



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_17_2021

Monday, May 17, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 17, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
 - o Masks and social distancing are required.
 - o Maximum capacity is 22 people at a time.
 - o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

April 19, 2021 APC Revised Minutes

May 5, 2021 APC Minutes - Tabled

Documents: [April 19, 2021 APC Minutes-Revised](#)

Review APC Rules & Procedures

CONSENT AGENDA

1910-DDP-18

Wrights Property Group

360 E. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests Detailed Development Plan approval of a 30,011 square foot Commercial Recreational Facility on 3.99 acres +/- in the Wrights Property Group at Grand Park PUD.

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

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

2102-DDP-05

Northpoint One

20099 East Street

Holladay Properties by Stoeppelwerth & Associates, Inc. requests Detailed Development Plan approval of a 132,000 square foot industrial building on 13.33 acres +/- in the Northpoint PUD District.

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

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

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

2105-DDP-21

West Fork Whiskey

NEC of 191st Street and Horton Road

West Fork Whiskey by Cripe requests Detailed Development Plan approval a 28,700 square foot distillery building on 12.83 acres +/- in the Osborne Trails PUD District.

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

Exhibits to be uploaded on Friday May 14, 2021.

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

2105-DDP-17

Chatham Hills Multi-family Project

Southside of 196th Street, west of Tomlinson Road

TWG by Cripe requests Detailed Development Plan approval of 2 multi-family residential buildings on 12.98 acres +/- in Chatham Hills PUD District.

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

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

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

2105-DDP-18

Sogility

16466 Southpark Drive

Design and Build Corporation requests Detailed Development Plan approval of a 13,200 square foot commercial building on 2.9 acres +/- in the Southoak PUD District.

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

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

ITEMS OF BUSINESS

2104-ODP-08

West Fork Whiskey

NEC of 191st Street and Horton Road

West Fork Whiskey by Cripe requests Overall Development Plan approval of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

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

Exhibits to be uploaded on Friday May 14, 2021.

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

2105-ODP-10 & 2105-SPP-10

Chatham Hills Sec. 6B

Northeast corner of 199th Street and Horton Road

Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat approval of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.

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

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

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

2105-ODP-11 & 2105-SPP-11

Sogility

16466 Southpark Drive

Design and Build Corporation requests Overall Development Plan and Primary Plat approval of 2 lots on 5.11 acres +/- in Southoak PUD District.

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

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

2105-PUD-16

Osborne Trails Phase II PUD

Southwest corner of 199th Street and Horton Road

Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 21-23](#) | [Exhibit 4: Context Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Project Narrative](#) | [Exhibit 8: Neighbor Meeting Summary](#) | [Exhibit 9: Redlined Ordinance 21-23](#)

PUBLIC HEARING ITEMS

22104-ODP-06 & 2104-SPP-06 [PUBLIC HEARING]

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 403 residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farms PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Amenity Exhibit](#) | [Exhibit 6: Public Realm with Walk Circles](#) | [Petitioner's Presentation](#)

MISCELLANEOUS BUSINESS

APC Discussion on Comprehensive Plan for Downtown.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

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

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

2104-PUD-13 [CONTINUED]

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

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

2102-PUD-06 [CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

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

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

2105-PUD-16 [CONTINUED]

Winterburg PUD

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

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.

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

2104-PUD-11 [CONTINUED]

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Westfield–Washington Township Advisory Plan Commission (APC) Revised Minutes of the April 19, 2021 APC Meeting

Presented for approval: May 17, 2021

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, April 19, 2021 scheduled for 7:00 p.m. in person and online.**

ROLL CALL: Noted presence of a quorum.

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

Members Absent: All present.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.
Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- April 5, 2021 minutes
 - Tabled for revisions

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2103-DDP-10

Sunbelt

16915 Westfield Park Road

Detailed Development Plan review for an existing Outside Storage Area on 2.63 acres +/- in the EI: Enclosed Industrial District and US Highway 31 Overlay District.

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

2103-DDP-11

Wheeler Landing Apartments

Southwest corner of Virginia Rose Ave and Wheeler Rd

JC Hart Company, Inc. requests Detailed Development Plan review of 7 multi-story multi-family buildings on 7.65 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Motion: Maue motioned to approve the Consent Agenda as presented:

McCarty seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2102-PUD-01

Sanders Glen PUD

2432 South Street

Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD District.

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

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

Todd overviewed this request for a change of zoning. He said that since its Public Hearing, several changes had been made to the ordinance

The Petitioners, Andrew Greenwood and Pat Chittenden with Patch Development, summarized the changes, modifications, and enhancements made to this PUD ordinance. Greenwood said that they had several meetings with

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the Neighbors that resulted in several modifications. Greenwood said that these modifications included lower density, age restriction for the cottages, addition of a park area, reduction in the number of home style products that would be offered, tree preservation and tree replanting if necessary. He said any traffic congestion would be mitigated by the reduction of density.

Burkman thanked the Petitioner for lowering the density. She said she was glad the development would be age restricted. She mentioned that all garages were all side-load, but this was not committed to in the PUD text. She asked if there had been a response received that the neighbors were satisfied with the changes.

- The Petitioner said they would add language committing to all side-load or courtyard garages. He added that they did not have anything in writing from the neighbors.

Johns said he appreciated the changes and the park location in the front. He said he understood that page 25 contained actually renderings instead of those on page 23. He said he appreciated the reduction in density and the tree preservation.

Kelleher said she liked that the renderings showed what they are going to build. She said she liked that they would commit to no front-load garages.

McCarty said that his concerns from the last meeting were addressed. He said he thought that the changes made were good including the park being located in the front of the development and the lower density. He said it seemed that the neighbors' concerns were addressed.

Schmitz stated that he liked the changes that were made, especially those at the north and south sides of the development.

Spoljaric agreed with others and also mentioned that the PUD says that vinyl aluminum siding was not permitted, and that it should be have an "and" or an "or".

Howard read an email comment that was received.

- The Petitioner said that they would reach out to the sender.

Attorney Copeland asked if the Petitioner would consider adding a severability clause.

The Petitioner said that that they would add such a clause.

Motion: Schmitz motioned to send 2102-PUD-01 to the City Council with a favorable recommendation subject to the commitments:

- Garages for single-family detached residences shall be side-load or courtyard only;
- Section 7.1(B)(i) shall say "Vinyl and aluminum" rather than "Vinyl aluminum"; and
- A severability clause shall be added

Burkman seconded. Motion passed. Vote 8-0.

2103-PUD-07

Midland South PUD

Generally near 321 South Cherry Street

Old Town Companies requests a change in zoning of 3.67 acres +/- from the SFA:

Single-family Attached District to the Midland South PUD District.

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

Ernest overviewed this request for a change in zoning. He said that since its Public Hearing, this plan has been updated along with Petitioner responses to the issue list. He said Staff had received one public comment on this item that was included in the public comment exhibit on the agenda.

The Petitioner, Justin Moffett with Old Town Companies, summarized the updates made since the project's Public Hearing including setback language in the PUD text. He also addressed the referenced trail's "tree canopy" and explained that it was not actually a healthy canopy and would be approached more like a future planting area. He addressed the tree lawn

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area between the development and the church, and also spoke to road infrastructure and drainage. He said one nuance not yet vetted was appropriate sight distance at the corner of Roosevelt and Cherry Streets, and that item would be treated as a special study area. He addressed product types, end-cap facades, streetscape view, and planting strips/buffers.

Kelleher asked if the building height limitation was 35-feet.

- The Petitioner replied yes.

Maue said he appreciated the attention to detail.

McCarty said he appreciated the effort that was made with the video at the Petitioner's previous presentation. He added that he also appreciated the tree lawn buffer between the project and the church.

Schmitz said he appreciated the effort put in at this stage of planning.

Burkman asked what would be planted in the 15-foot buffer. She asked Staff how to capture this in writing. She also said she had architectural comments yet felt like language was too open-ended. She said she did not want to see something drastically different built than what was presented.

- The Petitioner said he felt that the parks department should dictate what needed to be planted in the buffer.
 - Howard replied that Staff was looking into that.
- The Petitioner stated that there may be some adjustments with how floor plans are articulated with the facades.
- The Petitioner said he would be comfortable adding a 5-year sunset on the PUD.

Johns thanked the Petitioner for bringing the opportunity for home ownership to the downtown.

The city attorney asked the Petitioner to add a severability clause.

Motion: Kelleher motioned to send 2103-PUD-07 to the City Council with a positive recommendation with the following conditions:

- Provide a twenty-five (25) foot setback from the north property line;
- Provide a fifteen (15) foot landscape buffer from the north property line;
- Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the north property line;
- Provide a buffer from the west property line;
- Include language for using the character exhibits as the intended architecture of the townhouse product;
- Incorporate a sunset clause;
- Incorporate a severability clause.

Motion: Burkman seconded. Motion passed 8-0.

2103-PUD-08

Union Square at Grand Junction PUD Text Amendment

Generally near 305 South Cherry Street

Old Town Companies requests an amendment to add an additional 5 acres +/- and modify the concept plan, character exhibits, development and design standards of the Union Square at Grand Junction Planned Unit Development (PUD) District.

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

Ernest overviewed this request for a PUD Text Amendment. He said that since its Public Hearing, this plan has been updated along with Petitioner responses to the issue list. He said Staff had received public comments on this item that were included in the public comment exhibit on the agenda.

The Petitioner, Justin Moffett with Old Town Companies, overviewed some of the Petitioner's responses to public comments and also addressed public parking. He addressed the collaboration with the City for a parking garage. He said they received positive public feedback on the Union restaurant building. He said the many comments addressed trails and landscaping. He spoke about the green belt along the creek and said that they understood the desire for this connection and will continue to study along with the Parks Department. He spoke about the buildings along Union Street and parking counts. He talked about the building heights of the proposed buildings with the maximum being 4-stories.

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McCarty said he loved the design, architecture and the Union restaurant and thought that it was necessary to Westfield's future to have a thriving downtown. He asked how the State Road 32 discussion would affect the Petitioner's main structure.

- The Petitioner said he thought that whatever happens to State Road 32 needs to take place sooner rather than later. He said that they could not comment on design but said he did not think delaying was a good idea. He said he thought that a delay could negatively impact the development; however, they would likely still build the project. He said he thought that there would be economic development damage done to the City if State Road 32 wasn't widened within the next five years.

Spoljaric asked about the loading berths exemption in the original PUD. She asked where the loading berths would be placed. She also asked about the character exhibit language versus public design process. She asked what the intention was for the public design process.

- The Petitioner said that other buildings would not necessarily need loading berths and that they would find a good way to manage trash. He said that there would be no exposed dumpsters as dumpsters would be pulled out for pickup. He said that the Union's berth design would be similar to what was done at Sun King in Carmel.
- The Petitioner said there had been a 3-year public design process and had asked the community at open houses for feedback. He said the public feedback related to the need for a parking garage resulted in the Petitioner incorporating additional land and go through that process. He said that massing (size, height, roofline) shown on the plans would not change, but the architecture could.

Burkman said she was confused on what the Commission (APC) would be voting on architecturally, if the community did not like what was shown in PUD it could completely change. She asked what Westfield could do as a community to make the Petitioner more comfortable showing what they were going to build and have the APC vote on that.

- The Petitioner said there was no legal definition of a community feedback requirement. He said they were not going to hugely change the massing on the plans just because a few people didn't like it. He said the architecture might change.

Horkay reminded APC members that they were only voting on a text amendment.

- Todd and Ernest said that the Petitioner was also updating the concept plan and the character exhibits of the original PUD with this request.

Kelleher asked about removing the community feedback language.

- Todd said that he was fine with that.

Burkman asked about the labeling on the concept plan asking if the APC would only be permitting those uses as they are labeled on the building, or just the location. She said she would like to see retail along the trail.

- The Petitioner replied that permitted uses were not changing from the original PUD.
- He said that retail uses struggle when they don't have a street presence and he would be reluctant to put retail along the trail.

Johns stated that the Council had not yet decided on the parking garage in respect to its financing.

Kelleher asked if the Petitioner would be limiting building height.

- The Petitioner replied yes, that it would be 4-stories for the expansion area only.

Motion: McCarty motioned to send 2103-PUD-08 to the City Council with a favorable recommendation with the following conditions:

- Provide a twenty-five (25) foot setback from the north property line;
- Provide a fifteen (15) foot landscape buffer from the north property line;
- Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the north property line;
- Incorporate a Maximum Height of four (4) stories for the additional real estate only;
- Incorporate a sunset clause;
- Incorporate a severability clause.

Motion: Kelleher seconded. Motion passed 8-0.

2103-PUD-09

Harmony PUD Amendment (Signage)

1367 S. Waterleaf Drive

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

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

Ernest overviewed this request for an amendment to the Harmony PUD District. He said that since this item's Public Hearing that Staff had received public comments that had been uploaded to the agenda. He said the Petitioner had made updates based on those comments.

Josh Rogers, with American Structurepoint, on behalf of the Petitioner stated that the Petitioner responded to public comments including lighting, lighting fixtures, and the addition of language to the amendment tying the monument sign to the lot not the business.

Grant Gary, with the Woodmont Company, spoke to the lighting modifications.

McCarty said he did not remember seeing any lights on the sign at the location on 191st. He added that he did not see a need for additional lighting on the sign.

Spoljaric asked how late the business would be open and if anyone would be going in to the building after closing. She asked if a requirement could be added that the light on the sign would be turned off at 8:00 p.m.

The Petitioner replied:

- Sometimes people arrive at 6:30 p.m. and sometimes at 7:00 p.m. and that the cleaning staff would arrive after closing.
- This is a 2-tenant sign and would be just as important to the adjacent parcel. He said the adjacent user was not yet determined, but they may have different hours of operation.
- He said that they would consider requiring the sign lights to be turned off at 8:00 p.m.

Johns agreed with Spoljaric's comment and added that he would support an 8:00 p.m. shut off time.

Kelleher said she was fine with the monument sign lights staying on, but she added that she would like to see a requirement that the wall sign lights be turned off at 8:00 p.m.

Maue said he thought the lighting on the monument sign was adequate and that he appreciated having lighted signage at night.

Schmitz agreed with Maue and added that he liked Kelleher's suggestion about the wall sign.

Horkay asked if there could be a condition regarding the wall sign lighting on this petition.

- The city attorney said they were not comfortable with such a condition unless the Petitioner willingly agreed.
- The Petitioner was not comfortable making a commitment at that time.

Motion: Maue motioned to send 2103-PUD-09 to the City Council with a favorable recommendation.

Horkay seconded. Motion failed. Vote 3-5 (Kelleher, McCarty, Spoljaric, Burkman, Johns)

New Motion:

Spoljaric motioned to send 2103-PUD-09 to the City Council with a favorable recommendation with the following condition/amendment:

- Turn off the lighting on the proposed Monument Sign no later than thirty (30) minutes after the closing for the later of the two (2) businesses.

Horkay seconded. Motion passed. Vote 8-0

2104-ODP-09 &
2104-SPP-09

Northpoint Plat Amendment

Southeast corner of 202nd Street and East Street

Holladay Properties by Stoeppelwerth & Associates, Inc. requests a Primary Plat and Overall Development Plan amendment for 1 lot on 21.25 acres +/- in Northpoint PUD District.

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

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

Howard overviewed this request for a Primary Plat and Overall Development Plan amendment. She said that Staff had received no public comments on this item, and that it is compliant and ready for approval.

Motion Maue motioned to approve 2104-ODP-09 & 2104-SPP-09 with the following condition:

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

Motion: Maue Schmitz seconded. Motion passed 8-0.

2104-PUD-12

Northpoint PUD Amendment IV

South side of SR 38, east and west of Grassy Branch Road

Northpoint Owners, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Architectural Standards of the Northpoint PUD.

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

Howard overviewed this request for an amendment to the Architectural Standards of the Northpoint PUD. She said since this items public Hearing the Petitioner had made modifications.

Chris Wilkes, with Holladay Properties, presented the background for this request and summarized the changes and modifications made as a result of comments made at the previous APC meeting.

Spoljaric said she had concerns about this applying to primary facades. She said the look along East Street and State Road 38 was important.

Johns said he understood the need for the Petitioner's request and thought it made sense.

Maue said he was satisfied with the modified language.

Motion: McCarty motioned to send 2104-PUD-12 to the City Council with a favorable recommendation.

Motion: Schmitz seconded. Motion passed 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

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Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

**2104-ODP-06 &
2104-SPP-06
[CONTINUED]**

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.

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

**2104-ODP-07 &
2104-SPP-07
[CONTINUED]**

The Courtyards of Westfield

Southwest corner of Towne Road and 151st Street

Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.

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

**2104-ODP-08
[CONTINUED]**

Fork Whiskey

NEC of 191st St. and Horton Road

West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

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

**2104-PUD-11
[CONTINUED]**

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

**2104-PUD-13
[CONTINUED]**

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Burkman.

Motion passed. Vote: 8-0.

Meeting adjourned at 9:12 p.m.

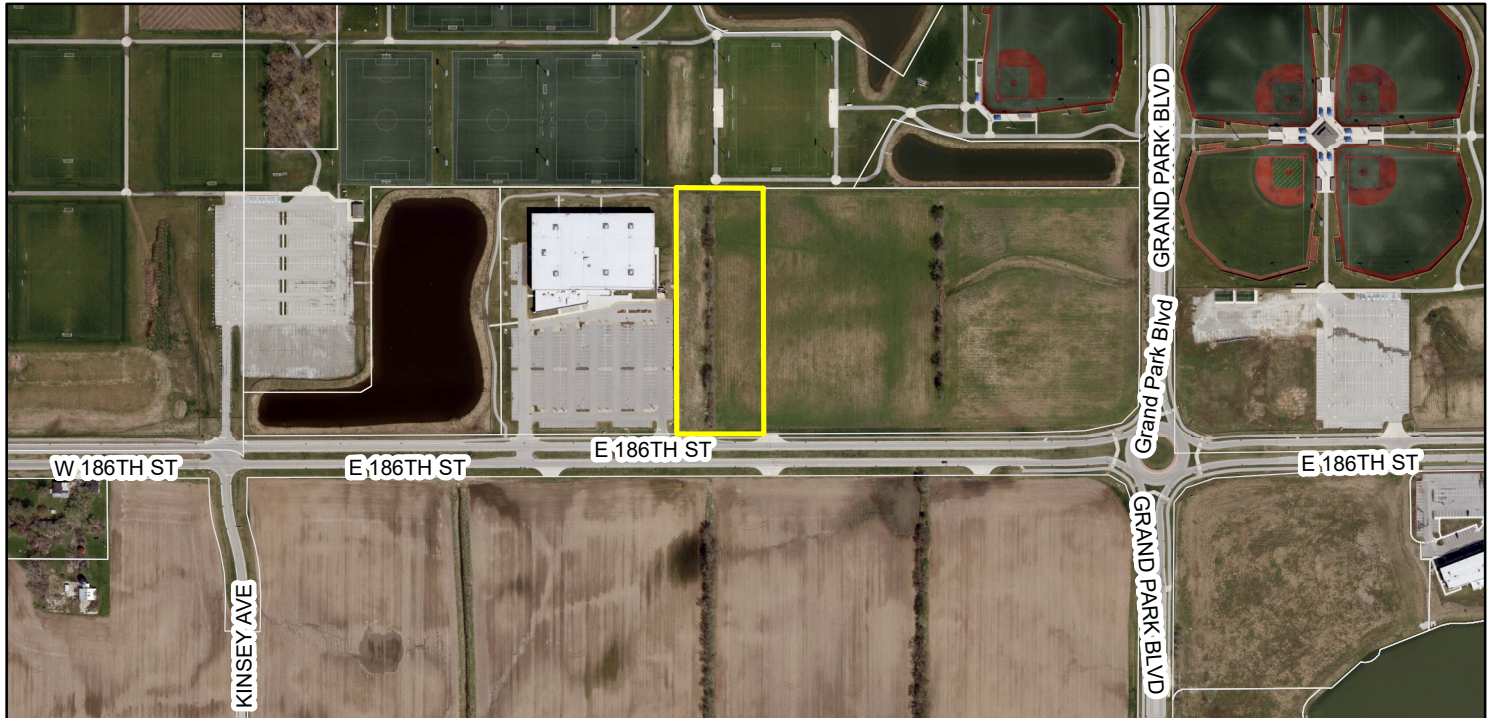
Robert Horkay, President

Ginny Kelleher, Vice President

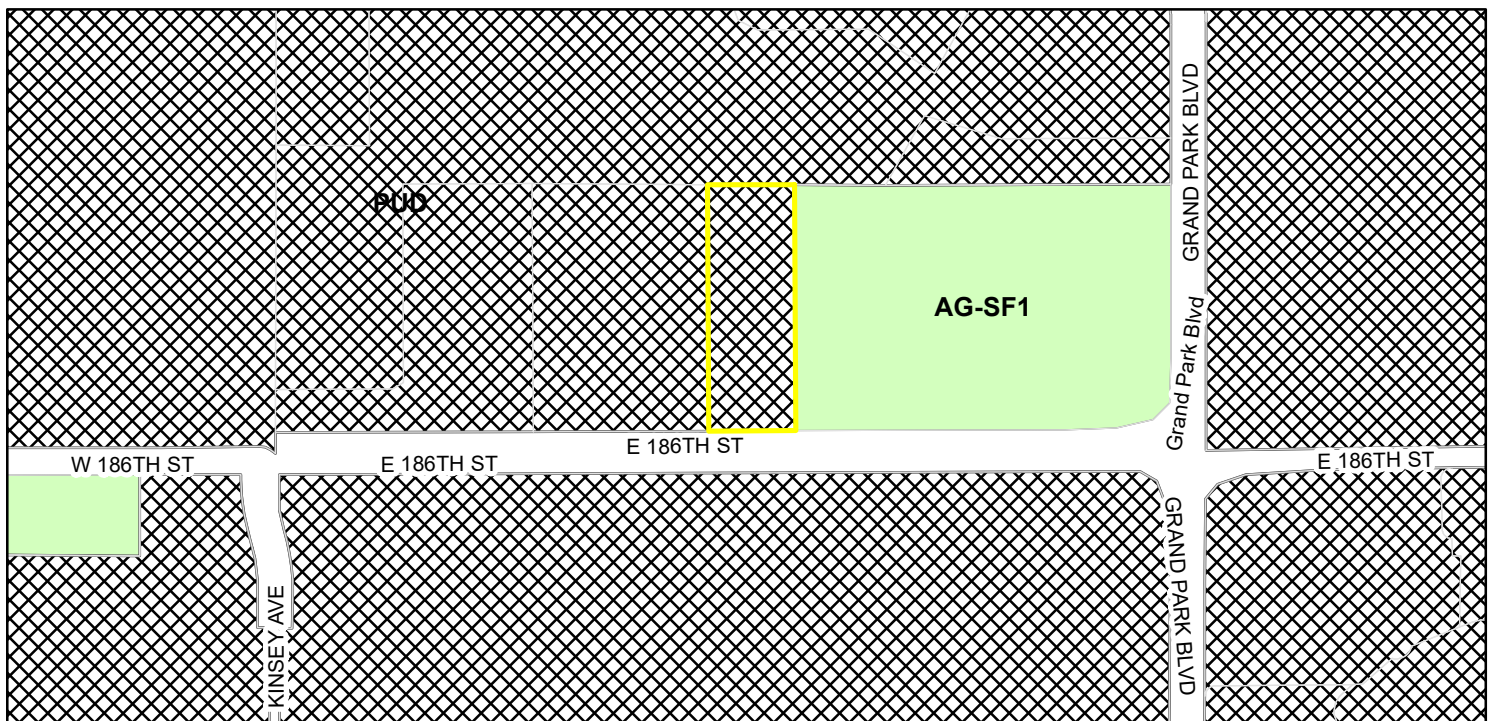
Kevin M. Todd, Secretary

Aerial Location Map

 Site



Zoning Map



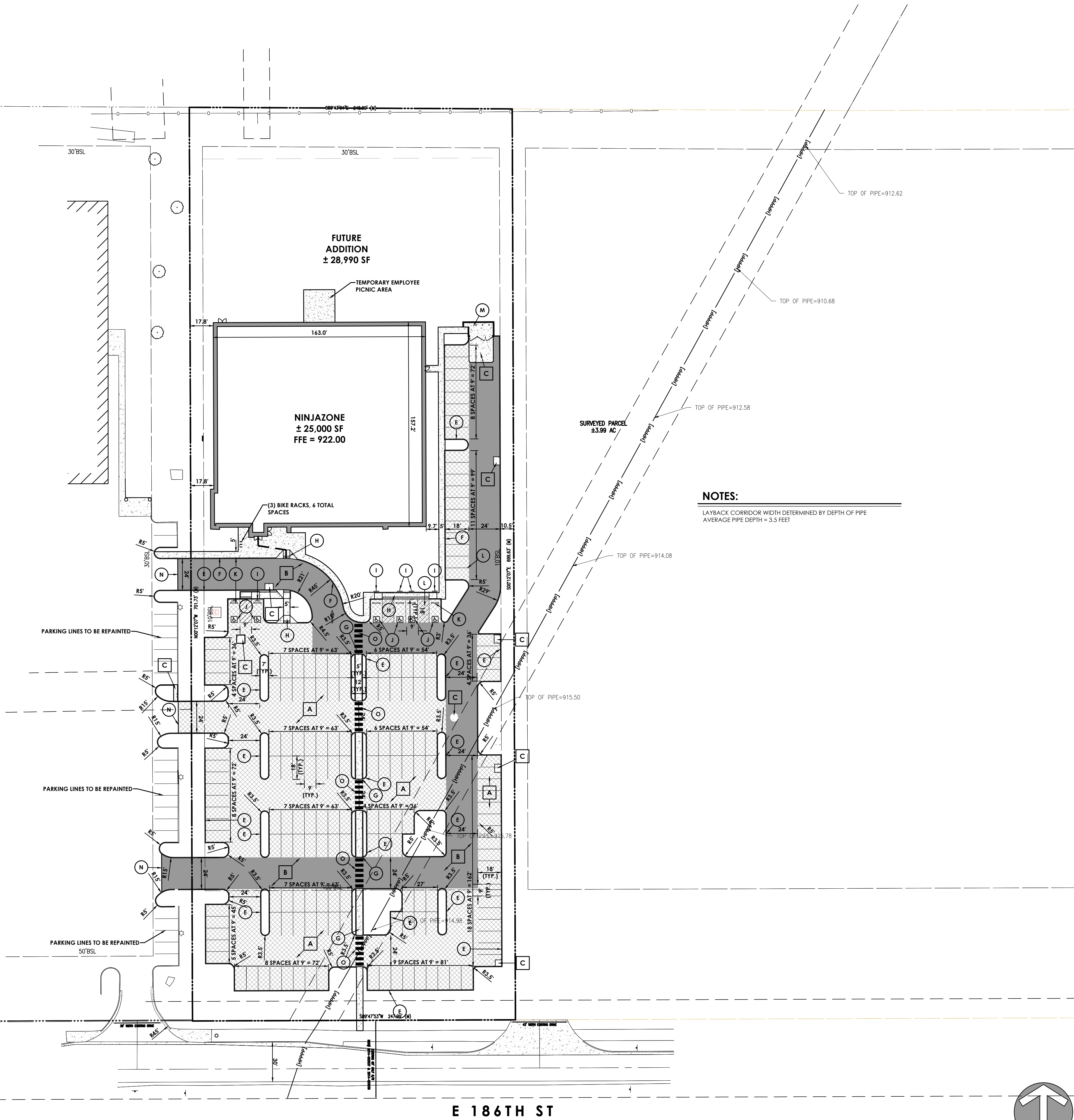
Zoning

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

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Know what's below.
Call before you dig.



NOTES:

LAYBACK CORRIDOR WIDTH DETERMINED BY DEPTH OF PIPE
AVERAGE PIPE DEPTH = 3.5 FEET

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	○	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⊠	TRANSFORMER
---	SECTION LINE	⊠	HVAC
---	CENTERLINE	⊠	ELECTRIC METER
---	799	⊠	POWER POLE GUY WIRE
---	800	⊠	LIGHT POLE
[T]	TELEPHONE UNDER GR.	⊠	PARKING LOT LIGHTS
[OH-T]	TELEPHONE OVERHEAD	⊠	TELEPHONE PEDESTAL
[FO]	FIBER OPTIC SERVICE	⊠	TELEPHONE MANHOLE
[G]	GAS SERVICE	⊠	FIBER OPTIC PEDESTAL
[E]	POWER UNDERGROUND	⊠	TRAFFIC POLE MANHOLE STOP LIGHT
[OH-E]	POWER OVERHEAD	⊠	GAS METER
[W]	WATER SERVICE	⊠	GAS VALVE
[S]	SANITARY SEWER	⊠	STORM MANHOLE
[ST]	STORM SEWER	⊠	SANITARY MANHOLE
[NP]	POND NORMAL POOL	⊠	STORM INLETS
---	EX. FLOWLINE	⊠	STORM ENDSECTION
---	CHAIN LINK FENCE	⊠	CLEAN-OUT DOWNSPOUT
---	FARM FENCE	⊠	FIRE HYDRANTS
---	WOOD FENCE	⊠	WATER METER
---	IRON FENCE RAILING	⊠	WATER VALVES
---	BUILDING STRUCTURE	⊠	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊠	FIRE DEPARTMENT CONN.
RIM	RIM ELEVATION	⊠	SIGNS
INV.	INVERT ELEVATION	⊠	MAILBOX
FFE	FINISHED FLOOR ELEVATION	⊠	ADA PARKING
		⊠	PARKING COUNT
		⊠	TREES
		⊠	SHRUB
		⊠	SPOT GRADE

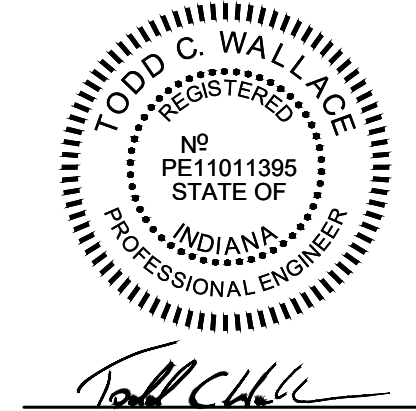
SITE PLAN LEGEND - PROPOSED

---	STANDARD DUTY ASPHALT PAVEMENT	CS-501
---	HEAVY DUTY ASPHALT PAVEMENT	CS-501
---	CONCRETE PAVEMENT	CS-501
---	NOT USED	
E	CITY OF WESTFIELD CONCRETE CURB	CS-501
F	CONCRETE CURB AND WALK	CS-501
G	CITY OF WESTFIELD CONCRETE SIDEWALK	CS-502
H	ACCESSIBLE CURB RAMP	CS-502
I	ACCESSIBLE PARKING SIGNAGE	CS-501
J	ACCESSIBLE PARKING PAVEMENT MARKINGS	CS-501
K	PRECAST CONCRETE WHEELSTOP	CS-501
L	PAVEMENT STRIPING, 4" SOLID	CS-501
M	DUMPSTER ENCLOSURE	CS-502
N	SAWCUT, REMOVE, AND REPAIR	CS-501
O	CROSSWALK STRIPING	
---	ACCESSIBLE ROUTE	

SITE DATA

PARCEL NUMBER:	0805260001003.002
ZONING DISTRICT:	PUD, PLANNED UNIT DEVELOPMENT
LOT AREA:	4.03 ACRES
BUILDING AREA:	25,000 SF
ADJOINER ZONING:	PUD, PLANNED UNIT DEVELOPMENT NORTH PUD, PLANNED UNIT DEVELOPMENT SOUTH AG-SF1, AGRICULTURE-SINGLE FAMILY 1 EAST AG-SF1, AGRICULTURE-SINGLE FAMILY 1 WEST AG-SF1, AGRICULTURE-SINGLE FAMILY 1
PROPOSED USE:	ATHLETIC FACILITY
BUILDING SETBACKS:	FRONT 10' REQUIRED SIDE 10' REQUIRED REAR 10' REQUIRED
PARKING DATA:	REQUIRED SPACES NOT SPECIFIED PROVIDED SPACES 175 SPACES

REVISION BLOCK



DATE	04/23/2021
DRAWN BY	MAR
CHECKED BY	TCW

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CONSTRUCTION PLANS FOR:
NINJAZONE

470 East 186th Street
Westfield, Indiana 46074

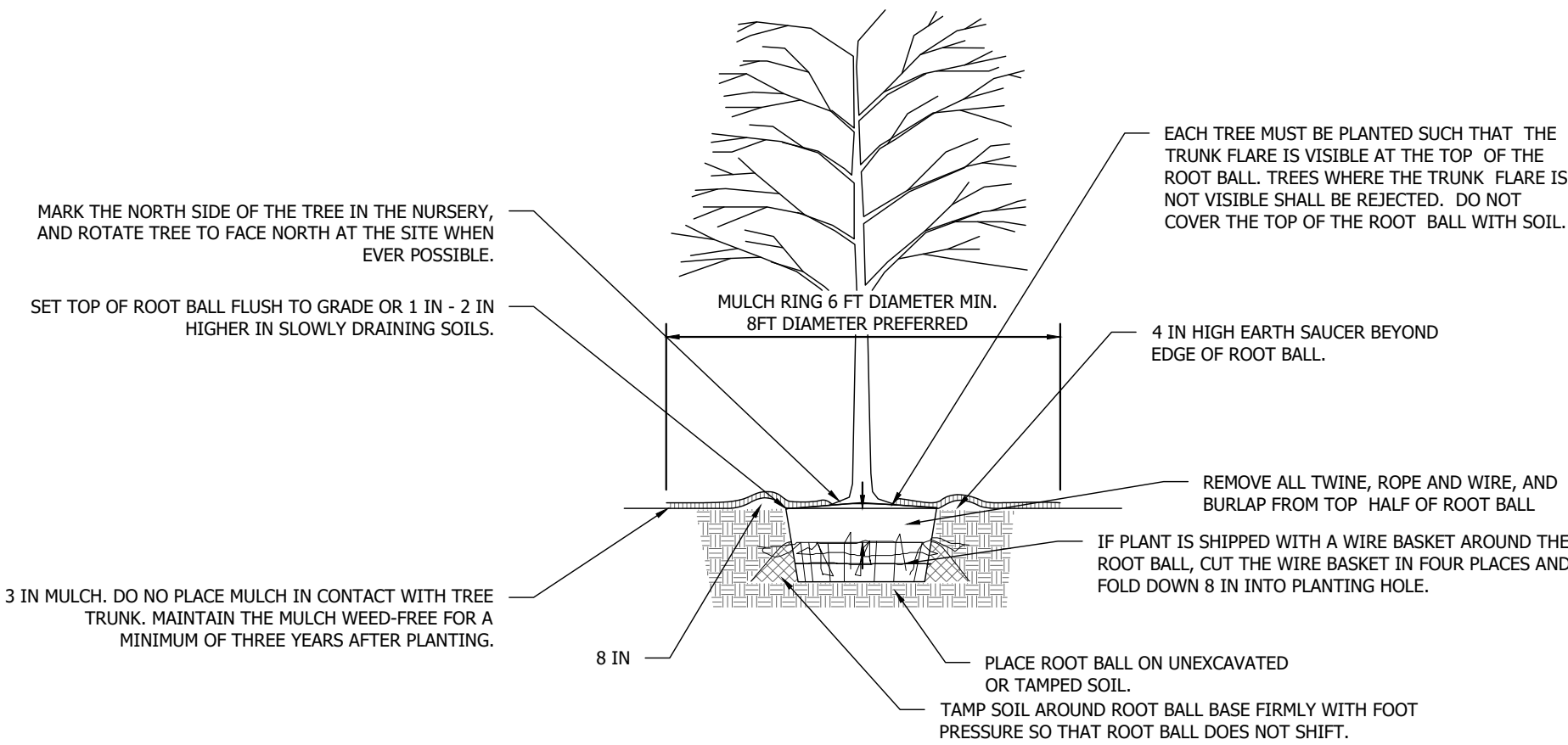
ALT CONSTRUCTION

10650 N. Bennett Parkway, Suite 200
Zionsville, IN 46077

PROJECT NO.	2019-0022
DATE	04/23/2021
SCALE	1" = 40'
SHEET NAME	SITE PLAN
SHEET NO.	

CS-101

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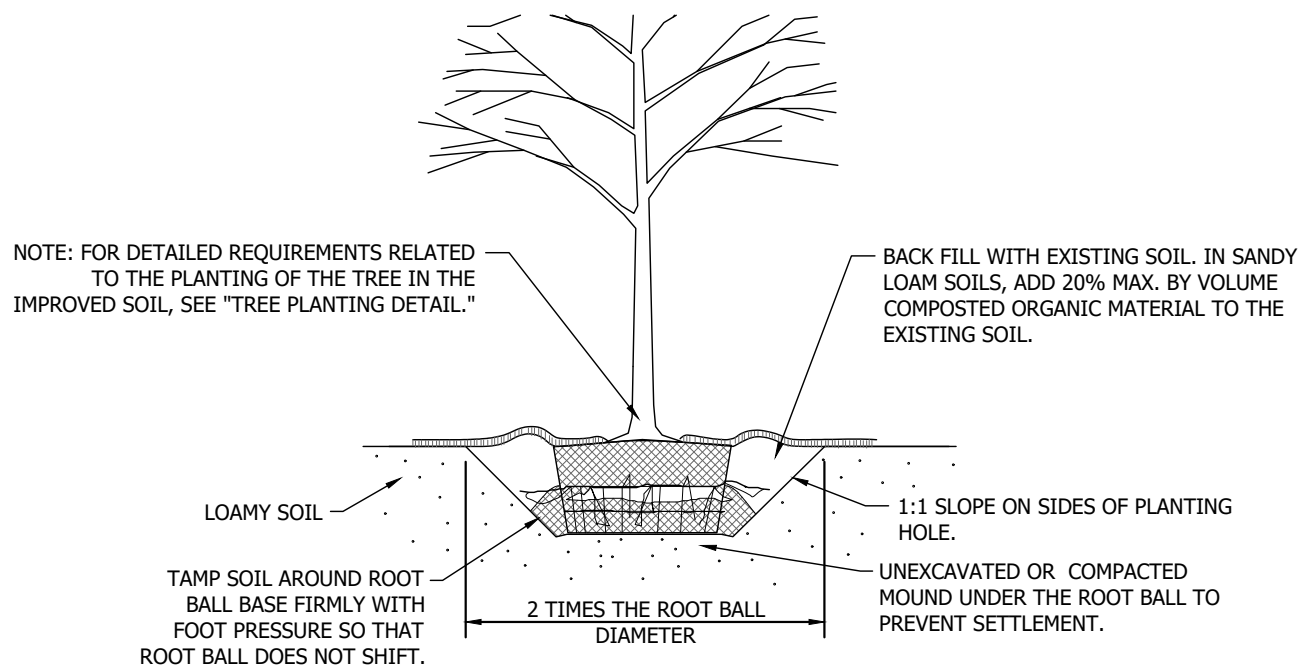


- NOTE:
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
 - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - DO NOT HEAVILY PRUNE THE 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.
 - FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL, AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS"

TREE PLANTING DETAIL, FOR B&B ALL SOIL

TYPES

NOT TO SCALE



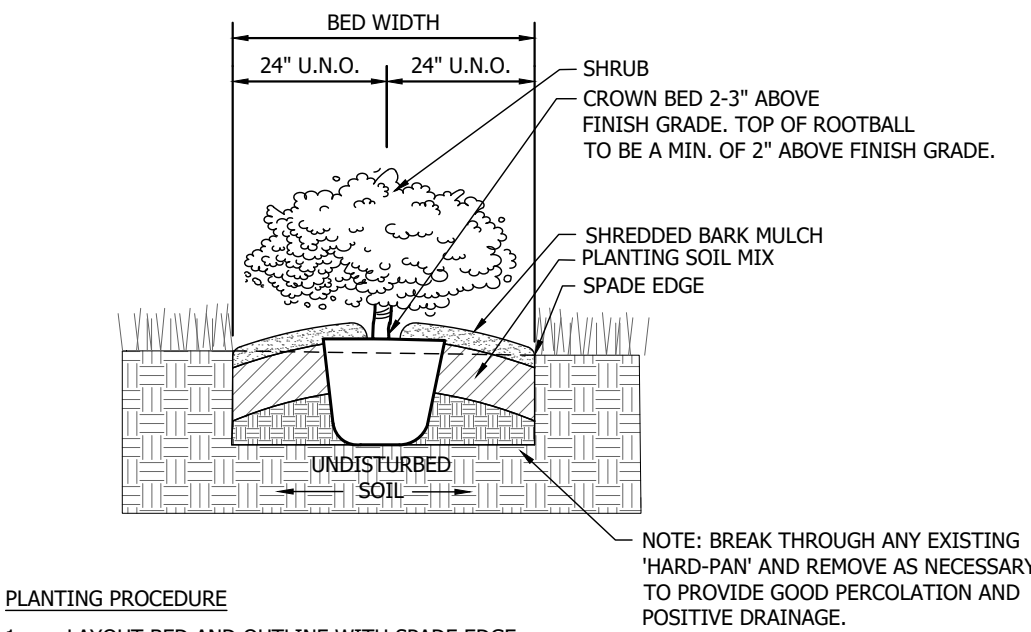
LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 20%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRAGILE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING ANY ADDITIONAL SOIL IMPROVEMENTS. CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT IN POOR SOIL CONDITIONS.

- TREES PLANTED IN NON RESTRICTED SOIL CONDITIONS. THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 500 SQUARE FEET.

SOIL IMPROVEMENT DETAIL

NOT TO SCALE

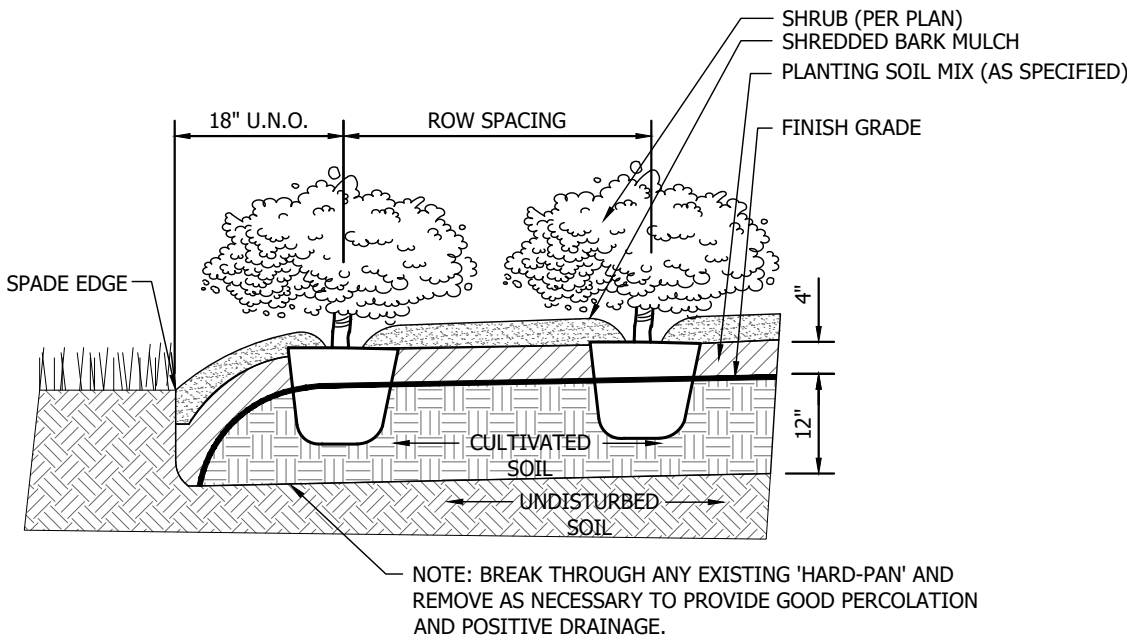


PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE WITH SPADE EDGE.
- ROTTOTILL BED TO 12" DEPTH.
- SPREAD 6" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
- ROTTOTILL PLANTING SOIL MIX INTO TOP OF BED.
- INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

HEDGE PLANTING

NOT TO SCALE

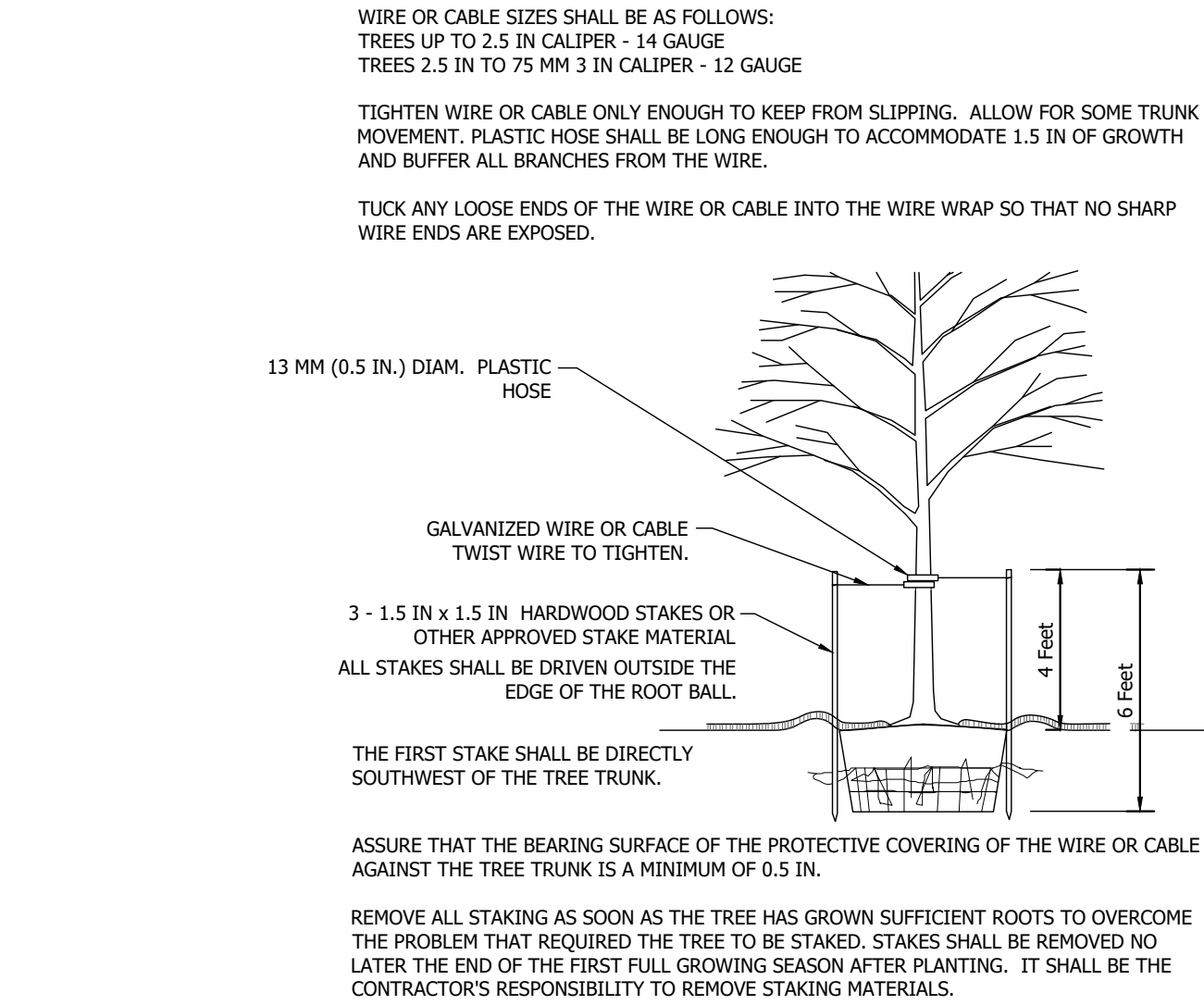


PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE WITH SPADE EDGE.
- ROTTOTILL BED TO 12" DEPTH.
- SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
- ROTTOTILL PLANTING SOIL MIX INTO TOP OF BED.
- INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

SHRUB MASS PLANTING

NOT TO SCALE



WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 2.5 IN CALIPER - 14 GAUGE
TREES 2.5 IN TO 75 MM 3 IN CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

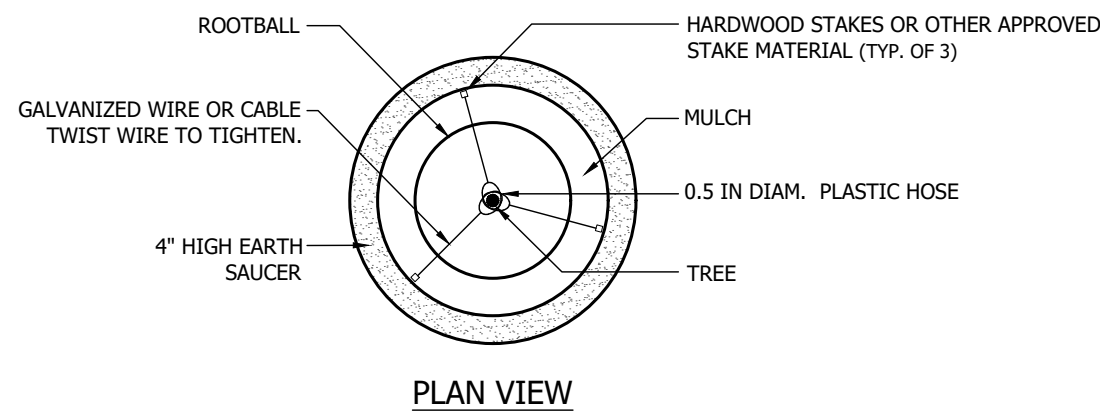
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

TREE STAKING DETAIL, 3" CALIPER OR LESS

NOT TO SCALE

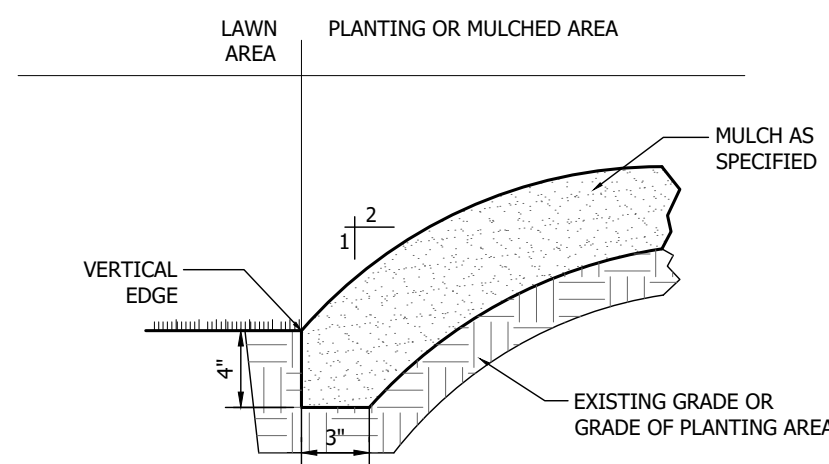


PLAN VIEW

- LOCATE (1) STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

TREE STAKING DETAIL

NOT TO SCALE



NOTE:
TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON THE PLANS).

SPADE EDGE

NOT TO SCALE

REVISION BLOCK



DATE

04/23/2021

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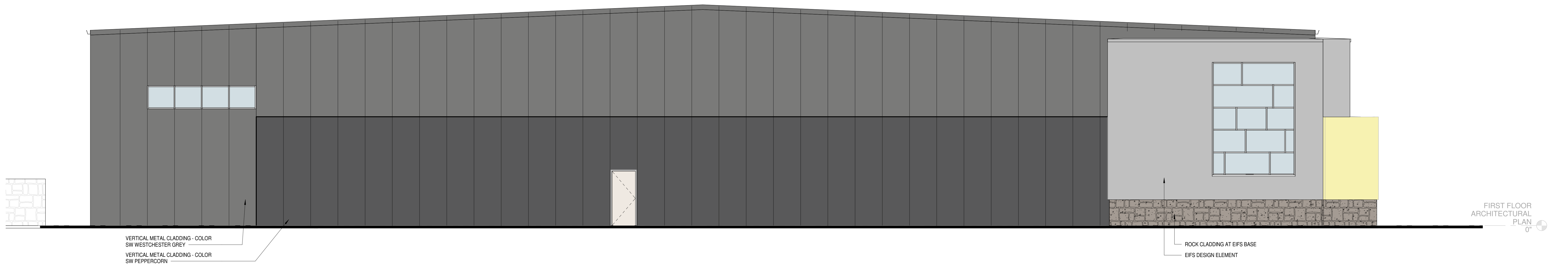
SCALE

SHEET NAME

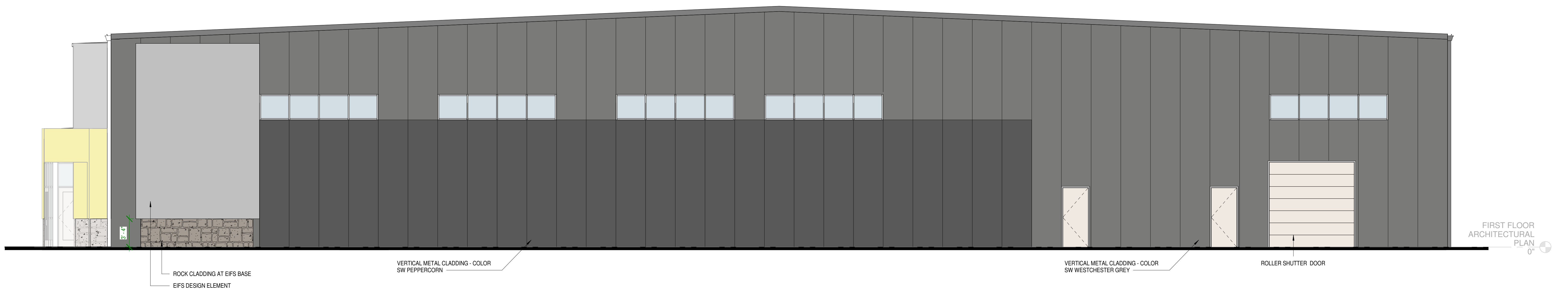
**LANDSCAPE
DETAILS**

SHEET NO.

LP-501



-ELEVATION - WEST



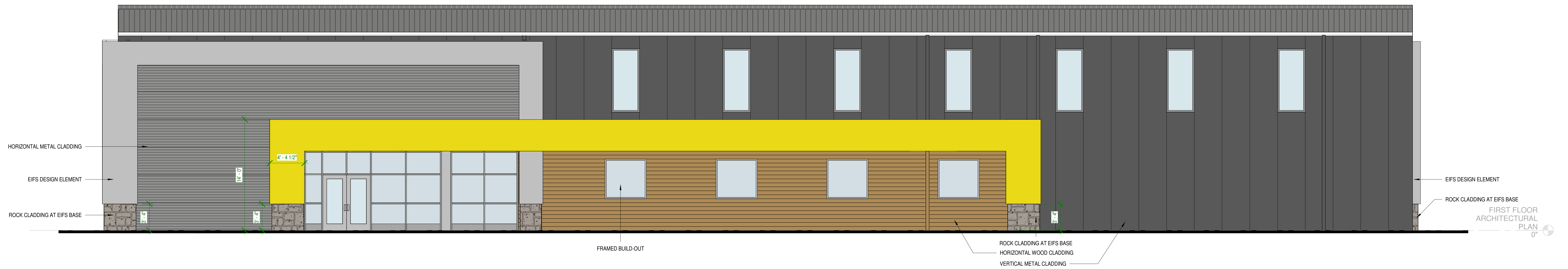
-ELEVATION - EAST

WRIGHTS PROPERTY GROUP

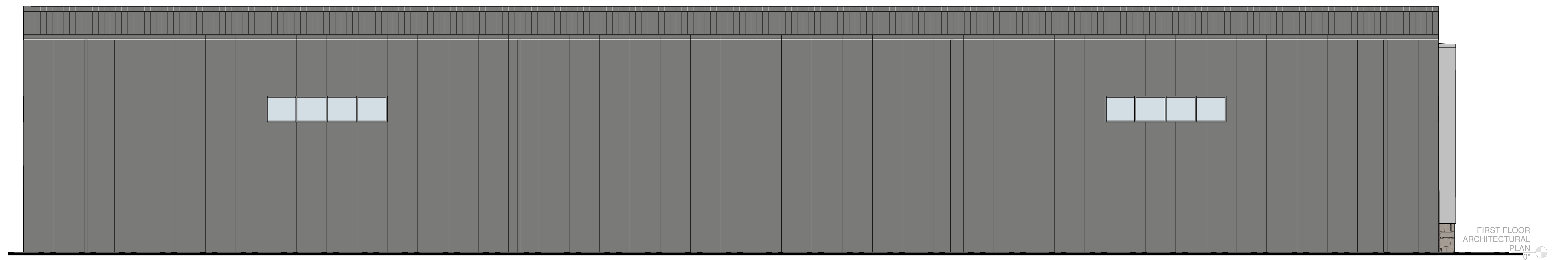
EAST & WEST ELEVATIONS

PRESENTED BY:





-ELEVATION - SOUTH



-ELEVATION - NORTH

WRIGHTS PROPERTY GROUP

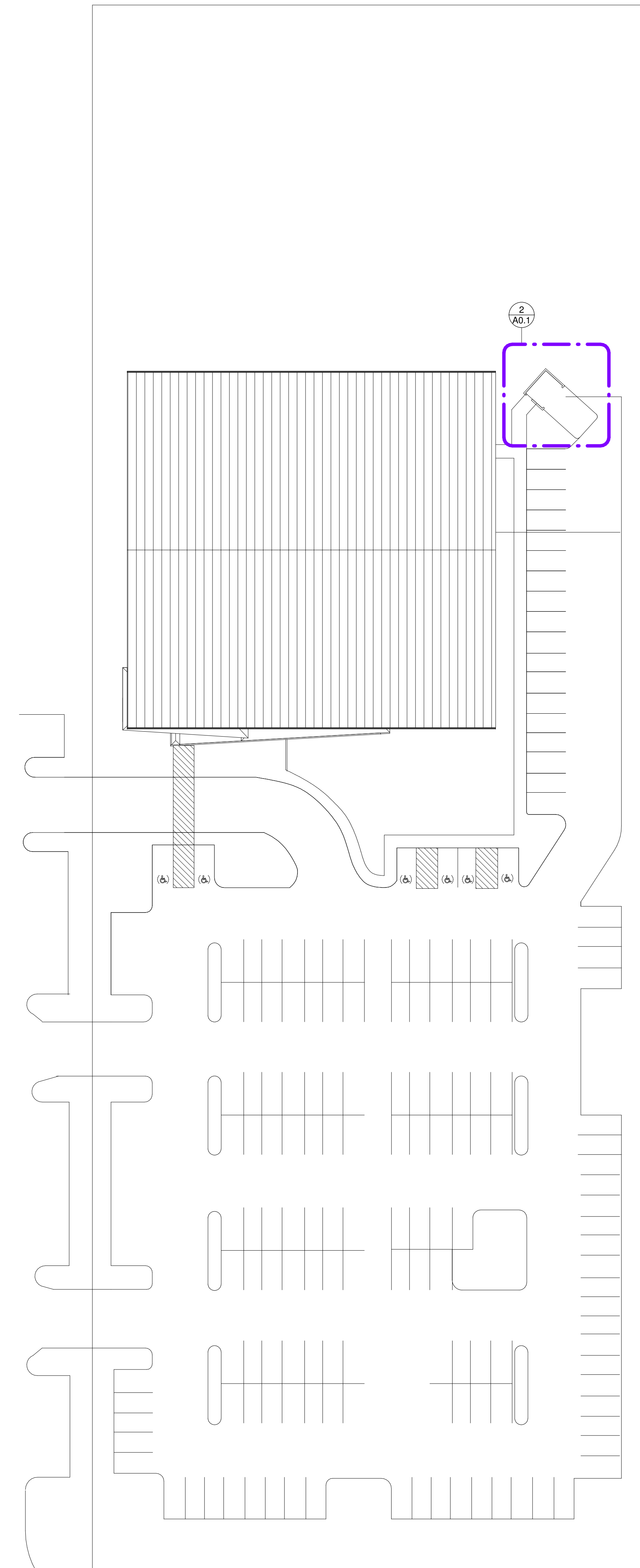
NORTH & SOUTH ELEVATIONS

PRESENTED BY:





SITE PLAN
1" = 30'-0"



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SITE PLAN

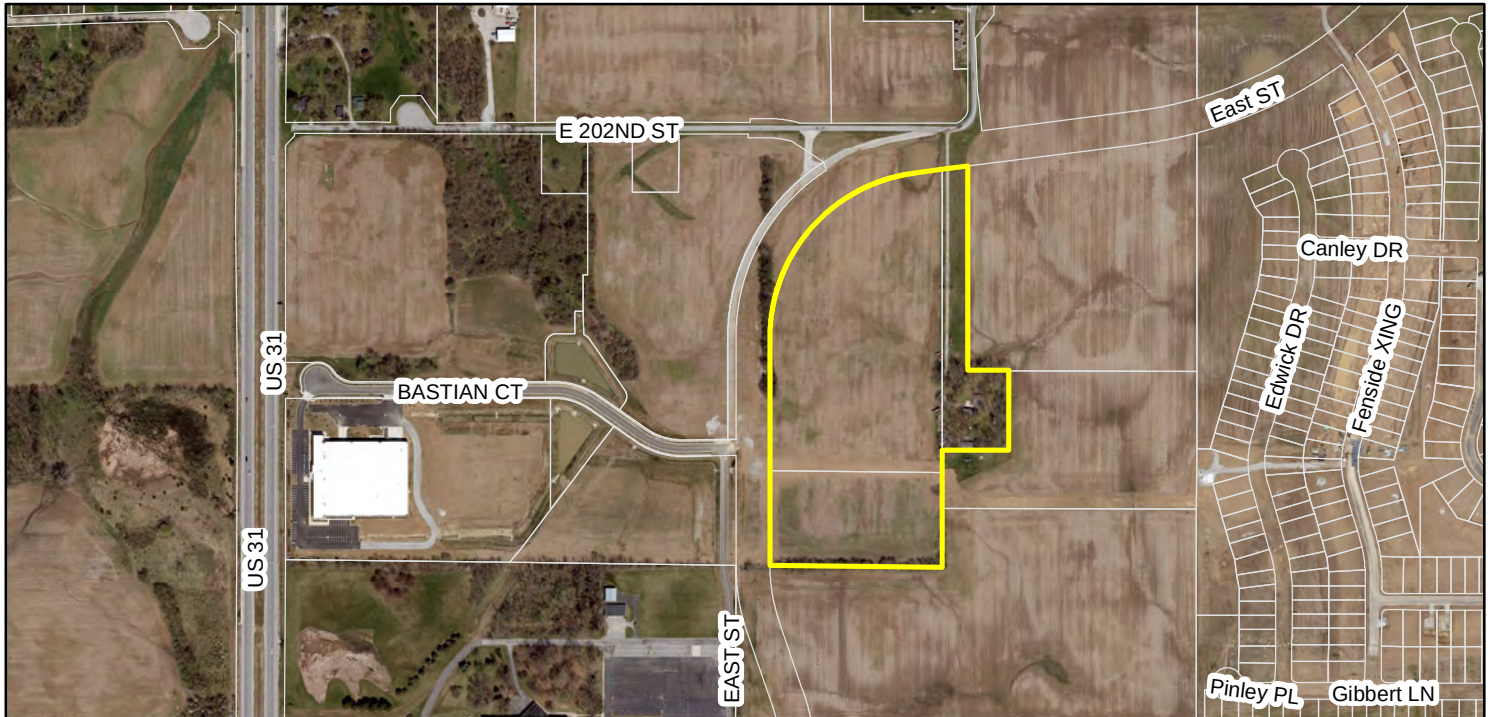
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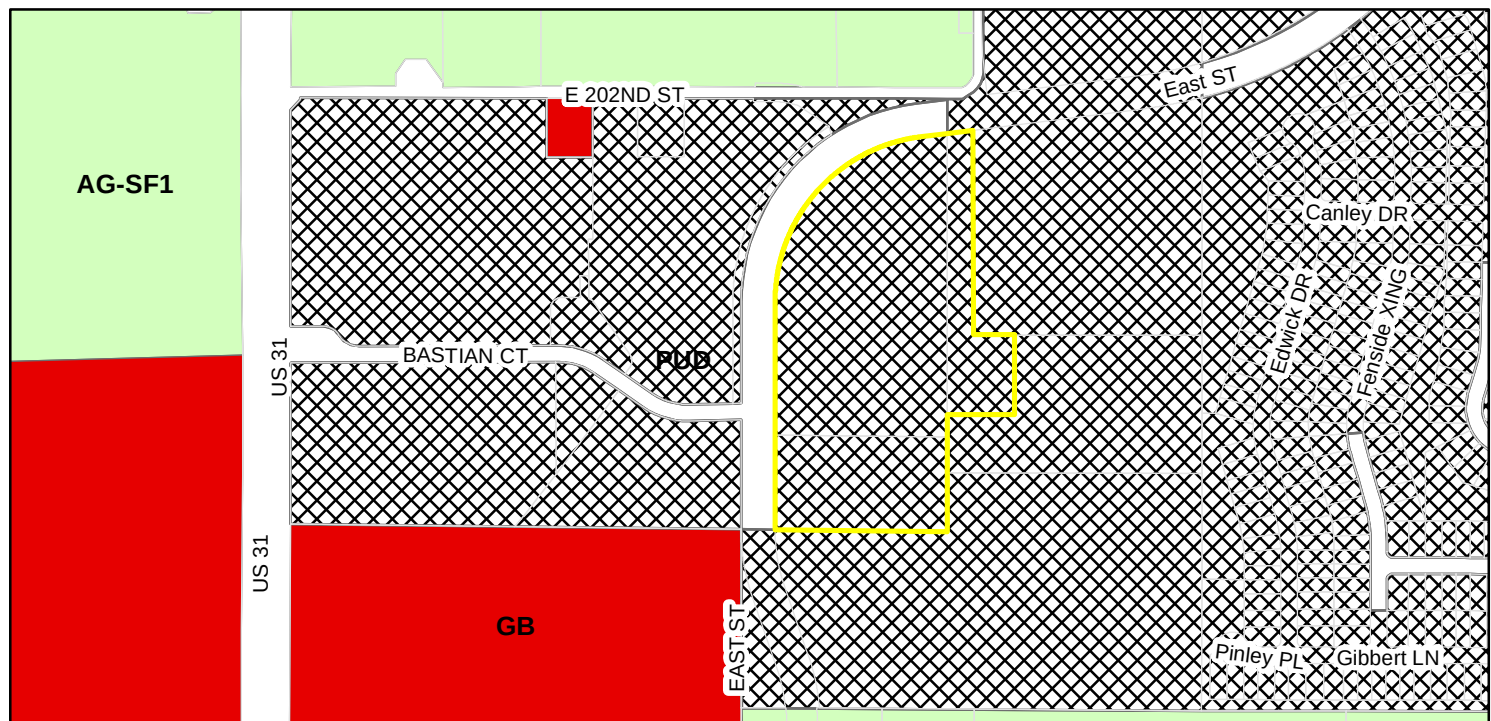
Property Location Map
Northpoint One
2102-DDP-05



Aerial Location Map



Zoning Map



Zoning

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

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE & STREET TREES								
AC-E-8	26	ACER RUBRUM	RED MAPLE	2.5"	10'	B&B	SEE PLAN	CENTRAL LEADER
QMG-E-23	23	QUINQUELOBIUS DIOICUS	KENTUCKY COFFEE TREE	2.5"	10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-B-32	32	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M*30	30	QUERCUS MUEHLBERGII	CHINKAPIN OAK	2.5"	10'	B&B	SEE PLAN	CENTRAL LEADER
ULM-M*26	26	ULMUS 'MORTON'	ACCOLADE ELM	2.5"	10'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
AB-C-40	40	ABIES CONCOLOR	WHITE FIR	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING
PIC-G-35	35	PICEA GLAUCA	WHITE SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING
ORNAMENTAL TREES								
ACE-P-9	9	ACE PALMATUM 'FIREGLOW'	FIREGLOW JAPANESE MAPLE	2"	-	B&B	SEE PLAN	CENTRAL LEADER
AME-G-26	26	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	-	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN SHRUBS								
BUX-G-44	44	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
ILE-A-104	104	ILEX GLABRA 'COMPACTA'	COMPACTA INKBERY	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
ILE-E-14	14	ILEX GLABRA 'NORDIC'	NORDIC INKBERY	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
DECIDUOUS SHRUBS								
HYD-A-47	47	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
HYD-P-45	45	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
HYD-Q-37	37	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
ITE-V-307	307	ITE VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSHRUB	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
VIB-B-56	56	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK BURKWOOD VIBURNUM	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
VIB-B-89	89	VIBURNUM CARLESI 'SPICY ISLAND'	SPICY ISLAND KORNSPRICE VIBURNUM	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
ORNAMENTAL GRASSES								
PAN-V-41	41	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	-	18"	#3 CONT.	SEE PLAN	FULL IN POT
SPO-H-52	52	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE	-	18"	#3 CONT.	SEE PLAN	FULL IN POT

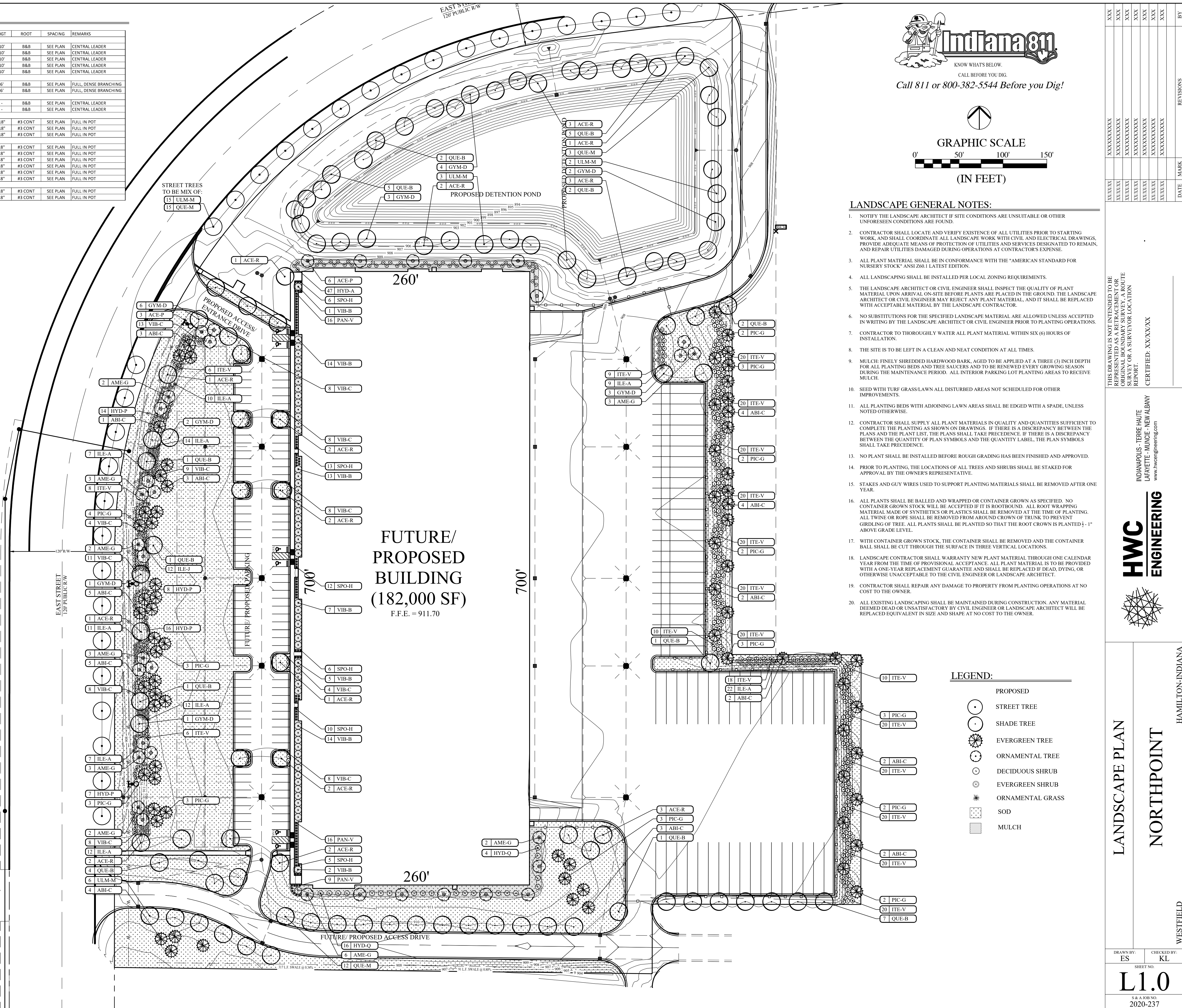
* INDICATES STREET TREE SPECIES

- WESTFIELD UDO SECTION 6.8 LANDSCAPING STANDARD REQUIREMENTS:
 - STREET TREES TO AVERAGE ONE TREE PER 50 LF AND SHALL NOT BE PLACED WITHIN 4' OF ANY PAVEMENT.
 - ALL STREET TREE SPECIES SHALL BE SELECTED FROM THE CURRENT CITY OF WESTFIELD STREET TREE LIST.
 - THERE SHALL BE NO TREES WITHIN 10' FEET OF ANY STORM SEWER INCLUDING SSD.
 - INDUSTRIAL LOTS REQUIRED MINIMUM PLANTINGS PER ACRE:
 - 5 SHADE TREES
 - 5 ORNAMENTAL OR EVERGREEN TREES
 - 25 SHRUBS
 - ALL OTHER LANDSCAPING PLANTINGS REQUIRED BY THIS ARTICLE MAY BE CREDITED TOWARD THE LOT'S LANDSCAPING REQUIREMENT AT A 1:1 RATIO WITH THE EXCEPTION OF STREET TREES WHICH MAY NOT BE CREDITED.
 - BUILDING FOUNDATIONS TO HAVE 1 SHRUB, ORNAMENTAL GRASS OR ORNAMENTAL TREE PER 12 LF OF BUILDING FACADE.
 - EXTERNAL STREET FRONTAGE REQUIRED MINIMUM PLANTINGS PER 100 LF:
 - 3 EVERGREEN OR SHADE TREES
 - 2 ORNAMENTAL TREES
 - 25 SHRUBS
 - 3' TALL MOUND IN INDUSTRIAL DISTRICTS
 - THE MAXIMUM SLIDE SLOPE OF MOUNDS SHALL NOT EXCEED A 3:1 RATIO. THE MAXIMUM SLIDE SLOPE OF A MOUND MAY BE INCREASED TO A 2:1 RATIO FOR THOSE AREAS OF THE MOUND THAT ONLY INCLUDES TREES, SHRUBS AND NO-MOW GROUND COVER OR MULCH.
 - EXTERNAL STREET FRONTAGE PLANTINGS MAY BE CREDITED TOWARD PERMITTED PARKING AREA LANDSCAPING REQUIREMENTS IF THE PARKING AREA LANDSCAPING IS WITHIN 20' OF THE R.O.W.
 - PERIMETER PARKING AREAS REQUIRED MINIMUM PLANTINGS PER 30 LF:
 - 1 TREE
 - 10 SHRUBS
 - PARKING ISLANDS SHALL HAVE 100% COVERAGE OF PERMITTED GROUND COVER MATERIAL AND INCLUDE:
 - 1 TREE
 - 4 SHRUBS

FOUNDATION PLANTINGS (1,920 LF)		
STANDARD PER 12 LF	REQUIRED	PROVIDED
1 SHRUB OR ORNAMENTAL TREE	230	230

  	WEST PERIMETER PARKING (572 LF)		
	STANDARD PER 30 LF	REQUIRED	PROVIDED
	1 TREE	19	19
	10 SHRUBS	191	INCLUDED IN EAST STREET FRONTAGE

