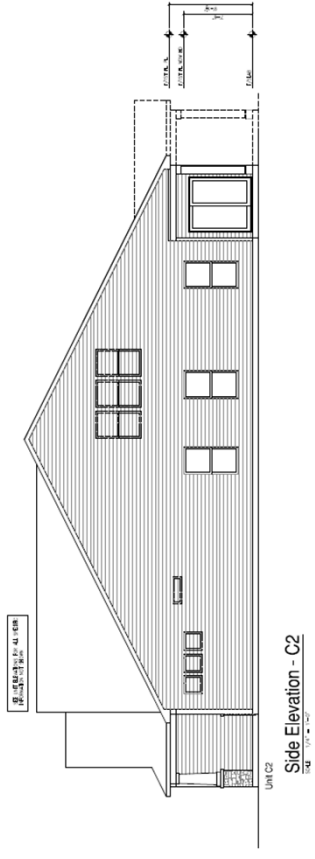
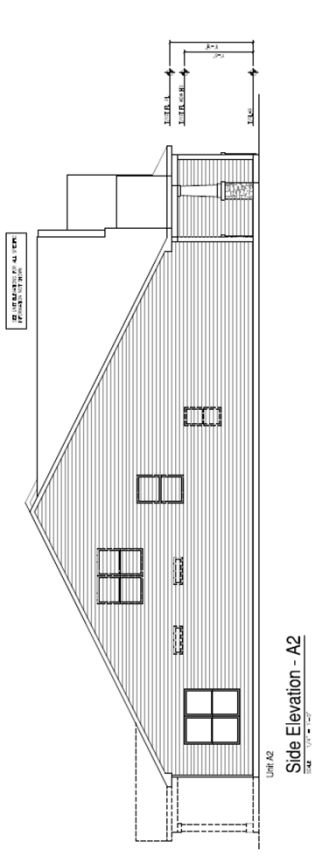
Paired Villa Elevations

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









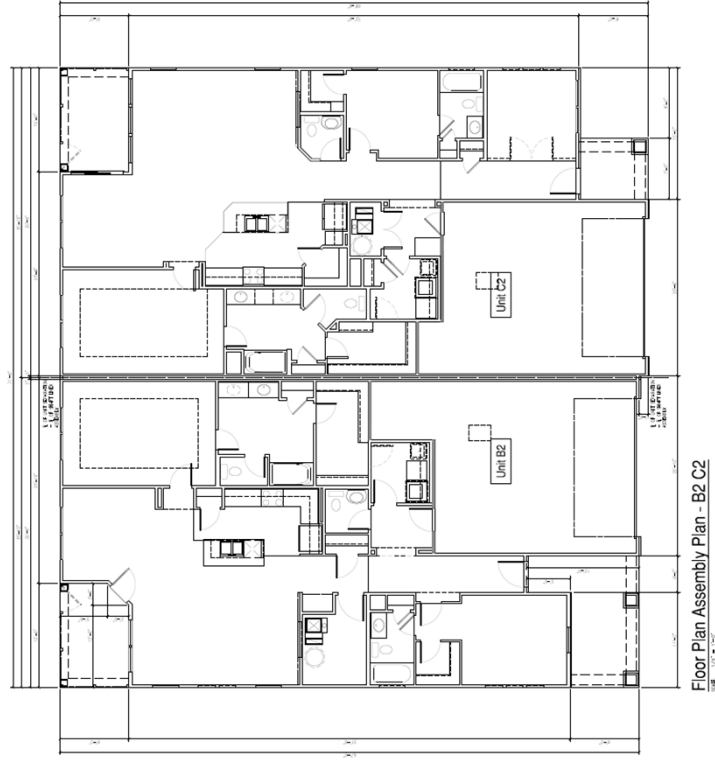
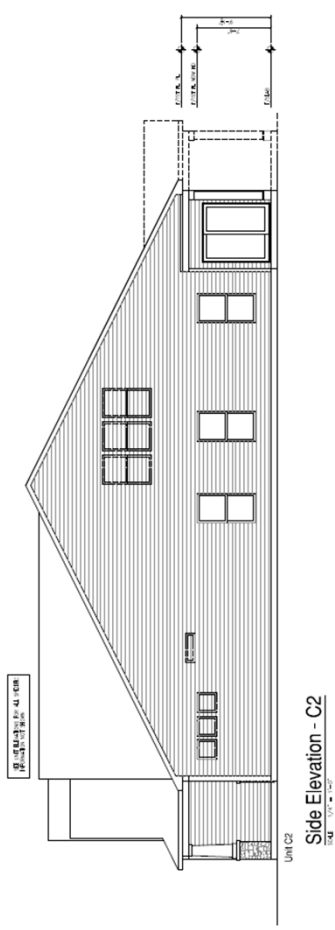
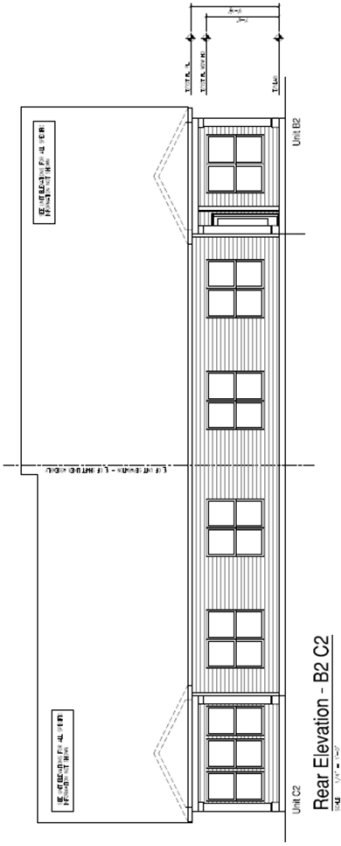
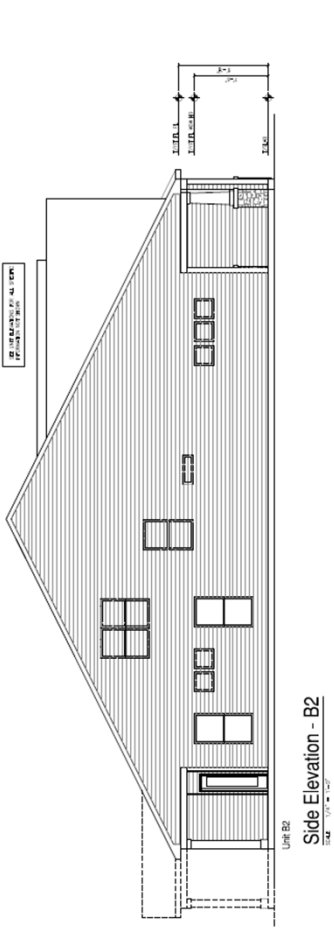
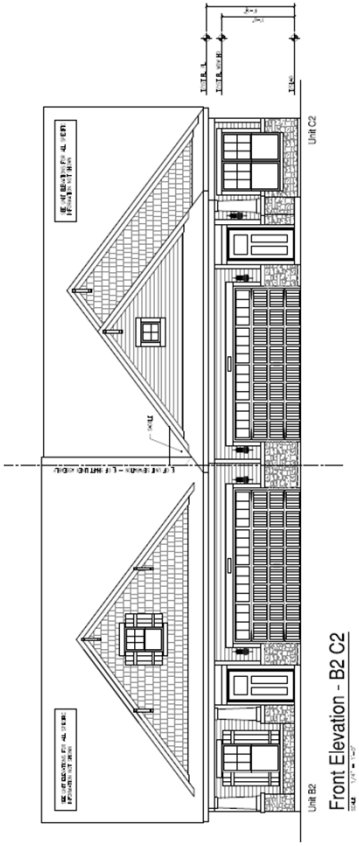
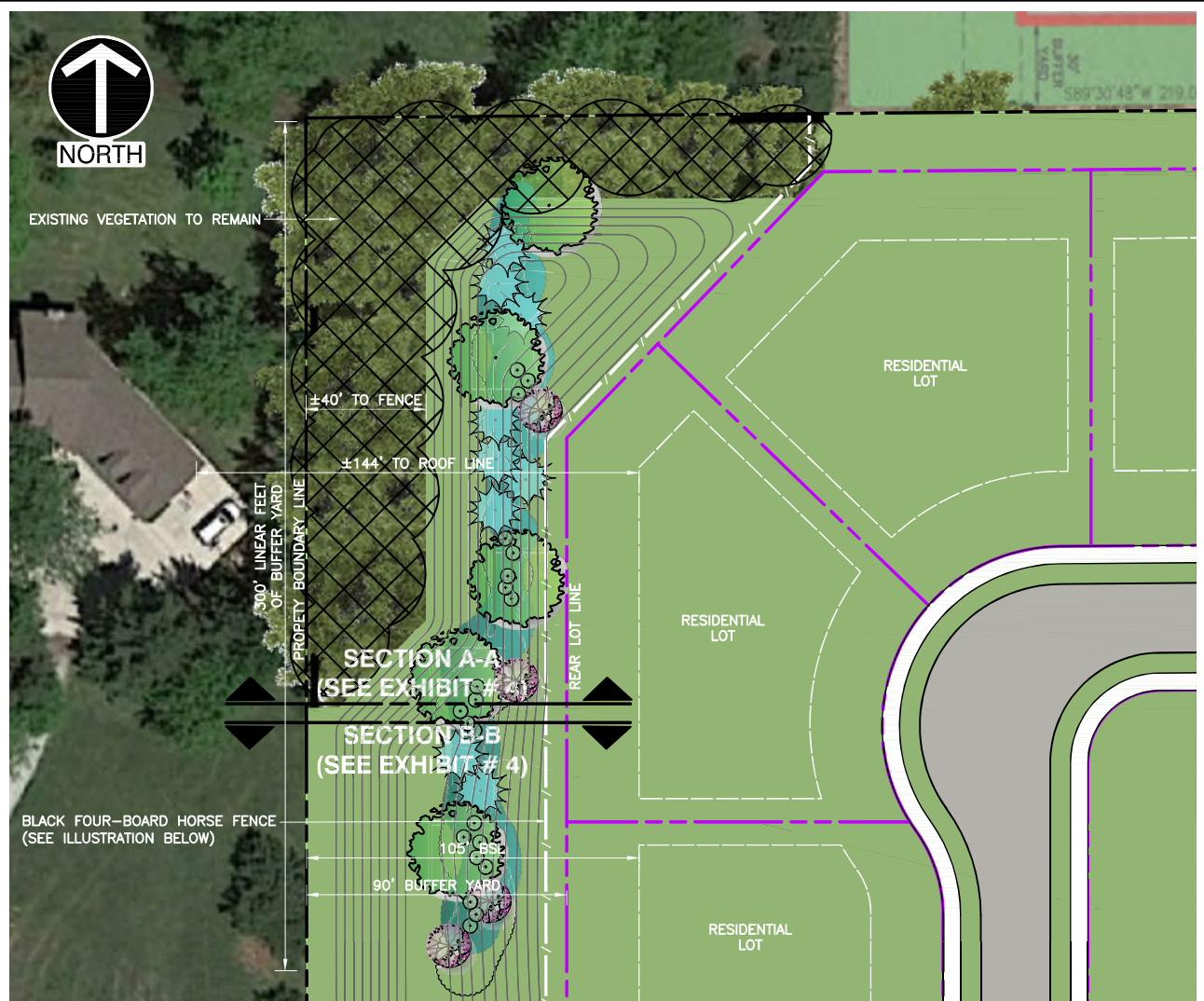


EXHIBIT F

Buffer Yard Landscaping

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



BUFFER YARD - SCHEMATIC PLANTING PLAN

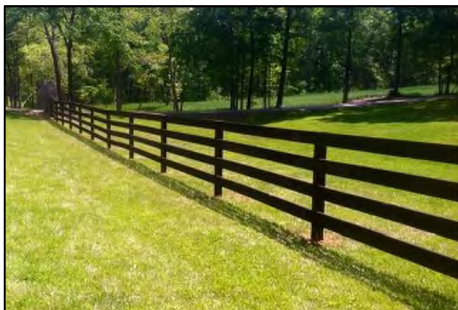


ILLUSTRATION - TYPICAL FOUR-BOARD HORSE FENCING

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 CONFORM 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	ACER 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 OMORICA
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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 WESTFIELD, INDIANA

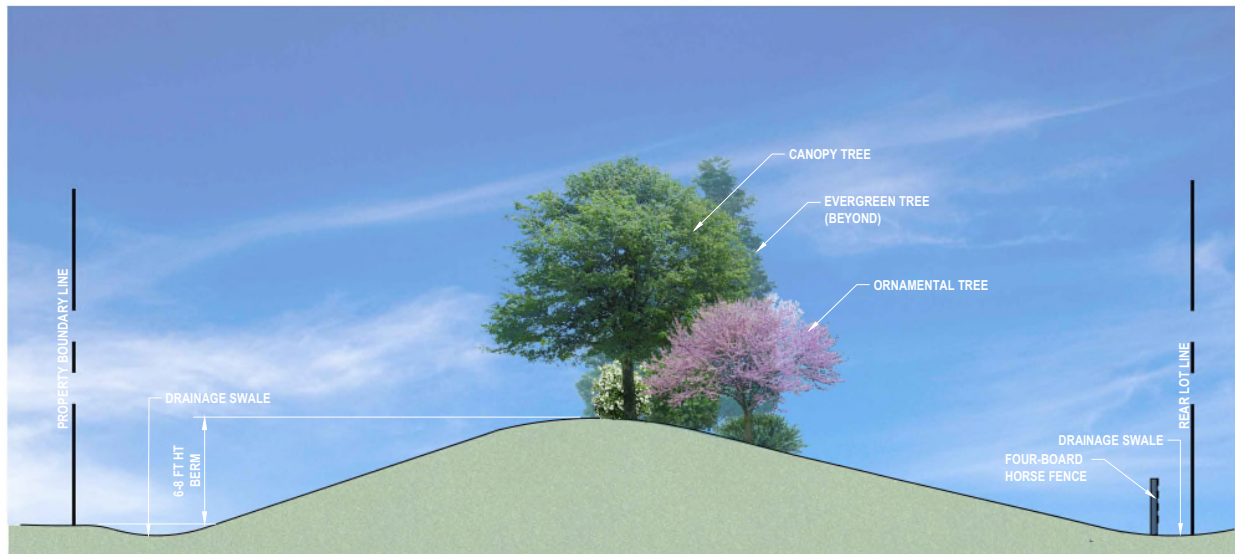
TYPICAL BUFFER - SCHEMATIC PLANTING PLAN

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



 Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 - 877-746-0749 www.ccecinc.com			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.:
DATE: MAY 06, 2022		DWG SCALE: 1"= 10'	PROJECT NO: 316-844		EXHIBIT 4