BASTIAN COURT
59' PUBLIC R/W



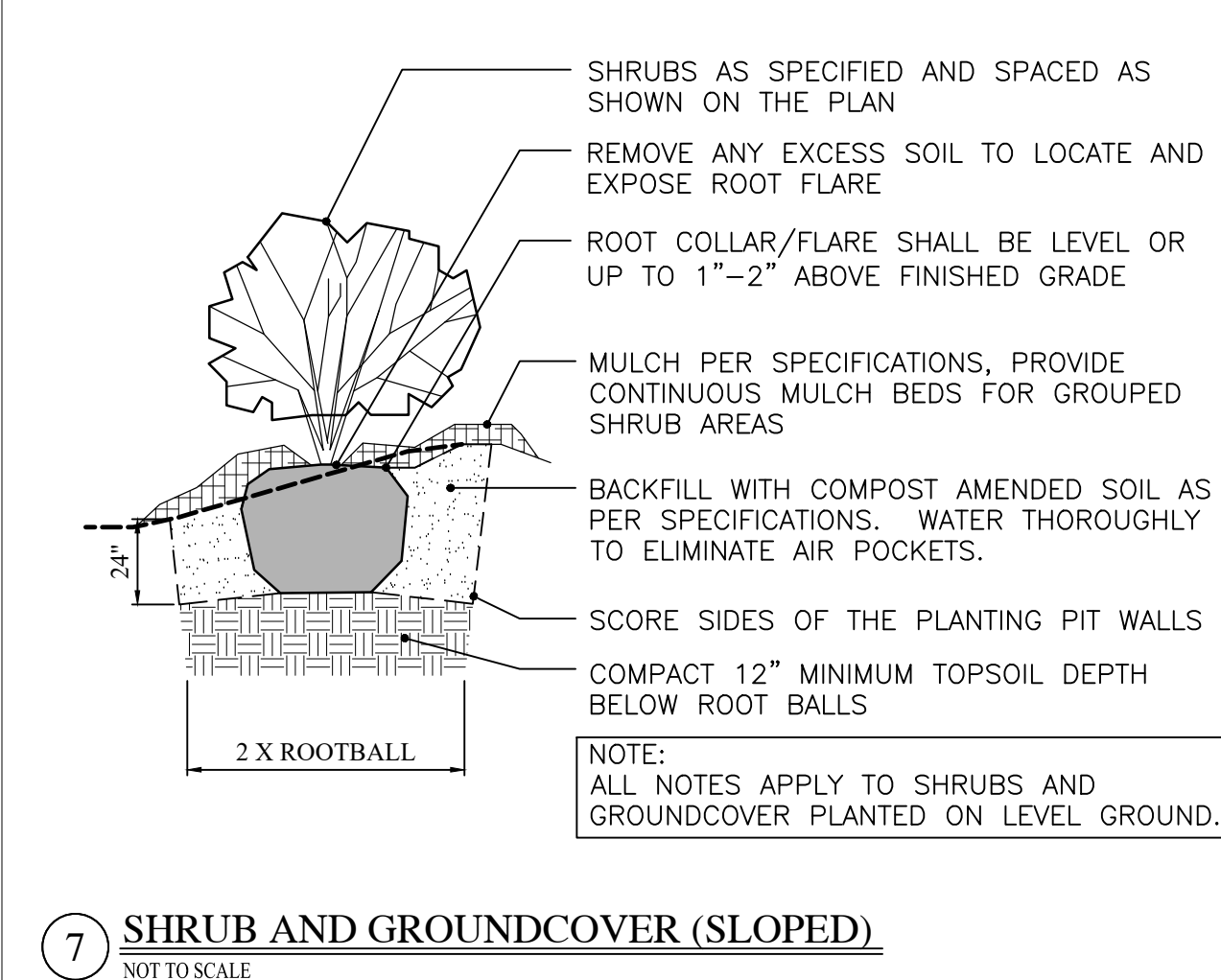
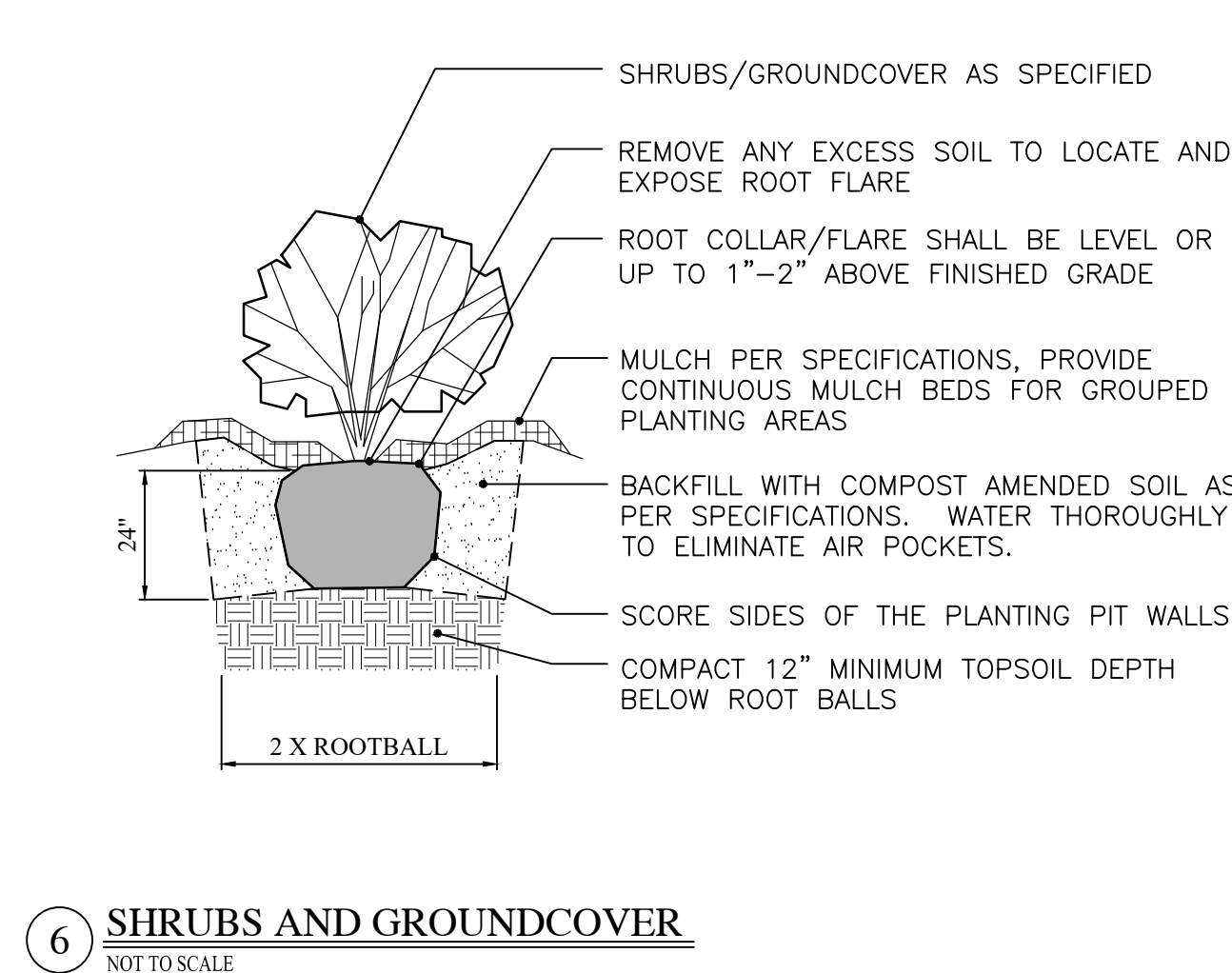
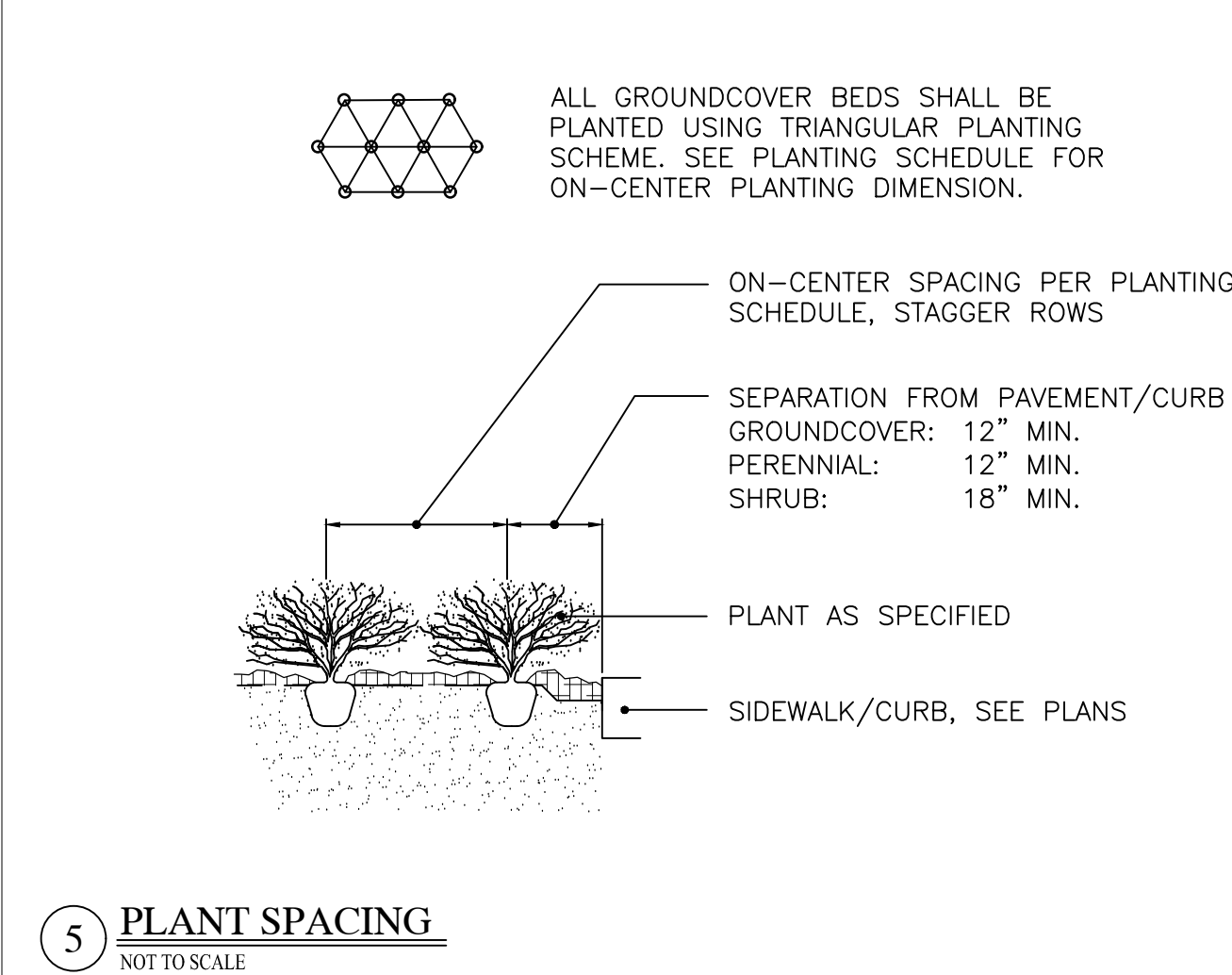
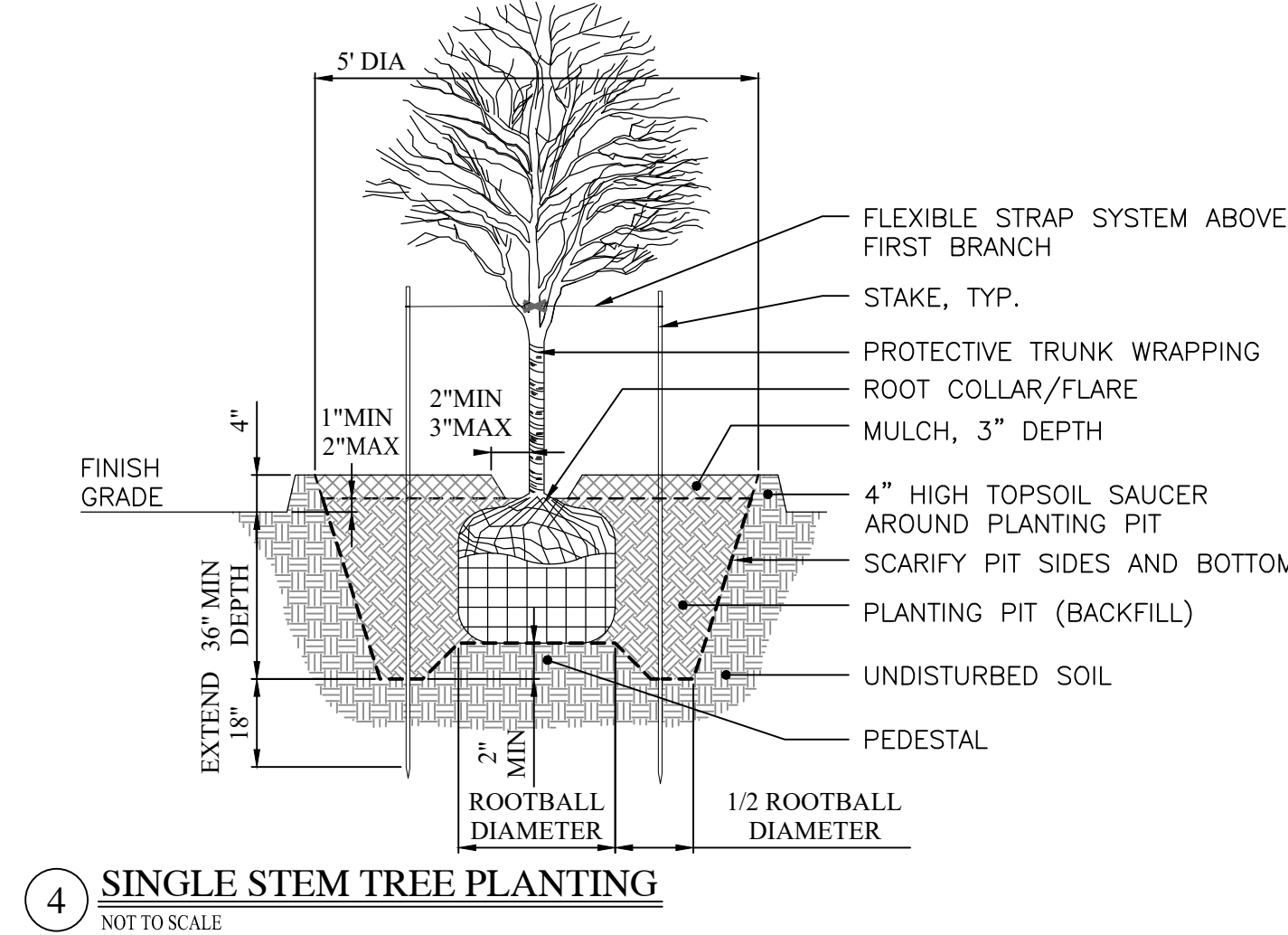
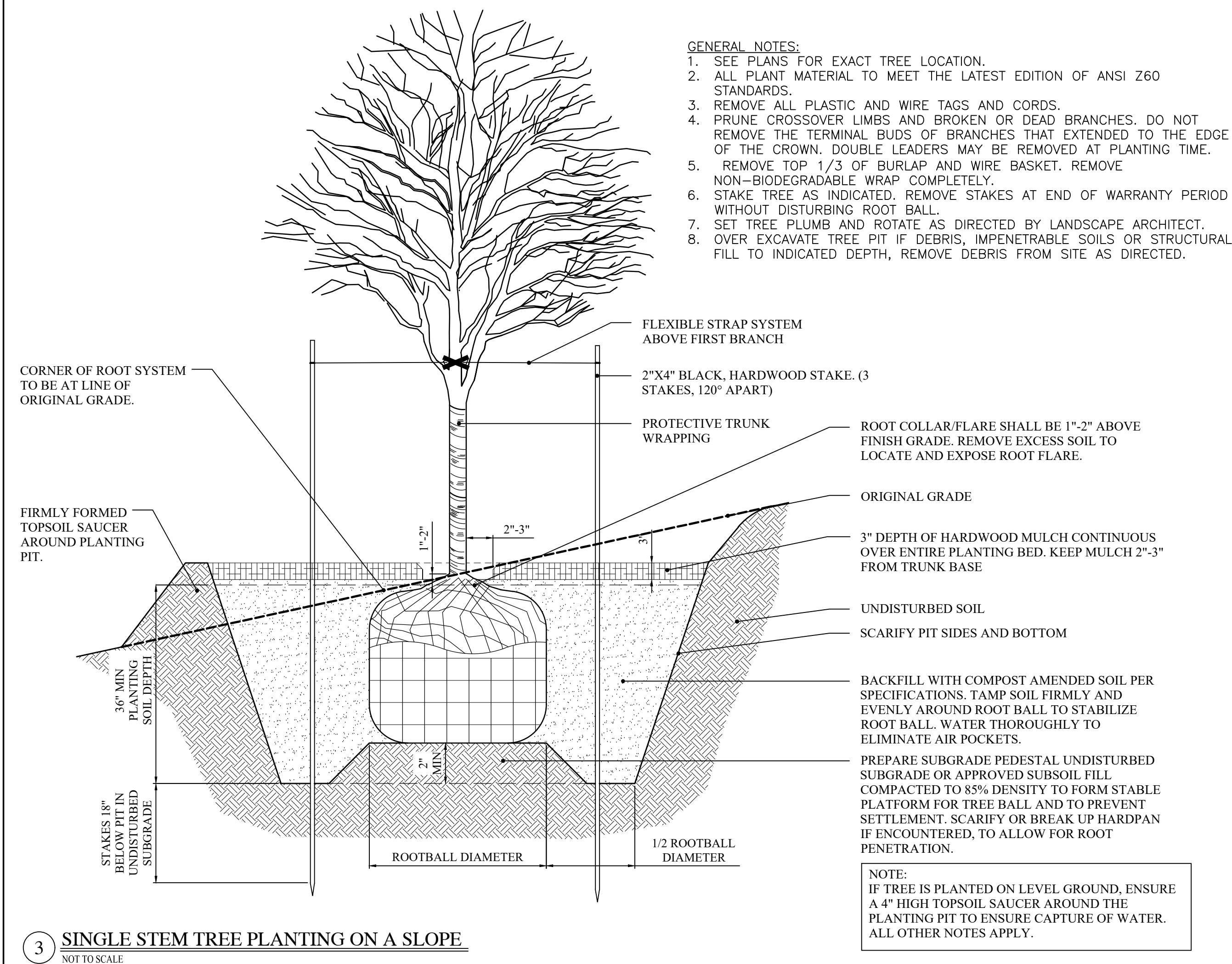
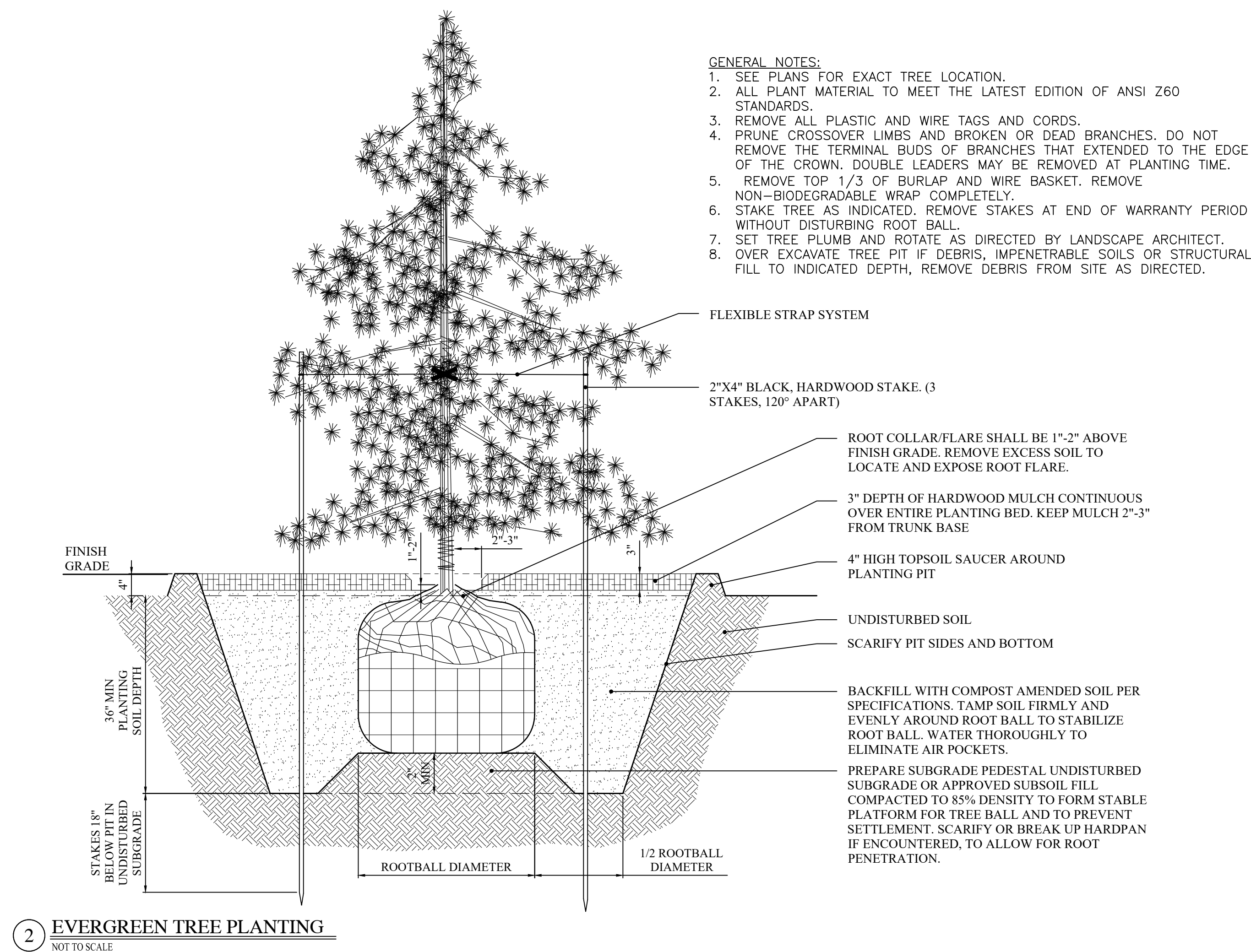
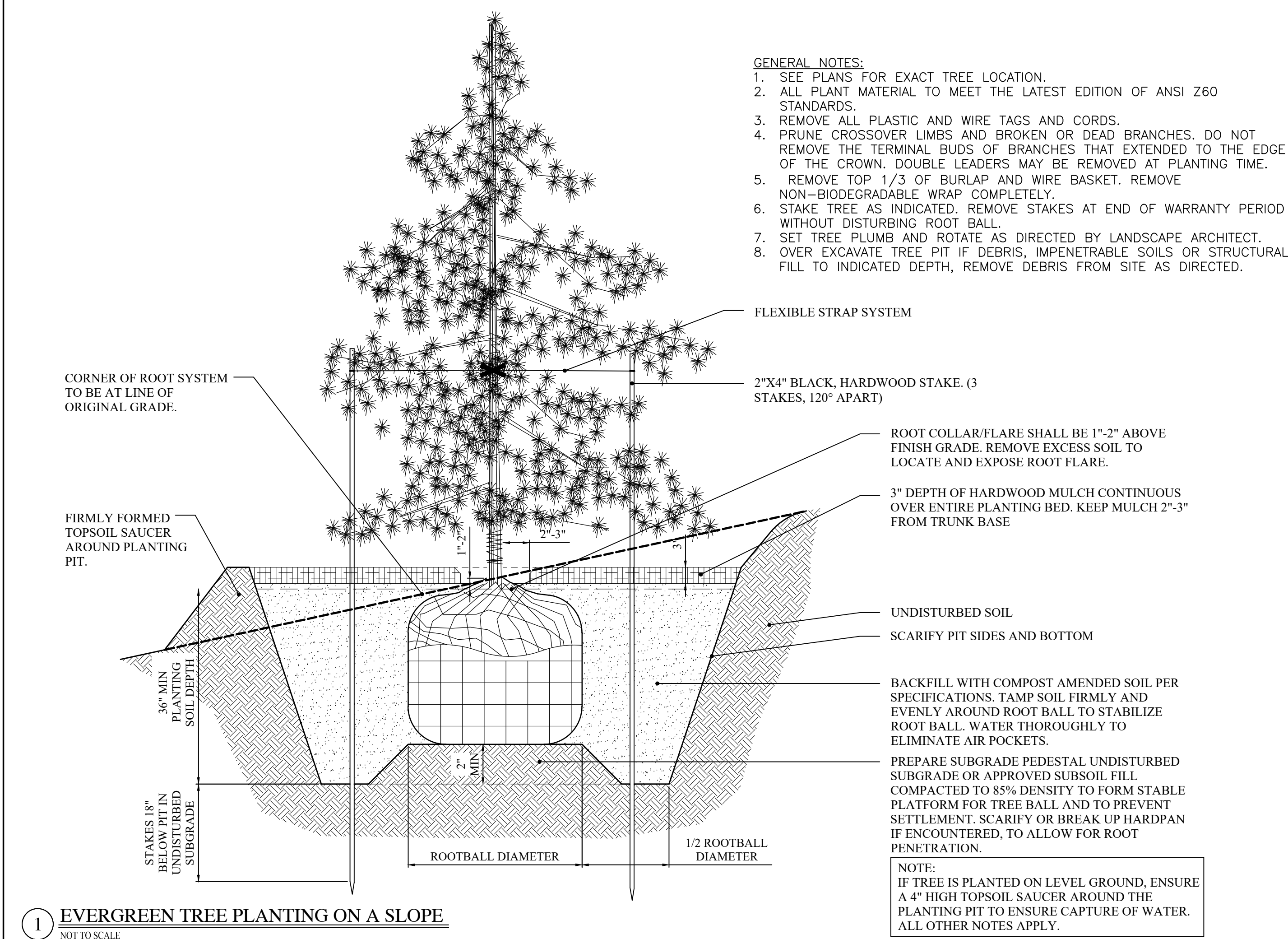
1. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
2. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDED AS MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
3. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
4. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
5. 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.
6. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
7. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
8. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
9. 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. ALL INTERIOR PARKING LOT PLANTING AREAS TO RECEIVE MULCH.
10. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
11. ALL PLANTING BEDS WITH ADJOINING DRIVEWAY AREAS SHALL BE EDGED WITH A SPADE, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITY 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.
13. NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
14. PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
15. STAKES AND GUY WIRES USED TO SUPPORT PLANTING MATERIALS SHALL BE REMOVED AFTER ONE YEAR.
16. 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. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED 4" - 1" ABOVE GRADE LEVEL.
17. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE VERTICAL LOCATIONS.
18. LANDSCAPE CONTRACTOR SHALL WARRANT 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.
19. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
20. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DISEASED, DEAD OR DAMAGED BY CIVIL ENGINEER OR LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

	PROPOSED
	STREET TREE
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	SOD
	MULCH

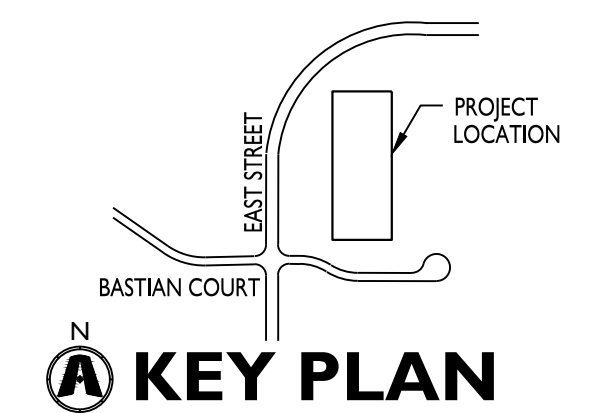
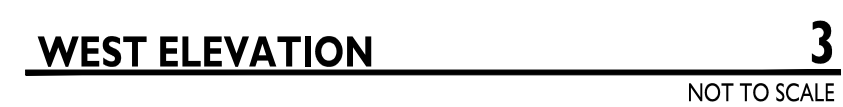
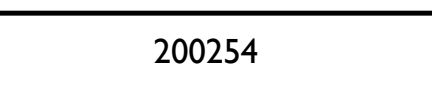
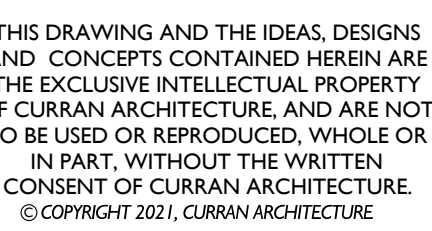
NORTHPOINT

WESTFIELD

DRAWN BY: ES	CHECKED BY: KL
SHEET NO. L1.0	
S & A JOB NO. 2020-237	



PART 1 – GENERAL			XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX		XXXXXXXXXX	
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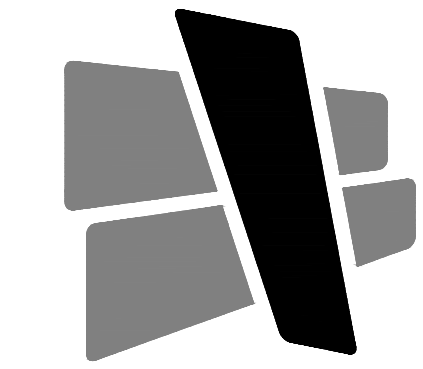
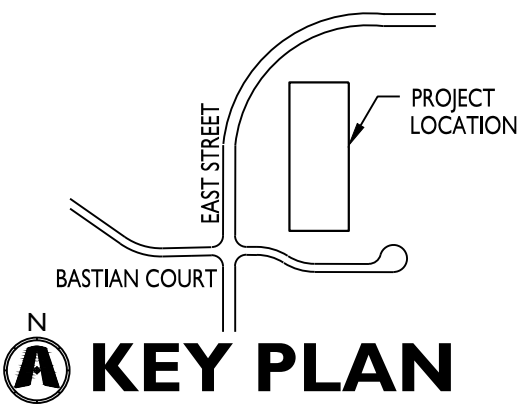




RENDERING 1
NOT TO SCALE



RENDERING 2
NOT TO SCALE



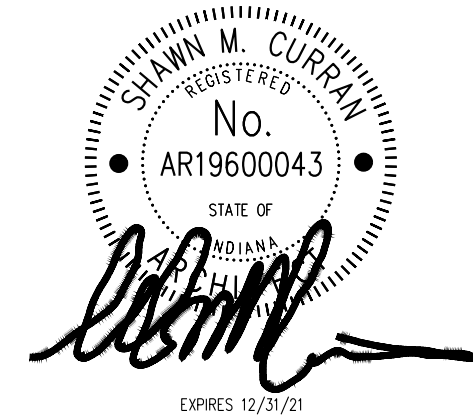
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INDIANAPOLIS, IN 46216
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DESIGN - BUILD - DELIVER

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PROJECT INFORMATION

NORTHPOINT
SITE | SPEC BUILDING

EAST STREET
WESTFIELD INDIANA



ISSUE DATES

ISSUE	DATE
PERMIT SET	04.26.2021

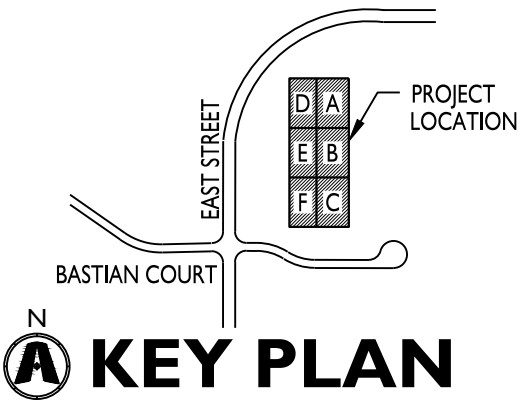
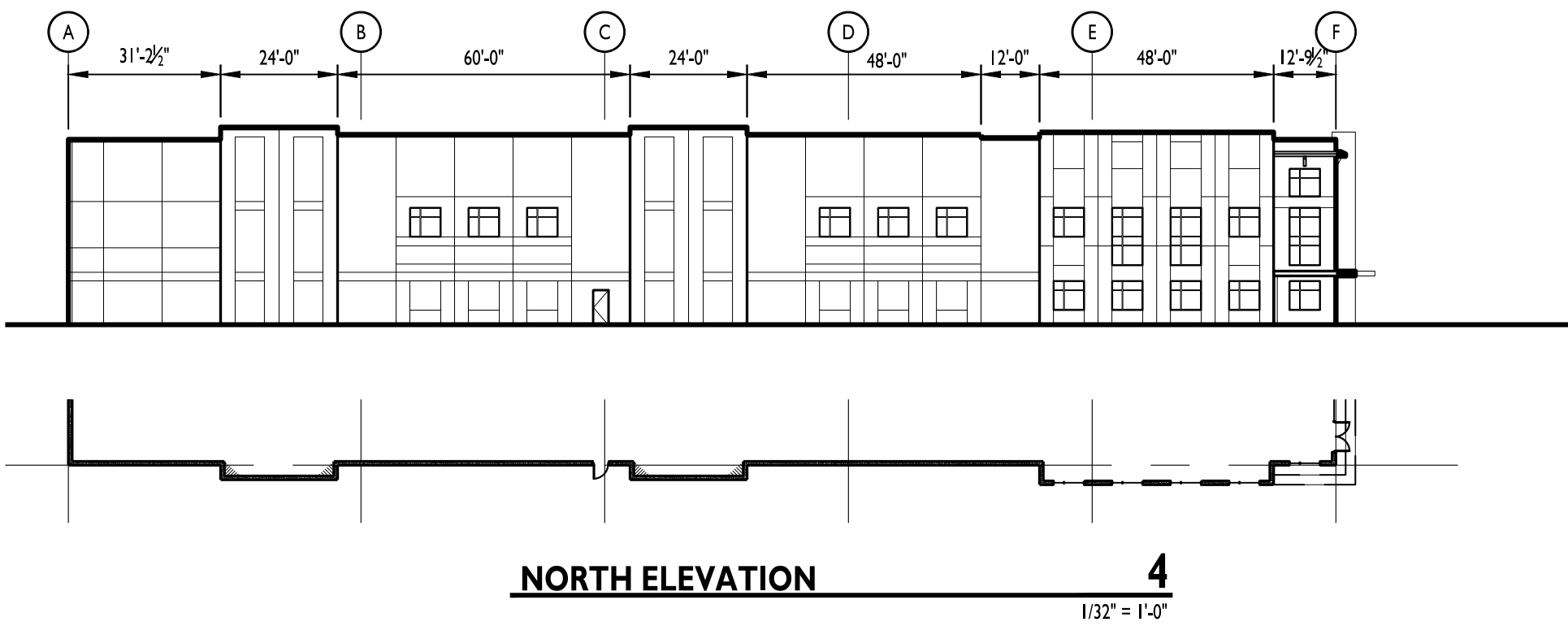
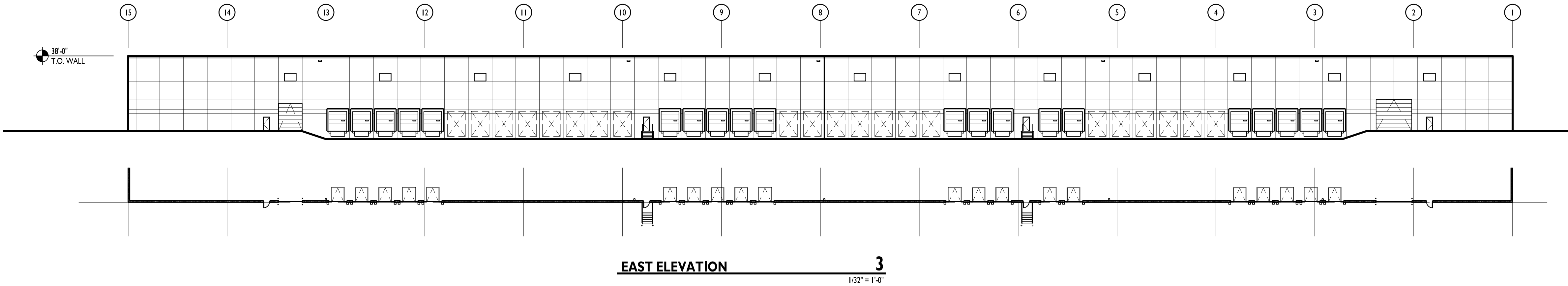
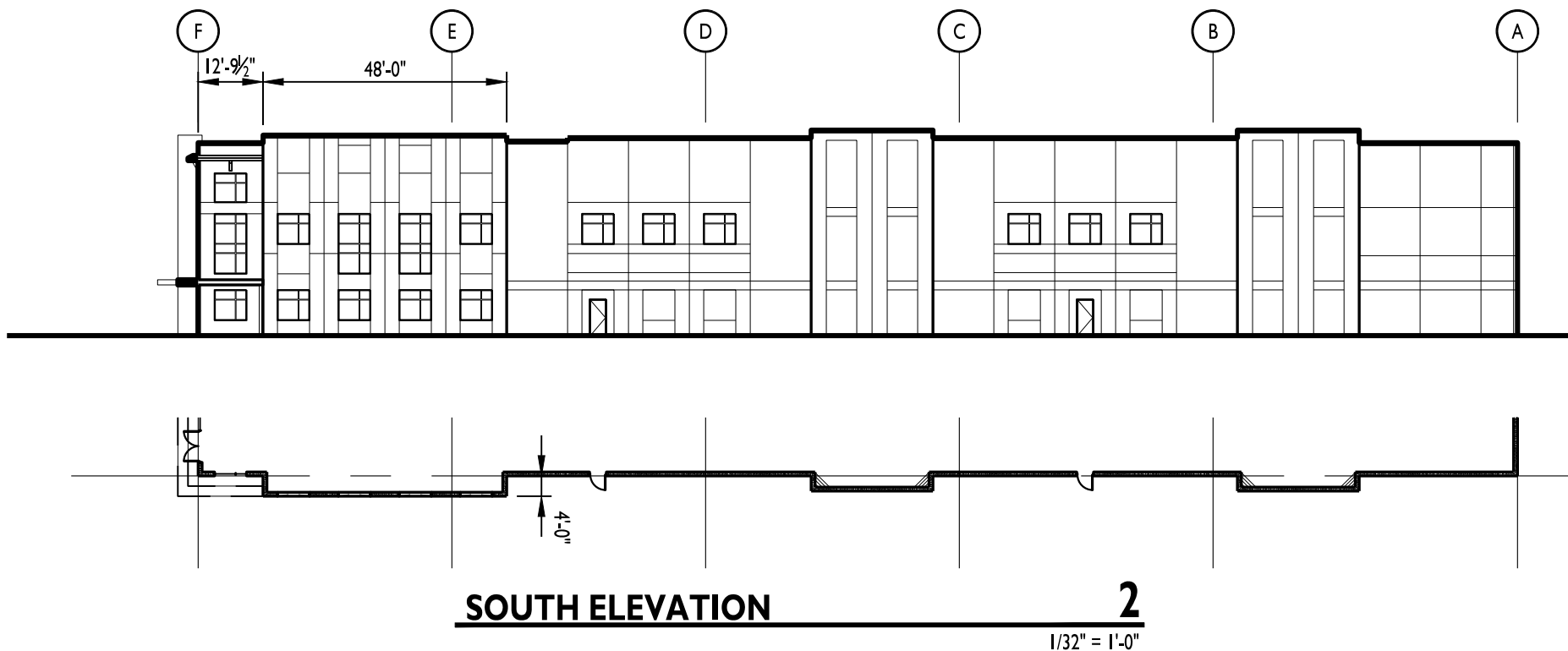
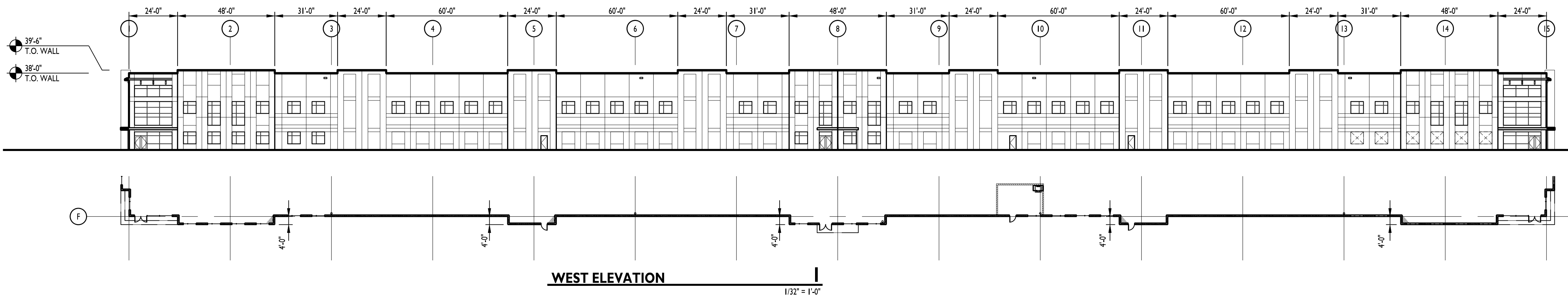
200254

RENDERING

A201

GENERAL PRECAST
PAINT NOTES

- A. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS, TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.
- B. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.
- C. PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.
- D. ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMS A-100, SUPER PAINT OR EQUAL.
- E. ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONFLEX OR SHERLASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS RO 30+ MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.
- F. BASE LINE SPECIFICATION FOR THIS PROJECT:
PRIMER COAT: SHERWIN WILLIAMS LOXON SEALER A24V8300
FINISH COAT: SHERWIN WILLIAMS ULTRA-CRETE TEXTURE COATING



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CERTIFICATION

SWANN M. CURRAN
REGISTERED
No. AR19600043
STATE OF INDIANA
EXPIRES 12/31/21

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PROJECT INFORMATION

NORTHPOINT
SITE | SPEC BUILDING

EAST STREET
WESTFIELD INDIANA

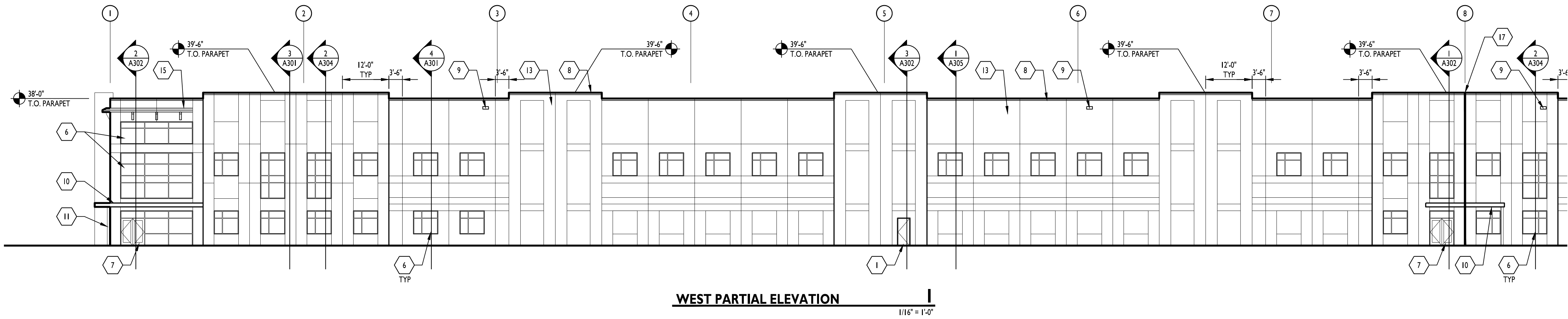


ISSUE DATES	
ISSUE	DATE
PERMIT SET	04.26.2021

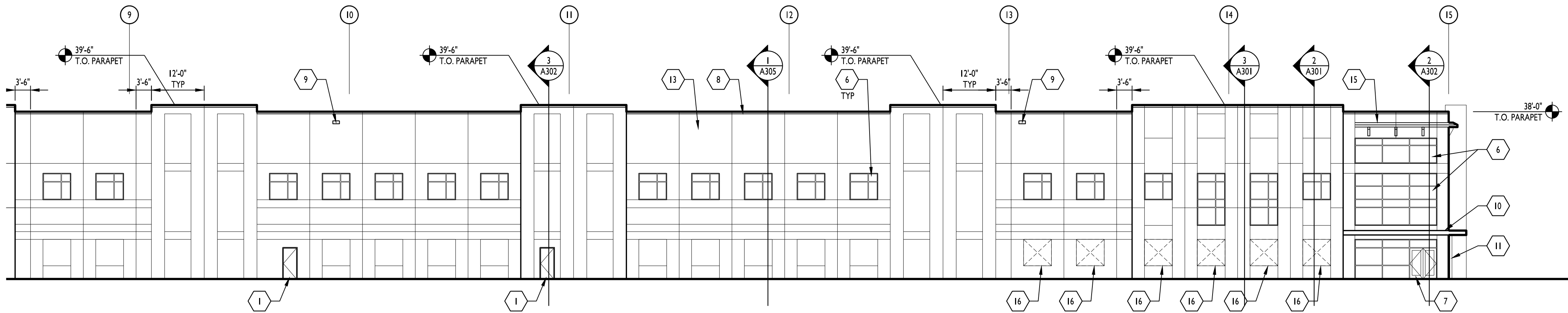
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OVERALL EXTERIOR
ELEVATIONS

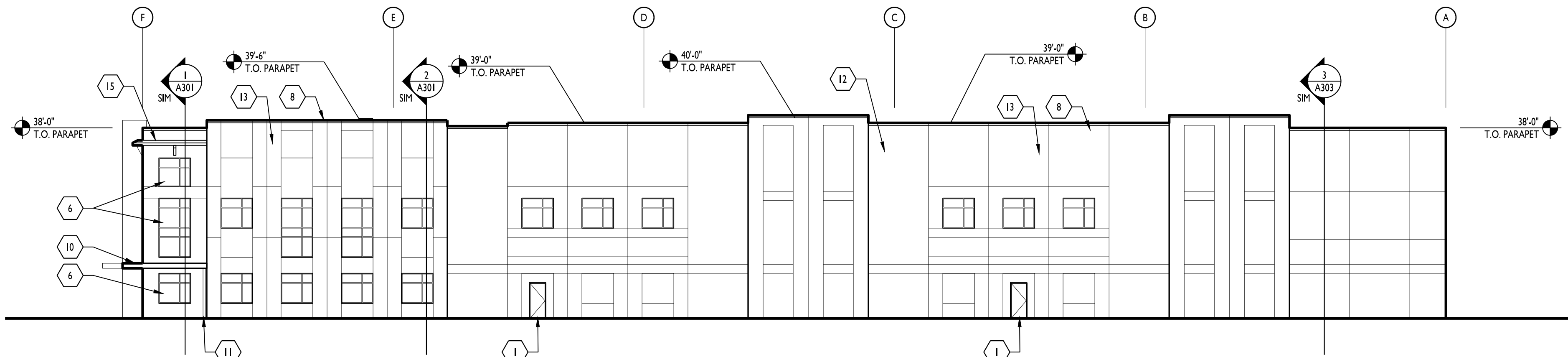
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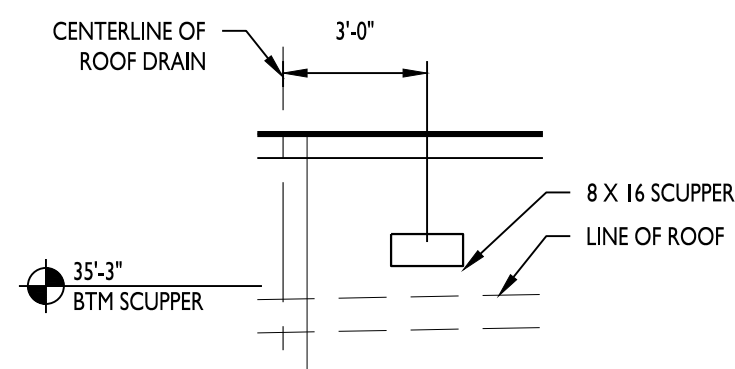
WEST PARTIAL ELEVATION 1
1/16" = 1'-0"



WEST PARTIAL ELEVATION 2
1/16" = 1'-0"



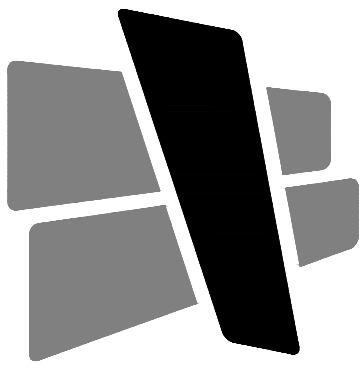
SOUTH ELEVATION 3
1/16" = 1'-0"



SCUPPER DETAIL 4
1/4" = 1'-0"

KEYED NOTES

1. INSULATED STEEL DOOR. SEE DOOR SCHEDULE. VERIFY PAINT COLOR WITH OWNER.
2. TYPICAL DOCK DOOR AND EQUIPMENT. SEE DOOR SCHEDULE.
3. FUTURE DOCK POSITION. PROVIDE KNOCK-OUT TO MATCH SPECIFIED DOCK EQUIPMENT.
4. TYPICAL OVERHEAD DRIVE IN DOOR AND PAINTED BOLLARDS. SEE DOOR SCHEDULE.
5. DOCK STAIR AND BOLLARDS. SEE DETAILS 11 AND 12/A502.
6. ANODIZED ALUMINUM STOREFRONT WINDOW. LOW-E GLASS - VERIFY GLASS COLOR WITH OWNER. SEE DOOR SCHEDULE. COLOR TO BE DETERMINED BY OWNER.
7. TYPICAL ANODIZED ALUMINUM STOREFRONT ENTRY. GLASS AND ALUMINUM COLOR TO MATCH STOREFRONT. SEE DOOR SCHEDULE.
8. PREFINISHED COPING. SEE ROOF PLAN.
9. OVERFLOW SCUPPER SEE DETAIL 4/A503. CONTRACTOR TO VERIFY IN FIELD MIN 3" ABOVE MEMBRANE. SEE DETAIL 4/A203 FOR HEIGHT.
10. ARCHITECTURAL COMPOSITE PANEL CLAD CANOPY. COORDINATE FINAL DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
11. ROOF DRAIN FROM CANOPY. COORDINATE LOCATION WITH PLUMBING PLANS. CONNECT TO UNDERDRAIN - SEE CIVIL PLANS.
12. LINE OF ROOF FOR REFERENCE.
13. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH. REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
14. TYPICAL CLERESTORY WINDOW. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH INSULATED TINTED GLASS. REFER TO STOREFRONT ELEVATIONS. CENTER ON WIDTH OF PANEL. SEE SECTION FOR HEIGHTS.
15. EIFS CORNICE. SEE DETAIL 7/A502.
16. KNOCK OUT PANEL IN PRECAST. CENTERED ON PANEL JOINT. SIZED AND LOCATED FOR SF2.
17. EXPANSION JOINT BY PRECAST DESIGNER.

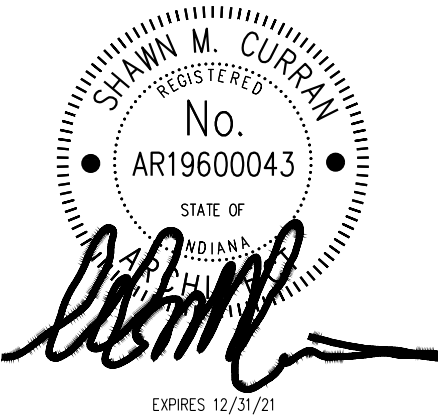


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PROJECT INFORMATION

NORTHPOINT
SITE | SPEC BUILDING

EAST STREET
WESTFIELD INDIANA



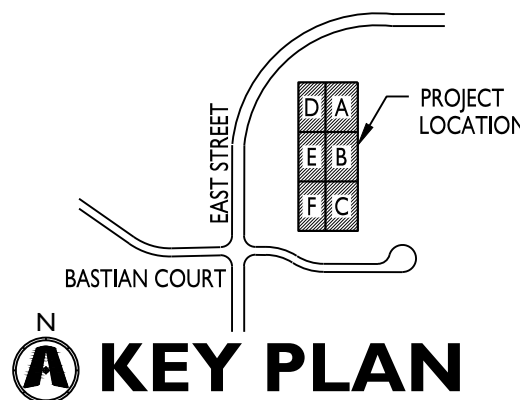
ISSUE DATES

ISSUE	DATE
PERMIT SET	04.26.2021

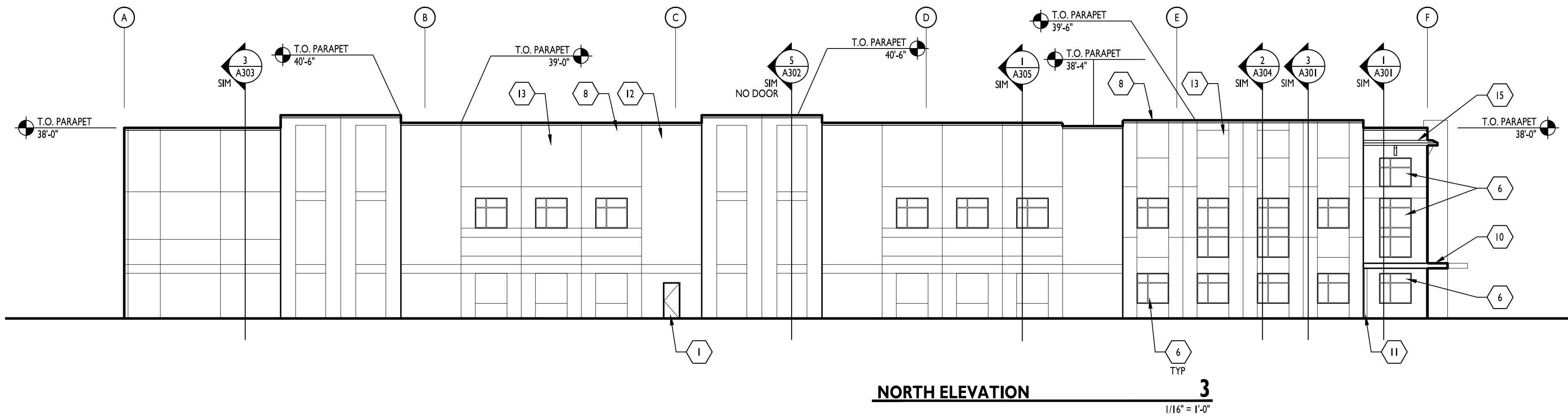
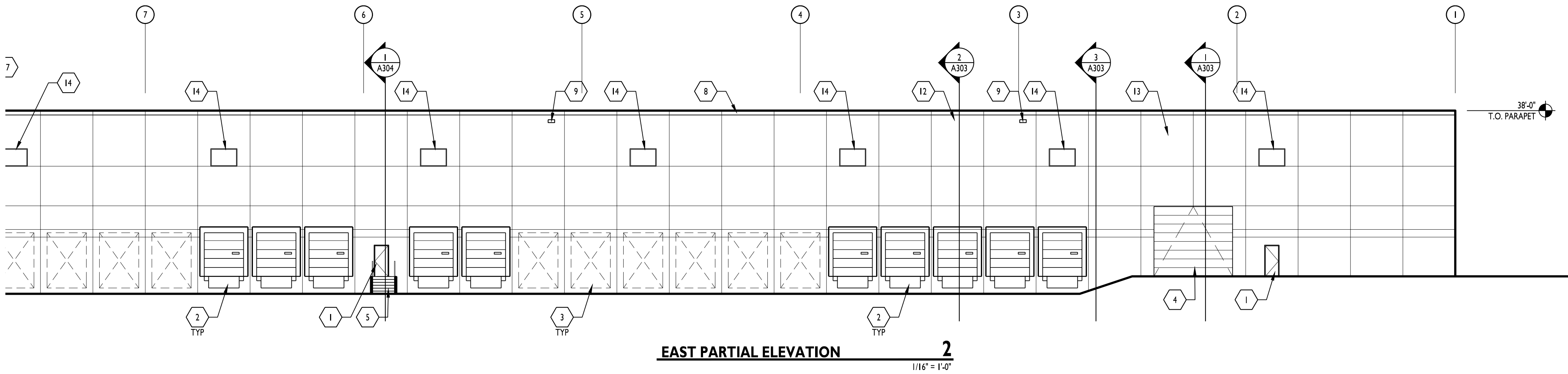
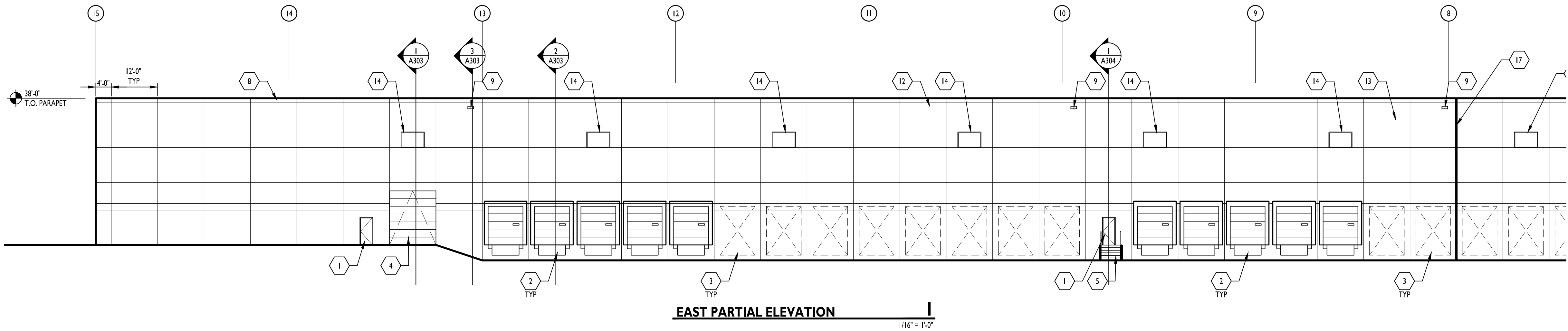
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ENLARGED EXTERIOR
ELEVATIONS

A203

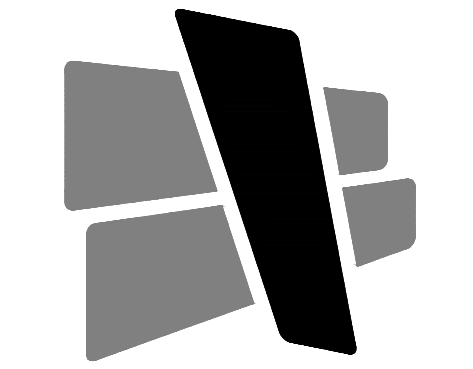


KEY PLAN



KEYED NOTES

1. INSULATED STEEL DOOR. SEE DOOR SCHEDULE. VERIFY PAINT COLOR WITH OWNER.
2. TYPICAL DOCK DOOR AND EQUIPMENT. SEE DOOR SCHEDULE.
3. FUTURE DOCK POSITION. PROVIDE KNOCK-OUT TO MATCH SPECIFIED DOCK EQUIPMENT.
4. TYPICAL OVERHEAD DRIVE IN DOOR AND PAINTED BOLLARDS. SEE DOOR SCHEDULE.
5. DOCK STAIR AND BOLLARDS. SEE DETAILS 11 AND 12/A502.
6. ANODIZED ALUMINUM STOREFRONT WINDOW. LOW-E GLASS - VERIFY GLASS COLOR WITH OWNER. SEE DOOR SCHEDULE. COLOR TO BE DETERMINED BY OWNER.
7. TYPICAL ANODIZED ALUMINUM STOREFRONT ENTRY. GLASS AND ALUMINUM COLOR TO MATCH STOREFRONT. SEE DOOR SCHEDULE.
8. PREFINISHED COPING. SEE ROOF PLAN.
9. OVERFLOW SCUPPER SEE DETAIL 6/A503. CONTRACTOR TO VERIFY IN FIELD MIN 3" ABOVE MEMBRANE. SEE DETAIL 4/A303 FOR HEIGHT.
10. ARCHITECTURAL COMPOSITE PANEL CLAD CANOPY. COORDINATE FINAL SCUPPER DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
11. ROOF DRAIN FROM CANOPY. COORDINATE LOCATION WITH PLUMBING PLANS. CONNECT TO UNDERDRAIN - SEE CIVIL PLANS.
12. LINE OF ROOF FOR REFERENCE.
13. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
14. TYPICAL CLERESTORY WINDOW. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH INSULATED TINTED GLASS. REFER TO STOREFRONT ELEVATIONS. CENTER ON WIDTH OF PANEL. SEE SECTION FOR HEIGHTS.
15. EIFS CORNICE. SEE DETAIL 7/A502.
16. KNOCK OUT PANEL IN PRECAST. CENTERED ON PANEL JOINT. SIZED AND LOCATED FOR SF2.
17. EXPANSION JOINT BY PRECAST DESIGNER.

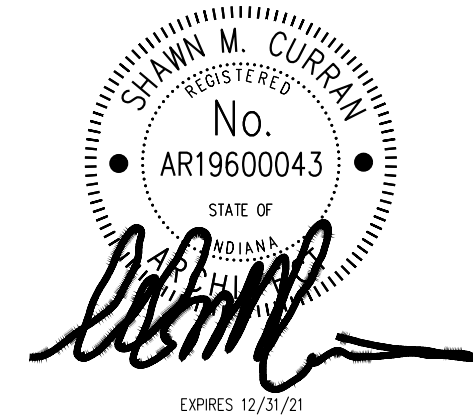


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CERTIFICATION



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PROJECT INFORMATION

NORTHPOINT
SITE | SPEC BUILDING

EAST STREET
WESTFIELD INDIANA



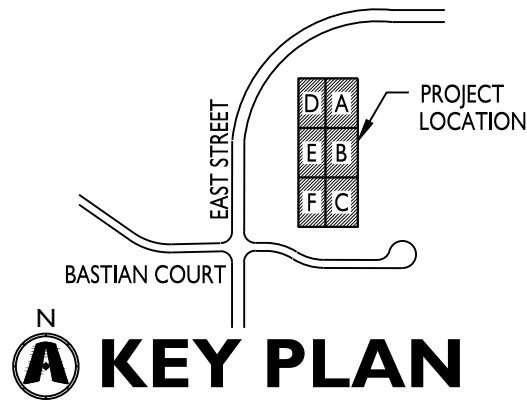
ISSUE DATES

ISSUE	DATE
PERMIT SET	04.26.2021

200254

ENLARGED EXTERIOR
ELEVATIONS

A204



1. ALL EXISTING OFF-SITE DRAIN TILES THAT ARE ENCOUNTERED SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW. ANY TILE THAT IS ENCOUNTERED THAT IS COMPLETELY ON-SITE MUST BE CRUSHED AND ABANDONED.
2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS ARE FOUND THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
3. UTILITY CROSSINGS UNDER PAVEMENT (BORE/JACK & BORE), AVOID OPEN CUTS.

EXCAVATION

- A. EXCAVATED MATERIAL THAT IS SUITABLE MAY BE USED FOR FILLS. ALL UNSUITABLE MATERIAL, AND ALL SURPLUS EXCAVATED MATERIAL NOT REQUIRED SHALL BE REMOVED FROM THE SITE.
- B. PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFFSITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED ON PLANS. FILL OBTAINED FROM OFFSITE SHALL BE OF QUALITY AS SPECIFIED FOR FILLS HEREIN AND THE SOURCE APPROVED BY THE DEVELOPER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY COSTS FOR FILL NEEDED.

2. REMOVAL OF

- A. ALL TREES AND STUMPS SHALL BE REMOVED FROM AREAS TO BE OCCUPIED BY A ROAD SURFACE OR STRUCTURE AREA. TREES AND STUMPS SHALL NOT BE BURIED ON SITE.

PROTECTION OF TREES

- A. THE CONTRACTOR SHALL, AT THE DIRECTION OF THE DEVELOPER, ENDEAVOR TO SAVE AND PROTECT TREES OF VALUE AND WORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNED.
- B. IN THE EVENT CUT OR FILL EXCEEDS 0.5 FOOT OVER THE ROOT AREA, THE DEVELOPER SHALL BE CONSULTED WITH RESPECT TO PROTECTIVE MEASURE TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.

4. REMOVAL OF TOPSOIL

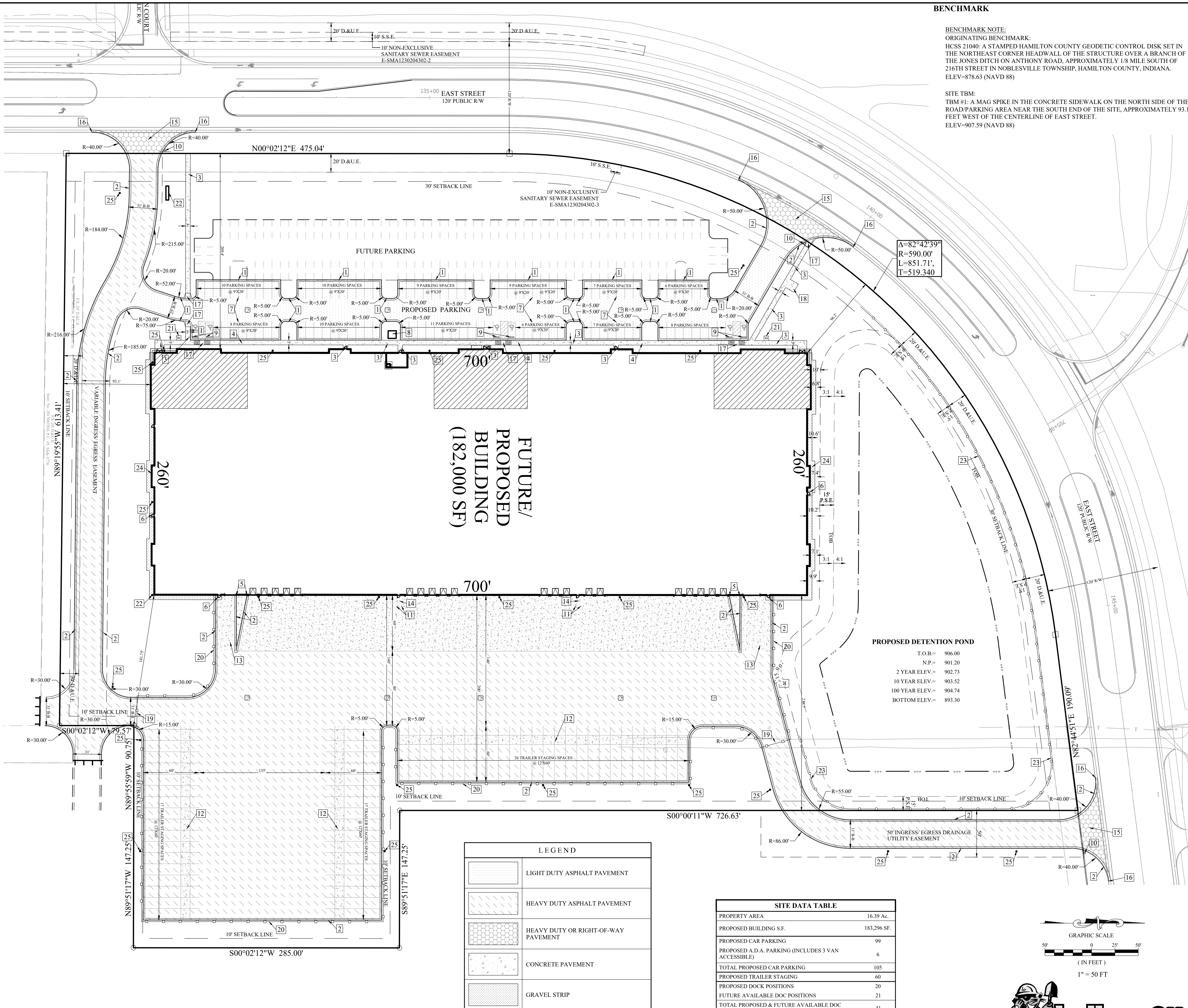
ALL TOPSOIL SHALL BE REMOVED FROM ALL AREAS BENEATH FUTURE PAVEMENTS OR BUILDING. TOPSOIL REMOVAL SHALL BE TO A MINIMUM DEPTH OF 6 INCHES OR TO THE DEPTH INDICATED IN THE GEOTECHNICAL REPORT PROVIDED BY THE DEVELOPER TO BE EXCAVATED OR FILLED. TOPSOIL SHOULD BE STORED AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. THE TOPSOIL SHALL BE FREE OF DEBRIS AND STONES.

- UTILITIES
- A. RULES AND REGULATION GOVERNING THE RESPECTIVE UTILITY SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION.
- B. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES 2 WORKING DAYS PRIOR TO COMMENCING WORK. FOR UTILITY LOCATIONS TO BE MARKED CALL TOLL FREE 1-800-382-5544 WITHIN INDIANA OR 1-800-428-5200 OUTSIDE INDIANA.

KEY NOTES

1	24" CURB WITHOUT GUTTER
2	24" CURB & GUTTER
3	CONCRETE SIDEWALK
4	COMBINED CONCRETE CURB & WALK
5	CURB TAPER
6	CONCRETE STOOP (CONCRETE SIDEWALK SECTION)
7	PARKING SPACE (4" WHITE PAINT STRIPE)
8	TRANSFORMER PAD (COORDINATE WITH DUKE ENERGY FOR REQUIREMENTS)
9	CONCRETE WHEEL STOP
10	STOP SIGN
11	CONCRETE BOLLARD
12	CONCRETE DOLLY PAD
13	DRIVE IN RAMP (SEE ARCHITECTURAL PLANS)
14	METAL STAIRS AND LANDING (SEE ARCHITECTURAL PLANS)
15	INDOT CLASS III DRIVE (SEE DETAIL SHEETS, SHEET C903)
16	TRANSITION CURB TO EXISTING
17	ADA ACCESSIBLE RAMP
18	10'X10' PICNIC AREA (CONCRETE)
19	MOTORIZED GATE WITH KEYPAD (BY OTHERS)
20	8" VINYL COATED CHAIN LINK FENCE
21	5' X 5' CONCRETE PAD WITH 2 BIKE RACKS
22	MONUMENT SIGN (BY OTHERS)
23	TIMBER GUARDRAIL
24	5' GRAVEL STRIP
25	LIGHT POLE/ FIXTURE (SEE PHOTOMETRIC PLAN/ DETAILS)

NOTE: ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.



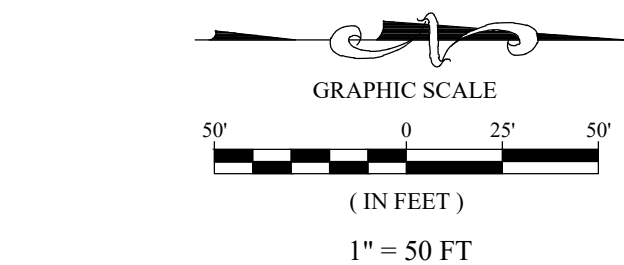
LEGEND

-  CONCRETE COLLAR
- END OF ROADWAY (SEE DETAIL SHEET C905)

SITE DATA TABLE

PROPERTY AREA	16.39 Ac.
PROPOSED BUILDING S.F.	183,296 SF.
PROPOSED CAR PARKING	99
PROPOSED A.D.A. PARKING (INCLUDES 3 VAN ACCESSIBLE)	6
TOTAL PROPOSED CAR PARKING	105
PROPOSED TRAILER STAGING	60
PROPOSED DOCK POSITIONS	20
FUTURE AVAILABLE DOC POSITIONS	21
TOTAL PROPOSED & FUTURE AVAILABLE DOC POSITIONS	41

**REFER TO SHEET C600 FOR STORM
STRUCTURE TABLE.**



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

SITE TBM:
TBM #1: A MAG SPIKE IN THE CONCRETE SIDEWALK ON THE NORTH SIDE OF THE
ROAD/PARKING AREA NEAR THE SOUTH END OF THE SITE, APPROXIMATELY 93
FEET WEST OF THE CENTERLINE OF EAST STREET.
ELEV=907.59 (NAVD 88)

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH

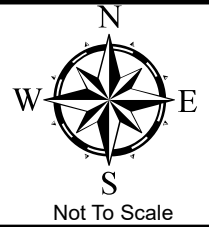
SITE PLAN
NORTH POINT ONE

DRAWN BY: JAW	CHECKED BY: RER
SHEET NO. C200	
S & A JOB NO. 94366HCG	

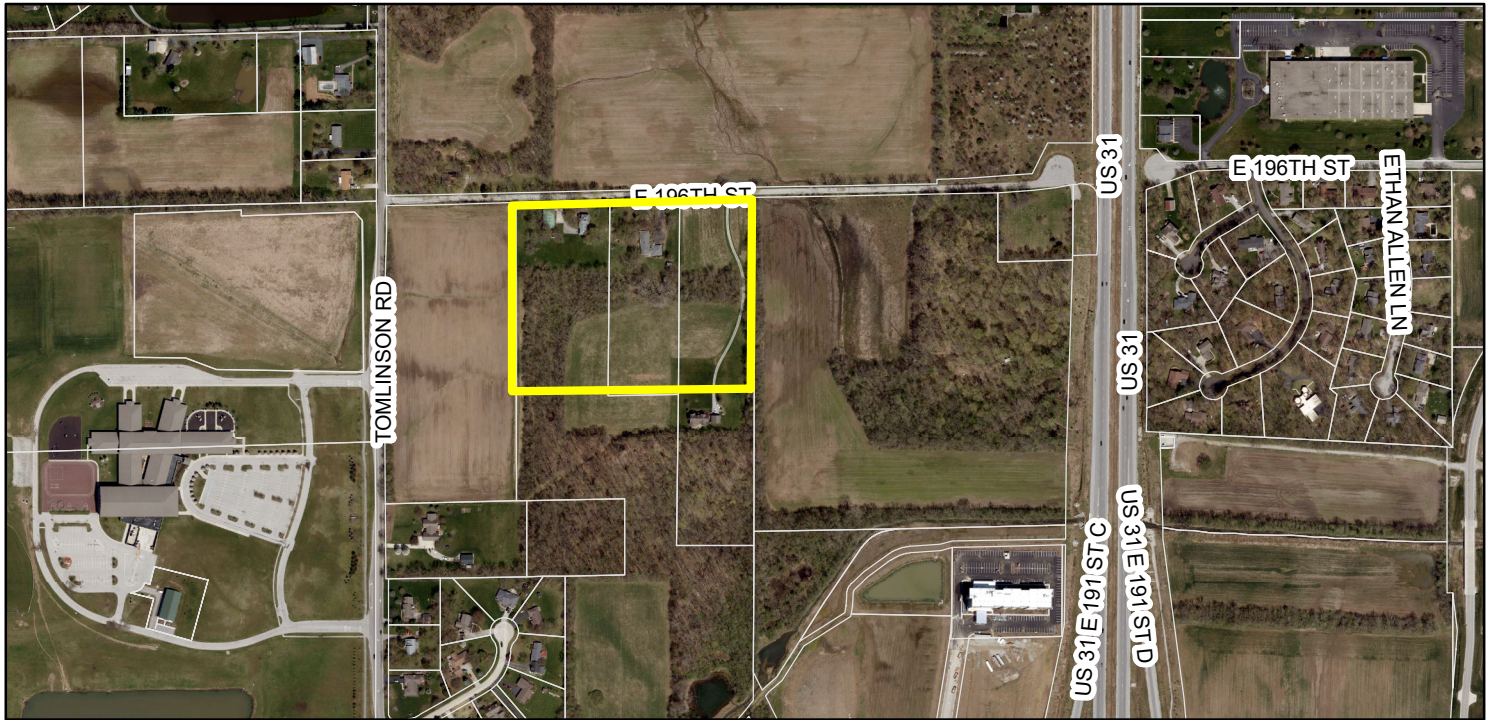
File Name: S:\94366HCGIDWG\IC200 - Site Development Plan New Layout.dwg - C200
Modified / By: May 4, 2021 12:15:48 PM / Jwillis
Plotted / By: May 4, 2021 2:35:39 PM / Jennifer Willis



Property Location Map
Chatham Village Multifamily Project
2105-DDP-17



Aerial Location Map

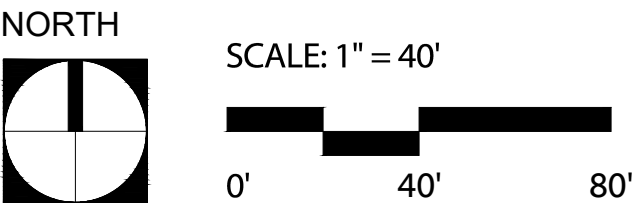
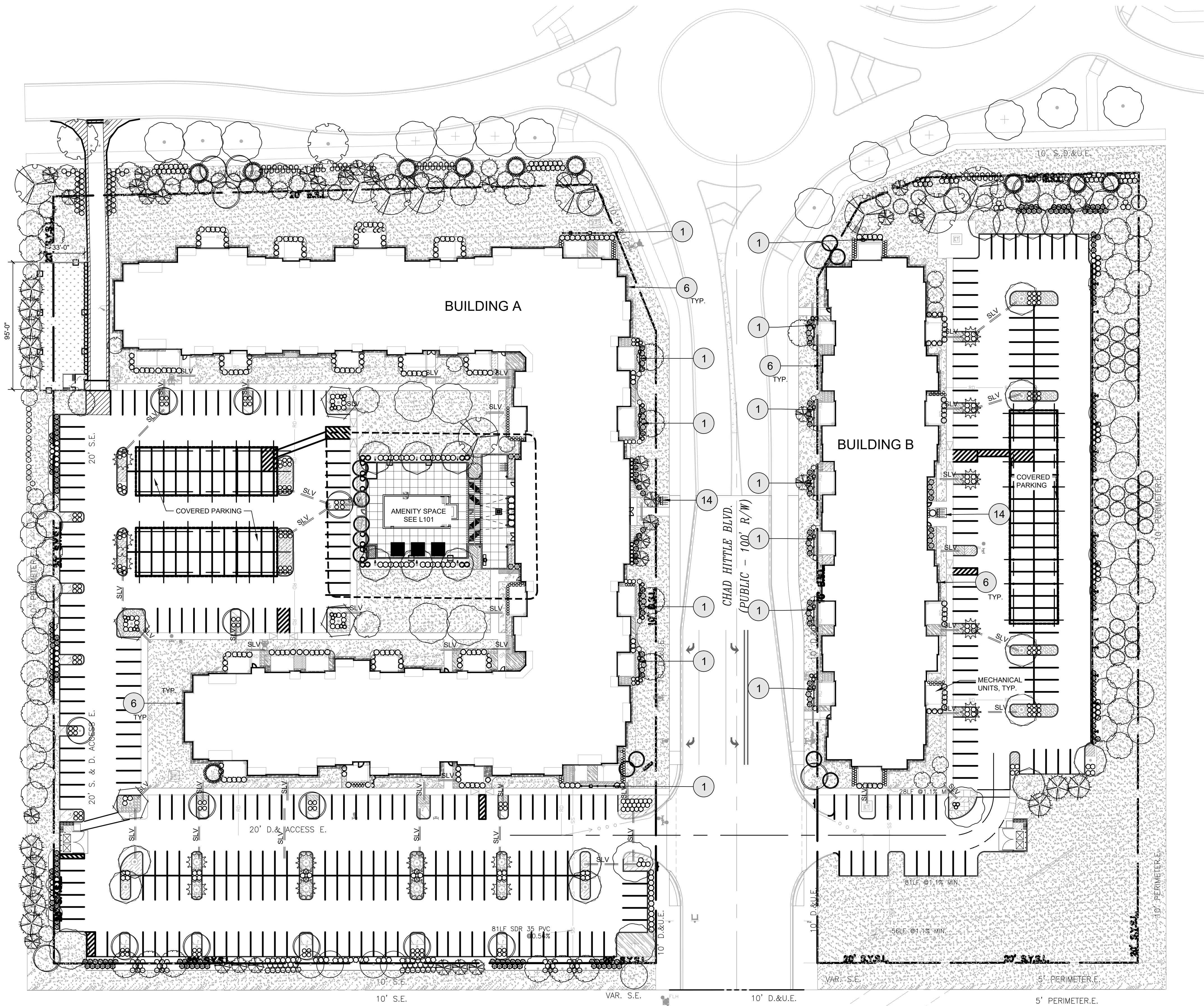


Zoning Map



Zoning

- | | |
|--|--|
| AG-SF1 (Agriculture - Single Family - 1) | GB-PD (General Business - Planned Development) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-2 (Single Family - 2) |



LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction.
3. Contractor responsible to maintain all layout stakes during construction.
4. All walls are dimensioned to Face of Wall unless otherwise noted.
5. All dimensions from roadway are from Back of Curb unless otherwise noted.
6. All curves and radii to be smooth and not segmented.
7. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
8. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract.
9. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
10. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
11. Layout of soft surface shall be verified in field by landscape architect.
12. Refer to specifications for additional conditions, standards and notes.

SLEEVING NOTES

1. Sleeving shall be schedule 40 PVC pipe unless otherwise noted. Where possible sleeving should be stacked or ganged to minimize space requirements. Refer to site layout drawings for sleeving locations - shown as SLV.
2. Contractor to provide a sleeving diagram for approval by the Landscape Architect prior to installation.
3. Contractor shall provide at least two (2) sleeves for irrigation and electrical service to each planting area and for raised, surrounded or isolated by paving.
4. Locate sleeves in accessible corners or along edges of pavement. Avoid directing sleeves toward or through the center of planting areas where large rootballs are intended.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	UTILITY SCREENING	3/L300	
2	CONCRETE PAVING	1/L300	
3	CONCRETE PAVING, CONTRASTING COLOR	1/L300	
4	EXPANSION JOINT, TYP.	2/L300	
5	CONTROL JOINT, TYP.	2/L300	
6	MAINTENANCE STRIP	9/L300	
7	POOL CHEMICAL BUILDING		
8	CEDAR TRELLIS	1/L302	
9	POOL CABANA	6/L301	
10	GAS FIRE TABLE - SEE SPECIFICATIONS		
11	BUILT-IN GAS GRILL	2/L302	
12	POOL FENCE	8/L300	
13	GATE WITH ACCESS CONTROL	7/L300	
14	BIKE RACK	3/L302	
16	BOLLARD LIGHT REFERENCE ELECTRICAL PLANS		
17	TREE UPLIGHT REFERENCE ELECTRICAL PLANS		
18	CATENARY LIGHT REFERENCE ELECTRICAL PLANS		
19	TRELLIS DOWNLIGHTS REFERENCE ELECTRICAL PLANS		



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SEAL

PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE

REVISIONS	DATE
MARK DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

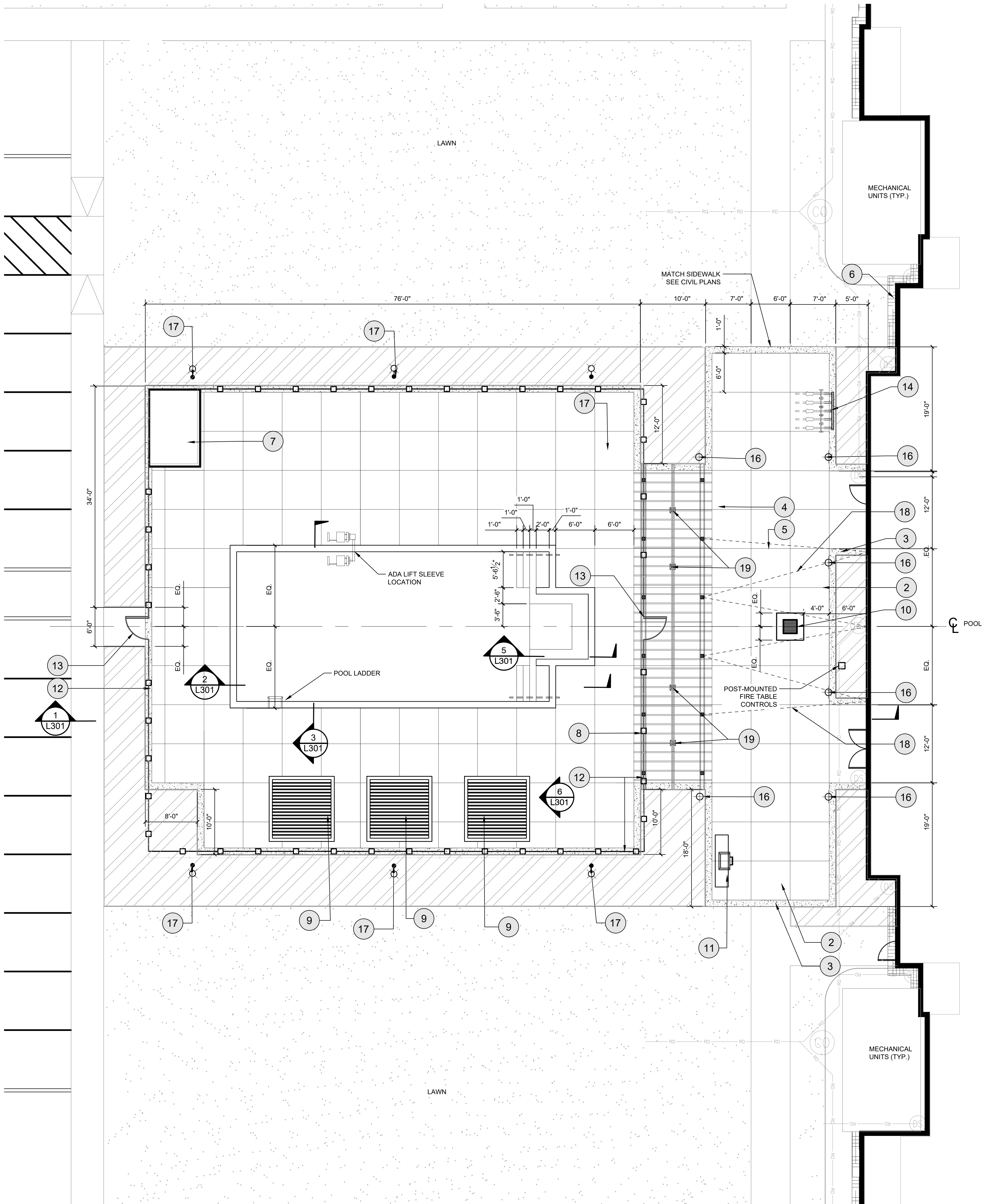
LAYOUT PLAN
OVERALL

SHEET NUMBER

401-07

L100





LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. All walls are dimensioned to Face of Wall unless otherwise noted.
5. All dimensions from roadway are from Back of Curb unless otherwise noted.
6. All curves and radii to be smooth and not segmented.
7. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
8. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
9. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
10. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
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7	POOL CHEMICAL BUILDING		
8	CEDAR TRELLIS	1/L302	
9	POOL CABANA	6/L301	
10	GAS FIRE TABLE - SEE SPECIFICATIONS		
11	BUILT-IN GAS GRILL	2/L302	
12	POOL FENCE	6/L300	
13	GATE WITH ACCESS CONTROL	7/L300	
14	BIKE RACK	3/L302	
15	BOLLARD LIGHT		
16	REFERENCE ELECTRICAL PLANS		
17	TREE UPLIGHT		
18	CATENARY LIGHT		
19	TRELLIS DOWNLIGHTS		

ISSUED FOR:	DATE

REVISIONS	MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

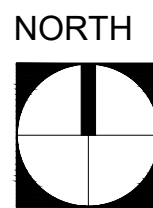
Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

LAYOUT PLAN
AMENITY

SHEET NUMBER

L101



SCALE: 1/8" = 1'-0"
SCALE IN FEET
0' 2' 4' 8' 12'



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE
AA	10	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	B & B	2.5" Cal.
AS	17	Sugar Maple	Acer saccharum	B & B	2.5" Cal.
AM	12	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B & B	Multi-stem
CB	16	Pyramidal European Hornbeam Branching to begin 3' from ground	Carpinus betulus 'Fastigiata'	B & B	2.5" Cal.
CO	16	Common Hackberry	Celtis occidentalis	B & B	2.5" Cal.
CC	10	Eastern Redbud Multi-trunk	Cercis canadensis	B & B	Multi-stem
CF	20	Cherokee Princess Dogwood	Cornus florida 'Cherokee Princess'	B & B	2.5" Cal.
CI	31	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	B & B	1.5"Cal
GB	4	Maidenhair Tree	Ginkgo biloba	B & B	2.5" Cal.
GI	24	Thornless Common Honeylocust	Gleditsia triacanthos inermis	B & B	2"Cal
LT	14	Tulip Tree	Liriodendron tulipifera	B & B	3.5"Cal
PA	13	Norway Spruce	Picea abies	B & B	8' Ht.
PD	46	Black Hills Spruce	Picea glauca 'Densata'	B & B	6' Ht.
PC	19	Colorado Spruce	Picea pungens	B & B	8' Ht.
QR	2	Red Oak	Quercus rubra	B & B	3.5"Cal
TW	31	Ware's Arborvitae	Thuja occidentalis 'Wareana'	B & B	6' Ht.
TS	38	Sterling Silver Linden	Tilia tomentosa 'Sterling'	B & B	2.5" Cal.
UA	7	Accolade Elm	Ulmus x 'Morton' TM	B & B	3.5"Cal
ZC	21	City Sprite Zelkova	Zelkova serrata 'City Sprite' TM	B & B	3.5"Cal
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT
BGR	10	Green Gem Boxwood	Buxus x 'Green Gem'	3 gal	18" Min.
CAL	24	Summersweet Clethra	Clethra alnifolia 'Sixteen Candles'	3 gal	12"-16"
DGR	117	Chardonnay Pearls Deutzia	Deutzia gracilis 'Chardonnay Pearls' TM	3 gal	12"-16"
FGA	16	Dwarf Witchalder	Fothergilla gardenii 'Mt. Airy'	3 gal	18-24" ht.
HPA	40	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	3 gal	24" Ht.
HQU	6	Oakleaf Hydrangea	Hydrangea quercifolia	3 gal	30-36" ht.
IVI	143	Henry's Garnet Sweetspire	Itea virginica 'Henry's Garnet'	3 gal	18-24" ht.
JCH	195	Kallay Compact Juniper	Juniperus chinensis 'Kallays Compact'	3 gal	12"-16"
JVG	215	Eastern Redcedar	Juniperus virginiana 'Grey Owl'	3 gal	18" Min.
RGR	128	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal	24" HT.
SAL	28	Meadowsweet	Spiraea alba	3 gal	18"-24"
TME	100	Dense Yew	Taxus x media 'Densiformis'	3 gal	18-24" ht.
VJU	74	Judd Viburnum	Viburnum x juddii	3 gal	30" Ht.
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT
CAC	183	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3 gal	
PVI	28	Northwind Switch Grass	Panicum virgatum 'Northwind'	3 gal	
PAL	48	Fountain Grass	Pennisetum alopecuroides	5 Gal.	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
AMI	346	Millenium Ornamental Chive	Allium x 'Millenium'	1 gal.	18" o.c.
CPE	508	Pennsylvania Sedge	Carex pensylvanica	1 gal.	18" o.c.
LSP	94	Creeping Lily Turf	Liriope spicata	1 gal.	15" o.c.
SHE	318	Prairie Dropseed	Sporobolus heterolepis	1 gal.	30" o.c.
TD	147,458 sf		Turf Seed Drought Tolerant Dwarf Fescue Blend	SEED	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
ANO	53	New England Aster	Aster novae-angliae	1 gal.	24" o.c.
EPU	329	Purple Coneflower	Echinacea purpurea	1 gal.	24" o.c.
LSK	723	Spike Gayfeather	Liatris spicata 'Kobold'	1 gal.	18" o.c.
NFA	129	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	1 gal.	30" o.c.
RHI	468	Black-eyed Susan	Rudbeckia hirta	1 gal.	24" o.c.
SAU	185	Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 gal.	24" o.c.

REQUIRED PLANT MATERIALS			
ZONING ORDINANCE SECTION		REQUIRED	PROPOSED
6.8.J	STREET TREES TREES = 1/50 LF	33 TREES	33 TREES
6.8.L	FOUNDATION PLANTING SHRUB/TREE = 1/12 LF	WEST BLDG (374 LF) 32 SHRUBS EAST BLDG (358 LF) 30 SHRUBS	43 SHRUBS 33 SHRUBS
6.8.M	PLANT BED = 8' MIN. EXTERNAL STREET FRONTAGE 96TH STREET (847' LF) EVERGREEN = 4/100 LF SHADE TREE = 3/100 LF ORNAMENTAL = 3/100 LF SHRUBS = 25/100 LF MOUND	34 TREES 25 TREES 25 TREES 212 SHRUBS 3' TALL MIN.	34 TREES 25 TREES 25 TREES 218 SHRUBS 3.5' TALL MOUND
6.8.N	BUFFER YARD REQUIREMENTS EAST/WEST BOUNDARY (1380') SHADE TREES = 4/100 LF EVERGREEN TREES = 4/100 LF SHRUBS = 10/100 LF	55 TREES 55 TREES 138 SHRUBS	55 TREES 55 TREES 139 SHRUBS
6.8.O	INTERIOR PARKING AREA 134,900 TOTAL SF 10% OF PARKING AREA SHADE TREE = 1/ISLAND SHRUBS = 4/ISLAND	13,490 SF 52 TREES 208 SHRUBS	14,000 SF 52 TREES 260 SHRUBS
6.8.O	PERIMETER PARKING AREA 413 LF 1 TREE/ 30 LF 1 SHRUB/ 3 LF	14 TREES 138 SHRUBS	17 TREES 147 SHRUBS

PLANTING NOTES

1. In case of discrepancies between the plan and plant list, the plan shall dictate. If the plant identification box quantity shown on the plan differs from the graphic plant circle count, the graphic circle count shall dictate. If in question, contact the Landscape Architect.
2. If specified plants are shown to be unavailable, contact the Landscape Architect immediately. No substitution of plant material is allowed without the prior review and written acceptance by the Landscape Architect.
3. The Landscape Architect reserves the right to inspect the plant material prior to installation. If the plant material does not meet the specifications it may be rejected at no cost to the Owner.
4. Plants and other material to be stored on site will be placed where they will not conflict with construction operations.
5. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
6. Contractor responsible for erosion control in all seeded/sodded areas.
7. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
8. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
9. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
10. Refer to specifications for additional conditions, standards and notes.



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SEAL

PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
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Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

PLANTING NOTES

SHEET NUMBER

L200





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EAL

PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

MATCHLINE - SEE SHEET L203

ISSUED FOR:	DATE

[illegible]DO NOT SCALE PRINTS - USE
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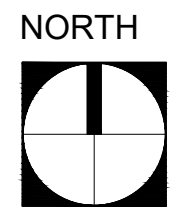
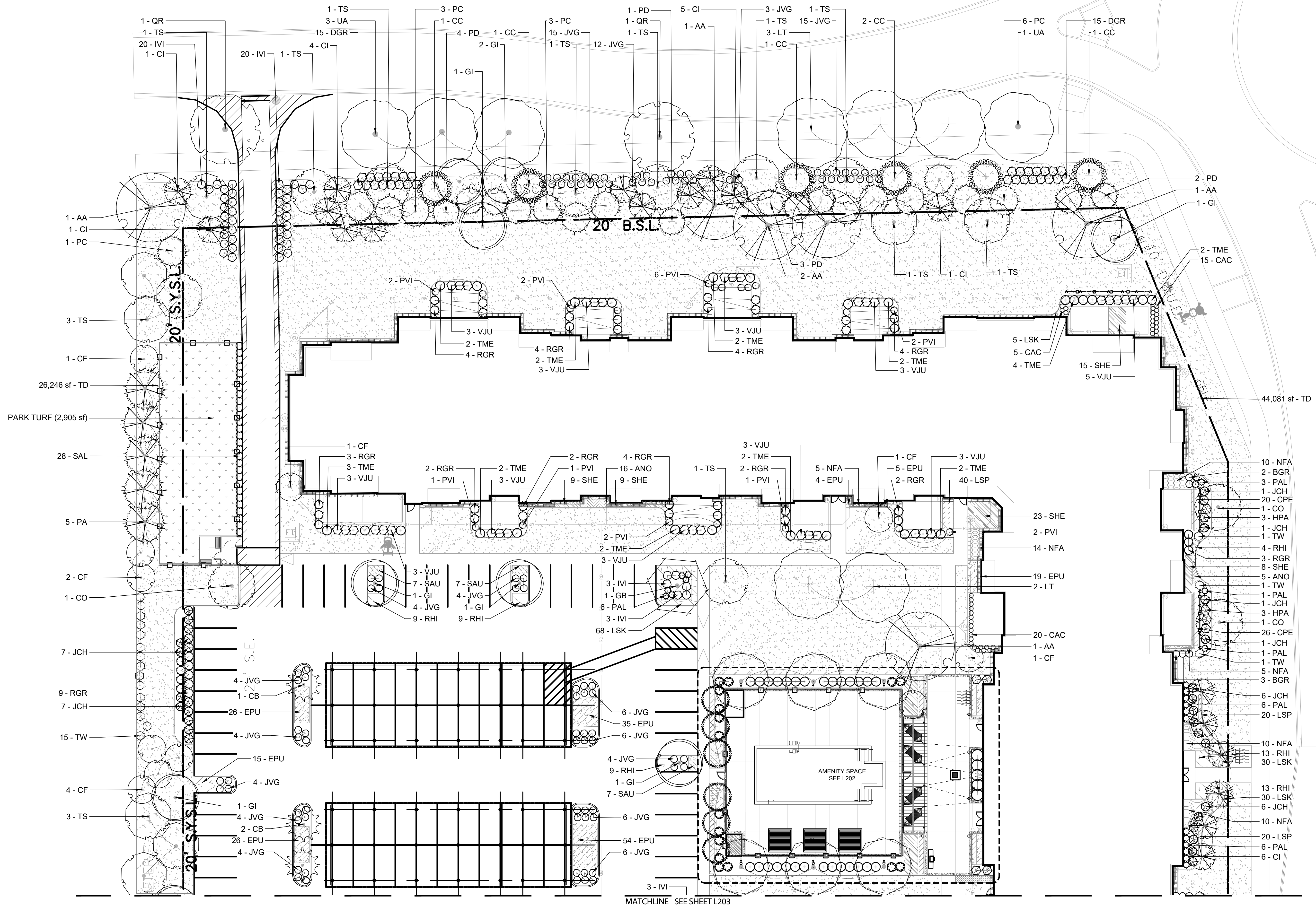
Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

201



SCALE: 1" = 20'





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

CONSULTANT



363 N. Illinois Street, Suite 2
Indianapolis, Indiana 46204
T 317.536.6161
hitchcockdesigngroup.com

SEAL

PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE

REVISIONS	MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
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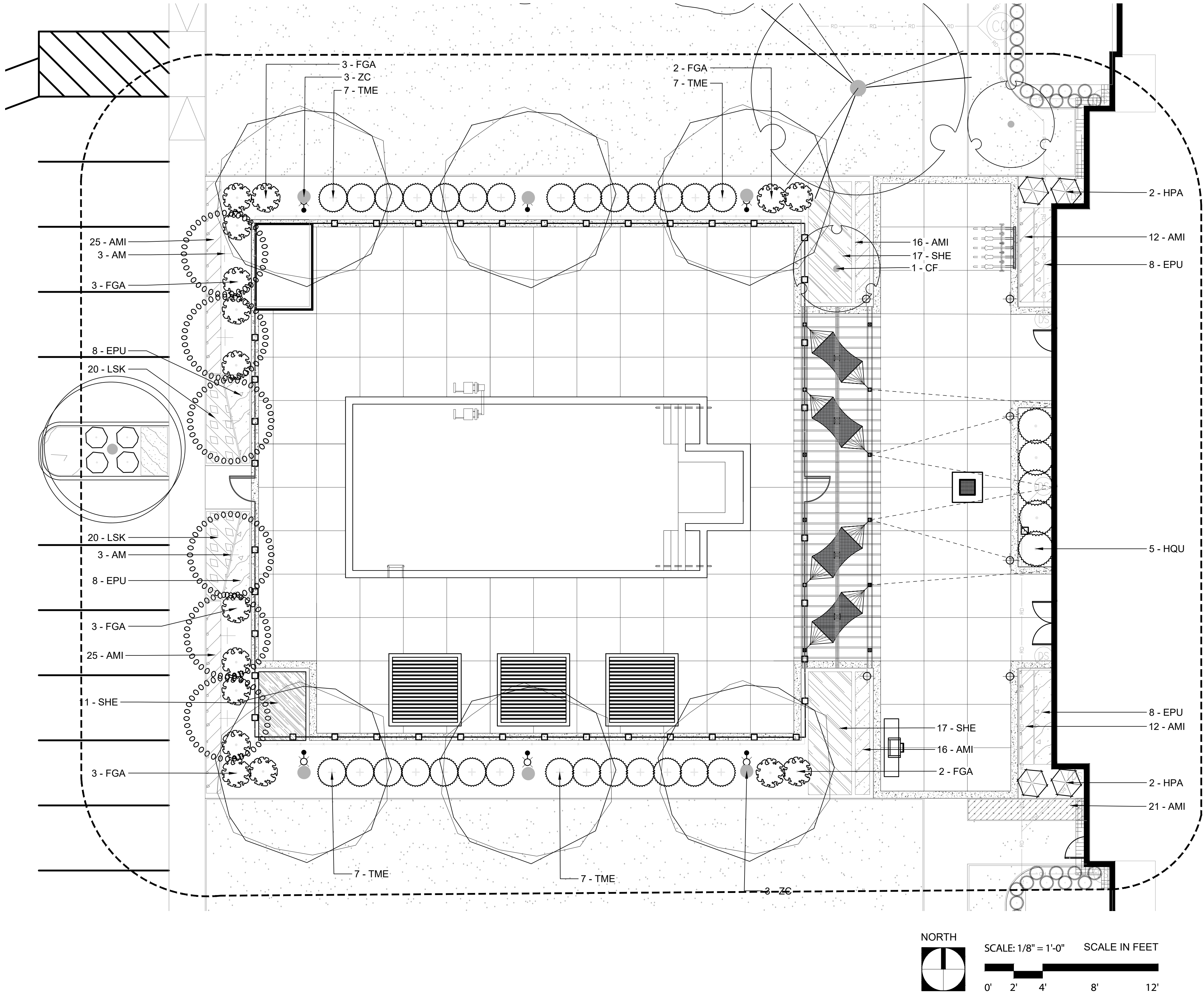
Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

PLANTING PLAN
AMENITY

SHEET NUMBER

L202



ISSUED FOR:	DATE

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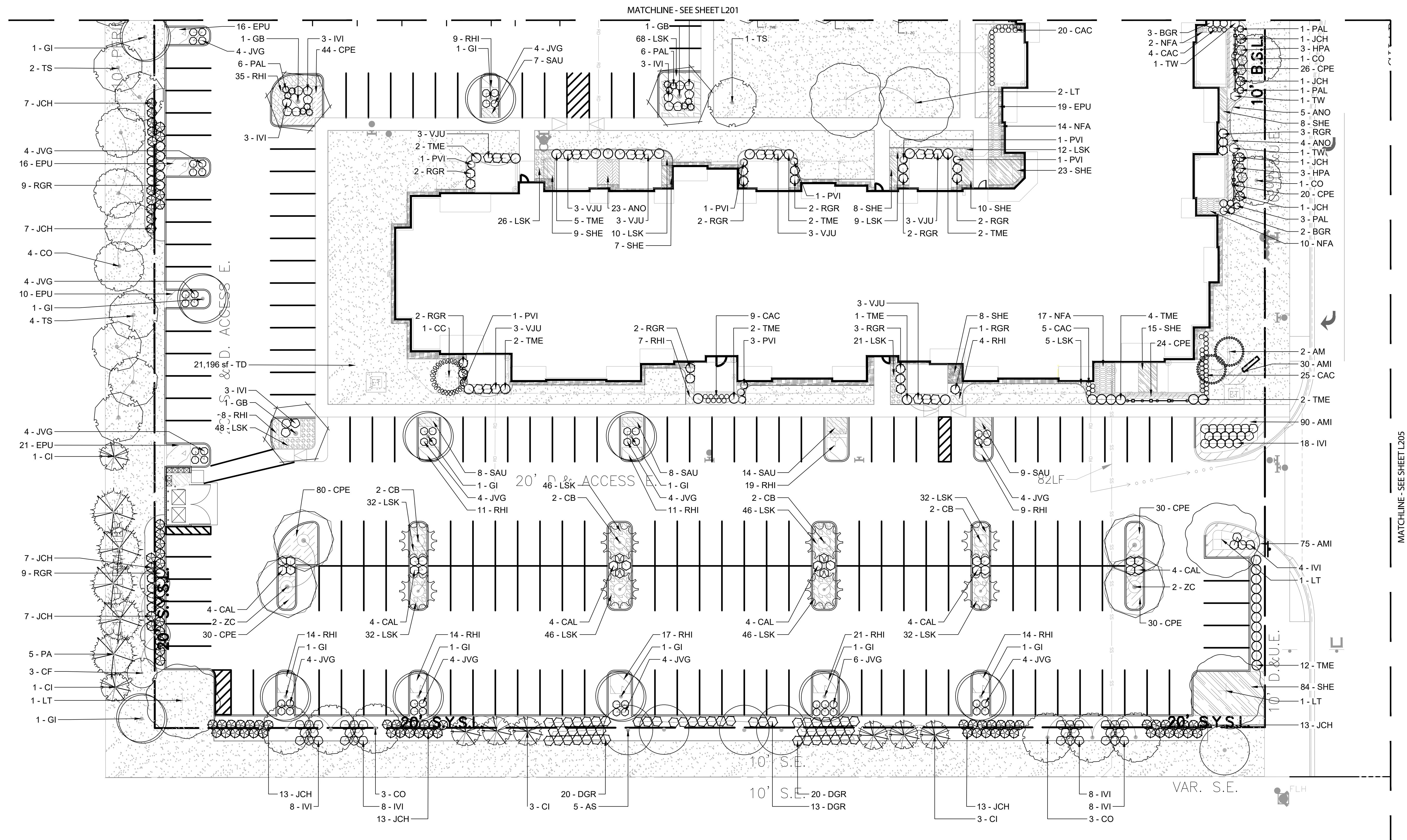
Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

203



SCALE: 1" = 20'





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SEAL

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CHATHAM
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1343 E 196TH ST.
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DO NOT SCALE PRINTS - USE
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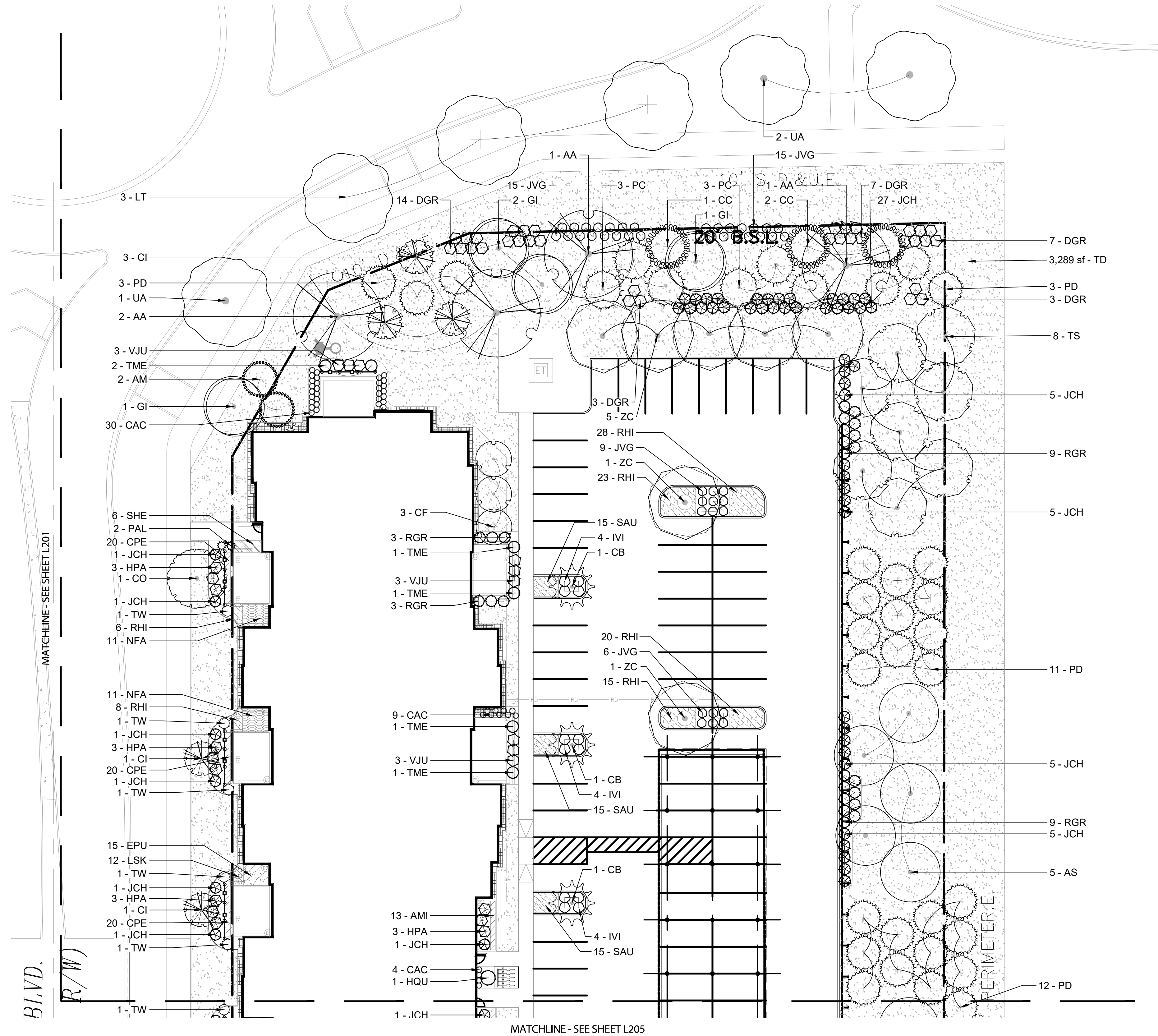
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Phase: City Comments
Drawn By: SRC
Checked By: MJM

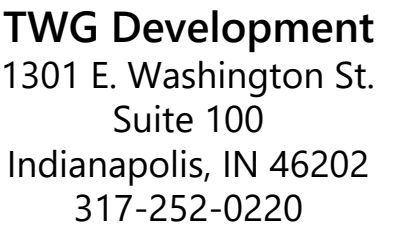
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L204





CONSULTANT



EAL

PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE

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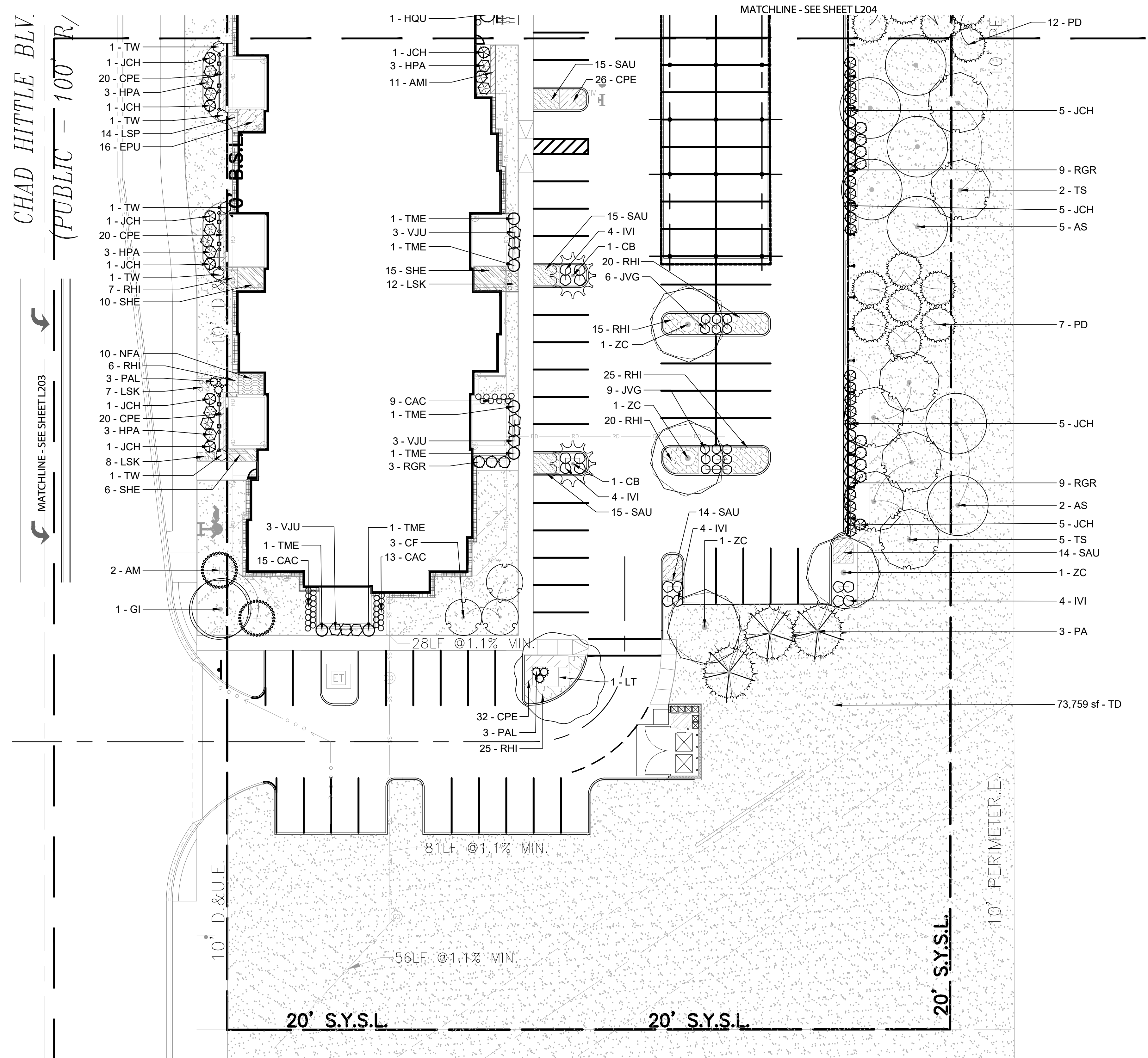
Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

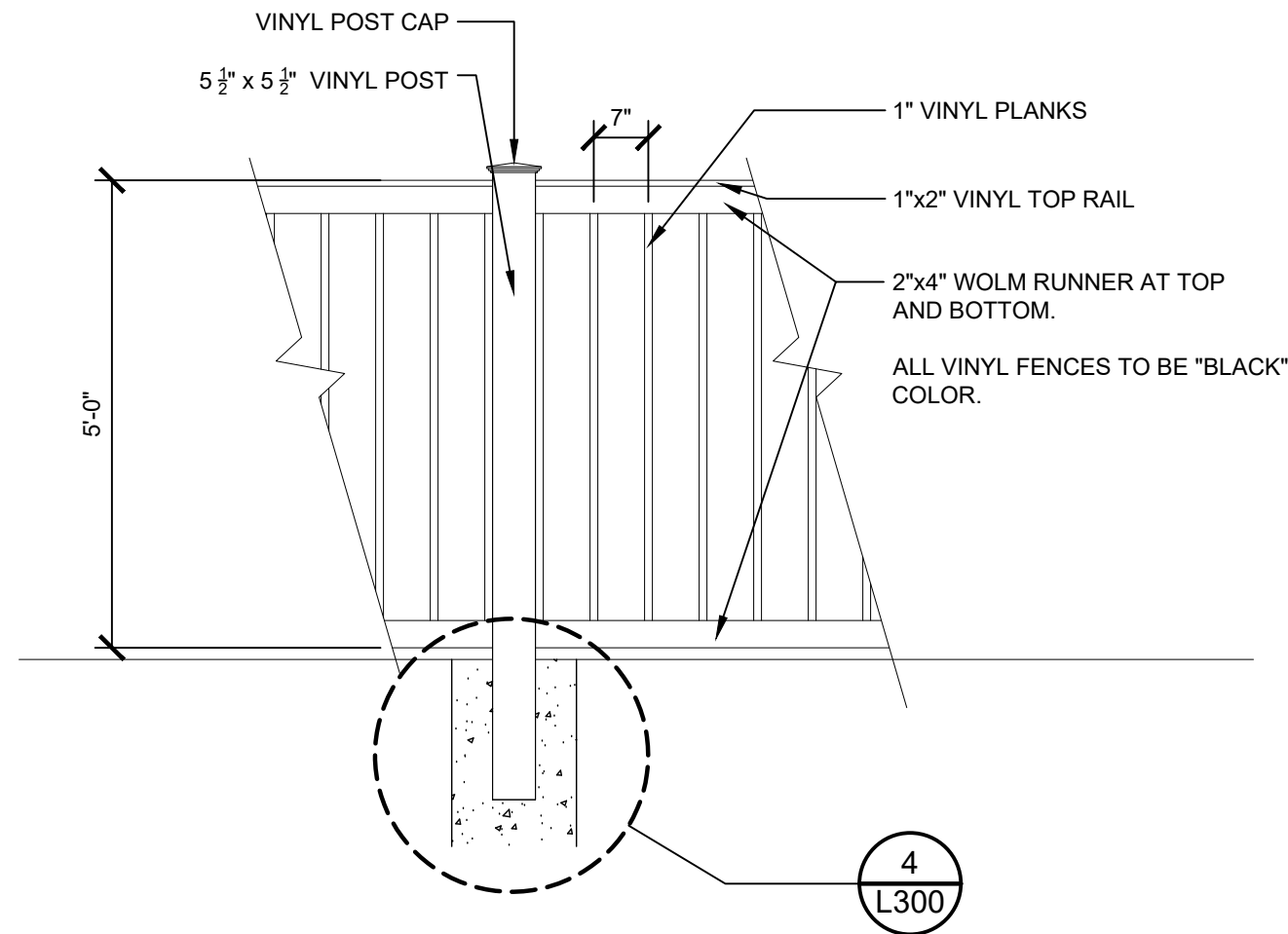
PLANTING PLAN

SHEET NUMBER

205



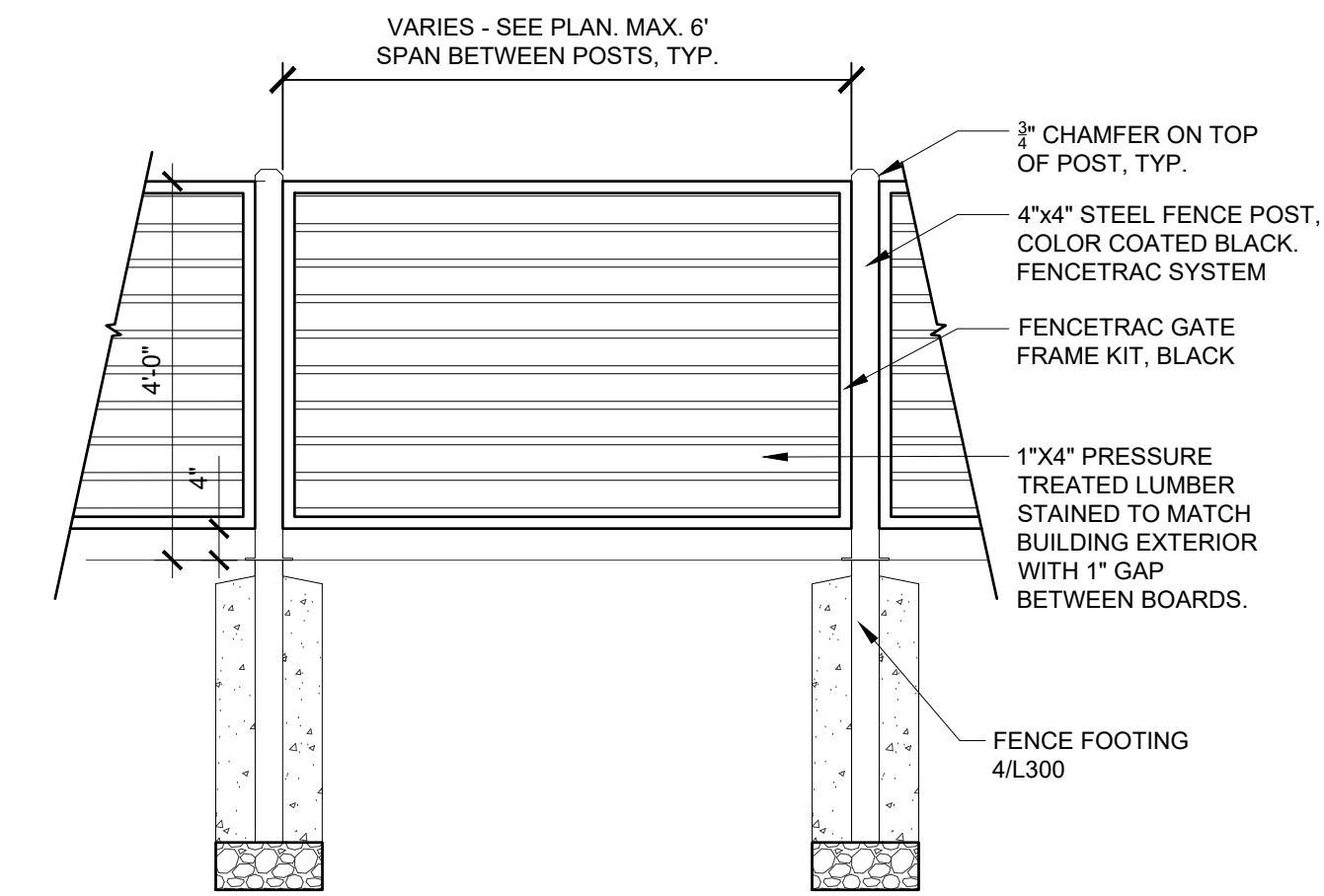
NOTE:
SUBMIT LAYOUT PLAN AND COLOR SAMPLES
TO LANDSCAPE ARCHITECT FOR APPROVAL
BEFORE INSTALLATION.



6 DOG PARK FENCE - VINYL

1/2" = 1'-0"

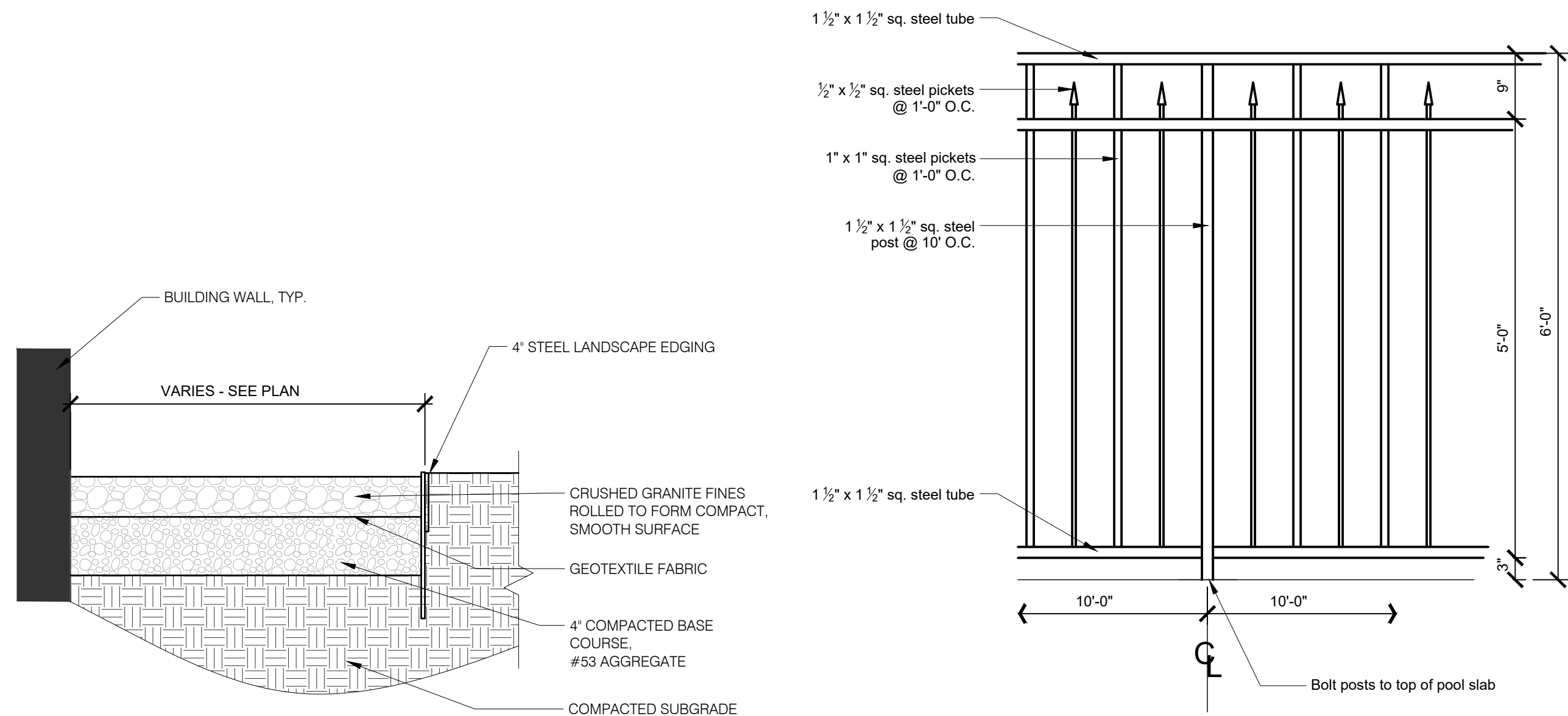
P-CL-TWG-CHAT-45



3 UTILITY SCREEN

1/2" = 1'-0"

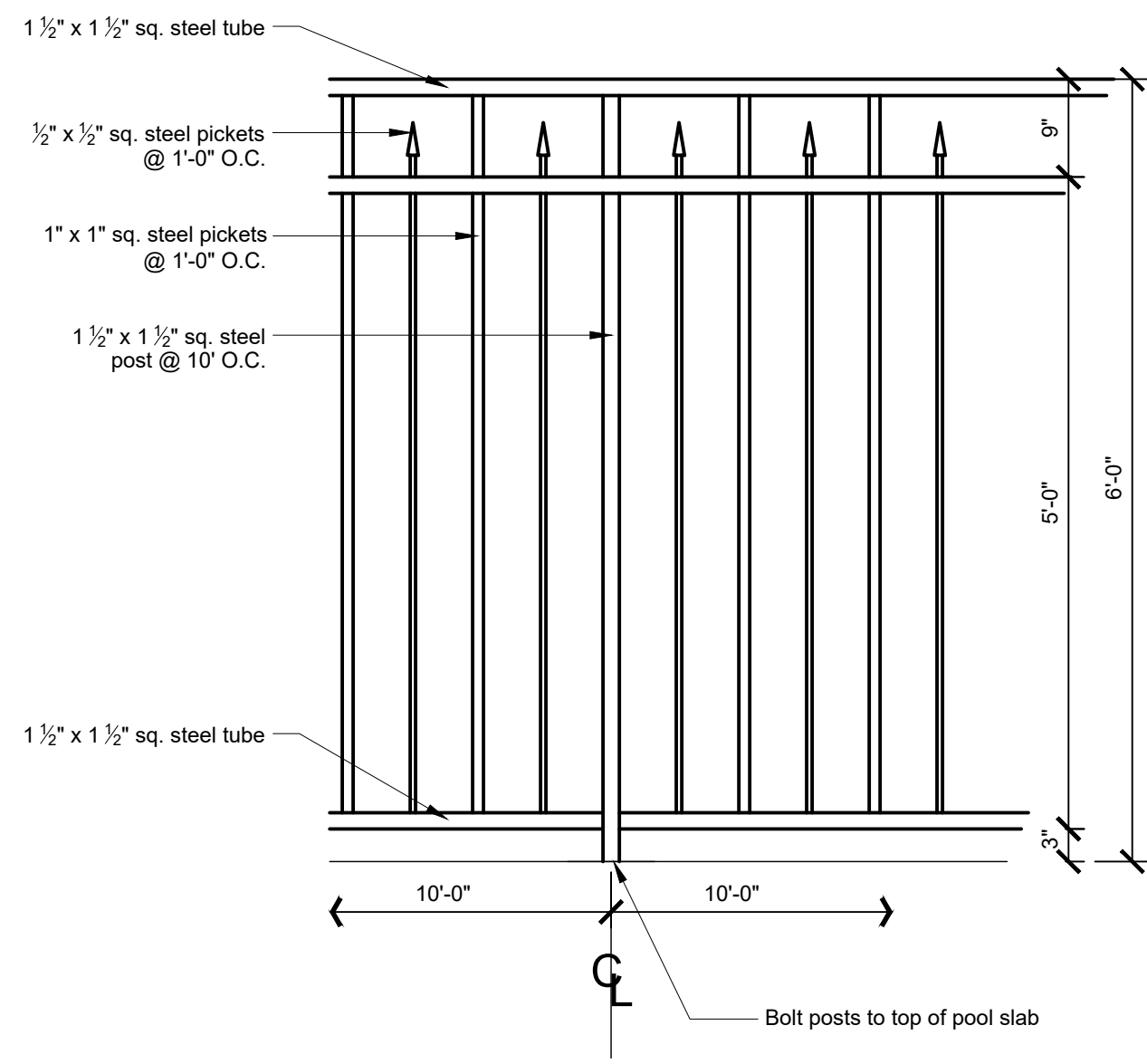
P-CL-TWG-CHAT-13



9 MAINTENANCE STRIP

1 1/2" = 1'-0"

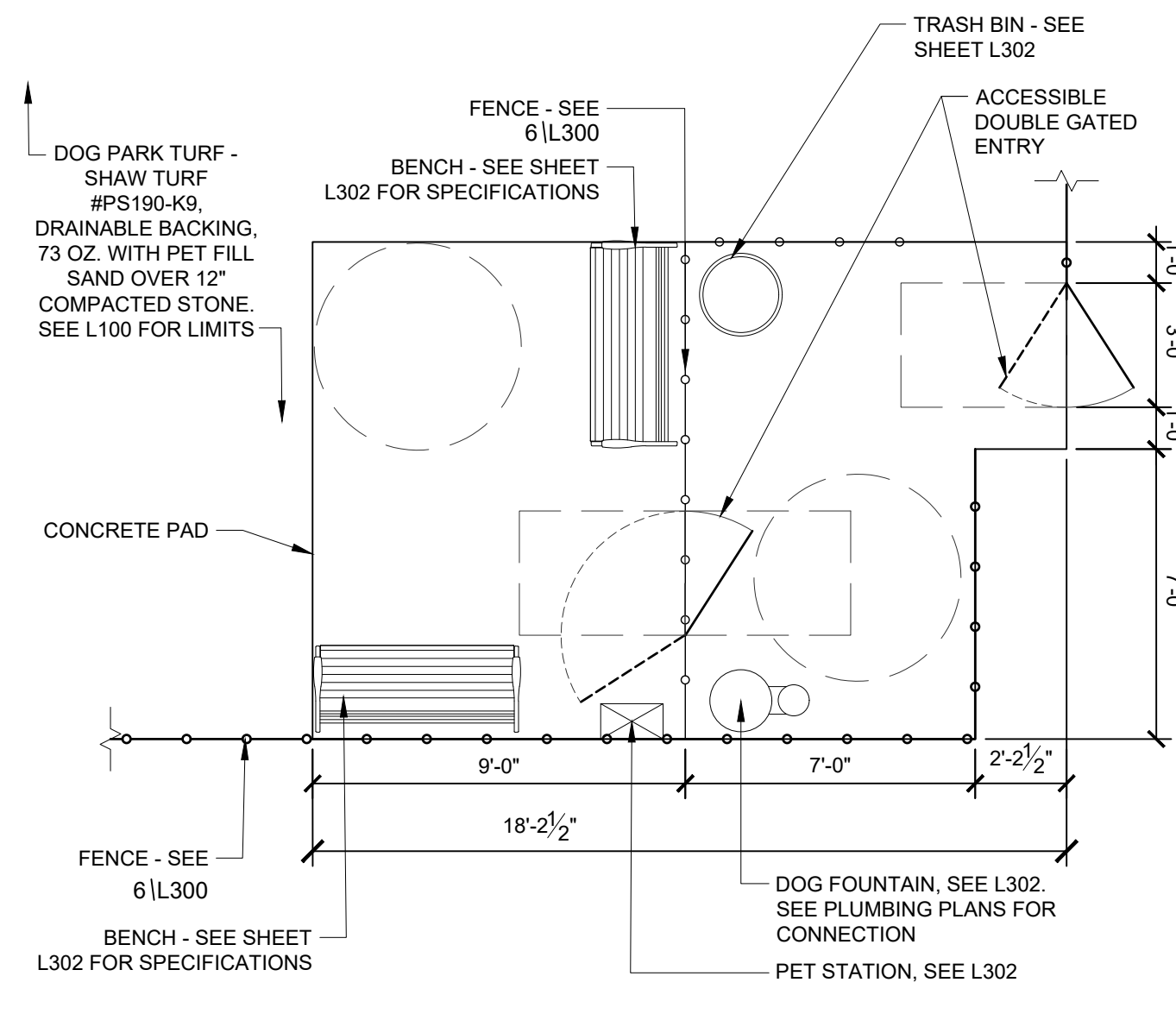
P-CL-TWG-CHAT-36



8 POOL FENCE DETAIL

3/4" = 1'-0"

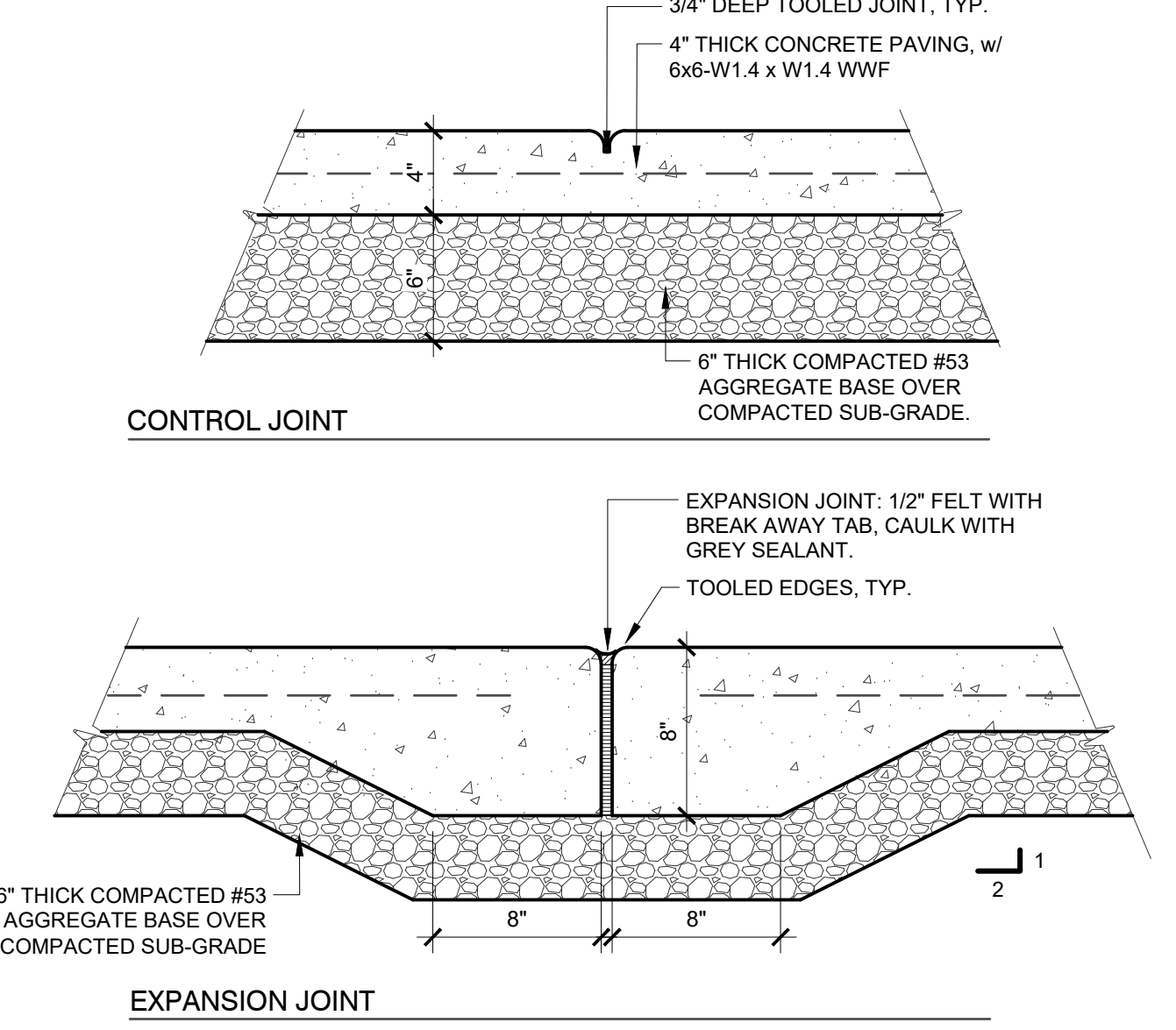
P-CL-TWG-CHAT-26



5 DOG PARK AMENITY AREA

1/4" = 1'-0"

P-CL-TWG-CHAT-20



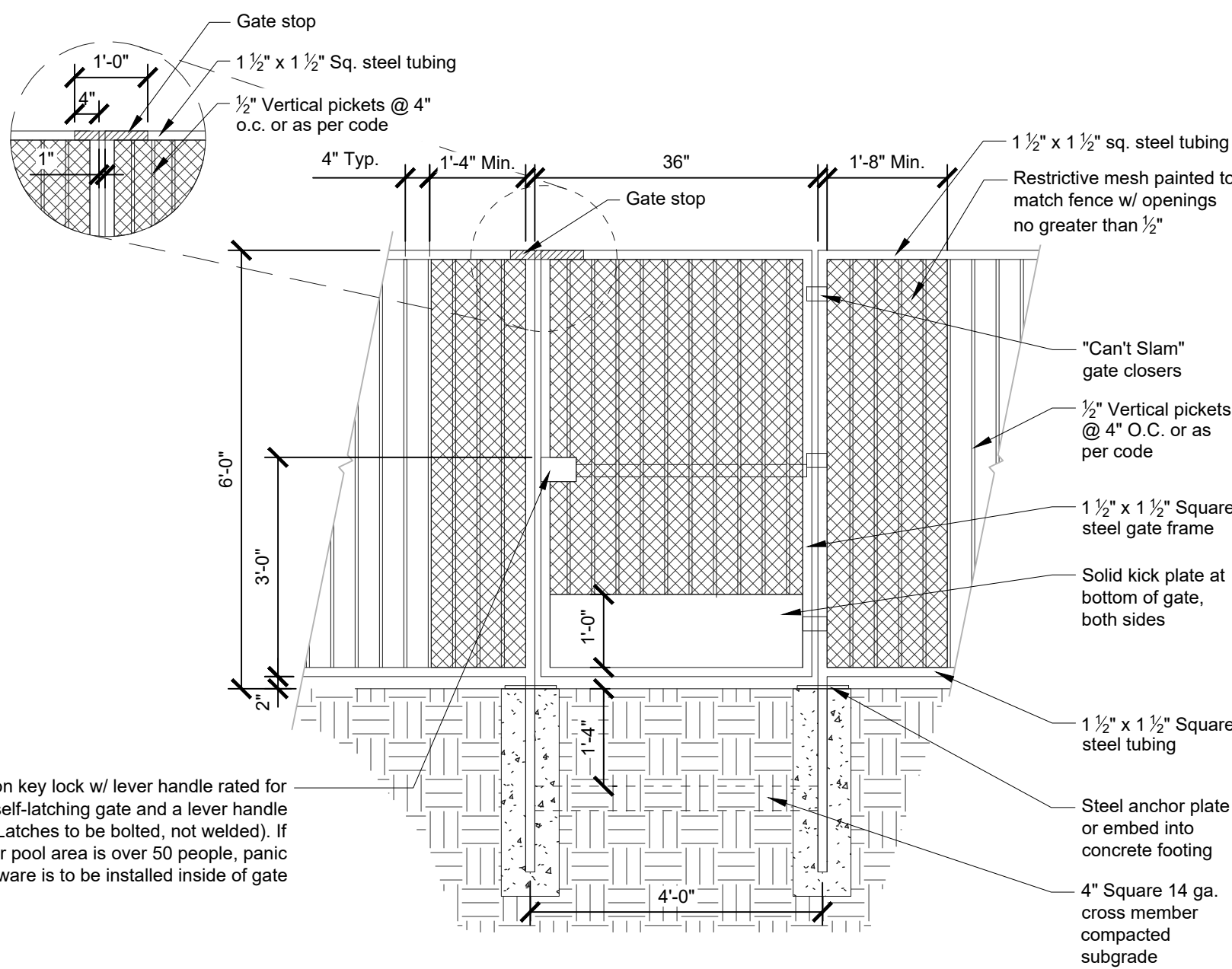
2 CONCRETE EXPANSION/CONTROL

1 1/2" = 1'-0"

P-CL-TWG-CHAT-02

POOL GATE NOTES:

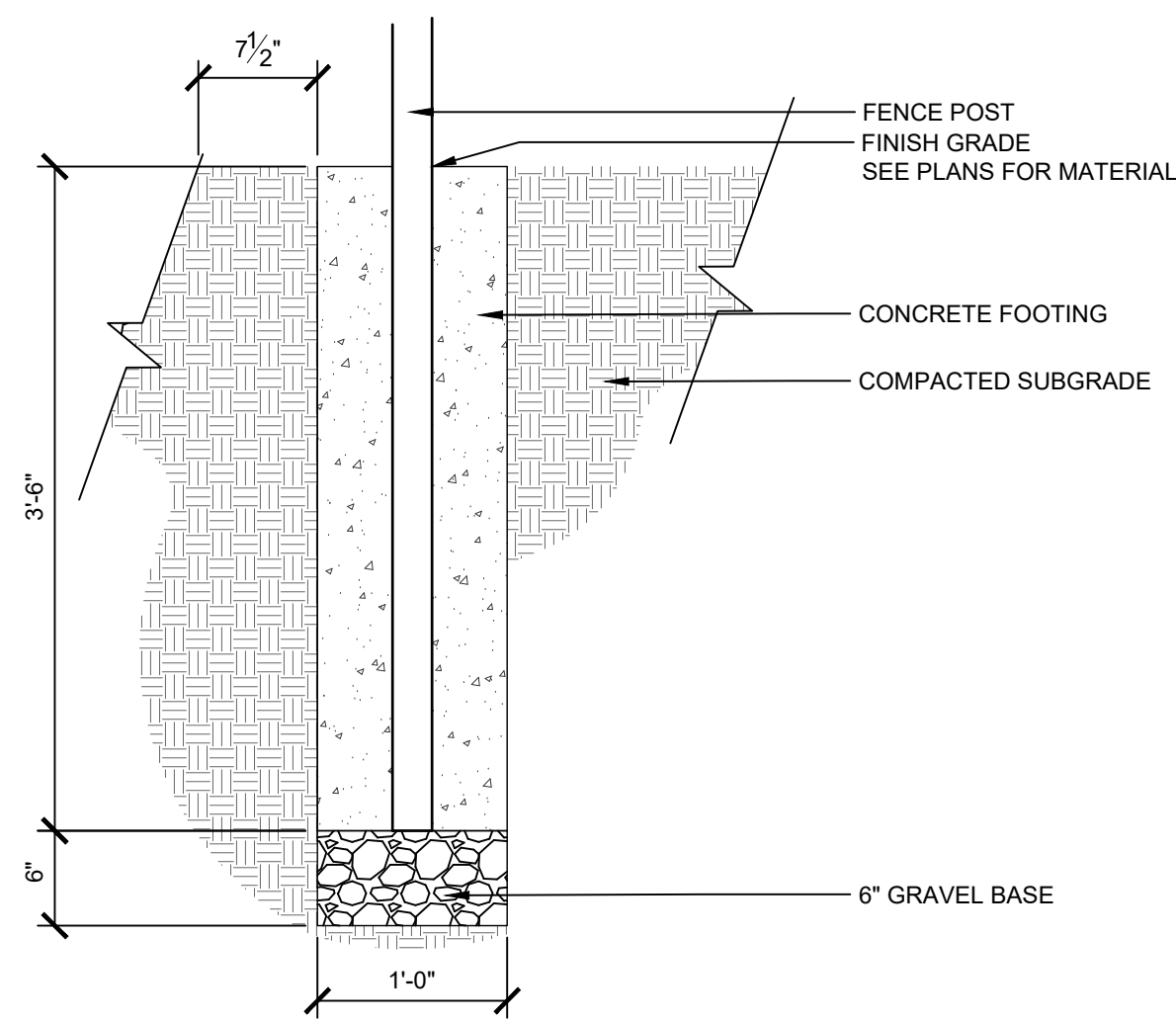
1. NO LOCKS OR LATCHES THAT ARE NOT OVERRIDDEN BY PANIC HARDWARE WILL BE ALLOWED. GATE LATCH TO BE 48" MAX. HEIGHT, NORMAL HARDWARE HEIGHT OR PER CODE
2. GATE TO HAVE A "CAN'T SLAM" SELF CLOSING / SELF LOCKING GATE CLOSER FIELD MEASURE FOR EXACT LAYOUT AND SUBMIT SHOP DRAWINGS OF ALL GATES FOR APPROVAL PRIOR TO CONSTRUCTION.
3. FENCES AND GATES TO MEET ALL HEALTH, SAFETY, AND ACCESSIBILITY CODES. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL GATES FOR APPROVAL AND TO COORDINATE ACCESS LOCKS W/ OWNER'S REPRESENTATIVE.
4. ALL STEEL COMPONENTS TO HAVE ONE COAT OF PRIMER AND TWO COATS OF FINISH PAINT, COLOR TO BE BLACK U.N.O. REFER TO CLUBHOUSE DOOR SCHEDULE, AC601 FOR GATE HARDWARE
- 5.
- 6.
- 7.



7 POOL GATE DETAIL

1/2" = 1'-0"

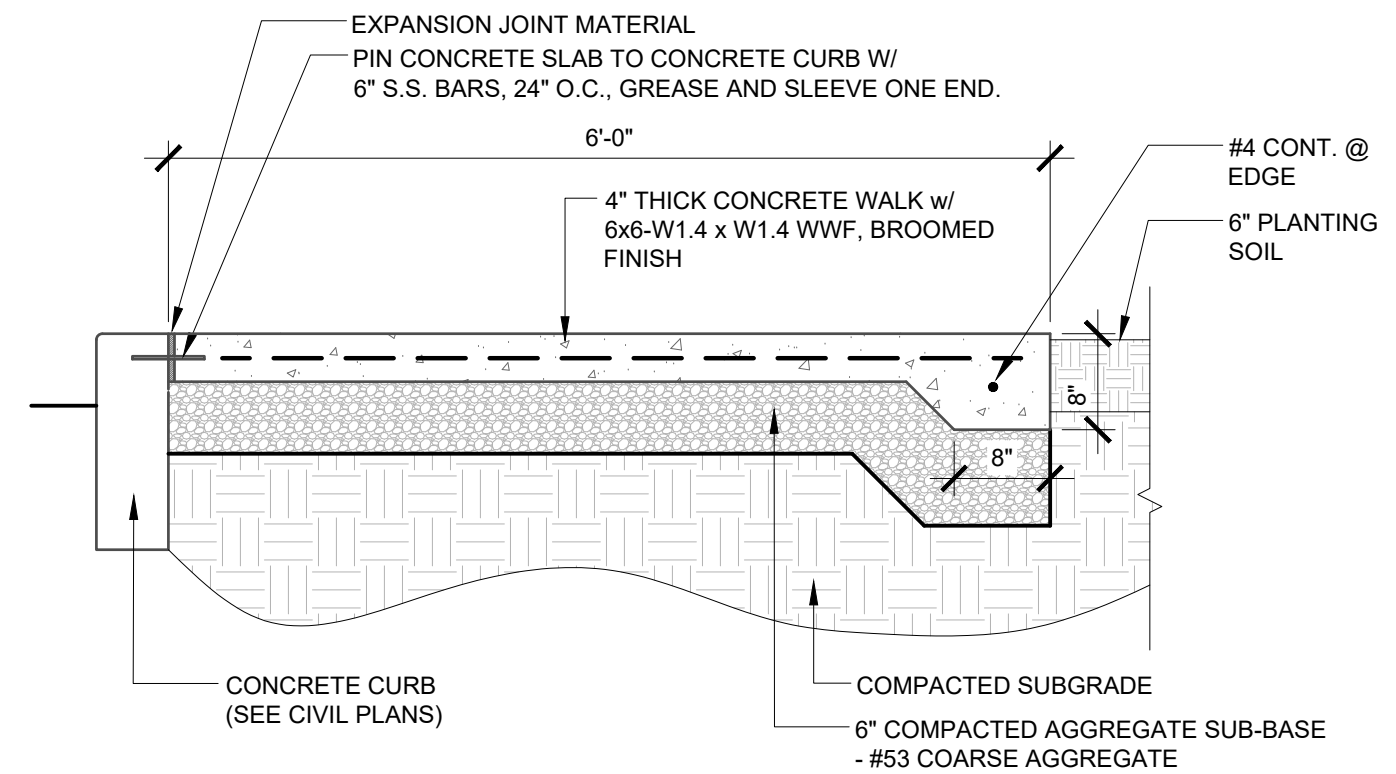
P-CL-TWG-CHAT-27



4 FENCE FOOTING

1" = 1'-0"

P-CL-TWG-CHAT-12



1 PEDESTRIAN STRENGTH CONCRETE

3/4" = 1'-0"

P-CL-TWG-CHAT-01

ISSUED FOR:	DATE

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MARK	DESCRIPTION	DATE

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Date: May 7, 2021
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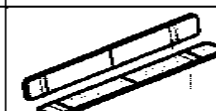
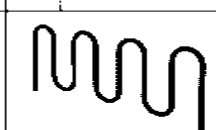
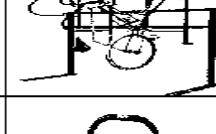
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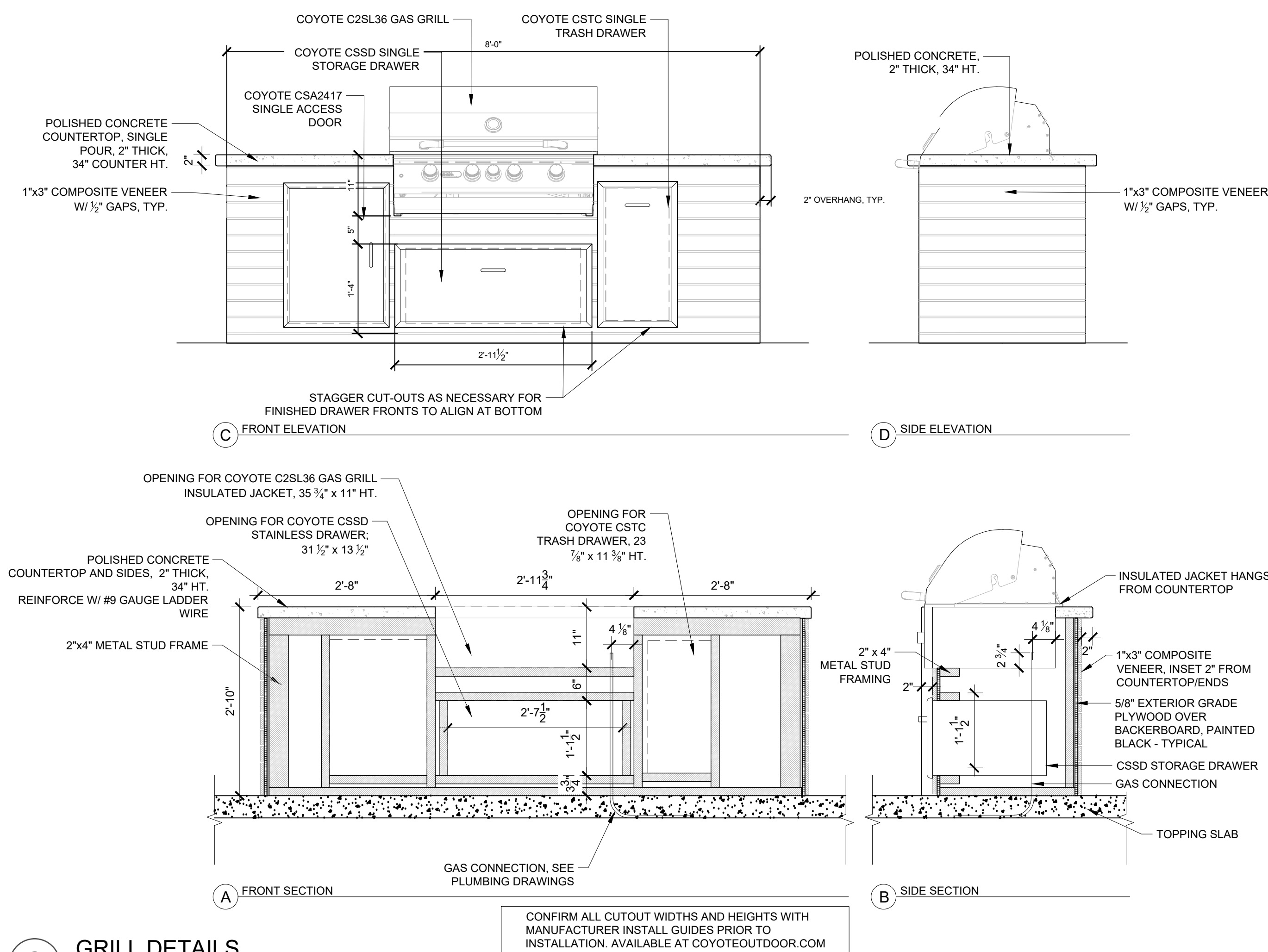
DETAILS

SHEET NUMBER

L300



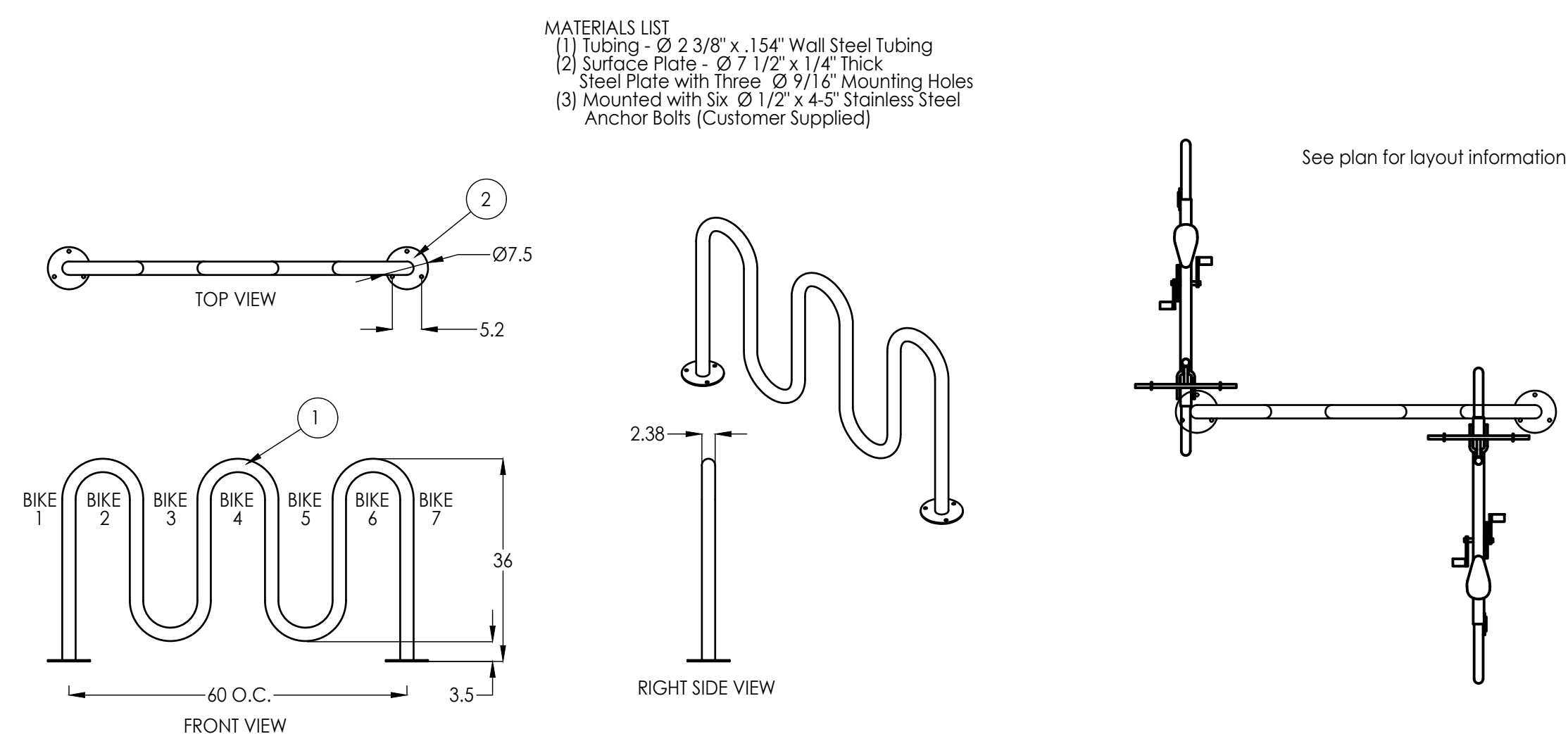
SITE EQUIPMENT AND AMENITIES							
TAG	PICTURE	ITEM	DESCRIPTION	COLOR	NOTES	MANUF.	MODEL NUMBER
1		BENCH	4Ft. Bench with Back, 3/4" #8 Expanded Metal, Rounded Corners, Two 2 3/8" Legs, In-Ground Mt.	TBD	IN-GROUND MOUNT	SUPERIOR	B4WBRCS
2		BIKE RACK -	M-Style Bike Rack, 6-Hump, In-Ground Mount, Powder Coat Finish	TBD	IN-GROUND MOUNT	SUPERIOR	MSBR6XX
3		BIKE REPAIR STATION	FIXIT-WITH AIR KIT 2 - POWER COAT	TBD	SURFACE MOUNT	DERO	
4		BIKE WASH STATION	SARIS INFRASTRUCTURE - BIKE WASH STATION - POWDER COAT	TBD	SURFACE MOUNT	SARIS	26215C
5		TRASH BIN	WEATHER-BUSTER TRASH RECEPTACLE	TBD	IN-GROUND MOUNT	PLAYCRAFT	#4218
6		PET STATION	PET WASTE STATION W/ WASTE RECEPTACLE	TBD	IN-GROUND MOUNT	ULTRASITE	PBARK-490
7		DOG FOUNTAIN	FIDO FOUNTAIN - SURFACE MOUNT	TBD	SURFACE MOUNT	ULTRASITE	PBARK-405
8		BIKE RACK - INTERIOR WALL MOUNT	ULTRA SPACE SAVER - WALL-MOUNTED-SINGLE SIDED	TBD	WALL MOUNTED	DERO	
9		BIKE DOCK - FLANGE MOUNT	ACCOMODATES TWO BIKES, SUPPORTING THEM AT TWO POINTS AND ALLOWING FOR U-LOCK COMPATIBILITY OF BOTH THE WHEEL AND BIKE FRAME.	TBD	FLOOR MOUNTED	BIKE FIXATION	CUSTOM
10		60x60x42 LARGE PLANTER	SQUARE ALUMINUM PLANTER W/ DRAIN HOLES	TBD	SHIM TO LEVEL	NEW PRO CONTAINERS	GL-606042
11		24x48x32 PLANTER	RECTANGULAR FIBERGLASS PLANTER W/ DRAIN HOLES	TBD	SHIM TO LEVEL	NEW PRO CONTAINERS	JSBRIS-48
12		48x48x32 PLANTER	SQUARE ALUMINUM PLANTER W/ DRAIN HOLES	TBD	SHIM TO LEVEL	NEW PRO CONTAINERS	GL-484832
13		32x32x32 PLANTER	SQUARE CUBE FIBERGLASS PLANTER W/ DRAIN HOLES	TBD	SHIM TO LEVEL	NEW PRO CONTAINERS	JSMON-32
14		FIRE TABLE	60" NEWPORT CONCRETE FIRE PIT	DARK WALNUT	SHIM TO LEVEL	FLAME CREATION	FP-NP60



2 GRILL DETAILS

$$\frac{3}{4}'' = 1'-0''$$

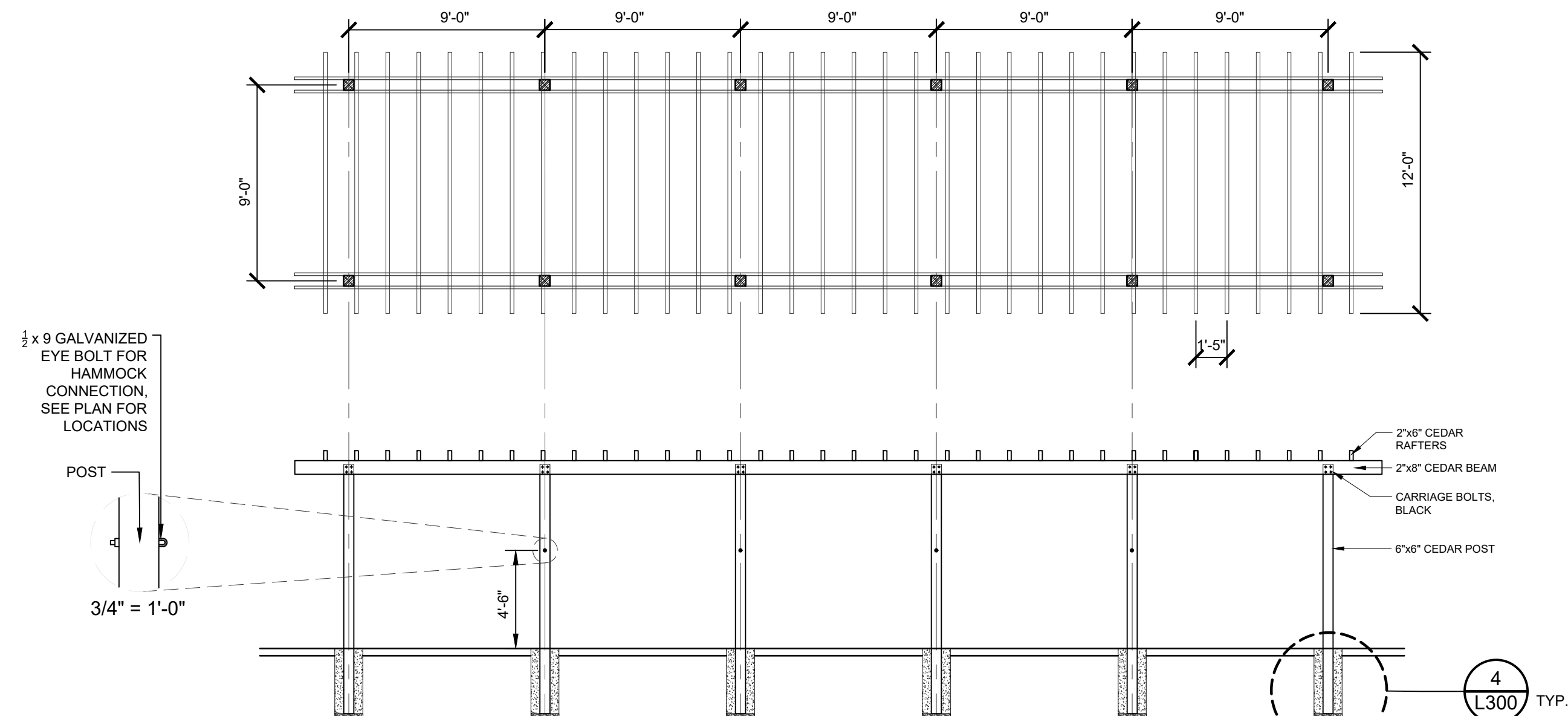
P-CI-TWG-CHAT-39



3 BIKE RACK

$$1/2^{\circ} = 1^{\circ}-0''$$

P-CL-TWG-CHAT-43



1 CEDAR TRELLIS

$$3/16'' = 1'-0''$$

P-CL-TWG-CHAT-33

ISSUED FOR:	DATE

[illegible]

DO NOT SCALE PRINTS - USE
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Date: May 7, 2021

Phase: City Comments

Drawn By: S

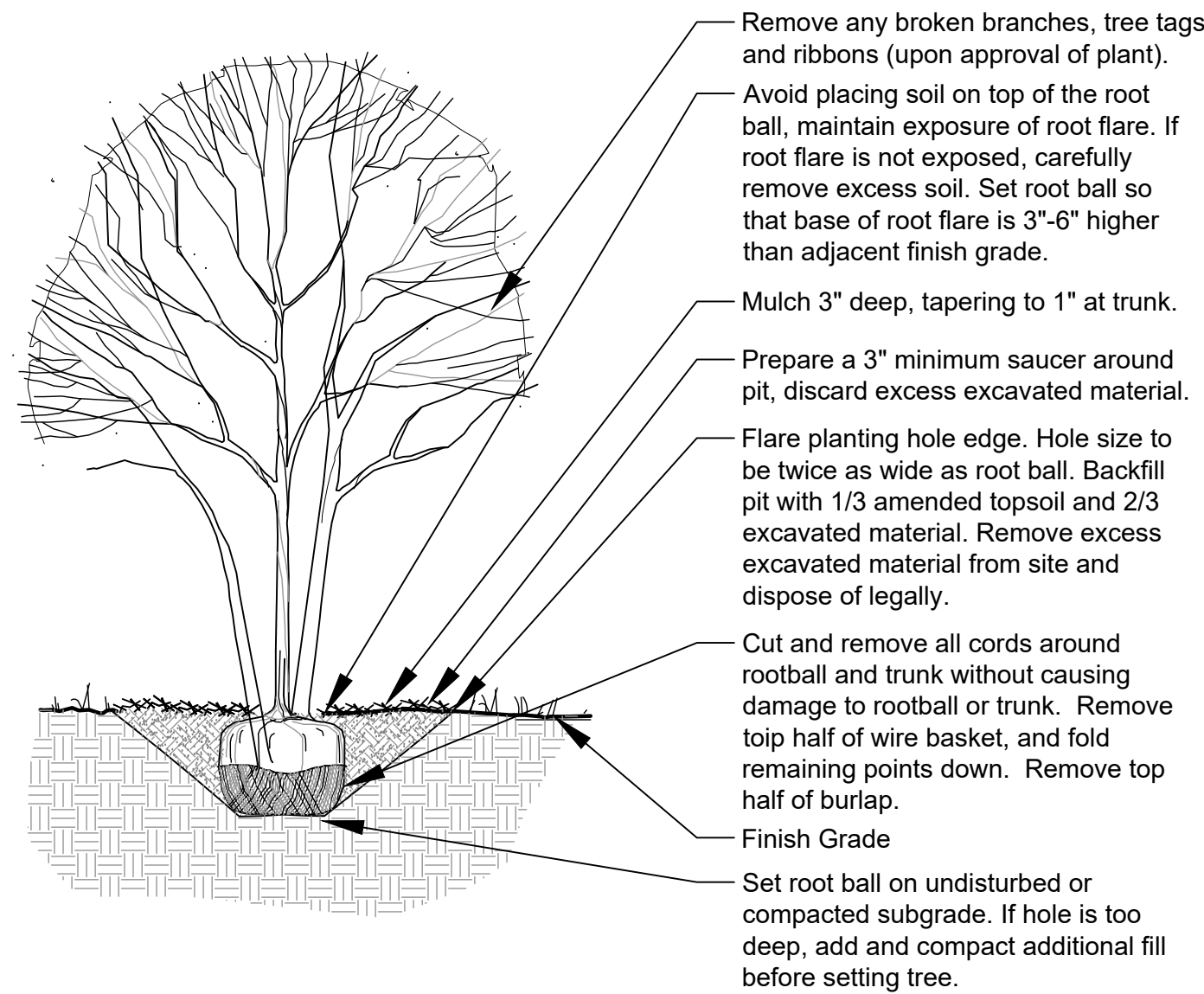
Checked By: MJM

SHEET TITLE

DETAILS

SHEET NUMBER

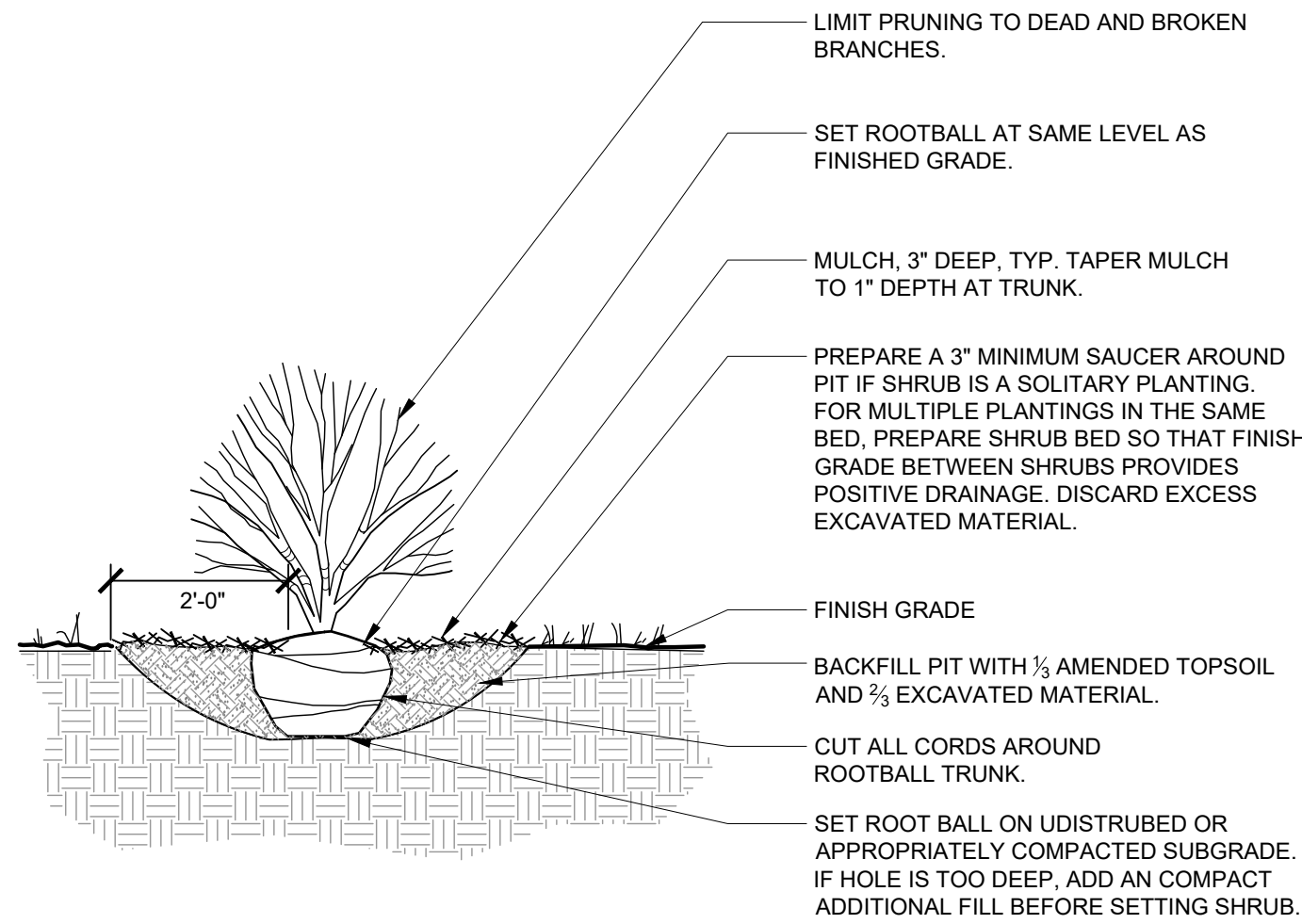
L302



3 ORNAMENTAL TREE PLANTING

1/2" = 1'-0"

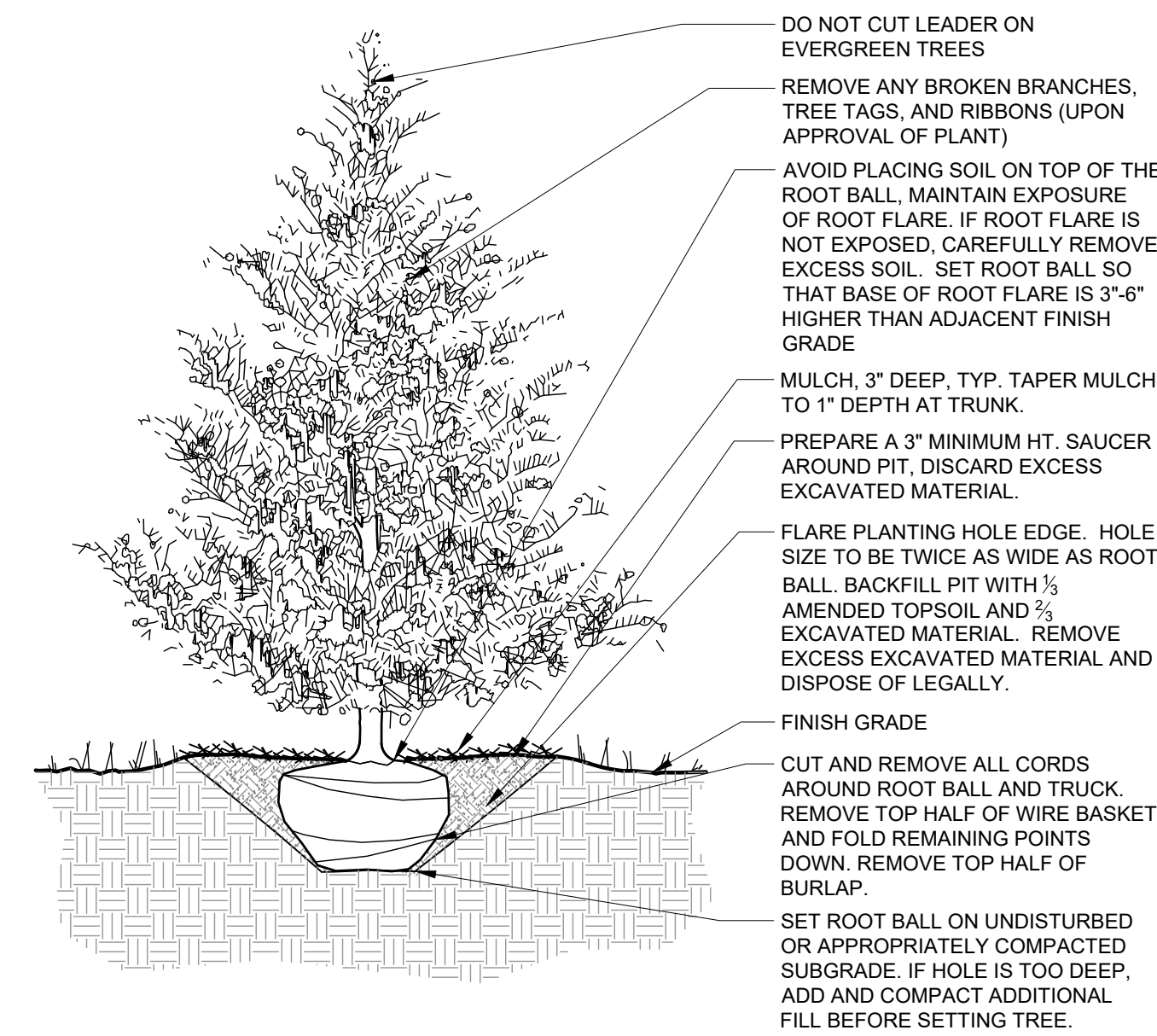
P-CL-TWG-CHAT-18



5 SHRUB PLANTING

1/2" = 1'-0"