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

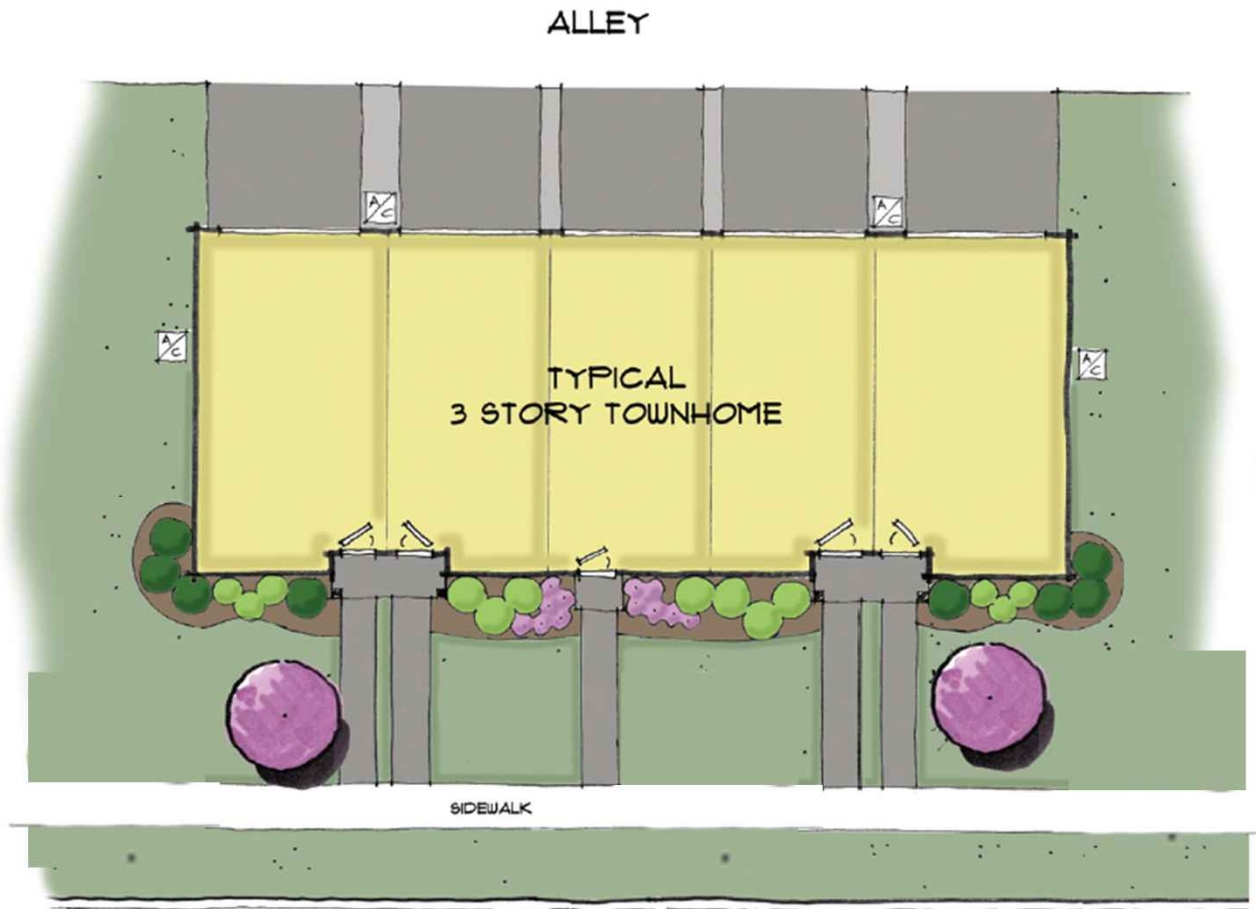


EXHIBIT H

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

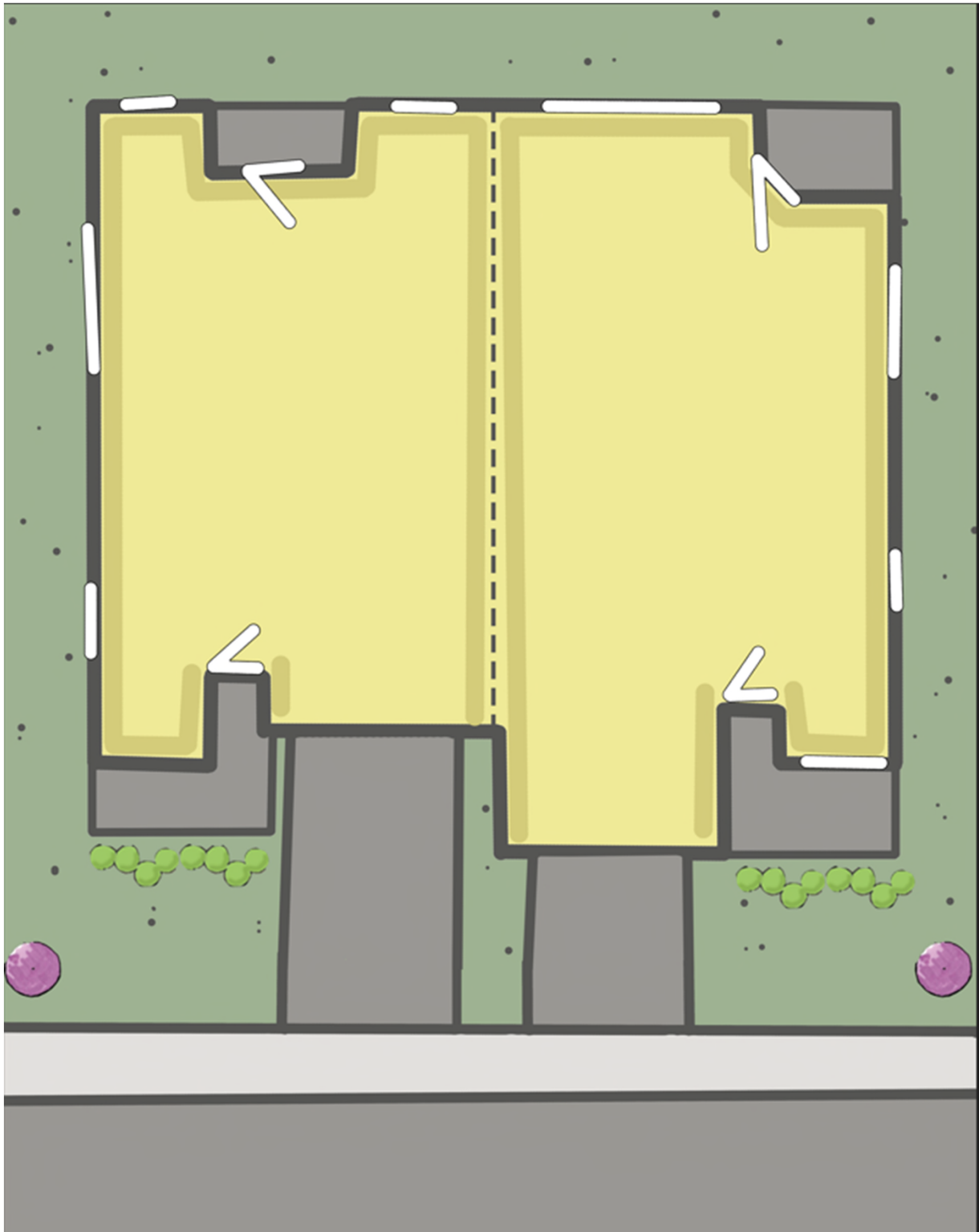


EXHIBIT I

Amenity Plan

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



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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**



**5 - UNIT
REAR ELEVATION**



**5 - UNIT
SIDE ELEVATIONS**



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

TOWNHOME SERIES

11x17 PRINTS ARE 1/2 SCALE

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.

① = 4" TRIM (1x4, 5/4x4, 3 1/2" 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

11x17 PRINTS ARE 1/2 SCALE

TOWNHOMES

Construction Set
12/09/2021

Job #:
LSP Date:
LSP By:
LSP Rev:
Sheet Title :
Rear Elevation

Sheet:

1.1

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Issued Date:
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△	--
△	--
△	--
△	--

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







Floor Plan Assembly Plan - A1 B2

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

11x17 PRINTS ARE 1/2 SCALE

Villa Series

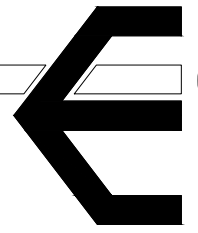
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3	---
4	---

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Suite 590
Indianapolis, IN 46240
317.255.9400



M/I HOMES

Job # Branch Duplexes

LSP Date: Date-Start

LSP By: Name

LSP Rev:

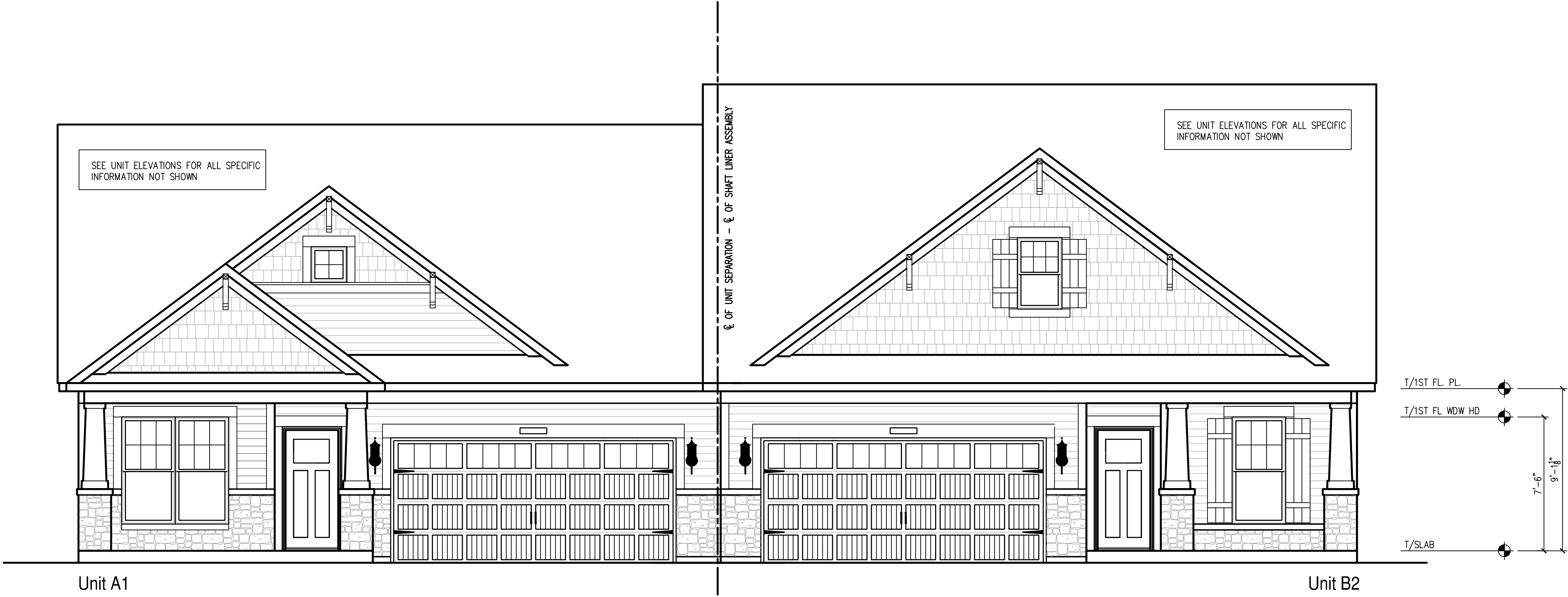
Sheet Title :

Subdivision

Owner's Address

Sheet:

A1.1

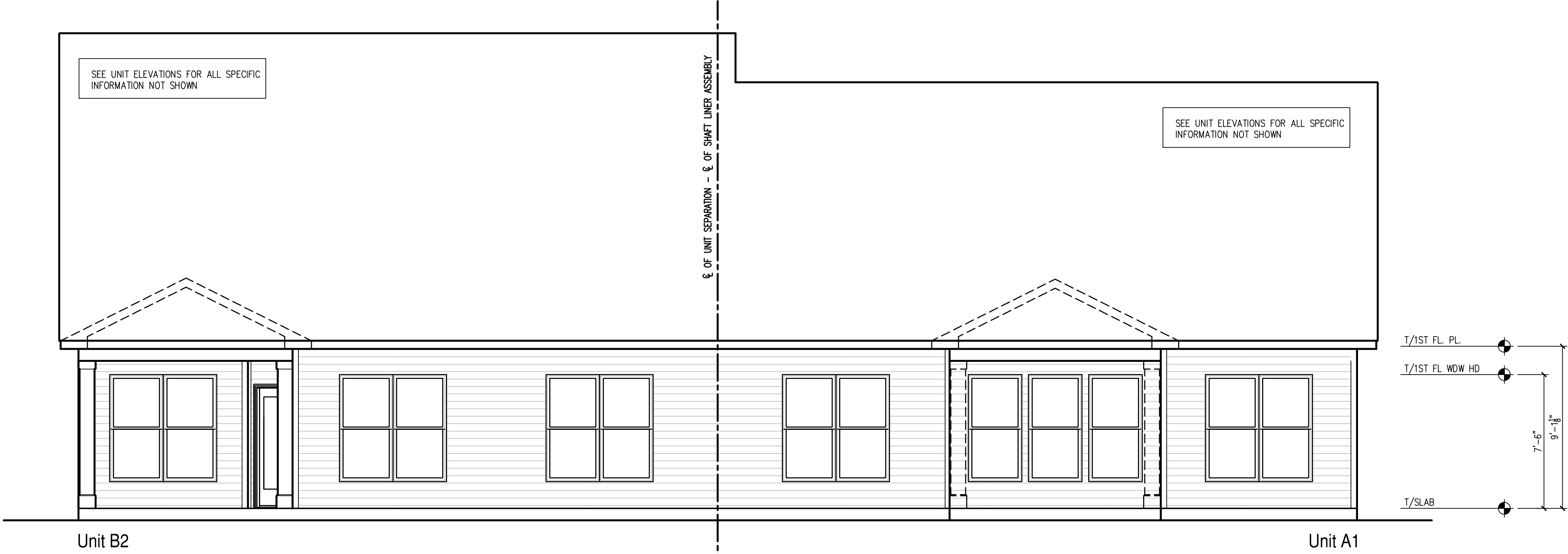


Unit A1

Unit B2

Front Elevation - A1 B2

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



Unit B2

Unit A1

Rear Elevation - A1 B2

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

11x17 PRINTS ARE 1/2 SCALE

Villa Series

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Job # _____

Subdivision _____

Owner's Address _____

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Iss Date _____

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1

2

3

4

LSP Date: _____

LSP By: _____

LSP Rev: _____

Sheet Title : _____

Branch Duplexes

Sheet:

A1.2



Unit A1

Side Elevation - A1

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



Unit B2

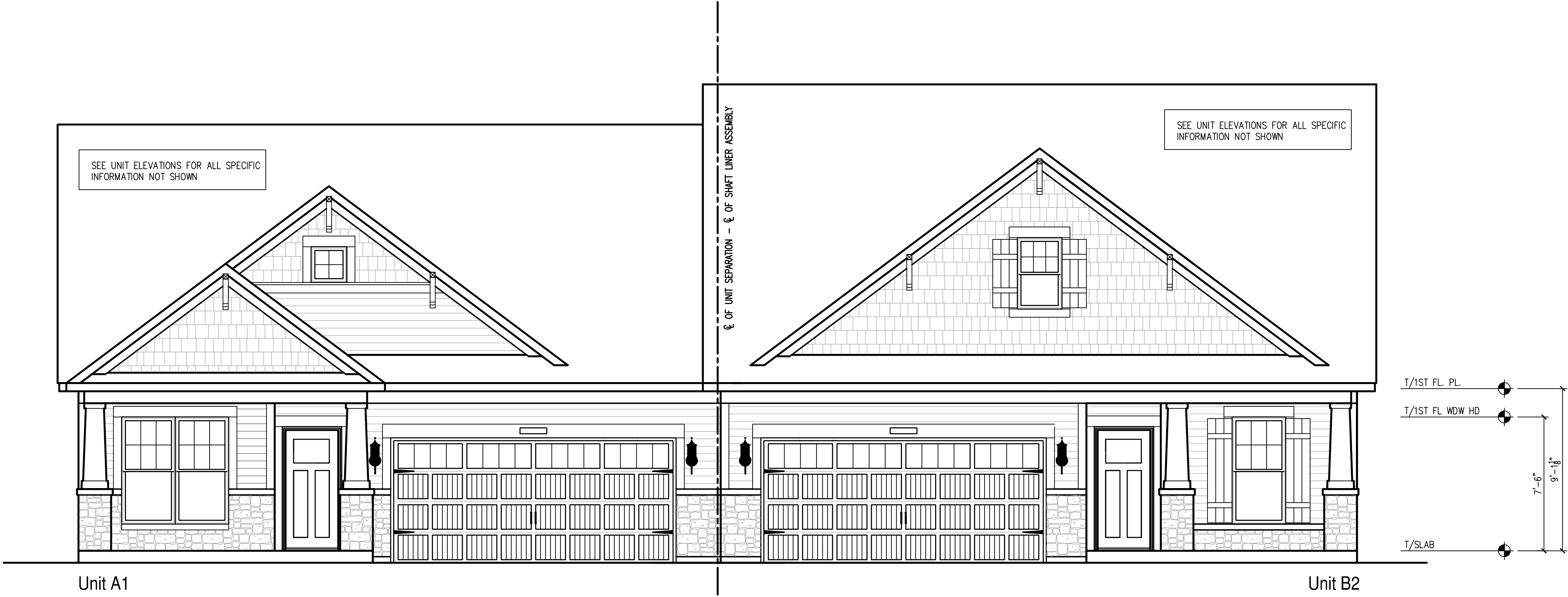
Side Elevation - B2

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

Floor Plan Assembly Plan - A1 B2

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

11x17 PRINTS ARE 1/2 SCALE Villa Series	Subdivision Owner's Address M/I HOMES		M/I Homes of Indianapolis LLC 8500 Keystone Crossing Suite 590 Indianapolis, IN 46240 317.255.9400	1	----	Issued Date: Iss Date BASE PLAN REVISION: 2 3 4
Job # _____ LSP Date: _____ LSP By: _____ LSP Rev: _____ Sheet Title : _____ Branch _____ Duplexes _____						
Sheet:				A1.1		

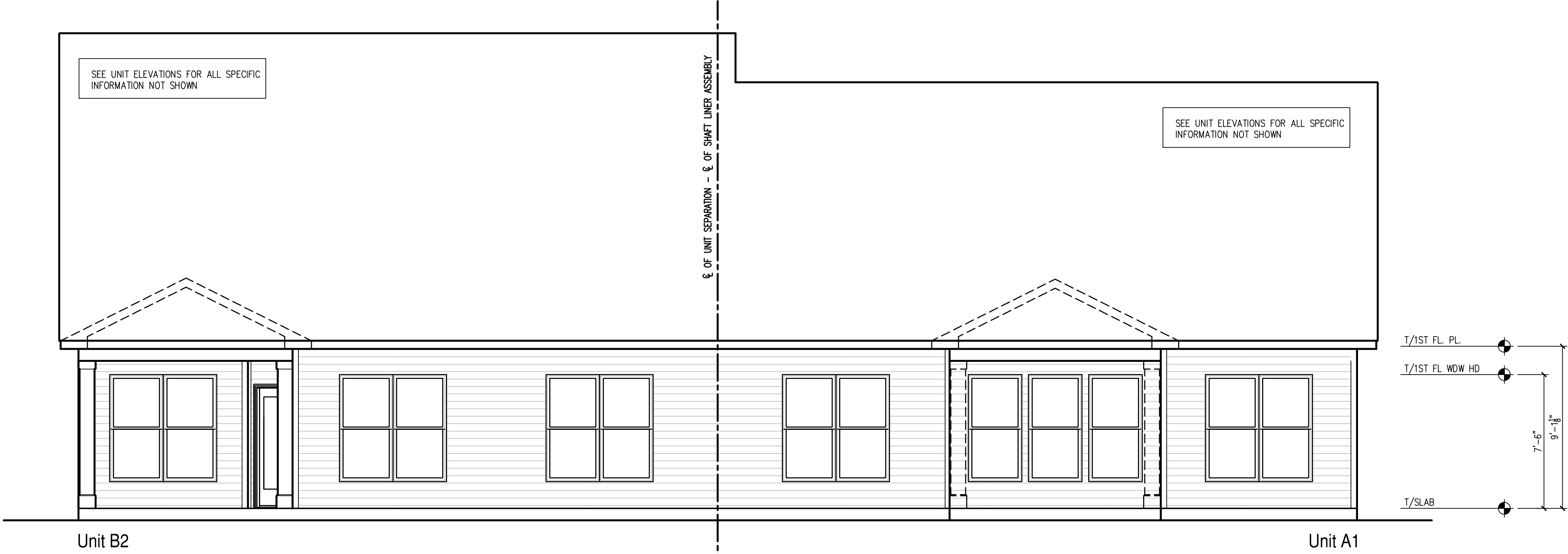


Unit A1

Unit B2

Front Elevation - A1 B2

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



Unit B2

Unit A1

Rear Elevation - A1 B2

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

11x17 PRINTS ARE 1/2 SCALE

Villa Series

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M/I HOMES

Job #

Branch Duplexes

LSP Date: Date-Start

LSP By: Name

LSP Rev:

Sheet Title :

Subdivision

Owner's Address

Sheet:

A1.2



Unit A1

Side Elevation - A1

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



Unit B2

Side Elevation - B2

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

Floor Plan Assembly Plan - A1 C1

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

11x17 PRINTS ARE 1/2 SCALE

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Iss Date: _____

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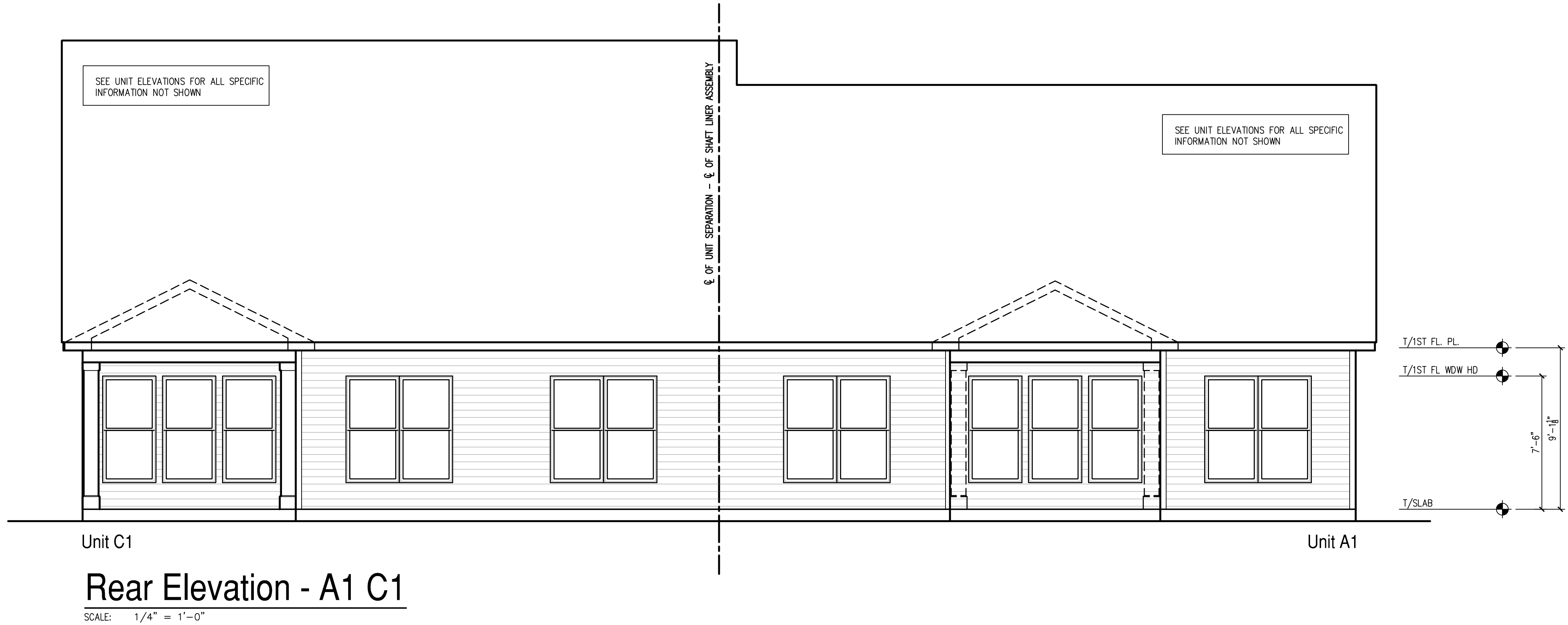


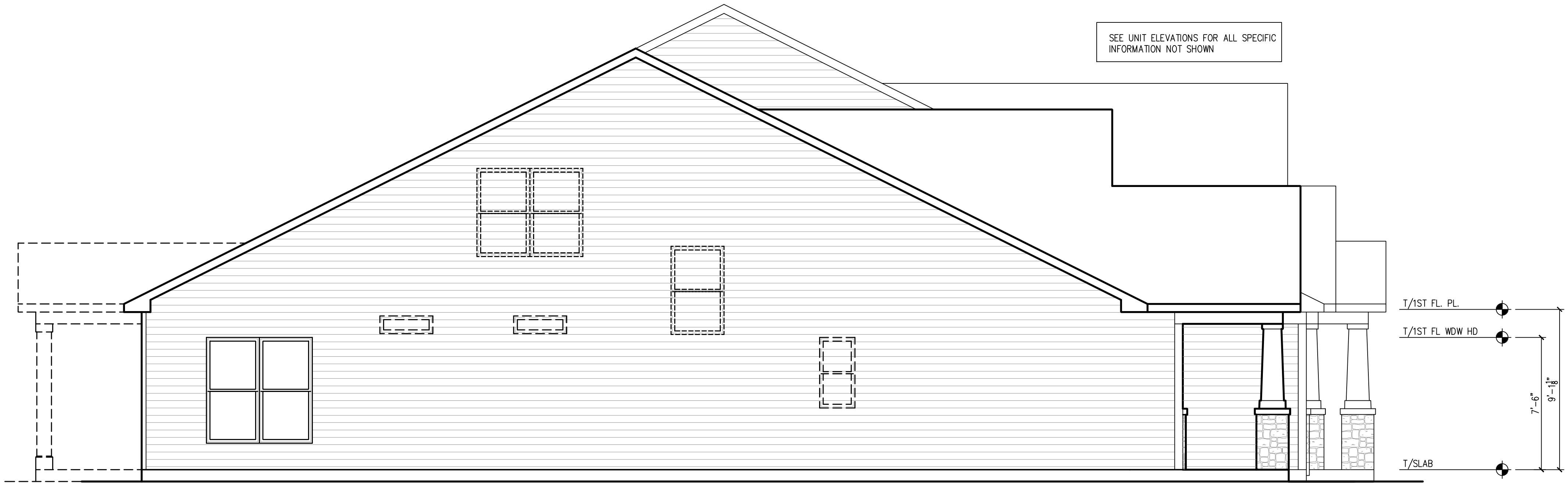
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Subdivision
Owner's Address