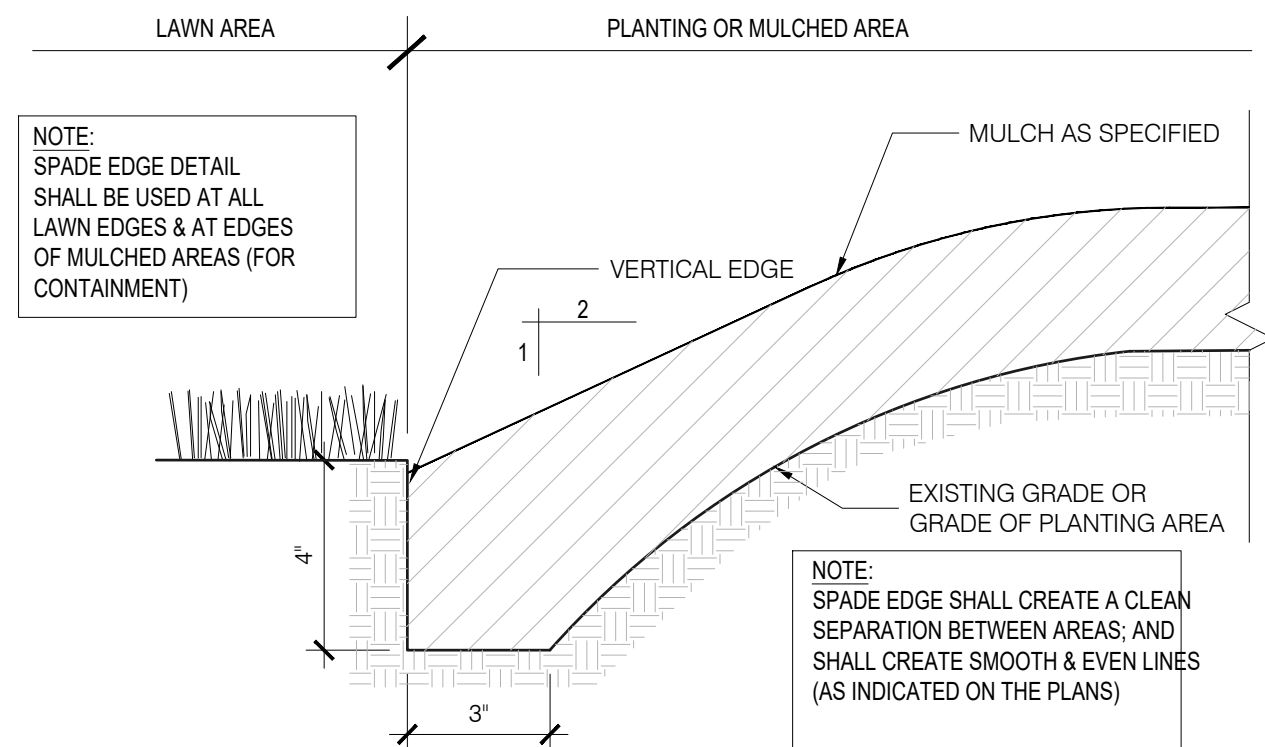
P-CL-TWG-CHAT-17



2 EVERGREEN TREE PLANTING

1/2" = 1'-0"

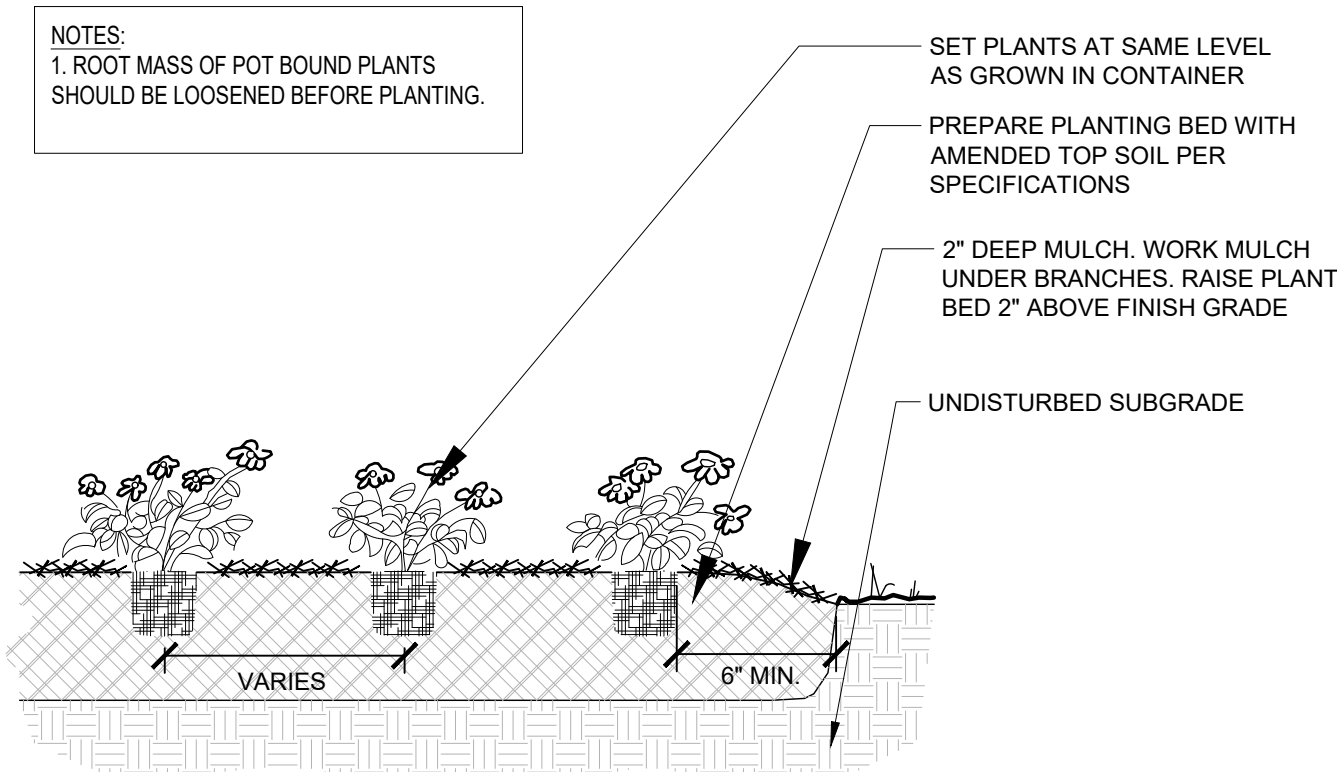
P-CL-TWG-CHAT-16



7 SPADE EDGE DETAIL

3" = 1'-0"

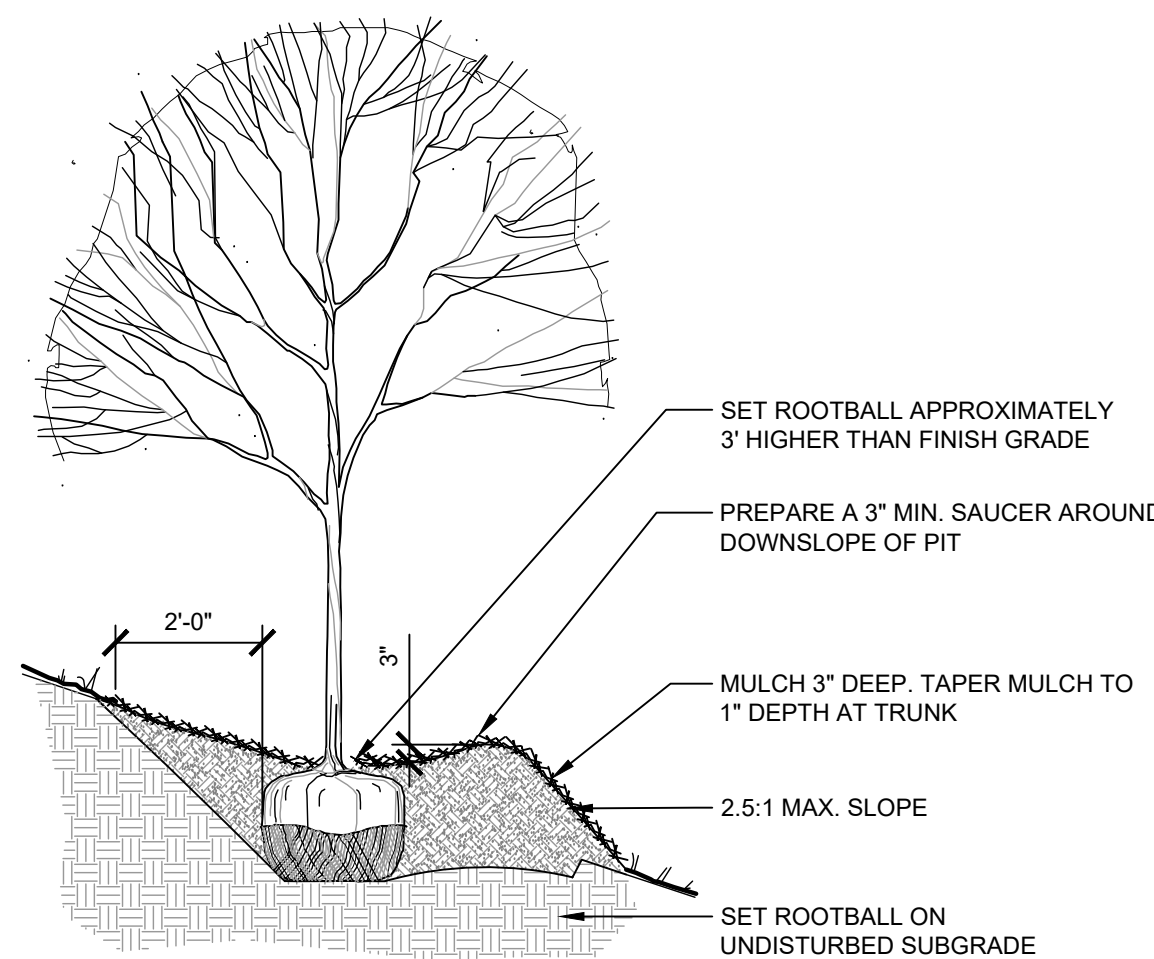
P-CL-TWG-CHAT-46



6 ANNUAL AND PERENNIAL PLANTING

1/2" = 1'-0"

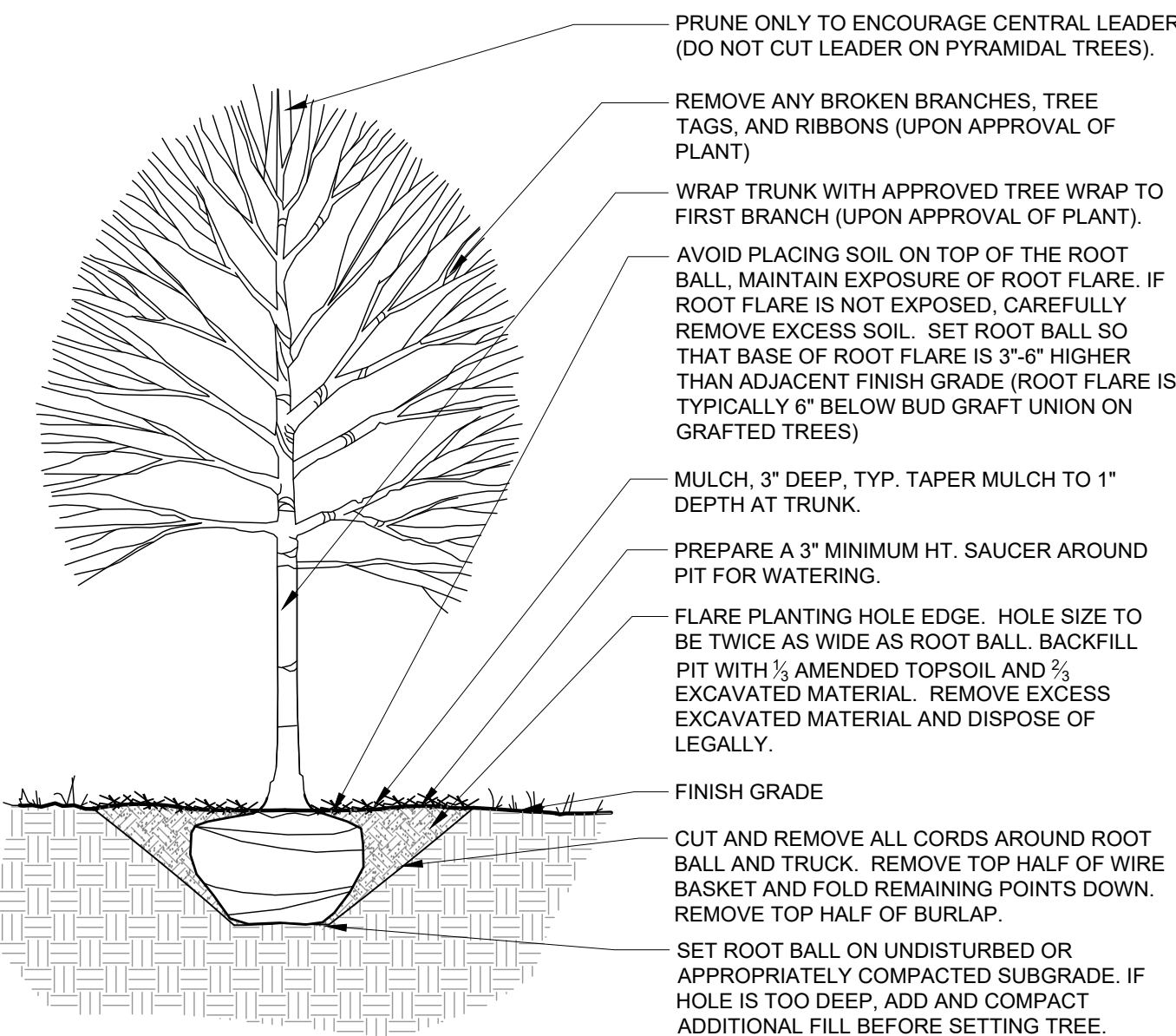
P-CL-TWG-CHAT-15



4 TREE INSTALLATION ON SLOPE

3/8" = 1'-0"

P-CL-TWG-CHAT-44



1 DECIDUOUS TREE PLANTING

1/2" = 1'-0"

P-CL-TWG-CHAT-09

ISSUED FOR:	DATE

REVISIONS	DATE
MARK DESCRIPTION	

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Date: May 7, 2021
Phase: City Comments
Drawn By: SRC
Checked By: MJM

SHEET TITLE

DETAILS

SHEET NUMBER

MATERIAL LEGEND	
	BRICK MASONRY
	FIBER CEMENT LAP SIDING
	FIBER CEMENT BOARD & BATTEN
NOTE: FACADE IS EXCLUSIVELY MASONRY AND FIBER CEMENT AS ALLOWED IN PUD	

SEAL

PROJECT TITLE



CHATHAM
MULTIFAMILY
1343 E 196TH ST.
WESTFIELD, IN 46074

2 BUILDING A FRONT - EAST EXTERIOR ELEVATION

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



ROOF TRUSS
BEARING
ELEV = 31'-10"

THIRD FLOOR
ELEV = 22'-7"
TOP OF PLYWOOD

SECOND FLOOR
ELEV = 11'-3"
T.O. PLYWOOD DECK

FIRST FLOOR
TOP OF SLAB
ELEV = 0'-0"

1 BUILDING A - SOUTH EXTERIOR ELEVATION

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

ISSUED FOR:	DATE
DETAILED DEVELOPMENT	04/02/2021
PLAN	

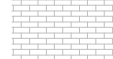
REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
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Date: APRIL 2, 2021
Phase:
Drawn By: MJS
Checked By: JV

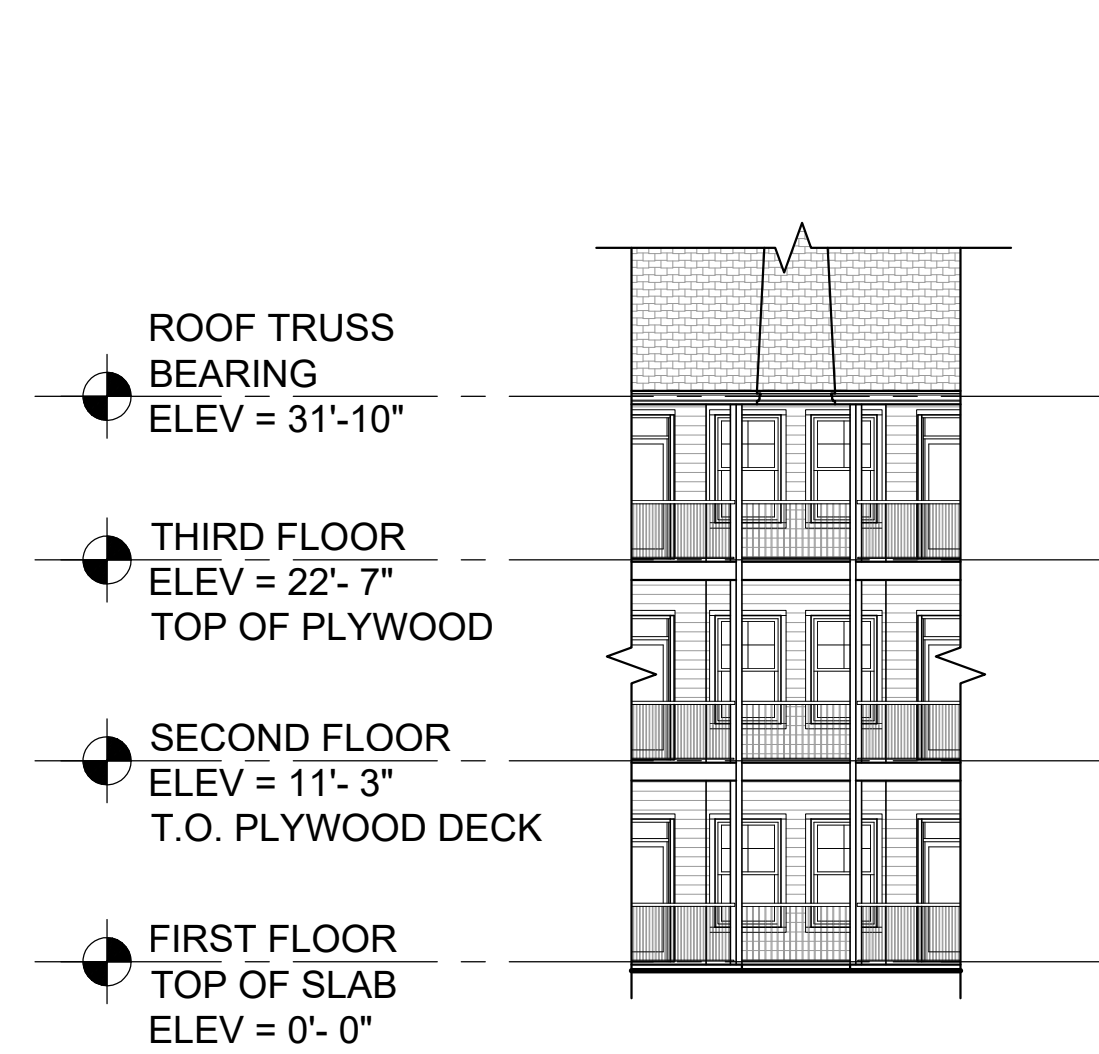
SHEET TITLE
BUILDING A
EXTERIOR
ELEVATIONS
SHEET NUMBER

A201

MATERIAL LEGEND	
	BRICK MASONRY
	FIBER CEMENT LAP SIDING
	FIBER CEMENT BOARD & BATTEN
NOTE: FACADE IS EXCLUSIVELY MASONRY AND FIBER CEMENT AS ALLOWED IN PUD	



5 BUILDING A - SOUTH COURTYARD EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



6 BUILDING A - NORTHWEST AND SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING A - WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING A - NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

SEAL

PROJECT TITLE

CHATHAM
MULTIFAMILY
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE
DETAILED DEVELOPMENT	04/02/2021
PLAN	

MARK	DESCRIPTION	DATE
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Date: APRIL 2, 2021
Phase:
Drawn By: MJS
Checked By: JV

SHEET TITLE
BUILDING A
EXTERIOR
ELEVATIONS
SHEET NUMBER

A202

MATERIAL LEGEND

BRICK MASONRY

FIBER CEMENT
LAP SIDING

FIBER CEMENT
BOARD & BATTEN

NOTE: FACADE IS EXCLUSIVELY
MASONRY AND FIBER CEMENT
AS ALLOWED IN PUD

TWG

TWG Development

1301 E. Washington St.

Suite 100

Indianapolis, IN 46202

317-252-0220

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PROJECT TITLE



8

BUILDING A - NORTH COURTYARD EXTERIOR ELEVATION

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



7

BUILDING A - WEST COURTYARD EXTERIOR ELEVATION

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

ISSUED FOR:	DATE
DETAILED DEVELOPMENT	04/02/2021
PLAN	

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
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Date: APRIL 2, 2021

Phase:

Drawn By: MJS

Checked By: JV

SHEET TITLE

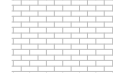
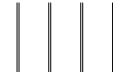
BUILDING A

EXTERIOR

ELEVATIONS

SHEET NUMBER

A203

MATERIAL LEGEND	
	BRICK MASONRY
	FIBER CEMENT LAP SIDING
	FIBER CEMENT BOARD & BATTEN
NOTE: FACADE IS EXCLUSIVELY MASONRY AND FIBER CEMENT AS ALLOWED IN PUD	



SEAL

PROJECT TITLE

3 BUILDING B - WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF TRUSS
BEARING
ELEV = 31'-10"

THIRD FLOOR
ELEV = 22'- 7"
TOP OF PLYWOOD

SECOND FLOOR
ELEV = 11'- 3"
T.O. PLYWOOD DECK

FIRST FLOOR
TOP OF SLAB
ELEV = 0'- 0"

2 BUILDING B - SOUTH EXTERIOR ELEVATION - NORTH REVERSED
SCALE: 3/32" = 1'-0"



1 BUILDING B - EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

CHATHAM
MULTIFAMILY
1343 E 196TH ST.
WESTFIELD, IN 46074

ISSUED FOR:	DATE
DETAILED DEVELOPMENT	04/02/2021
PLAN	

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Date: APRIL 2, 2021
Phase:
Drawn By: MJS
Checked By: JV

SHEET TITLE
BUILDING B
EXTERIOR
ELEVATIONS
SHEET NUMBER

A204



CHATHAM MULTIFAMILY



West Building, Facing Chad Hittle Drive



CHATHAM MULTIFAMILY



East Building, Facing Chad Hittle Drive



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317-252-0220

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PROJECT TITLE

CHATHAM
APARTMENTS
1343 E 196TH ST.
WESTFIELD, IN 46074

REVISION	DATE

REVISIONS	DATE

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Date: April 2, 2021
Phase: Design Development
Drawn By: SRC
Checked By: MJM

SHEET TITLE

**RENDERED
PLAN**

SHEET NUMBER





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
2105-DDP-18
Exhibit 1

Docket Number: 2105-DDP-18
Project Name: Sogility
Subject Site Address: 16466 Southpark Drive
Petitioner: Design and Build Corporation
Representative: Scott Eiker
Request: Detailed Development Plan review of a 13,200 square foot commercial building on 2.9 acres +/- in the Southoak PUD District.
Current Zoning: Southoak PUD District ([Ord. 03-12](#))
Current Land Use: Undeveloped
Approximate Acreage: 2.9 +/-
Property History: 0303-PUD-01 (Ord. 03-12, adopted 06/09/2003)
Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The Property was zoned the Southoak PUD on June 9, 2003.

Project Overview

The current proposal is a Detailed Development Plan for a 13,200 square foot commercial building on 2.9 acres +/- in Southoak PUD District. The related Overall Development Plan and Primary Plat are also on this agenda for approval.

DETAILED 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.

20) 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 & 5.0.3 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.

21) 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:

22) Minimum Lot Frontage: 70 feet

23) Minimum Building Setback Lines:

- a) Front Yard: 40 feet
- b) Side Yard: 20 feet
- c) Rear Yard: 20 feet

24) Maximum Building Height: 40 feet for Internal Area

25) Minimum Ground Floor Square Footage: None

26) Parking:

- a) Parking Space Size. 10 feet by 20 feet

Comment: Not compliant, proposed spaces 8' wide.

- b) Access Aisle Width (90 degree spaces): 24 feet
- c) Surfacing. Concrete or asphalt required.
- d) 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)
- e) Number of Spaces. Determined by director to be compliant

27) Loading and Unloading Berths: 1 required

EXHIBIT 4: DEVELOPMENT PLAN REVIEW

28) 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

Comment: To be reviewed with Sign Permit application.

29) 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.

30) Building Materials –See Exhibit 8, Building Materials below

EXHIBIT 5: LANDSCAPING STANDARDS

- 31) 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.
- 32) Heating and Cooling facilities—Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- 33) 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.
- 34) On-site Requirements
- 35) Road Frontage Standards
- 36) Buffer Yard Requirements: None, all adjacent properties zoned EI or PUD with EI underlying.
- 37) 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: none required if located in required yard or 20' of lot line

EXHIBIT 6: LIGHTING STANDARDS

38) 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

39) 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.

OTHER STANDARDS

40) Comprehensive Plan Compliance: When the Southoak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The PUD includes areas in the Business Park and Employment Corridor on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Property lies entirely within the Business Park Area.

41) Street and Highway Access

42) Street and Highway Capacity

43) Utility Capacity

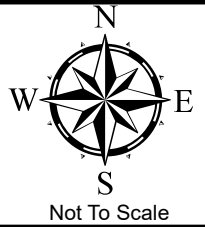
44) Traffic Circulation Compatibility

DEPARTMENT COMMENTS

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



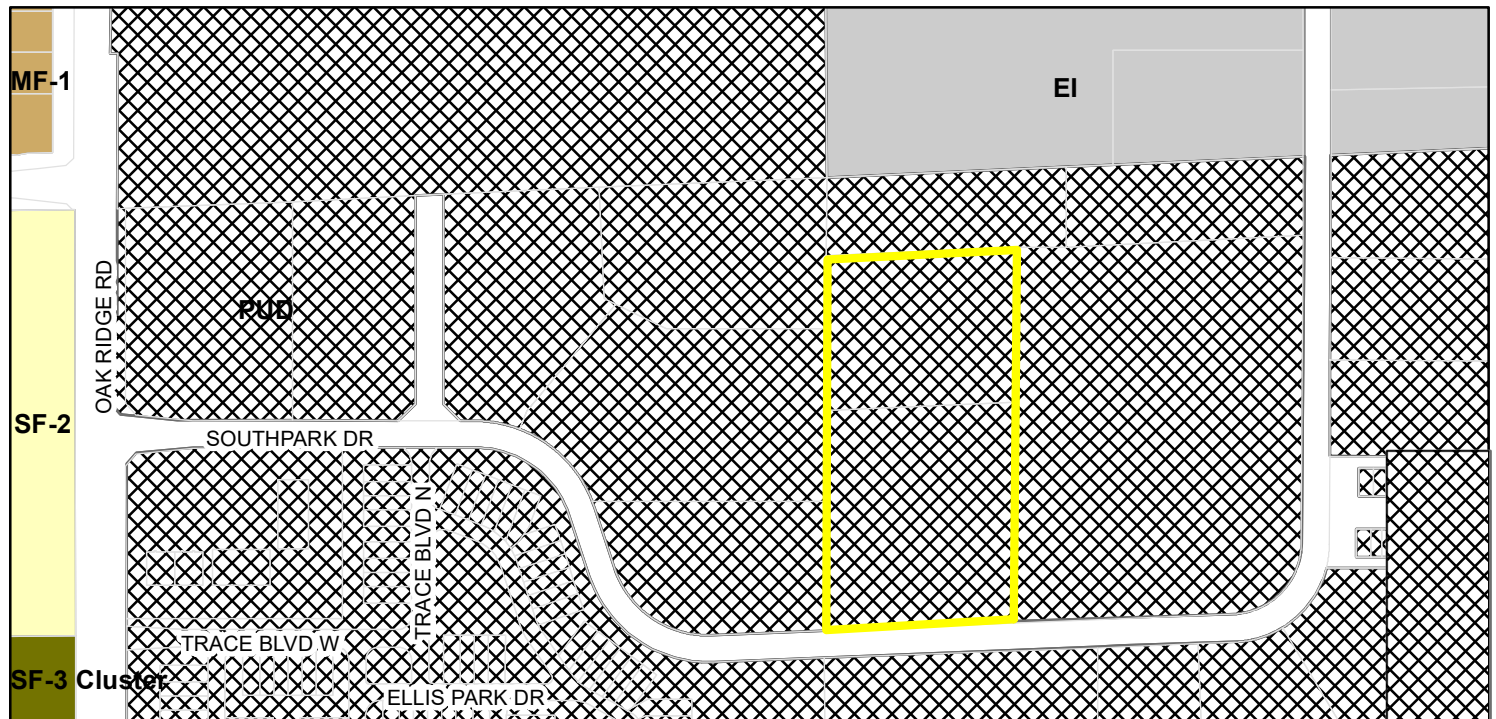
Property Location Map
Sogility
2105-ODP-11, 2105-SPP-11,
& 2105-DDP-18



Aerial Location Map

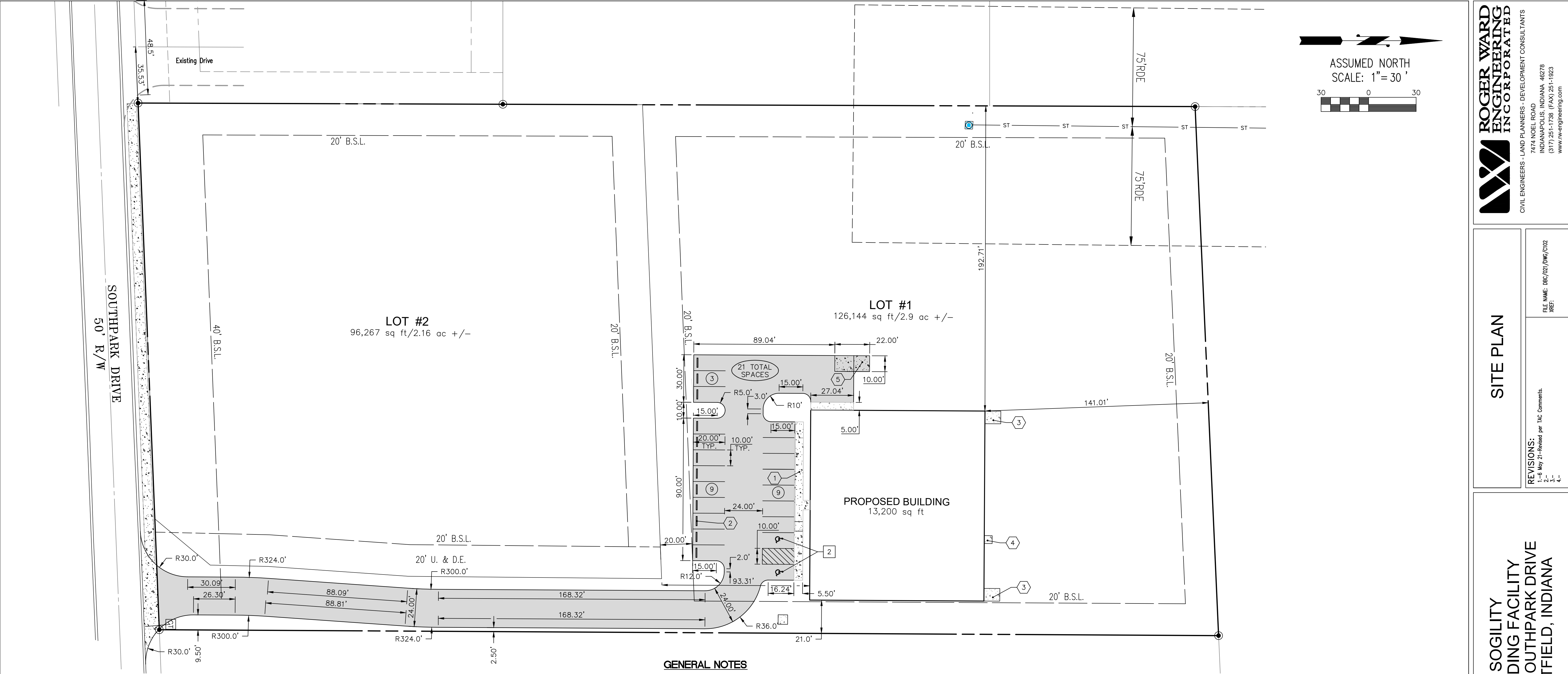


Zoning Map



Zoning

- | | |
|----------------------------|--------------------------------|
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| MF-1 (Multiple Family - 1) | SF-2 (Single Family - 2) |
| SF-3 Cluster | |

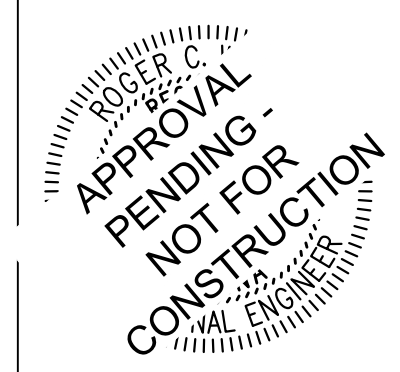


ASSUMED NORTH
SCALE: 1"= 30 '

SITE PLAN

REVISIONS:	FILE NAME: DBC/02/DMG/002
1-8 May 21-Revised per TAC Comments	XREF
2--	
3--	
4--	

SOGLITY
BUILDING FACILITY
16466 SOUTHPARK DRIVE
WESTFIELD, INDIANA



BY: *Roger Ward*
DATE: 04-02-2021

SHEET
C102
OF
12

JOB#: DBC.021

LAND DESCRIPTION

BOUNDARY INFORMATION/DESCRIPTION TAKEN FROM SURVEY PREPARED BY OTHERS

PART OF THE NORTHWEST QUARTER OF SECTION 12,TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1,293.23 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID HALF A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2005-32988 IN THE OFFICE OF THE RECORDER IN HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER A DISTANCE OF 334.42 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2004-46850; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 668.60 FEET TO THE NORTH LINE OF SOUTHPARK DRIVE AS DESCRIBED IN INSTRUMENT #2004-22996; THENCE SOUTH 87 DEGREES 41 MINUTES 26 SECONDS WEST ALONG SAID LINE A DISTANCE OF 332.87 FEET TO SAID WEST LINE OF THE EAST HALF; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST ALONG SAID LINE A DISTANCE OF 667.18 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

DEVELOPMENT SUMMARY

SITE INFORMATION :
TOTAL SITE AREA = 5.11 AC. +/- /222,411 S.F.
DISTURBED AREA = 0.90 AC. / 39,200 S.F.
SITE ZONING = PUD-SOUTHOK INDUSTRIAL PARK
PROPOSED BUILDING AREA = 13,200 +/- S.F.

PROPOSED PARKING CALCULATION
PARKING REQUIRED-1 P.S./1000 S.F./13,200 = 13 SPACES
HANDICAPPED ACCESSIBLE SPACES PROPOSED = 2 SPACES
CONVENTIONAL SPACES PROPOSED = 19 SPACES
TOTAL PARKING SPACE PROVIDED = 21 SPACES

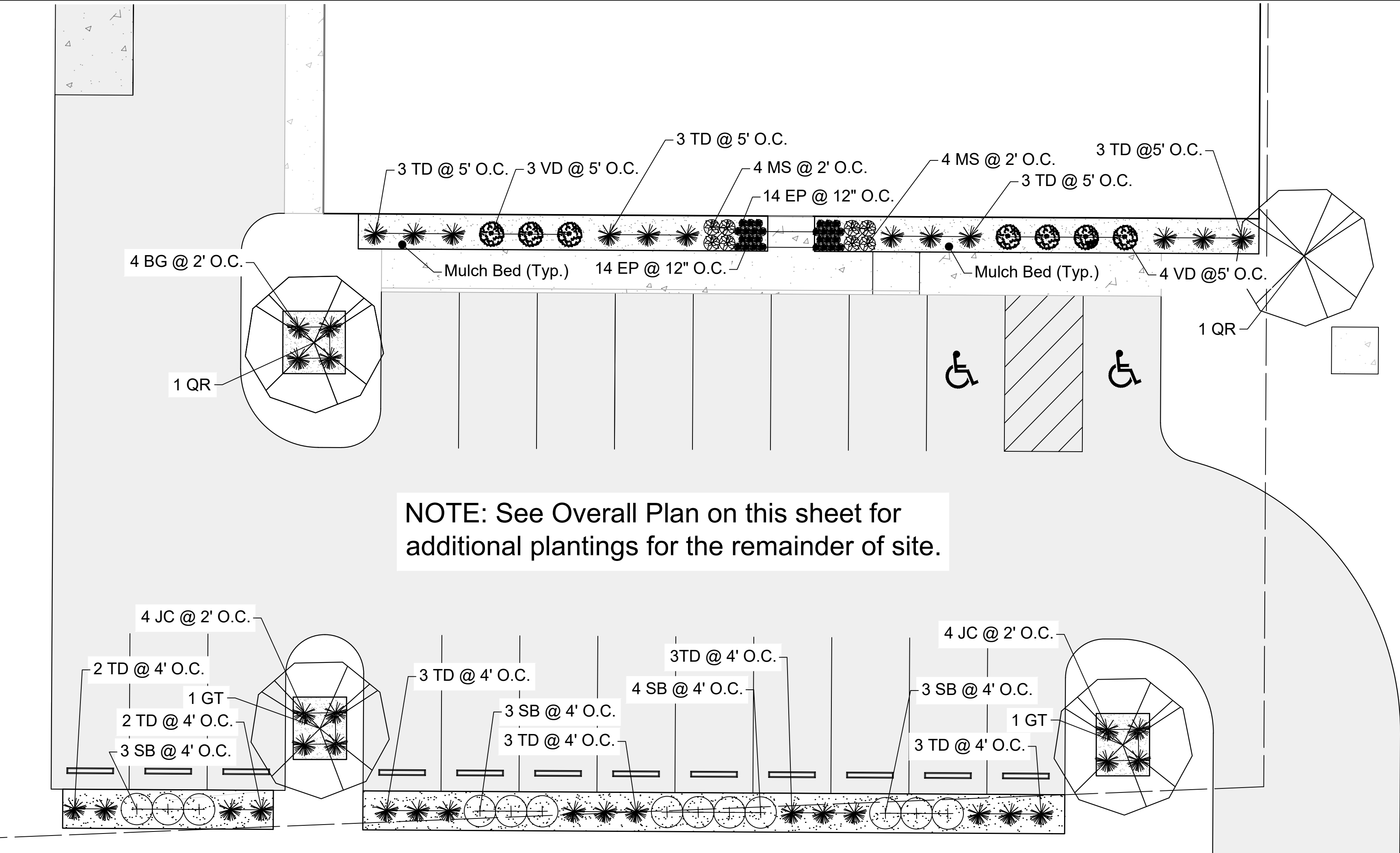
GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
2. STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
3. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE), HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
4. ALL RADIUS ARE 5' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
5. 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 ASPHALT.
6. EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY PLACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS, AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. CONTRACTOR TO REFER TO SITE LIGHTING PLAN FOR LOCATION OF LIGHT POLES.
10. CONTRACTOR TO PROVIDE SUFFICIENT CONDUIT WHERE ELECTRIC LINES CROSS PAVEMENT.

LEGEND

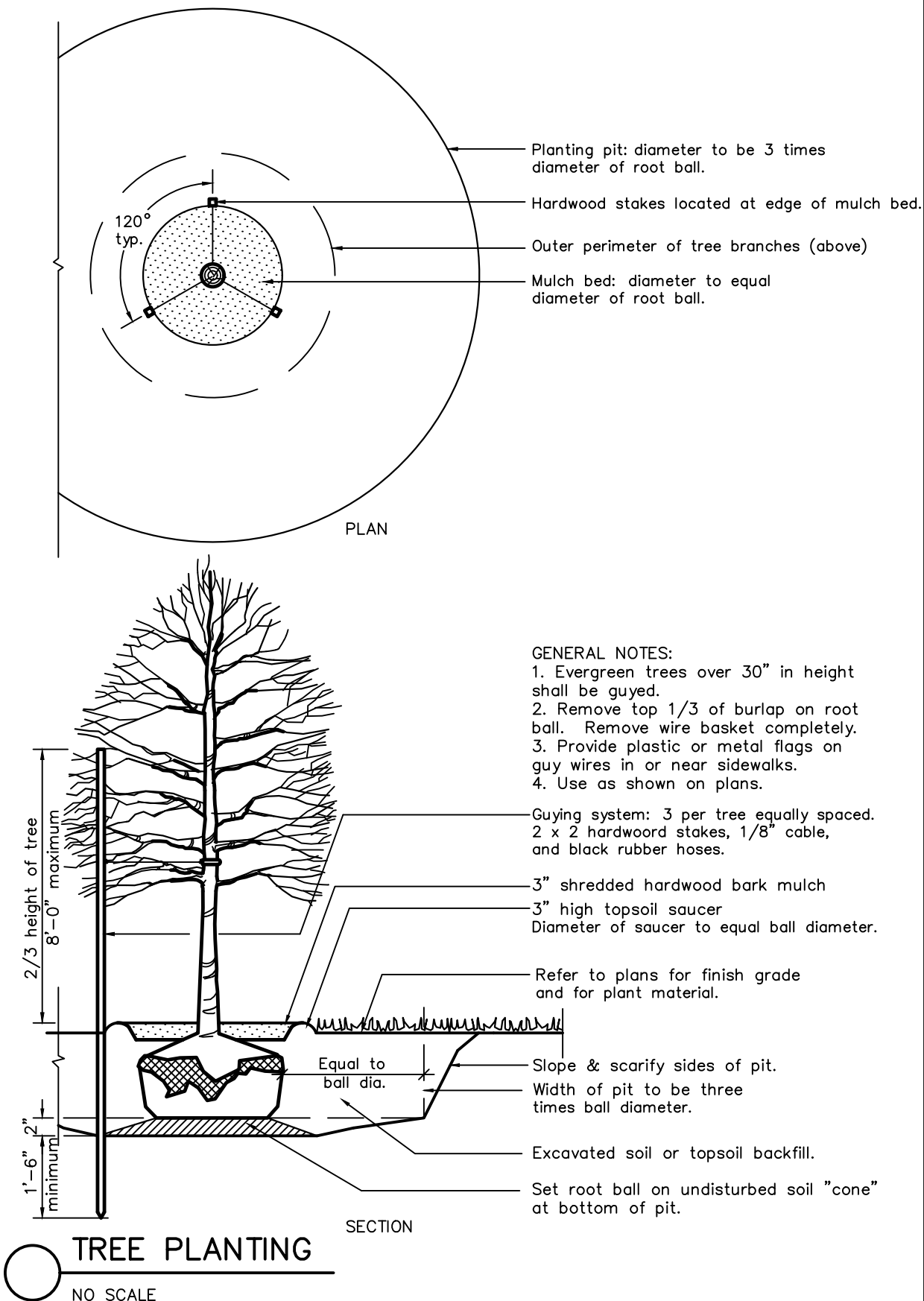
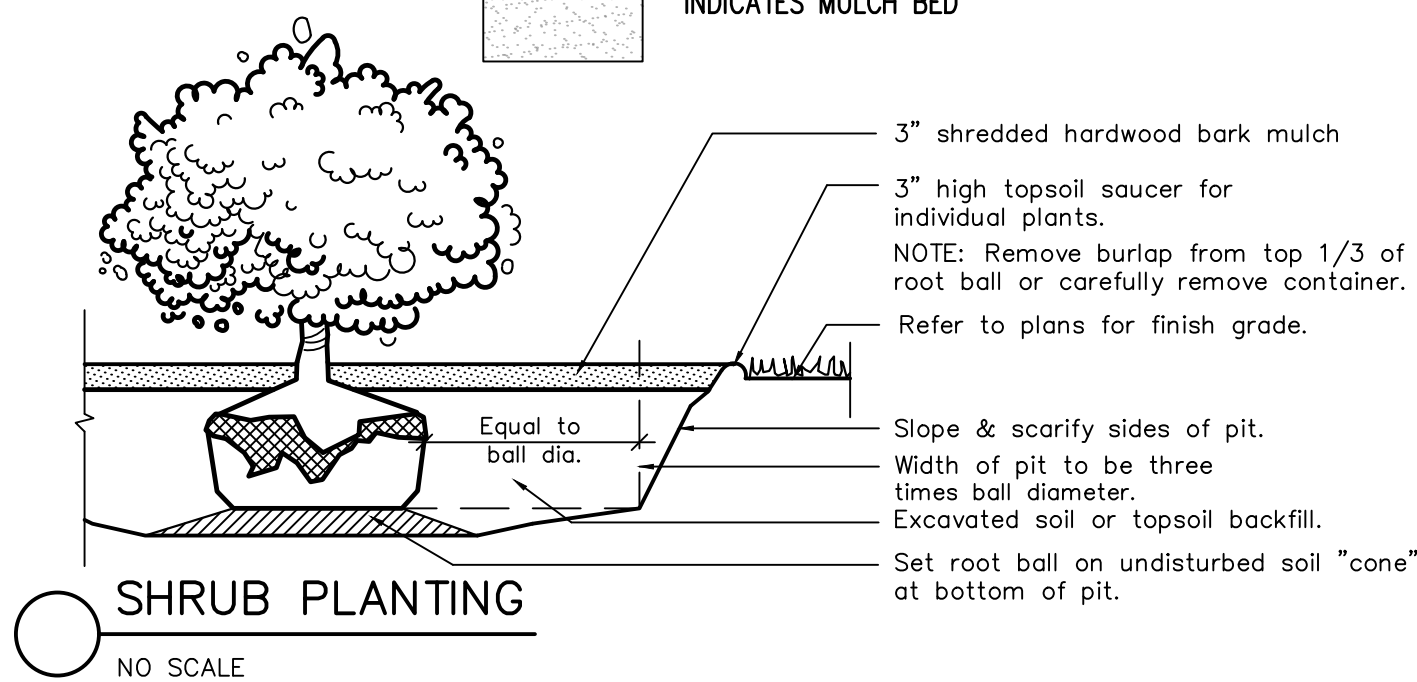
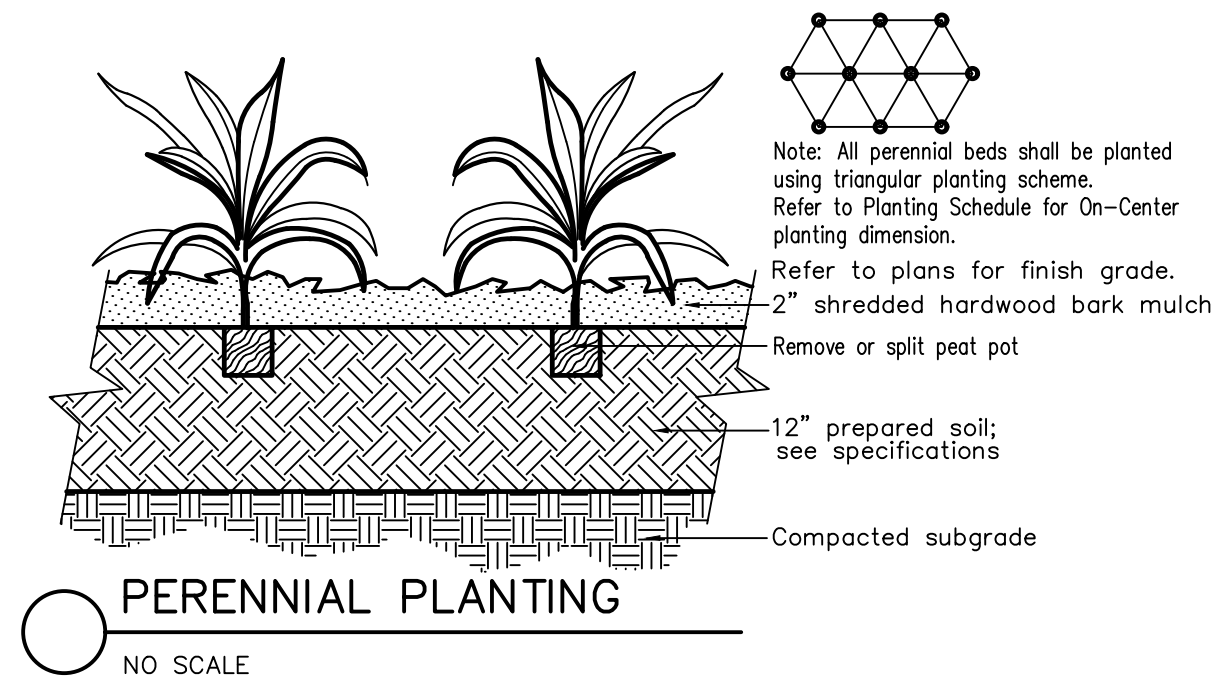
- ⑩ NUMBER OF PROPOSED PARKING SPACES
- ② NUMBER OF PROPOSED HANDICAPPED PARKING SPACES
- ① PROPOSED INTEGRAL CONCRETE CURB AND WALK
- ② PRECAST PARKING BUMPER
- ③ 8'x10' CONCRETE AIR CONDITIONER PAD
- ④ 5'x5' CONCRETE STOOP
- ⑤ TRASH ENCLOSURE
- ▨ DENOTES PAVEMENT STRIPPING WITHIN HANDCAPPED LOADING/UNLOADING ZONE/PARKING ISLANDS
- ▤ HATCHING DENOTES CONCRETE WALKS AND PAVEMENT
- ▥ HATCHING DENOTES PAVEMENT
- ▦ HATCHING DENOTES HEAVY DUTY CONCRETE





PLANT MATERIAL SCHEDULE

Key	Botanical Name	Size	Qty.	Common Name	Cond.
AR	ACER RUBRUM 'ARMSTRONG'	2" cal.	2	ARMSTRONG RED MAPLE	B & B
GT	GLEDITSIA TRICANTHOS 'INERMIS'	2" cal.	5	THORNLESS HONEYLOUST	B & B
QR	QUERCUS RUBRA	2" cal.	8	RED OAK	B & B
PS	PINUS STROBUS	6-7'	-	WHITE PINE	B & B
TO	THUJA OCCIDENTALIS 'TECHNY'	5-6'	5	MISSION ARBORVITAE	B & B
SB	HENRY'S GARNET SWEETSPIRE	30-36"	13	ITEA VIRGINICA 'HENRY'S GARNET'	B & B
TD	TAXUS x MEDIA 'DENSIFORMIS'	30-36"	38	SPREADING YEW	B & B
VD	VIBURNUM DENTATUM 'CHRISTOM'	30-36"	7	BLUE MUFFIN VIBURNUM	B & B
BG	BOXWOOD KOREANA x 'GREEN GEM'	18-24"	4	GREEN GEM BOXWOOD	CONT.
JC	JUNIPERUS CHINENSIS 'KALLAY'	18-24"	8	KALLAY JUNIPER	CONT.
MS	MUHLENBERGIA CAPILLARIS	3 GAL.	8	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.



OVERALL PLAN

SCALE 1" = 80'

PLANT MATERIAL LEGEND

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



ASSUMED NORTH

SCALE: 1"= 20'

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 scold 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.

SITE LANDSCAPE PLAN

REVISIONS:

1-8 May 21-Revised per TAC Comments

2-1 XREF

SOGLITY
BUILDING FACILITY
16466 SOUTHPARK DRIVE
WESTFIELD, INDIANA

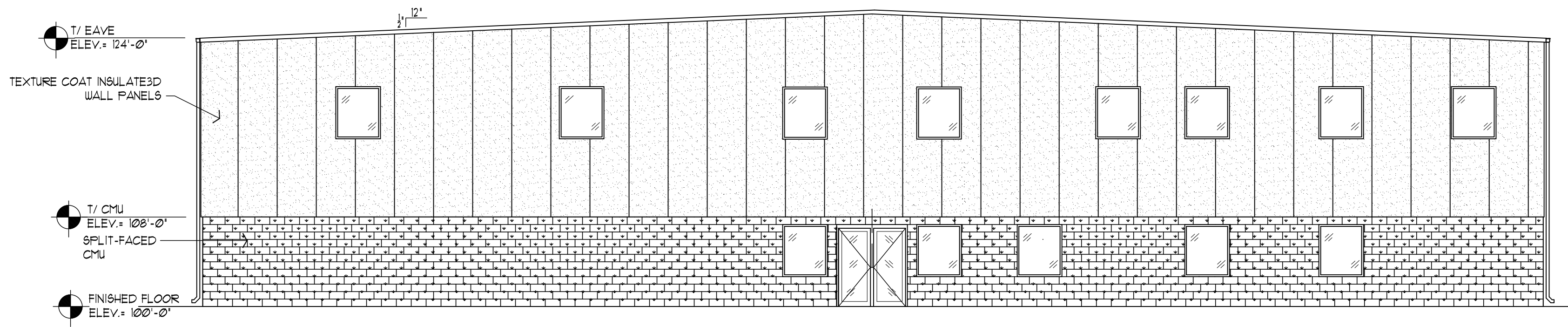


BY: *R. C. Wolf*

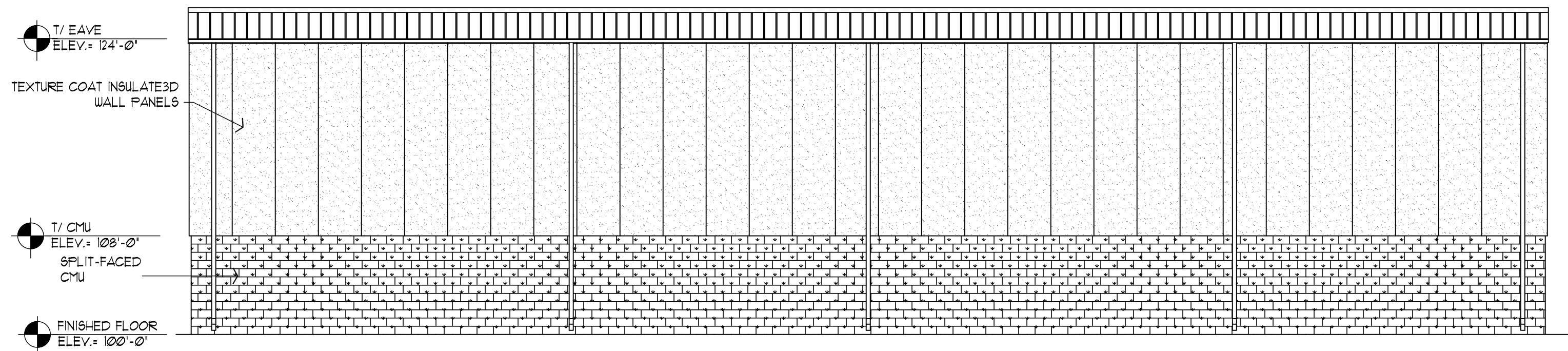
DATE: 04-02-2021

SHEET
1
OF
12

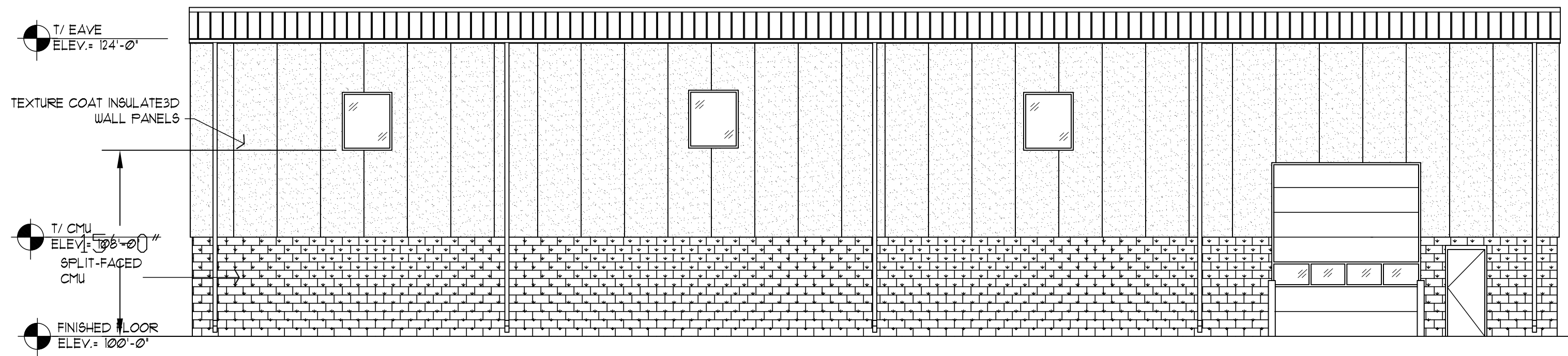
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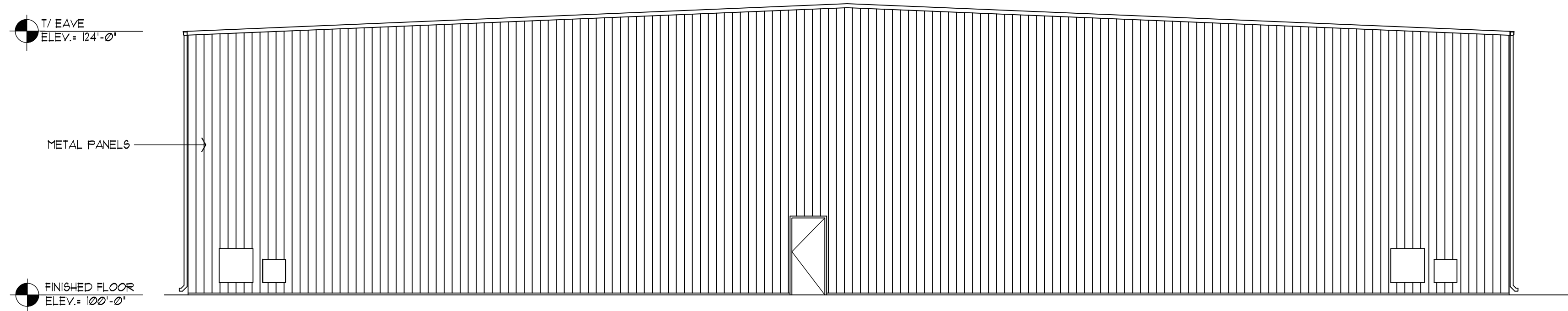
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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design & build CORPORATION
10029 East 120th Street, P.O. Box 963
Fishers, IN 46038 (317) 842-6370 FAX (317) 578-7032

NEW CONSTRUCTION
SOGLITY WESTFIELD SOCCER
16466 SOUTH PARK ROAD
WESTFIELD, INDIANA
DESIGN & BUILD CORP.

STATE SUBMIT
APRIL 30, 2021

REVISIONS:		
1	REVISION DATE	----
2	REVISION DATE	----
3	REVISION DATE	----
4	REVISION DATE	----
5	REVISION DATE	----

DRAWN BY: B. HORMANN
CHECKED BY: D. PETERSON
PROJECT NUMBER: 20-0016

EXTERIOR ELEVATIONS
A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANCE TO THE AGREEMENT WITH
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Property Location Map
Chatham Hills Sec. 6B
2105-ODP-10 & 2105-SPP-10



Aerial Location Map



Zoning Map



Zoning

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

CHATHAM HILLS, LLP
20288 TOMLINSON RD.
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WATER COMPANY
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
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TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1,326.33 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 92-13960 IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND 442.31 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE AFORESAID PARCEL OF LAND 323.02 FEET TO A POINT ON THE CENTERLINE OF HORTON ROAD; THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE 805.49 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 2014-041588 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND 426.05 FEET; THENCE NORTH 48 DEGREES 24 MINUTES 04 SECONDS EAST 15.05 FEET; THENCE NORTH 75 DEGREES 44 MINUTES 57 SECONDS EAST 84.70 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST 17.98 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS WEST 10.62 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST 56.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS EAST 10.62 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 43 SECONDS EAST 439.65 FEET; THENCE NORTH 82 DEGREES 31 MINUTES 11 SECONDS EAST 88.18 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS EAST 146.91 FEET TO A POINT OF THE WEST BOUNDARY OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 2018-012560 IN THE AFORESAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 08 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND 1,267.46 FEET TO A POINT ON THE SOUTH BOUNDARY ON THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1,000.29 FEET TO THE POINT OF BEGINNING, CONTAINING 34.99 ACRES, MORE OR LESS.

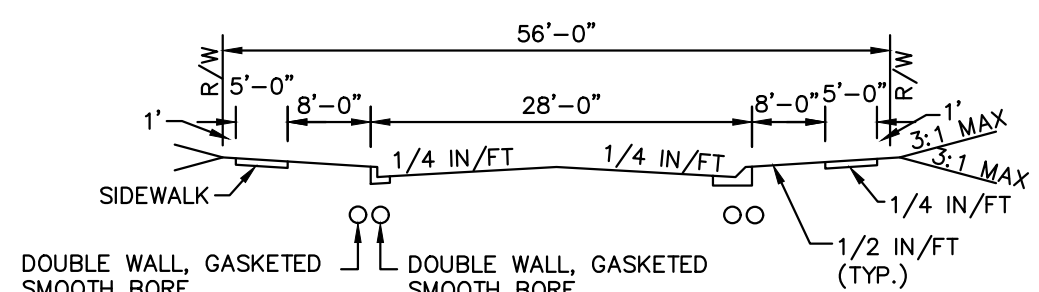
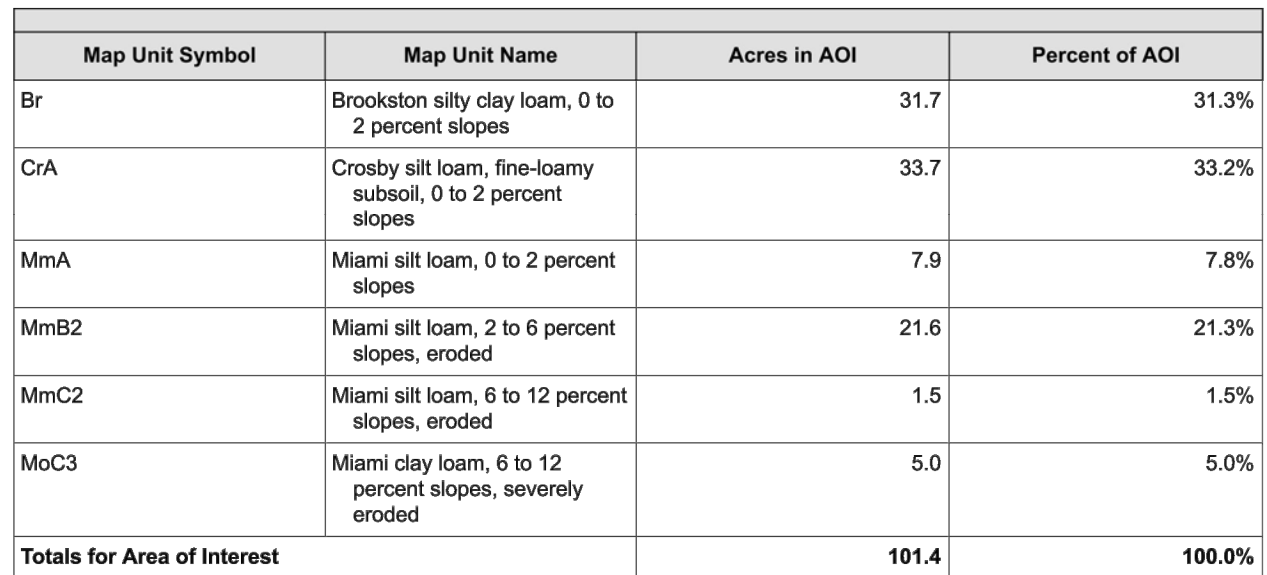
SHEET LIST INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
L100	LANDSCAPE PLAN

OPEN SPACE AREA = 9.8 AC.	
TOTAL ACREAGE = 34.99 AC.	=28.0%

PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	CHATHAM HILLS LLP	20288 TOMLINDON RD., WESTFIELD, IN 46074	(317) 439-8803	steve.henke@henkedevlopment.com	STEVE HENKE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF

DEVELOPMENT STANDARDS MATRIX												
DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMEN- TAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

NOTE: ALL LOTS WITHIN SECTION 6B
WILL FOLLOW DISTRICT SUBAREA 1-G
DEVELOPMENT STANDARDS



TYPICAL SECTION - LOCAL STREET

NOTES: 1. THE CURB & GUTTER SHALL BE TYPE I OR TYPE II AS SHOWN ON THE CURB & GUTTER STANDARD SHEETS. TYPE II CURB & GUTTER SHALL BE USED ADJACENT TO, AND IN, NON-RESIDENTIAL OR MULTI-FAMILY RESIDENTIAL AREAS AND AN ENTRANCE OF RESIDENTIAL DEVELOPMENT ALONG THOROUGHFARES.

2. FOR CURB AND GUTTER DETAIL, SEE FIGURE 2500-008

3. 8'-0" TREE BUFFER ARE REQUIRED FOR ALL LOCAL STREETS. REFER TO THE CITY OF WESTFIELD STREET TREE PLANTING SPECIFICATIONS FOR ADDITIONAL DETAILS. FOR APPROVED SPECIES, SEE MASTER TREE LIST.

BUILDING STANDARDS	
CHATHAM HILLS 6B	
LOTS:	68
AVERAGE LIVING AREA	2,700 SF
AVERAGE GROSS FLOOR AREA	1,350 SF
PARKING	2 CAR GARAGE

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EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

WESTFIELD

 Chatham Hills

COVER SHEET

CHATHAM HILLS
SECTION 6B

ORIGINAL ISSUE:

04/02/2021
KHA PROJECT NO.
170236000

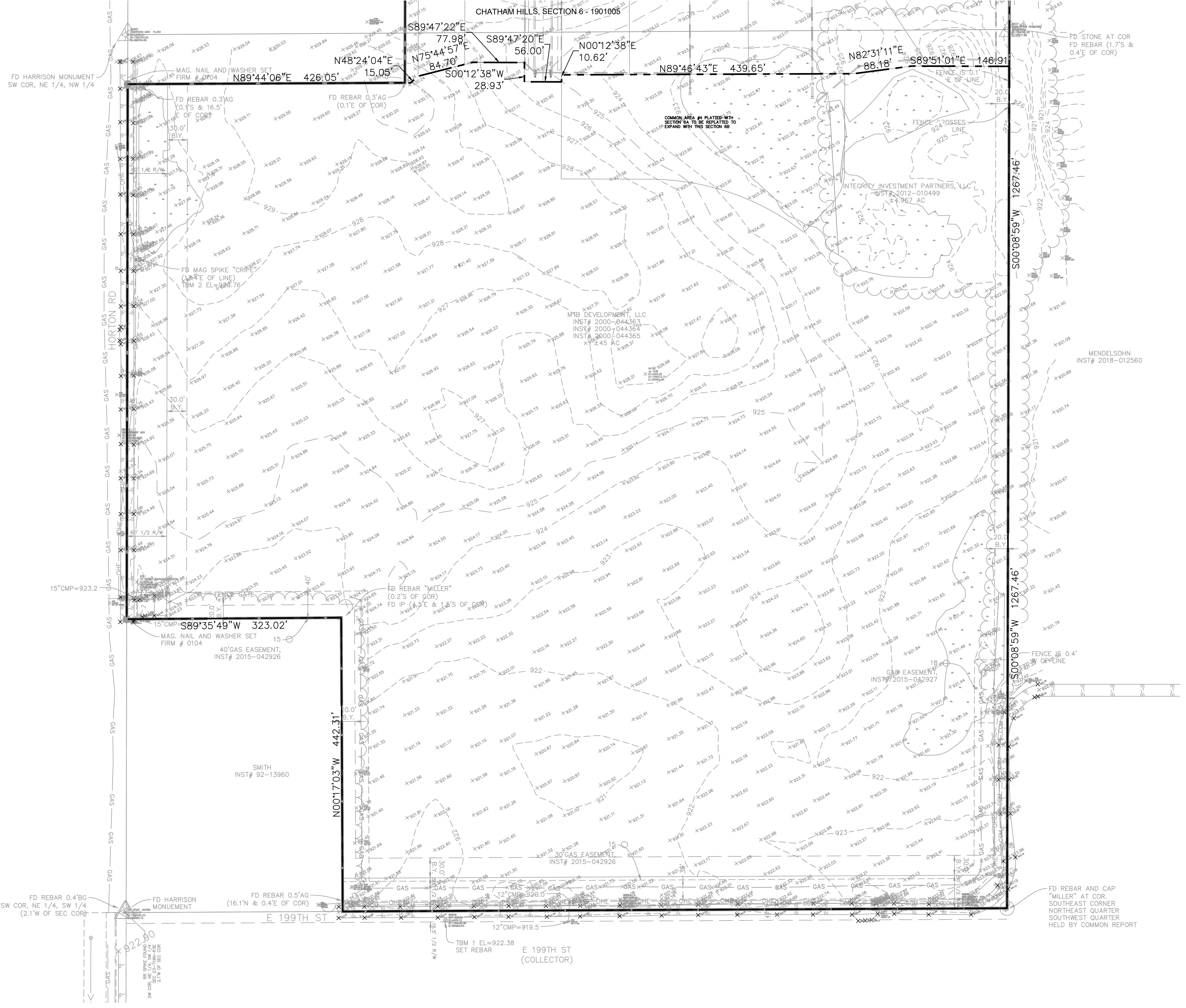
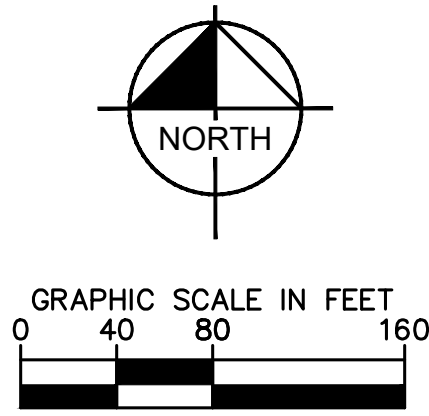
SHEET NUMBER

C100

CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



LEGEND

ITEM TO BE REMOVED

FLOW LINE

BEC BURIED ELECTRIC LINE

E OVERHEAD ELECTRIC LINES

BCTV BURIED CABLE T.V. LINE

CTV CABLE T.V. LINE

BTC BURIED TELEPHONE LINE

T TELEPHONE LINE

W WATER LINE

GAS GAS LINE

SANITARY SEWER LINE; MANHOLE

STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTON

FENCE LINE

○

P.W.P. POWER POLES

○

E.T. LIGHT POLE

□

E.P. ELECT. TRANSFORMER

□

E.P. ELECT. PEDESTAL

○

E.M. ELECT. METER

—

GUY WIRE

○

TELEPHONE PEDESTAL

○

TELEPHONE MANHOLE

○

GAS VALVE

○

CLEANOUT

○

WATER METER

○

WATER VALVE

○

FIRE HYDRANT

○

MAILBOX

○

PK NAIL SET

●

CAPPED REBAR

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AS NOTED

DESIGNED BY JSM

DRAWN BY: PCW

CHECKED BY: BAH

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Chatham Hills

WESTFIELD

EXISTING CONDITIONS

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021

KHA PROJECT NO. 170236000

SHEET NUMBER C101

REVISIONS PER TAC COMMENTS

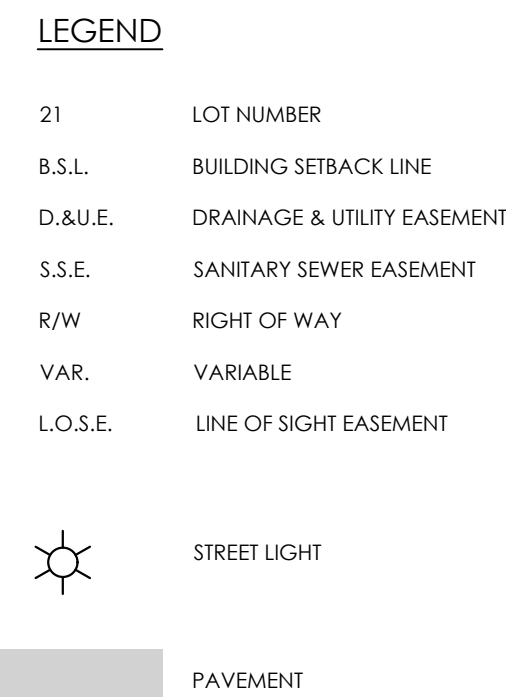
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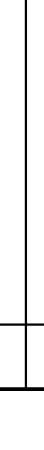
4/30/2021

BY



- | |
|---|
| <p>LANDSCAPING NOTES:</p> <ol style="list-style-type: none"> 1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SUBSURFACE DRAINS. |
|---|

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

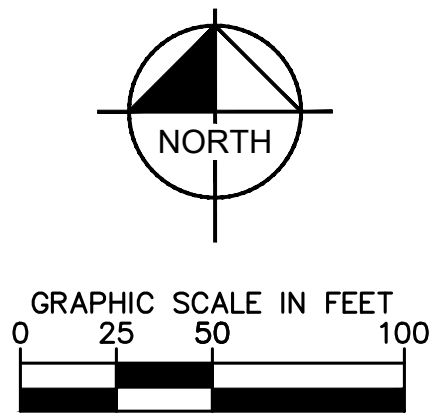
C102	SHEET NUMBER	CHATHAM HILLS SECTION 6B	PRIMARY PLAT	 <i>Chatham Hills</i> WESTFIELD	 Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 580, KANSAS CITY, MO 64114 CONTACT: BRETT HUFF PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM	SCALE:	AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	REVISIONS PER TAG COMMENTS	NO.	DATE	BY
	ORIGINAL ISSUE: 04/02/2021 KHA PROJECT NO. 170236000					DESIGNED BY: JSM	DRAWN BY: PCW							

Drawing name: K:\IND_LEV\170236000-Chatham Hills_Sec 6B_Westfield\IND2_Design\CADD\PlotSheets\PRIMARY PLAT.dwg C103 May 07, 2021 9:55am by: Pete White
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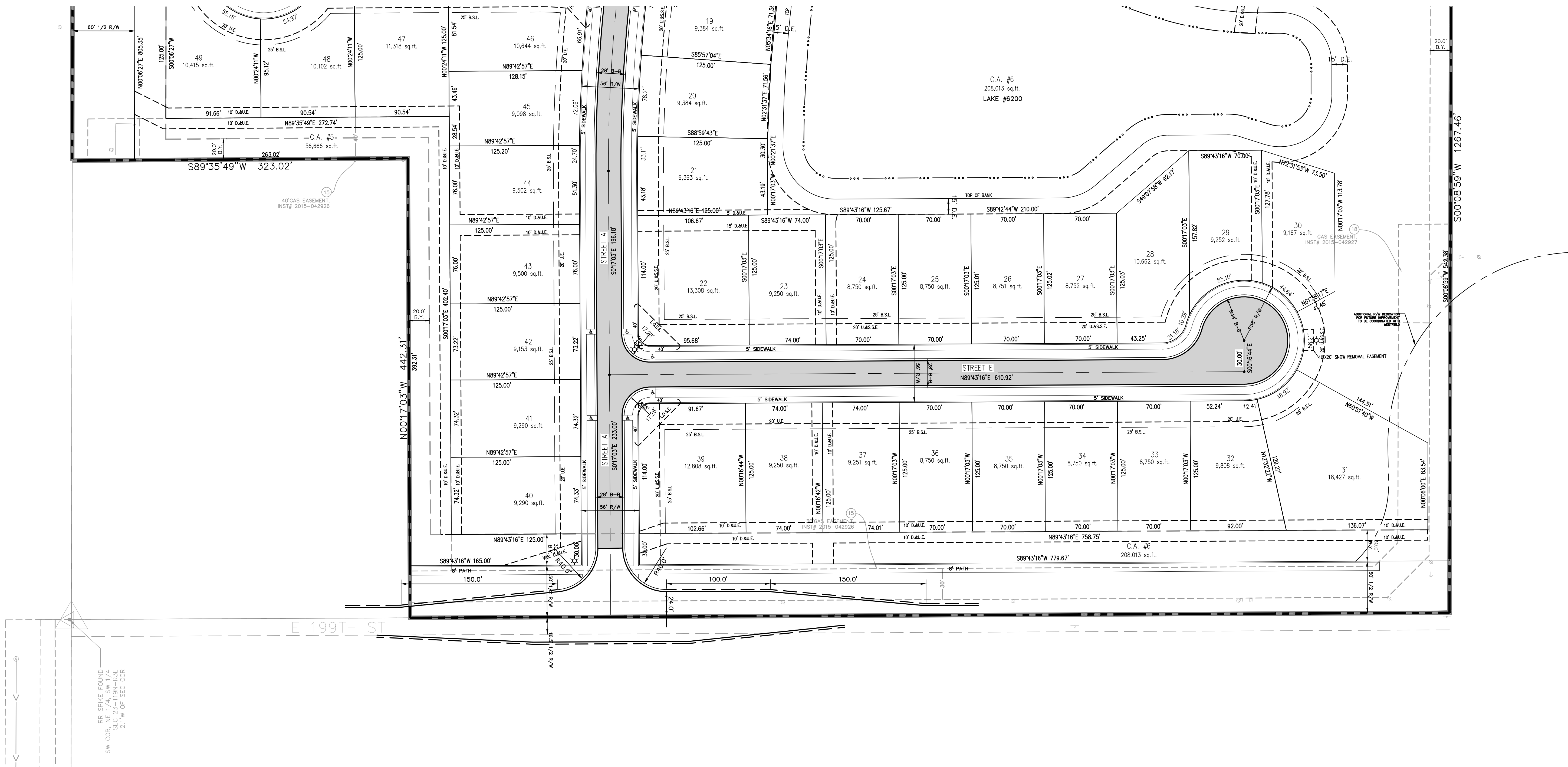
CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



MATCHLINE - SEE SHEET C101



LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- L.O.S.E. LINE OF SIGHT EASEMENT



STREET LIGHT



PAVEMENT

LANDSCAPING NOTES:
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CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1000.00'	212.48'	S6°17'51"W	212.08'	12°10'27"	106.64'
C2	1500.00'	331.67'	S6°03'01"W	330.99'	12°40'08"	166.51'
C3	250.00'	79.10'	N81°20'19"W	78.77'	18°07'43"	39.88'
C4	123.07'	191.63'	N45°23'36"W	172.85'	89°12'48"	121.39'
C5	774.13'	454.71'	N72°42'29"W	448.20'	33°39'16"	234.12'
C6	247.10'	149.16'	N72°33'03"W	146.90'	34°35'11"	76.93'

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
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SCALE:
AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills
WESTFIELD

PRIMARY PLAT

CHATHAM HILLS
SECTION 6B

ORIGINAL ISSUE:
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KHA PROJECT NO.
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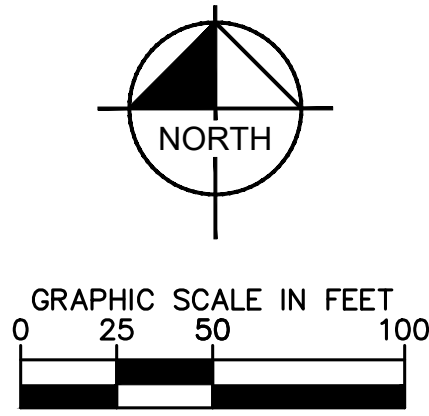
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BY

CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER
PAD ELEVATION

PROPOSED 6" UNDERDRAINS

LOT NUMBER

B.S.L. BUILDING SETBACK LINE

D.&U.E. DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

R/W RIGHT OF WAY

VAR. VARIABLE

RPM RAISED PAVEMENT MARKER

STREET LIGHT

PAVEMENT

LANDSCAPING NOTES:
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MATCHLINE - SEE SHEET C202

NOTES

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4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".

5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

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AS NOTED

DESIGNED BY JSM

DRAWN BY: PCW

CHECKED BY: BAH

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Chatham Hills

WESTFIELD

DEVELOPMENT
PLAT

CHATHAM HILLS
SECTION 6B

ORIGINAL ISSUE:
04/02/2021

KHA PROJECT NO.
170236000

SHEET NUMBER

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4/30/2021

PCW

DATE

BY

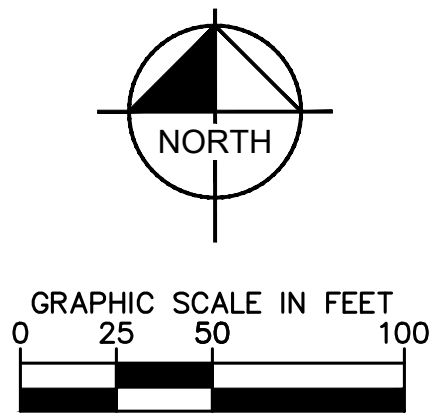
Drawing name: K:\IND_LDEV\170236000-Chatham Hills_Sec 6B_Westfield\2. Design\Sheets\Development PLAN.dwg C201 May 07, 2021 8:55am by Pete White
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CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



MATCHLINE - SEE SHEET C201

LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER
PAD ELEVATION

PROPOSED 6" UNDERDRAINS

LOT NUMBER

B.S.L. BUILDING SETBACK LINE

D.&U.E. DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

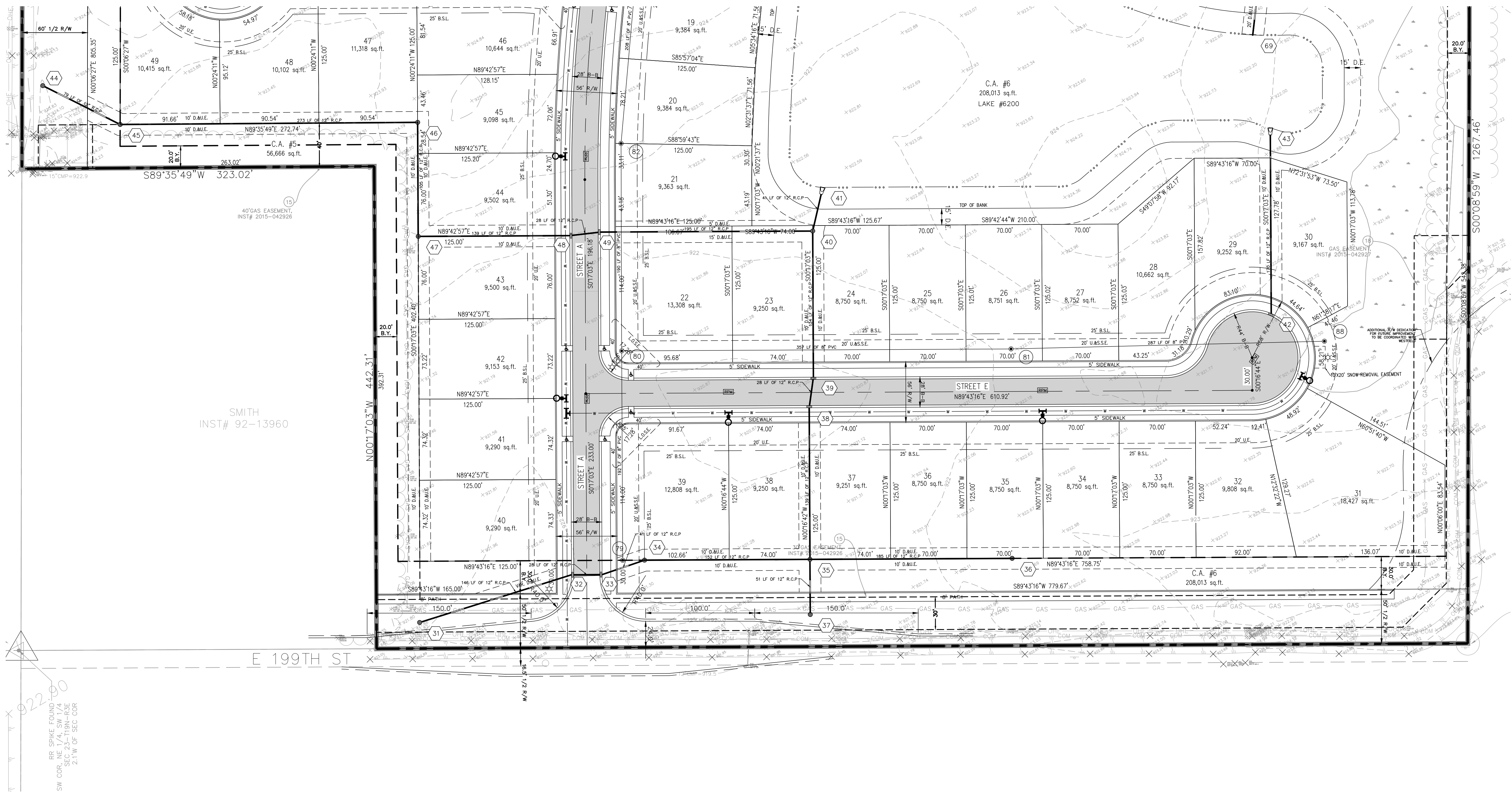
R/W RIGHT OF WAY

VAR. VARIABLE

RPM RAISED PAVEMENT MARKER

STREET LIGHT

PAVEMENT



LANDSCAPING NOTES:
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- NOTES
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CHATHAM HILLS
SECTION 6B

DEVELOPMENT
PLAT

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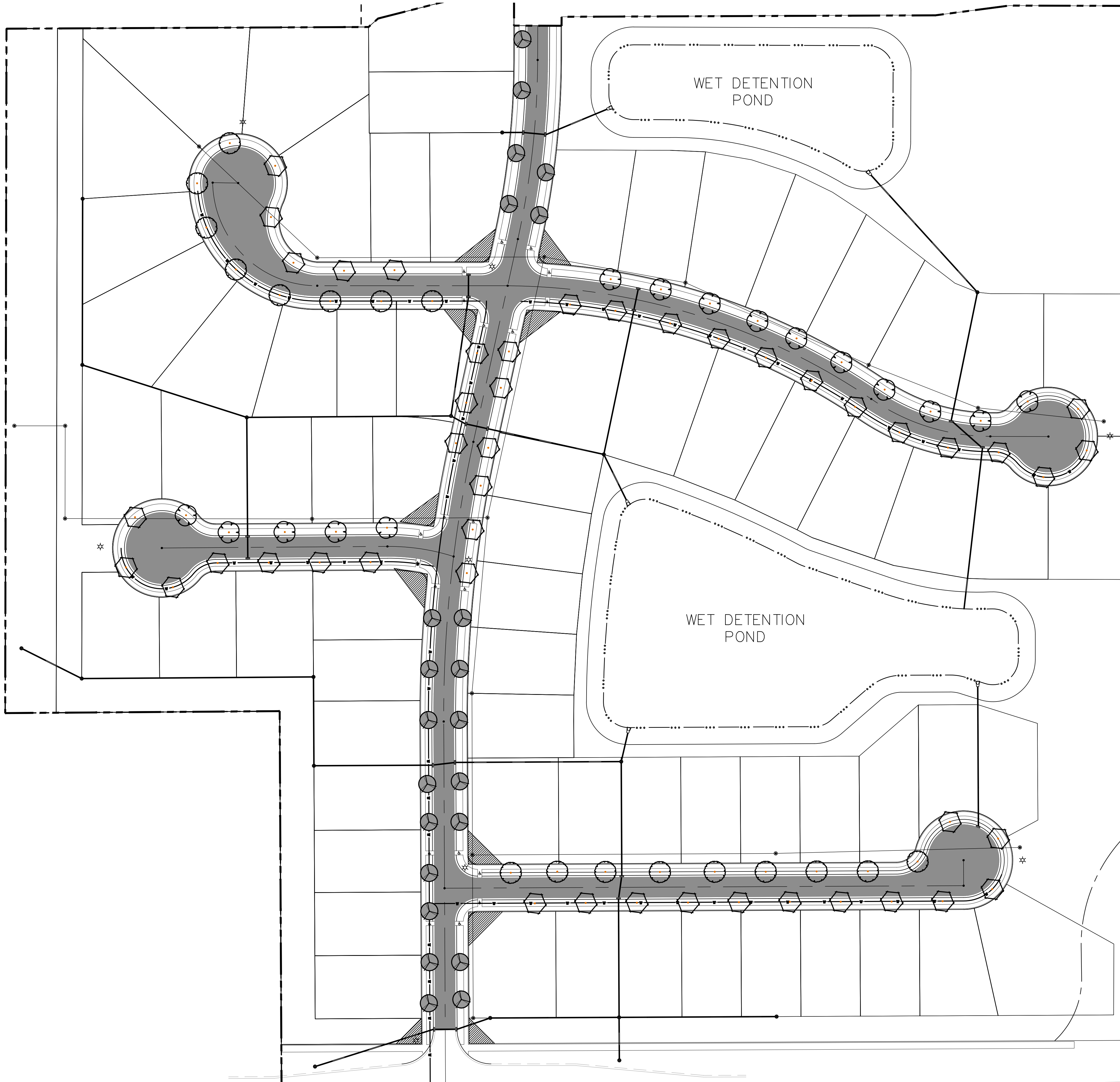
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DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

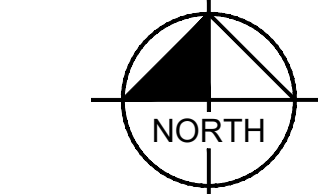
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GRAPHIC SCALE IN FEET



0 30 60 120

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

BUFFER YARD LANDSCAPE NOTES:

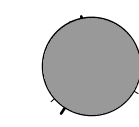
1. BUFFER YARDS SHALL NOT BE REQUIRED ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
3. ALONG TWENTY-FOOT WIDE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

EXTERNAL STREET FRONTAGE LANDSCAPE NOTES:

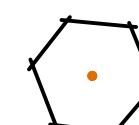
1. THE ROAD FRONTAGE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE (ARTICLE 6.8M) SHALL APPLY; HOWEVER, IT SHALL NOT APPLY TO ANY GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. A LANDSCAPING AREA WITH A MINIMUM DEPTH OF THIRTY (30) FEET SHALL BE REQUIRED ADJOINING AN EXTERNAL STREET ALONG ANY RESIDENTIAL FRONTAGE. THE PLANTING REQUIREMENTS 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 EXTERNAL STREET FRONTAGE. MEANDERING MOUNDS ARE ENCOURAGED.

LANDSCAPE LEGEND:

(Quantities do not include individual lot landscaping)



Ulmus 'Morton'
Elm, Accolade
Quantity = 22



Acer rubrum
Maple, Red
Quantity = 46



Quercus muehlenbergii
Oak, Chinkapin
Quantity = 17



Quercus rubra
Oak, Northern Red
Quantity = 15

OVERALL LANDSCAPE PLAN

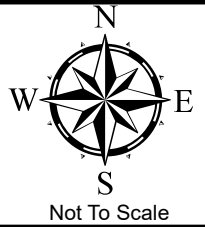
CHATHAM HILLS
SECTION 6B

ORIGINAL ISSUE:	04/02/2021
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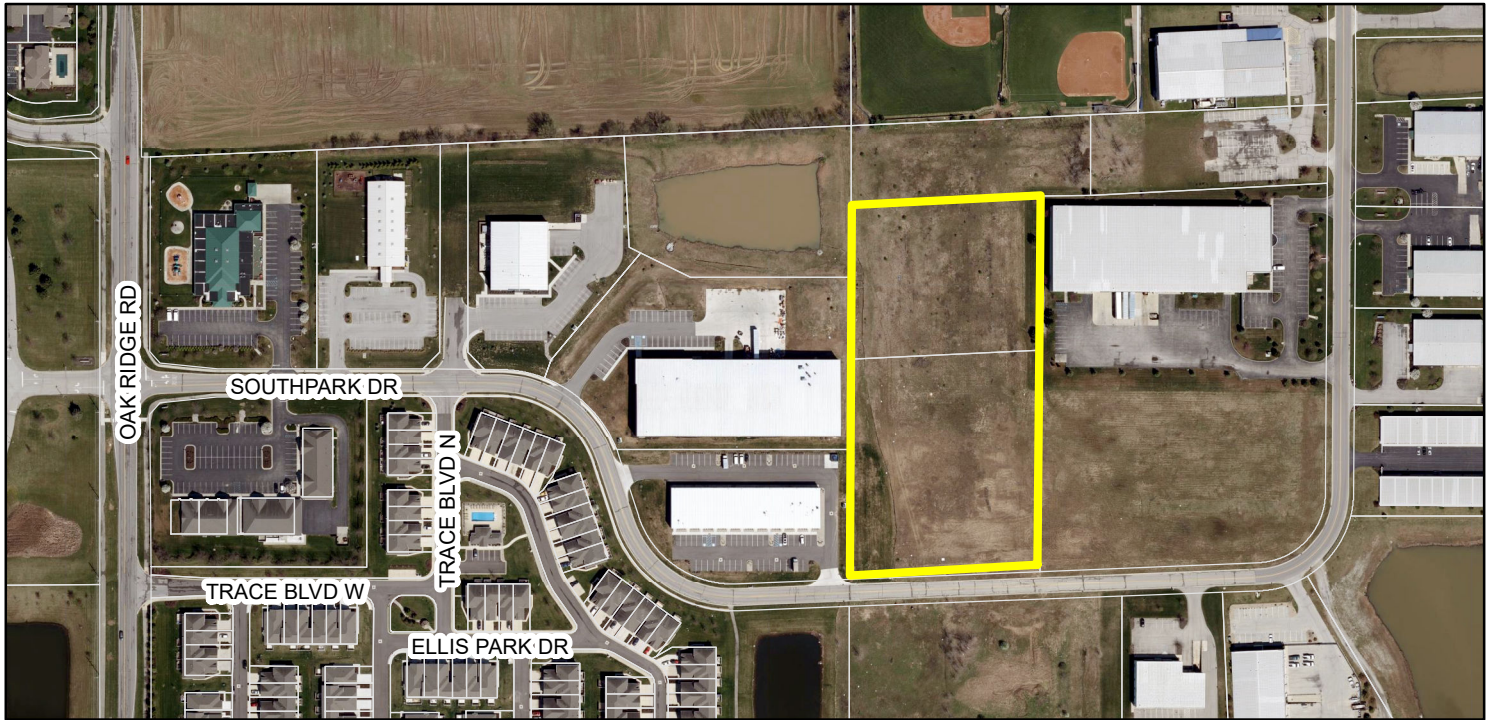
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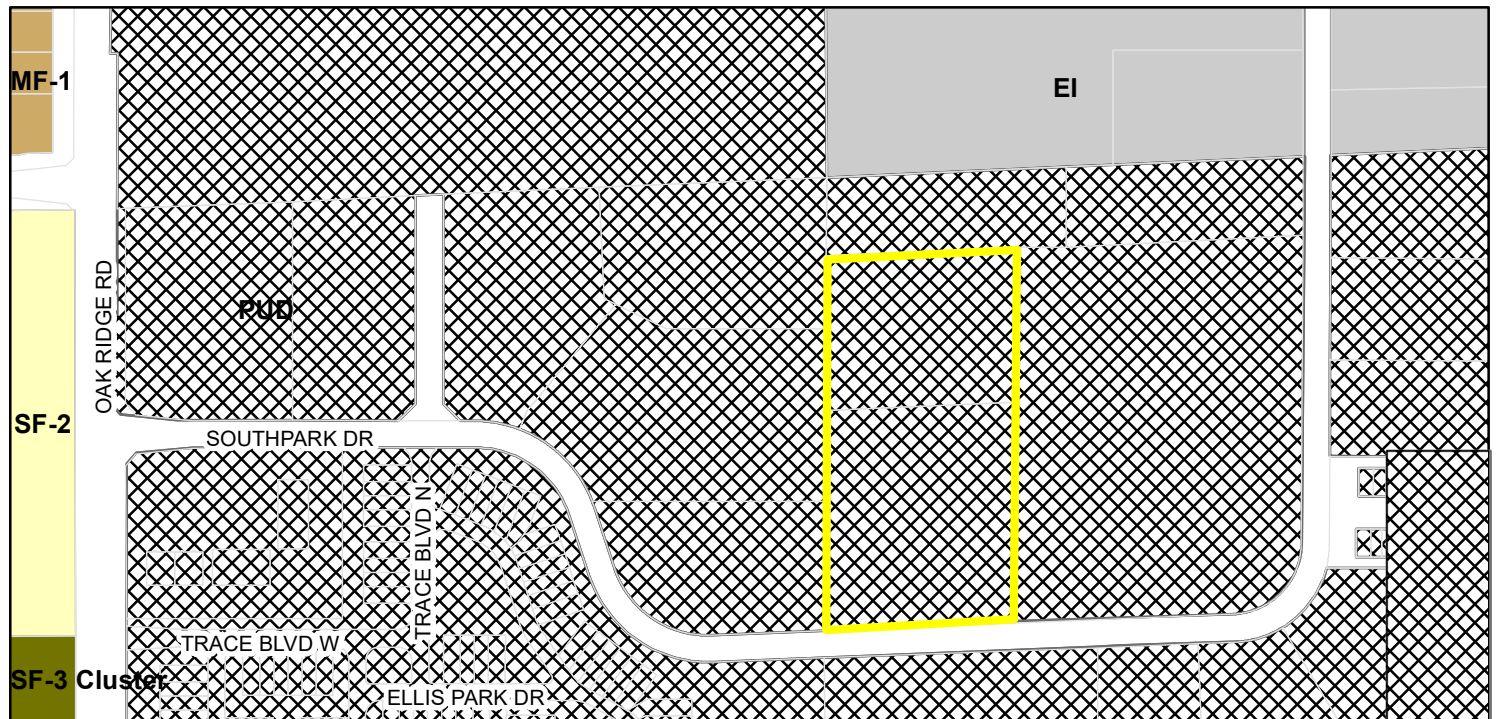
Property Location Map
Sogility
2105-ODP-11, 2105-SPP-11,
& 2105-DDP-18



Aerial Location Map



Zoning Map



Zoning

- | | |
|----------------------------|--------------------------------|
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| MF-1 (Multiple Family - 1) | SF-2 (Single Family - 2) |
| SF-3 Cluster | |

PRIMARY PLAT/DEVELOPMENT PLAN for SOGILITY COMMERCIAL PARK

WESTFIELD, INDIANA
ZONING: PUD

ASSUMED NORTH
SCALE: 1"= 50'

LAND DESCRIPTION

BOUNDARY INFORMATION/DESCRIPTION TAKEN FROM SURVEY PREPARED BY OTHERS

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1,293.23 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID HALF A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2005-32988 IN THE OFFICE OF THE RECORDER IN HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER A DISTANCE OF 334.42 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2004-46850; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 668.60 FEET TO THE NORTH LINE OF SOUTHPARK DRIVE AS DESCRIBED IN INSTRUMENT #2004-22996; THENCE SOUTH 87 DEGREES 41 MINUTES 26 SECONDS WEST ALONG SAID LINE A DISTANCE OF 332.87 FEET TO SAID WEST LINE OF THE EAST HALF; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST ALONG SAID LINE A DISTANCE OF 667.18 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

ZONING: PUD - SOUTHOAK INDUSTRIAL PARK

Front Yard Setback: Not less than 100 feet on expressways, primary arterials, and secondary arterials. not less than 40 on all other street.

Side Yard Setback: Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width.

Rear Yard Setback: not less than 20 feet in depth.

Minimum Lot Width at Building Line: None

Maximum Building Height: Shall not exceed 60 feet.

NOTE:

All proposed Utility locations are approximate and subject to change during construction plans.

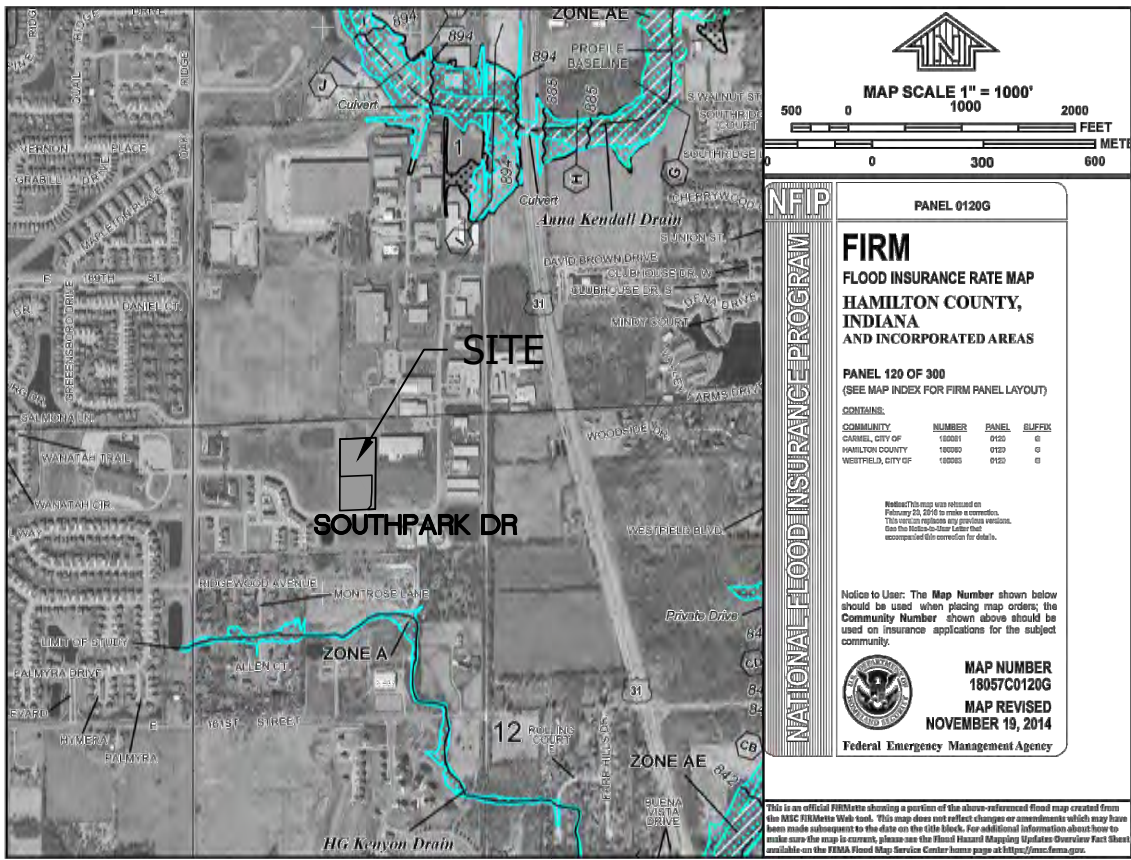
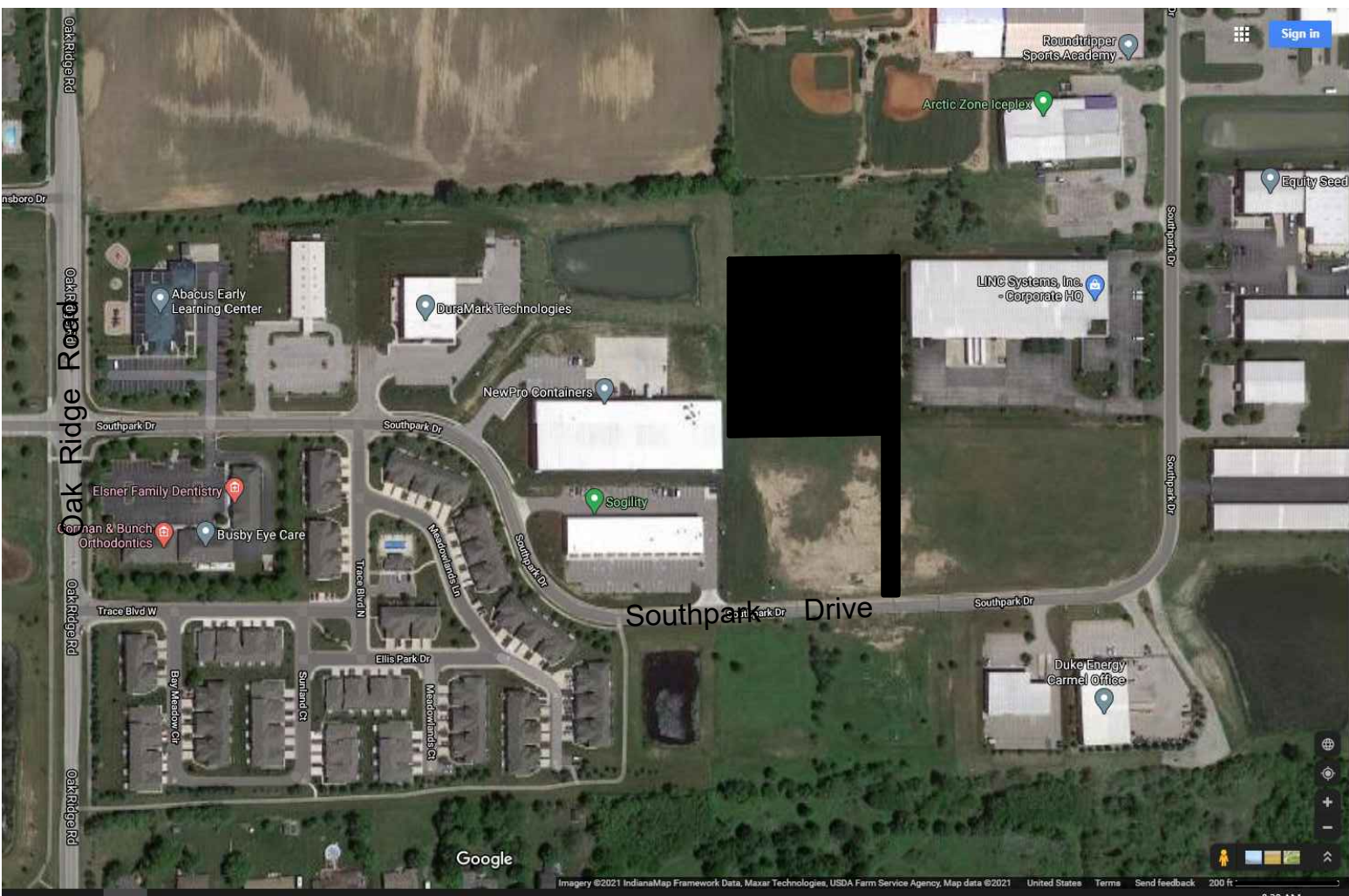
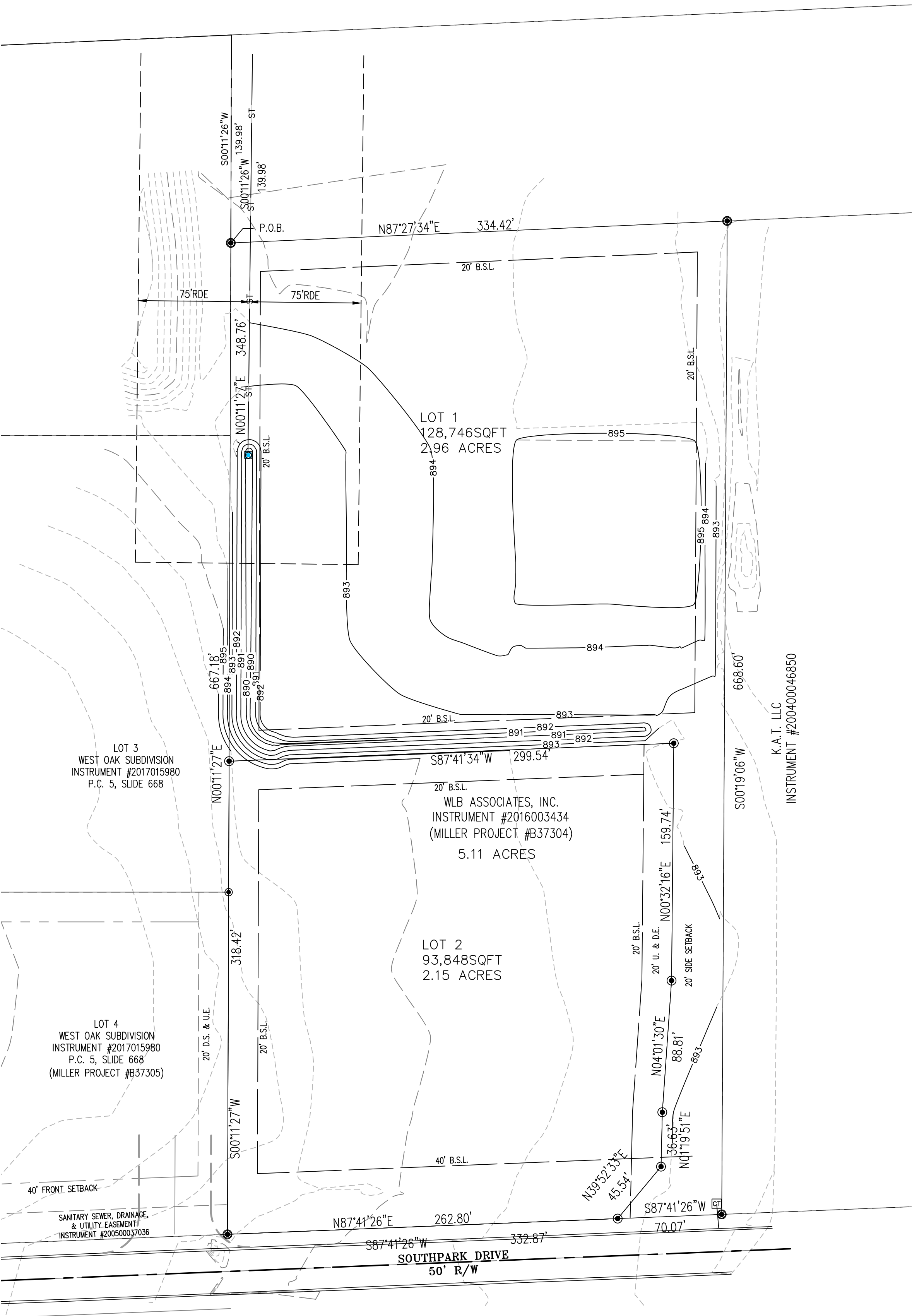
Proposed Sanitary laterals shall be 8"
Proposed Storm pipes will vary in size from 12" to 36".
Proposed Water lines will be 6".

Existing water along Southpark Drive will service this site.

Proposed Sanitary lateral will connect to the sanitary main on the south side of Southpark Drive.

LEGEND:

D.S. & U.E. - Drainage Sanitary & Utility Easement
U. & D.E. - Utility & Drainage Easement



FLOOD STATEMENT:

THIS SITE DOES NOT LIE IN
WITHIN A FLOOD HAZARD ZONE
PER FIRM MAP 18057C0120G
DATED NOVEMBER 19, 2014.

ROGER C. WARD Jr.
REGISTERED ENGINEER
NO. PE19800489

4/6/2021
DATE



PLANS PREPARED BY:

**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





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
2105-PUD-17
Exhibit 1

Docket Number: 2105-PUD-17 (Ordinance No. 21-23)

Petitioner: Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC

Request: A change of zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

Current Zoning: AG-SF1: Agriculture/Single-family Rural District

Current Land Use: Agriculture

Acreage: 60 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-23
4. Context Map
5. Concept Plan
6. Character Exhibit
7. Project Narrative
8. Neighbor Meeting Summary
9. Redlined Ordinance 21-23

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the April 12, 2021, City Council meeting. The petition received a public hearing at the May 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on April 26, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 7**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 60 acres in size and is located at the southwest corner of 199th Street and Horton Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District. Adjacent zoning districts include Osborne Trails PUD to the south and west, Chatham Hills PUD to the east and a portion of the north, and Carramore PUD to the north. Adjacent approved land uses include Single-Family Residential to the north, east, west, and a portion of the south; most of which is currently under development or review. The remainder of the land to the south is approved for Single-Family Attached, though currently undeveloped.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Osborne Trails Phase II PUD District to accommodate Single-Family Residential, as described in the Project Narrative (see **Exhibit 7**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 5**) and requires that the Real Estate be developed in substantial compliance with the Concept Plan in regards to street network and open space configuration. The distribution of lot sizes would be permitted to change.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High Density District as the Underlying Zoning District.

Permitted Uses: The proposed ordinance defaults to the underlying zoning districts, also prohibiting any uses listed as Special Exceptions in the UDO. Additionally, the proposed ordinance limits the number of Dwellings to 192, and requires that the Developer complies with the Housing for Older Persons Act of 1995 to achieve and maintain status as an age restricted community.

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district).

	PUD	UDO (SF4)
Min. Lot Area	5,850 square feet	9,000 square feet
Min. Lot Frontage	35'	40'
Min. Front Yard Setback	21'	25'
Min. Side Yard Setback	5'	8'
Min. Rear Yard Setback	20'	25'
Min. Lot Width	45'	50'
Max. Building Height	2 ½ stories	25'
Min. Living Area (Single-story)	1,200 square feet	1,000 square feet
Min. Living Area (Two-story)	1,800 square feet (total)	750 square feet (Ground Floor)

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; exterior trim width and materials; windows; roof overhangs, pitches, and materials; garages; and side elevation architecture when a gable is present. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 6**) that is "designed to capture the intended architecture of Dwellings".

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO and includes additional requirement related to Lot Landscaping and External Street Frontage Landscaping.

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.

Design Standards: The proposed Ordinance defaults to the Design Standards of the UDO, with the additions and modifications described below.

Minimum Open Space: As proposed, the PUD Ordinance requires 15% Minimum Open Space to be provided as generally shown on the Concept Plan. This is consistent with the UDO's requirement for the SF4 District.

Amenities: The PUD Ordinance proposes providing trail in substantial compliance with the Concept Plan (see **Exhibit 5**), with alternative locations approved by the Director if needed. Additionally, the proposed Ordinance subjects the Real Estate to the covenants and restrictions of the Osborne Trails association, to ensure the use and shared maintenance of the Active Amenities constructed in the Osborne Trails PUD District.

Duration: As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

Annexation: The proposed Ordinance includes a standard which requires Annexation prior to Secondary Plat approval.

Severability: The proposed Ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

CHANGES SINCE THE PUBLIC HEARING

Three changes have been made to the proposed Ordinance since the May 5, 2021 Public Hearing. First, the language in the Concept Plan section was altered to clarify that substantial compliance applies to the street network and open space configuration, and not to the distribution of the various lot sizes. Second, a minimum open space requirement of 15% was added. Lastly, a severability section was added to the Ordinance.

COMPREHENSIVE PLAN

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

The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve

connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Horton Road, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

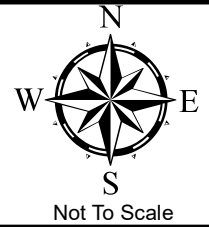
Council Introduction: The petition was introduced at the April 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

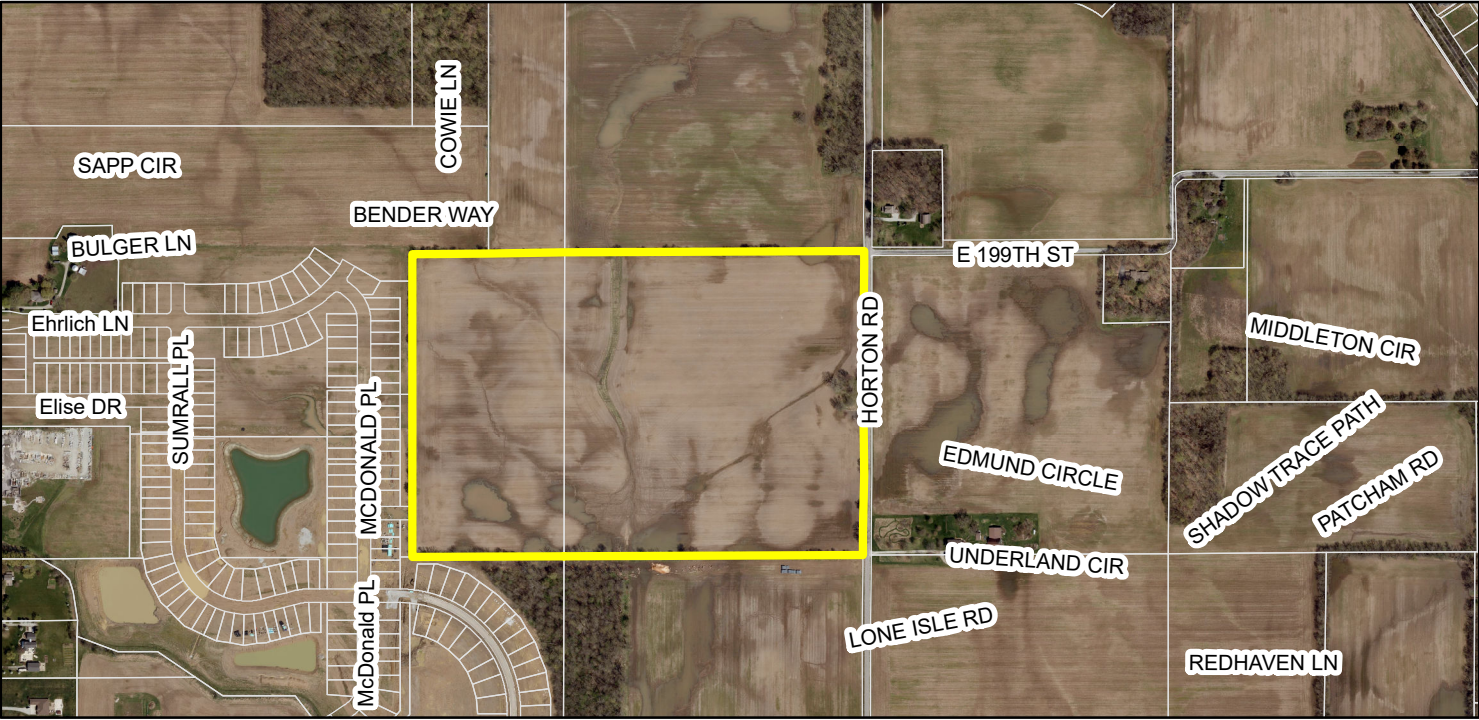
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.



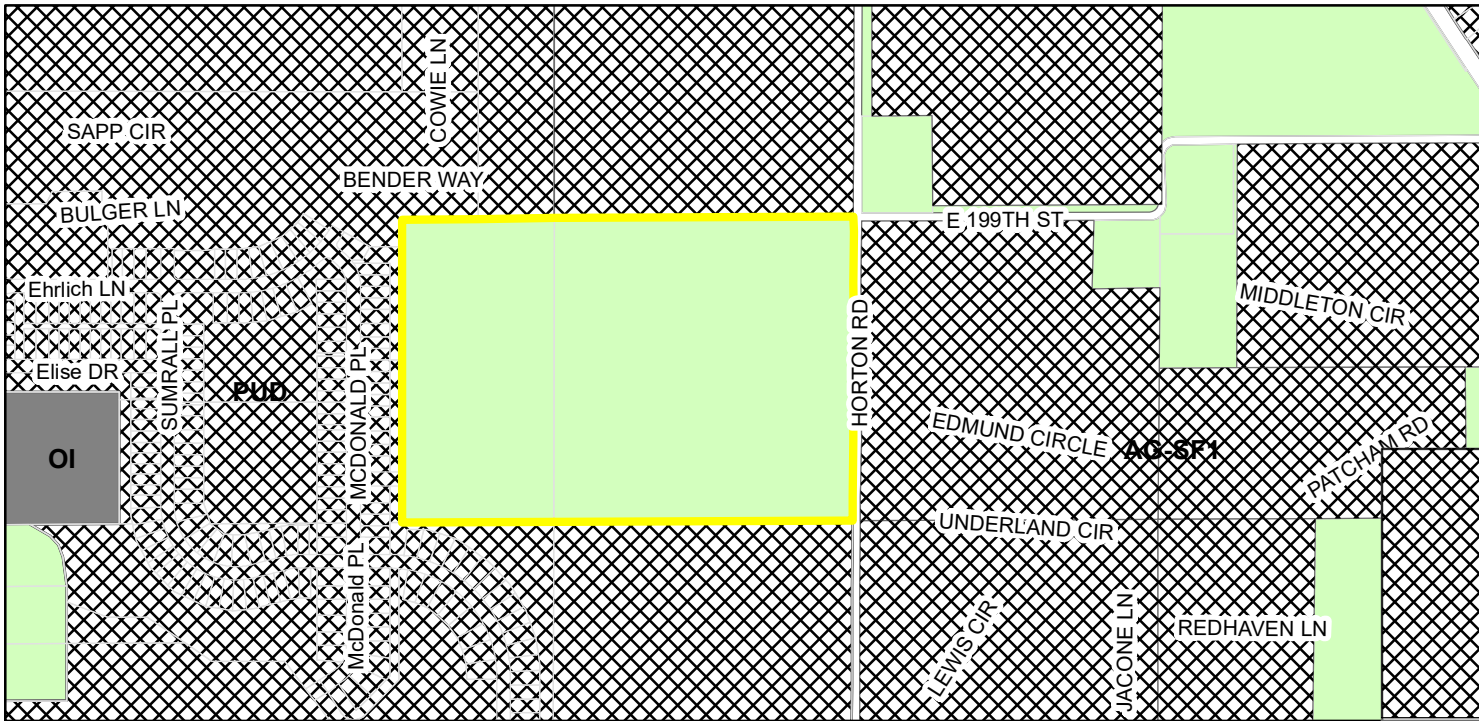
Property Location Map
Osborne Trails, Phase II PUD
2105-PUD-17



Aerial Location Map



Zoning Map



Zoning

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

ORDINANCE NUMBER 21-23

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

“Osborne Trails – Phase II”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 16-44 (the "Osborne Trails PUD Ordinance"), on February 27, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2105-PUD-17**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2105-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ - __) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on May ___, 2021; and

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to

designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails – Phase II PUD District**" (the "District").

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

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

- 2.1 The Real Estate shall be developed in substantial compliance with the street network and open space configuration illustrated on the Concept Plan. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be the SF4 Residential District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted shall not exceed one-hundred and ninety-two (192) Single-family Dwellings.
- 4.4 The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act")

prohibition against discrimination because of familial status.

- 4.5 The development of Single-family Dwellings is intended to provide housing primarily for persons 55 years of age or older. The Real Estate shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 4.5 shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy. Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the Real Estate shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 5.1 Article 4.7 shall apply to the Real Estate except as modified below:

A.	Minimum Lot Area	5,850 square feet
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
	i. Front Yard	21'
	ii. Side Yard	5'
	iii. Rear Yard	20'
D.	Minimum Lot Width	45'
E.	Maximum Building Height	2 ½ stories
F.	Minimum Living Area (total):	
	Single-story	1,200 square feet
	Two-story	1,800 square feet

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

- 6.1 Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is

hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.

- B. Building Materials: Vinyl siding shall be prohibited as an exterior siding material.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, 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 (5-1/2") wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of 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 third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the

dominant exterior material or a color to accent the dominant exterior material.

I. Side Building Facades with Gable: 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 Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of Horton Road.

C. Buffer Yard Requirements: Article 6.8(N) shall apply.

Section 7. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see

Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. **Minimum Open Space:** Open Space area shall be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.

B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

i. **Passive Amenities:** Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the trail locations illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District’s Open Space.

ii. **Osborne Trails Amenities:** Section 9(B)(ii) of the Osborne Trails PUD established requirements for Active Amenities (the “Osborne Trails Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Osborne Trails Amenities in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails Amenities by the residents of the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. **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 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-23** was delivered to the Mayor of Westfield

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

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-23

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-23

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

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

Osborne Trails - Phase II PUD District 5 050721.docx

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

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

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

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

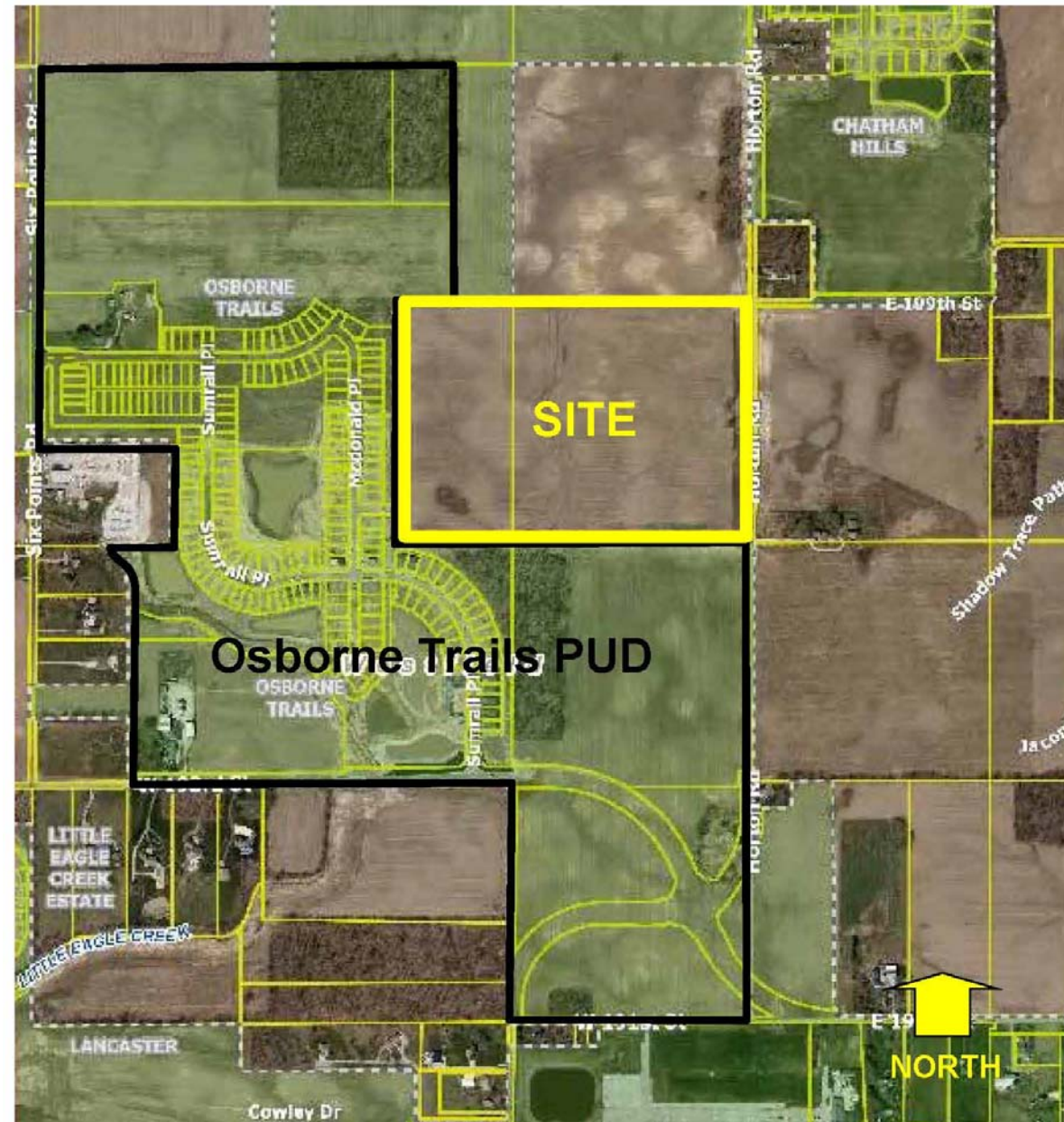
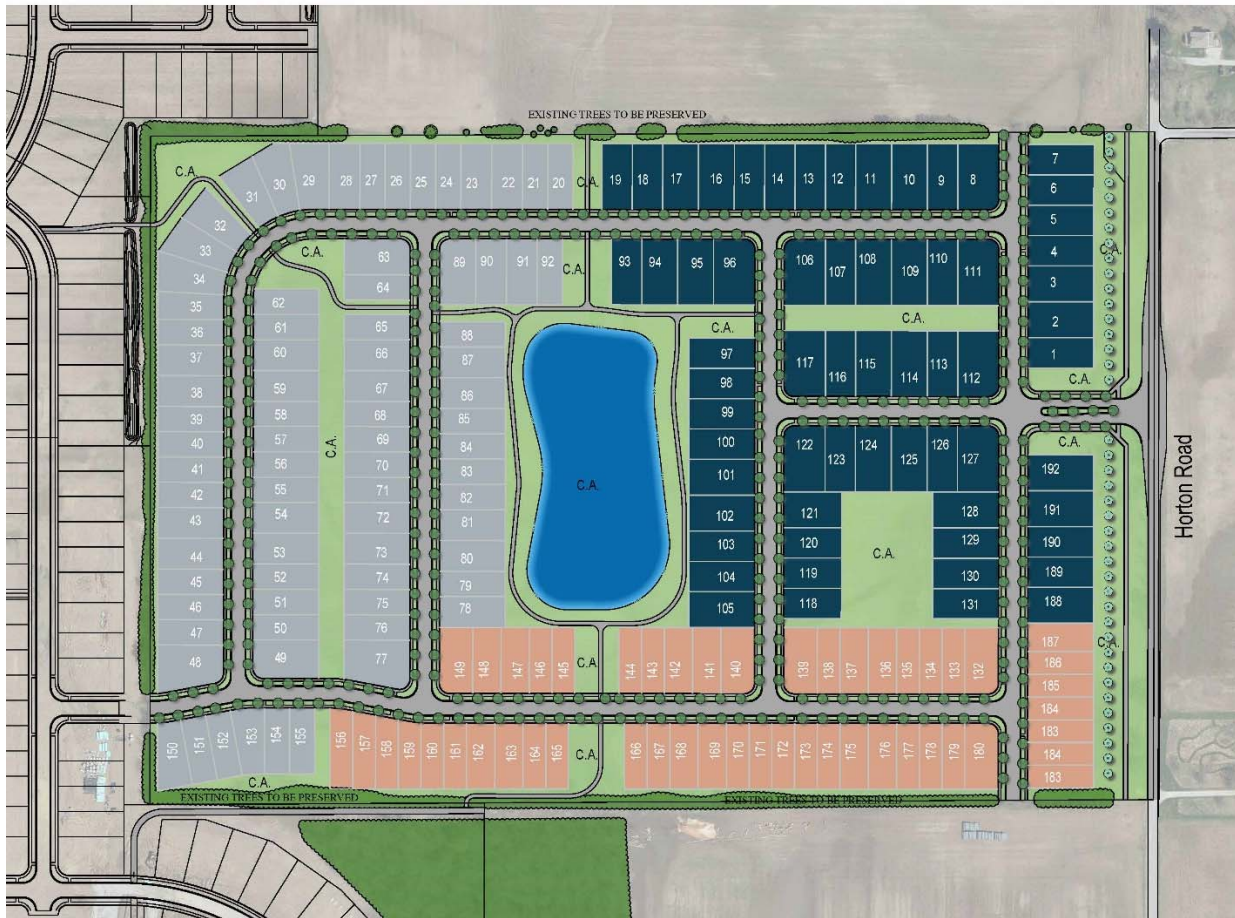


EXHIBIT B

Concept Plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2105-PUD-17.

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

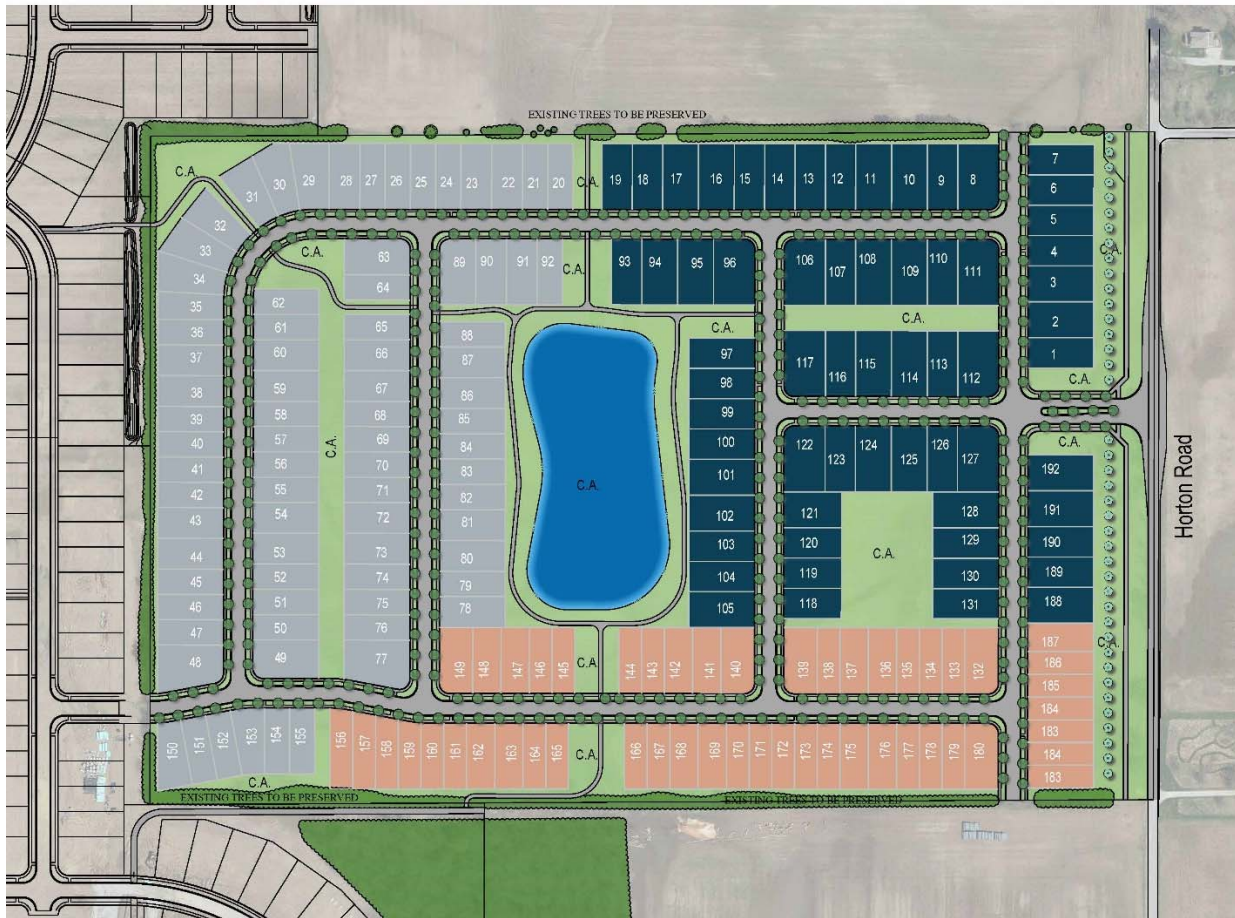


Northwest Westfield



EXHIBIT B

Concept Plan



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EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



Exhibit “D”

Osborne Trails – Phase II PUD Project Description

The applicant, Lennar Homes of Indiana, Inc. (“Lennar”), has filed a rezone application for the “Osborne Trails – Phase II PUD District” in order to extend and continue the existing Osborne Trails residential community that Lennar is currently developing north of 193rd Street and east of Six Points Road. In this regard, the original Osborne Trails PUD District, Ordinance Number 16-44, was adopted by the City Council on February 28, 2017. Osborne Trails is an age-restricted (55 and older) residential community that caters to buyers seeking to combine a social and active lifestyle with a one-of-a-kind home designs. The home product offerings and various elevations in Osborne Trails were specifically designed for this community and these homes are not being built anywhere else in the central Indiana market. Osborne Trails includes significant open space with passive and active amenities, 6 lakes that are integrated into the community, 3-plus miles of walking/bicycling trails and paths that meander throughout the site, and a 10,000 square foot state of the art club house which includes a workout room, craft room, large indoor gathering space and kitchen as well as other amenities. Since its opening, homes in Osborne Trails have been selling a brisk rate and the community is being embraced by the buying public.

The subject real estate to be included in the amended Osborne Trails neighborhood consists of approximately 60 acres, located on the west side of Horton Road and north of 191st Street and is identified as parcel numbers 08-05-22-00-00-016.000 and 08-05-23-00-00-024.000 (the “Real Estate”). The Real Estate is entirely surrounded by residential neighborhoods including: (i) Osborne Trails to the immediate west and south; (ii) Atwater further west; (iii) Carramore to the immediate north; (iv) portions of Chatham Hills to the immediate east and north (Monon Corner). The location of the Real Estate is shown on the enclosed aerial site location exhibit and is zoned AG-SF1. The Real Estate is also depicted on the enclosed site aerial context exhibit that identifies surrounding residential communities.

Lennar envisions an additional one-hundred and ninety-two (192) lots on the Real Estate serving as an extension and continuation of the existing Osborne Trails community which will include the same development amenities, architectural standards and home product offerings. To this end, and as shown on the enclosed color concept plan, Osborne Trails – Phase II will continue to offer the same three (3) product offerings as is being built in Osborne Trails today, which includes a variety of single family detached home designs and elevations. Lennar anticipates the average sales prices to be approximately \$290,000 (Northern Collection; \$360,000 Central Collection, and \$415,000 (Southern Collection) based on the three (3) product offerings.

The concept plan has been designed so that nearly every lot backs up to common area. In this regard, the Common Area proposed for Osborne Trails – Phase II is approximately 25%. Further, it should also be noted that the amenities provided in the existing Osborne Trails were designed to accommodate and absorb the development of the proposed additional lots in the Osborne Trails – Phase II PUD proposal. The homes on the Real Estate will be subject to the same covenants and restrictions applicable to the existing Osborne Trails in order to ensure the enjoyment and shared maintenance costs of the significant and beneficial Osborne Trails amenities by the residents of the community.

Osborne Trails Phase II PUD Zoning Request

Neighborhood Meeting Summary – April 26, 2021

Project: Osborne Trails Phase II PUD Zoning Request

Docket Number: 2105-PUD-17

Date: April 26, 2021 at 6:30pm

Location: Osborne Trails Community Clubhouse
19360 Sumrall Place, Westfield, IN 46074

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC
Keith Lash and Ty Rinehart – Lennar Homes of Indiana, Inc.
Pam Howard- Department of Community Development, City of Westfield
See Exhibit A Attached – Sign-in Sheet for List of Attendees

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the Osborne Trails Phase II PUD proposal.

Neighbor Comments and Questions:

1. General questions about wooded areas:

Response: JD explained that the large woods was south of and adjacent to the subject real estate. Any trees that are not on the subject site would not be removed or disturbed by the Developer. JD also explained the areas around the perimeter of the subject site that would be subject to tree preservation requirements via the PUD Ordinance.

2. Will the new area of Osborne Trails that is the subject of this zoning request be part of the current Osborne Trails HOA and CCRs?

Response: JD explained that yes, if approved, the subject site would: (i) become part of the Osborne Trails HOA; (ii) be subject to the Osborne Trails CCR's; and, (iii) any new residents living in the new section of Osborne Trails will pay HOA dues to the Osborne Trails HOA, like all other Osborne Trails lot owners.

3. Are apartments part of this request?

Response: JD explained that no, apartments are not part of the zoning request.

4. What is the size of the current Osborne Trails Clubhouse?

Response: JD and Keith Lash of Lennar explained that the current Osborne Trails Clubhouse is approximately 10,000 square feet and was "sized" to accommodate this new section for Osborne Trails, if this zoning approval is approved.

5. A general discussion occurred regarding current Osborne Trails amenities and amenities that may be added in the future.

6. When would construction start if the zoning request is approved?

Response: Keith Lash explained that site development may begin around Spring of 2023 and first homes may be constructed around Spring or Summer 2024.

7. Are the homes you are proposing to build in this new section of Osborne Trails the same as the types of homes currently being constructed in Osborne Trails?

Response: JD explained that yes, the homes planned for this new section of Osborne Trails will be the same as the homes currently being built in Osborne Trails.

8. General question about the “SFA” area of the Osborne Trails PUD?

Response: JD explained that the “SFA” area for the Osborne Trails PUD referred to the “single family attached” home area and that the SFA area for the Osborne Trails PUD is not part of the subject site.

The meeting ended at approximately 7:15 p.m.

Neighborhood Meeting Sign In-Sheet

Osborne Trails Phase II PUD Zoning Request

Project: Osborne Trails Phase II PUD Zoning Request
Docket Number: 2105-PUD-17
Date: April 26, 2021 at 6:30pm
Location: Osborne Trails Community Clubhouse, 19360 Sumrall Place, Westfield, IN 46074

NAME ADDRESS

1. Susan + Mike Grant
2. John Gemmi. II
3. Teri Gemmi. II
4. Barbara + Scott Armstrong
5. GARY + KRIS DENHART
6. Doreen Smith
7. EUGENE KAMINSKI
8. Mike Lee
9. George Thompson
10. Charles Arvin

11.

12.

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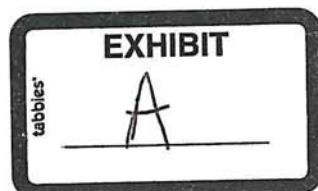
15.

16.

17.

18.

19.



ORDINANCE NUMBER 21~~—~~23

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

“Osborne Trails – Phase II”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 16-44 (the "Osborne Trails PUD Ordinance"), on February 27, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~—~~2105-PUD~~—~~,17**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~—~~2105-PUD~~—~~17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, **May** ____, 2021; and

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to

designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails – Phase II PUD District**" (the "District").

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

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

- 2.1 The Real Estate shall be developed in substantial compliance with the **street network and open space configuration illustrated on the Concept Plan. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.**

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be the SF4 Residential District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted shall not exceed one-hundred and ninety-two (192) Single-family Dwellings.
- 4.4 The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title

VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

- 4.5 The development of Single-family Dwellings is intended to provide housing primarily for persons 55 years of age or older. The Real Estate shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 4.5 shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy. Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the Real Estate shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 5.1 Article 4.7 shall apply to the Real Estate except as modified below:

A.	Minimum Lot Area	5,850 square feet
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
	i. Front Yard	21'
	ii. Side Yard	5'
	iii. Rear Yard	20'
D.	Minimum Lot Width	45'
E.	Maximum Building Height	2 ½ stories
F.	Minimum Living Area (total):	
	Single-story	1,200 square feet
	Two-story	1,800 square feet

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

- 6.1 Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except

as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.
- B. Building Materials: Vinyl siding shall be prohibited as an exterior siding material.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, 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 (5-1/2") wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of 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 third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door

header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

- I. Side Building Facades with Gable: 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 Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

- B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of Horton Road.

- C. Buffer Yard Requirements: Article 6.8(N) shall apply.

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

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

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

A. Minimum Open Space: Open Space area shall be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following:

i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the trail locations illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District’s Open Space.

ii. Osborne Trails Amenities: Section 9(B)(ii) of the Osborne Trails PUD established requirements for Active Amenities (the “Osborne Trails Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Osborne Trails Amenities in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails Amenities by the residents of the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. **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 11. **Severability.** If any term or provision of this ordinance is held to be illegal or

unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21**~~—~~²³ was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21~~—~~²³
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21~~—~~²³
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

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

Osborne Trails - Phase II PUD District 3-0402214 050621.docx

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

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

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

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

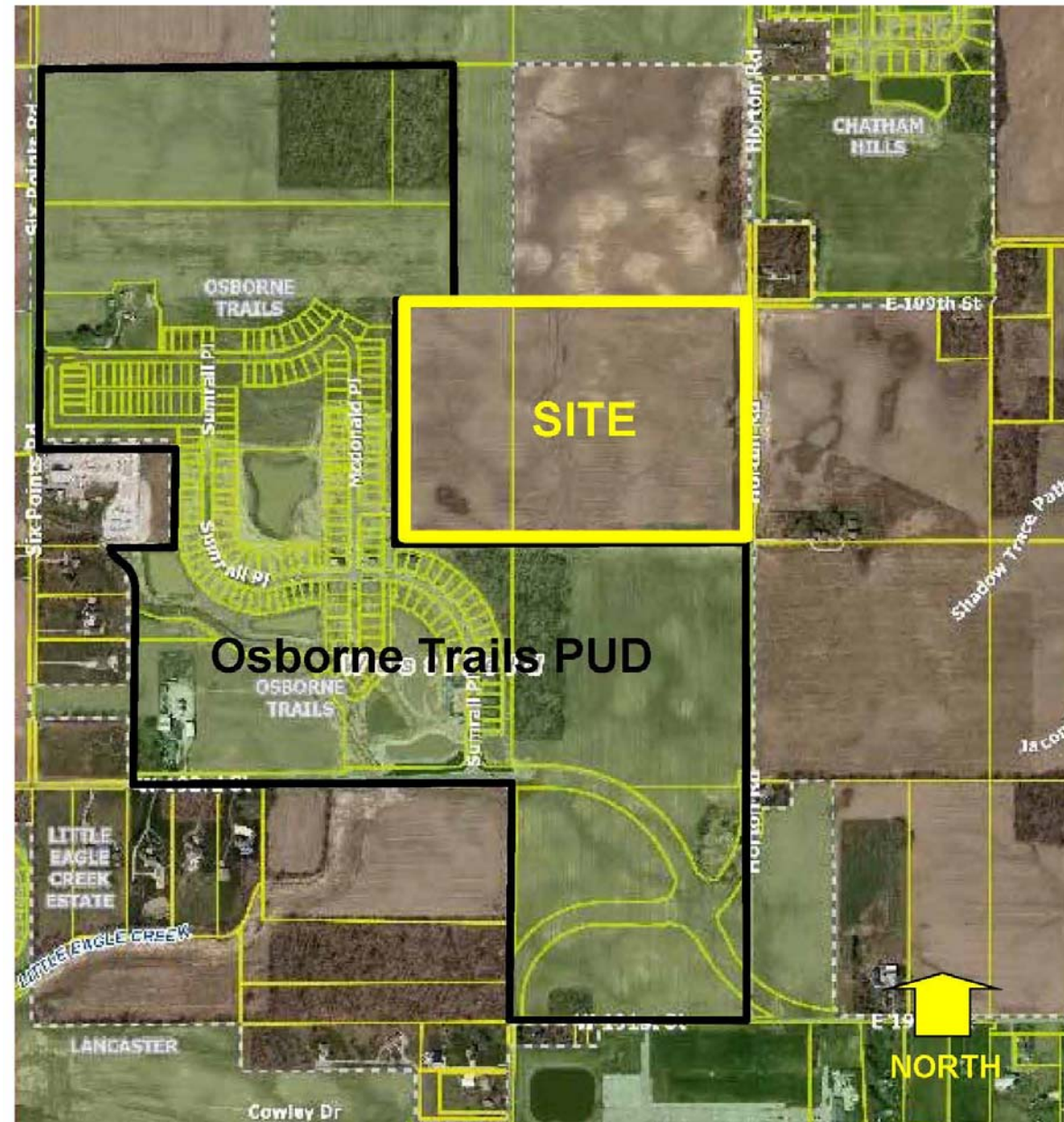
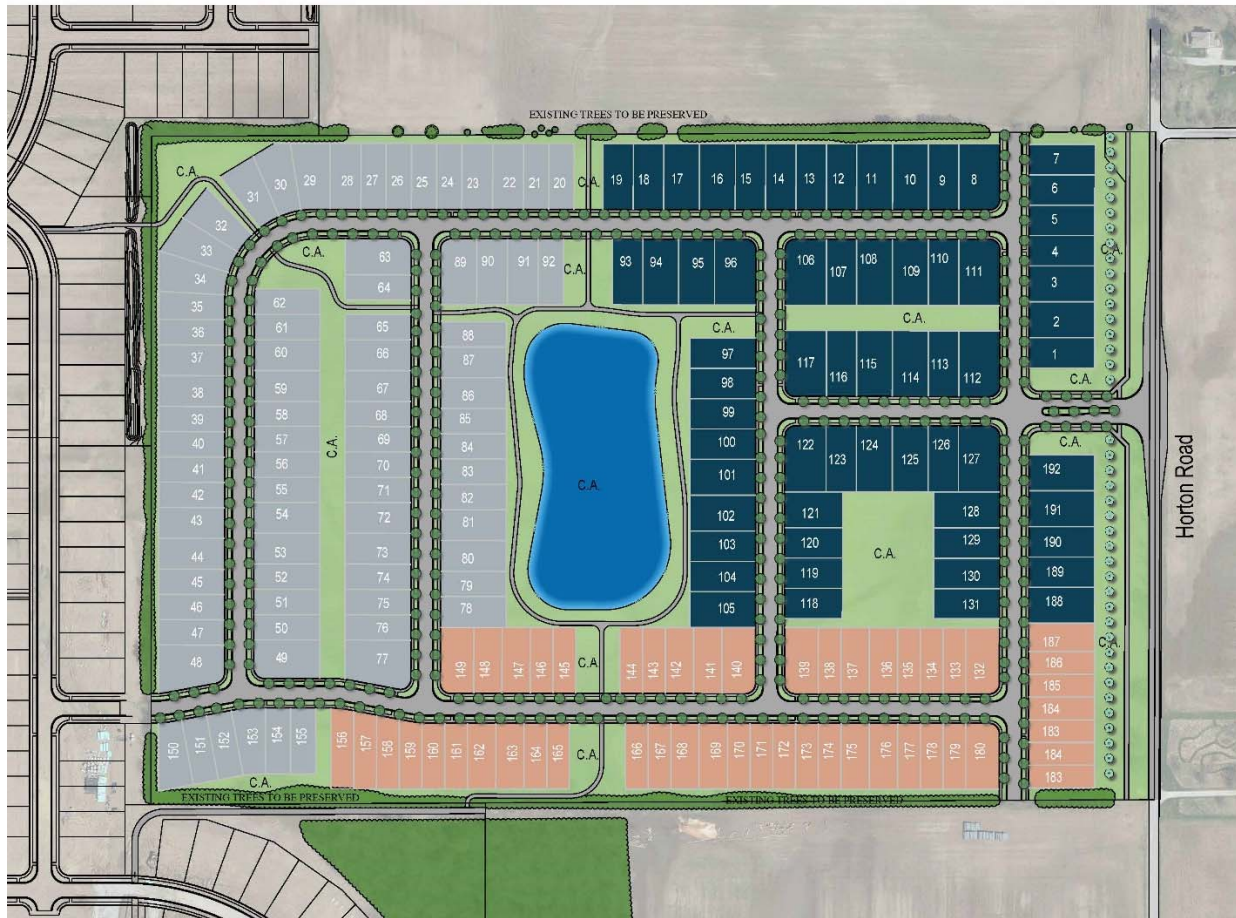


EXHIBIT B

Concept Plan



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EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT





Petition Number: 2104-SPP-06 & 2104-ODP-06

Subject Site Address: West Side of Ditch Road between State Road 32 and 166th Street (the "Property")

Petitioner: Estridge Development Management, LLC by Innovative Engineering (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review for 403 single-family residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farm PUD District

Current Zoning: Ackerson Farm PUD ([Ord. 06-47](#))

Current Land Use: Vacant

Approximate Acreage: 145.92 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
4. Landscape Plan
5. Amenity Exhibit
6. Public Realm With Walk Circles

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District was approved at the October 6, 2006, Town Council meeting.

PROJECT OVERVIEW

The 145.92 acre +/- site is located on the west side of Ditch Road between State Road 32 and 166th Street (see [Exhibit 2](#)). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 403 Single-Family Residential Lots and three (3) blocks for townhomes (see [Exhibit 3](#)).

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

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

6) Proposed name of subdivision.



- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.

Comment: Item identified as outstanding. Staff will work with the petitioner to confirm compliance before approval is requested.

- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)

Comment: Currently under review with the Public Works Department for compliance.

- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: See below for Ackerson Farm PUD standards.

- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.



- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 36) Location of all Floodplain areas within the boundaries of the property.
 - 37) Names of legal ditches and streams on or adjacent to the site.
 - 38) 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.
 - 39) Identify buildings proposed for demolition.
 - 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 41) 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.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 44) 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.
 - 45) 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.

46) Accessory Use and Building Standards (Article 6.1)

47) Architectural Standards (Article 6.3)

48) Building Standards (Article 6.4)

49) Fence Standards (Article 6.5)

50) Height Standards (Article 6.6)

51) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping

Comment: Not required as the PUD does not explicitly require such. Ord. 06-47 states that any *deletions* made by Article 14 of the PUD supersedes the Zoning Ordinance. Instead, the applicable standard, as set forth by the PUD for land adjacent to Ditch Road and 166th Street, is, "one (1) shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to the road rights of way".

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

Comment: Per the PUD, Buffer Yards are not required.

52) Lighting Standards (Article 6.9)

53) Lot Standards (Article 6.10)

54) Outdoor Café and Eating Areas (Article 6.13)

55) Parking and Loading Standards (Article 6.14)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

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

- 59) Block Standards (Article 8.1)
- 60) Easement Standards (Article 8.3)
- 61) Monument and Marker Standards (Article 8.5)
- 62) Open Space and Amenity Standards (Article 8.6)
- 63) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards

Comment: Currently under review with the Public Works Department for compliance.

- 64) Storm Water Standards (Article 8.8)
- 65) Street and Right-of-Way Standards (Article 8.9)
- 66) Street Light Standards (Article 8.10)
- 67) Street Sign Standards (Article 8.11)
- 68) Surety Standards (Article 8.12)
- 69) Utility Standards (Article 8.13)

ACKERSON FARM PUD (ORD. 06-47)

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

- 70) No more than 40% of the lots in Residential District 2 and no more than 50% of the lots in the LBH District shall be less than 45 feet in width
- 71) The size in acreage of any District may be increased or decreased by fifteen percent (15%) so long as there is no increase in total permitted density; the size of Residential District 1 may not be decreased by may be increased without limitation within the boundaries of Residential District 2 (Section 3).

Comment: Item identified as outstanding. Staff will work with the petitioner to confirm compliance before approval is requested.



72) Residential District 1: Lots fronting 166th Street (Underlying SF-2, replaced in its entirety by the Ackerson Farms PUD including deletions, additions, or modifications). Article 3.3 of the PUD shall govern the use and development of Residential District 1. Basic Lot Standards are set out in Table 3.3

- a) Minimum Lot Width: 100 feet
- b) All Lots Shall Face the frontage road along 166th Street
- c) Front sidewalks shall connect directly to a public walkway
- d) Garages may be attached or detached

73) Residential District 2: Lots north of Residential District 1 to 171st Street (Underlying SF-4, replaced in its entirety by the Ackerson Farms PUD including deletions, additions or modifications). Article 3.4 of the PUD shall govern the use and development or Residential District 2. Basic Lot Standards are set out in Table 3.4.

- a) No more than 40% of Lots in District 2 shall be narrower than 45 feet
- b) All lots adjacent to or directly across from Residential District 1 shall be a minimum of 55 feet in width
- c) Front Sidewalks shall connect directly to a public walkway
- d) Garages may be attached or detached

74) **Table 3.3** Residential Standards (Single-Family Detached Lot Standards)

a) **35' wide, 60' deep min**

- i) Lot Width at Building Line: 35 feet
- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway

- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 4 feet above sidewalk
- v) Front Yards raised above sidewalk: 18 inches
- vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet



- (2) Overhang Projections into Side Yard Setback: 30 inches
 - vii) House Rear Yard Setback: 27 feet
 - viii) Garage With Alley (1 car min, 2 cars max)
 - (1) Garage Side Yard Setback: 3 feet
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - ix) Lot Area: 2,100 SF
 - x) Max Parcel Coverage: 70%
- b) 35' to 44' wide, 90' deep min**
- i) Lot Width at Building Line: 35 to 44 feet
 - ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 30 feet
 - iv) House Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - vii) House Rear Yard Setback: 27 feet
 - viii) Garage With Alley (2 car min, 2 cars max)
 - (1) Garage Side Yard Setback: 3 feet
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - ix) Lot Area: 3,500 SF
 - x) Max Parcel Coverage: 70%



c) 45' to 54' wide

- i) Lot Width at Building Line: 45 to 54 feet
- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 3 feet above sidewalk
- v) Front Yards raised above sidewalk: 12 inches
- vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
- vii) House Rear Yard Setback: 27 feet
- viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
- ix) Lot Area: 5,500 SF
- x) Max Parcel Coverage: 65%

d) 55 to 64' wide

- i) Lot Width at Building Line: 55 to 64 feet
- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 4 feet above sidewalk



- v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - vii) House Rear Yard Setback: 27 feet
 - viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 10 feet
 - ix) Garage, No Alley (1 car min, 2 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
 - x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
 - xi) Lot Area: 6,500 SF
 - xii) Max Parcel Coverage: 75%
- e) **60' wide**
- i) Lot Width at Building Line: 60 feet
 - ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches



- *Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 30 feet
 - iv) House Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - (3) Side Yard setback at Port-chere: 3 feet
 - vii) House Rear Yard Setback: 50 feet
 - viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 10 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 10 feet
 - ix) Garage, No Alley (1 car min, 2 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
 - x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
 - xi) Lot Area: 7,200 SF
 - xii) Max Parcel Coverage: 75%
- f) **65' wide +**
- i) Lot Width at Building Line: 65 feet



- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 4 feet above sidewalk
- v) Front Yards raised above sidewalk: 18 inches
- vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - (3) Side Yard Setback at Port-chere: 3 feet
- vii) House Rear Yard Setback: 27 feet
- viii) Garage With Alley (2 car min, 4 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 10 feet
- ix) Garage, No Alley (2 car min, 3 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
- x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 8,000 SF



xii) Max Parcel Coverage: 75%

g) 100' wide

i) Lot Width at Building Line: 100 feet

ii) House Front Yard Setback: 40 feet*

(1) Entry Stoop and Porch Projections into Front Setback: steps only

(2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet

(3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway

iii) House Front Yard Maximum Setback: 60 feet

iv) House Floor Line Elevation: 2 feet above sidewalk

v) Front Yards raised above sidewalk: 18 inches

vi) House Side Yard Setback: 6 feet

(1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet

(2) Overhang Projections into Side Yard Setback: 30 inches

(3) Side Yard Setback at Port-chere: 3 feet

vii) House Rear Yard Setback: 40 feet

viii) Garage With Alley (2 car min, 4 cars max)

(1) Garage Side Yard Setback: 7 feet

(2) Garage Rear Yard Setback (front approach from alley): 20 feet

(3) Garage Rear Yard Setback (side approach from alley): 20 feet

ix) Garage, No Alley (2 car min, 3 car max)

(1) Front Yard Setback from Front Elevation of Home: 8 feet

(2) Garage Door Max Width: 9 feet

x) Carriage Homes (Garage must be side load from alley)

(1) Rear Yard Setback: 10 feet

(2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet

(3) Overhang Projection into Rear Yard Setback: 30 inches



- (4) Side Yard Setback: 7 feet
- (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
- (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 20,000 SF
- xii) Max Parcel Coverage: 75%

75) **Table 3.4** Residential Standards (Single-Family Attached Lot Standards)

a) 35' wide

- i) Lot width at building line: 35 feet
- ii) Front Yard Setback: 10 feet*
 - (1) Only steps may project into Front Yard Setback

*Front yard setback to be increased by ten (10) feet from stated lot standards for any lot fronting the parkway
- iii) Maximum Front Yard Setback: 30 feet
- iv) Floor Line Elevation: 4 feet above sidewalk
- v) Front Yard Raised Above Sidewalk: 18 inches
- vi) House Side Yard Setback at Common Wall: 0 feet
- vii) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Yard Setback: 2 feet
 - (2) Overhang Projection into Side Yard Setback: 30 inches
- viii) Rear Yard Setback: House: 27 feet
- ix) Garage (1 car min, 2 car max)
 - (1) Garage Side Yard Setback at Common Wall: 0 feet
 - (2) Garage Side Yard Setback: 7 feet
 - (3) Garage Rear Yard Setback: 7 feet
- x) Minimum Lot Area: 2,100 SF
- xi) Maximum Parcel Coverage: 70%

b) 35' to 45' wide

- i) Lot width at building line: 35 to 44 feet
- ii) Front Yard Setback: 10 feet*



- (1) Only steps may project into Front Yard Setback
 - *Front yard setback to be increased by ten (10) feet from stated lot standards for any lot fronting the parkway
- iii) Maximum Front Yard Setback: 30 feet
- iv) Floor Line Elevation: 4 feet above sidewalk
- v) Front Yard Raised Above Sidewalk: 18 inches
- vi) House Side Yard Setback at Common Wall: 0 feet
- vii) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Yard Setback: 2 feet
 - (2) Overhang Projection into Side Yard Setback: 30 inches
- viii) Rear Yard Setback: House: 27 feet
- ix) Garage (1 car min, 2 car max)
 - (1) Garage Side Yard Setback at Common Wall: 0 feet
 - (2) Garage Side Yard Setback: 7 feet
 - (3) Garage Rear Yard Setback: 7 feet
- x) Minimum Lot Area: 4,000 SF
- xi) Maximum Parcel Coverage: 70%

76) Residential Amenities (Section 3.5)

- a) The following amenities will be distributed throughout the Real Estate for use by all residents in the detached and multi-family residences within the Real Estate:
 - i) Community clubhouse
 - ii) One (1) large neighborhood park
 - iii) Four (4) or more additional parks, playgrounds, or picnic areas in which at least two (2) of the following amenities shall be included in any one (1) or more of the parks: a basketball court, tennis court, volleyball court, or putting green
 - iv) Swimming pool with the neighborhood center or another building containing showers and changing rooms
 - v) Trail connecting to the Midland Trail and continuing along the public Right-of-way (see Exhibit D)
 - vi) Internal trails, paths connecting to the Perimeter Trail
- b) In addition to the above amenities, at least two (2) of the following amenities shall be distributed throughout the Ackerson Farm for use by all residents of the attached, detached, and multi-family residences



- i) Fitness Center
- ii) Community vegetable and flower gardens
- iii) Outdoor concert and movie facility
- iv) Fishing pond
- v) Sports field

77) Multi-Family Housing

Comment: Multi-Family Housing requires separate Detailed Development Plan approval. The below will be reviewed for compliance through that process and will be on an APC Consent Agenda if/when compliant.

- a) Off-street parking shall be provided in accordance with Article 9
- b) Additional parking spaces shall be as required by Article 9.
- c) Parking lots are to be in rear yards enclosed by buildings or landscaping
- d) Side yards may include interior access driveways, utilities, privacy walls, fencing, and hedge rows
- e) Rear yards may include interior access driveways and parking areas provided that all parking occurs behind primary structures. Rear yards may include dumpsters, utilities, privacy walls, fencing, hedge rows, and attached and detached garages.
- f) At least one (1) park with a picnic area, playground, basketball court, volleyball court, or tennis court shall be provided in either the LBH District, the LB District, or the GB District for each 200 multi-family or attached housing units collectively in those districts.

78) **Table 4.0** Multi-Family Standards

- a) Flats
 - i) Minimum SF per unit: 550 SF
 - ii) Front Yard Setback: 10 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback
 - iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
 - v) Overhang Projection into the Front Yard Setback: 30 inches
 - vi) Maximum Front Yard Setback: 25 feet
 - vii) Side Yard Setback: 10 feet



- viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
- ix) Overhang Projections into the Side Yard Setback: 30 inches
- x) Side Yard Setback at 2-hour common wall: 0 feet
- xi) Rear Yard Setback from alleys or parking areas: 6 feet
- xii) Overhang projections into Rear Yard Setback: 30 inches
- xiii) Lot Width Platted: Varies
- xiv) Maximum Parcel Coverage: 85%
- xv) Distance Between Structures if Detached: 20 feet
- b) Live/Work
 - i) Minimum SF per unit: 1,200 SF
 - ii) Front Yard Setback: 2 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback
 - iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
 - v) Overhang Projection into the Front Yard Setback: 30 inches
 - vi) Maximum Front Yard Setback: 15 feet
 - vii) Side Yard Setback: 10 feet
 - viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
 - ix) Overhang Projection into the Side Yard Setback: 30 inches
 - x) Side Yard Setback at 2-hour common wall: 0 feet
 - xi) Rear Yard Setback from alleys or parking areas: 6 feet
 - xii) Overhang projections into Rear Yard Setback: 30 inches
 - xiii) Lot Width Platted: 20 feet
 - xiv) Maximum Parcel Coverage: 95%
 - xv) Distance Between Structures if Detached: 20 feet
- c) Townhomes
 - i) Minimum SF per unit: 900 SF



- ii) Front Yard Setback: 10 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback
 - iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
 - v) Overhang Projection into the Front Yard Setback: 30 inches
 - vi) Maximum Front Yard Setback: 25 feet
 - vii) Side Yard Setback: 6 feet
 - viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
 - ix) Overhang Projections into the Side Yard Setback: 30 inches
 - x) Side Yard Setback at 2-hour common wall: 0 feet
 - xi) Rear Yard Setback from alleys or parking areas: 6 feet
 - xii) Overhang projections into Rear Yard Setback: 30 inches
 - xiii) Lot Width Platted: 20 feet
 - xiv) Maximum Parcel Coverage: 100%
 - xv) Distance Between Structures if Detached: 12 feet
- 79) **LBH District** (Section 5.2) Underlying LB-H, replaced in its entirety by the Ackerson Farms PUD including deletions, additions or modifications). Article 5.2 of the PUD shall govern the use and development of Residential District 2. Basic Lot Standards are set out in Table 5.2.
- a) Off-street parking shall be provided in accordance with Article 9. In the event of a conflict between parking standards in Article 9 and parking standards in Section 5.2, Section 5.2 shall govern.
 - i) Off-street loading berths shall be located in alleys or parking areas sized to fit the user. Shared loading facilities are permitted (Article 9.1)
 - ii) Off-street parking spaces shall be within 300 feet walking distance from the entrance to the building served. Where a building has a double front yard, a parking lot may be located in one of the front yards. Where a building is on a corner lot, the parking may be in the side yard
 - b) Additional parking spaces shall be provided in accordance with Article 9.
 - c) Façade projections to a maximum of 24 inches beyond the Front Yard Setback is permitted

- d) Side yards may include interior access driveways, parking areas, or a side courtyard if enclosed by a hedge row, provided that no portion of any side parking area may be located closer to the street than the adjacent building edge.
- e) Side yards may include utilities, privacy walls, and fences
- f) Rear yards may include interior access driveways and parking areas and may include utilities, privacy walls, attached and detached garages, dumpsters, and loading berths

80) **Table 5.2 LBH Standards, Secondary Internal Street Buildings**

- a) LBH Office
 - i) Minimum Front Yard Setback: 8 feet
 - ii) Minimum Side Yard Setback: 3 feet
 - iii) Side Yard with 2 hour fire wall: 0 feet
 - iv) Side Yard on Corner Lot: 4 feet
 - v) Minimum Rear Yard Setback to Property Line: 20 feet
 - vi) Minimum Rear Yard Setback from alley or parking lot: 5 feet
- b) LBH Retail
 - i) Minimum Front Yard Setback: 4 feet
 - ii) Minimum Side Yard Setback: 3 feet
 - iii) Side Yard with 2-hour fire wall: 0 feet
 - iv) Side Yard on Corner Lot: 4 feet
 - v) Minimum Rear Yard Setback to Property Line: 20 feet
 - vi) Minimum Rear Yard Setback from alley or parking lot: 5 feet

81) Landscaping Standards (Article 14) shall supersede the landscaping terms and requirements of Section 16 of the Zoning Ordinance; all other landscaping terms and standards in the Zoning Ordinance which are modified and replaced in their entirety by the deletions, additions, or modifications stated in Article 14. In the event of any inconsistency between the terms and standards stated in Article 14 and the specific landscaping terms and standards of Residential District 1, Residential District 2, LBH District...the terms and standards of those Districts shall apply.

Comment: All Amenity Areas for residential properties are required to submit a Detailed Development Plan for approval. Landscape Plans for the Common Areas where amenities are included will be shown on a forthcoming Detailed Development Plan. Note that Amenity Area Detailed Development Plan approvals are delegated to the Director.