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

Sheet: A1.6





Unit A1

Side Elevation - A1

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



Unit C1

Side Elevation - C1

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

Floor Plan Assembly Plan - A2 B1

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

11x17 PRINTS ARE 1/2 SCALE

Villa Series

Subdivision _____

Owner's Address _____

Job # _____

LSP Date: _____

LSP By: _____

LSP Rev: _____

Sheet Title : _____

Branch Duplexes

Date: _____

Name

Sheet: _____

A1.11

11x17 PRINTS ARE 1/2 SCALE

Villa Series

Subdivision _____

Owner's Address _____

Job # _____

LSP Date: _____

LSP By: _____

LSP Rev: _____

Sheet Title : _____

Branch Duplexes

Date: _____

Name

Sheet: _____

A1.11

11x17 PRINTS ARE 1/2 SCALE

Villa Series

Subdivision _____

Owner's Address _____

Job # _____

LSP Date: _____

LSP By: _____

LSP Rev: _____

Sheet Title : _____

Branch Duplexes

Date: _____

Name

Sheet: _____

A1.11

11x17 PRINTS ARE 1/2 SCALE

Villa Series

Subdivision _____

Owner's Address _____

Job # _____

LSP Date: _____

LSP By: _____

LSP Rev: _____

Sheet Title : _____

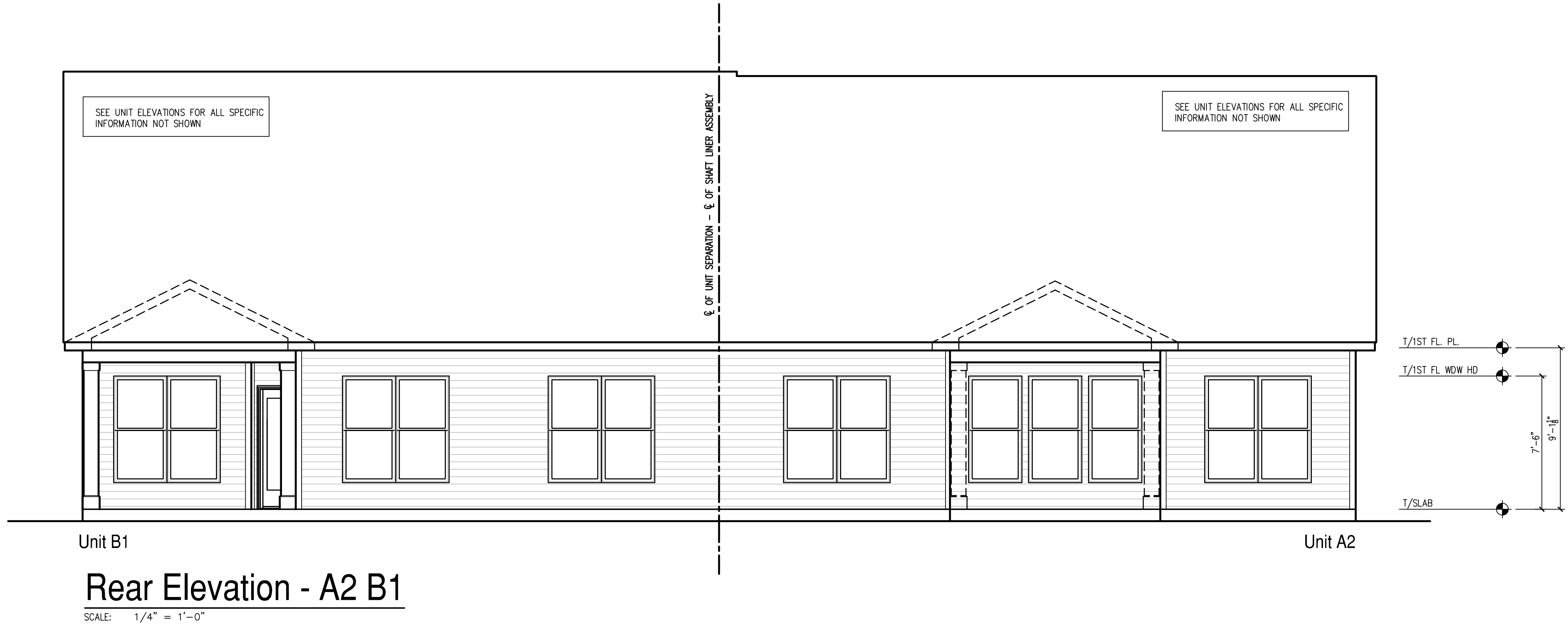
Branch Duplexes

Date: _____

Name

Sheet: _____

A1.11





Unit A2

Side Elevation - A2

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



Unit B1

Side Elevation - B1

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

11x17 PRINTS ARE 1/2 SCALE

Villa Series

Job #

Branch

Duplexes

LSP Date:

Date-Start

LSP By:

Name

LSP Rev:

Sheet Title :

Sheet:

A1.13

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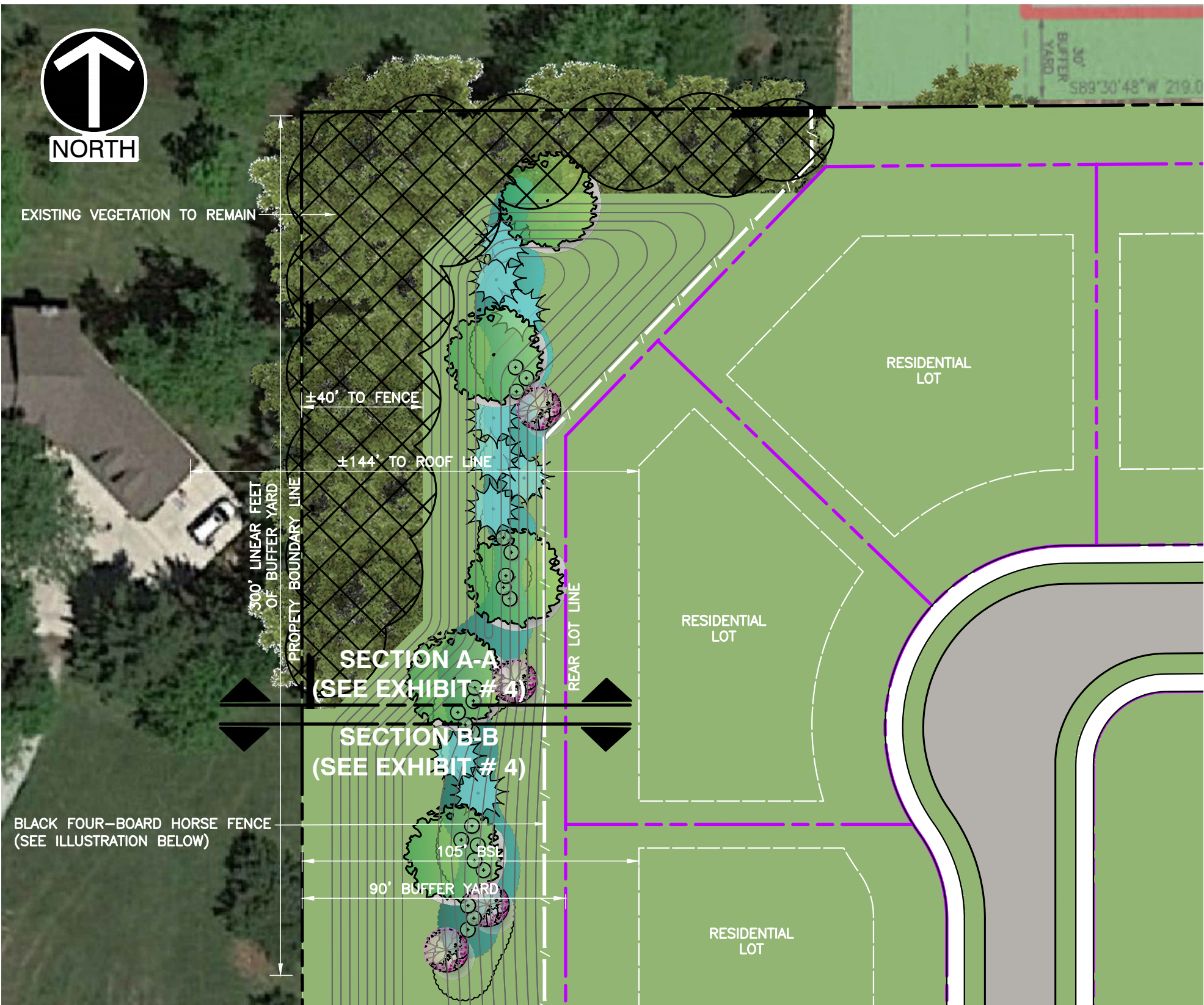
Indianapolis, IN 46240

317.255.9400

M/I HOMES

Subdivision

Owner's Address



BUFFER YARD - SCHEMATIC PLANTING PLAN



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

DRAWN BY: SGJ

DATE: MAY 06, 2022

CHECKED BY: ACH

DWG SCALE: 1"=40'

APPROVED BY: ACH

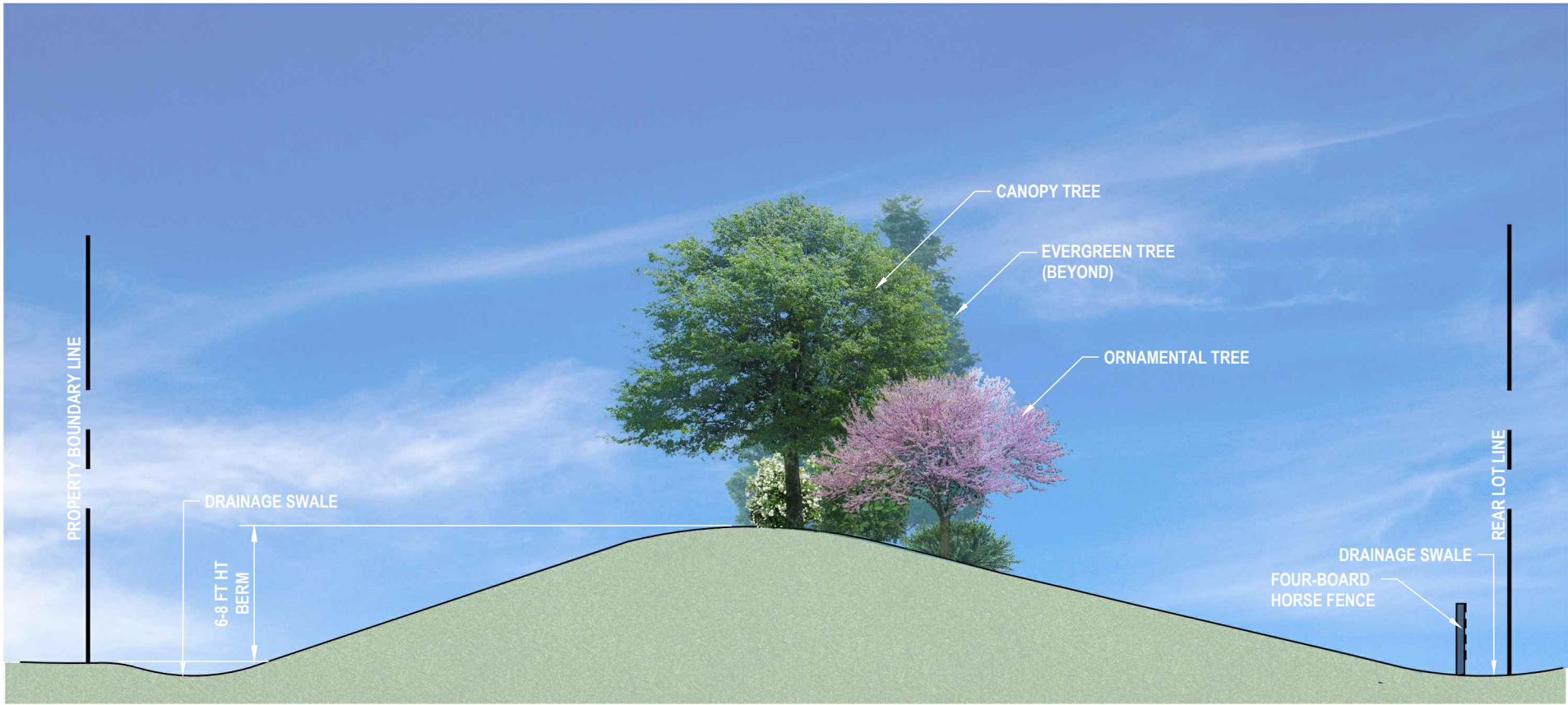
PROJECT NO: 316-844

FIGURE NO.:
EXHIBIT 3

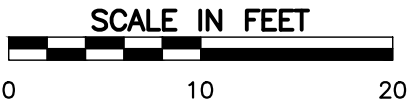
TYPICAL BUFFER - SCHMATIC PLANTING PLAN



BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B

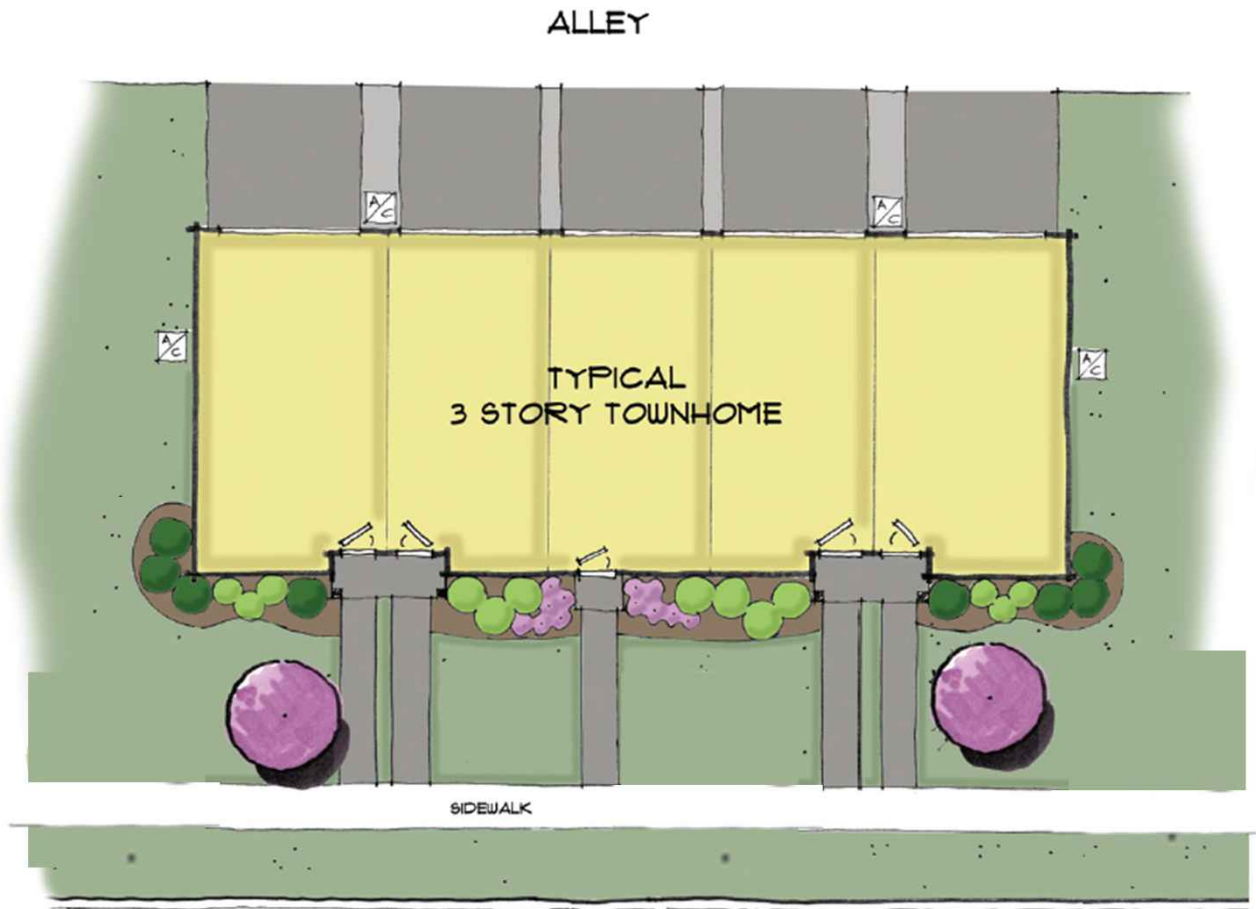


 Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 · 877-746-0749 www.cecinc.com				LOR CORPORATION 146TH STREET & TOWNE ROAD MIXED USE DEVELOPMENT WESTFIELD, INDIANA		
				BUFFER YARD CROSS SECTIONS		
DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	MAY 06, 2022	DWG SCALE:	1" = 10'	PROJECT NO:	316-844	EXHIBIT 4

Typical Lot Landscaping

Typical Townhome

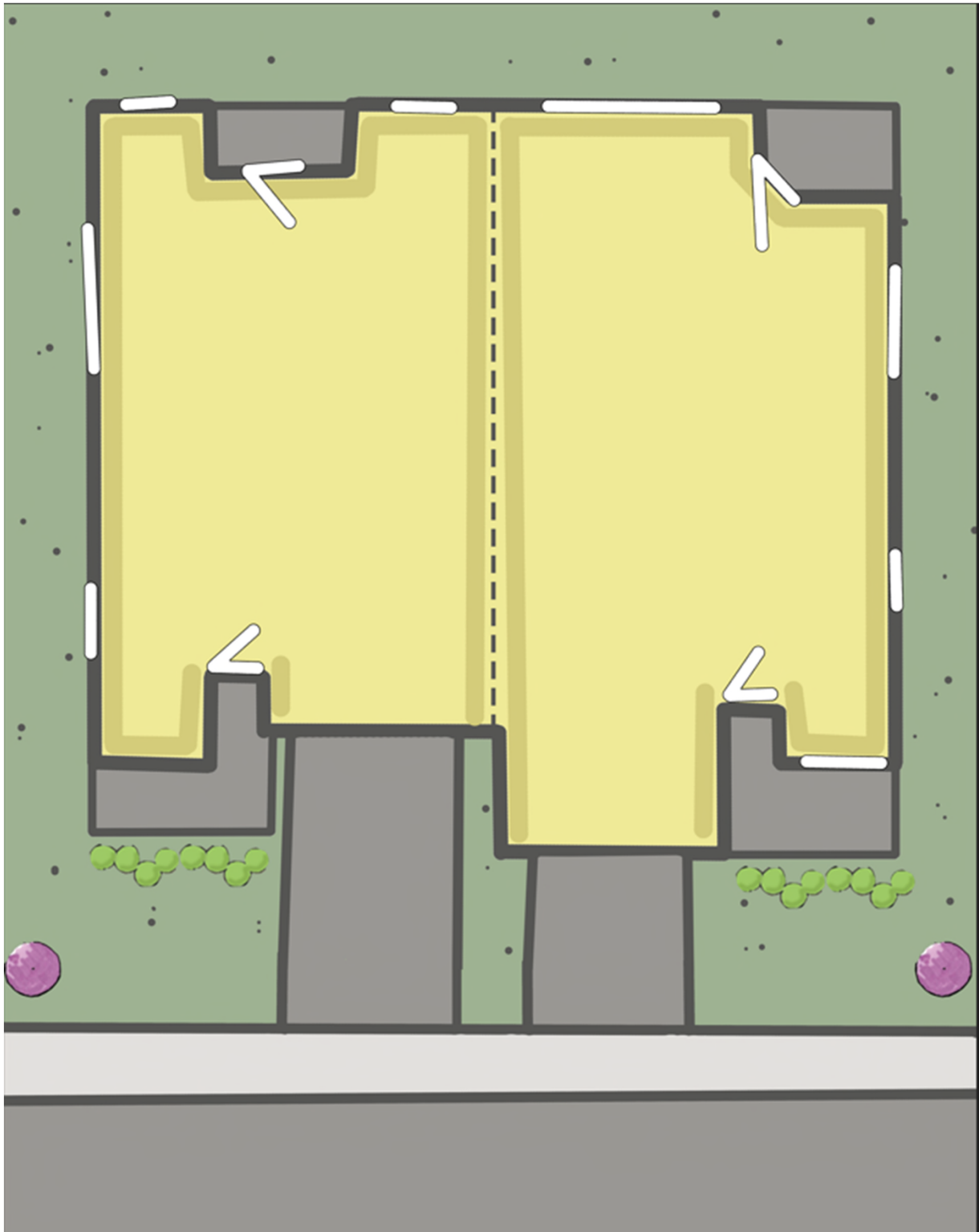
Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit



Typical Lot Landscaping

Typical Paired Villa

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





 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 DATE: MAY 06, 2022	FIGURE NO.: EXHIBIT 1
CHECKED BY: ACH	APPROVED BY: ACH	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 December 6, 2021 APC meeting.

Since LOR's last appearance before the APC on December, 2021, the project team has worked extensively on refinements to the PUD proposal. The revised proposal is the result of a lot of hard work and effort on behalf of MI Homes and LOR. Significant changes have been incorporated into the PUD Ordinance and exhibits in response to the input received. Below is a summary of those changes:

1. Land Use Transition: The homes to be located along the west property line of the District will be paired villas, designed for main floor living with an optional loft area. This change results in a significantly enhanced land use transition to the site's single-family neighbors to the west, including a significant reduction building height.
2. Buffer Yard Enhancements: The buffer yard along the west property line of the District is the same as previously presented which was agreed upon with the abutting neighbors. As a refresher, the western buffer includes: (i) a 105' area between the west property line and the nearest villa (the normal UDO buffer requirement is 40'); (ii) a 6' to 8' mound has been incorporated into the buffer area; (iii) a split rail fence will be installed along the rear (western) property lines of the villas; and (iv) plantings within the buffer area will exceed the City's otherwise applicable buffer yard planting requirements. Details and cross-sections illustrating the buffer plantings, widths, mounding and fencing are included in the Concept Plan and additional Buffer Yard Landscaping exhibits included at Exhibit F of the PUD Ordinance.

3. Design: The Townhome Hub area has been significantly redesigned to provide open spaces, community amenities and an additional neighborhood commercial area. In doing so, the number of homes proposed in this area has been substantially reduced, from a maximum of 130 townhomes to 60.
4. Amenities. Significant enhancements to the number and types of amenities to be located in the District have been incorporated into the revised PUD Ordinance. These are provided for in the PUD Ordinance as well as Exhibit I.

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

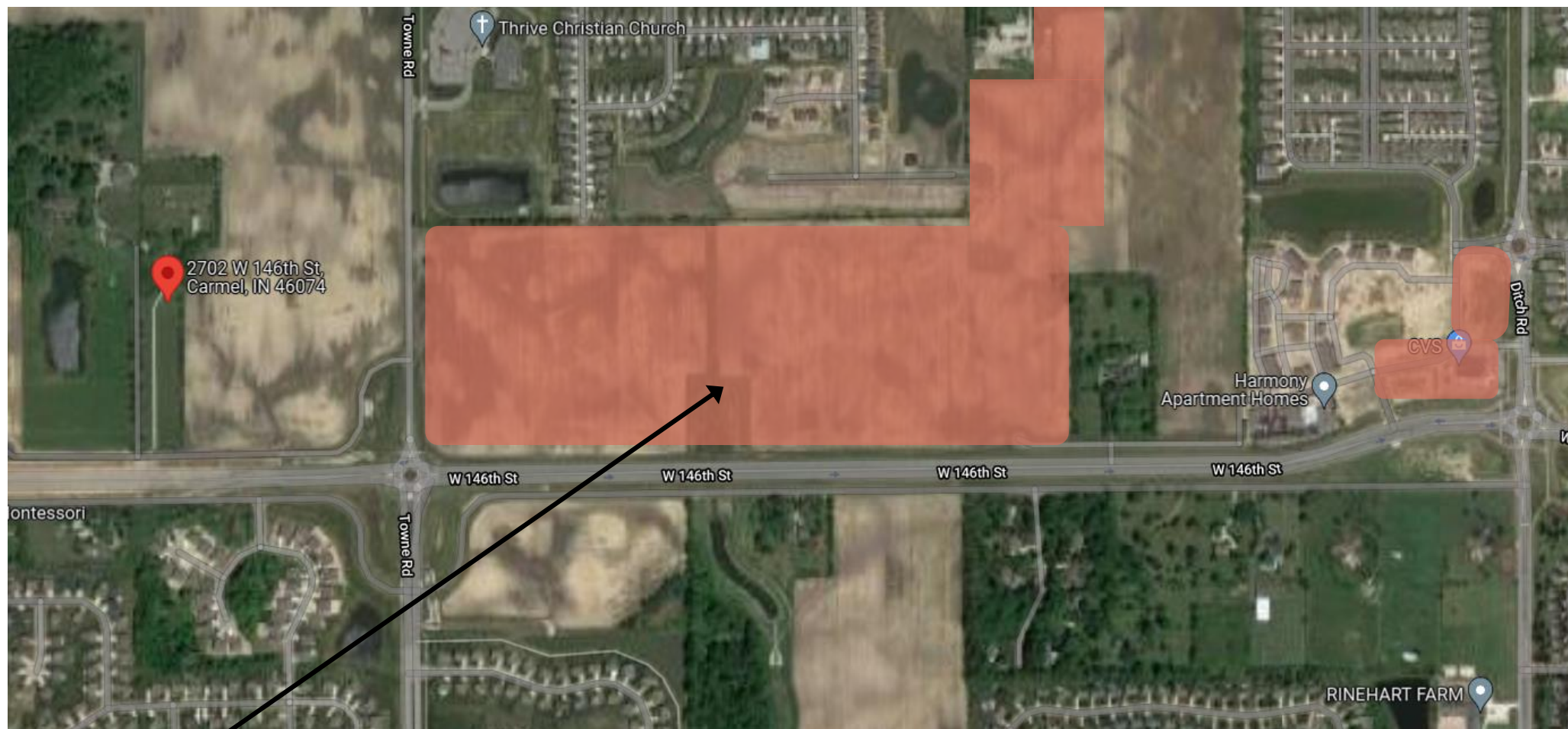
From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, November 1, 2021 3:30 PM
To: APC; Pamela Howard; Tina Laufter; Council Members
Subject: Towne Run PUD
Attachments: Laufter presentation for APC 11.1.2021 (1).pdf

**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

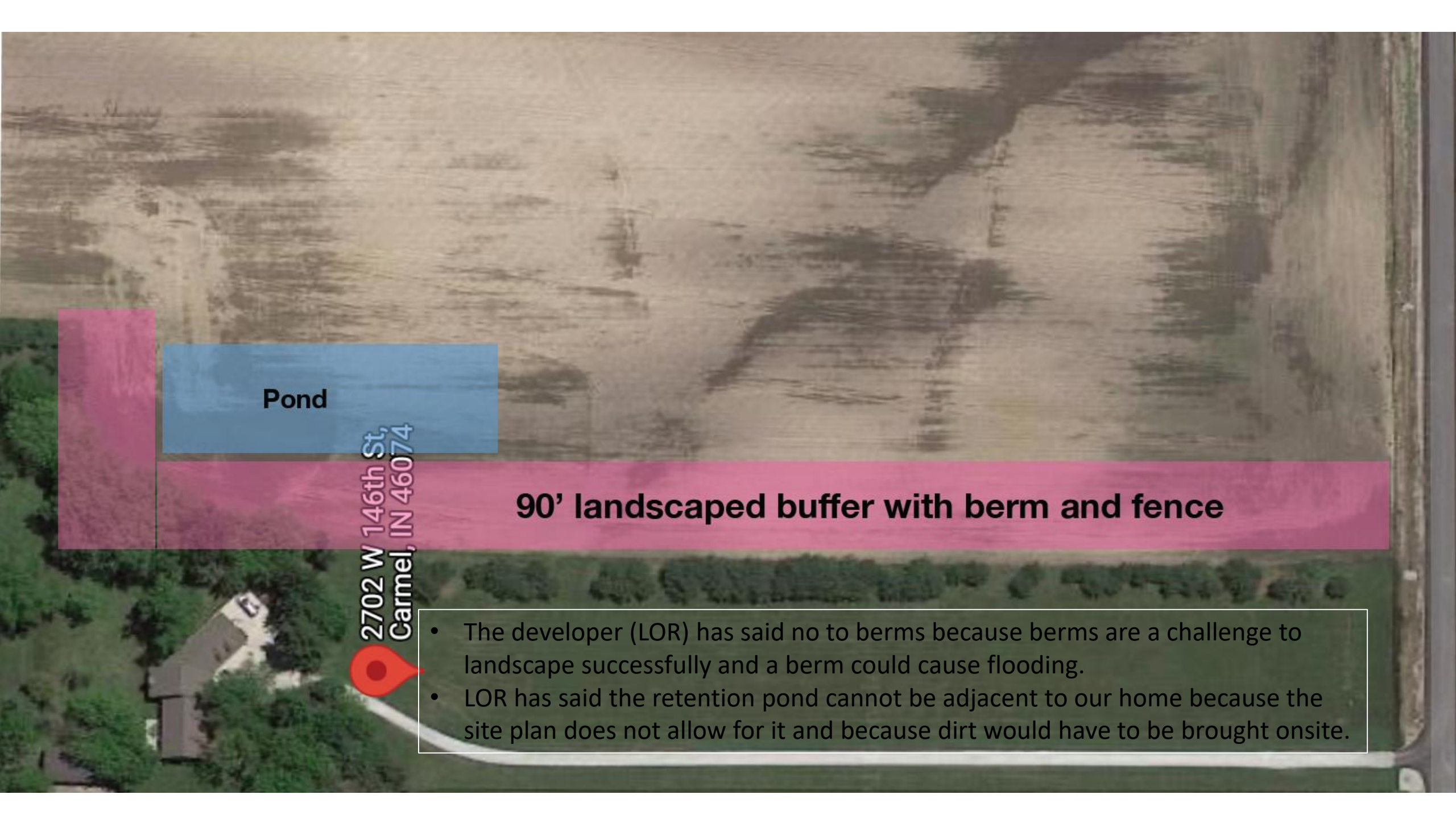




Keep this area residential



Keep commercial in this area

An aerial photograph of a property. A large, irregularly shaped pond is located in the upper left portion of the image. To the right of the pond is a wide, light-colored area, likely a road or driveway. A red location pin is placed on the road, with text indicating the address. A pink rectangular area is highlighted along the road, and a blue rectangular area is highlighted near the pond.