- a) A proportional decrease in the required number of trees is permitted if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees
 - b) Single-Family Residential
 - i) Four (4) shade trees, four (4) ornamental or evergreen trees, and four (4) shrubs (3-gallon container minimum) per dwelling unit in Residential District 1
 - ii) One (1) shade tree, one (1) ornamental or evergreen tree, and four (4) shrubs for every lot under 45 feet in width in Residential District 2. Two (2) shade trees, two (2) ornamental or evergreen trees, and four (4) shrubs for every lot 55 feet and over in Residential District 2.
 - iii) One (1) shade tree, one (1) ornamental or evergreen tree and four (4) shrubs per multi-family dwelling unit in the LBH District
 - c) Street trees shall be planted fifty (50) feet on center, on average, in multi-family areas of the LBH District. Trees may be clustered or grouped.
 - d) In Residential Districts where property abuts State Road 32, Ditch Road, Eagletown Road, or 166th Street, at least one (1) shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to the road rights of way. These shall be credited toward overall on-site landscaping requirements.
 - e) Buffer yards are not required internal to or around the perimeter of the Ackerson Farm PUD.
- 82) Open Space, Office/Retail Square Footage, Residential Units, and Density Estimates (Article 17)

Comment: "Open Space" is defined within the Ackerson Farms PUD as, "Any part of the Ackerson Farm PUD not covered by public streets, private streets, alleys, private lots or commercial parking lots. Open space may include, but shall not be limited to the following public areas: parks, playgrounds, wetlands, trails, scenic or recreational ponds, plazas, courtyards, gardens, yards, unpaved rights of way, residential amenities, landscaped parking areas, and other landscaped areas."

- a) Open Space
 - i) Neighborhood Park Open Space Acreage
 - (1) LBH District: 5 acres
 - (2) Residential District 1: 1.5 acres



(3) Residential District 2: 4 acres

ii) Central Park Open Space Acreage: 17 acres

Comment: The Director has determined that the cumulative acreage adjacent to 171st Street on both the north and south side shall count towards the “Central Park” acreage total. As such, this standard is met.

iii) Total Open Space: 33 acres

b) District Data

i) LBH District

(1) Total residential units (max): 912 units

(2) Total residential units per acre (max): 9.9 units

ii) Residential District 2

(1) Maximum units (single family & attached doubles): 205 units

(2) Total residential units per acre (max) 2.9 units

iii) Residential District 1

(1) Maximum units: 10 units

(2) Total residential density per acre (max): 1.3 units

iv) Data Summary

(1) Open Space Total acreage: 33 acres

(2) Multi-Family Total units: 720 units max

(3) Single-Family Total units: 407 units max

83) Illustrative Site Plan

Comment: Illustrative Site Plan shown within the Ackerson Farm PUD, defined as “Exhibit C” does not require substantial compliance. The definition of “Exhibit C” explicitly states that the Illustrative Site Plan is, “an illustration of a *possible* site plan permitted by the purposes, concepts and standards of the Ackerson Farm PUD, which is intended to be a reasonable illustration of the anticipated general type of site plan, is not drawn to scale and is *subject to change*”.



84) Public Realm Map (Exhibit D)

Comment: The Public Realm Map shown within the Ackerson Farm PUD, defined as “Exhibit D” also does not require substantial compliance. The definition of “Exhibit D” explicitly states that it is “an illustration of areas within the Ackerson Farm PUD that are within two-minute and five-minute walks of amenities, civic spaces and points of interest within the Ackerson Farm PUD”.

A Public Realm Map that coincides with the petitioners’ Amenity Plan has been provided as **Exhibit 7**.

85) Street Section Diagrams (Exhibit E)

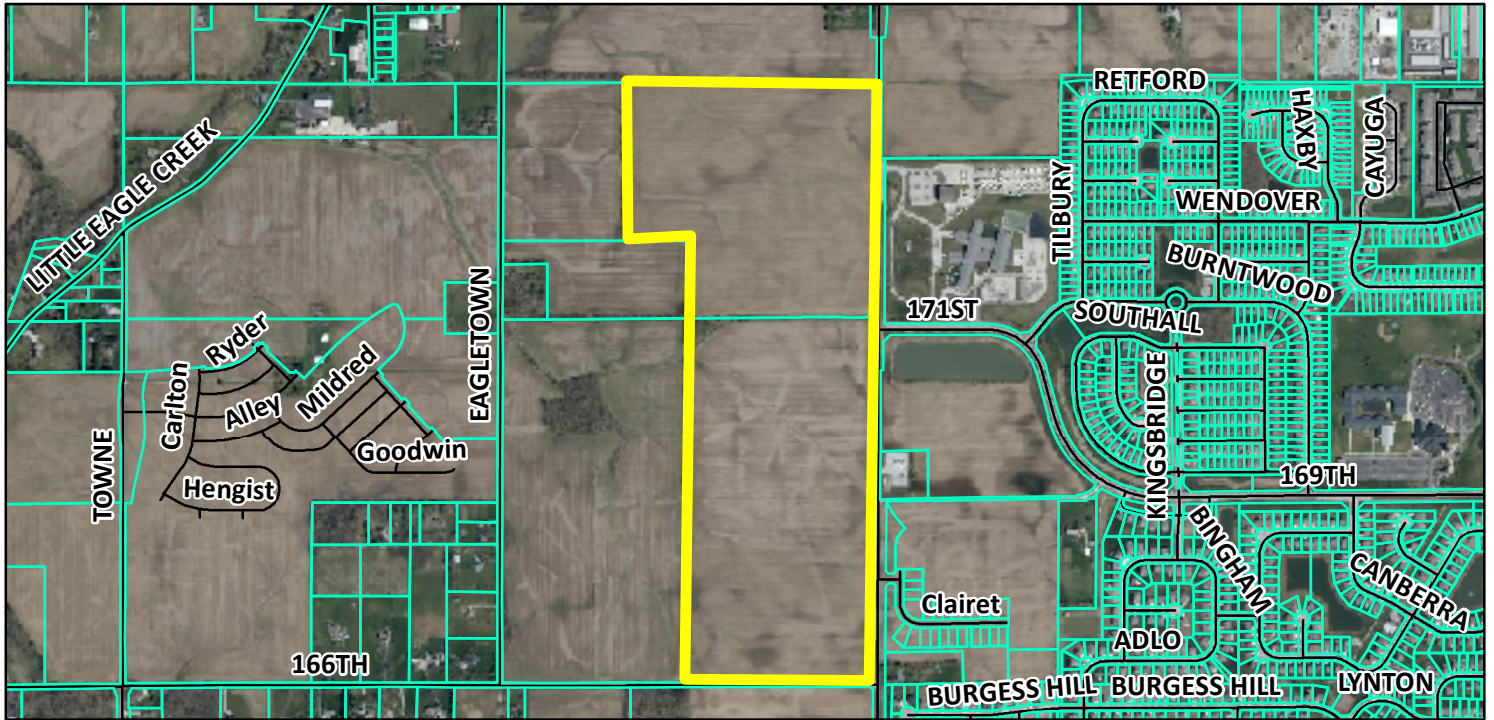
Comment: Right-of-way for the LBH District shows a 52’ Right-of-way as this is the width shown in Diagram 4, “Typical Historic Local Business Street”. However, Public Works no longer permits 52’ Rights-of-way where Street Trees are also required. As such, the streets in the LBH District will be built to current Public Works standards.

DEPARTMENT COMMENTS

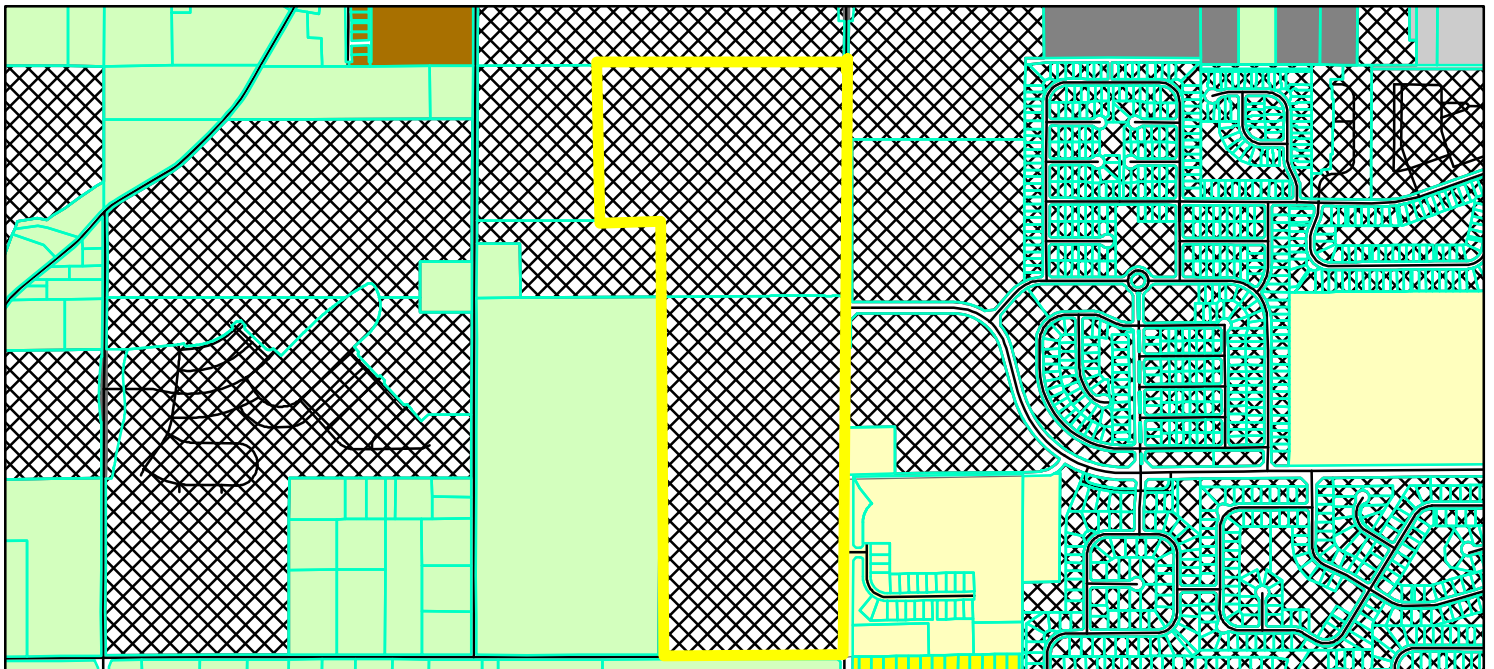
- 1) **ACTION:** Hold a public hearing at the May 17, 2021, Advisory Plan Commission meeting.
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission’s further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 OI (Open Industrial)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)
 SF-3 (Single Family - 3)
 SF-5 (Single Family - 5)

0 0.175 0.35
 Miles



ACKERSON FARMS

SINGLE FAMILY SUBDIVISION

PRIMARY PLAT

PART of SECTIONS 3 & 4 -T18N-R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Sheet Index

Sheet No.	Description
P100	Title Sheet
P101	Primary Plat Lot Standards
P102	Primary Plat Open Space Exhibit
P103-P104	Primary Plat
P105-P106	Detailed Development Plan
P107	Primary Plat Standard Details

LEGAL DESCRIPTION:

A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF SECTION 4 1359.02 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE ACKERSON FAMILY FARMS, LLC LANDS DESCRIBED IN INSTRUMENT (PARENT PARCELS) INSTRUMENT NO. 2017010477, THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 (FOUR) 2644.27 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 20 MINUTES 45 SECONDS WEST 442.44 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WESTERN LINE OF SAID ACKERSON FAMILY FARMS, LLC LANDS DESCRIBED IN INSTRUMENT (PARENT PARCELS) INSTRUMENT NO. 1115.67 FEET TO THE SOUTHERN LINE OF 30-FEET WIDE A GAS LINE EASEMENT IN FAVOR OF BUCKEYE PIPE LINE COMPANY, L.P. AS DESCRIBED IN INSTRUMENT NO. 1999090707, THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID GAS LINE EASEMENT 1803.41 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1678.92 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 (FOUR) 2653.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 146.466 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF WESTFIELD BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 29, 2018 AS INSTRUMENT NO. 2018020981 AND DESCRIBED AS FOLLOWS:
A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 2000058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4 DESIGNATED "41002" ON SAID PLAT AND SOUTHEAST CORNER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND SOUTH 89 DEGREES 58 MINUTES 38 SECONDS WEST (BASIS OF BEARINGS BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 50.00 FEET TO POINT "631" ON SAID PLAT; THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS EAST 21.30 FEET TO POINT "631" ON SAID PLAT; THENCE NORTH 53 DEGREES 25 MINUTES 20 SECONDS EAST 250.00 FEET TO POINT "632" ON SAID PLAT; THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS EAST 290.00 FEET TO POINT "633" ON SAID PLAT; THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS EAST 30.00 FEET TO THE EAST LINE OF SAID SECTION AND THE GRANTOR'S LAND AT POINT "634" ON SAID PLAT; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST 326.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.238 ACRES (10356.01 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY, WHICH CONTAINS 0.080 ACRES (3474.11 SQUARE FEET), MORE OR LESS.

FURTHER LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO BORDEAUX WALK DEVELOPER, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY THAT CERTAIN DEED RECORDED MAY 15, 2020 AS INSTRUMENT NO. 2020028608 AND DESCRIBED AS FOLLOWS:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BASED UPON A SURVEY PREPARED BY KRISTOPHER K. EICHORN, PROFESSIONAL SURVEY NUMBER 21000230, HWC ENGINEERING, JOB NUMBER 2018-109, DATED DECEMBER 20, 2018 AND LAST REVISED JANUARY 7, 2019, DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, MARKED BY A HARRISON MONUMENT; THENCE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST (GRID BEARING BASED ON INDIANA STATE PLANE EAST ZONE, NAD 83, 2011, EPSN 20100000) ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 531.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 470.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS WEST A DISTANCE OF 18.50 FEET; THENCE SOUTH 05 DEGREES 49 MINUTES 37 SECONDS WEST A DISTANCE OF 160.75 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 37 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 05 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 160.75 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS EAST A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.310 ACRES, MORE OR LESS.

LAND AREA COMPUTATION:
PARCEL 1 (146.466 AC.) - WESTFIELD RIGHT-OF-WAY (0.236 AC. MEASURED) - BORDEAUX WALK RIGHT-OF-WAY (0.310 AC.) = NET LAND AREA (145.920 AC.)

UTILITY PROVIDERS

GAS
Citizens Gas of Westfield
2020 North Meridian St.
Indianapolis Indiana 46202
317-927-4744
(Jeffrey Grady)

ELECTRIC
Duke Energy, Carmel District
16475 Southpark Drive
Westfield, Indiana 46014
317-896-6711
(Shirley Hunter)

PIPELINE
Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
419-993-8008
(Merry White)

PIPELINE
Marathon Pipeline LLC
10722 E. C.R. 300N
Indianapolis, Indiana 46234
317-291-8460 x1233
(Austin Guyer)

COMMUNICATION
AT&T
3838 North College Ave.
Indianapolis, IN 46220
317-252-4007
(Michael Haynes)

WATER & SANITARY SEWER
Citizens Water and Wastewater
of Westfield, LLC
2150 Dr. Martin Luther King Jr. St.
Indianapolis, Indiana 46202
Contact: Brad Hostetler
317-927-4351

DRAINAGE
Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060
317-778-8495
(Kanton Ward, CFM)

COMMUNICATION
Comcast Cable
9750 E. 150th St., Suite 1600
Noblesville, Indiana 46060
317-774-3384
(Nate Stringer)

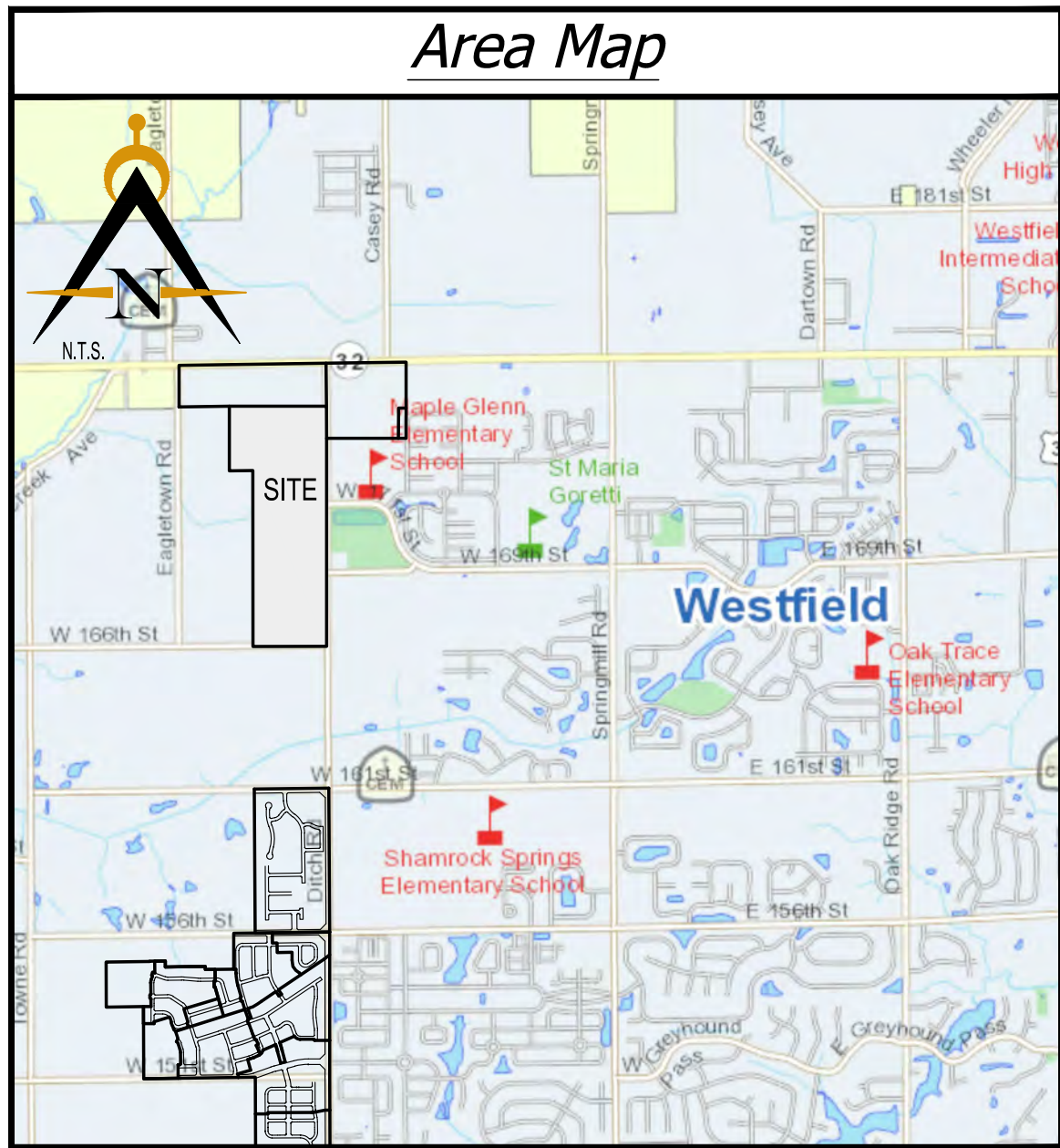
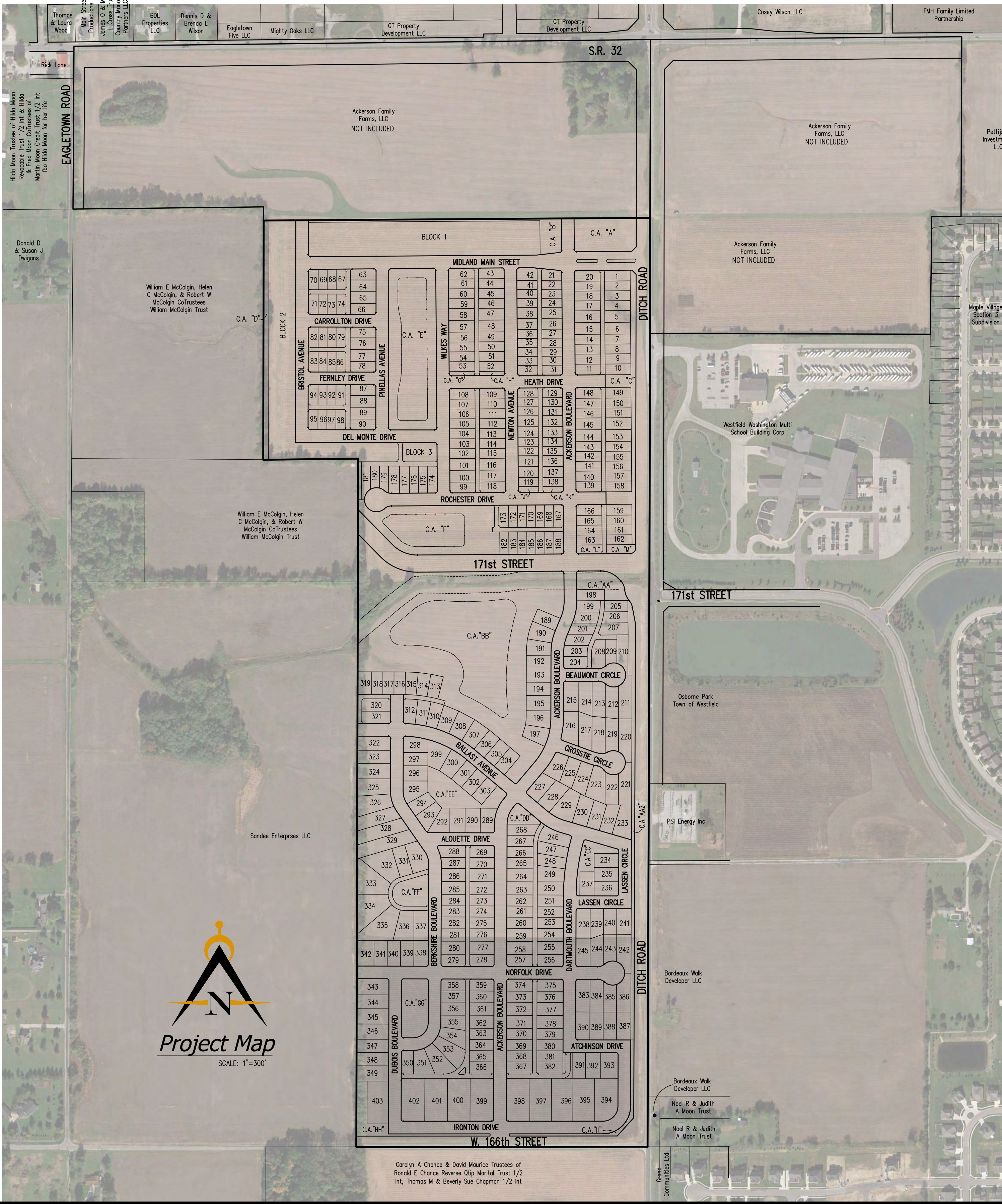
COMMUNICATION
Frontier Communication
20905 Hope Road
Noblesville, Indiana 46060
317-9010
(Steve Costlow)

COMMUNICATION
In Telecom
4625 N. 86th St., Suite 500
Indianapolis, Indiana 46268
317-778-8495
(Tanny Trippitt)

COMMUNICATION
Metronet Inc.
3701 Communications Way
Evansville, Indiana 47715
317-763-1012
(Christopher Bluto)

COMMUNICATION
Bright House Networks
3030 Roosevelt Ave.
Indianapolis, Indiana 46218
317-632-9077 x258
(Joe Evans)

UTILITY HOTLINE: 1-800-382-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



Owner:

Ackerson Family Farms, LLC

711 Sugar Hill Dr.
West Lafayette, IN 47906

Developer:

Estridge Development Management, LLC

12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Contact: Roger Foster
Email: RogerFoster@estridge.net

Engineer:



Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Ph. 317-769-2916

Whitestown, IN 46075
www.innovativeeci.com

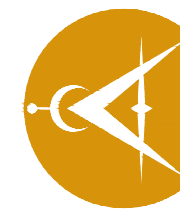
LANDSCAPE NOTES:

- 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.

NOTE:

PRIVATE STREETS: THE AREAS SHOWN AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS PRIVATE DRIVES AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

Innovative
ENGINEERING & CONSULTING



Whitestown, IN 46075
3961 Perry Boulevard
Ph. 317-769-2916
www.innovativeeci.com

REVISIONS:
1. 05/04/21 kkw Revises per TAC & WPAO comments dated 03-23-21

Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Title Sheet

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE:

01/29/21

DRAWN BY:
kkw

CHECKED BY:

JOB NUMBER:

21104

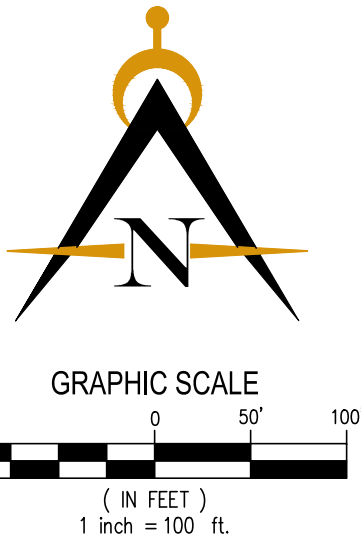
SHEET #

P100

ACKERSON FARMS
PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LOT STANDARDS

42' x 95' LOTS:	88 (LBH)
46' x 120' LOTS:	100 (LBH)
52' x 110' LOTS:	101 (RES 2)
62' x 120' LOTS:	104 (RES 2)
100' x 200' LOTS:	10 (RES 1)
TOTAL SINGLE FAMILY: 403	

COMMON AREA/OPEN SPACE	
2-STORY TOWNHOMES: 48	
3-STORY TOWNHOMES: 87	

TOTAL: 538 DWELLING UNITS

DENSITY:	9.78 Ac.±
LBH:	323 Units (108 Lots+135 Townhomes)
	5.18 Units/Ac.
RES 2:	74.39 Ac.±
	203 Lots
RES 1:	2.75 Units/Ac.
	9.78 Ac.±
	10 Lots
	1.02 Units/Ac.

PUD SETBACKS:	
42' x 95' LOTS:	FRONT 10' SIDE 6' *REAR 27'
46' x 120' LOTS:	FRONT 10' SIDE 6' *REAR 27'
52' x 110' LOTS:	FRONT 10' SIDE 6' *REAR 27'
62' x 120' LOTS:	FRONT 10' SIDE 6' *REAR 27'
100' x 200' LOTS:	FRONT 40' SIDE 6' REAR 40'

*SEE PUD STANDARDS FOR GARAGE WITH ALLEY REAR SETBACK REQUIREMENTS

AT INTERSECTIONS OF STREETS THE PROPERTY LINE CORNERS SHALL BE
ROUNDED BY ARCS WITH A RADI OF NOT LESS THAN FIVE (5) FEET, OR BY
CHORDS OF SUCH ARCS (PER PUD). A 10' ARC IS PROVIDE ON THESE PLANS.



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
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317-669-6209

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3961 Perry Boulevard
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317-769-2916

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3961 Perry Boulevard
Whitestown, IN 46075
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www.innovativeeci.com

REVISIONS:	
1.	05/04/21 kwk Review per TAC & WPMO comments dated 03-23-21

Estridge
Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision

Westfield, Indiana
Primary Plat Lot Standards

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: _____

DATE: 01/29/21
ISSUED: _____
JOB NUMBER: 21104
SHEET # P101

DRAWN BY: kwk
CHECKED BY: _____



ACKERSON FARMS
OPEN SPACE EXHIBIT

OPEN SPACE

RESIDENTIAL AREA 1	
RESIDENTIAL AREA 2	
RESIDENTIAL AREA LBH	
CENTRAL PARK	

Common Area Acreages

Res 1:	
HH	0.53
II	0.29
Unpaved ROW	1.35
Total	2.17

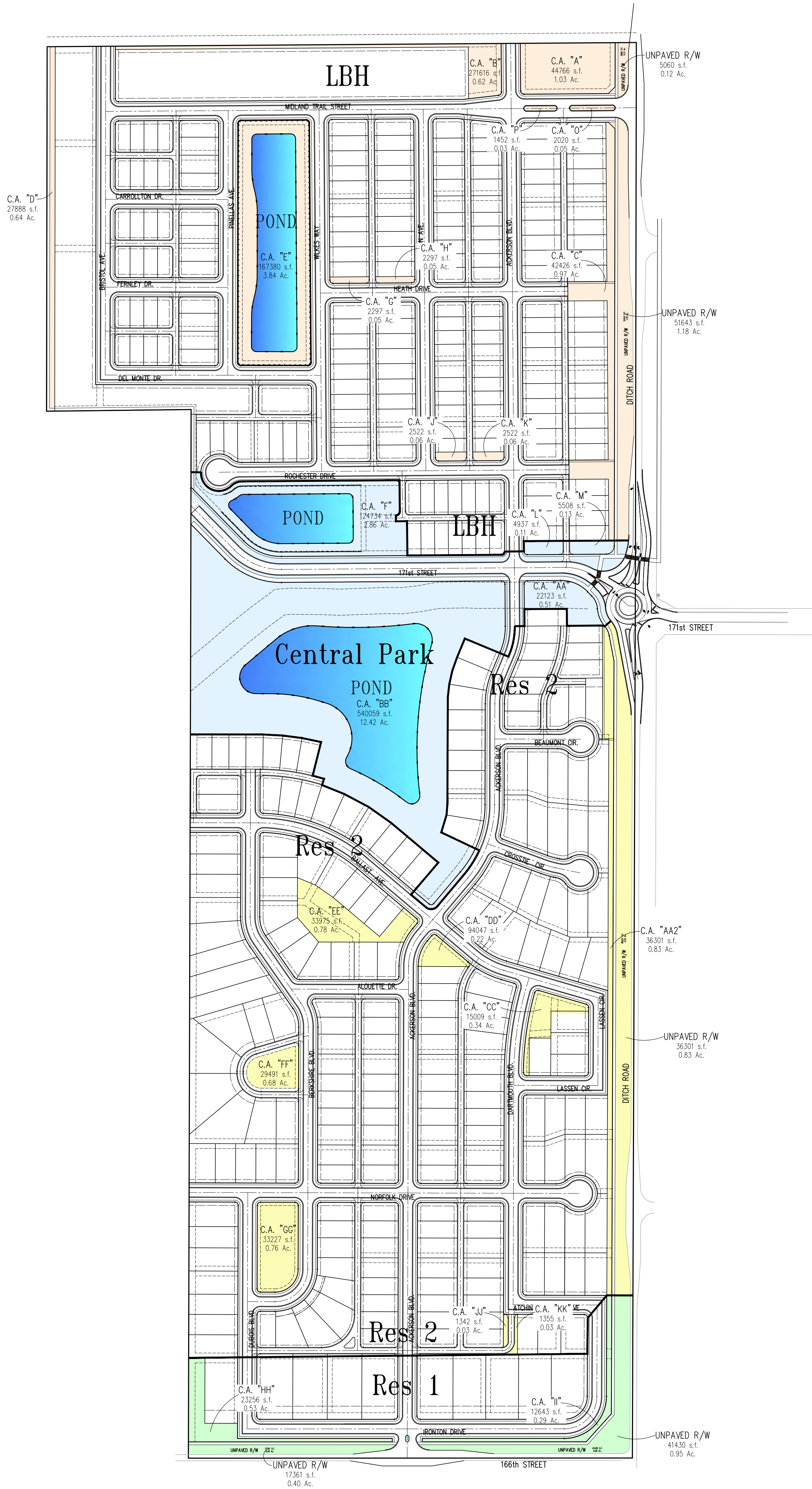
Res 2:	
GG	0.76
AA2	0.83
CC	0.37
FF	0.68
EE	0.78
DD	0.22
JJ	0.03
KK	0.03
Unpaved ROW	2.03
Total	5.73

Central Park:	
BB	12.42
AA	0.51
F	2.86
M	0.13
L	0.11
Unpaved ROW	1.00
Total	17.03

LBH:	
B	0.62
A	1.03
C	0.97
E (Lrg Pond)	3.84
J	0.06
G	0.05
H	0.05
K	0.06
D	0.64
P	0.03
O	0.05
Unpaved ROW	1.31
Total	8.71

Grand Total 33.64

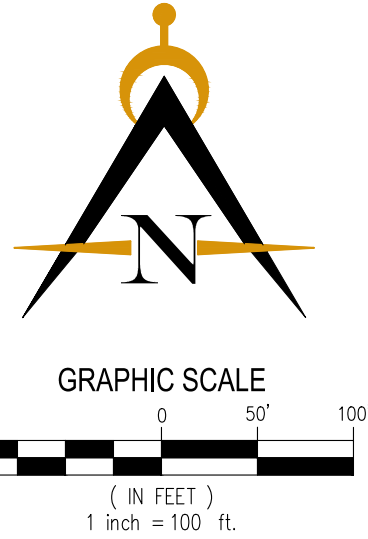
	Required	Provided
Res 1	1.5	2.17
Res 2	4.0	5.73
Central Park	17.0	17.03
LBH	5.0	8.71
LB (5 acres)	0	Not included in parcel
GB (1.5 acres)	0	Not included in parcel
Total	27.5	33.64



ACKERSON FARMS
PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

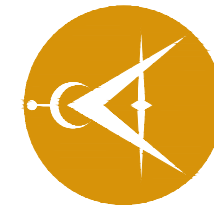
ZONED: PUD - ORDINANCE 06-47



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

Innovative
ENGINEERING & CONSULTING



Whitestown, IN 46075
www.innovativeed.com
3961 Perry Boulevard
Ph. 317-769-2916

REVISIONS:
1. 05/24/21 kkw Review per AC & WPM comments dated 03-23-21

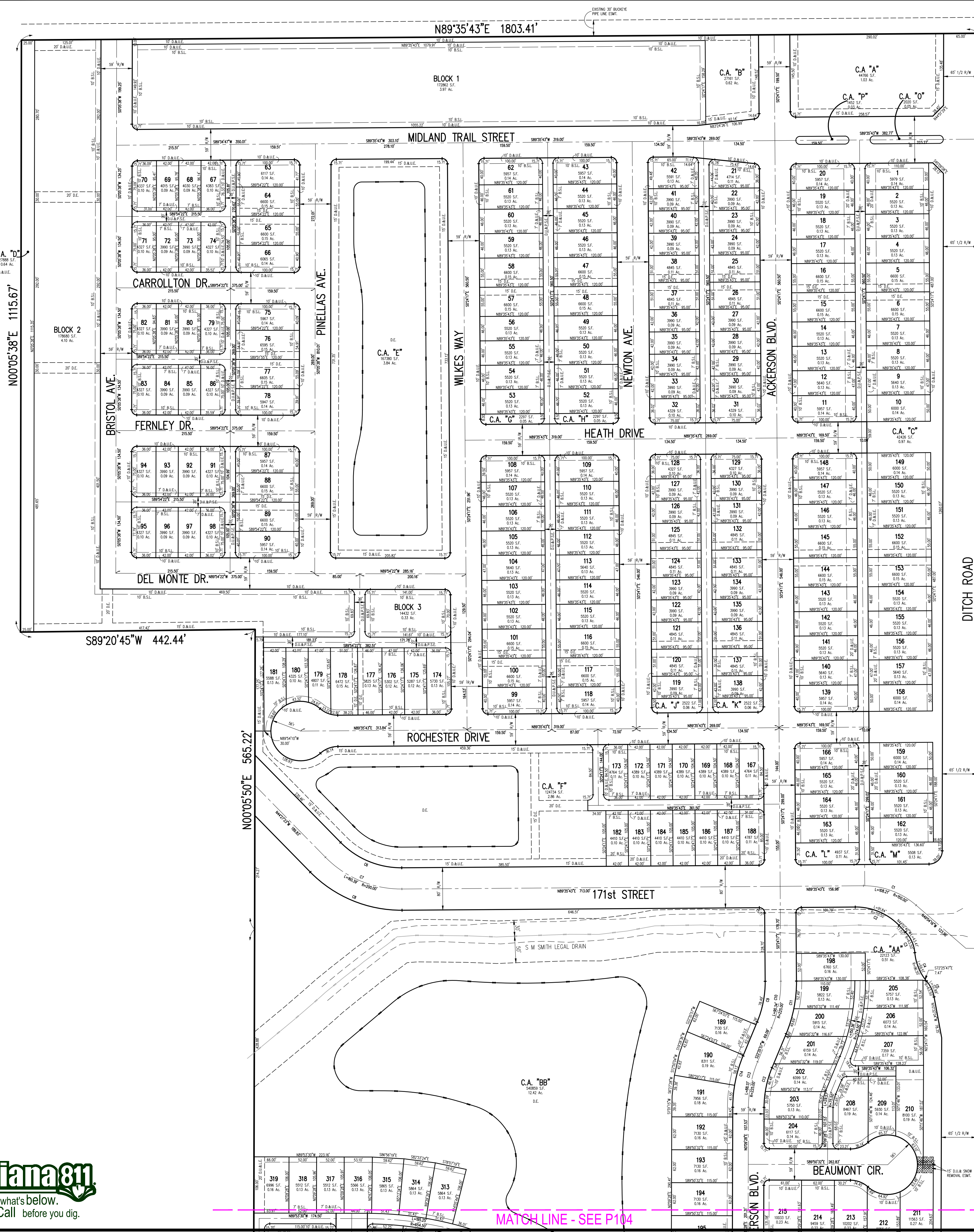
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Primary Plat Open Space Exhibit

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:
01/29/21
ISSUED:
01/29/21
JOB NUMBER:
21104
SHEET #:
P102



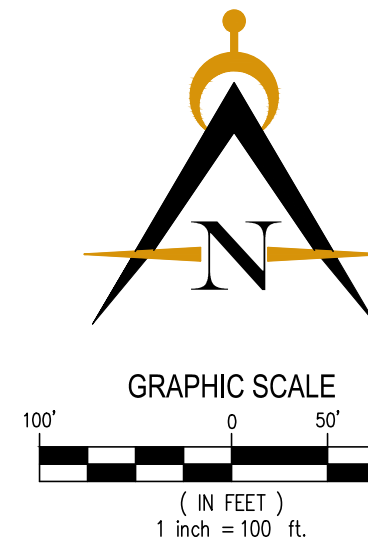


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	108.21'	150.00'	41° 20' 01"	N69° 44' 16"W	105.88'
C2	91.84'	113.50'	46° 21' 36"	N67° 13' 28"W	89.35'
C3	43.41'	63.50'	39° 10' 03"	N24° 27' 39"W	42.57'
C4	59.51'	96.50'	35° 20' 00"	S22° 32' 38"E	58.57'
C5	32.89'	63.50'	29° 40' 33"	N25° 22' 21"W	32.52'
C6	128.31'	160.00'	45° 56' 54"	N67° 25' 50"W	124.90'
C7	160.39'	200.00'	45° 56' 54"	S67° 25' 50"E	156.13'
C8	192.47'	240.00'	45° 56' 54"	S67° 25' 50"E	187.35'
C9	78.49'	195.50'	23° 00' 13"	N11° 05' 50"E	77.97'
C10	90.34'	225.00'	23° 00' 13"	N11° 05' 50"E	89.73'
C11	102.18'	254.50'	23° 00' 13"	N11° 05' 50"E	101.49'
C12	76.57'	195.50'	22° 26' 28"	S11° 22' 42"W	76.08'
C13	88.13'	225.00'	22° 26' 28"	S11° 22' 42"W	87.56'
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C15	223.42'	320.50'	39° 56' 28"	N20° 07' 42"E	218.93'
C16	243.99'	350.00'	39° 56' 28"	N20° 07' 42"E	239.08'
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C18	93.80'	379.50'	14° 09' 43"	N33° 01' 05"E	93.56'
C19	31.99'	220.50'	8° 18' 44"	S74° 02' 23"E	31.96'
C20	36.27'	250.00'	8° 18' 44"	S74° 02' 23"E	36.24'
C21	40.55'	279.50'	8° 18' 44"	S74° 02' 23"E	40.51'
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C24	355.15'	529.50'	38° 25' 49"	N69° 06' 58"W	348.53'
C25	91.98'	220.50'	23° 53' 58"	S61° 51' 03"E	91.31'
C26	104.28'	250.00'	23° 53' 58"	S61° 51' 03"E	103.53'
C27	116.59'	279.50'	23° 53' 58"	S61° 51' 03"E	115.74'
C28	246.78'	941.00'	15° 01' 34"	S8° 04' 16"W	246.08'
C29	301.22'	970.50'	17° 47' 00"	S9° 02' 59"W	300.02'
C30	270.08'	1000.00'	15° 28' 27"	S7° 53' 42"W	269.26'
C31	61.09'	100.00'	35° 00' 00"	S17° 20' 32"E	60.14'
C32	79.11'	129.50'	35° 00' 00"	S17° 20' 32"E	77.88'
C33	97.13'	159.00'	35° 00' 00"	S17° 20' 32"E	95.62'
C34	61.09'	100.00'	35° 00' 00"	N17° 20' 32"W	60.14'
C35	79.11'	129.50'	35° 00' 00"	N17° 20' 32"W	77.88'
C36	75.04'	159.00'	27° 02' 31"	N13° 21' 47"W	74.35'
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C38	104.57'	150.00'	39° 56' 28"	S20° 07' 42"W	102.46'
C39	125.13'	179.50'	39° 56' 28"	S20° 07' 42"W	122.61'
C40	110.74'	70.50'	90° 00' 00"	N45° 09' 28"E	99.70'
C41	157.08'	100.00'	90° 00' 00"	N45° 09' 28"E	141.42'
C42	203.42'	129.50'	90° 00' 00"	N45° 09' 28"E	183.14'
C43	110.47'	70.50'	89° 46' 56"	N45° 05' 13"E	99.51'
C44	156.70'	100.00'	89° 46' 56"	N45° 05' 13"E	141.15'
C45	202.93'	129.50'	89° 46' 56"	N45° 05' 13"E	182.79'

ACKERSON FARMS PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



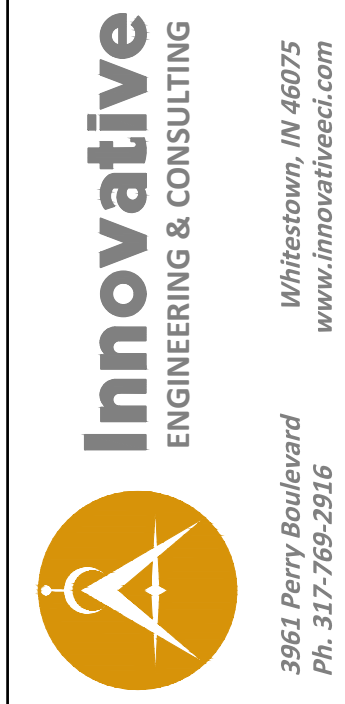
Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

- B.S.L. - BUILDING SETBACK LINE
- D.U.E. - DRAINAGE & UTILITY EASEMENT
- D.U.P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
- D.U.L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT
- D.S.L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT
- S.T. - SIGHT TRIANGLE

NOTE:
ALL STREET AND ALLEY INTERSECTIONS, PROPERTY LINE
CORNERS ARE ROUNDED BY AN ARC WITH A 10' RADIUS.
(PER THE PUD THESE CORNERS CAN BE ROUNDED WITH A
RADIUS OF 5').



REVISIONS:	
1.	05/04/21 kkw Revises per TAC & WPA comments dated 03-23-21

Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Primary Plat

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: _____

ISSUED: 01/29/21
DRAWN BY: kkw
CHECKED BY: _____

JOB NUMBER: 21104

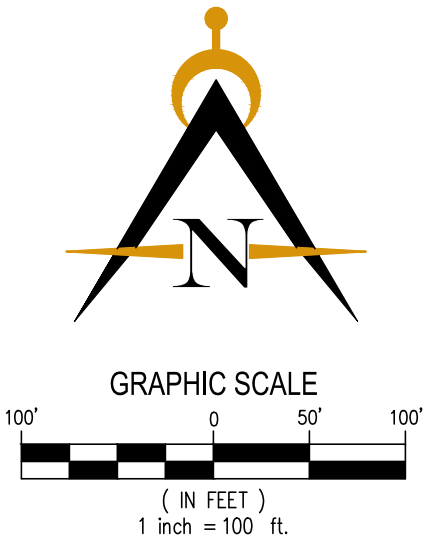
SHEET # **P103**



ACKERSON FARMS PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

- B.S.L. - BUILDING SETBACK LINE
- D.&U.E. - DRAINAGE & UTILITY EASEMENT
- D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
- D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT
- D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT
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NOTE:
ALL STREET AND ALLEY INTERSECTIONS, PROPERTY LINE
CORNERS ARE ROUNDED BY AN ARC WITH A 10' RADIUS.
(PER THE PUD THESE CORNERS CAN BE ROUNDED WITH A
RADIUS OF 5').

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	108.21'	150.00'	41° 20' 01"	N69° 44' 16"W	105.88'	56.58'
C2	91.84'	113.50'	46° 21' 36"	N67° 13' 28"W	89.35'	48.60'
C3	43.41'	63.50'	39° 10' 03"	N24° 27' 39"W	42.57'	22.59'
C4	59.51'	96.50'	35° 20' 00"	S22° 32' 38"E	58.57'	30.74'
C5	32.89'	63.50'	29° 40' 33"	N25° 22' 21"W	32.52'	16.82'
C6	128.31'	160.00'	45° 56' 54"	N67° 25' 50"W	124.90'	67.83'
C7	160.39'	200.00'	45° 56' 54"	S67° 25' 50"E	156.13'	84.79'
C8	192.47'	240.00'	45° 56' 54"	S67° 25' 50"E	187.35'	101.75'
C9	78.49'	195.50'	23° 00' 13"	N11° 05' 50"E	77.97'	39.78'
C10	90.34'	225.00'	23° 00' 13"	N11° 05' 50"E	89.73'	45.78'
C11	102.18'	254.50'	23° 00' 13"	N11° 05' 50"E	101.49'	51.79'
C12	76.57'	195.50'	22° 26' 28"	S11° 22' 42"W	76.08'	38.78'
C13	88.13'	225.00'	22° 26' 28"	S11° 22' 42"W	87.56'	44.64'
C14	99.68'	254.50'	22° 26' 28"	S11° 22' 42"W	99.04'	50.49'
C15	223.42'	320.50'	39° 56' 28"	N20° 07' 42"E	218.93'	116.47'
C16	243.99'	350.00'	39° 56' 28"	N20° 07' 42"E	239.08'	127.19'
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C22	313.45'	470.50'	38° 10' 16"	N68° 59' 11"W	307.69'	162.79'
C23	348.98'	500.00'	39° 59' 27"	N69° 53' 47"W	341.94'	181.94'
C24	355.15'	529.50'	38° 25' 49"	N69° 06' 58"W	348.53'	184.55'
C25	91.98'	220.50'	23° 53' 58"	S61° 51' 03"E	91.31'	46.67'
C26	104.28'	250.00'	23° 53' 58"	S61° 51' 03"E	103.53'	52.91'
C27	116.59'	279.50'	23° 53' 58"	S61° 51' 03"E	115.74'	59.15'
C28	246.78'	941.00'	15° 01' 34"	S8° 04' 16"W	246.08'	124.10'
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Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Whitestown, IN 46075
Ph: 317-669-2916
www.innovativeci.com

REVISIONS:	
1.	05/04/21 kkw Revises per TAC & WPAO comments dated 03-23-21

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

PREPARED FOR:

Ackerson Farms
Single Family Subdivision

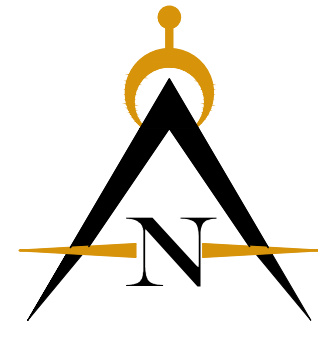
Westfield, Indiana
Primary Plat

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 01/29/21
DRAWN BY: kkw
ISSUED: 01/29/21
CHECKED BY:
JOB NUMBER: 21104
SHEET # **P104**



MATCH LINE-SEE P106



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Swale (S)
- Water Main
- Fire Hydrant
- Sight Triangle
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

UTILITY STATEMENTS:

POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A 24" MAIN IS LOCATED ALONG W 166th STREET AND 16" & 12" MAINS LOCATED ALONG DITCH ROAD. CONNECTIONS TO THESE EXISTING MAINS WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. AN OFFSITE SANITARY SEWER WILL BE EXTENDED FROM THE WEST THRU THE PROPOSED WESTGATE DEVELOPMENT TO THE ACKERSON FARMS PROJECT. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WILL BE CONDUCTED TO DISCUSS THE PROJECT. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

LANDSCAPE 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.

NOTE:

ALL INTERNAL STREET INTERSECTIONS ARE ROUNDED WITH A 25' RADIUS
AND ENTRANCE INTERSECTIONS ARE ROUNDED WITH A 40' RADIUS

REVISIONS:
1. 05/04/21 kkw Review per TAC & WPAO comments dated 03-23-21

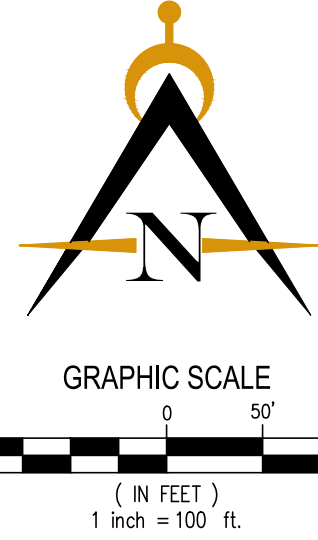
PREPARED FOR:

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE:
01/29/21
ISSUED:
21104
JOB NUMBER:
SHEET #
DRAWN BY:
kww
CHECKED BY:
P105



File Path\Name: J:\2021\21104- Ackerson Farms Section 1\Drawings\Primary Plan\101.dwg - Date: May 03, 2021 - 4:16pm



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Swale (S)
- Water Main
- Fire Hydrant
- Sight Triangle
- Existing Gas Main
- Existing Telephone
- Existing Water Main
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- Existing Overhead Utilities

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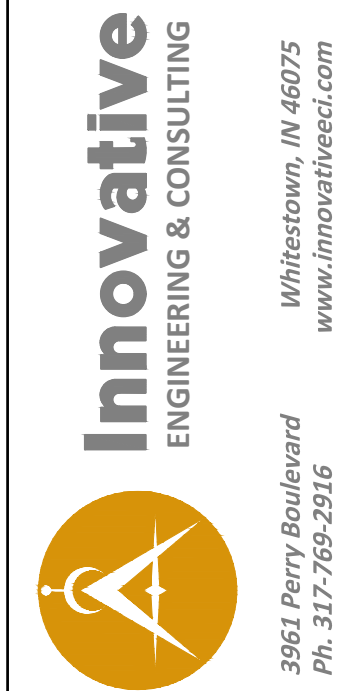
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REVISIONS:
1. 05/04/21 kkw Review per TAC & WPAO comments dated 03-23-21

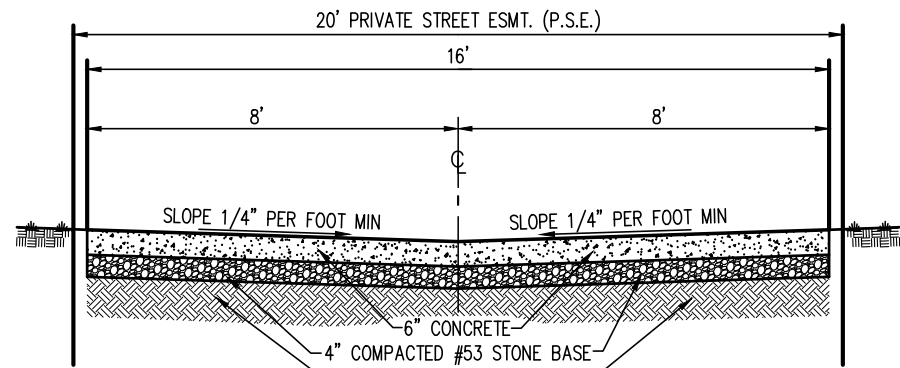


PREPARED FOR:

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

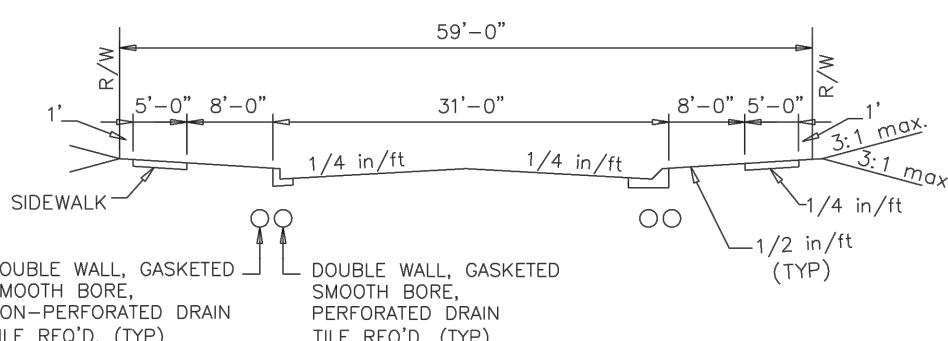
PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	01/29/21	DRAWN BY:	kkw
ISSUED:		CHECKED BY:	
JOB NUMBER:	21104		
SHEET #	P106		



TYPICAL ALLEY SECTION

NOTE:
A VARIANCE IS REQUESTED TO ALLOW INVERTED CROWNS IN ALLEYS. A CONCRETE COLLAR IS TO BE INSTALLED AROUND THE INLETS. INVERTED CROWNS HAVE BEEN APPROVED IN BOTH THE HARMONY AND SERENADE SUBDIVISIONS.



TYPICAL SECTION - LOCAL STREET

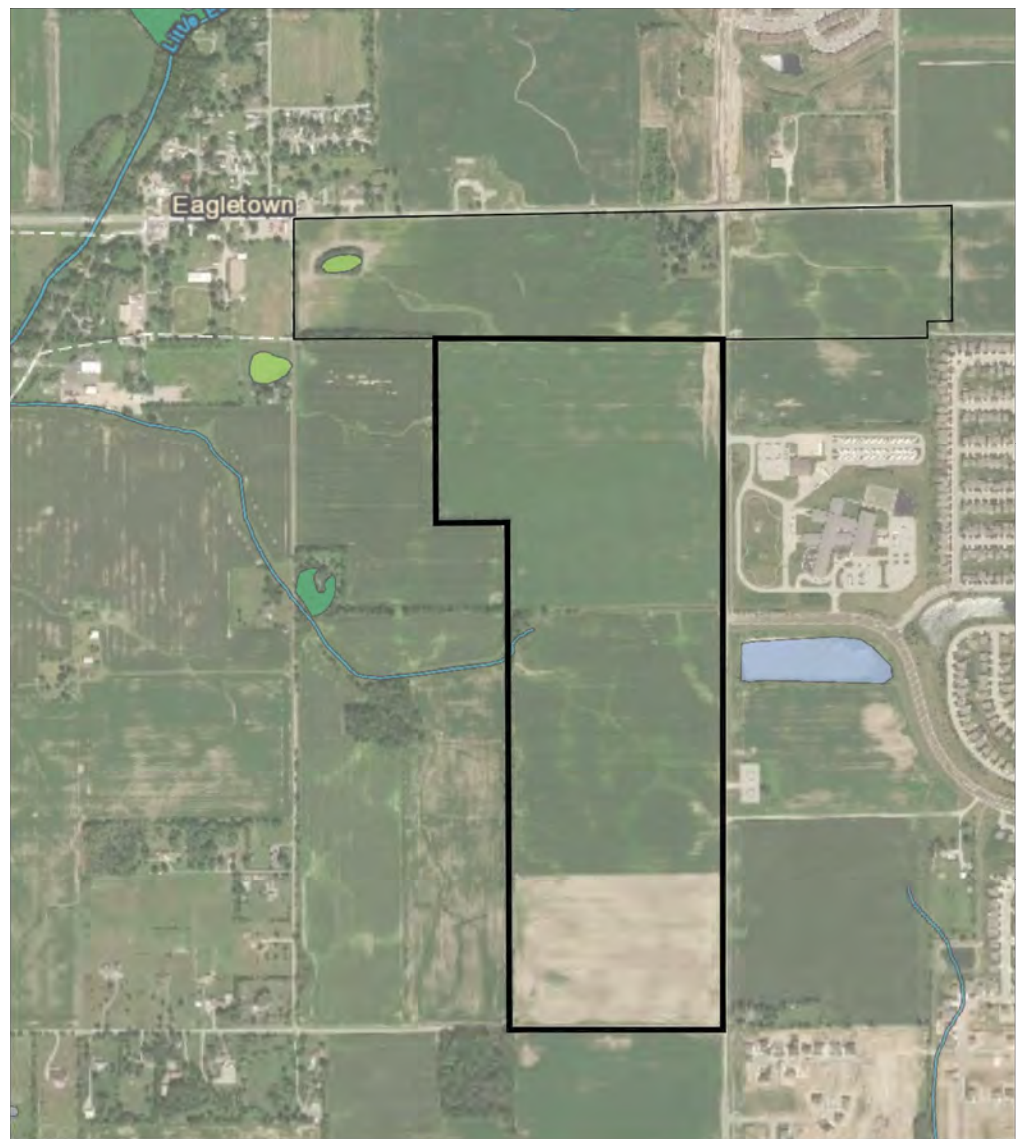
- NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 2. For curb and gutter detail, see Figure 2500-008
 3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

CITY OF WESTFIELD
INDIANA

DATE: 2/26/16

FIGURE 2501-001



January 7, 2020

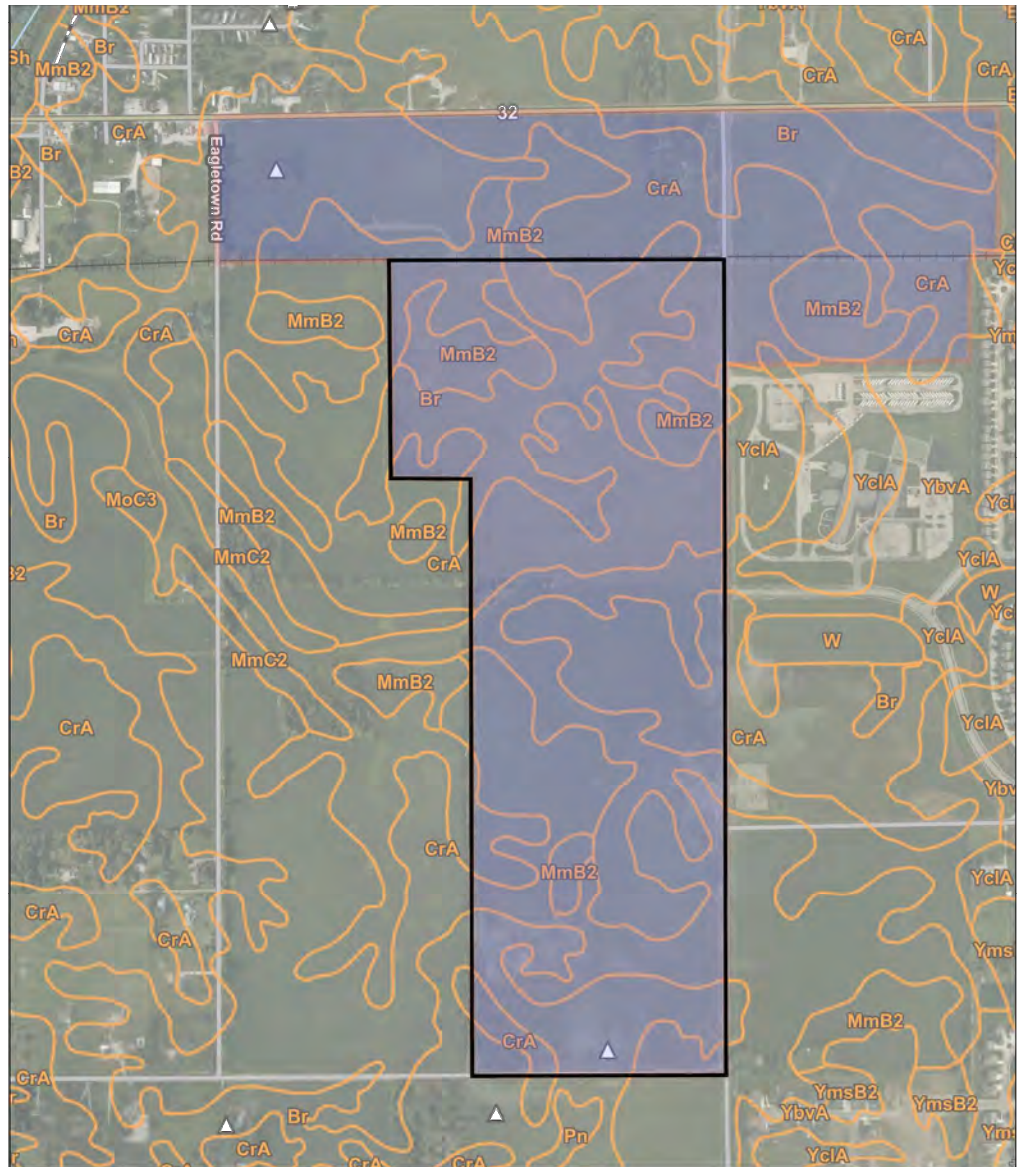
Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

3961 Perry Boulevard
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Ackerson Farms Wetlands Map



Ackerson Farms Soils Map

3961 Perry Boulevard
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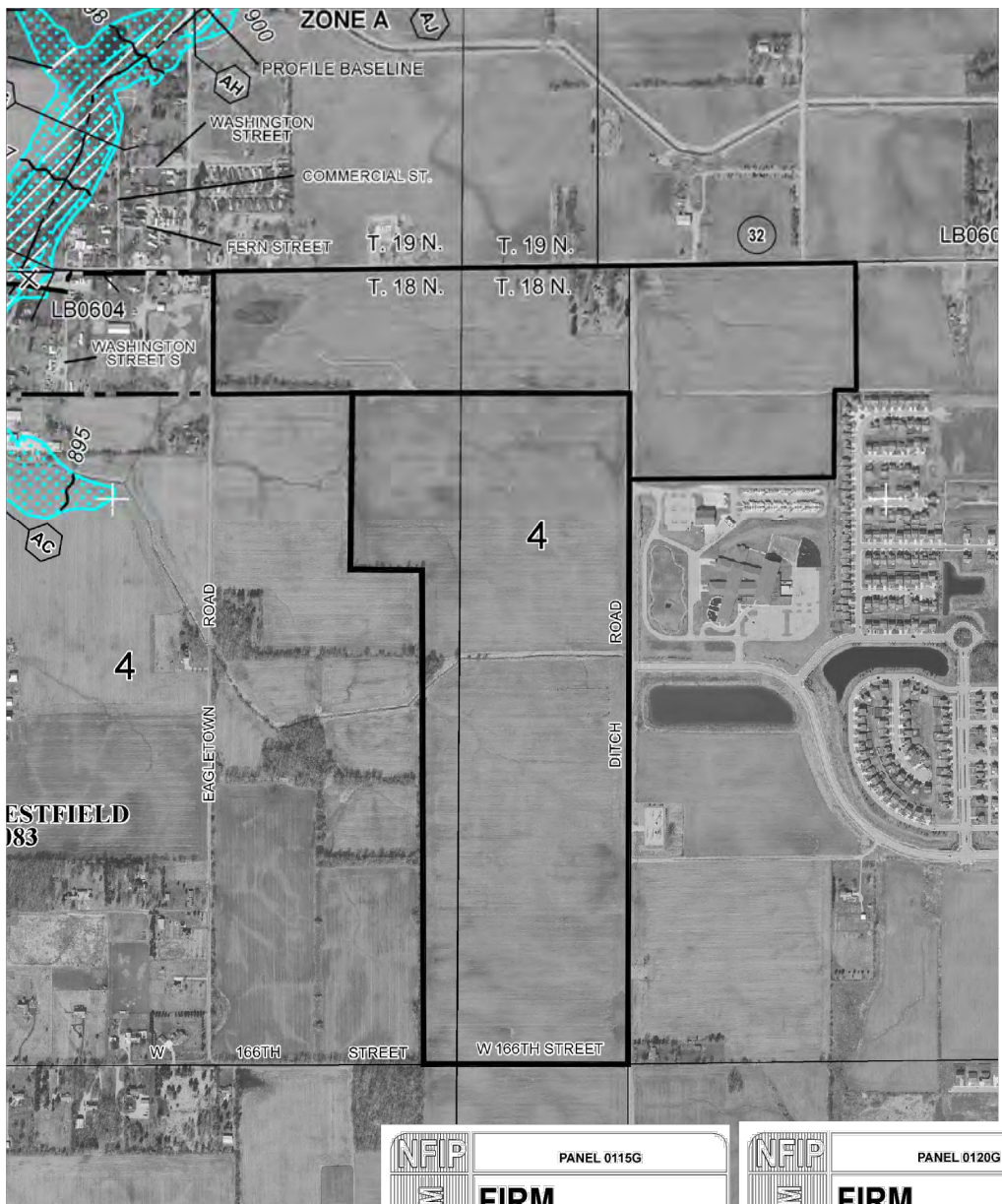
SOIL DESCRIPTIONS:

- B₀ BROOKSTON SILTY CLAY LOAM
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGEWAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WEEDNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.
- QA CROSBY SILT LOAM, 0 TO 3% SLOPES
THIS SOIL IS IN LARGE CONTINUOUS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINAGE SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW WHERE SLOPES ARE OVER 2 PERCENT. EROSION IS A HAZARD. WEEDNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.
- Mb2- MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
THIS MODERATELY WELL DRAINAGE SOIL IS ON SHOULDER AND SIDE SLOPES ON TILL PLAINS. IT HAS A SEASONAL HIGH WATER TABLE AT A DEPTH OF 2.0 TO 3.0 FEET. SLOPES ARE 2 TO 6 PERCENT. NATIVE VEGETATION IS HARDWOOD FOREST. THE SURFACE LAYER IS SILT LOAM AND HAS A MODERATELY LOW OR MODERATE CONTENT OF ORGANIC MATTER (1.0 TO 3.0 PERCENT). PERMEABILITY IS VERY SLOW (<0.06 IN/H) IN THE MOST RESTRICTIVE LAYER ABOVE A DEPTH OF 60 INCHES. AVAILABLE WATER CAPACITY IS MODERATE (6.2 INCHES IN THE UPPER 60 INCHES). THE PH OF THE SURFACE LAYER IN NON-LIMED AREAS IS 5.1 TO 6.5. ROUGHNESS AND WATER EROSION ARE MANAGEMENT CONCERNS AFFECTING CROP PRODUCTION.

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Whitestown, IN 46075
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Ackerson Farms FIRM Map



UTILITY STATEMENTS:

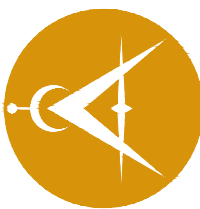
- POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A 24" MAIN IS LOCATED ALONG W 166TH STREET AND 16" & 12" MAINS LOCATED ALONG DITCH ROAD. CONNECTIONS TO THESE EXISTING MAINS WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.
- SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. AN OFFSITE SANITARY SEWER WILL BE EXTENDED FROM THE WEST THRU THE PROPOSED WESTGATE DEVELOPMENT TO THE ACKERSON FARMS PROJECT. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.
- HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED.
- ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WILL BE CONDUCTED TO DISCUSS THE PROJECT. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.
- NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

LANDSCAPE 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.

Innovative
ENGINEERING & CONSULTING

Whitestown, IN 46075
www.innovativeec.com



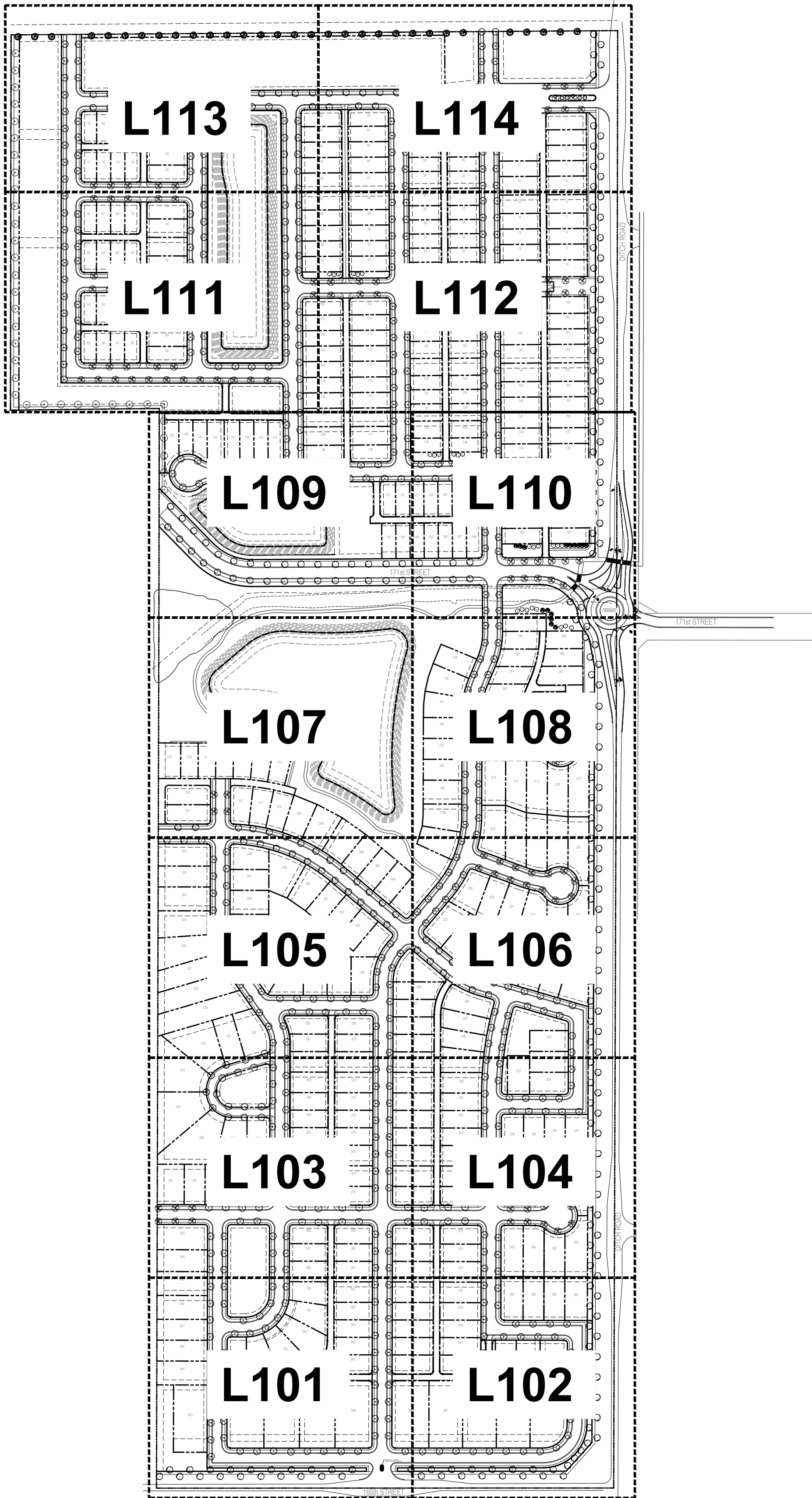
REVISIONS:
1. 05/04/21 kwk Revises per TAC & WPAO comments dated 03-23-21

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Primary Plat Standard Details

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:
01/29/21
ISSUED:
21104
SHEET #
P107



REVISIONS:

DRAWING FILES:

DATE:
MAY 7, 2021

DRAWN BY:
RAF

CHECKED BY:
RAF

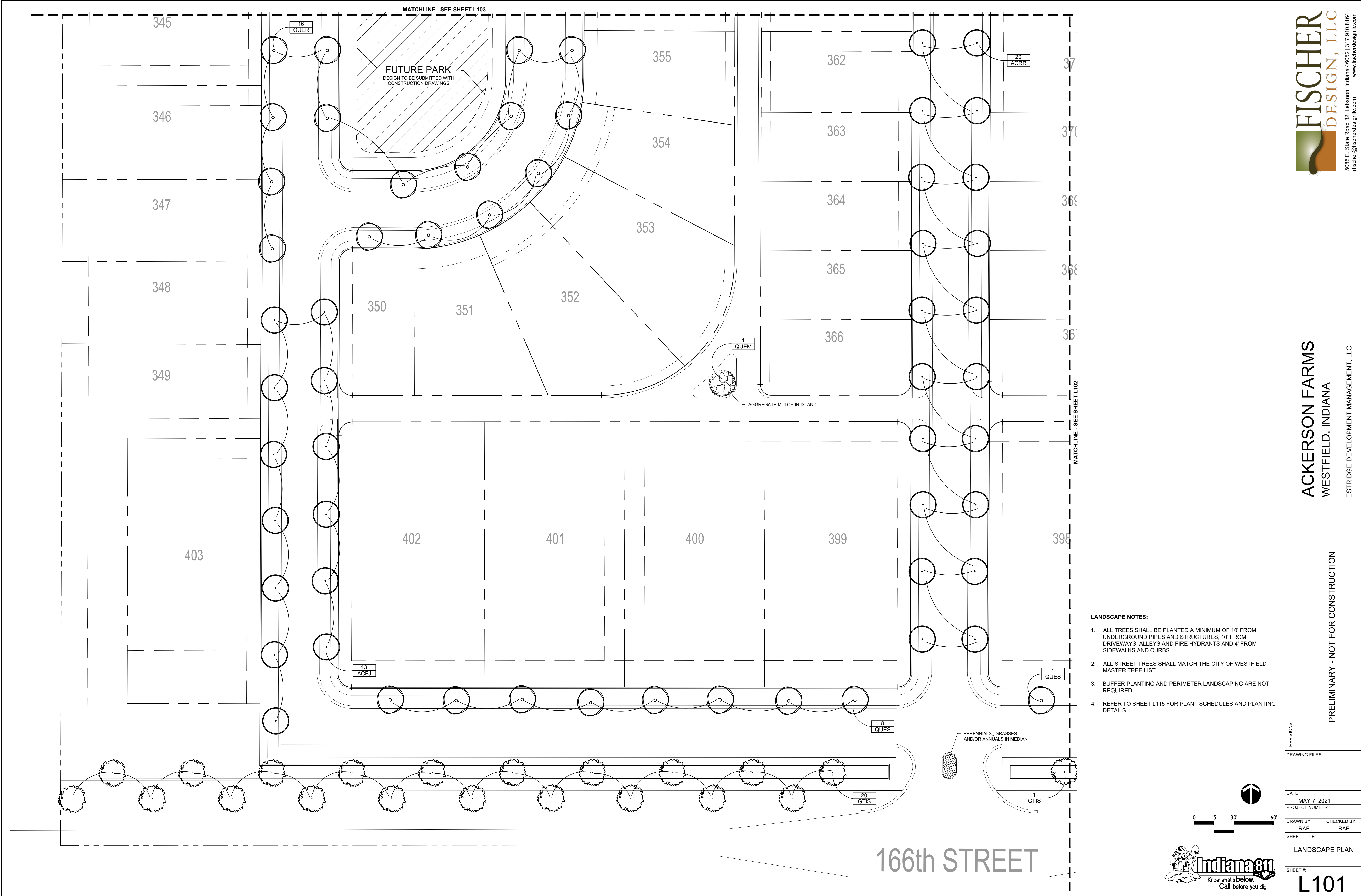
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SHEET KEY

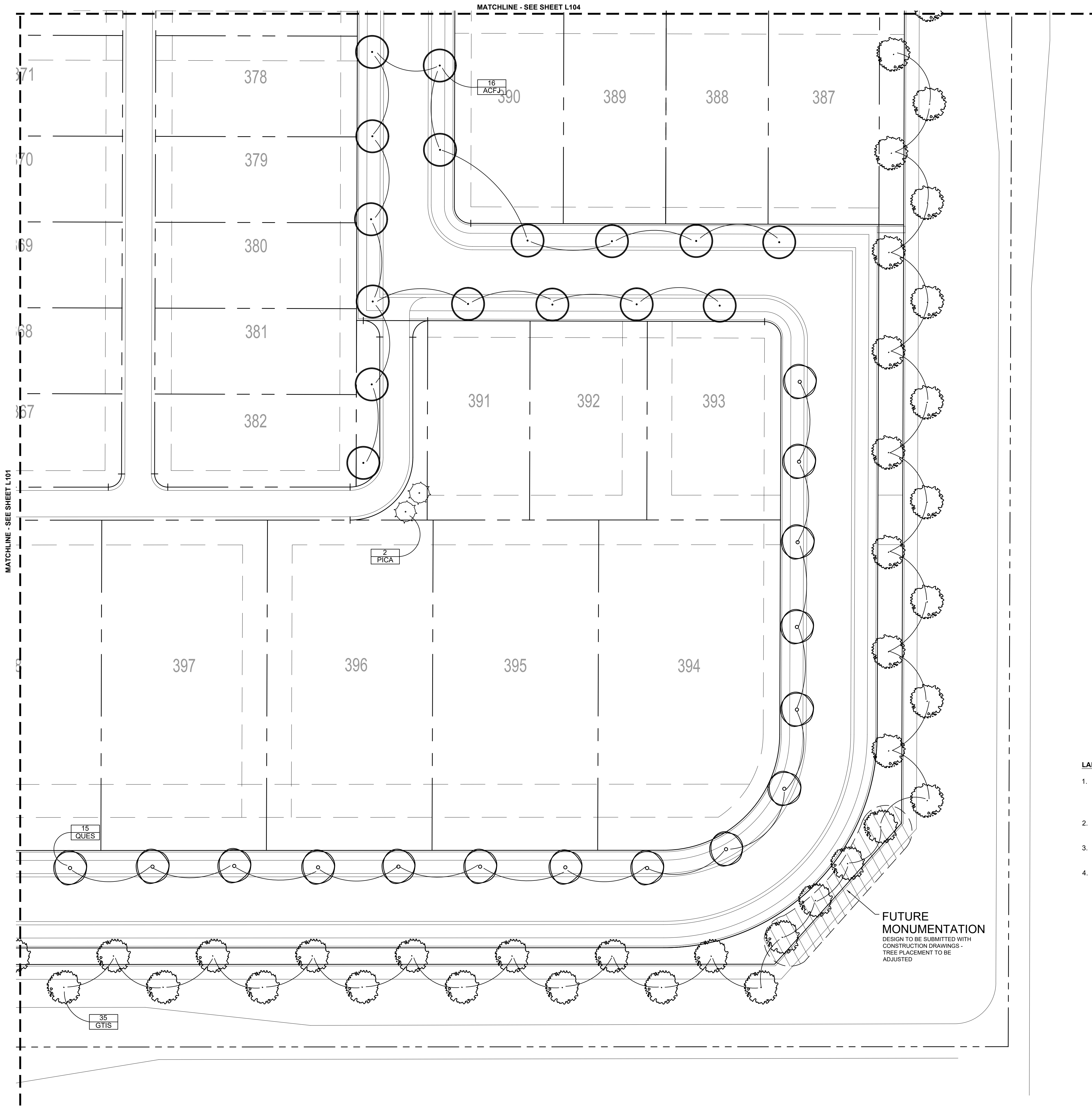
SHEET #:
L100

PRELIMINARY - NOT FOR CONSTRUCTION

ACKERSON FARMS
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT MANAGEMENT, LLC

5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fischerdesignllc.com | www.fischerdesignllc.com



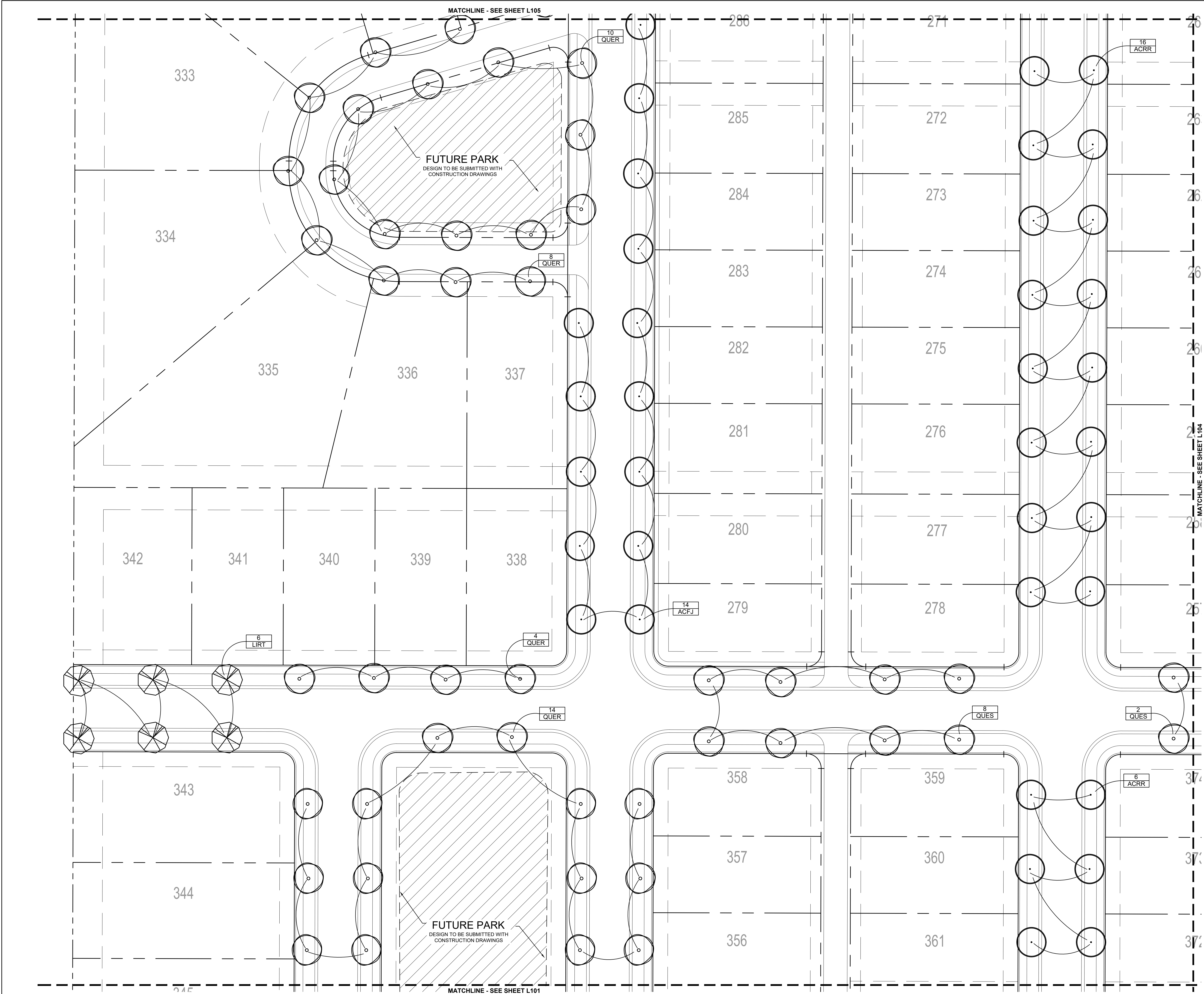


- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES AND STRUCTURES, 10' FROM DRIVEWAYS, ALLEYS AND FIRE HYDRANTS AND 4' FROM SIDEWALKS AND CURBS.
 2. ALL STREET TREES SHALL MATCH THE CITY OF WESTFIELD MASTER TREE LIST.
 3. BUFFER PLANTING AND PERIMETER LANDSCAPING ARE NOT REQUIRED.
 4. REFER TO SHEET L115 FOR PLANT SCHEDULES AND PLANTING DETAILS.

DATE: MAY 7, 2021
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L102

0 15' 30' 60'

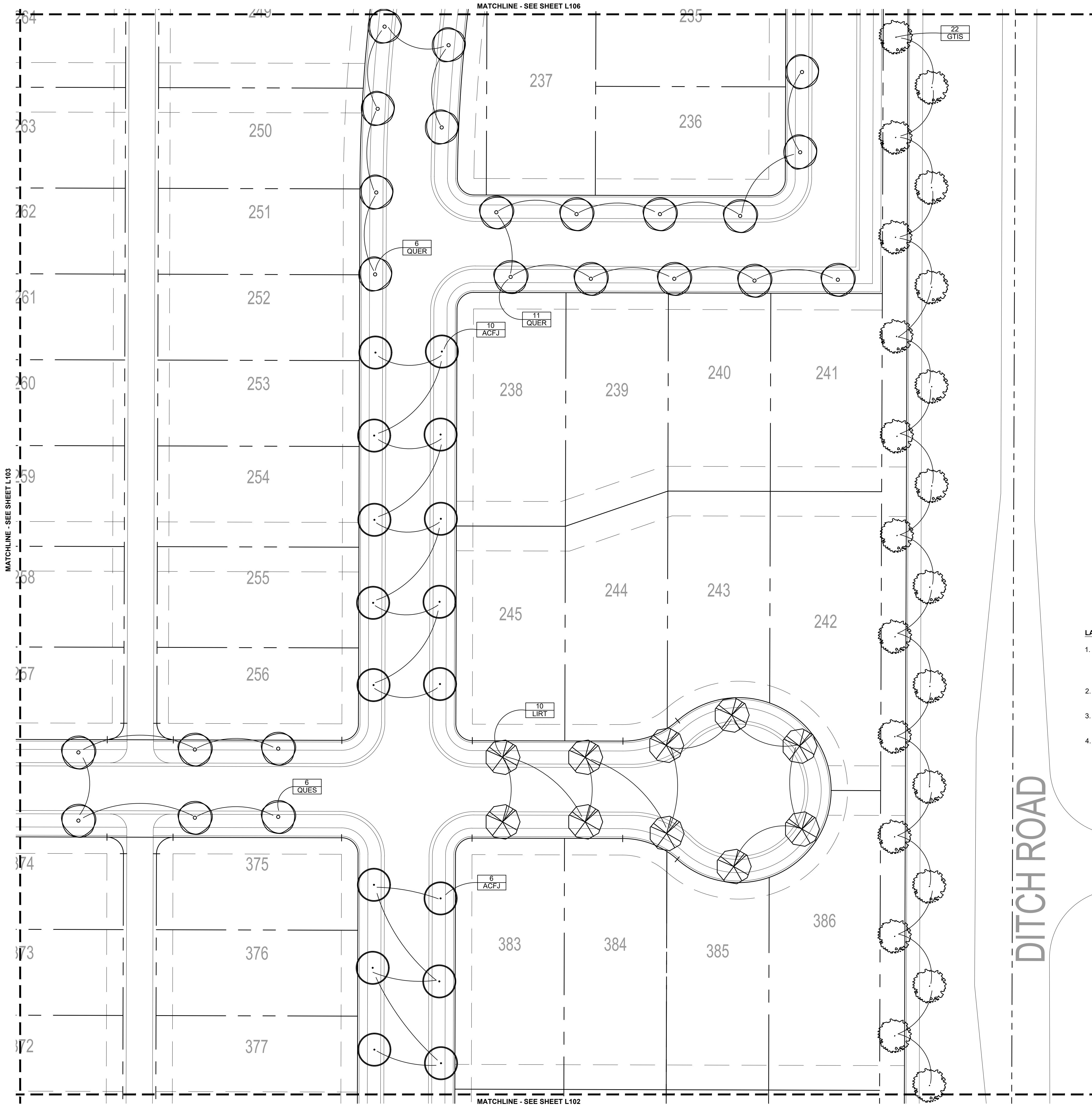
Indiana 811
Know what's below.
Call before you dig.



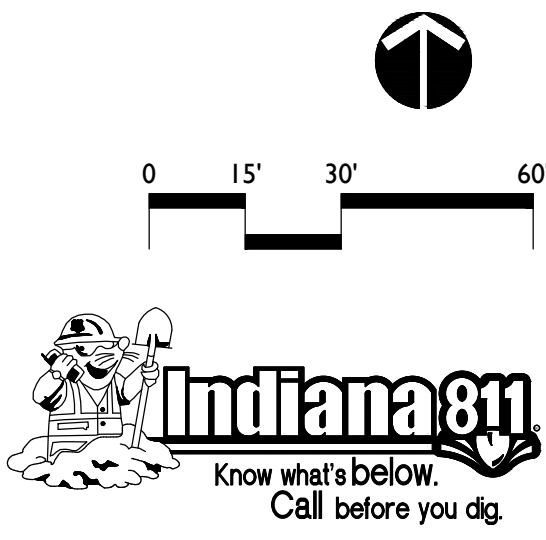
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0 15' 30' 60'

Indiana 811
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REVISIONS:

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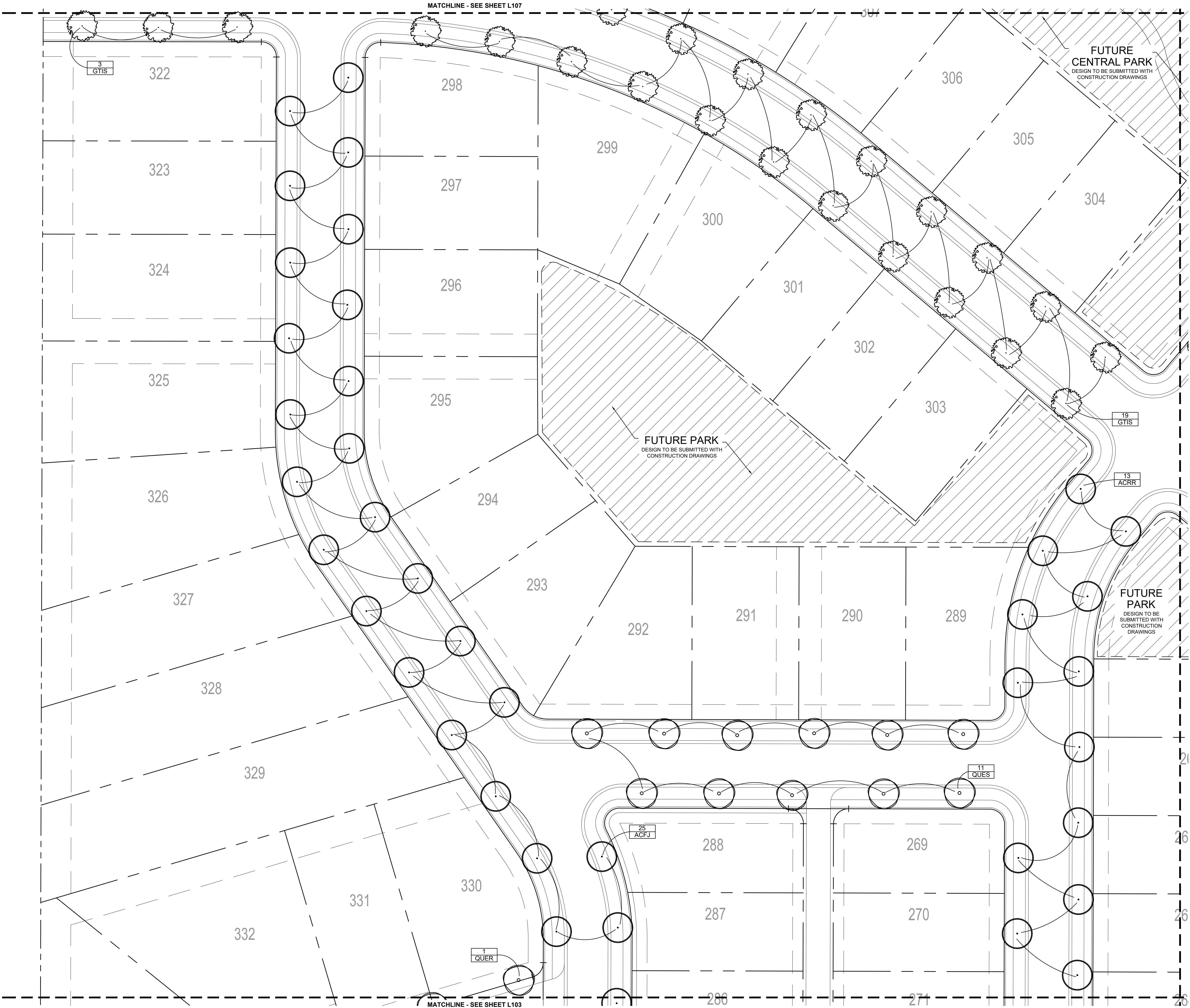
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MAY 7, 2021
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:
LANDSCAPE PLAN

SHEET #:

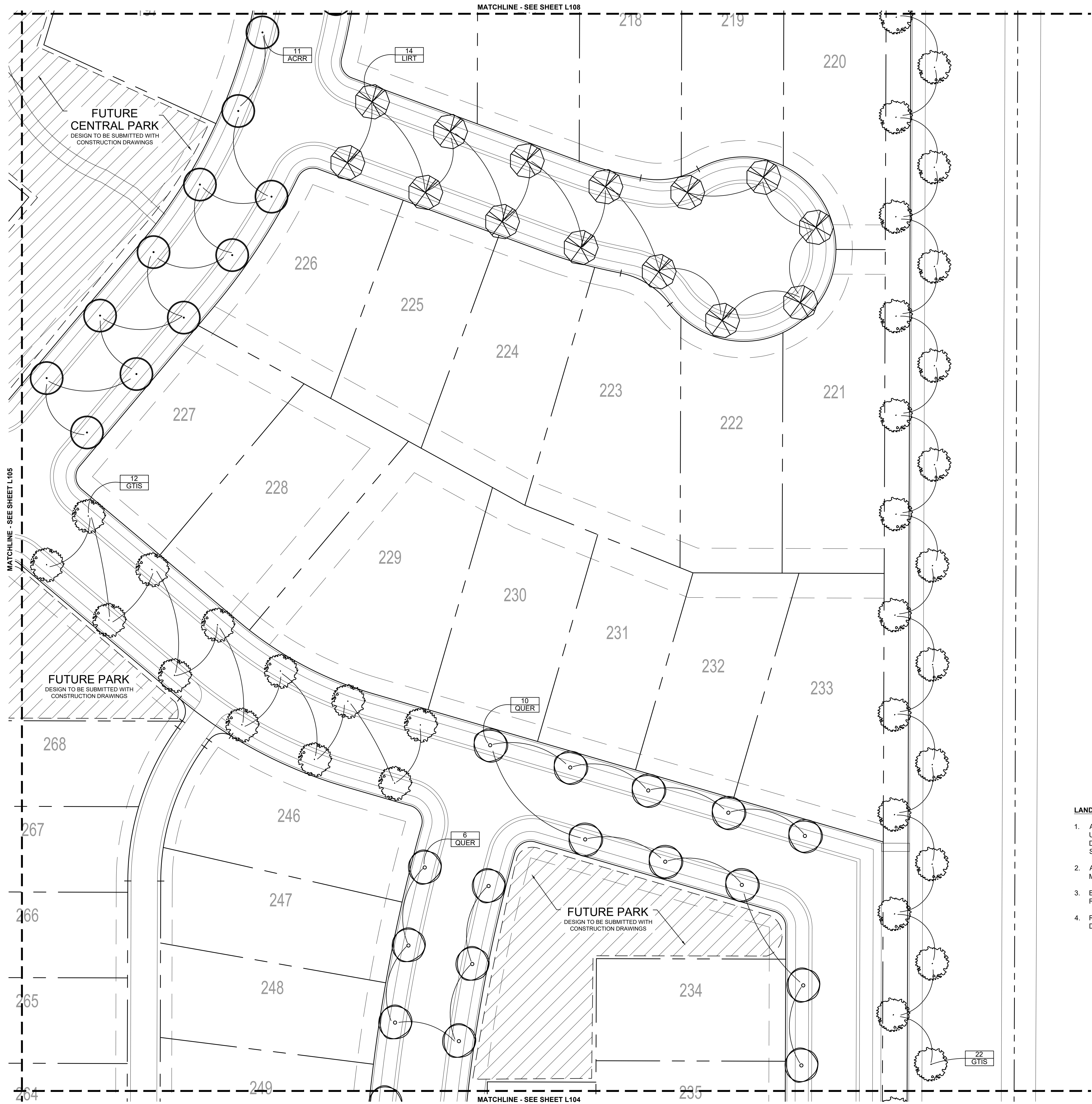
L104



- LANDSCAPE NOTES:**
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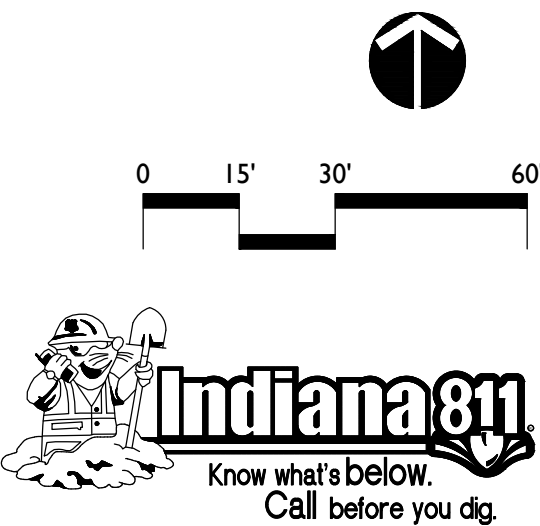
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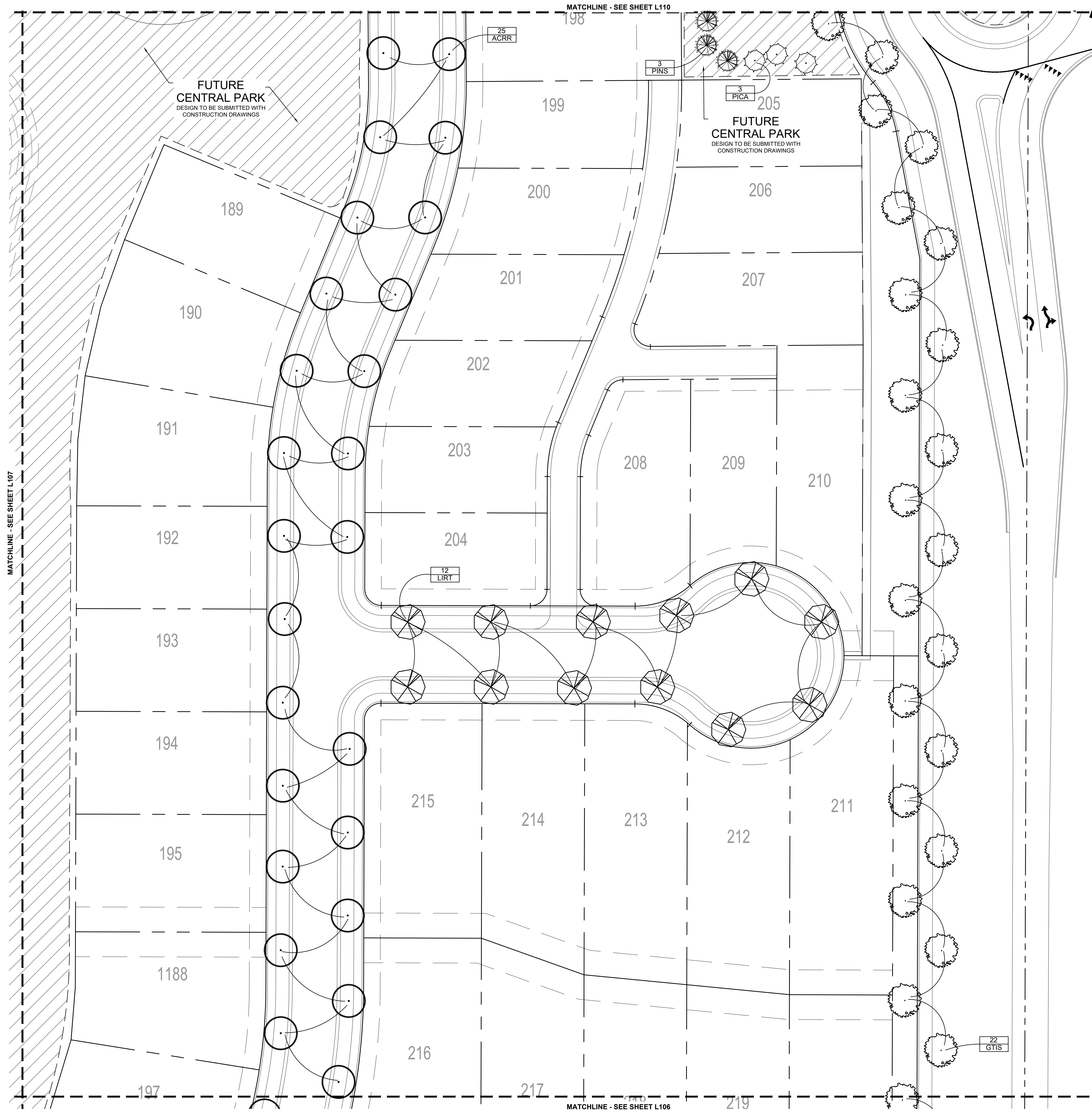
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Indiana 811
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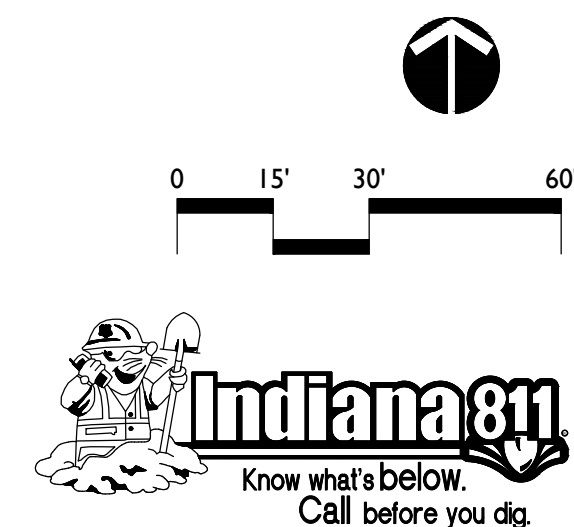


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REVISIONS:

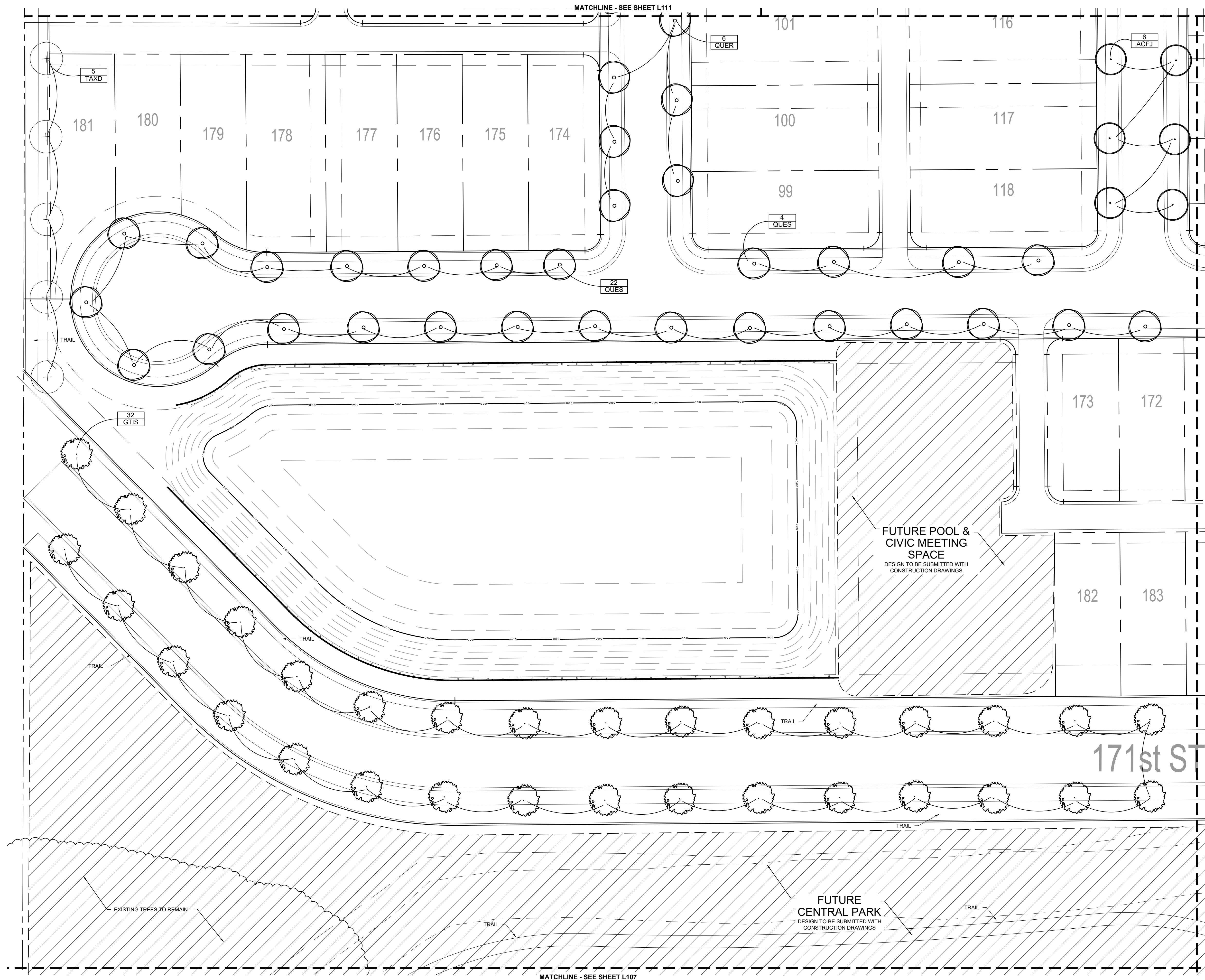
DRAWING FILES:

DATE:
MAY 7, 2021
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:
LANDSCAPE PLAN

SHEET #:
L108



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REVISIONS:

DRAWING FILES:

DATE: MAY 7, 2021
PROJECT NUMBER:

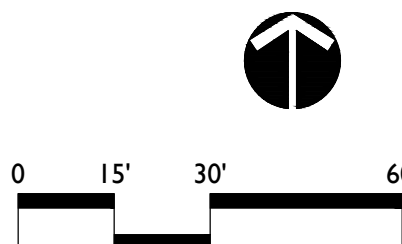
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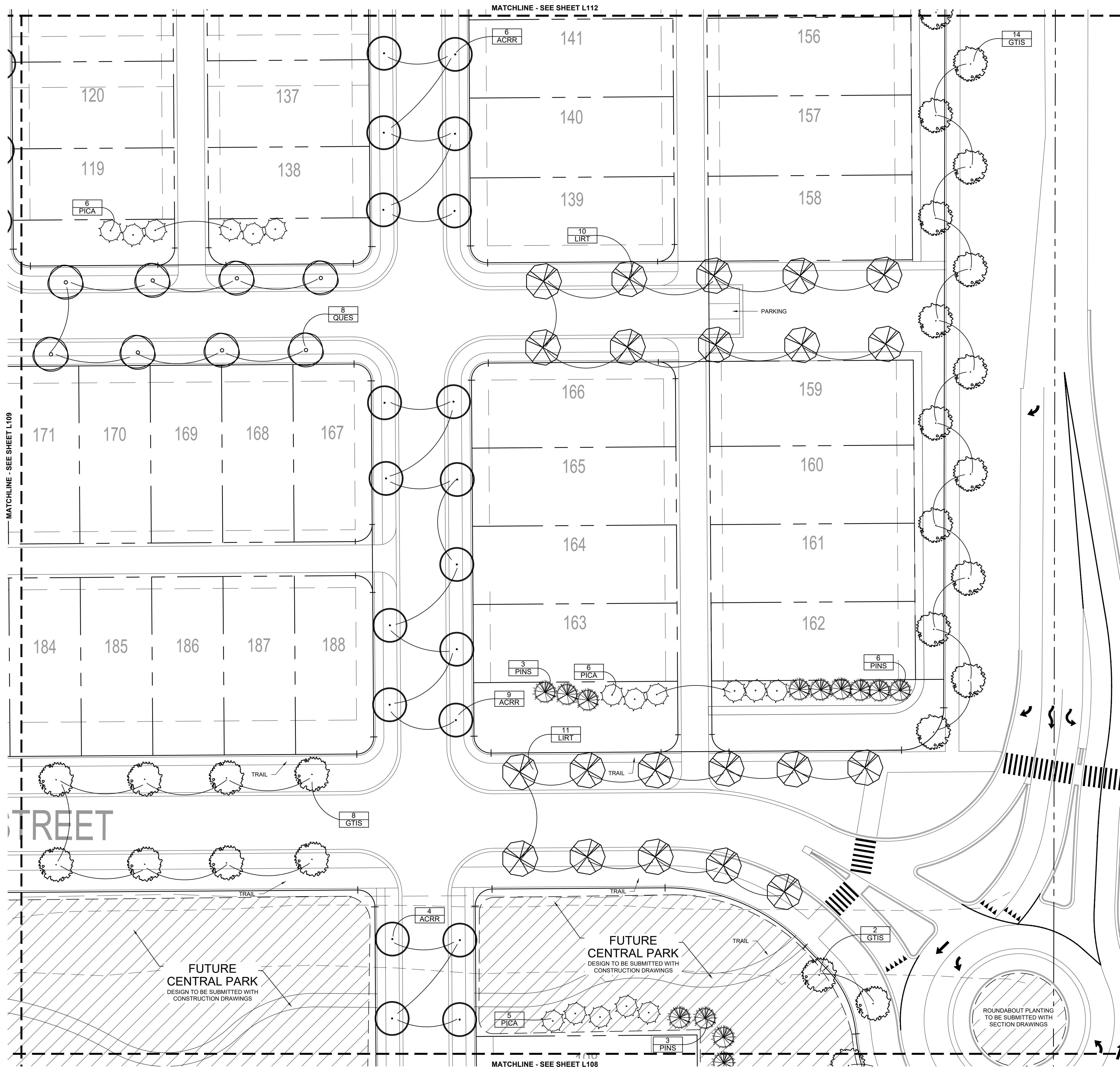
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LANDSCAPE PLAN

SHEET #:

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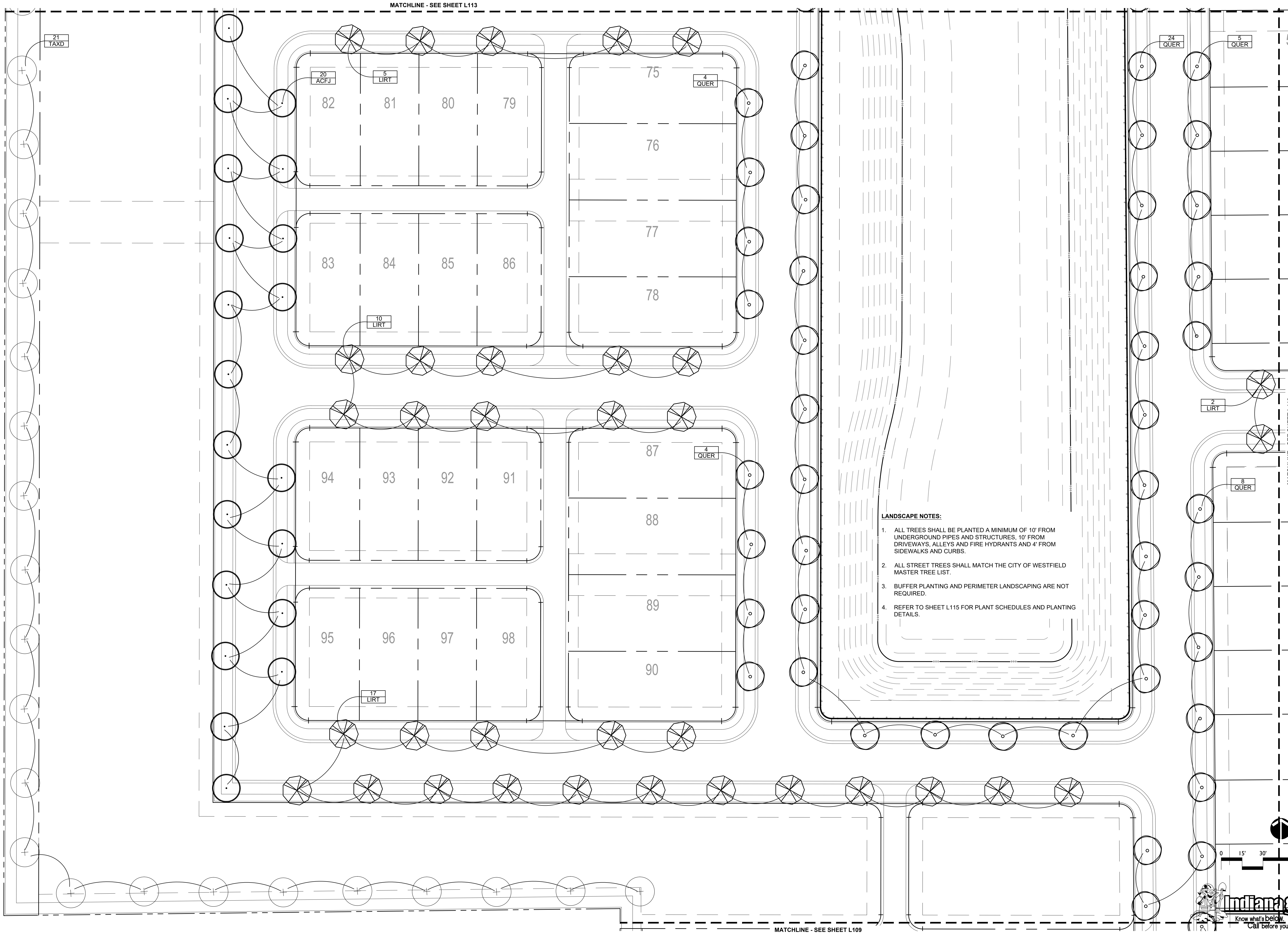


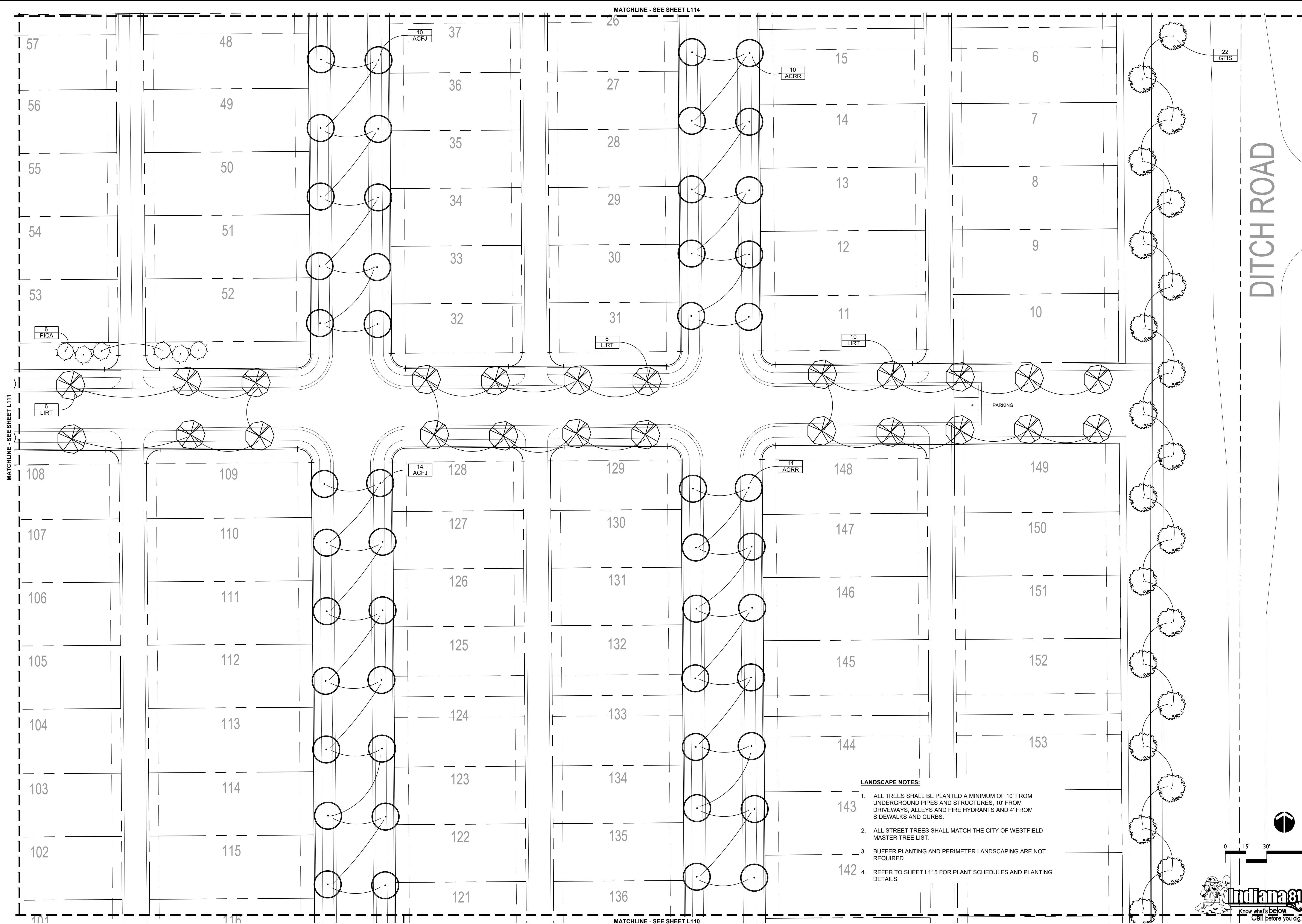


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0 15' 30' 60'

Indiana 811
Know what's below.
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MATCHLINE - SEE SHEET L111

MATCHLINE - SEE SHEET L114

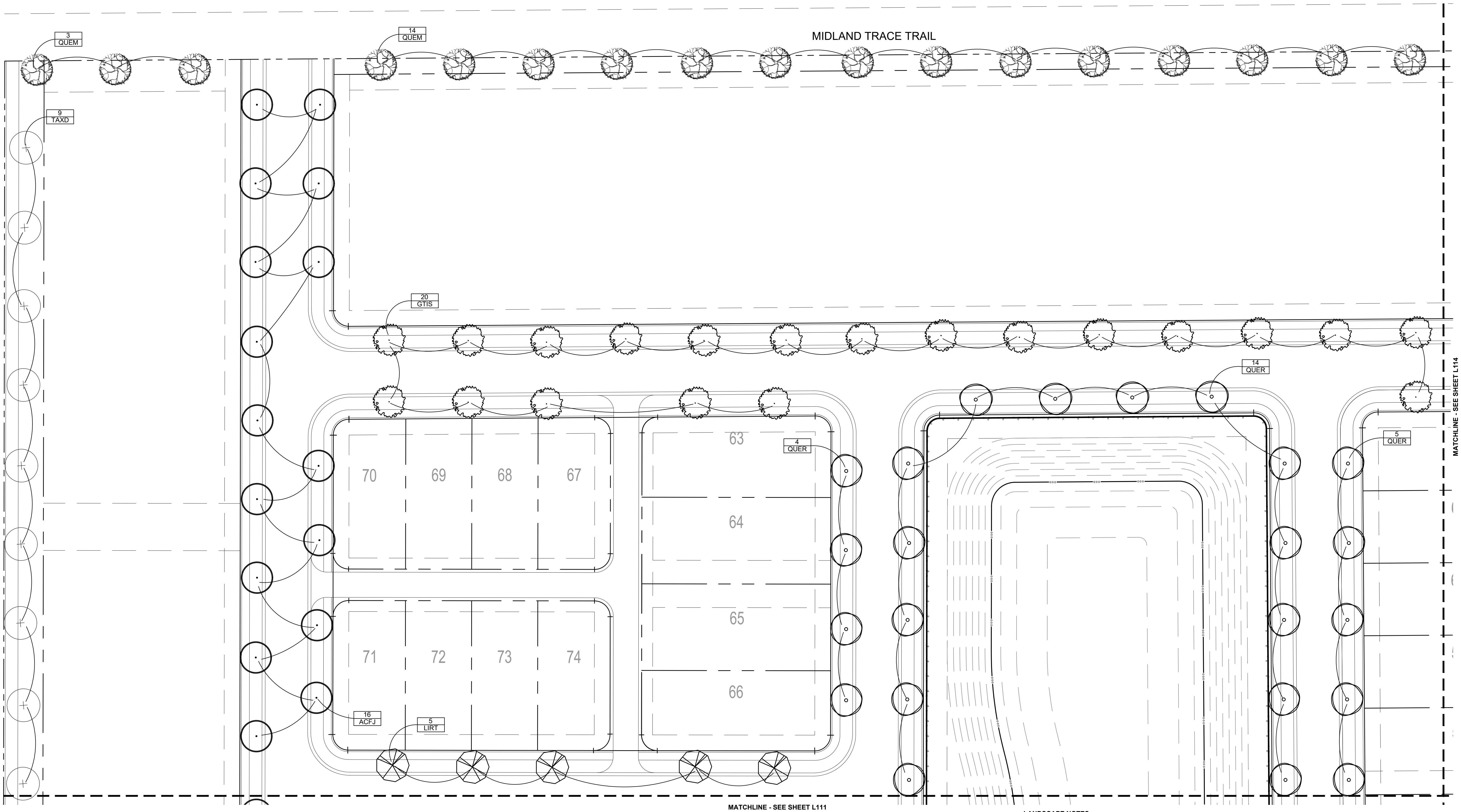
MATCHLINE - SEE SHEET L110

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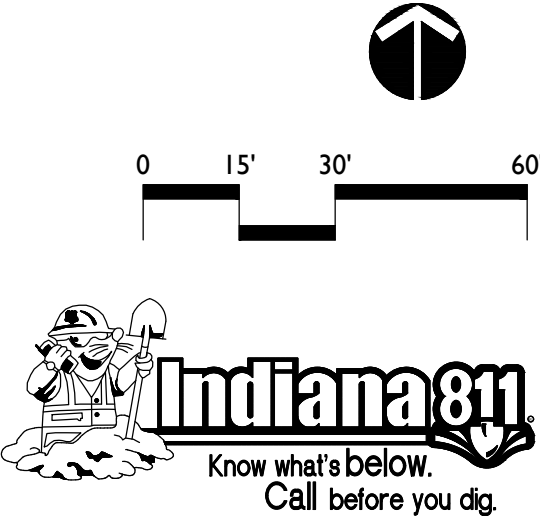
DITCH ROAD





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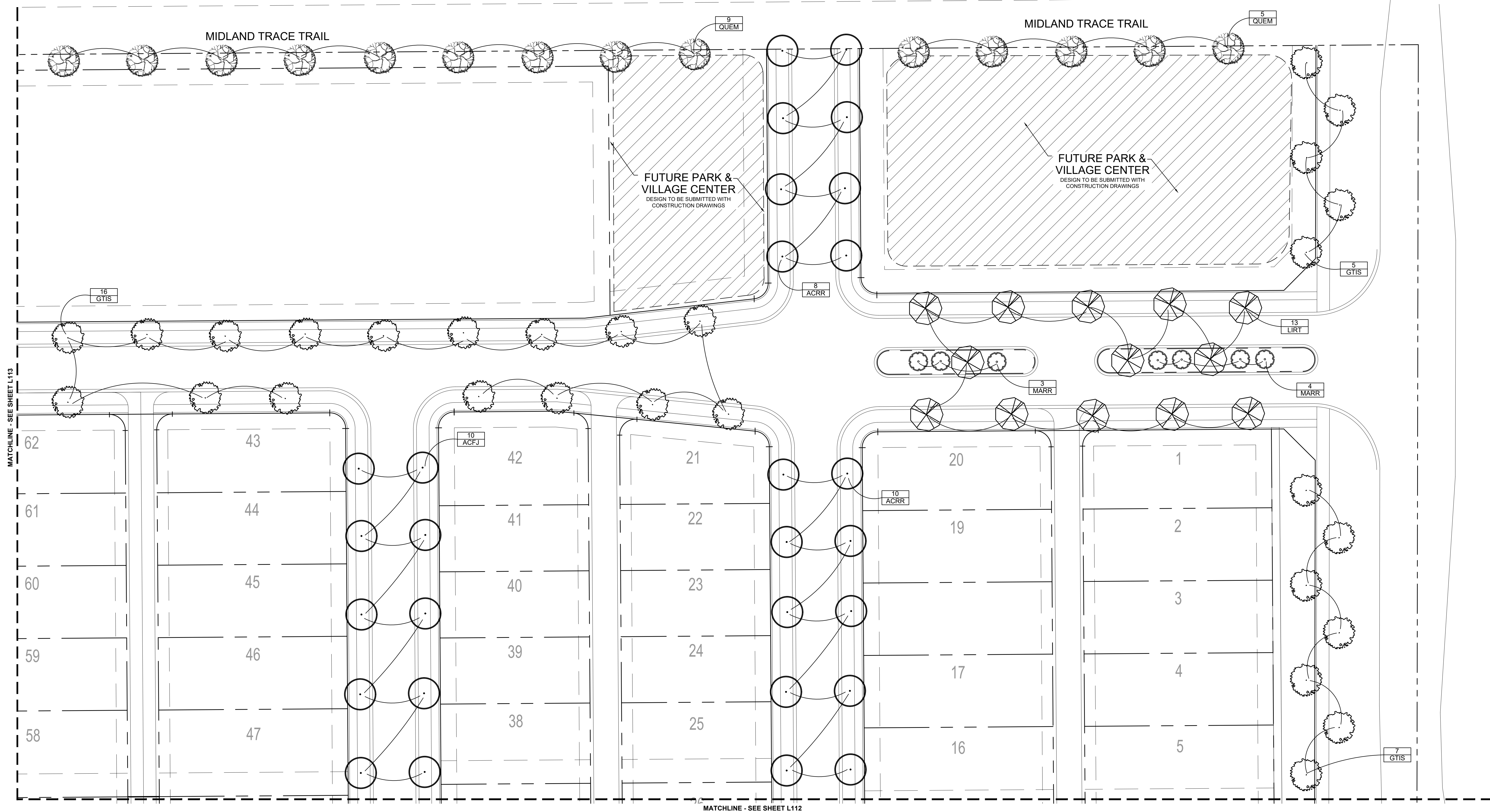
DATE: MAY 7, 2021
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

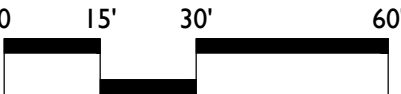
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SHEET #:

L113

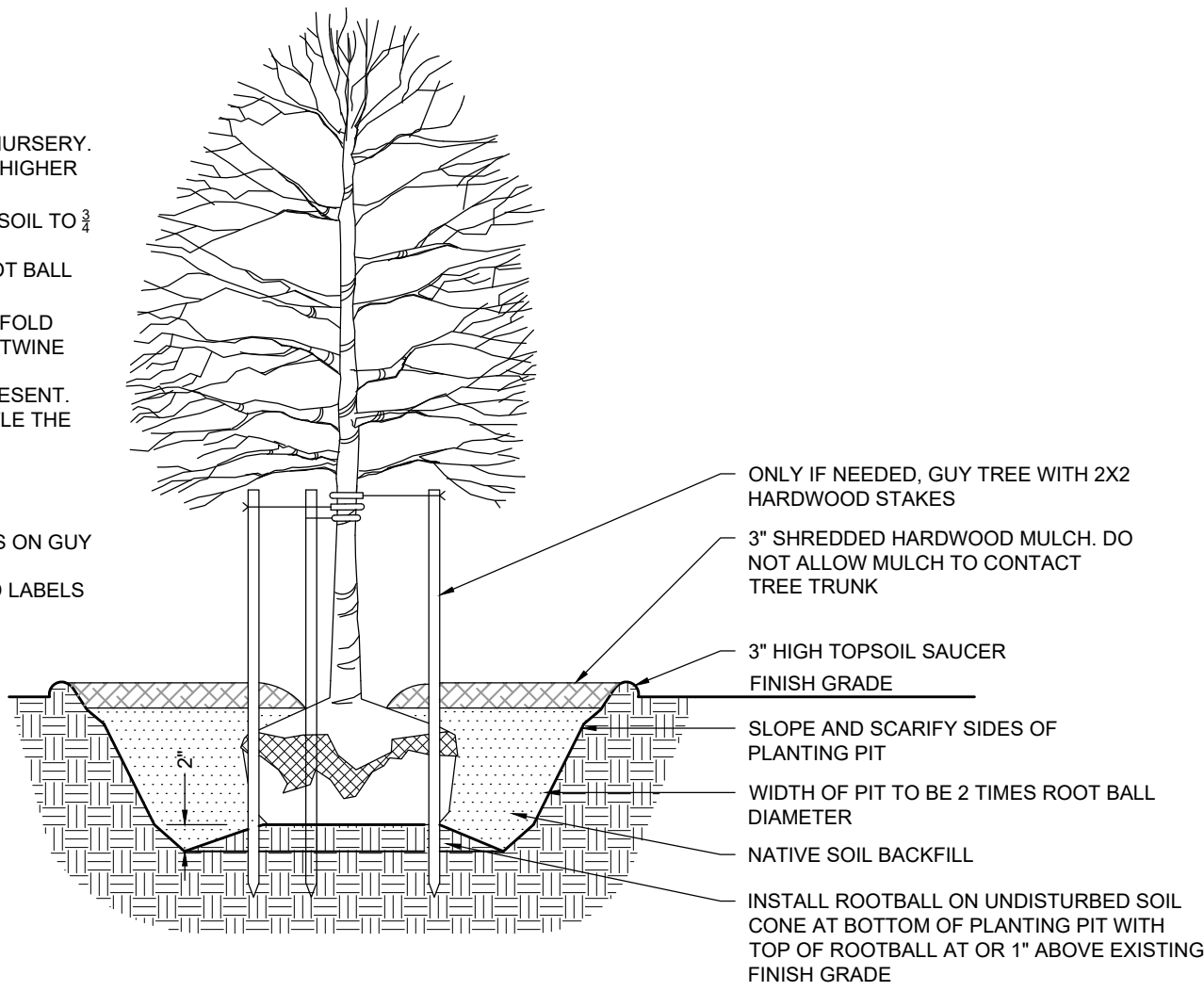


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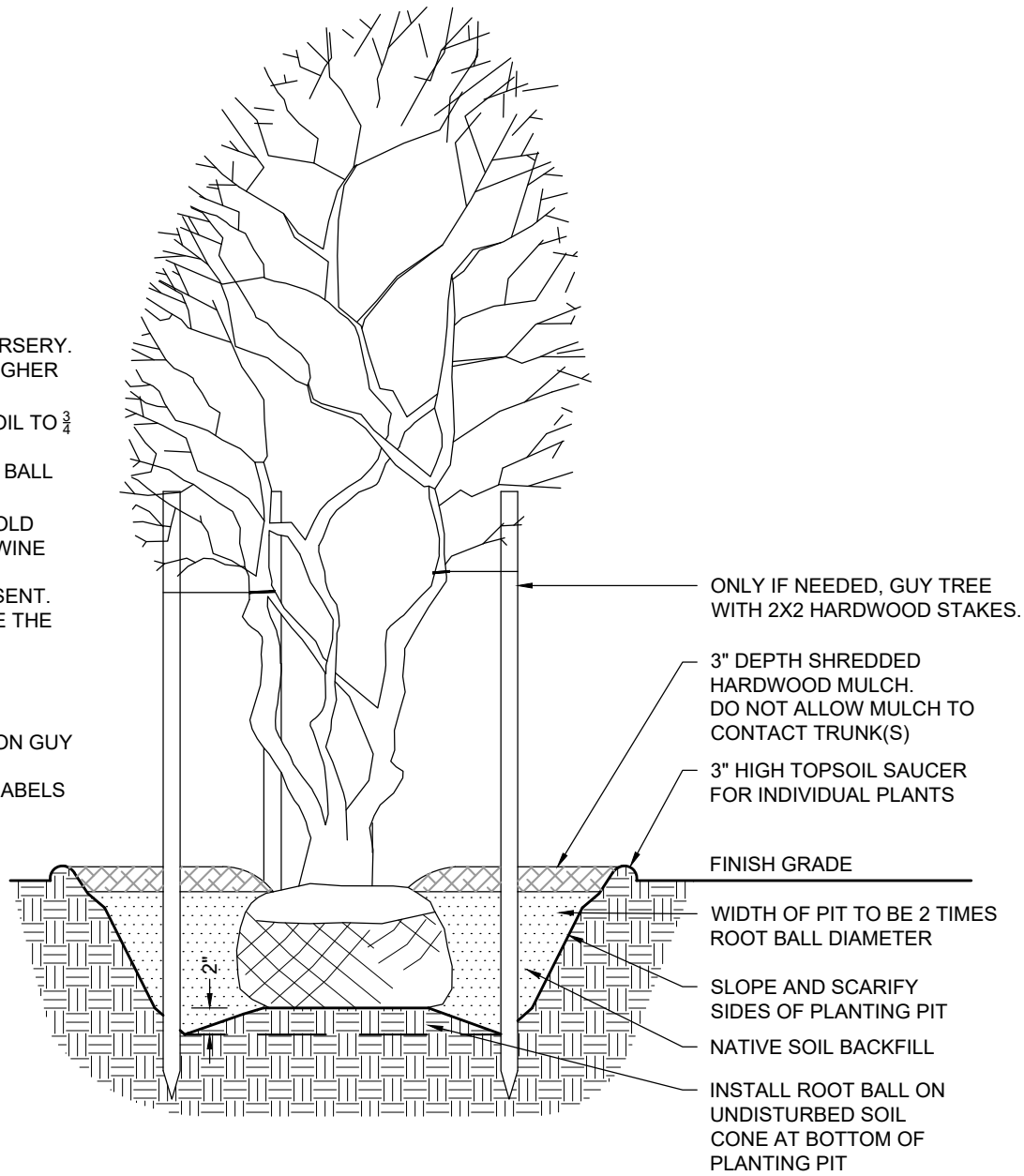
- PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
 2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO $\frac{3}{4}$ FULL.
 3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
 4. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
 5. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
 6. SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
 7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
 8. INSTALL STAKING ONLY WHEN NEEDED.
 9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
 10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



1 SHADE TREE PLANTING DETAIL

NTS

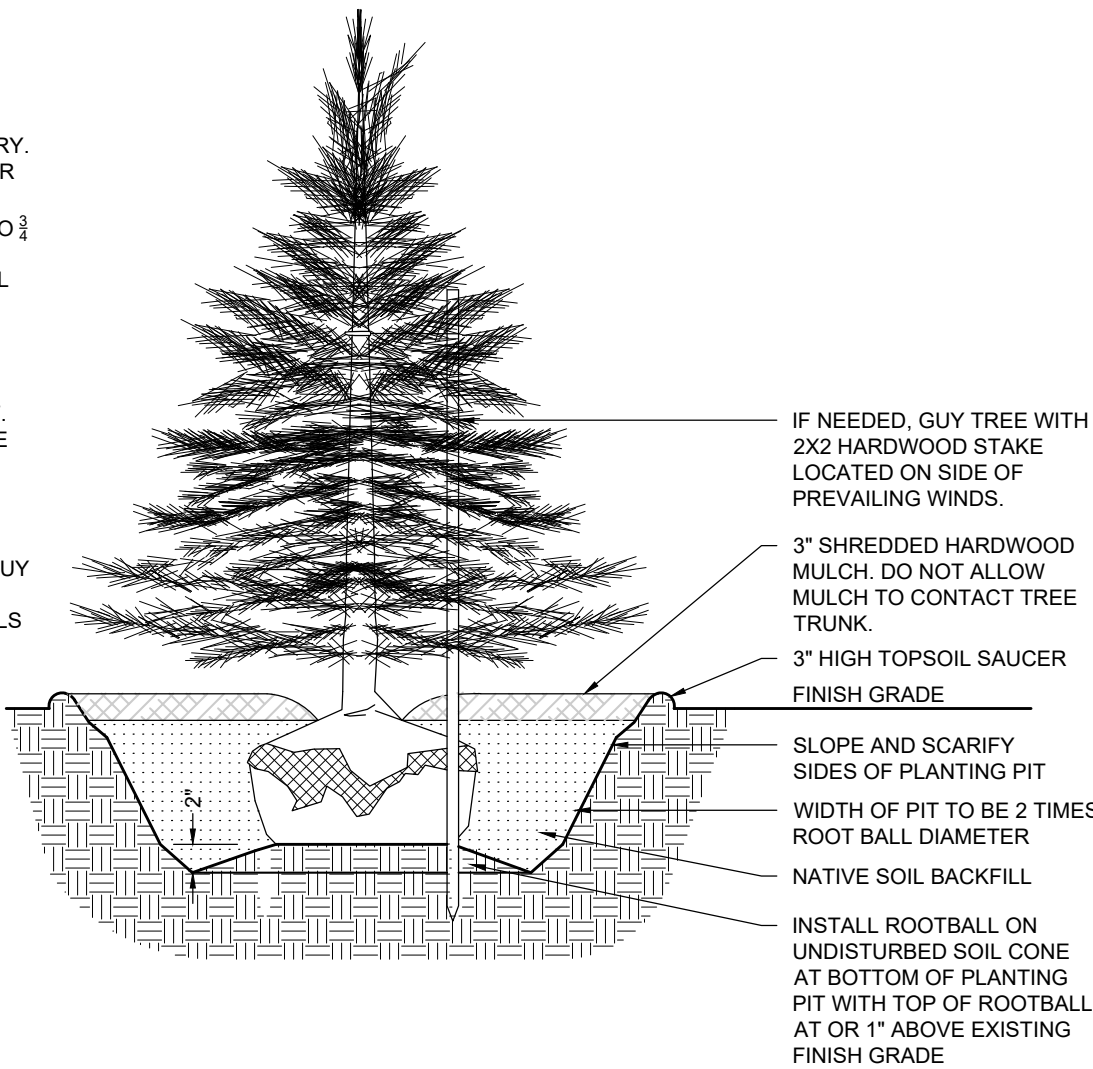
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2 MULTI-STEM TREE PLANTING DETAIL

NTS

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 10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



3 EVERGREEN PLANTING DETAIL

NTS

STREET TREE PLANT SCHEDULE

SYMBOL	QUANTITY															BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	L113	L114	TOTAL				
ACFJ	13	16	14	16	25	0	0	0	6	0	20	24	16	10	160	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B	2" CAL./8' MIN. HT.
ACRR	20	0	22	0	13	11	0	25	0	19	0	24	0	18	152	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	B&B	2" CAL./8' MIN. HT.
GTIS	21	35	0	22	22	34	6	22	32	24	0	22	20	28	288	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
LIRT	0	0	6	10	0	14	4	12	0	21	34	24	5	13	143	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' MIN. HT.
QUER	16	0	46	17	1	16	0	0	6	0	45	0	23	0	170	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
QUES	9	15	10	6	11	0	0	0	26	8	0	0	0	0	85	QUERCUS SHUMARDII	SHUMARD OAK	B&B	2" CAL./8' MIN. HT.
															686	TOTAL STREET TREES PROVIDED			

AMENITY PLANT SCHEDULE

SYMBOL	QUANTITY															BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	L113	L114	TOTAL				
MARR	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	B&B	1-1/2" CAL.
PICA	0	2	0	0	0	0	0	3	0	17	0	6	0	0	28	PICEA ABIES	NORWAY SPRUCE	B&B	6' MIN. HT.
PINS	0	0	0	0	0	0	0	3	0	12	0	0	0	0	15	PINUS STROBUS	WHITE PINE	B&B	6' MIN. HT.
TAXD	0	0	0	0	0	0	0	0	5	0	21	0	9	0	35	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	2" CAL./8' MIN. HT.
QUEM	1	0	0	0	0	0	0	0	0	0	0	0	16	14	31	QUERCUS MACROCARPA	BUR OAK	B&B	2" CAL./8' MIN. HT.
															109	TOTAL STREET TREES PROVIDED			

LOT LANDSCAPING REQUIREMENTS:

Table 14.5

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit in Residential 1. 1 tree per lot in Residential 2 under 45 feet, 2 trees per lot in Residential 2, 55 feet and over.	4 per dwelling unit in Residential 1. 1 tree per lot in Residential 2 under 45 feet, 2 trees per lot in Residential 2, 55 feet and over.	4 per dwelling unit(3 gallon containers minimum)
Multi-Family in LBH, LB, and GB	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN LANDSCAPE PLAN AND FIELD CONDITIONS PRIOR TO INSTALLATION. SHOULD DISCREPANCIES OCCUR, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER OF SUCH DISCREPANCIES BEFORE INSTALLATION BEGINS. FISCHER DESIGN, LLC, ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF LANDSCAPE PLAN.
2. CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS FOR COMPLIANCE WITH PLANTING REQUIREMENTS AND DETERMINE IF AREAS AND CONDITIONS AFFECTING PERFORMANCE OF THE WORK ARE SATISFACTORY. DO NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN ACCEPTABLE MANNER. VERIFY THAT NO DELETERIOUS SUBSTANCES ARE PRESENT IN PLANTING AREAS. REMOVE SOIL THAT IS UNSUITABLE FOR PLANTING AND REPLACE WITH PLANTING SOIL BACKFILL.
3. DO NOT MIX OR PLACE SOILS AND AMENDMENTS THAT ARE FROZEN, WET OR IN MUDDY CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES TO LOCATE UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UTILITY LOCATIONS THROUGHOUT THE ENTIRE LANDSCAPE PROJECT.
5. CONTRACTOR SHALL PROTECT ADJACENT SURFACES INCLUDING STRUCTURES, UTILITIES, PAVEMENT AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK STANDARDS.
7. PROCEED WITH PLANTING ONLY WHEN WEATHER CONDITIONS ARE FAVORABLE.
8. CONTRACTOR SHALL FINISH GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS $\frac{1}{8}$ " OF FINISH ELEVATION.
9. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
10. ALL DISTURBED AREAS SHALL BE SEEDED WITH SEED MIXTURE APPROVED BY OWNER'S REPRESENTATIVE.
11. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF RIVER ROCK MULCH OVER FILTER FABRIC. PROVIDE STEEL EDGING BETWEEN RIVER ROCK MULCH AND LAWN AREAS.

A6

POND

AD

— PARKING

- PARKING

- COMMUNITY CLUBHOUSE & CIVIC MEETING SPACE
 - Meeting Room
 - Neighborhood Pool & Splash Pad
 - Playground

— REMOVABLE BOLLARDS FOR EMERGENCY ACCESS

171st STREET

FISHING POND OVERLOOK

EXISTING

A3+ FIRE PIT

LAWN GAMES

PARK

A5

1000

100

100

A6

NEIGHBORHOOD PARK
• Playground

A2

A3+ SPORTS COURTS

- Basketball
- Bocce

0

A5

A. Specifically Designated Amenities

The following Amenities will be distributed throughout the Real Estate, for use by all residents in detached and multi-family residences within the Real Estate:

- 1 ✓ Community Clubhouse;
- 2 ✓ One (1) large neighborhood park.
- 3 ✓ Four (4) or more additional parks, playgrounds, or picnic areas in which at least two (2) of the following amenities shall be included in any one (1) or more of the parks: a basketball court, tennis court, volleyball court, or putting green;
- 4 ✓ Swimming pool with the neighborhood center or another building containing showering and changing rooms;
- 5 ✓ Trail connecting to the Midland Trail and continuing along the public right of way; see Public Realm Map (Exhibit D).
- 6 ✓ Internal trails, paths connecting to the Perimeter Trail.

- B. In addition to the above amenities, at least two (2) of the following amenities shall be distributed throughout the Ackerson Farm for use by all residents of attached, detached and multi-family residences within Ackerson Farm:

1. Fitness Center;
2. Community vegetable and flower gardens;
3. ✓ Outdoor concert and movie facility;
4. ✓ Fishing pond;
5. Sports field.

- C. Any amenity structure or facility or any part thereof, together with adjacent common areas, may be made available or rented to either Ackerson Farm residents or to non-residents for special occasions or special purposes under terms and conditions approved by the Developer or by an Association.

COMMUNITY TRAIL

POND

COMMUNITY TRAIL

POND

171st STREET

SMITH LEGAL DRAIN

POND

EXISTING TREES —

FIRE PIT —

LAWN GAMES —

PARK

PARK

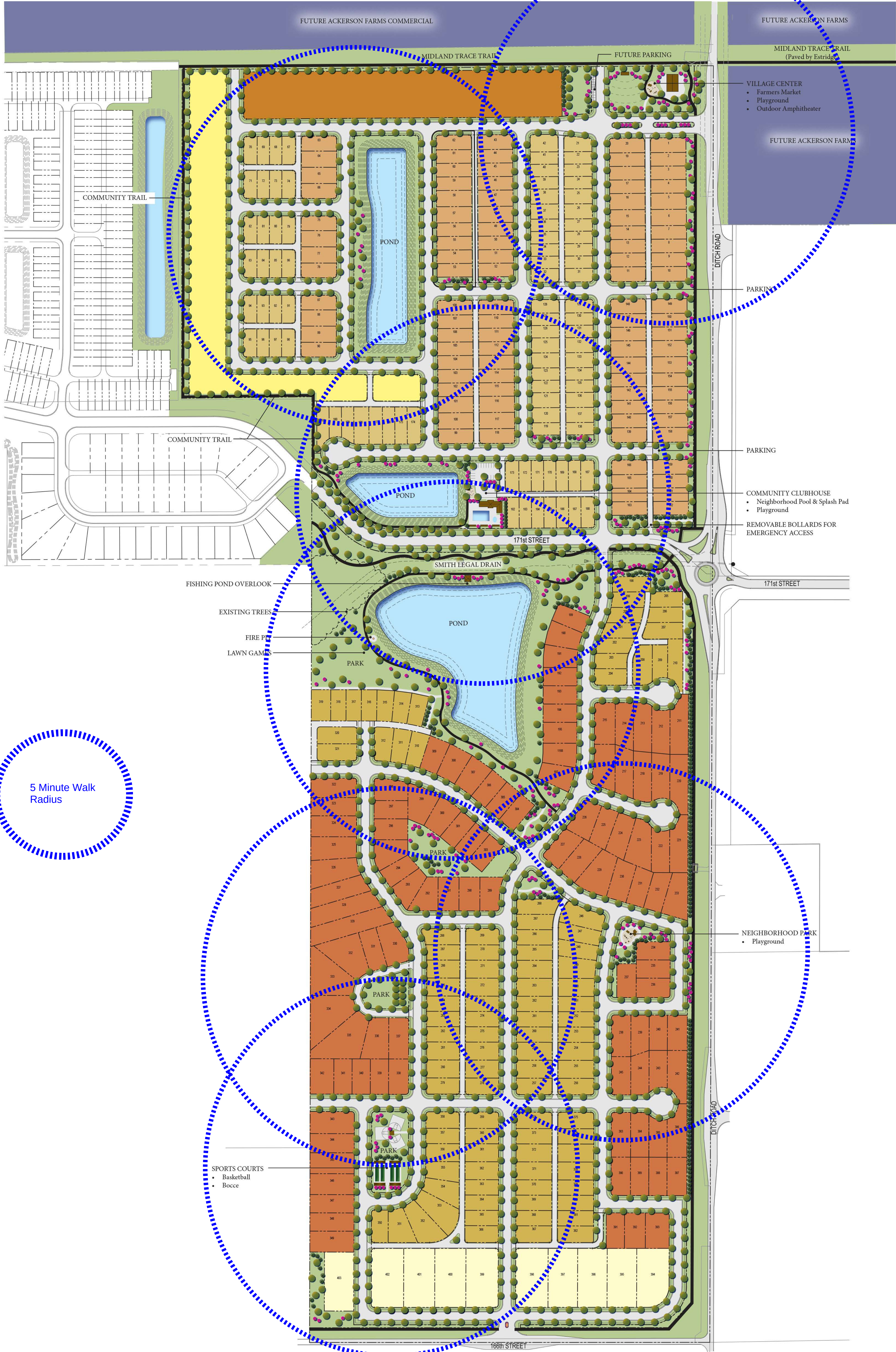
PARF

SPORTS COURTS

- Basketball
- Bocce

166th STREET

ACKERSON FARMS
WESTFIELD, INDIANA



ACKERSON FARMS
WESTFIELD, INDIANA



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
2105-ODP-11 & 2105-SPP-11
Exhibit 1

Docket Number: 2105-ODP-11 & 2105-SPP-11
Project Name: Sogility
Subject Site Address: 16466 Southpark Drive
Petitioner: Design and Build Corporation
Representative: Scott Eiker
Request: Overall Development Plan & Primary Plat approval 2 lots on 5.11 acres +/- in Southoak PUD District.
Current Zoning: Southoak PUD District ([Ord. 03-12](#))
Current Land Use: Undeveloped
Approximate Acreage: 5.11 +/-
Property History: 0303-PUD-01 (Ord. 03-12, adopted 06/09/2003)
Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The Property was zoned the Southoak PUD on June 9, 2003.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 2 lots on 5.11 acres +/- in Southoak PUD District. Vertical improvements were reviewed as a Detailed Development Plan, which is on the Consent Agenda for approval at tonight's meeting.

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

The plans comply.

- 1) Proposed name of subdivision.
 - 2) Names and addresses of the owner, owners, land surveyor or land planner.
 - 3) Title, scale, north arrow and date.
 - 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - 5) Easements (locations, widths and purposes). (Article 8.3)
 - 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
 - 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
 - 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - 11) Building setback lines. (Article 4.23)
 - 12) Legend and notes.
 - 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 14) Other features or conditions which would affect the subdivision favorable or adversely.
 - 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
-

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

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

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Southoak PUD District (Ord. 03-12).

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING.

39) 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 & 5.0.3 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.

40) 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:

41) Minimum Lot Frontage: 70 feet

42) Minimum Building Setback Lines:

- a) Front Yard: 40 feet
- b) Side Yard: 20 feet
- c) Rear Yard: 20 feet

43) Maximum Building Height: 40 feet for Internal Area

44) Minimum Ground Floor Square Footage: None

45) Parking:

Comment: To be reviewed with Detailed Development Plan.

46) Loading and Unloading Berths:

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 4: DEVELOPMENT PLAN REVIEW

47) 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

Comment: To be reviewed with Sign Permit application.

48) Building Orientation

Comment: To be reviewed with Detailed Development Plan.

49) Building Materials –See Exhibit 8, Building Materials below

EXHIBIT 5: LANDSCAPING STANDARDS

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 6: LIGHTING STANDARDS

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 8: BUILDING MATERIALS

Comment: To be reviewed with Detailed Development Plan.

OTHER STANDARDS

50) Comprehensive Plan Compliance: When the Southoak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The PUD includes areas in the Business Park and Employment Corridor on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Property lies entirely within the Business Park Area.

51) Street and Highway Access

- 52) Street and Highway Capacity
- 53) Utility Capacity
- 54) Traffic Circulation Compatibility

DEPARTMENT COMMENTS

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



WESTFIELD-WASHINGTON
AREA PLAN COMMISSION

May 17, 2021
2105-ODP-10 and 2105-SPP-10

Petition Number: 2105-ODP-10 and 2105-SPP-10
Project Name: Chatham Hills, Sec. 6B
Subject Site Address: NEW of 199th Street and Horton Road
Petitioner: Chatham Hills LLC
Representative: Kimley-Horn and Associates
Request: Overall Development Plan & Primary Plat review of 66 Single Family
Current Zoning: Chatham Hills PUD
Current Land Use: Vacant
Approximate Acreage: 34.42 +/-
Property History: Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment, [Ordinance 15-28](#)
Chatham Hills PUD Amendment, [Ordinance 19-11](#)
Chatham Hills PUD Amendment, [Ordinance 19-51](#)

Exhibits:

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

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

Procedural

- TAC Meeting 4/20/21
 - APC Notice Deadline 4/23/21
 - APC First Meeting (Public Hearing) 5/5/21
 - Revised Plan Submittal & APC Packet Materials 5/7/21
 - APC Second Meeting 5/17/21
-



BACKGROUND

The majority of the Property was zoned with the Original Chatham Hills PUD ([Ord. 13-24](#)), which was approved at the January 13, 2014, City Council meeting. A 2015 amendment ([Ord. 15-28](#)) added the remainder of the real estate. Two amendments ([Ord. 19-11](#) & [Ord. 19-51](#)) in 2019 increased the number of dwellings permitted in the district.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 66 single-family residential lots on 34.42 acres in the Chatham Hills PUD District.

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). See PUD Standards
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. See PUD Standards.



- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.

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.
- 35) Identify buildings proposed for demolition.
- 36) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 37) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Chatham Hills PUD.

38) Single-family Detached Residential Uses:

District Subarea	Minimum Lot			Minimum Setbacks				Max. Bldg. Height ¹	Maximum Number of Dwelling Units in Subarea ²
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation		
1-A	150'	30'	20,000	25'	8'	30'	16'	45'	1,500
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500
1-C	110'	30'	12,500	25'	8'	30'	16''	45'	1,500
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600
1-I	60'	20'	7,500	20'	5'	10'	10'	35'	600

39) Single-family Attached Residential Uses:

Attached Residential Type	Minimum Building Setbacks				Minimum Dwelling Unit Size (SF)	Maximum Density	Max. Bldg. Height ³
	Private Street	Public Street	Garage from Street	Building Separation			
Duplex	10'	20'	20'	12'	1,500	6 du/acre	50'
Triplex	10'	20'	20'	12'	1,500	10 du/acre	50'
Quadraplex	10'	20'	20'	12'	1,500	10 du/acre	50'
Townhome	10'	20'	20'	12'	1,200	12 du/acre	50' ⁴
Condo-minimum	10'	20'	20'	12'	1,200	12 du/acre	50'

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

40) Architectural Standards (Article 6.3)

41) Building Standards (Article 6.4)

42) Fence Standards (Article 6.5)

43) Height Standards (Article 6.6)

44) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24)

c) General Landscape Design Standards:

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

ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

i) Natural Appearance:

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

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

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

- ii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements- reviewed at permit stage.
- g) External Street Frontage Landscaping
 - i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.
- h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
 - i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.
- j) Lighting Standards (Article 6.9)
- k) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord.13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be

permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

- iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

45) Lot Standards (Article 6.10)

46) Setback Standards (Article 6.16)

47) Vision Clearance Standards (Article 6.19)

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

48) Block Standards (Article 8.1)

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

52) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

53) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.



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

57) Street Sign Standards (Article 8.11)

58) Surety Standards (Article 8.12)

59) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Approve at the Plan Commission meeting with a condition of delegating approval of the landscape plan to the department during the secondary play and construction plan phase.**
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



Petition Number: 2105-DDP-17

Project Name: Chatham Village Multifamily

Subject Site Address: South side of 196th St and Tomlinson Road

Petitioner: TWG by Cripe

Request: Detailed Development Plan approval of 2 multi-family residential buildings

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 13+/-

Property History: Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment, Ordinance 15-28
Chatham Hills PUD Amendment, Ordinance 19-11
Chatham Hills PUD Amendment, Ordinance 19-51

Exhibits:

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

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

HISTORY

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.



The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting. The Property is currently zoned Chatham Hills PUD District (Ordinances 13-24, 15-27, 19-11, and 19-51).

REVIEW COMMENTS

- 1) Note in accordance with Article 10.12(F)(7) of the Westfield-Washington Township Unified Development Ordinance, “a Secondary Plat shall not be signed until: (i) streets, curbs, gutters, sanitary sewers, fire hydrants, storm sewers and like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards and financial sureties for the maintenance of all public improvements are secured in accordance with this Ordinance; or (ii) financial sureties are secured assuring the installation and maintenance of all public improvements in accordance with applicable ordinances.”
- 2) Note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. BPW has delegated this authority to the Director of Public Works.
- 3) 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.
 - c) BSL: Building Setback Line.

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).

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51))

The plans comply.

40) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the “Single Family Subdistrict): SF-4: Single-Family District.

41) Permitted Uses (Section 5 of Ord. 19-51):

- a) Single Family Subdistrict:
- i) All used permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
 - ii) All uses permitted in the SFA: Single-Family Attached District
 - iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

42) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum
 - i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).
- c) Minimum Lot Width:
 - i) Detached: 50 ft
 - ii) Attached: 24 ft
- d) Maximum Lot Coverage: No Maximum
- e) Minimum Front Yard Building Setback Lines:
 - i) US Highway 31: 30 ft
 - ii) Tomlinson Road: 30 ft
 - iii) Chad Hittle Boulevard:
 - (1) Single Family Subdistrict: 10 ft
 - (2) Village Center Subdistrict: No Minimum
 - (3) Campus Office Subdistrict: 10 ft

- (4) Southern Subdistrict: No Minimum
 - iv) 196th Street: 20 ft
 - v) 203rd Street: 20 ft
 - vi) All Other Streets (e.g., internal): 10 ft
- f) District Perimeter Setback Not Abutting a Street:
 - i) Single Family Subdistrict: 20 ft
 - ii) Village Center Subdistrict: 20 ft
 - iii) Campus Office Subdistrict: 20 ft
 - (1) Or match preservation area widths, whichever is greater.
 - iv) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
- g) Minimum Internal Side Yard Setback Lines:
 - i) Single Family Subdistrict: 5 ft
 - ii) Village Center Subdivision: 5 ft
 - (1) If abutting a residential district: 20 ft
 - iii) All Other Subdistricts: 20 ft
- h) Minimum Rear Yard Building Line (UDO Chapter 4):
 - i) Single Family Subdistrict (SF4): 25 ft
- i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
 - i) Single Family Subdistrict:
 - (1) Attached: 45 ft (Three Stories)
 - (2) All Others: No Maximum
 - ii) Village Center Subdistrict: No Maximum
 - iii) Campus Office Subdistrict:
 - (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
 - (2) All Other Uses: No Maximum
 - iv) Southern Subdistrict:
 - (1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line.

- (2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height.
- (3) For all other locations: No Maximum
- v) Maximum Number of Dwelling Units:
 - (1) Single Family Subdistrict:
 - (a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.
 - (2) Village Center Subdistrict:
 - (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).
 - (3) Campus Office Subdistrict:
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
 - (4) Southern Subdistrict:
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- j) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.
- k) Lighting Standards (Ord 13-24, Section 14)

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

Development Plans shall comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

The plans comply.

48) Architectural Standards (Article 6.3)

49) Building Standards (Article 6.4)

50) Fence Standards (Article 6.5)

51) Height Standards (Article 6.6)

52) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):
 - i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
 - ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 of Ord. 13-24):
- c) General Landscape Design Standards (Article 6.8(G)):

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
- i) Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees (Article 6.8(J)) :
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Open Space / Common Area (per acre): 10 trees.

- g) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- h) External Street Frontage Landscaping (Article 6.8(M)): 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 Village Center Subdistrict.
- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

196 th Street (North Segment - Est. 847')			
Standard per 100 lineal feet	Required	Provided	Remaining
4 Evergreen Trees	34	34	
3 Shade Trees	25	25	
3 Ornamental Trees	25	25	
25 Shrubs	212	218	
3' undulating mound	yes	Limited space for grading. Landscape pattern shows movement.	

- i) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
 - i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - ii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
 - iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single

Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

- iv) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with Zoning Ordinance's requirement for the softening of walls and fences.

East and West boundaries (Est. 1380')			
Standard per 100 lineal feet (Buffer B)	Required	Provided	Remaining
Width	20 feet*	Y	
4 Shade Trees	55	54	
4 Evergreen Trees	55	51	
10 Shrubs	138	139	
4' tall undulating mound for at least 60% of the length of the shared Lot Line	NO	N/A	

53) Lighting Standards (Article 6.9): Shall apply, except as follows.

- a) Decorative Fixtures and Uniformity: 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. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.
- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

56) Article 6.17 Sign Standards

57) Lot Standards (Article 6.10) Reference: see District Standards.

58) Setback Standards (Article 6.16) Reference: see District Standards.

59) Vision Clearance Standards (Article 6.19)

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

60) Dedication of Right-of-way

61) Vacation of Rights of Way

62) Block Standards (Article 8.1)

63) Easement Standards (Article 8.3)

64) Monument and Marker Standards (Article 8.5)

65) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

66) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

67) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of

Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

68) Storm Water Standards (Article 8.8)

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

70) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

71) Street Sign Standards (Article 8.11)

72) Surety Standards (Article 8.12)

73) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Approve at the Plan Commission meeting.**
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
1910-DDP-18
Exhibit 1

Docket Number: 1910-DDP-18

Project Name: Wrights Property Group

Subject Site Address: 470 East 186th Street

Petitioner: Wrights Property Group

Representative: Hamilton Designs, LLC

Request: Detailed Development Plan review of a 25,000 square foot Commercial Recreational Facility on 3.99 acres +/- in the Wrights Property Group at Grand Park PUD District.

Current Zoning: Wrights Property Group at Grand Park PUD District ([Ord. 19-39](#))

Current Land Use: Undeveloped

Approximate Acreage: 3.99 +/-

Property History: 1909-PUD-26 (Ord. 19-39, adopted 12/09/2019)

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The Property was zoned the Wrights Property Group at Grand Park PUD District on December 9, 2019.

Project Overview

The current proposal is a Detailed Development Plan for a 25,000 square foot Commercial Recreational Facility on 3.99 acres +/- in the Wrights Property Group at Grand Park PUD District.

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

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

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

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

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

The plans comply.

- 5) Title, scale, north arrow and date.
- 6) Proposed name of the development.
- 7) 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.
- 8) Address and legal description of the property.
- 9) Boundary lines of the property including all dimensions.
- 10) 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.
- 11) 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.
- 12) 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.

- 13) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 14) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 15) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 16) Location and dimensions of all existing structures and paved areas.
- 17) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 18) Location of all Floodplain areas within the boundaries of the property.
- 19) Names of legal ditches and streams on or adjacent to the site.
- 20) 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.
- 21) Identify buildings proposed for demolition.
- 22) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 23) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 19-39)

The plans comply with Chapter 4 of the UDO and Ordinance 19-39: Wrights Property Group at Grand Park PUD.

24) Permitted Uses (Sec. 5 of PUD)

- a) Indoor multi-sport athletic, fitness, health, and exercise facility including but not limited to gymnastics, ninja, martial arts, yoga, dance, cheer, and indoor obstacle course equipment and gymnastics equipment. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, uniform fulfillment, preschool classes and camps, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the "Athlete Facility").
- b) Outdoor gymnastics and playground equipment specifically for but not limited to obstacle courses and other outdoor play activities, including but not limited to picnics, camps, and child's play.

25) General Regulations (Article 4.2 of UDO and Sec. 6.1 of PUD)

- a) Minimum Lot Area: 3 acres
- b) Minimum Lot Frontage: 247'

- c) Minimum BSL:
 - i) Front: 100'
 - ii) Side: 10'
 - iii) Rear: 30'
- d) Minimum Lot Width: 100'
- e) Maximum Building Height: 2 ½ stories
- f) Subdivisions: A Major Subdivision shall not be permitted in this district.

Comment: Not applicable per Section 6.2 of PUD.

- g) Development Plan Review: Required except for Single Family Detached Dwellings, Agricultural Uses, and associated Accessory Uses.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Sec. 7 of Ord. 19-39)

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

26) Accessory Use and Building Standards (UDO Article 6.1 and Sec. 7.1 of PUD)

- a) Trash receptacles shall be permitted in the Established Front Yard subject to a minimum 250-foot front yard setback.

27) Architectural Standards (UDO Article 6.3 and Sec. 7.1 of PUD)

- a) Shall not apply. Instead, building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.
- b) Building material identified as "Smooth Panel System" in Exhibit C, shall instead be an approved masonry Material for the first three (3) to four (4) feet from grade.

28) Landscaping Standards (Article 6.8 of UDO and Sec. 7.2 of PUD)

- a) General Screening Requirements:
 - i) Mechanical Screening: Wall and ground 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 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, or 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; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

- b) Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs. (Sec. 7.2(A) of PUD)
- c) Article 6.8(L) Foundation Plantings: Shall apply with the following modifications: Installation of plant materials along the rear (north) building façade shall take place at the time of the second phase building expansions, or five (5) years from the issuance of the Certificate of Occupancy for the first phase of building.
- d) External Street Frontage Landscaping
 - i) 186th Street (248')
- e) Article 6.8(N) Buffer Yard Requirements: Shall not apply. (Article 7.2(B) of PUD)
- f) Parking Area Landscaping
 - i) Interior Parking Area Landscaping: A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. (Article 7.2(C)(i) of PUD)
 - ii) Perimeter Parking Area Landscaping: The minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

29) Lighting Standards (Article 6.9 of UDO and Section 7.3 of PUD)

30) Lot Standards (Article 6.10)

31) Outside Storage and Display (Article 6.12)

32) Outdoor Café and Eating Areas (Article 6.13)

33) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking

- i) 6 bicycle spaces required.

34) Setback Standards (Article 6.16)

35) Sign Standards (Article 6.17)

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

36) Vision Clearance Standards (Article 6.19)

37) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 38) Block Standards (Article 8.1)
- 39) Easement Standards (Article 8.3)
- 40) Monument and Marker Standards (Article 8.5)

Comment: Reviewed with Secondary Plat.

- 41) Open Space and Amenity Standards (Article 8.6)
- 42) Pedestrian Network Standards (Article 8.7)
- 43) Storm Water Standards (Article 8.8)
- 44) Street and Right-of-Way Standards (Article 8.9)
- 45) Street Light Standards (Article 8.10)
- 46) Street Sign Standards (Article 8.11)
- 47) Surety Standards (Article 8.12)
- 48) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
2104-ODP-08
Exhibit 1

Docket Number: 2104-ODP-08

Project Name: West Fork Whiskey

Subject Site Address: NEC of 191st Street and Horton Road

Petitioner: West Fork Whiskey

Representative: Cripe

Request: Overall Development review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

Current Zoning: Osborne Trails PUD District ([Ord. 16-44](#), as amended by [Ord. 17-21](#) and [Ord. 20-29](#))

Current Land Use: Undeveloped/Agriculture

Approximate Acreage: 12.83 +/-

Property History: 1708-PUD-14 ([Ord. 17- 21 Osborne Trails PUD Amendment I](#))
2009-PUD-10 ([Ord. 20-29 Osborne Trails PUD Amendment II](#))

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of an Overall 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.

BACKGROUND

The Property was incorporated into the Osborne Trails PUD with an amendment approved on August 14, 2017. A subsequent amendment, approved on October 12, 2020, addressed the currently proposed use and development standards for the proposal.

This City Council approved the annexation for the Property at the October 12, 2020, meeting. Recording of the annexation with the county prompted a subdivision of the property. Because the subdivision was a result of annexation, this is being permitted via a Minor Subdivision as opposed

to the full Primary Plat and Secondary Plat process. For this reason, only the Overall Development Plan is being reviewed at this time.

Project Overview

The current proposal is an Overall Development Plan for 1 lot on 12.83 acres +/- in the Osborne Trails PUD District. Vertical improvements were reviewed as a Detailed Development Plan, which is on the Consent Agenda for approval at tonight's meeting.

OVERALL 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 STANDARDS

The plans comply with Article 4.14 (LB District), as modified by the Osborne Trails PUD District.

- 20) Permitted Uses
- 21) Minimum Lot Area: No Minimum
- 22) Minimum Lot Frontage: 50 feet
- 23) Minimum Building Setback Lines:
 - a) Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

24) Maximum Building Height: 45 feet

Comment: To be reviewed with Detailed Development Plan.

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

Comment: To be reviewed with Detailed Development Plan.

26) Building Size Requirements:

Comment: To be reviewed with Detailed Development Plan.

a) Minimum Business Size: 800 square feet

b) Maximum Business Size: 40,000 square feet for an Agritourism Use

c) Maximum Aggregate of all Bldgs.: N/A for a distillery

27) Development Plan Review: Required

a) Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.

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

The plans comply.

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

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

30) 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.
- 31) 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.

32) Accessory Use and Building Standards (Article 6.1)

Comment: To be reviewed with Detailed Development Plan.

33) Architectural Standards (Sec. 7.1 of Ord. 20-29)

Comment: To be reviewed with Detailed Development Plan.

34) Building Standards (Article 6.4)

35) Fence Standards (Article 6.5)

36) Height Standards (Article 6.6)

Comment: To be reviewed with Detailed Development Plan.

37) Landscaping Standards (Article 6.8)

Comment: To be reviewed with Detailed Development Plan.

a) General Landscape Design Standards:

- i) Placement: Installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- b) General Screening Standards:
- c) Detention and Retention Areas:
- i) Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the “Minimum Lot Landscaping Requirements”):

- f) Foundation Plantings
- g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - 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.
- h) Buffer Yard Requirements: Institutional adjacent to SF2 requires Buffer Type B.
- i) Parking Area Landscaping

38) Lighting Standards (Article 6.9)

Comment: To be reviewed during Detailed Development Plan.

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

Comment: To be reviewed during Detailed Development Plan.

41) Parking and Loading Standards (Article 6.14)

Comment: To be reviewed during Detailed Development Plan.

42) Performance Standards (Article 6.15)

Comment: To be reviewed during Detailed Development Plan.

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

Comment: To be reviewed with sign permit application.

45) Vision Clearance Standards (Article 6.19)

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

Comment: To be reviewed during Detailed Development Plan.

- i) Forty (40) feet from intersection of Collectors, Private or Local Street.
- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- iii) Ten (10) feet from intersections of Driveways of Alleys.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

46) Block Standards (Article 8.1)

47) Easement Standards (Article 8.3)

48) Monument and Marker Standards (Article 8.5)

49) Open Space and Amenity Standards (Article 8.6)

50) Pedestrian Network Standards (Article 8.7)

51) Storm Water Standards (Article 8.8)

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

53) Street Light Standards (Article 8.10)

54) Street Sign Standards (Article 8.11)

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

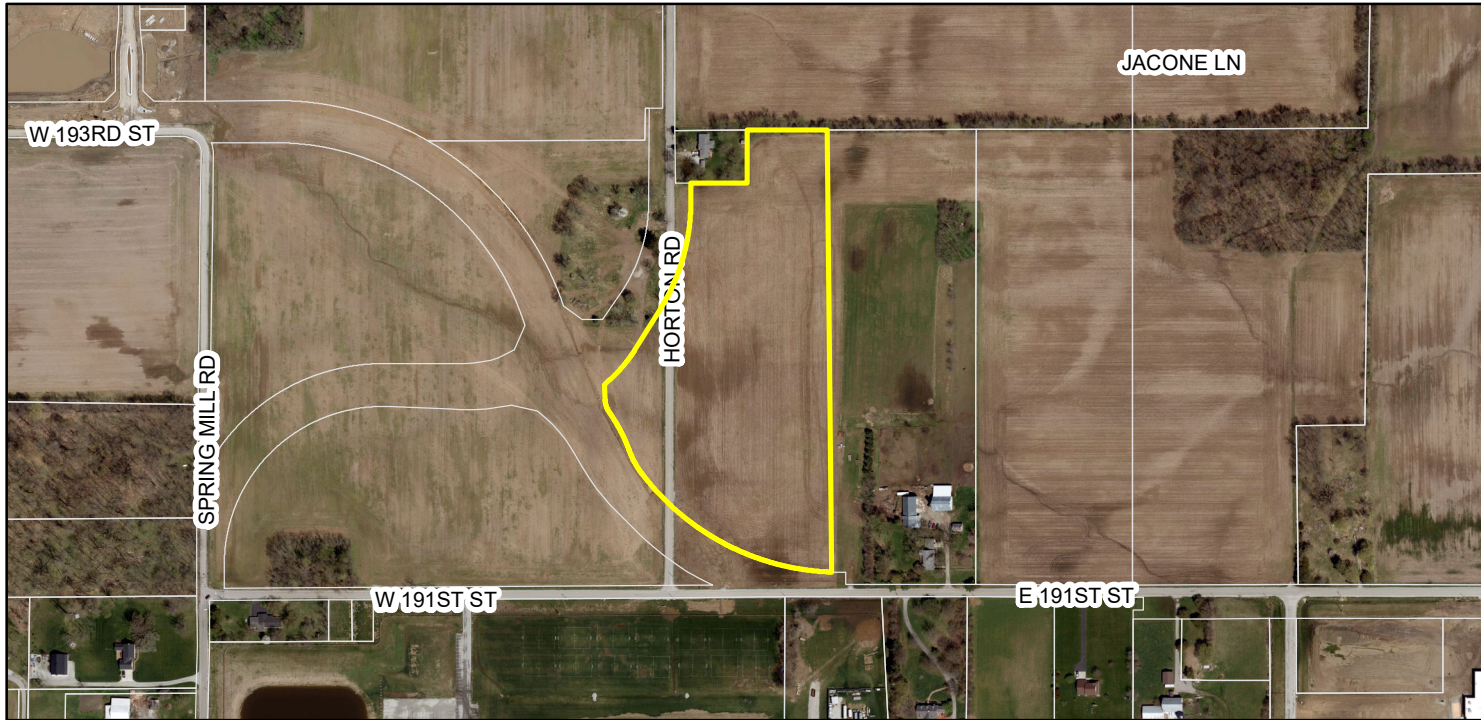
1. **Action:** Approve the Overall Development Plan (2104-ODP-18) with the following conditions:
 - a. That the approval be contingent on the recording for the associated Annexation Plat (2105-SFP-35); and
 - b. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or [phoward@westfield.in.gov](mailto:pHoward@westfield.in.gov).



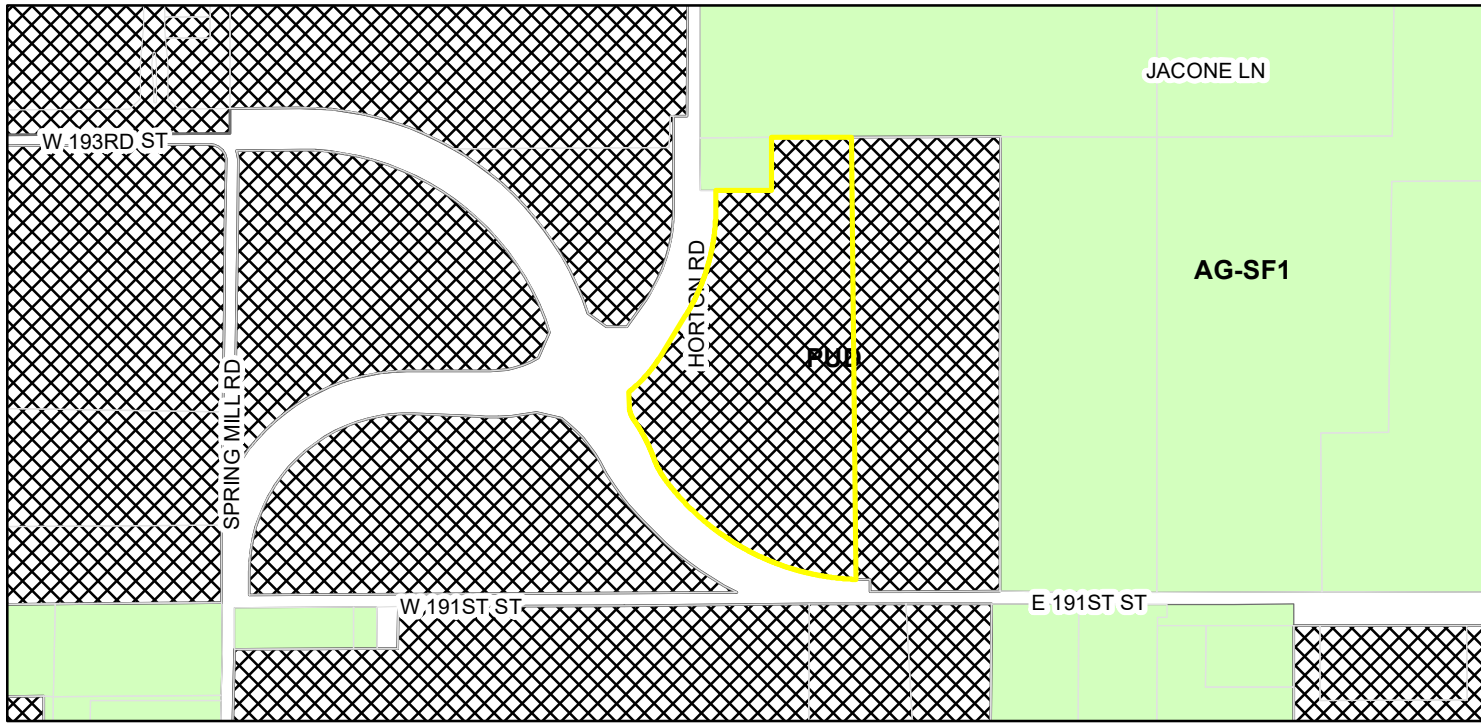
Property Location Map
West Fork Whiskey
2104-ODP-08 & 2105-DDP-21



Aerial Location Map

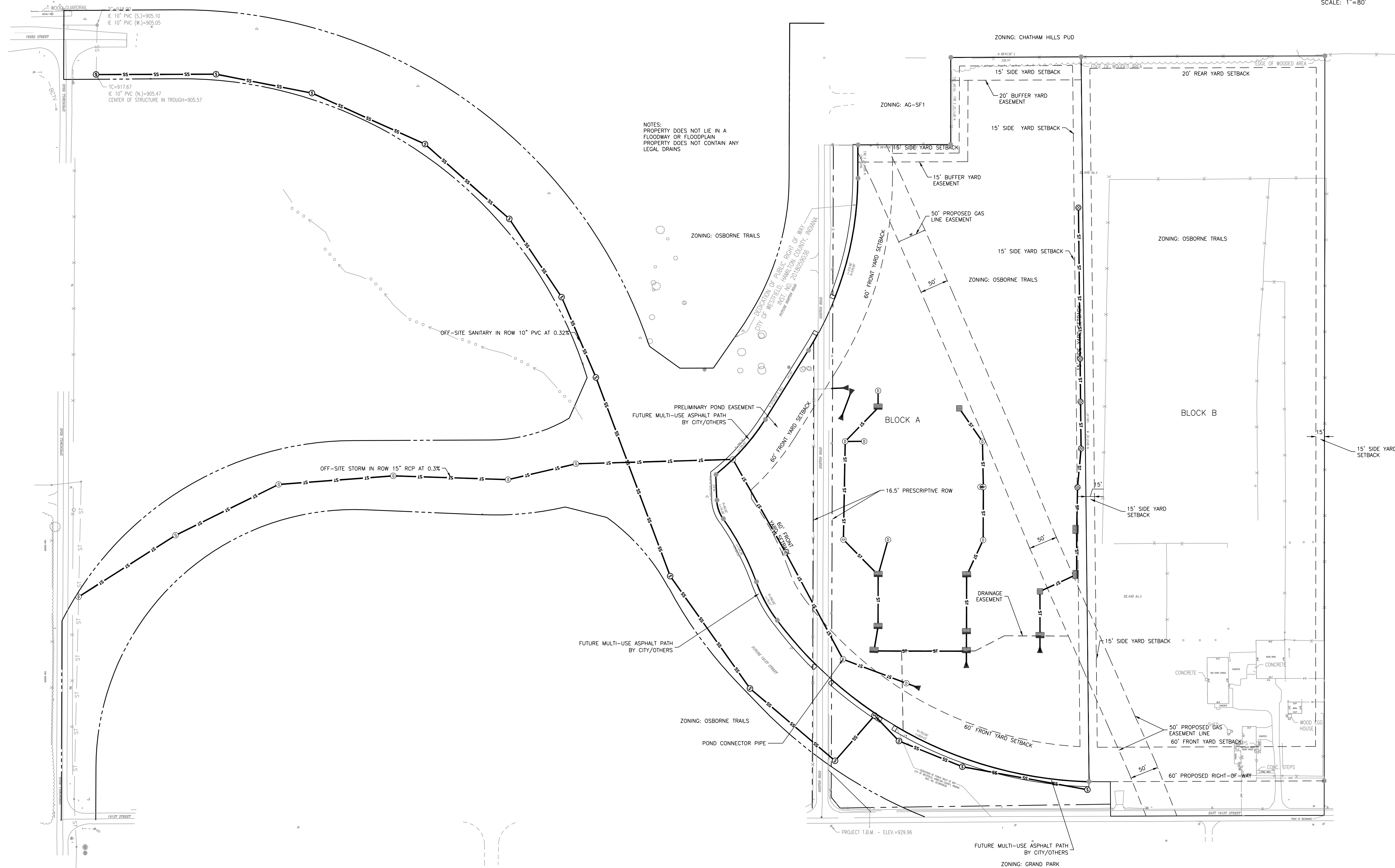


Zoning Map



Zoning

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



NOTES:
PROPERTY DOES NOT LIE IN A
FLOODWAY OR FLOODPLAIN
PROPERTY DOES NOT CONTAIN ANY
LEGAL DRAINS

— DEDICATION OF PUBLIC RIGHT OF WAY —
CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA
PROJECT NUMBER 040

ZONING: AG-SF

ZONING: CHATHAM HILLS PUD

15' SIDE YARD SETBACK

15' BUFFER YARD

50' PROPOSED GA

15' SIDE YARD

ZONING: OSBORNE TRAILS

BLOCK A

W

1

MULTI-USE ASPHALT PATH
BY CITY/OTHERS

ZONING: GRAND PARK

BLOCK B

1

5' SIDE YARD
TRACK

OVERALL DEVELOPMENT PLAN

HOLLADAY PROPERTIES

WEST FORK WHISKEY

10 EAST 191ST STREET
WESTFIELD, IN 46074

CERTIFIED BY: 



Date 05-07-2021



811 **1-800-382-5**
OR CALLS IN INDIANA CALL TOLL FREE

Drawn By:
A. STEPHENS

Checked By:
D. PELLOM

Quality Assurance:
J. LASCH

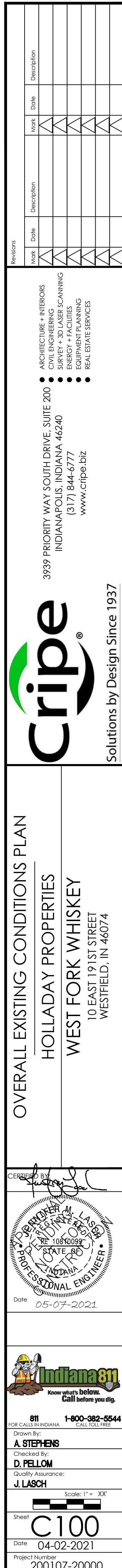
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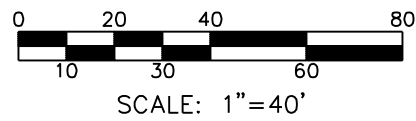
Sheet **C200**

Date 04-02-2021

Project Number 200107-20000

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SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH EXISTING UTILITY COMPANY BEFORE PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK; IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
6. 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.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
8. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE FROM THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
9. LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

SITE PLAN NOTES

1. ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
2. BOUNDARIES, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED DEDICATION SURVEYS, ALIAS AND SECONDARY PLATS FOR EXACT INFORMATION.
3. ALL PARKING STALLS SHALL BE 9' X 20'. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
4. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
6. REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.
7. REFER TO SHEET C202 FOR DETAILS RECOMMENDED.
8. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

- | | | |
|----|---|---|
| 1 | LIGHT DUTY ASPHALT PAVEMENT SECTION |  |
| 2 | HEAVY DUTY ASPHALT PAVEMENT SECTION |  |
| 3 | RIGHT OF WAY PAVEMENT SECTION |  |
| 3A | REPLACE MILLED PAVEMENT WITH HMA PER CITY OF WESTFIELD STANDARDS |  |
| 4 | CONCRETE PAVEMENT |  |
| 5 | DUMPSITER PAD FOR FUTURE DUMPSITER ENCLOSURE |  |
| 6 | CONCRETE SIDEWALK | |
| 7 | COMBINED WALK AND CURB | |
| 8 | 6" CONCRETE STRAIGHT CURB | |
| 8A | CHAIRBAUL CURB AND GUTTER | |
| 9 | CURB END TRANSITION | |
| 10 | PAVEMENT MARKINGS | |
| 11 | ADA ACCESSIBLE PARKING SPACE | |
| 12 | ACCESSIBLE RAMP WITH DEPRESSED CURB | |
| 2A | ACCESSIBLE CORNER CURB RAMP | |
| 13 | STOP SIGN | |
| 14 | CONCRETE STOOP (SEE ARCHITECTURAL PLANS) | |
| 15 | FUTURE 8' ASPHALT MULTI-USE PATH (BY CITY/OTHERS) | |
| 16 | NOT USED | |
| 17 | FUTURE MONUMENT SIGN LOCATIONS | |
| 18 | FUTURE PARKING | |
| 19 | FUTURE RACK HOUSES | |
| 20 | STONE SHOULDER PER CITY OF WESTFIELD STANDARDS | |
| 21 | USE FLOWABLE FILL IN UTILITY TRENCH PER CITY OF WESTFIELD STANDARDS | |
| 22 | 40' /75' SIGHT TRIANGLE | |
| 23 | 2 FREESTANDING BIKE RACKS - STYLE TO BE DETERMINE BY OWNER | |

WEST
FORK
WHISKY
CO.

IEI HOLLADAY PROPERTIES
Building Solutions Since 1952

BLACKLINE



CONCEPT RENDERING

WEST FORK WHISKEY -
NEW WFW HQ2 FACILITY
NE CORNER OF 191st AND HORTON RD,
WESTFIELD, IN 46074

DRAWN: Author
CHECKED: Checker

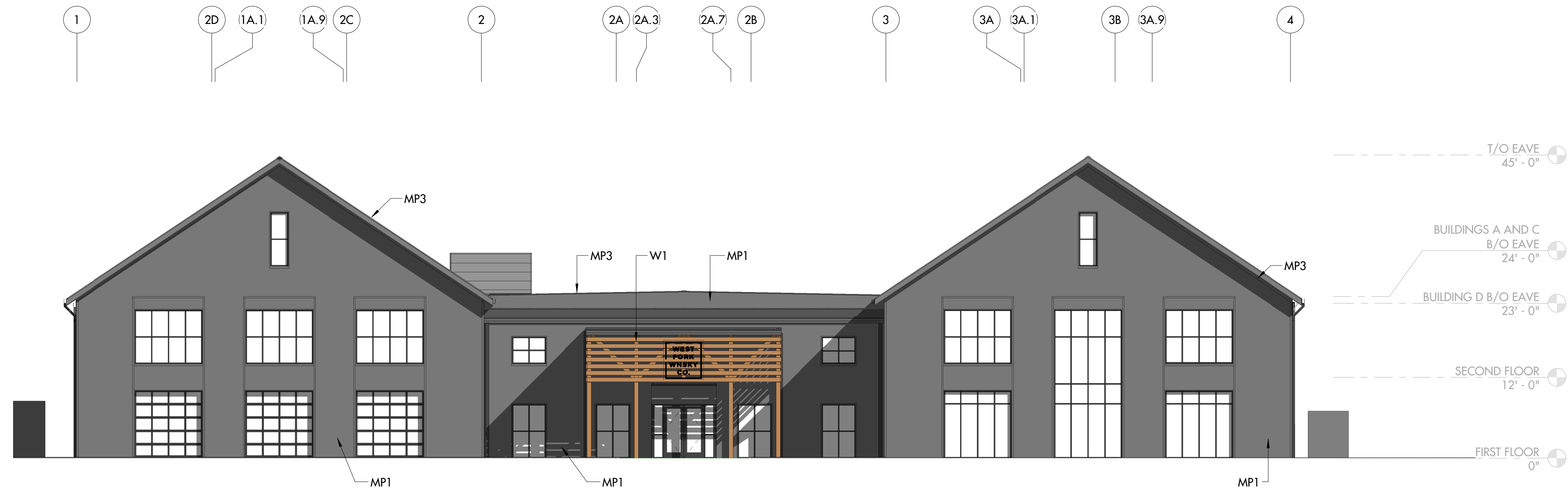
REVISION Date

DETAIL DEVELOPMENT PLAN

04/02/2021

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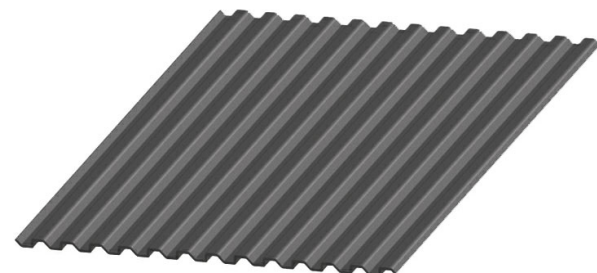
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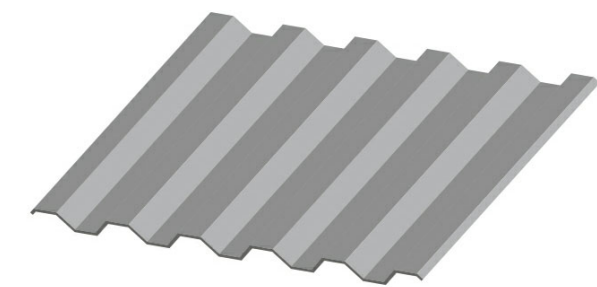
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3/32" = 1'-0"



METAL PANEL (MP1)

VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS

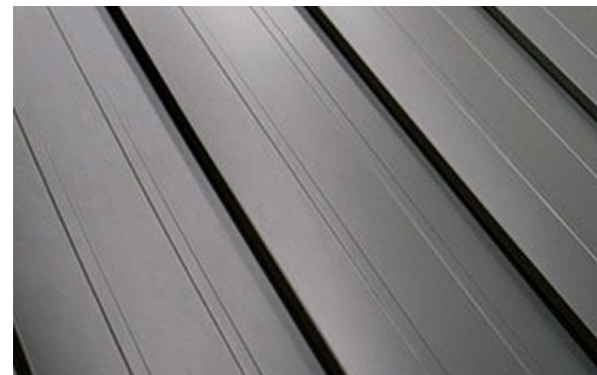
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METAL PANEL (MP2)

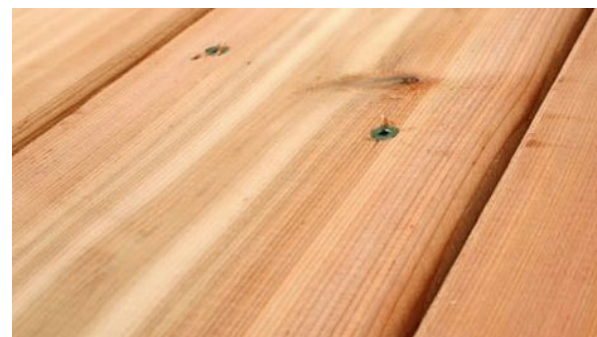
VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS

BASIS OF DESIGN: MBCI - 7.2 PROFILE in SLATE GRAY



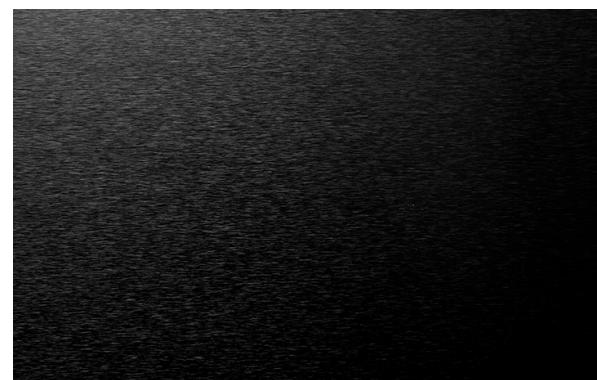
METAL PANEL (MP3)

STANDING SEAM METAL ROOF SYSTEM
BASIS OF DESIGN: MBCI - LOKSEAM in BURNISHED SLATE



WOOD ACCENT (W1)

ENTRANCE CANOPY, DUMPSTER ENCLOSURE
BASIS OF DESIGN - CEDAR OR WHITE OAK
WEATHER SEALED



TRIM ACCENTS (T1)

ALUMINUM STOREFRONT, OVERHEAD GARAGE
DOORS, LIGHT FIXTURES, ETC...

BUILDING MATERIAL PALETTE

EXTERIOR ELEVATIONS

WEST FORK WHISKEY -
NEW WFW HQ2 FACILITY
NE CORNER OF 191st AND HORTON RD,
WESTFIELD, IN 46074

DRAWN:

CHECKED:

#

REVISION

Date

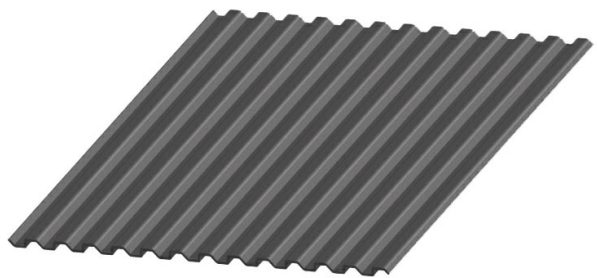
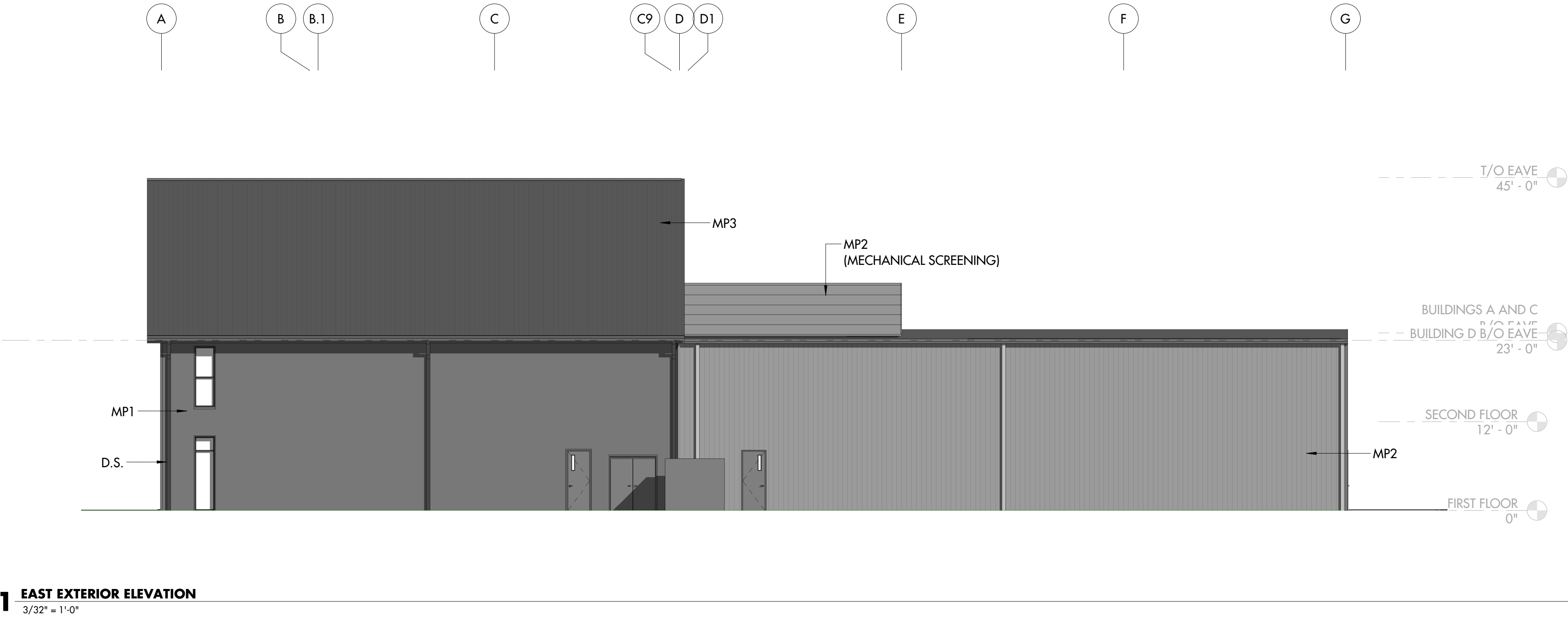
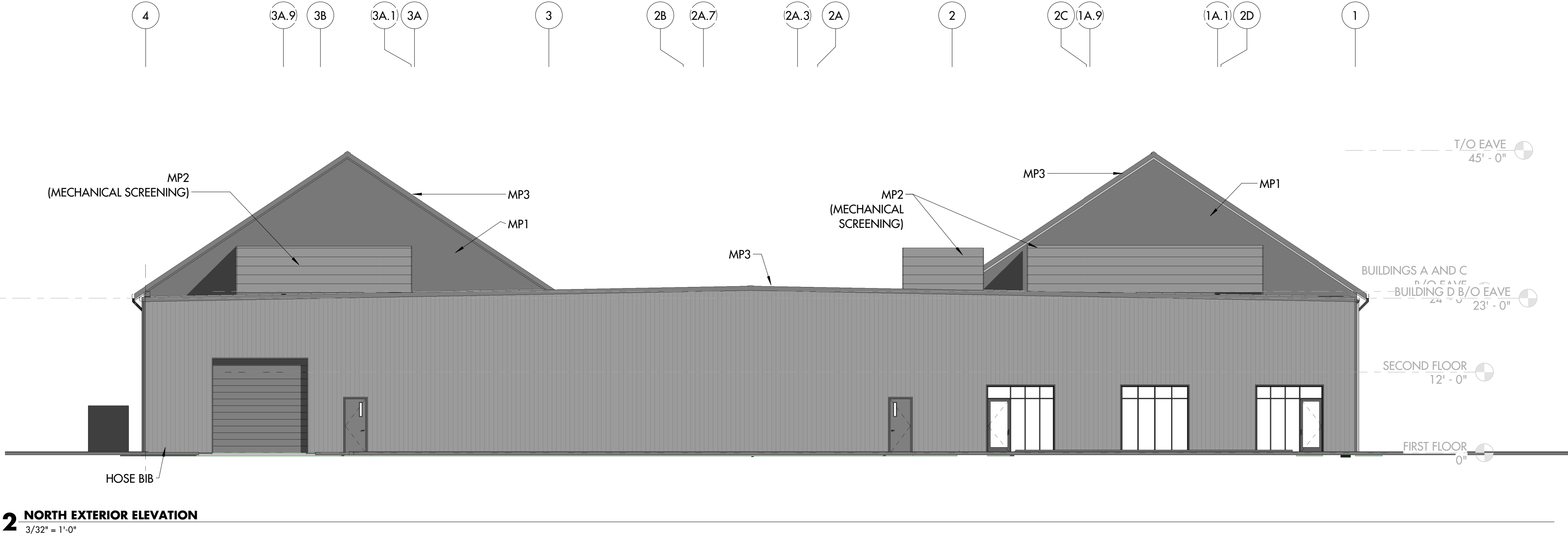
DETAIL DEVELOPMENT PLAN

04/02/2021

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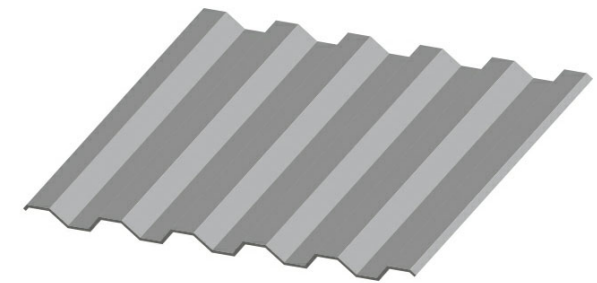
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METAL PANEL (MP1)

VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS

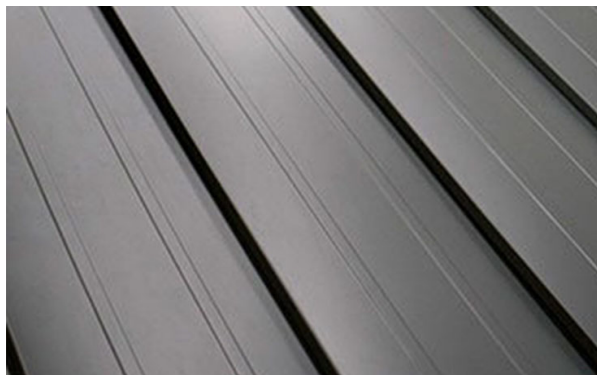
BASIS OF DESIGN: MBCI - PBD PROFILE in BURNISHED SLATE



METAL PANEL (MP2)

VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS

BASIS OF DESIGN: MBCI - 7.2 PROFILE in SLATE GRAY



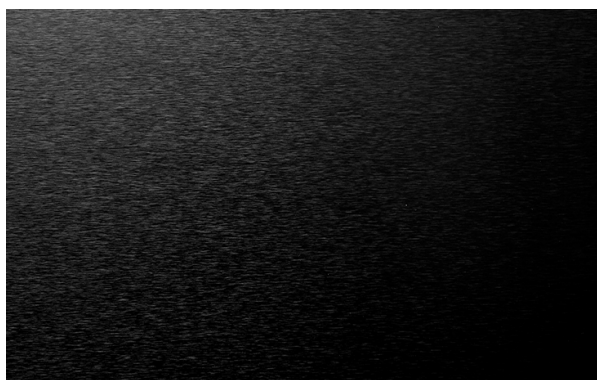
METAL PANEL (MP3)

STANDING SEAM METAL ROOF SYSTEM
BASIS OF DESIGN: MBCI - LOKSEAM in BURNISHED SLATE



WOOD ACCENT (W1)

ENTRANCE CANOPY, DUMPSTER ENCLOSURE
BASIS OF DESIGN - CEDAR OR WHITE OAK
WEATHER SEALED



TRIM ACCENTS (T1)

ALUMINUM STOREFRONT, OVERHEAD GARAGE
DOORS, LIGHT FIXTURES, ETC...

BUILDING MATERIAL PALETTE



EXTERIOR ELEVATIONS

DRAWN: - CHECKED: -

REVISION Date

DETAIL DEVELOPMENT PLAN

04/02/2021

A2

WEST FORK WHISKEY -
NEW WFW HQ2 FACILITY
NE CORNER OF 191st AND HORTON RD,
WESTFIELD, IN 46074



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 17, 2021
2105-DDP-21
Exhibit 1

Docket Number: 2105-DDP-21

Project Name: West Fork Whiskey

Subject Site Address: NEC of 191st Street and Horton Road

Petitioner: West Fork Whiskey

Representative: Cripe

Request: Overall Development review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

Current Zoning: Osborne Trails PUD District ([Ord. 16-44](#), as amended by [Ord. 17-21](#) and [Ord. 20-29](#))

Current Land Use: Undeveloped/Agriculture

Approximate Acreage: 12.83 +/-

Property History: 1708-PUD-14 ([Ord. 17- 21 Osborne Trails PUD Amendment I](#))
2009-PUD-10 ([Ord. 20-29 Osborne Trails PUD Amendment II](#))

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The Property was incorporated into the Osborne Trails PUD with an amendment approved on August 14, 2017. A subsequent amendment, approved on October 12, 2020, addressed the currently proposed use and development standards for the proposal.

This City Council approved the annexation for the Property at the October 12, 2020, meeting. Recording of the annexation with the county prompted a subdivision of the property. Because the

subdivision was a result of annexation, this is being permitted via a Minor Subdivision as opposed to the full Primary Plat and Secondary Plat process. The Overall Development Plan is also on tonight's agenda for approval.

Project Overview

The current proposal is a Detailed Development Plan for a 28,700 square foot distillery building on 12.83 acres +/- in the Osborne Trails PUD District.

DETAILED 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 STANDARDS

The plans comply with Article 4.14 (LB District), as modified by the Osborne Trails PUD District.

- 20) Permitted Uses
- 21) Minimum Lot Area: No Minimum
- 22) Minimum Lot Frontage: 50 feet
- 23) Minimum Building Setback Lines:
 - a) Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

24) Maximum Building Height: 45 feet

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

26) Building Size Requirements:

a) Minimum Business Size: 800 square feet

b) Maximum Business Size: 40,000 square feet for an Agritourism Use

c) Maximum Aggregate of all Bldgs.: N/A for a distillery

27) Development Plan Review: Required

a) Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.

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

The plans comply.

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

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

30) 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.
- 31) 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 as otherwise noted below.

- 32) Accessory Use and Building Standards (Article 6.1)
- 33) Architectural Standards (Sec. 7.1 of Ord. 20-29)
- 34) Building Standards (Article 6.4)
- 35) Fence Standards (Article 6.5)
- 36) Height Standards (Article 6.6)
- 37) Landscaping Standards (Article 6.8)

Comment: Some items are still outstanding and minor modifications to the posted landscaping plan will be made, so we are asking that approval of the Landscape Plan be delegated to the department.

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

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

b) General Screening Standards:

c) Detention and Retention Areas:

i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the “Minimum Lot Landscaping Requirements”):
- f) Foundation Plantings
- g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
- 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.

h) Buffer Yard Requirements: Institutional adjacent to SF2 requires Buffer Type B.

i) Parking Area Landscaping

38) Lighting Standards (Article 6.9)

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Parking and Loading Standards (Article 6.14)

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

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

i) Forty (40) feet from intersection of Collectors, Private or Local Street.

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

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

46) Block Standards (Article 8.1)

47) Easement Standards (Article 8.3)

- 48) Monument and Marker Standards (Article 8.5)
- 49) Open Space and Amenity Standards (Article 8.6)
- 50) Pedestrian Network Standards (Article 8.7)
- 51) Storm Water Standards (Article 8.8)
- 52) Street and Right-of-Way Standards (Article 8.9)
- 53) Street Light Standards (Article 8.10)
- 54) Street Sign Standards (Article 8.11)
- 55) Surety Standards (Article 8.12)
- 56) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

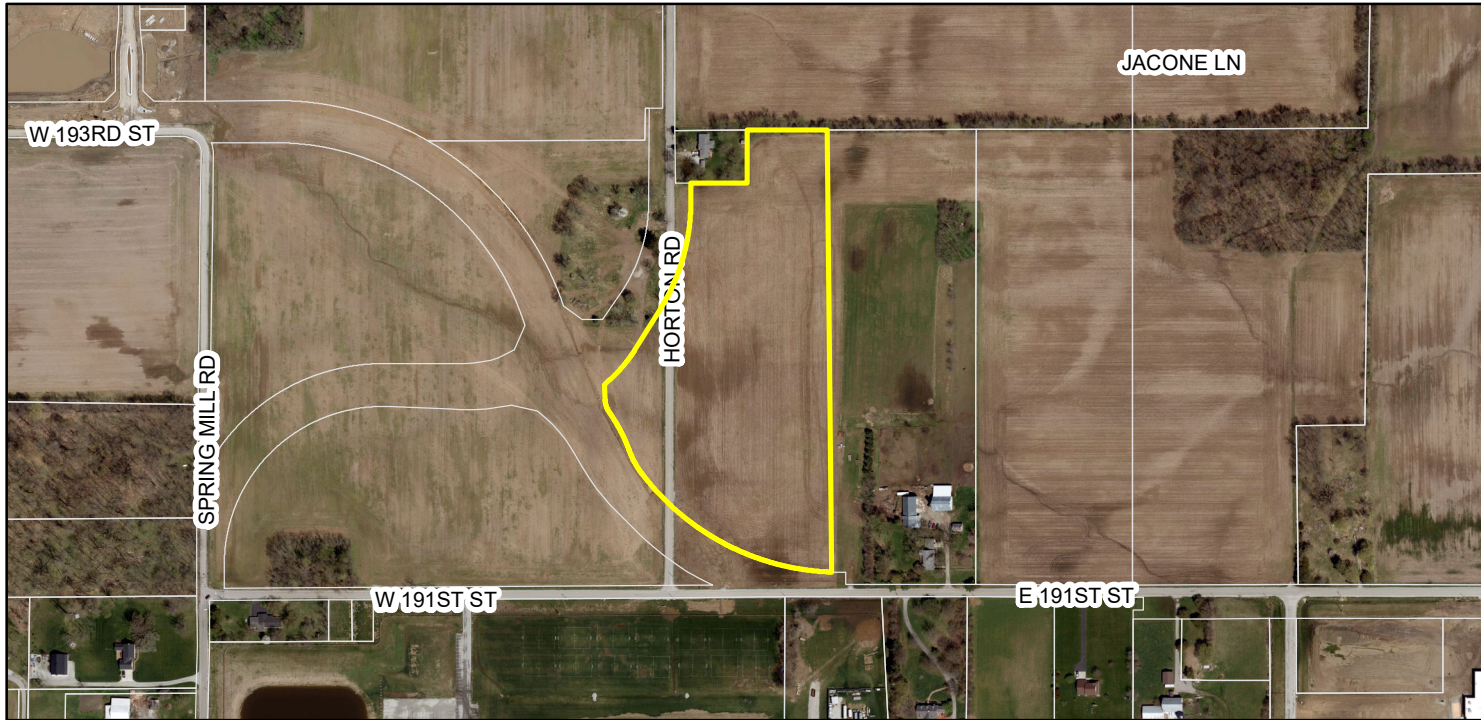
1. **Action: Approve the Detailed Development Plan (2105-DDP-21) with the following conditions:**
 - a. **Approval of the Landscape Plan be delegated to the Department.**
 - b. **That the approval be contingent on approval of the Overall Development Plan (2104-ODP-08); and**
 - c. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.



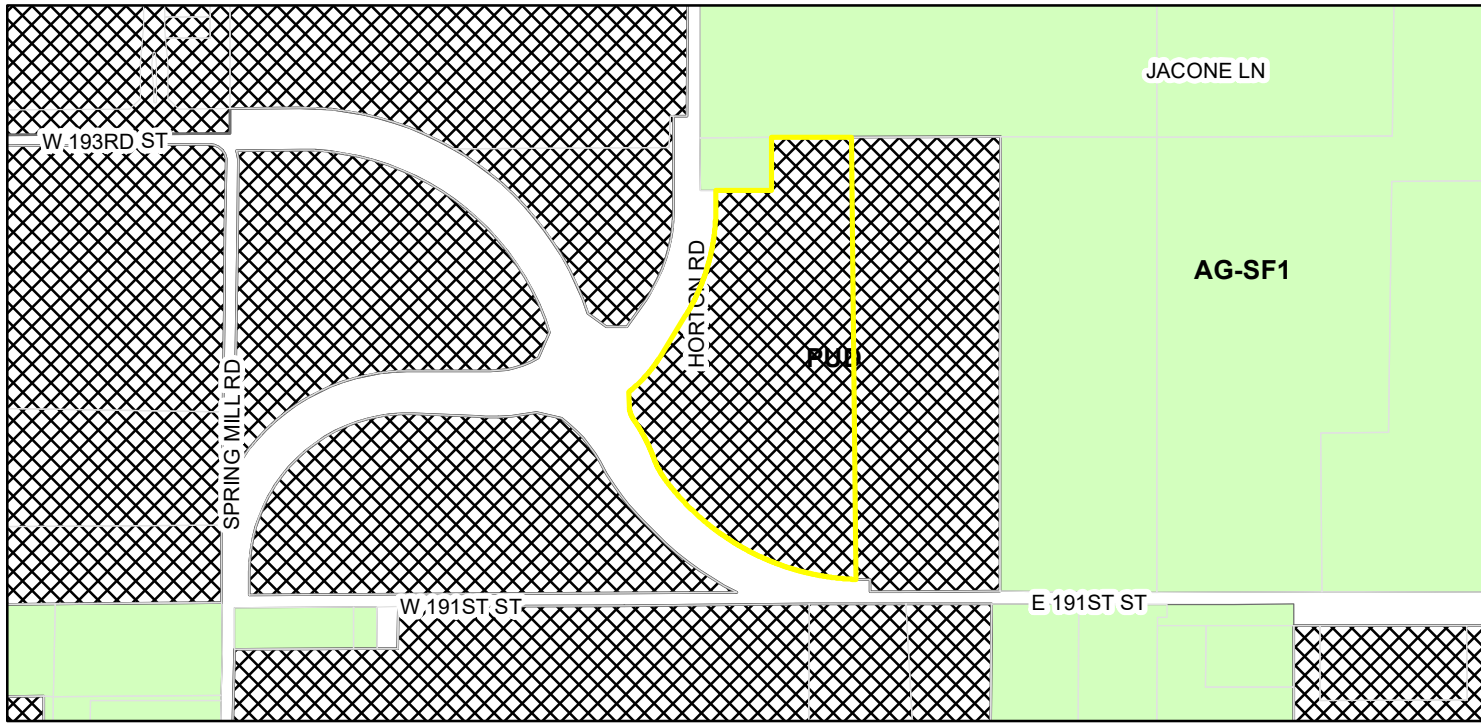
Property Location Map
West Fork Whiskey
2104-ODP-08 & 2105-DDP-21



Aerial Location Map



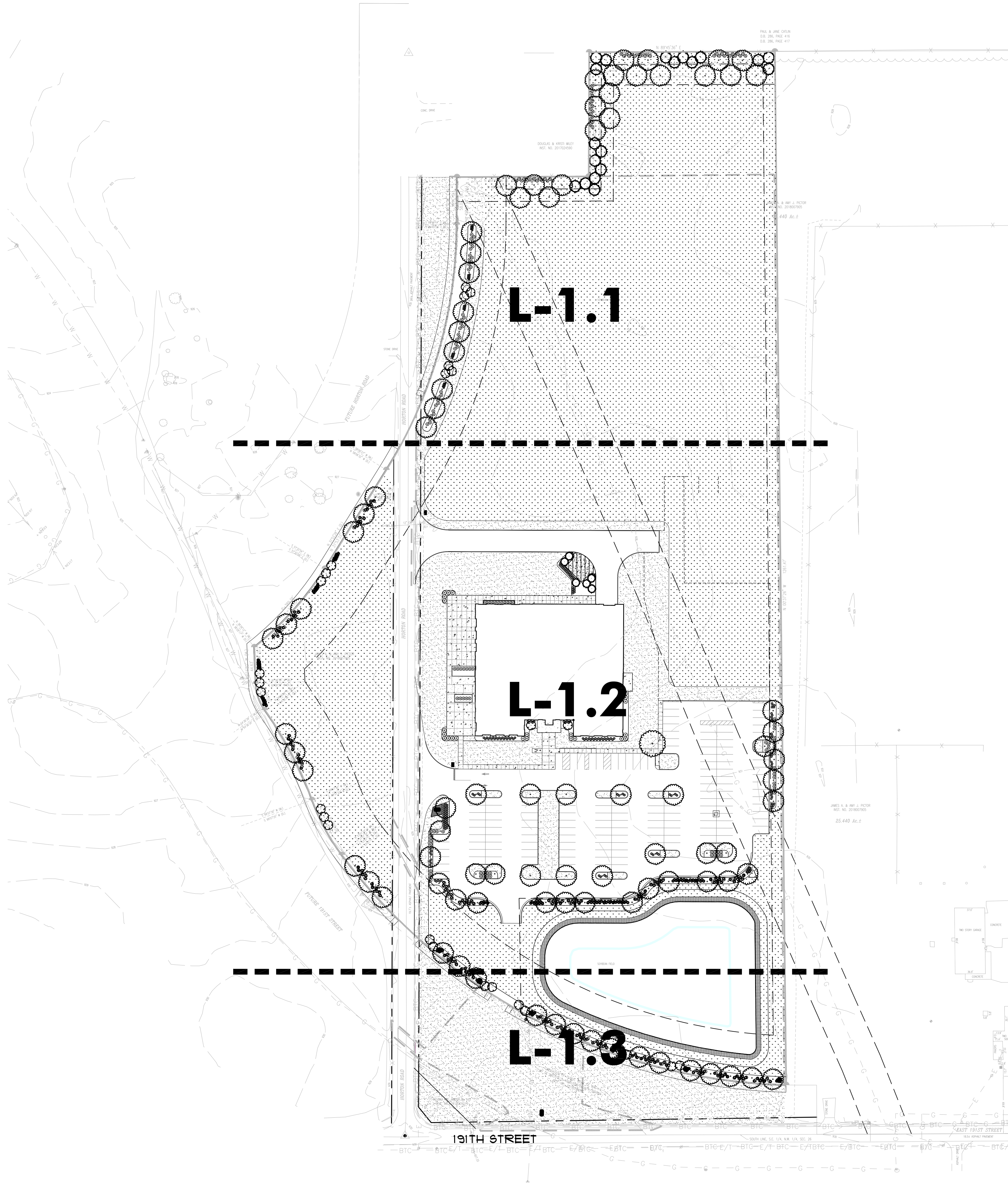
Zoning Map



Zoning

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

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LANDSCAPE PLANTING LEGEND

SHADE TREES	SIZE
<i>Acer rubrum</i> / Red Maple	2" cal.
<i>Acer saccharum</i> / Sugar Maple	2" cal.
<i>Betula nigra</i> / River Birch	2" cal.
<i>Carpinus caroliniana</i> / Hornbeam	2 cal.
<i>Gymnocladus dioica</i> / Kentucky Coffeetree	2" cal.
<i>Liriodendron tulipifera</i> / Tuliptree	2" cal.
<i>Liquidamber styraciflua</i> / Sweetgum	2" cal.
<i>Nyssa sylvatica</i> / Blackgum	2" cal.
<i>Platanus acerifolia</i> 'Bloodgood' / Planetree	2" cal.
<i>Quercus alba</i> / White Oak	2" cal.
<i>Quercus pallustris</i> / Pin Oak	2" cal.
<i>Quercus bicolor</i> / Swamp Oak	2" cal.
<i>Tilia americana</i> / Linden	2" cal.
<i>Ulmus americana</i> 'Frontier' / Elm	2" cal.

ORNAMENTAL AND EVERGREEN TREES	SIZE
<i>Cercis canadensis</i> / Redbud	6' ht.
<i>Crataegus viridis</i> 'Winter King' / Hawthorn	6' ht.
<i>Juniperus chinensis</i> / Juniper	6' ht.
<i>Juniperus virginiana</i> / Eastern Red Cedar	6' ht.
<i>Picea glauca</i> 'Densata' / Spruce	6' ht.
<i>Thuja occidentalis</i> / Arborvitae	6' ht.
<i>Tsuga canadensis</i> / Hemlock	6' ht.

SHRUB PLANTING	SIZE
<i>Aronia arbutifolia</i> 'Brilliantissima'	3 gal.
<i>Cornus sericea</i> 'Artic Fire'	3 gal.
<i>Fothergilla gardenii</i>	3 gal.
<i>Hydrangea arborescens</i> 'Annabelle'	3 gal.
<i>Hydrangea quercifolia</i>	3 gal.
<i>Hydrangea quercifolia</i> 'Munchkin'	3 gal.
<i>Itea virginica</i> 'Henry's Garnet'	3 gal.
<i>Itea virginica</i> 'Little Henry'	3 gal.
<i>Physocarpus opulifolius</i> 'Coppertina'	3 gal.
<i>Rhus aromatica</i> 'Gro-low'	3 gal.
<i>Viburnum x juddii</i>	3 gal.
<i>Viburnum opulus</i> 'Nanum'	3 gal.
<i>Viburnum rhytidophyllum</i>	3 gal.
<i>Viburnum plicatum</i>	3 gal.

ORNAMENTAL GRASS PLANTING	SIZE
<i>Miscanthus sinensis</i> var.	1 gal.
<i>Panicum virgatum</i> var.	1 gal.
<i>Schizachyrium scoparium</i>	1 gal.
<i>Sporobolus heterolepis</i>	1 gal.

	LAWN SEEDING
	RETENTION POND SEED MIX 1'-3" ht. native grasses and forbs Provided by Spence Restoration Nursery
	BASIC PRAIRIE SEED MIX 2'-4" ht. native grasses and forbs Provided by Spence Restoration Nursery



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Project

WESTFORK WHISKEY DISTILLERY

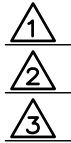
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HOLLADAY PROPERTIES
231 S. COLLEGE AVENUE SUITE 100
INDIANAPOLIS, IN 46202

Dates

May 13, 2021

Revisions



Project Manager

JG

Drawn

CM

Checked

JG

Project Number

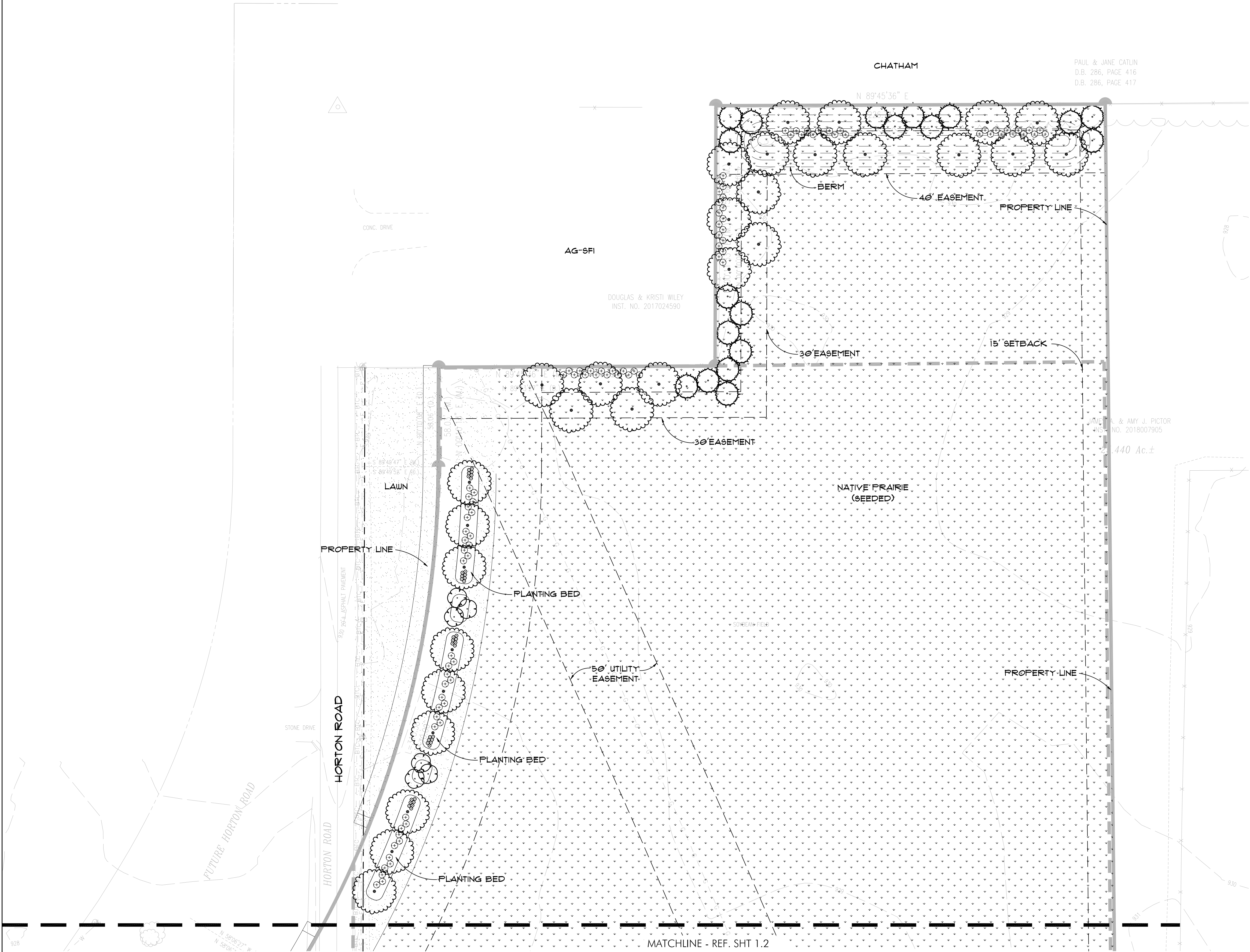
Sheet Title

OVERALL
LANDSCAPE PLAN

Sheet

L-1.0

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LAWN SEEDING	SIZE
RETENTION POND SEED MIX	1 gal.
1'-3" ht. native grasses and forbs	1 gal.
Provided by Spence Restoration Nursery	
BASIC PRAIRIE SEED MIX	1 gal.
2'-4" ht. native grasses and forbs	1 gal.
Provided by Spence Restoration Nursery	

External Street Frontage

- Existing 191st ROW ~ 488'
- 15 shade or evergreen trees provided
 - 10 ornamental trees provided
 - 125 shrubs provided

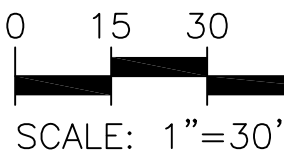
- Future ROW west of Horton ~ 662'
- 11 shade or evergreen trees provided
 - 7 ornamental trees provided
 - 88 shrubs provided

- Existing Horton ROW ~ 300'
- 9 shade or evergreen trees provided
 - 6 ornamental trees provided
 - 75 shrubs provided

Buffer Yards

- Buffer A (AG-SF1) ~ 312.58'
- 30' easement
 - 10 shade trees provided
 - 10 evergreen trees provided
 - 32 shrubs provided

- Buffer A (Chatham) ~ 226.75'
- 40' easement
 - 10 shade trees provided
 - 10 evergreen trees provided
 - 24 shrubs provided



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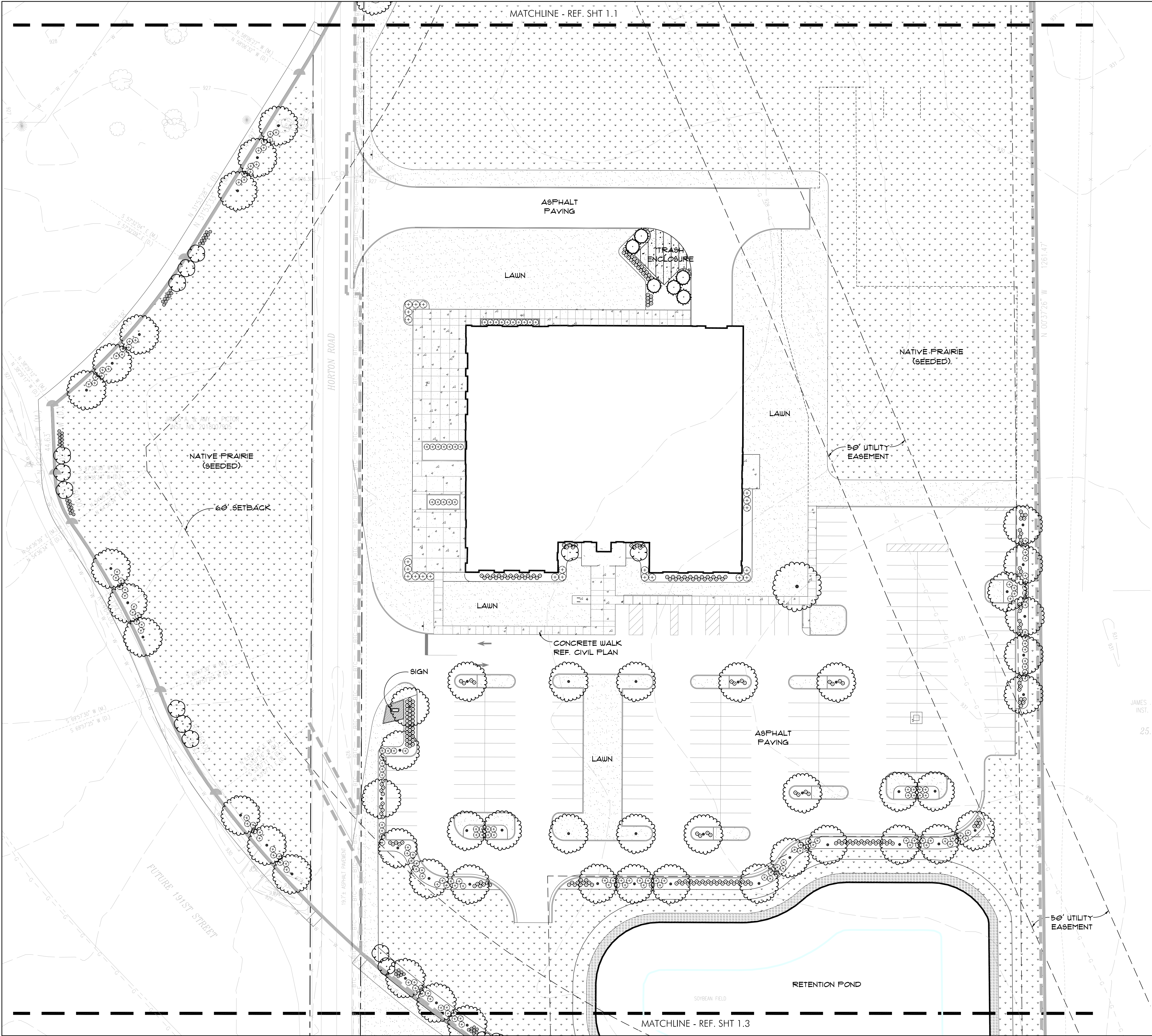
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Sheet Title

PRELIMINARY
LANDSCAPE PLAN

Sheet

L-1.1



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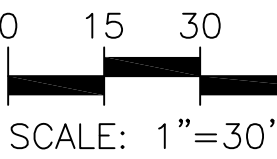
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Project

WESTFORK WHISKEY DISTILLERY

Owner

HOLLADAY PROPERTIES
231 S. COLLEGE AVENUE SUITE 100
INDIANAPOLIS, IN 46202

Dates

May 13, 2021

Revisions



Project Manager

JG

Drawn

CM

Checked

JG

Project Number

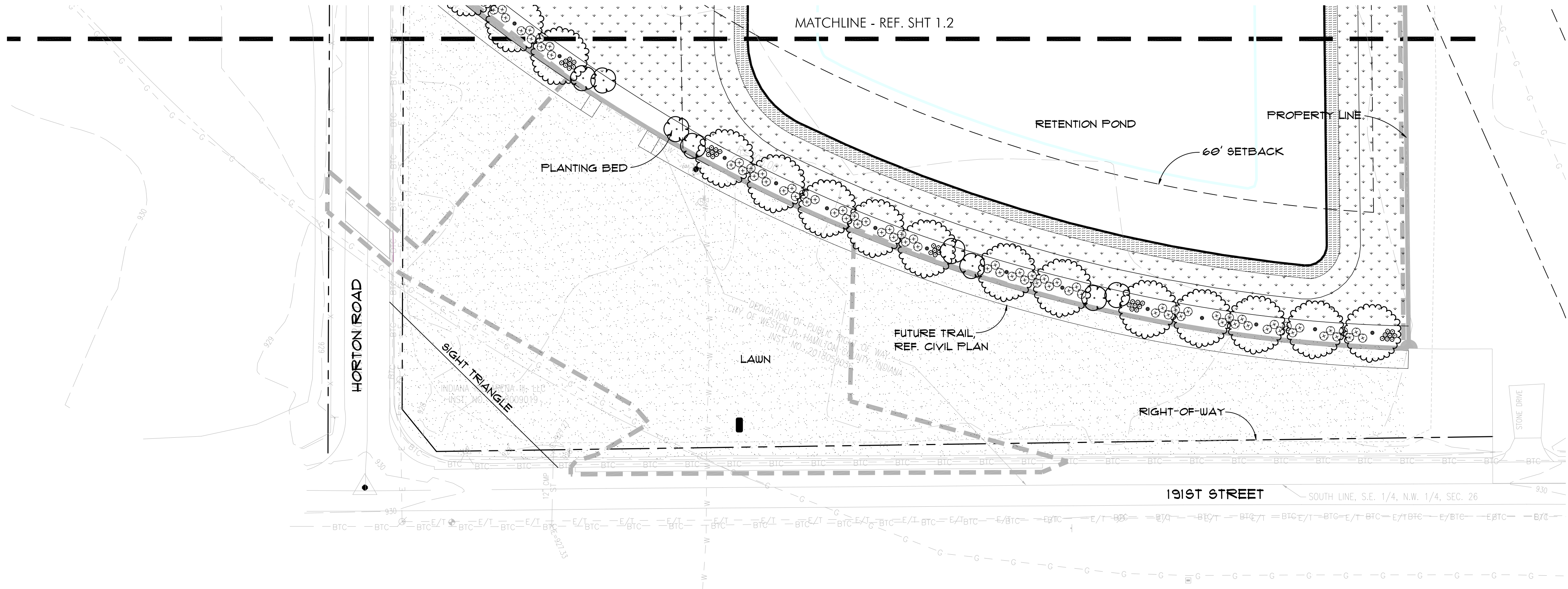
Sheet Title

PRELIMINARY
LANDSCAPE PLAN

Sheet

L-1.2

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LANDSCAPE PLANTING LEGEND

SHADE TREES	SIZE
<i>Acer rubrum</i> / Red Maple	2" cal.
<i>Acer saccharum</i> / Sugar Maple	2" cal.
<i>Betula nigra</i> / River Birch	2" cal.
<i>Carpinus caroliniana</i> / Hornbeam	2" cal.
<i>Gymnocladus dioica</i> / Kentucky Coffeetree	2" cal.
<i>Liriodendron tulipifera</i> / Tuliptree	2" cal.
<i>Liquidambar styraciflua</i> / Sweetgum	2" cal.
<i>Nyssa sylvatica</i> / Blackgum	2" cal.
<i>Platanus acerifolia</i> 'Bloodgood' / Planetree	2" cal.
<i>Quercus alba</i> / White Oak	2" cal.
<i>Quercus pallustris</i> / Pin Oak	2" cal.
<i>Quercus bicolor</i> / Swamp Oak	2" cal.
<i>Tilia americana</i> / Linden	2" cal.
<i>Ulmus americana</i> 'Frontier' / Elm	2" cal.

ORNAMENTAL AND EVERGREEN TREES	SIZE
<i>Cercis canadensis</i> / Redbud	6' ht.
<i>Crataegus viridis</i> 'Winter King' / Hawthorn	6' ht.
<i>Juniperus chinensis</i> / Juniper	6' ht.
<i>Juniperus virginiana</i> / Eastern Red Cedar	6' ht.
<i>Picea glauca</i> 'Densata' / Spruce	6' ht.
<i>Thuja occidentalis</i> / Arborvitae	6' ht.
<i>Tsuga canadensis</i> / Hemlock	6' ht.

SHRUB PLANTING	SIZE
<i>Aronia arbutifolia</i> 'Brilliantissima'	3 gal.
<i>Cornus sericea</i> 'Arctic Fire'	3 gal.
<i>Fothergilla gardenii</i>	3 gal.
<i>Hydrangea arborescens</i> 'Annabelle'	3 gal.
<i>Hydrangea quercifolia</i>	3 gal.
<i>Hydrangea quercifolia</i> 'Munchkin'	3 gal.
<i>Itea virginica</i> 'Henry's Garnet'	3 gal.
<i>Itea virginica</i> 'Little Henry'	3 gal.
<i>Physocarpus opulifolius</i> 'Coppertina'	3 gal.
<i>Rhus aromatica</i> 'Gro-low'	3 gal.
<i>Viburnum x juddii</i>	3 gal.
<i>Viburnum opulus</i> 'Nanum'	3 gal.
<i>Viburnum rhytidophyllum</i>	3 gal.
<i>Viburnum plicatum</i>	3 gal.

ORNAMENTAL GRASS PLANTING	SIZE
<i>Miscanthus sinensis</i> var.	1 gal.
<i>Panicum virgatum</i> var.	1 gal.
<i>Schizachyrium scoparium</i>	1 gal.
<i>Sporobolus heterolepis</i>	1 gal.

	LAWN SEEDING
	RETENTION POND SEED MIX 1'-3" ht. native grasses and forbs Provided by Spence Restoration Nursery
	BASIC PRAIRIE SEED MIX 2'-4" ht. native grasses and forbs Provided by Spence Restoration Nursery

External Street Frontage

- Existing 191st ROW ~ 488'
- 15 shade or evergreen trees provided
- 10 ornamental trees provided
- 125 shrubs provided

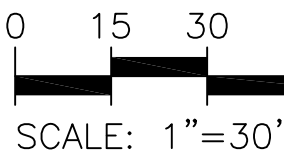
- Future ROW west of Horton ~ 662'
- 11 shade or evergreen trees provided
- 7 ornamental trees provided
- 88 shrubs provided

- Existing Horton ROW ~ 300'
- 9 shade or evergreen trees provided
- 6 ornamental trees provided
- 75 shrubs provided

Buffer Yards

- Buffer A (AG-SF1) ~ 312.58'
- 30' easement
- 10 shade trees provided
- 10 evergreen trees provided
- 32 shrubs provided

- Buffer A (Chatham) ~ 226.75'
- 40' easement
- 10 shade trees provided
- 10 evergreen trees provided
- 24 shrubs provided



Landscape Architecture
Planning
Urban Design

1509 N. Alabama Street
Indianapolis, Indiana 46202

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Sheet Title

PRELIMINARY
LANDSCAPE PLAN

Sheet

L-1.3

Ackerson Farms Primary Plat and Overall Development Plan

Westfield Plan Commission
5/17/2021



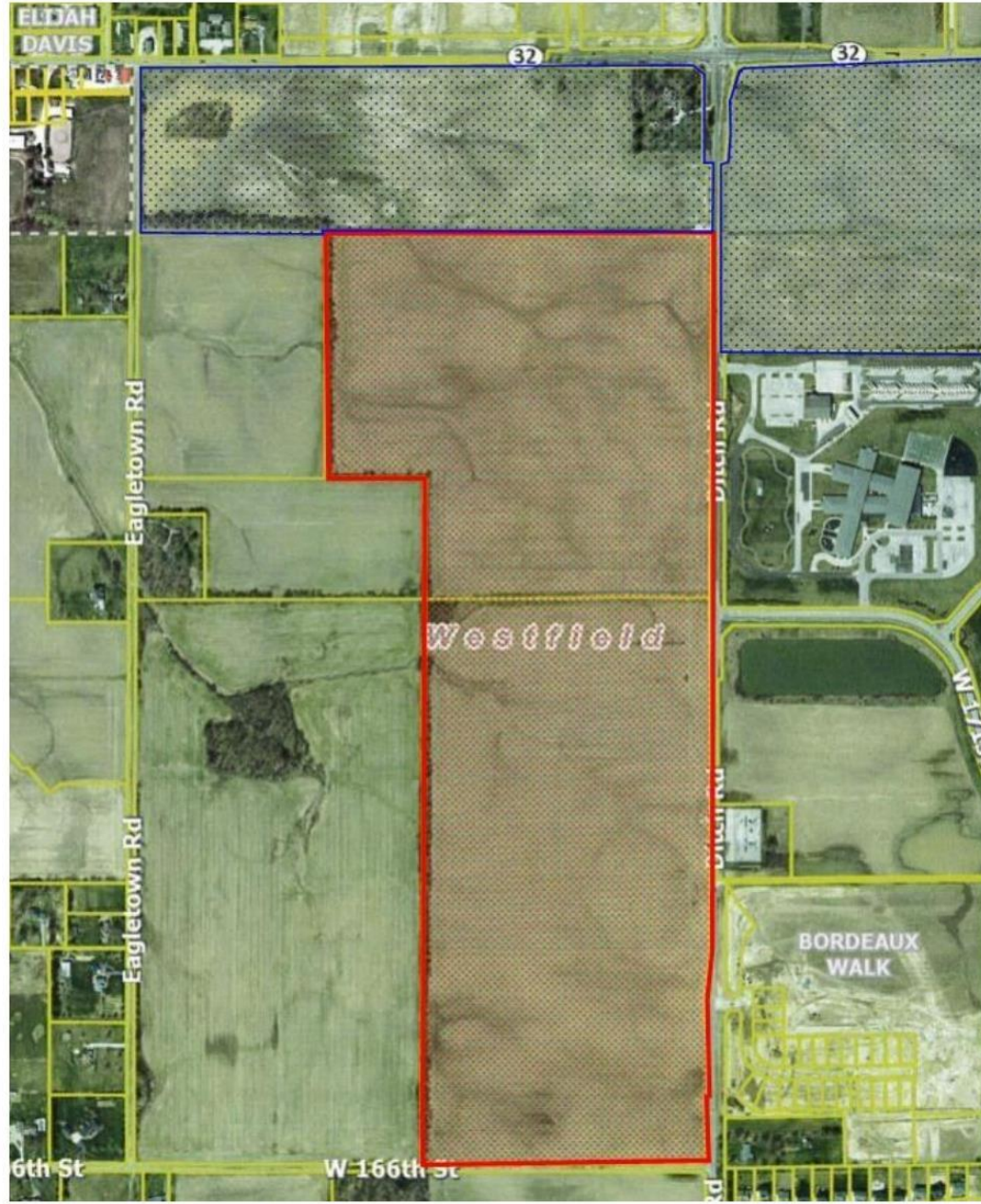
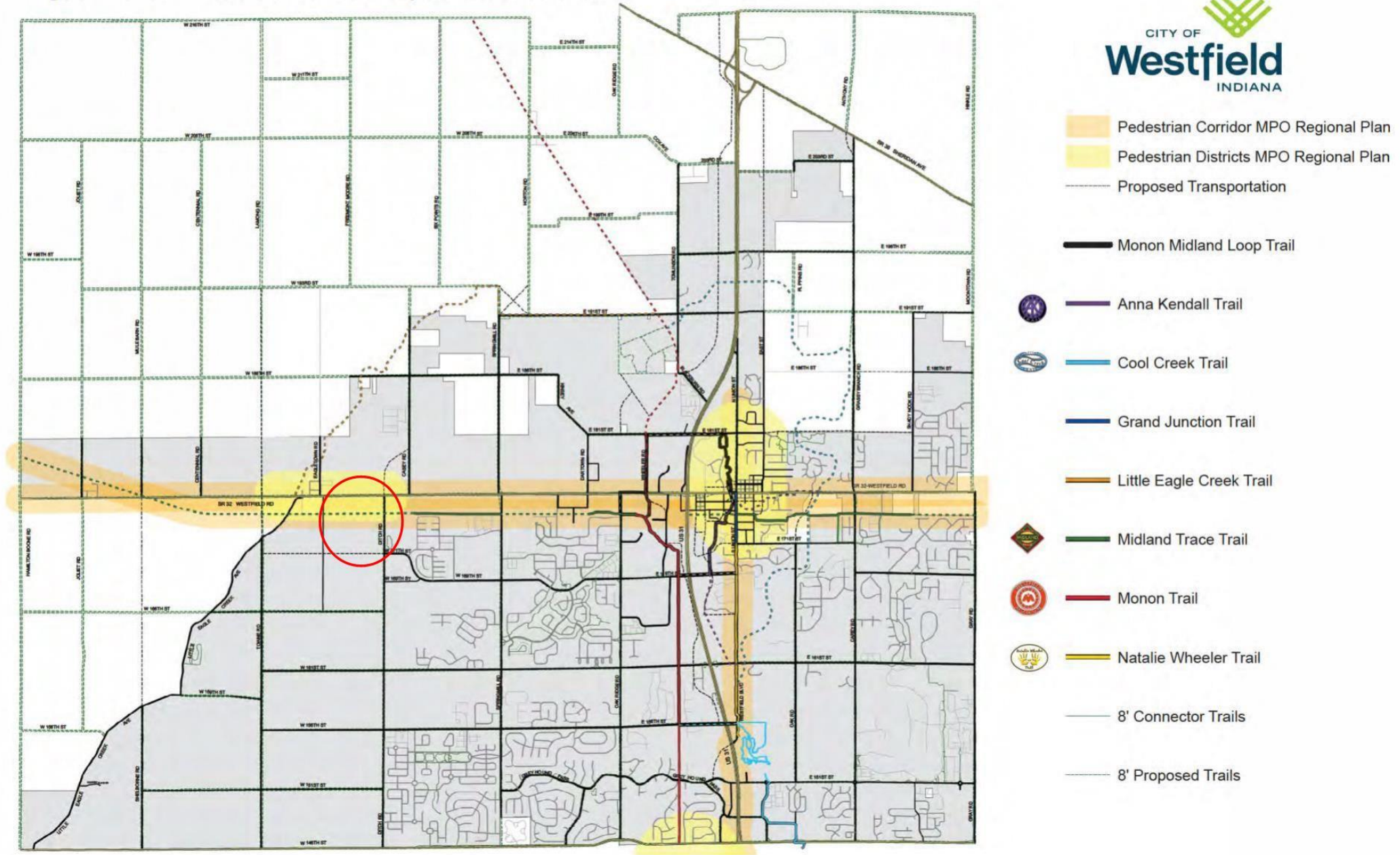
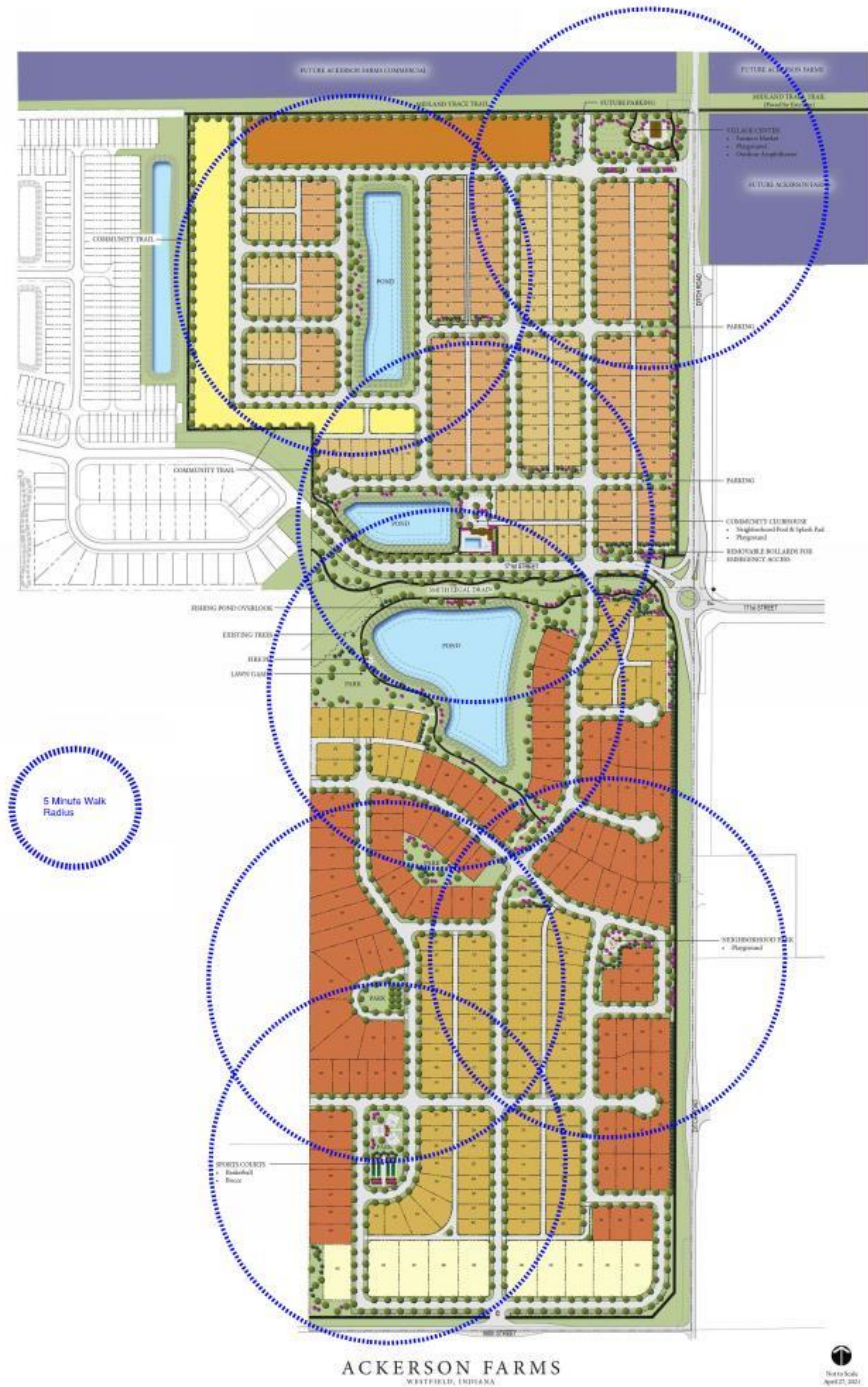


Figure 4.6a: Alternate Transportation Plan









Petition Number: 2102-DDP-05
Project Name: Northpoint One
Subject Site Address: 20099 East Street
Petitioner: Holladay Properties
Representative: Stoeppelwerth & Associates, Inc.
Request: Detailed Development Plan review of a 132,000 square foot industrial building on 13.33 acres +/- in the Northpoint PUD District.
Current Zoning: Northpoint PUD
Current Land Use: Vacant
Approximate Acreage: 13.33 +/-
Property History: Northpoint PUD District (Ord. 17-51, 08/13/18) Overall Development Plan & Primary Plat (1707-ODP-07 & 1707- SPP-07, 08/07/17) Secondary Plat (1711-SFP-36, December 2017), DDP 1907-DDP-11

Exhibits:

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

Staff Reviewer: Corrie Meyer, AICP, PLA Planning Consultant

Staff Presenter: Pam Howard, 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.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and

alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

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

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:

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) and Northpoint PUD District (Ord. 17-51).

23) Lot Standards for Commerce Parke:

- | | |
|---|---|
| a) Minimum Lot Area: | 1 acre |
| b) Minimum Lot Frontage: | 70 feet |
| c) Minimum Width at Setback Line: | 100 feet |
| d) Minimum Front Yard Setbacks: | 30 feet |
| e) Minimum Parking Lot Setback: | 20 feet from the property line
abutting any street |
| f) Minimum Side Yard: | 10 feet |
| g) Minimum Rear Yard: | 10 feet |
| h) Min. Gross floor area: | 15,000 sf |
| i) Max Lot coverage: | 65% |
| j) Min. lot frontage on road: | 50 feet |
| k) Min. building setback from Grassy Branch Road, south of 203 rd St | 100 feet |

24) EI: Enclosed Industrial District

- | | |
|-----------------------------|---------|
| a) Maximum Building Height: | 60 feet |
|-----------------------------|---------|

DEVELOPMENT STANDARDS (Chapter 6 of UDO) & (Northpoint PUD District Ord. 17-51)

The plans comply.

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

26) Architectural Standards (Article 6.3)

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

architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

27) Building Standards (Article 6.4)

28) Fence Standards (Article 6.5)

29) Height Standards (Article 6.6) and (Northpoint PUD Ord. 17-52 Section 7.2)

a) Commerce Parke:

i) Maximum Building Height:

(1) District 2: Forty-five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.

30) Home Business Standards (Article 6.7)

31) Landscaping Standards (Article 6.8) and (Northpoint PUD Ord. 17-51 Section 7.3)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

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

b) General Screening Standards:

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

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 (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet 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.

c) Detention and Retention Areas:

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

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

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

d) Street Trees: Not required in Industrial Districts.

e) Minimum Lot Landscaping Requirements:

Lot Landscaping (@ 13.33 acres)

Industrial Uses (per acre)	Required	Provided	Remaining
Shade Trees	67	67	
Ornamental or Evergreen	67	95	
Shrubs	334	336	0

f) Foundation Plantings:

Foundation Landscaping (@ 1640 LF)			
Industrial Uses (per acre)	Required	Provided	Remaining
Shrubs	137	138	0

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

g) External Street Frontage Landscaping Requirements:

- i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (1) 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.

East Street (1425 LF- excluding 650 LF for Detention)			
Standard per 100 lineal feet	Required	Provided	Remaining
2 Street Trees	29	29	
3 Shade or Evergreen Trees	20	20	
2 Ornamental Trees	13	13	
25 Shrubs	162	162	
3' tall undulating mound	yes		

h) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section.

- i) A twenty-foot (20') buffer yard shall be required around the perimeter of each District.
 - (1) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such

plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

Buffer Yard (Est. 806.18')			
Standard per 100 linear feet	Required	Provided	Remaining
8 evergreen trees	56	56	
5 evergreen shrubs	35	35	

- (2) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated.
- i) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- i) Parking Area Landscaping:
- i) Interior Parking Area Landscaping:
- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

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

32) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- b) 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.]
- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d) 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.
- e) Lighting under awnings and canopies shall only illuminate a Front Building Facade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.
- f) 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. Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Article 6.13)

35) Parking and Loading Standards (Article 6.14)

- a) Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.
- b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- c) Commerce Parke:
 - i) Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

36) Performance Standards (Article 6.15)

- a) Commerce Parke:
 - i) In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:
 - (1) No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

37) Sign Standards (Article 6.17)

38) Vision Clearance Standards (Article 6.19)

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

39) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

40) Easement Standards (Article 8.3)

41) Monument and Marker Standards (Article 8.5)

42) Open Space and Amenity Standards (Article 8.6)

43) 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 of 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 non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance 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).

44) Storm Water Standards (Article 8.8)

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

46) Surety Standards (Article 8.12)

47) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1. **Action: Approve at the Plan Commission meeting with the condition that the Petitioner provides landscape screening around the transformer for Administrative approval.**
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or cmeyer@westfield.in.gov.