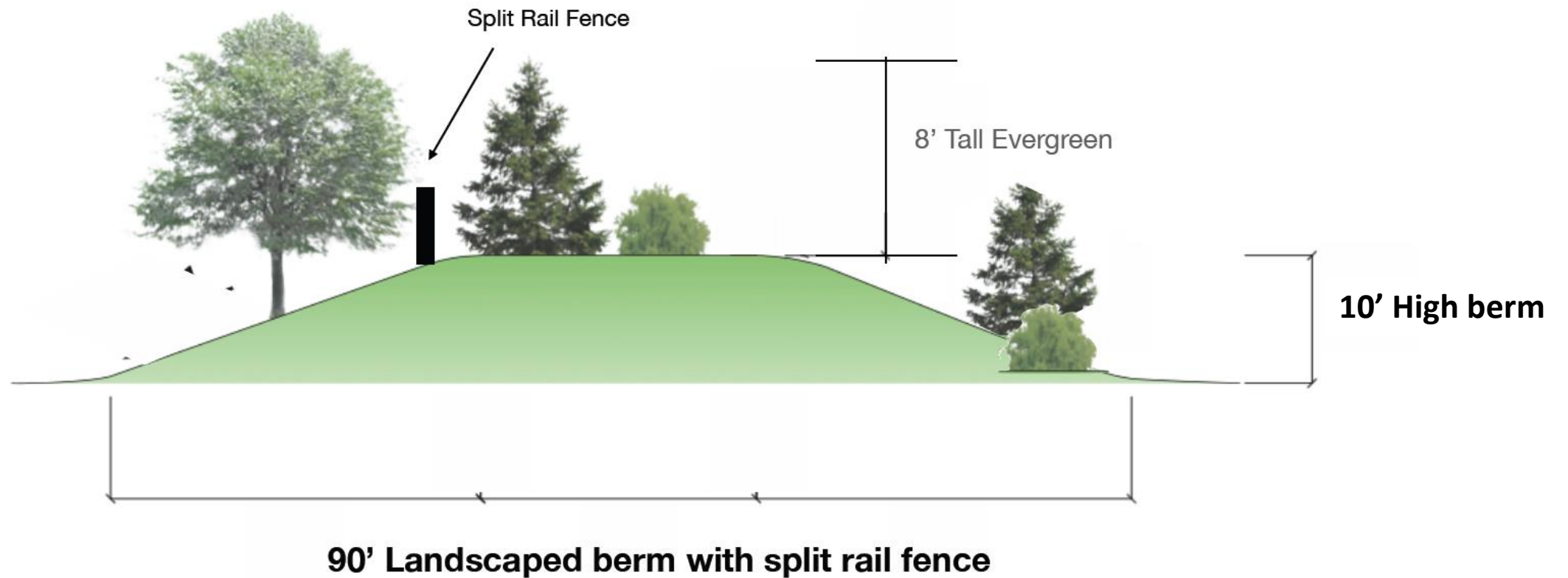
Pond

2702 W 146th St,
Carmel, IN 46074

90' landscaped buffer with berm and fence

- 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' 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 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.

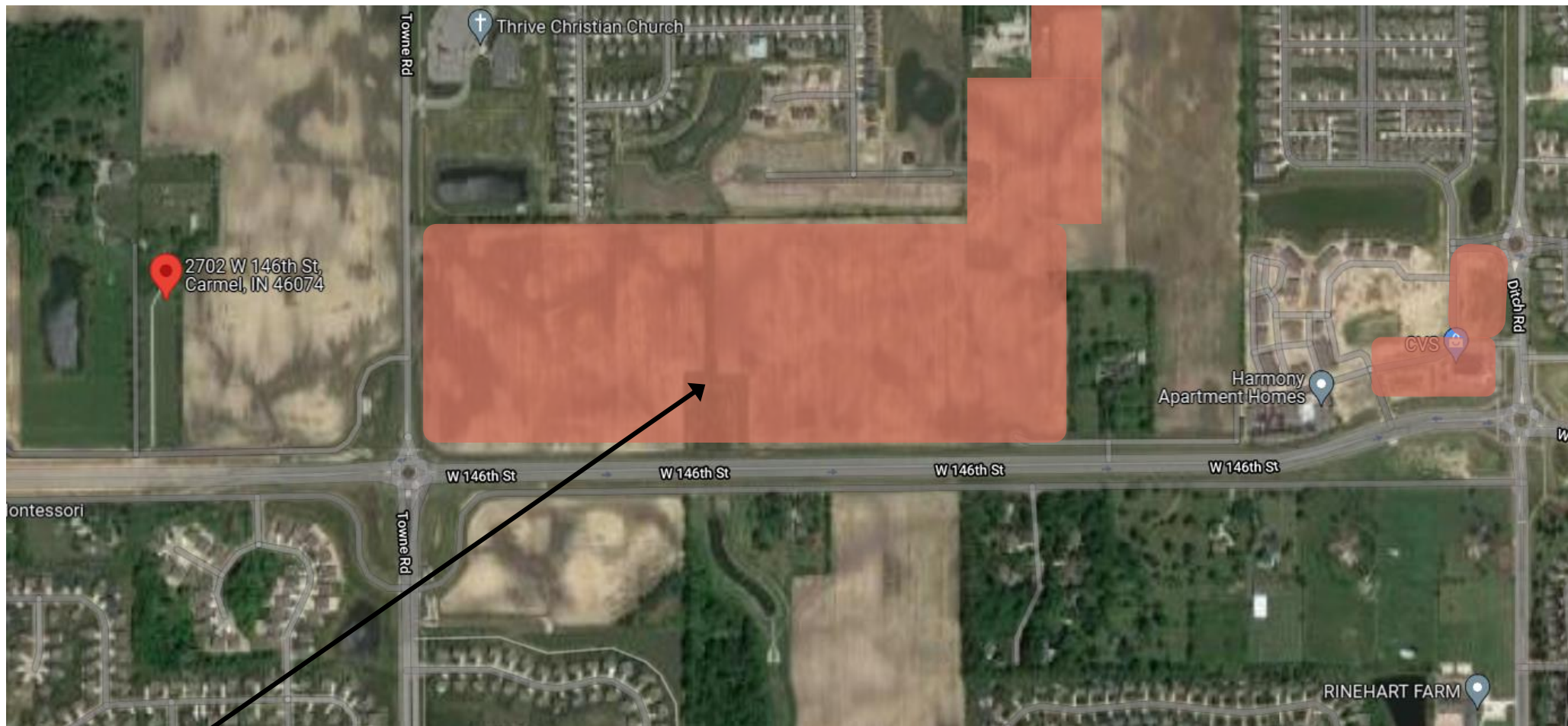
This plan is too dense and undersells the value of the area.
It will lower the neighboring property values.

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

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





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		

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 spaces 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 not apply.

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.~~ 9. 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.

I hereby **VETO ORDINANCE 21-45**

this _____ day of XXXX, 2022.

J. Andrew Cook, Mayor

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.

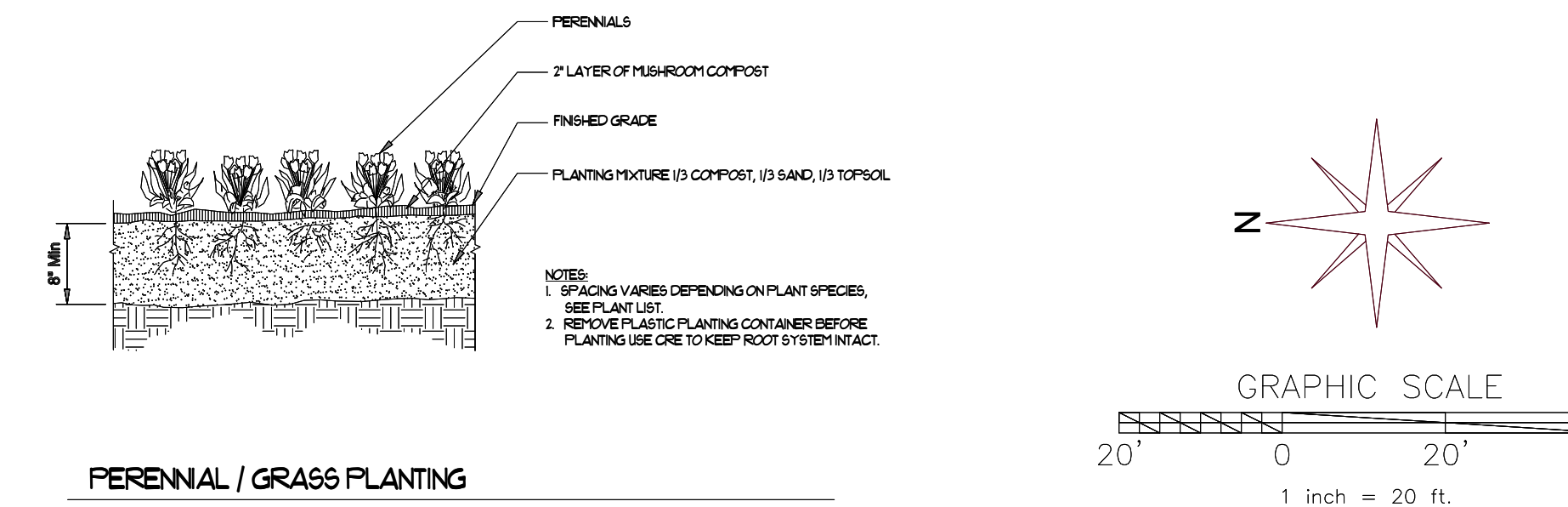
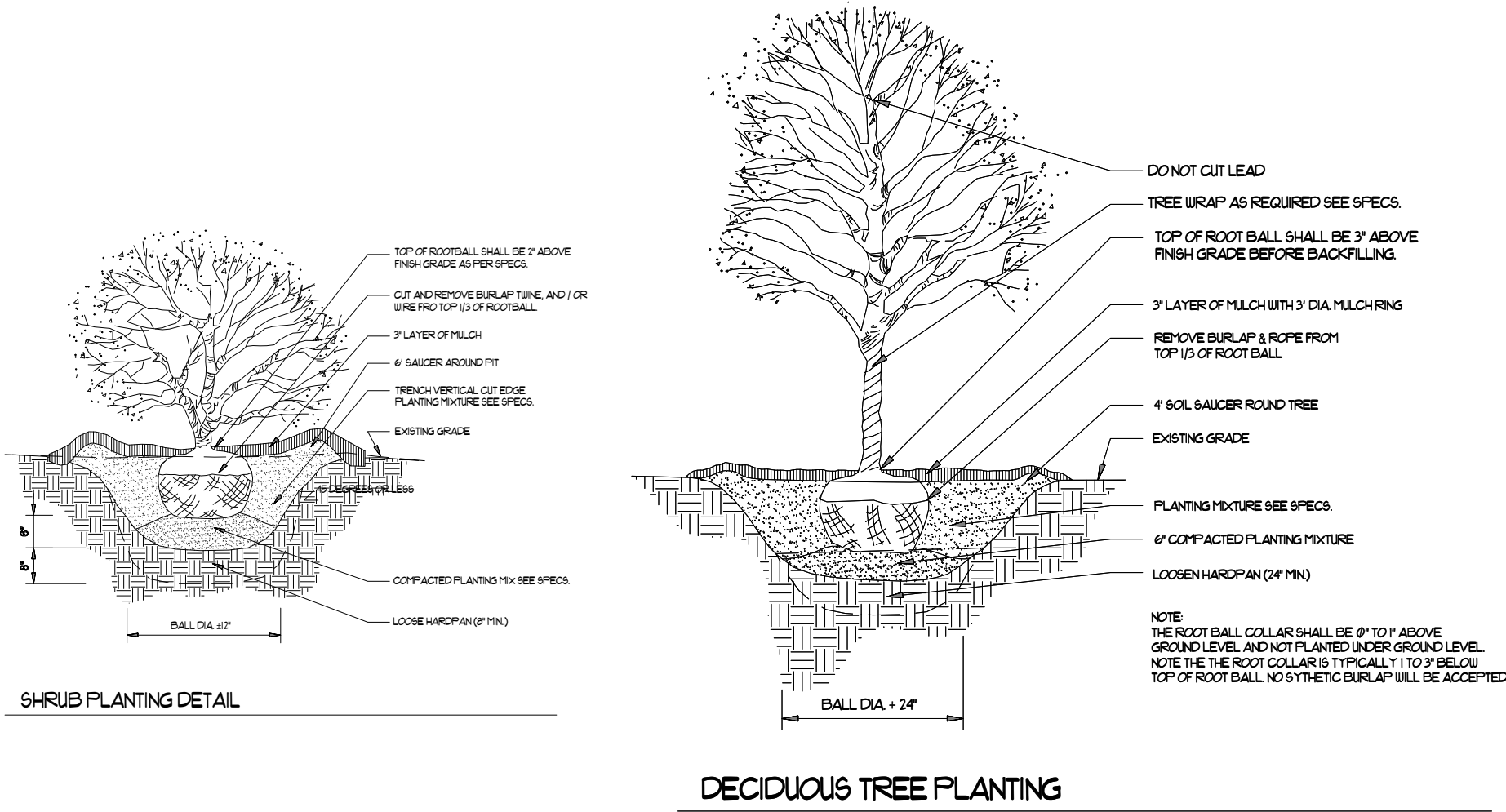
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

LEGEND

QTY	BOTANICAL NAME		COMMON NAME	SIZE
DECIDUOUS TREE				
AF	ACER X FREEMANII	'JEFFERSRED'	AUTUMN BLAZE MAPLE	3"
GT	GLEDTISIA TRIACANTHOS	'SKYCOLE'	SKYLINE HONEYLOCUST	3"
AB	AMELANCHIER X	'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'
DECIDUOUS SHRUB				
HA	HYDRANGEA ARBORESCENS	'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL
RP	ROSA RUGOSA	'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE	3 GAL
ST	SPIRAEA	'TOR'	BIRCHLEAF SPIREA	5 GAL
VD	VIBURNUM DENTATUM	'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	5 GAL
VJ	VIBURNUM DENTATUM	'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	4'
EVERGREEN SHRUB				
TH	TAXUS X MEDIA	'HICKSII'	HICKS YEW	24"
PERENNIAL & ORNAMENTAL GRASSES				
CA	CALAMAGROSTIS ACUTIFLORA	'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL
HH	HEMEROCALLIS	'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL

LANDSCAPE NOTES:

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL.
6. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
7. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
8. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
9. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
10. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
11. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
13. ANY PLANT THAT IS DETERMINED DEAD IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
14. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.



Revision #:

Date: 6/1/2022

Scale:

1" = 20'

Landscape Plan:

Landscape Design by: Neil Campbell

Hanson Landscape



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2022
2206-PUD-11
Exhibit 1

Docket Number: 2206-PUD-11 (Ord. No. 22-11) (the "Proposed Amendment")

Petitioner: H&H Stables, LLC by Nelson & Frankenberger, LLC

Request: An amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/-

Current Zoning: Towne Road Crossing PUD ([Ord. 07-26](#)) (the "Current PUD")

Current Land Use: Agriculture

Acreage: 69 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-18
4. Concept Plan
5. Equestrian Facility Character Exhibits
6. Pasture Character Exhibit
7. Neighborhood Meeting Summary
8. Public Comment Exhibit

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

The Towne Road Crossing PUD was approved at the December 10, 2007 Westfield Town Council meeting.

This petition was introduced at the May 9, 2022, City Council meeting. This introduction can be viewed [here](#). A neighborhood meeting summary was held the evening of May 26, 2022 for which a summary can be viewed in **Exhibit 7**. The petition will receive a public hearing at the June 6, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 69 acres in size and is located west of Little Eagle Creek Avenue and south of State Road 32, but contains frontage on neither road (see **Exhibit 2**). Access to the Property would come from State Road 32. Access in the future from Towne Road would be possible after Towne Road's realignment and the construction of a bridge over Little Eagle Creek.

Project Description: The petitioner is requesting an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility, as defined in the PUD, and a maximum of thirty (30) residential Lots for single-family detached dwellings.

The Proposed Amendment seeks to modify the Towne Road Crossing PUD specific to the subject Property in order to permit an Equestrian Facility and a maximum of thirty (30) residential Lots.

The Proposed Amendment seeks to specifically define Equestrian Facility as,

“The use of land that is for a horse facility operated for business purposes including, but not limited to: horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, pack stations, barns, stables, riding arenas (indoor or outdoor), corrals, and paddocks accessory and incidental to the above Uses. Other sporting and special events including but not limited to dog shows and indoor beach volleyball shall also be permitted as accessory and incidental to the Equestrian Facility Use. The facility may also include dining and restaurant uses, gathering/conference space, and retail space with a focus on equestrian needs such as, but not limited to, tack, saddlery and apparel and other flex space.”

In an initial redline to the Petitioner, Staff has requested that the portion of the above proposed definition that includes “other sporting events and other uses and spaces, etc.” be removed from the definition. Instead that language should be included in a separate area of the ordinance for additional permitted/prohibited uses.

The Proposed Amendment includes a Concept Plan (see **Exhibit C** of the PUD or **Exhibit 4**) for which substantial compliance is required in regards to the placement of the Equestrian Facility and Equestrian Pasture; street network and drainage is subject to change based on final engineering.

A maximum of thirty (30) single family detached dwellings are proposed to be permitted on the Property. The Current PUD permits up to seventy (70) dwellings.

The Building Character Exhibit (see **Exhibit D** of the PUD or **Exhibit 5**) is incorporated into the PUD to capture the intended architecture of the Equestrian Facility. The Proposed Amendment proposes that the Director of Community Development shall determine whether a proposal is consistent with the Character Exhibit and complies with the ordinance.

The Pasture Character Exhibit (see **Exhibit E** of the PUD or **Exhibit 6**) is designed to capture the intended character of the Pasture area.

COMPREHENSIVE PLAN

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.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “Existing Rural Southwest” and “Employment Corridor” land uses as the appropriate land use for the Property.

For the Existing Rural Southwest area, development policies of this land use classification include: (i) Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere; (ii) protect and enhance the Eagle Creek Trail as a recreational amenity; (iii) allow the continuation of the historic rural patterns (single-family houses on large parcels); (iv) utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter); and (v) preserve historically significant buildings and resources (barns, houses, etc.). A sub-point is included for the last policy that states:

“Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. Specifically, the character and pattern of development in this area is committed to small-scale equestrian-oriented and related rural uses, as contrasted with the large-scale agricultural patterns in the northwest. As such, the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.”

For the Employment Corridor area, the Comprehensive Plan lists office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses as appropriate.

The Employment Corridor development policies encourages:

- Employment-generating uses and related supporting service uses;
- Promoting smaller scale local office and service uses along SR 32; and,
- Local office and service uses shall generally take place along the north side of SR 32, with business uses on the south side of SR 32 (allowed only where it is demonstrated

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 6, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

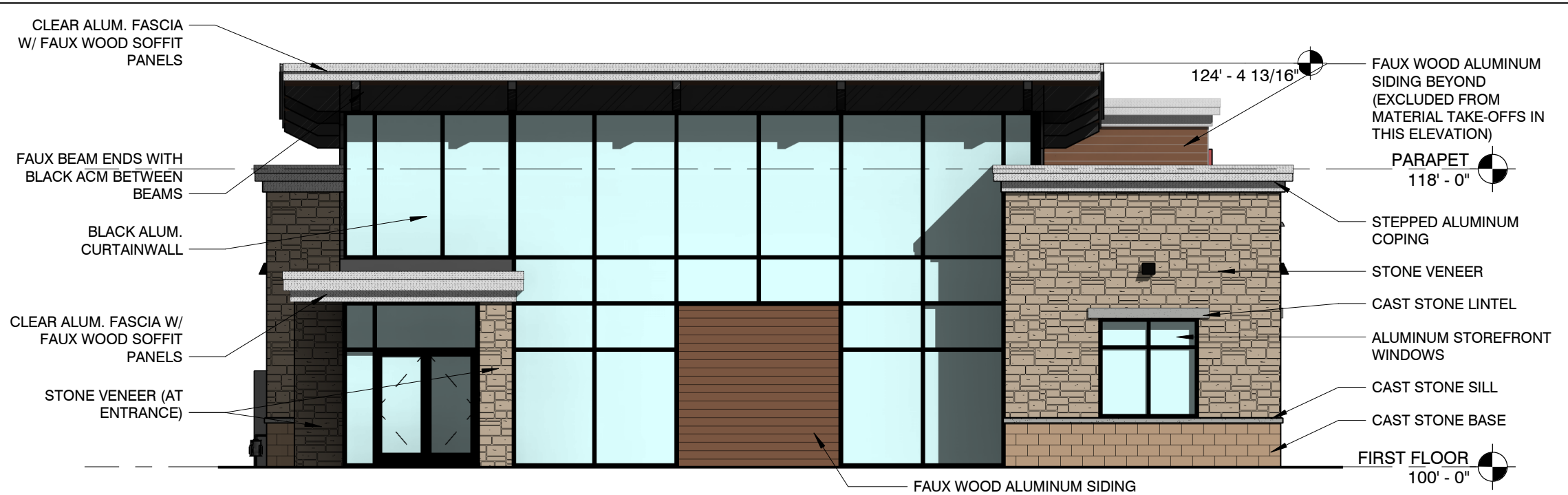
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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.

Council Introduction: The petition was introduced at the May 9, 2022, City Council meeting.

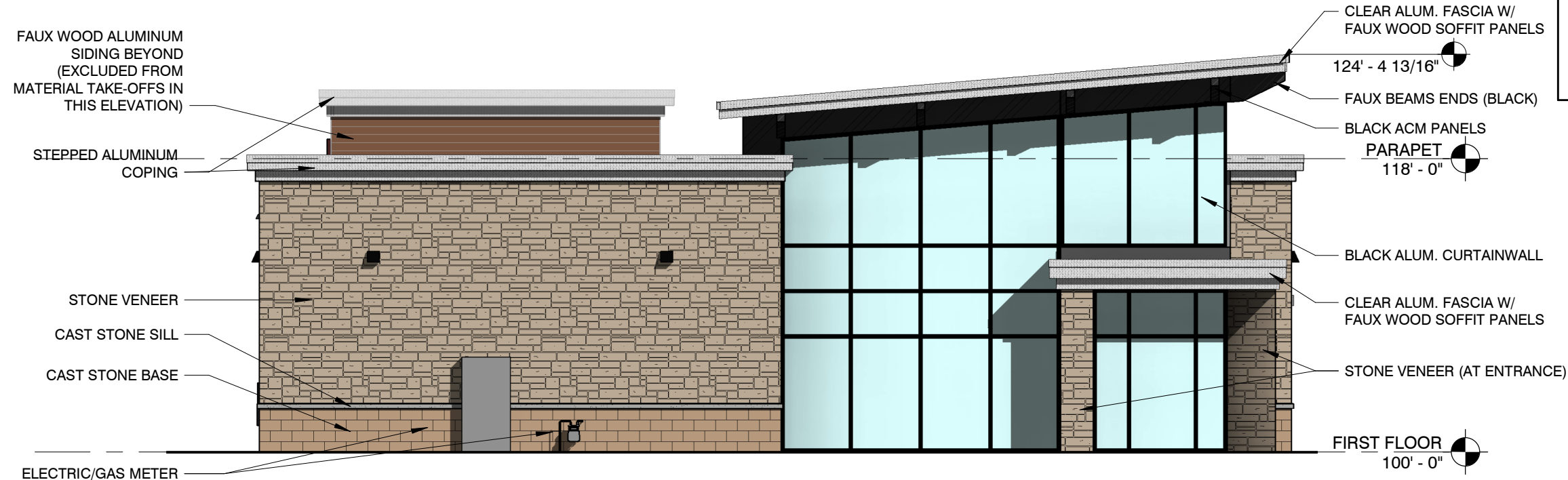
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the June 6, 2022, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.



1 SOUTH ELEV PRESENTATION
1/8" = 1'-0"

FASCAD E MATERIAL	
MASONRY	= 61.8%
SIDING	= 20.2%
ACM PANELS	= 18.0%



2 WEST ELEV PRESENTATION
1/8" = 1'-0"

FASCAD E MATERIAL	
MASONRY	= 91.1%
SIDING	= 0%
ACM PANELS	= 8.9%

EXTERIOR MATERIAL LEGEND

- ROOF EDGE METAL:**
COLOR: PREFINISHED METAL (SIMILAR TO PAC-CLAD CITYSCAPE)
- ALUMINUM COMPOSITE METAL (ACM):**
COLOR: PREFINISHED METAL TO MATCH STOREFRONT FRAMES (BLACK)
- ALUMINUM SIDING:**
MANUFACTURER: LONGBOARD (OR EQUAL)
PRODUCT: 6" V-GROOVE SIDING
FAUX WOOD COLOR: LIGHT NATIONAL WALNUT
- STONE VENEER:**
MANUFACTURER: HALQUIST STONE
PRODUCT: 60% FDL RUSTIC/40% CHARCOAL LEDGE
GROUT COLOR: SPEC MIX SM330 BURLYWOOD
- CAST STONE SILL:**
MANUFACTURER: CUSTOM CAST STONE (OR EQUAL)
COLOR: TBD
- CAST STONE BASE:**
MANUFACTURER: CUSTOM CAST STONE (OR EQUAL)
COLOR: TBD
GROUT COLOR: TBD

COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL MATERIALS.

Teachers Credit Union

BUILDING ELEVATIONS





1 NORTH ELEV PRESENTATION
1/8" = 1'-0"

FASCAD E MATERIAL	
MASONRY	= 75.9%
SIDING	= 17.1%
ACM PANELS	= 7.0%



2 EAST ELEV PRESENTATION
1/8" = 1'-0"

FASCAD E MATERIAL	
MASONRY	= 76.8%
SIDING	= 18.5%
ACM PANELS	= 4.7%

EXTERIOR MATERIAL LEGEND

	ROOF EDGE METAL: COLOR: PREFINISHED METAL (SIMILAR TO PAC-CLAD CITYSCAPE)
	ALUMINUM COMPOSITE METAL (ACM): COLOR: PREFINISHED METAL TO MATCH STOREFRONT FRAMES (BLACK)
	ALUMINUM SIDING: MANUFACTURER: LONGBOARD (OR EQUAL) PRODUCT: 6" V-GROOVE SIDING FAUX WOOD COLOR: LIGHT NATIONAL WALNUT
	STONE VENEER: MANUFACTURER: HALQUIST STONE PRODUCT: 60% FDL RUSTIC/40% CHARCOAL LEDGE GROUT COLOR: SPEC MIX SM330 BURLYWOOD
	CAST STONE SILL MANUFACTURER: CUSTOM CAST STONE (OR EQUAL) COLOR: TBD
	CAST STONE BASE: MANUFACTURER: CUSTOM CAST STONE (OR EQUAL) COLOR: TBD GROUT COLOR: TBD

COLORS SHOWN ARE APPROXIMATE. FINAL COLORS WILL BE DETERMINED THROUGH SELECTION OF ACTUAL MATERIALS.

Teachers Credit Union

BUILDING ELEVATIONS



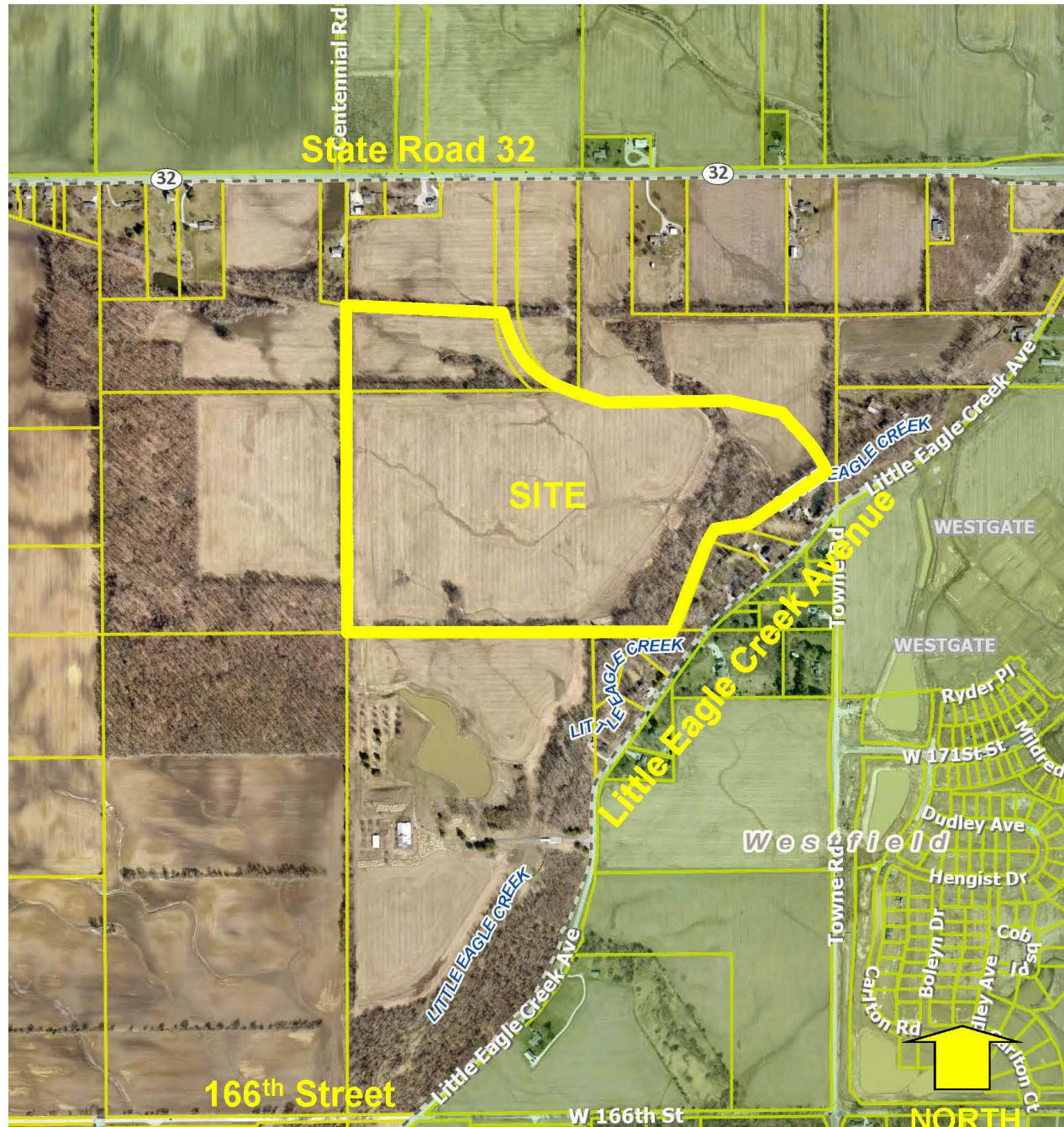
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6/6/2022

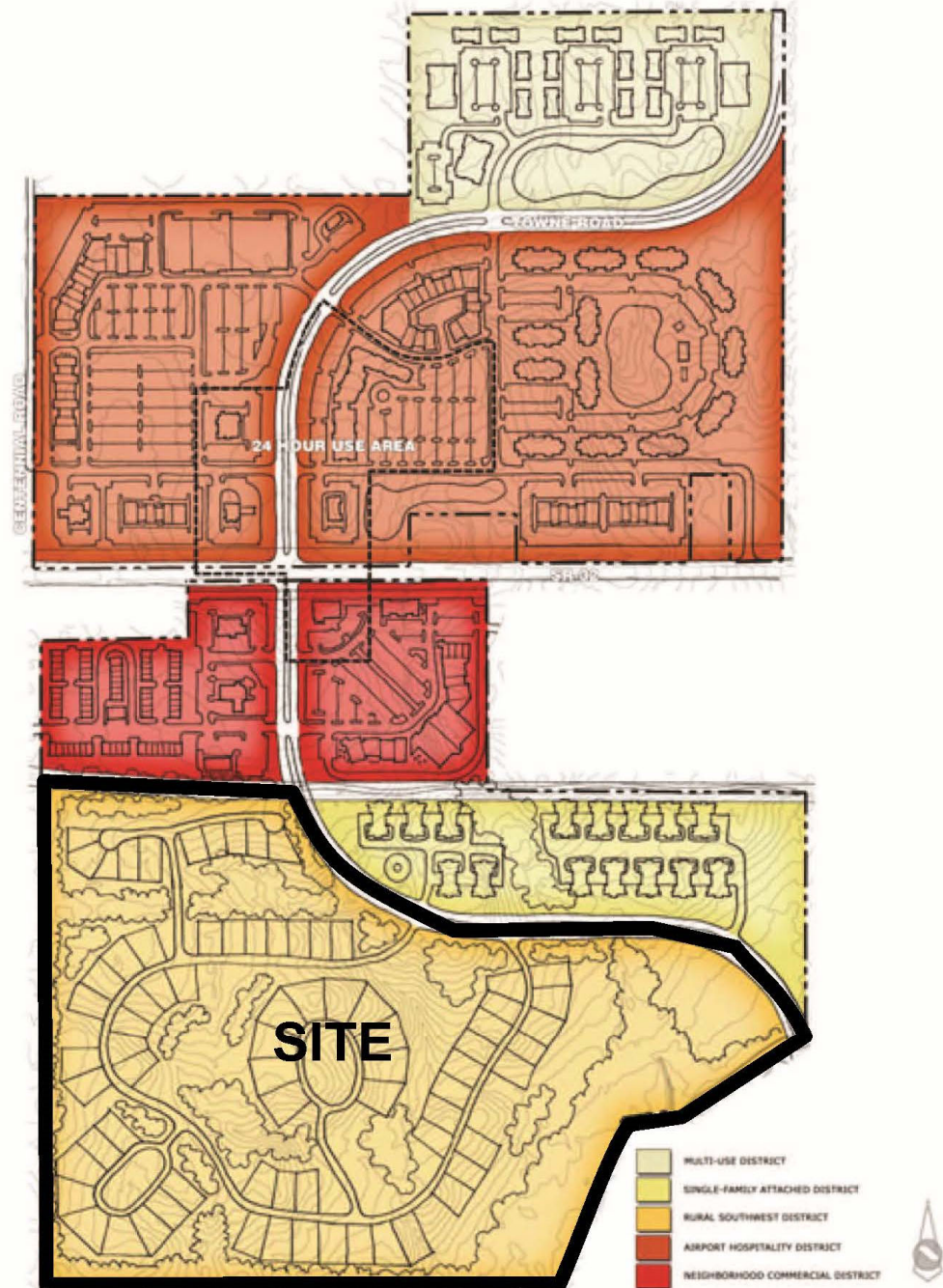
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H & H Stables, LLC

Site Location Map

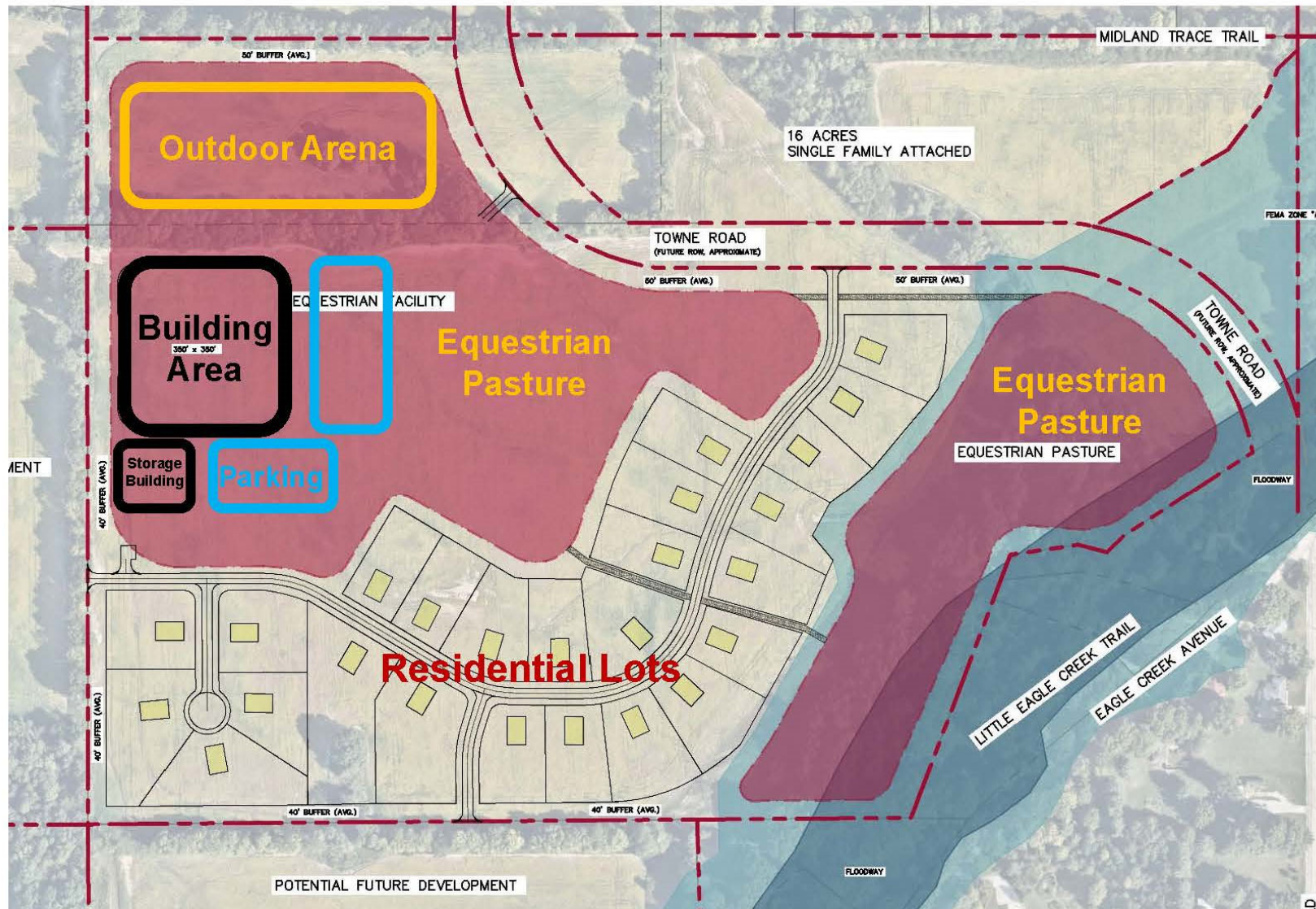


H & H Stables, LLC
Towne Road Crossing District Map



H & H Stables, LLC

Concept Plan



- Fence Location: A 4-board style fence shall be included along the perimeter of the use areas shown shaded in red at a minimum.
- Parking areas shown above outlined in blue.

H & H Stables, LLC Character Exhibits



H & H Stables, LLC Character Photos



WRITTEN PUBLIC COMMENTS

Docket Number: 2206-PUD-11

Petitioner: H&H Stables, LLC by Nelson & Frankenberger, LLC

Request: 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.

Enclosed Attachments (as of 5:00 pm Monday, June 6, 2022):

June 6, 2022 Advisory Plan Commission Meeting

1. Janice H. Black	817 Hickory Way, Noblesville	(5/17/22)
2. Tom Blankenship		(6/6/22)

Daine Crabtree

From: Kevin M. Todd, AICP
Sent: Tuesday, May 17, 2022 8:05 AM
To: planners
Subject: Fwd: Hughes equestrian project

Public comment for Towne Road Crossing.

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: Janice H Black <janblack22@mac.com>
Date: May 17, 2022 at 7:17:22 AM EDT
To: "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Subject: Hughes equestrian project

**WARNING: This external email is from
janblack22@mac.com.**

Please consider prevailing winds when deciding on 160-horse boarding facilities. "Best Small Towns" listings suffer from "progress" like that.

Westville is no longer an isolated town; it is part of a metroplex complex. Other towns are affected by what that

council does.
Janice H. Black
817 Hickory Way
Noblesville

JHB via iPhone

From: [Tom Blankenship](#)
To: APC@westfield.in.gov; [planners](#)
Subject: Ordinance 22-18: Towne Road Equestrian Facility
Date: Monday, June 6, 2022 3:12:11 PM

**WARNING: This external email is from
tomblank96@gmail.com.**

Dear APC members,

After watching the presentation on the equestrian development and facility that is being proposed at the west end of Westfield, I would like to introduce myself to you and let you know my experience in the equestrian world. We have lived in Westfield for 15 years and have seen the exponential growth in the community.

Whether I am for or against this project is not why I am reaching out to you. I am more wanting you to know that you have someone with quite a bit of knowledge in this industry. I am here to help answer any questions you might have or should ask the developer before they get approved.

I am part of the management team of the two largest horse shows in the country. The Winter Equestrian Festival in Wellington, FL (<https://www.thepalmbeaches.com/top-event/winter-equestrian-festival>) and the Traverse City Horse Shows in Williamsburg, MI. (<https://traversecityhorseshow.com/about/>) I also work for the Washington International Horse Show, Devon Horse Show and Country Fair, Capital Challenge Horse Show and others throughout the year. I have worked the 2015 World Cup Finals in Las Vegas as well.

I am not trying to blow my chest out and say look at me but more to say that I watched that video and was listening to the line of BS that they were giving you. Those gentlemen giving the presentation keep saying how they can bring in International horse show events. If they are planning on doing that, they will need a much bigger facility than what they are presenting. They kept using the word international to make it seem cool but this is going to be a small riding facility for small local shows. Not a fancy facility that will attract International events. I wish we had a decent facility in the central Indiana area to run nice horse show events.

Some of the questions I have:

Where will all the manure be stored for all of these shows they are planning to host?

Will people paying millions of dollars for a house in this development be alright with all the flies that the manure attracts?

If the manure is stored outside, how will they control manure runoff into Little Eagle Creek?

A horse gets loose on the property. Is there a gate to keep the horse from running onto 32?

Does this gate have a person there to monitor the gate?

Where do they come up with the \$100 million figure as an asset to the Westfield area?

Where in NC and Tenn are these similar developments? So we can see how they are doing after they have been completed.

How have those developments impacted the region?

These are just a few questions that I had while watching the presentation. Please do not hesitate to reach out to me if you have questions.

Thank You

Tom Blankenship

tomblank96@gmail.com



(M) 843-269-4737

(F) 317-353-3522



Thank You

Tom Blankenship

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Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the May 16, 2022 APC Meeting

Presented for approval: June 6, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, May 16, 2022 at Westfield City Hall.

Active links for this meeting:

[May 16, 2022 APC Agenda & Exhibits](#)

[May 16, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 1:31](#)

Roll Call

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

Commissioners Present Virtually: Ginny Kelleher and Victor McCarty.

McCarty arrived virtually at 7:07 p.m.

Commissioners Absent: Matt Deck.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Spoljaric motioned to approve the April 18, 2021 Minutes as presented.

Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

2111-PUD-27

[YouTube Time: 6:05](#)

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 PUD District.

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

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

The Petitioner requested a continuance to the June 6, 2022 APC Meeting.

Agendas and minutes for all City meetings are updated and available at the City's website.

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

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2204-PUD-07

Osborne Trails PUD Amendment V

[YouTube Time: 1:06:55](#)

West side of Horton Road & North of 191st Street

Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Schmitz motioned to forward 2204-PUD-07 to the City Council with a favorable recommendation.

Maue seconded. Motion passed. Vote 8-0. *(McCarty arrived virtually at 7:07 p.m.)*

PUBLIC HEARING ITEMS

2205-ZOA-01 [PUBLIC HEARING]

[YouTube Time: 1:20:12](#)

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.

Public Hearing for 2205-ZOA-01 opened at 8:22 p.m.

- No public comments.

Public Hearing for 2205-ZOA-01 closed at 8:24 p.m.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

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)

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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)

2205-PUD-10 [PUBLIC HEARING]

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)

REPORTS/COMMENTS:

[YouTube Time: 1:34:14](#)

- 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 8-0.
The meeting adjourned at 8:43 p.m.

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Signature Page for APC Minutes for May 16, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary