CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_01_17_2023

Tuesday, January 17, 2023 at 07:00 PM

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

MEETING DATE: **Tuesday, January 17, 2023 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Election of Officers
- President
- Vice President

Appointment of BZA Representative

Approval of Minutes
December 19, 2022 APC Minutes
Documents: December 19, 2022 - APC Minutes

Review APC Rules & Procedures

CONSENT AGENDA

2206-DDP-16
Guidepost Montessori Daycare (Andover)
18110 Grassy Branch Road
NVS Properties 20, LLC by Murphy Real Estate Services requests Detailed Development Plan approval of a 10,875 SF daycare facility on 2.06 acres +/- in the

Andover PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

2212-DDP-46
Link Office Suites
17711 Dartown Road
DB Klain Construction by Weihe Engineers requests Detailed Development Plan approval of a 15,121 SF office building on 2.3 acres +/- in the Alpha Tau Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations and Floor Plans | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS
No Items of Business

PUBLIC HEARING ITEMS

2301-PUD-02 [PUBLIC HEARING]
Grand Park Village PUD, Amendment V
South & adjacent to 186th Street, east of Kinsey Avenue
Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 22-61 | Exhibit 4: Context Map | Exhibit 5: Concept Plan | Exhibit 6: Illustrative Character Exhibit | Exhibit 7: Landscape Plan | Exhibit 8: Courtyard Character Exhibit | Exhibit 9: Neighbor Meeting Summary | Petitioner's Presentation

ITEMS CONTINUED TO A FUTURE MEETING

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

2111-PUD-27 [CONTINUED]
TowneRun PUD
Northwest corner of Towne Road & West 146th Street
LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for

26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2207-PUD-13 [CONTINUED]
Woods Robinson Briggs PUD Amendment II
Generally at 904 East 191st Street
PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)
The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]
Wheeler Landing PUD Amendment
Southwest corner of 186th Street and Kinsey
Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov

2301-PUD-01 [CONTINUED]
Westfield Washington Schools PUD
Northeast corner of State Road 32 and Centennial Road
Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Westfield-Washington Township Advisory Plan Commission (APC)

Workshop Meeting

Minutes of the December 19, 2022, APC Workshop Meeting

Presented for approval: January 17, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, December 19, 2022, at Westfield City Services Center.

Active links for this meeting:

December 19, 2022, APC Agenda & Exhibits ***December 19, 2022, YouTube Video***

OPENING OF MEETING

YouTube Time: 0:01

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Ginny Kelleher, Victor McCarty (arrived at 7:11 p.m.), Andre Maue, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Mike Johns.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the December 5, 2022 Minutes.
McCarty seconded. Motion passed. Vote 8-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 2:32

2212-DDP-48
KCG at Wheeler Landing
Northwest corner of East 181st Street and Grand Park Boulevard

KCG Companies by Kimley-Horn and Associates, Inc. requests Detailed Development Plan approval of 7 multi-story multi-family buildings and 1 clubhouse on 16.1 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Deck motioned to approve the Consent Agenda as presented.
Maue seconded. Motion passed. Vote 8-0.

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP] *YouTube Time: 3:12*
Woods Robinson Briggs PUD Amendment II
Generally, at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Planner: Pam Howard - *phoward@westfield.in.gov*)

2111-PUD-27
TowneRun PUD [CONTINUED]
Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]
Wheeler Landing PUD Amendment VI
Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

YouTube Time: 1:47:59

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting.
Deck seconded. Motion passed. Vote 7-0. (Kelleher left at 8:45 p.m.)
The meeting adjourned at 8:56 p.m.

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Signature Page for APC Minutes for December 19, 2022

_____
Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary

Petition Number:	2206-DDP-16
Project Name:	Andover - Guidepost Montessori Daycare
Subject Site Address:	18110 Grassy Branch Rd.
Petitioner:	NVS Properties 20 LLC
Representative:	Murphy Real Estate Services
Request:	Petitioner request **Detailed Development Plan** review for a 10,875 SF daycare facility on 2.06 acres +/- in the Andover PUD District.
Current Zoning:	Andover PUD – underlying zoning LB (Ord. 03-40 as amended)
Current Land Use:	Vacant
Approximate Acreage:	2.06 acres +/-
Property History:	Original Zoning Ordinance (Ord. 03-40 as amended) Amendment associated with Parcel I (Ord. 22-17) Primary Plat Docket # 1403-SPP-03 Overall Development Plan Docket # 1403-DP-06 Secondary Plat Docket # 1407-SFP-25
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Building Elevations 5. Landscape Plan
Staff Reviewer:	Weston Rogers, Associate Planner

BACKGROUND

The Property is identified as Parcel "I" and located within Area "Y" of the Andover PUD. The underlying zoning of the property is "Local and Neighborhood Business" (LB).

The Andover PUD ordinance 03-40 was originally approved in 2003. The subject property located within this PUD was previously included as part of Primary Plat 1403-SPP-03 and Overall Development Plan 1403-DP-06 – both approved in 2014.

An amendment to the Andover PUD was approved in July 2022 to increase the maximum allowable size of a daycare facility from 8,000 SF to 11,000 SF, reduce the parking area setback from 30' to 10', and permit fiber cement siding in lieu of EIFS.

The filed Detailed Development Plan 2206-DDP-16 proposes an 10,875 SF daycare building, playground facilities, surface parking, and other related improvements.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield 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 Out-lots 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).

20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

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DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield UDO

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

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

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

23) 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.

24) 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.

ANDOVER PUD STANDARDS

(PUD Ord. 03-40)

The plans comply.

25) Section 5 – Local Business Area (Exhibit 5 and 6 of PUD Ordinance)

26) Section 6 – Uses

27) Section 8 – Development and Architectural Standards

- 8(C)(1) – The square footage of the day care facility in Parcel I shall not exceed 8,000 square feet.

Comment: Informational; approved Andover PUD Text Amendment (2206-PUD-12) increased the maximum allowable building size from 8,000 square feet to 11,000 square feet. Adoption of this Andover PUD Text Amendment was completed in July of 2022.

- 8(C)(2) – The square footage of the assisted living facility in Parcel J shall not exceed 30,000 square feet.
- 8(C)(3) – Maximum building height: forty-five (45) feet.

28) Section 9 – Landscaping

The landscaping standards set forth in Section 16.06 of the Zoning Ordinance (the "Landscaping Standards"), (*in force at the time of the enactment of this Andover PUD*), shall apply to the development of the Real Estate, with the following exceptions:

- 9(A) – The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are to be set forth in the following table (this table shall replace the provisions of Table 16.06.050-01 of the Zoning Ordinance):
- 9(B) – Buffer Yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern border of the Real Estate.
- 9(C) - Within Buffer Yards, material substitutions may be made with approval of Department staff.

29) Section 10 – Signage

The signage provisions set forth in Section 16.08 of the Zoning Ordinance (*in force at the time of the enactment of this Andover PUD*), as they exist and are in force on the date of the enactment of this Andover PUD, shall apply to the development of the Real Estate.

DISTRICT STANDARDS

Associated articles within WC 16.04.050 Business Districts – zoning ordinance from year 2000

The plans comply.

A: General Requirements

D: Local and Neighborhood Business District (LB)

- 1) Special Requirements –
- 2) Permitted uses –
- 3) Special Exception Uses
- 4) Minimum Lot Area – 5 acres
- 5) Minimum Lot Frontage: 50 feet
- 6) Minimum Setback Requirements –
    - Front Yard Adjacent to All Districts: 60 feet
    - Side Yards Adjacent to Residential Districts 60 feet
    - Side Yards Adjacent to Non-Residential Districts 60 feet
    - Rear Yards Adjacent to Residential Districts 60 feet
    - Rear Yard Adjacent to Non-Residential Districts 20 feet
- 7) Use of Required Yards –
    - All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:
        - Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
        - Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures. **Comment:** Informational; approved Andover PUD Text Amendment (2206-PUD-12) decreased the min. parking area setback from 30' to 10'. Adoption of this Andover PUD Text Amendment was completed in July of 2022.

- Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
- Side and Rear Yards Adjacent to Residential Districts – Required side and rear yard shall be maintained as green space free from buildings or structures.

- 8) Maximum Building Height –
- 9) Square Footage Requirements –
  - Minimum Business Size 800 SF
  - Maximum Business Size 30,000 SF
  - Aggregate Maximum of all Buildings within the Development 90,000 SF
- 10) Parking –
- 11) Loading –
- 12) Signs –

13) Landscaping –

- 14) Lighting –
- 15) Development Plans –

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional

- 16) Development Requirements:

A. Pedestrian Access and Orientation - Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

B. Building Fascia - All buildings and structures within a Local Business District development shall share a common architectural style.

C. Vehicle Access - Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

D. Development Pattern - Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

E. Signs

1) Freestanding Signs

a. Number of Signs - One (1) freestanding sign shall be permitted.

b. Maximum Sign Surface Area Per Freestanding Sign - Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.
c. Illumination - No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.
d. Maximum height of sign - twenty (20) feet above grade.
e. Setback - Minimum: twenty (20) feet from right-of-way.
f. General - No freestanding sign shall obstruct sight lines set forth in WC l6.04.230,2.,v).

2) Wall Signs
   a. Maximum Facades with Wall Signs - two (2) facades of a building.
   b. Maximum Number of Wall Signs - one (1) wall sign for each façade of a tenant space.
   c. Maximum Sign Surface Area - one (I) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.
   d. Maximum Aggregate Sign Surface Area for all Wall Signs on a Building - one hundred (100) square feet.

F. Outside Storage or Display
   1) No outside storage or display of materials or merchandise shall be permitted.
   2) No outside vending machines shall be permitted.
   3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.
   4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

<u>DEVELOPMENT REQUIREMENTS – (LB) District</u>

The plans comply.

Associated articles within WC 16.04.165(D)(3) – zoning ordinance from year 2000

a) Site Access and 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 site.

b) Landscaping
c) Lighting
d) Signs
e) Building Orientation
   i) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
   ii) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
   iii) 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.
   iv) 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.
f) Building Materials

   In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

   i) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,
   ii) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

   The exterior building material selection 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 each facade visible from a public street or an adjoining Residential District.

   Comment: Informational; approved Andover PUD Text Amendment (2206-PUD-12) permits fiber cement siding as a primary permitted building material in lieu of EIFS. Adoption of this Andover PUD Text Amendment was completed in July of 2022.

OFF-STREET LOADING AND PARKING

The plans comply.

Associated articles within WC 16.04.120 – zoning ordinance from year 2000

- Size – A required off-street parking space shall be at least 10 feet in width and at least 20 feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet. Parallel parking shall require 24 feet in length.
- Required Spaces – Parking space requirements for other uses will be determined by the Building Commissioner based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.
- 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 hour 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.

LANDSCAPING STANDARDS

The plans comply.

– zoning ordinance from year 2000

WC 16.06.010 - General Landscaping Provisions

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

WC 16.06.040 - General Landscape Design Standards

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

WC 16.06.060 - Buffer Yard Requirements

WC 16.06.070 - Parking Area Landscaping

WC 16.06.080 - Recommended Plant Materials

LIGHTING STANDARDS

– zoning ordinance from year 2000

The plans comply.

WC 16.07.010 General Lighting Standards

- Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.
- 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-candle onto adjacent buildings, properties, public streets, or vehicles thereon.
- 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.
- Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.
- 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.
- 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.

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) Action: Approve Detailed Development Plan 2206-DDP-16 with the following condition:

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

3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895

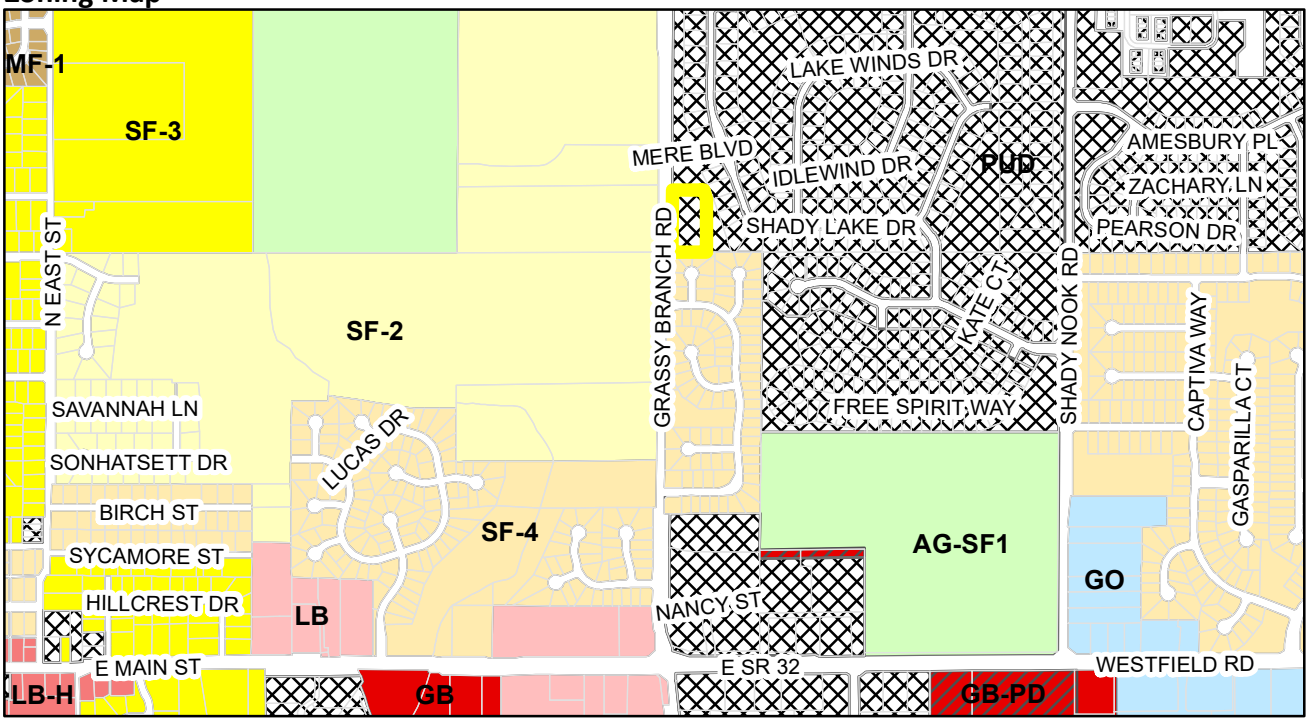
Property Location Map
2206-DDP-16
Higher Ground Education
18110 Grassy Branch Rd.

Not To Scale

Aerial Location Map

Site

Zoning Map

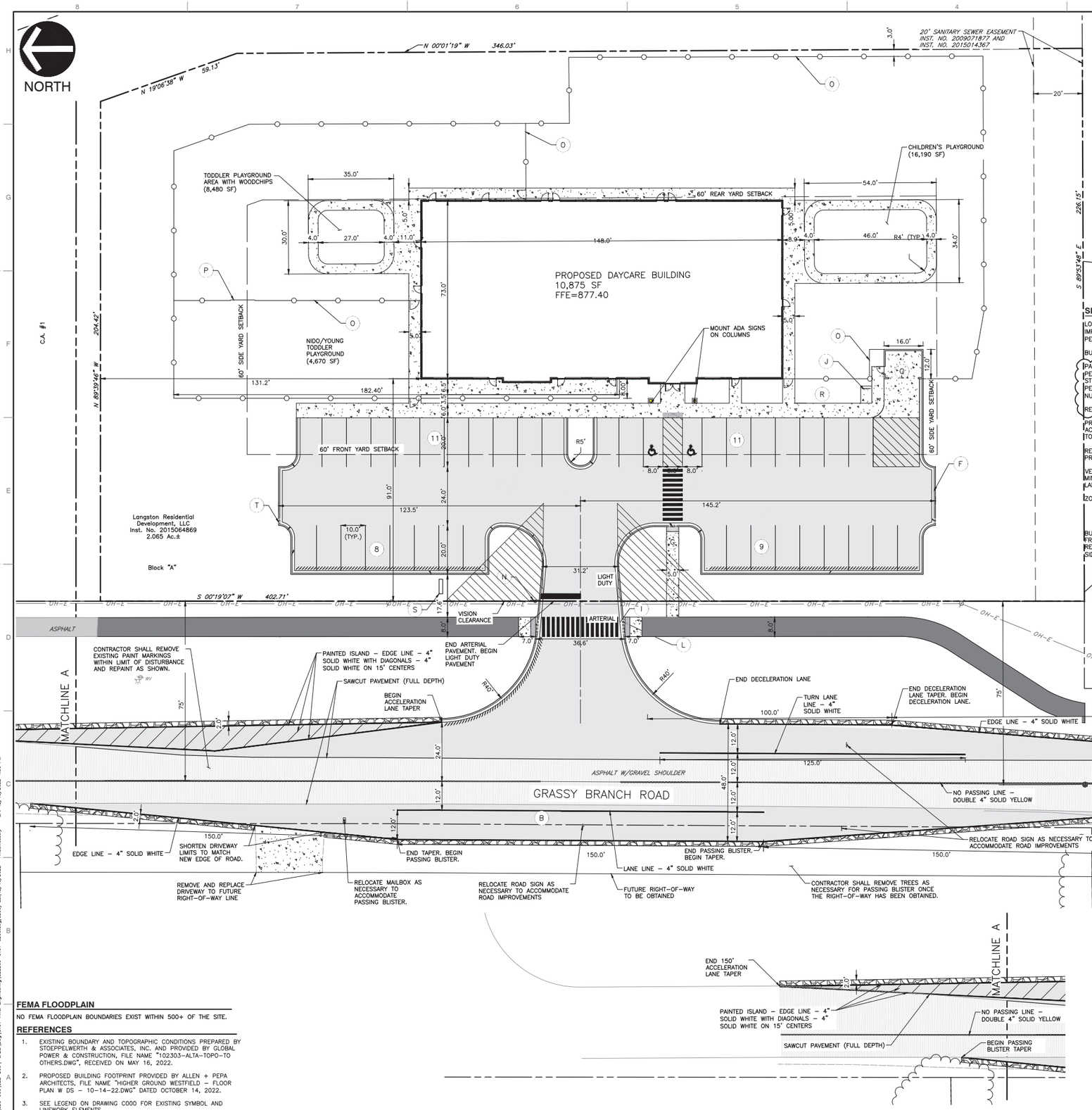


Parcel selection
Parcel

Zoning - All

Zoning

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



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ASPHALT PATH
- PROPOSED CONCRETE
- PROPOSED SHOULDER
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED CURB CUT
- PROPOSED FENCE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- FUTURE RIGHT-OF-WAY

PROPOSED SITE KEY NOTES

- A) LIGHT DUTY ASPHALT PAVEMENT; SEE DETAIL 801 ON SHEET C800.
- B) ARTERIAL ASPHALT PAVEMENT; SEE DETAIL 801 ON SHEET C800.
- C) ASPHALT PATH PAVEMENT; SEE DETAIL 801 ON SHEET C800.
- D) CONCRETE CURB & GUTTER – 12" REVERSE; SEE DETAIL 803 ON SHEET C800.
- E) MONOLITHIC SIDEWALK; SEE DETAIL 804 ON SHEET C800.
- F) TYPE II CURB; SEE DETAIL 806 ON SHEET C800.
- G) CONCRETE SIDEWALK; SEE DETAIL 802 ON SHEET C800.
- H) STOP BAR. SEE DETAIL 807 ON SHEET C800.
- I) CROSSWALK AND PAVEMENT STRIPING. SEE DETAIL 808 ON SHEET C800.
- J) BIKE RACK; SEE DETAIL 809 ON SHEET C800.
- K) 4" WIDE PAINTED PARKING SPACE STRIPE, COLOR WHITE.
- L) CURB RAMP WITH DETECTABLE WARNING SURFACE; SEE DETAILS 810, 811, AND 812 ON SHEET C800.
- M) ADA PARKING SPACE AND SIGN. SEE DETAILS 813 AND 814 ON SHEET C801.
- N) STOP SIGN; SEE DETAIL 817 ON SHEET C801.
- O) 4' ALUMINUM FENCE. REFER TO ARCHITECTURAL PLANS.
- P) 10' WIDE SLIDING GATE. REFER TO ARCHITECTURAL PLANS.
- Q) DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- R) TRANSFORMER PAD. SEE SHEET C500 FOR MORE INFORMATION.
- S) MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
- T) 3' DEPRESSED CURB. SEE DETAIL 815 ON SHEET C801.

SITE INFORMATION:

LOT SIZE:	89,948 SQ.FT. (2.07± AC)
IMPERVIOUS SURFACE AREA:	32,680 SQ.FT. (0.75 AC.)
PERVIOUS SURFACE AREA:	57,268 SQ.FT. (1.32 AC.)
BUILDING SIZE:	10,875 SQ.FT.
PARKING SUMMARY:	
PEAK DROP OFF/PICK UP STUDENT POPULATION	16% OF STUDENT POP. 128 STUDENTS
PEAK VEHICLES AT DROP OFF/PICK UP	20 VEHICLES
NUMBER OF EMPLOYEES	14 EMPLOYEES/STAFF
REQUIRED PARKING FOR BUSINESS:	34 SPACES
PROPOSED PARKING:	37 SPACES
ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL PARKING SPACES:	39 SPACES
REQUIRED BICYCLE PARKING:	1 SPACE/15 VEHICLE SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
VEHICULAR AREA:	14,901 SQ. FT.
MIN. 7.5% LANDSCAPE AREA:	1,118 SQ. FT.
LANDSCAPE AREA PROVIDED:	1,496 SQ. FT.
ZONING:	LAKES OF WESTFIELD PUD WITH UNDERLYING ZONING CLASSIFICATION OF LOCAL AND NEIGHBORHOOD BUSINESS (LB DISTRICT..
BUILDING SETBACK SUMMARY:	
FRONT:	60 FEET
REAR:	60 FEET
SIDE (RESIDENTIAL):	60 FEET

GENERAL SITE NOTES:

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE FROM THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF WESTFIELD. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

PATRICK T. BENNETT
PE=10500027
*HAND SIGNATURE ON FILE

FEMA FLOODPLAIN

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

REFERENCES

1. EXISTING BOUNDARY AND TOPOGRAPHIC CONDITIONS PREPARED BY STOEPPELWERTH & ASSOCIATES, INC. AND PROVIDED BY GLOBAL POWER & CONSTRUCTION, FILE NAME "102303-ALTA-TOPO-TO OTHERS.DWG", RECEIVED ON MAY 16, 2022.
2. PROPOSED BUILDING FOOTPRINT PROVIDED BY ALLEN + PEPA ARCHITECTS, FILE NAME "HIGHER GROUND WESTFIELD – FLOOR PLAN W DS – 10-14-22.DWG" DATED OCTOBER 14, 2022.
3. SEE LEGEND ON DRAWING C000 FOR EXISTING SYMBOL AND LINEWORK ELEMENTS.

SCALE IN FEET
0 20 40

Indiana811 Know what's below. Call before you dig.

PATRICK TODD BENNETT REGISTERED No. 10500027 STATE OF INDIANA PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
1	12.20.2022	COMMENTS RECEIVED FROM THE TECHNICAL ADVISORY COMMITTEE DATED 12/13/2022

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

HIGHER GROUND EDUCATION WESTFIELD #2
18110 GRASSY BRANCH ROAD
WESTFIELD, INDIANA 46074

SITE LAYOUT

DATE:	12.02.2022
DRAWN BY:	MMS
DWG SCALE:	1" = 20'
CHECKED BY:	ARG
PROJECT NO:	322-209.0001
APPROVED BY:	PTB*

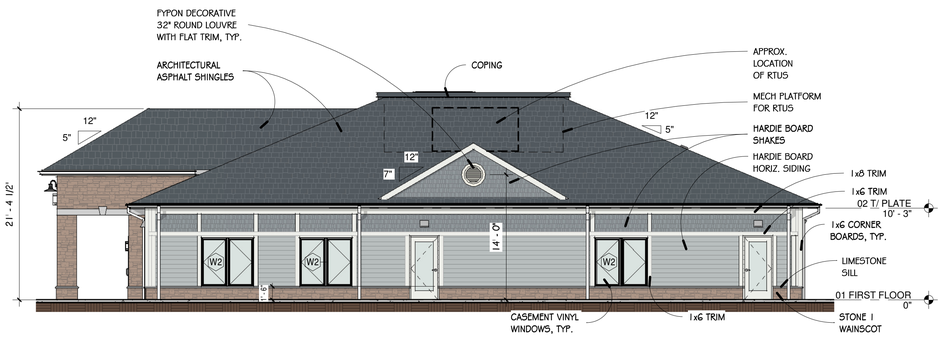
DRAWING NO.: C200

SHEET 3 OF 16

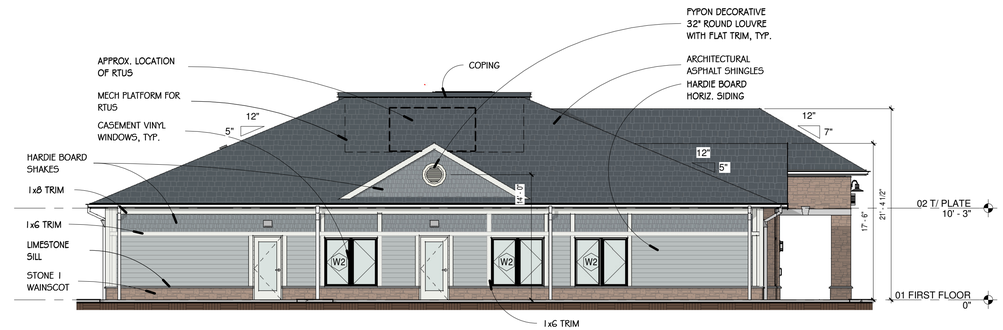
P:\320-0001\322-209 - GAGO\Dwg\C401-Final Engineering\322209-C001-C200.dwg\C200 | STI:12/15/2022 - maclosser | LP: 12/19/2022 4:00 PM

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

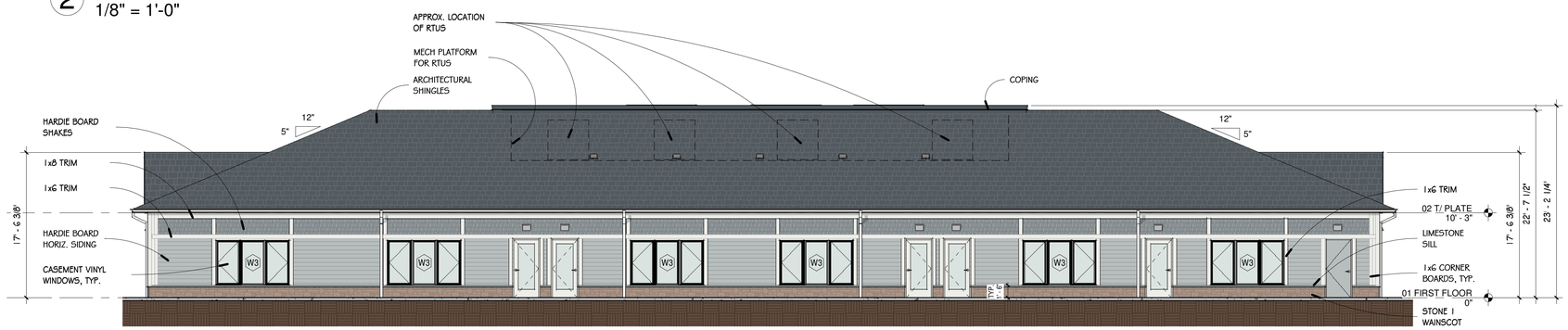
5 WEST ENTRY ELEVATION
1/4" = 1'-0"



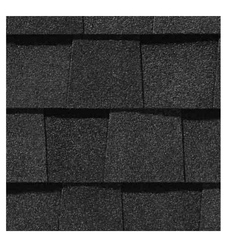
2 SOUTH ELEVATION
1/8" = 1'-0"



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



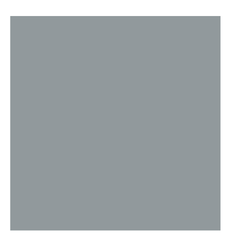
4 EAST ELEVATION
1/8" = 1'-0"



ARCHITECTURAL SHINGLES:
CERTAINTEED LANDMARK
MOIRE BLACK

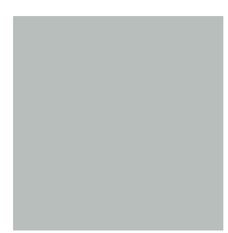
STONE 1:
LAFARGE FOX RIVER DECORATIVE STONE
CUSTOM COUNTRY BLEND STONE

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



HARDIE BOARD SHAKE PAINT:
SHERWIN WILLIAMS
CADET SW9143

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



HARDIE LAP SIDING PAINT:
SHERWIN WILLIAMS
SAMOVAR SILVER SW6223

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

FOR PERMIT 9/23/22

ALLEN PEPA ARCHITECTS
INFO@ALLENPEPA.COM
TEL: (630) 578-1105
215 FULTON ST., GENEVA, IL 60134

GPC GLOBAL POWER & CONSTRUCTION

MGN CONSULTING ENGINEERS, INC.
635 BUTTERFIELD ROAD
SUITE #310
OAKBROOK TERRACE, IL 60181
PHONE (630) 627-6078

SSE INC STRUCTURAL ENGINEERS

PEPA REGISTERED ARCHITECT STATE OF INDIANA
EXP. 12/31/23

HIGHER GROUND WESTFIELD 2

18110 GRASSY BRANCH RD
WESTFIELD, IN 46074

Schematic Design:	8/29/22
Design Development	
Bidding:	
Permit:	
ISSUE DATE:	9/23/22

POST BID/PERMIT REVISIONS:

No.	Date	Description

PROJECT NO.	22-008
DRAWN BY	AK
CHECKED BY	EP
SHEET	14 OF 52

EXTERIOR ELEVATIONS

A2-1

C:\Users\Amanda Kerner\Documents\Higher Ground Westfield - central 2_akerner\KGSBR.rvt

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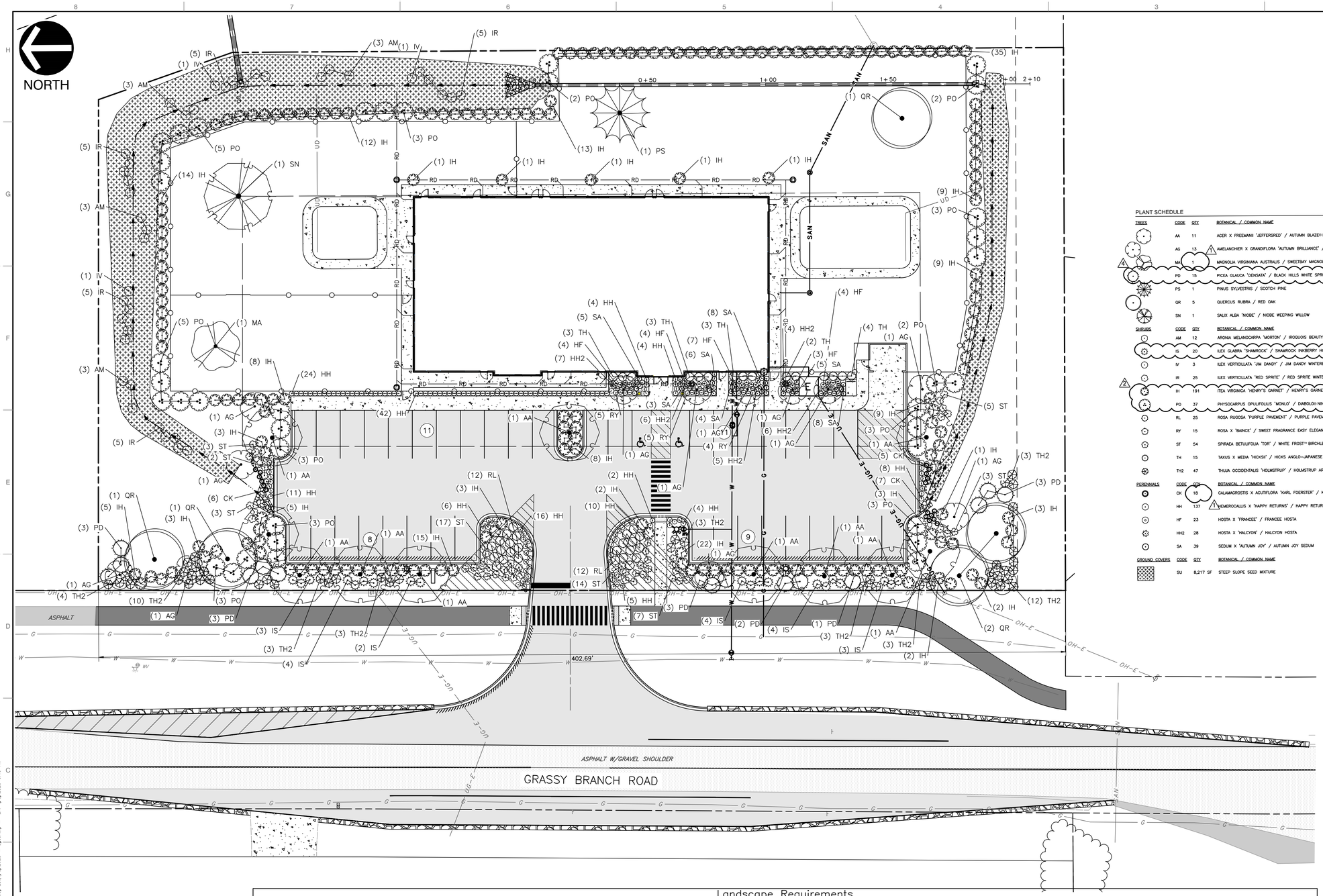


LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ASPHALT PATH
- PROPOSED CONCRETE
- PROPOSED SHOULDER
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED CURB CUT
- PROPOSED FENCE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- FUTURE RIGHT-OF-WAY

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	11	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	B&B	2" CAL.	8' HT. MIN.
	AG	13	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	2" CAL.	
	MA	1	MAGNOLIA VIRGINIANA AUSTRALIS / SWEETBAY MAGNOLIA	B&B	2" CAL.	8' HT.
	PD	15	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B&B	2" CAL.	6' HT. MIN.
	PS	1	PINUS SYLVESTRIS / SCOTCH PINE	B&B	2" CAL.	6' HT. MIN.
	QR	5	QUERCUS RUBRA / RED OAK	B&B	2" CAL.	8' HT. MIN.
	SN	1	SALIX ALBA 'NIOBE' / NIOBE WEEPING WILLOW	B&B	2" CAL.	8' HT. MIN.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPACING
	AM	12	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY	NO. 3 CONT.	18" HT. MIN.	
	IS	20	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	NO. 5 CONT.	18" HT. MIN.	
	IV	3	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	NO. 3 CONT., NO. 5 CONT.	18" HT. MIN.	
	IR	25	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	NO. 3 CONT.	18" HT. MIN.	
	IH	191	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	NO. 5 CONT.	18" HT.	
	PO	37	PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABLO® NINEBARK	NO. 5 CONT.	18" HT.	
	RL	25	ROSA RUGOSA 'PURPLE PAVEMENT' / PURPLE PAVEMENT ROSE	NO. 3 CONT.	18" HT.	
	RY	15	ROSA X 'BAINCE' / SWEET FRAGRANCE EASY ELEGANCE® ROSE	NO. 3 CONT.	18" HT.	
	ST	54	SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA	NO. 3 CONT.	18" HT.	
	TH	15	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	B&B	18"-24" HT.	
	TH2	47	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE	NO. 5 CONT.	24"-30" HT.	

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPACING
	CK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	CLUMP #2 CONT		
	HH	137	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	CLUMP #2 CONT		
	HF	23	HOSTA X 'FRANCEE' / FRANCEE HOSTA	CLUMP #2 CONT		
	HH2	28	HOSTA X 'HALCYON' / HALCYON HOSTA	CLUMP #2 CONT		
	SA	39	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	CLUMP #2 CONT.		

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	SU	8,217 SF	STEEP SLOPE SEED MIXTURE	SEED

Landscape Requirements

	Standard	Required	Provided
16.06.050-01	Minimum plant materials	10 shade trees, 10 ornamental/evergreen trees, 21 shrubs	17 shade trees, 30 ornamental/evergreen trees, 440 shrubs
WC 16.06.040	Landscape softening against long expanses (over 80') of walls and fences	Plant materials placed every 40' against fences and walls	Continuous plant material over 800 LF of fencing and over 148 LF of west building facade; 5 shrubs placed every 37' along 148 LF of east building facade
WC 16.06.040	Trash facility screening	6' high screening	Dumpster enclosure provided
WC 16.06.050	1 shade tree/40 LF road frontage	403 LF = 11 trees	12 trees
WC 16.06.060	1 evergreen tree + 3 evergreen shrubs/30 LF road frontage	403 LF = 14 evergreen trees + 67 evergreen shrubs	15 evergreen trees + 67 evergreen shrubs
WC 16.16.070	7.5% of parking area required as interior landscaping	14,901 SF parking area = 1,118 SF interior landscaping	1,496 SF interior landscaping
WC 16.16.070	1 tree/30 LF of parking length	415 LF parking length = 14 trees	15 trees
WC 16.16.070	1 shrub/3 LF of parking length	415 LF parking length = 139 shrubs	166 shrubs
WC 16.16.070	Minimum of 3 different shade tree species	3	3

REFERENCES

1. EXISTING BOUNDARY AND TOPOGRAPHIC CONDITIONS PREPARED BY STOEPPELWERTH & ASSOCIATES, INC. AND PROVIDED BY GLOBAL POWER & CONSTRUCTION, FILE NAME "102303-ALTA-TOPO-TO OTHERS.DWG", RECEIVED ON MAY 16, 2022.
2. PROPOSED BUILDING FOOTPRINT PROVIDED BY ALLEN + PEPA ARCHITECTS, FILE NAME "HIGHER GROUND WESTFIELD - FLOOR PLAN W DS - 10-14-22.DWG" DATED OCTOBER 14, 2022.
3. SEE LEGEND ON DRAWING C000 FOR EXISTING SYMBOL AND LINEWORK ELEMENTS.

SCALE IN FEET
0 20 40

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

PATRICK T. BENNETT
PE=10506027
*HAND SIGNATURE ON FILE

PATRICK TODD BENNETT REGISTERED 10506027 STATE OF INDIANA PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
1	12/20/2022	COMMENTS RECEIVED FROM THE TECHNICAL ADVISORY COMMITTEE DATED 12/13/2022
2	12/29/2022	REVISED PER TAC COMMENTS
3	01/05/2023	REVISED PER TAC COMMENTS
4	01/06/2023	REVISED PER TAC COMMENTS
5	01/09/2023	REVISED PER TAC COMMENTS

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

HIGHER GROUND EDUCATION
WESTFIELD #2
18110 GRASSY BRANCH ROAD
WESTFIELD, INDIANA 46074

SITE LAYOUT

DATE:	12/02/2022
DRAWN BY:	MMS
DWG SCALE:	1" = 20'
CHECKED BY:	ARG
PROJECT NO:	322-209.0001
APPROVED BY:	PTB*

DRAWING NO.: C700

SHEET 3 OF 16

P:\322-209\322-209.1-CADD\Dwg\CV01-Final Engineering\322209-CV01-C700.dwg\C700\ LS(1/5/2023 - sgosnell) - LP: 1/5/2023 5:40 PM

Petition Number:	2212-DDP-46
Project Name:	Link Office Suites
Subject Property:	17711 Dartown Road (the "Property")
Petitioner:	DB Klain Construction by Weihe Engineers
Request:	Detailed Development Plan review of a 29,400 SF in-line tenant office building on 2.3 acres +/- in the Alpha Tau PUD District.
Current Zoning:	Alpha Tau PUD (Ord. 19-25)
Current Land Use:	Undeveloped / Vacant
Approximate Acreage:	2.3 acres +/-
Staff Reviewer:	Daine Crabtree, Senior Planner

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

REVIEW COMMENTS

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

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

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

7) Title, scale, north arrow and date.
8) Proposed name of the development.
9) 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.
10) Address and legal description of the property.
11) Boundary lines of the property including all dimensions.
12) 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.
13) 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.
14) 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.
15) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
16) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
17) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
18) Location and dimensions of all existing structures and paved areas.
19) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
20) Location of all Floodplain areas within the boundaries of the property.

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

22) 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.

23) Identify buildings proposed for demolition.

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

25) 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).

26) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

27) Misc.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield 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.

ALPHA TAU PUD (ORD. 19-25) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

32) Concept Plan
33) Character Exhibit
34) Permitted Uses
35) General Regulations
    a) Building Setback Lines
        i) Dartown Road: 30 Feet From Right-of-way
        ii) Tournament Trail: 30 Feet From Right-of-way
        iii) All Other (Internal): No minimum
36) Overlay Districts
    a) Architectural Design Requirements
    b) Building Elevations
        i) Modified to require that Building Facades that are 90 feet or greater in length shall be designed with offsets at intervals of not greater than 60 feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two feet, 8 inches and a minimum aggregate length of 20 percent of the horizontal plane of the Building Façade. Offsets may be met with setbacks of the Building Façade and/or architectural elements (ie: arcades, ribs, columns, piers and pilasters) if such elements meet the minimum offset requirement.
    c) Trail Corridor Requirement
37) Development Standards
    a) Accessory Buildings
    b) Landscaping Standards
        i) Foundation Plantings shall only be required along a Front Building Façade and within a minimum planting bed of 3 feet
        ii) External Street Frontage Landscaping Requirements
        iii) Parking Area Landscaping
        iv) Perimeter Drainage and Utility Easements
    c) Sign Standards
38) Infrastructure Standards
39) Design Standards

STATE HIGHWAY 32 OVERLAY DISTRICT

Article 5.3 of the UDO

The plans comply.

40) Permitted Uses
41) Access Control Requirements
42) Setback Requirements:
    a) Maximum Setback: 120’ from ROW line.
    b) Minimum Setback: 30’ from ROW line. Signs shall be located a minimum of 30’ from the State Highway 32 ROW line.
43) Accessory Buildings
44) Building Height Requirements:
    a) Maximum Building Height: No Maximum
    b) Minimum Building Height: 18’
    c) Multiple Stories: Multiple stories are encouraged, but not required
45) Building Size Requirements
    a) Minimum Gross Floor Area: 5,000 square feet
    b) Maximum Gross Floor Area: No maximum
46) Architectural Design Requirements:
    a) General Design Theme Standards
    b) Building Elevations
        i) Defined Base/Foundation, middle/modulated wall, and pitched roof or articulated, three-dimensional cornice.
        ii) Offsets: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
        <u>Comment:</u> Superseded by Ord. 19-25
        iii) 360 Degree Architecture
        iv) Openings

v) Gutters and Downspouts

vi) Roofs

(1) Pitched Roofs

(2) Flat Roofs

vii) Main Entrances

viii) Windows

ix) Awnings

x) Drive-thrus and Fueling Stations

xi) Building Materials

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

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

xii) Accessory Buildings

47) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings

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

ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet

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

c) Trail Corridor Mounds/Berms

48) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

i) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

ii) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.

iii) When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

c) Walls and Fencing

DEVELOPMENT STANDARDS

Chapter 6 of UDO

The plans comply.

49) Accessory Use and Building Standards (Article 6.1)

Comment: Ord. 19-25 permits trash enclosures in any Front Yard other than Dartown Road or State Road 32. Site plan complies.

50) Architectural Standards (Article 6.3)
51) Building Standards (Article 6.4)

52) Fence Standards (Article 6.5)

53) Height Standards (Article 6.6)

54) Landscaping Standards (Article 6.8)

(C) Content of Landscape Plan

(F) Selection, Installation, and Maintenance of Plant Materials

(G) General Landscaping Design Standards

(L) Foundation Plantings

(O) Parking Area Landscaping

	Required	Provided	Outstanding
Shade Trees (10 per Acre)	**23**	**23**	**N/A**
Ornamental Evergreen Tree (10 per Acre)	**23**	**29**	**N/A**
Shrub (25 per Acre)	**58**	**204**	**N/A**

55) Lighting Standards (Article 6.9)
56) Lot Standards (Article 6.10)

57) Outside Storage and Display (Article 6.12)

58) Outdoor Café and Eating Areas (Article 6.13)

59) Parking and Loading Standards (Article 6.14)

60) Setback Standards (Article 6.16)

61) Sign Standards (Article 6.17)

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply.

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

66) Monument and Marker Standards (Article 8.5)

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

69) Storm Water Standards (Article 8.8)

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

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

74) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) Action: Approve Detailed Development Plan 2212-DDP-46 with the following condition:

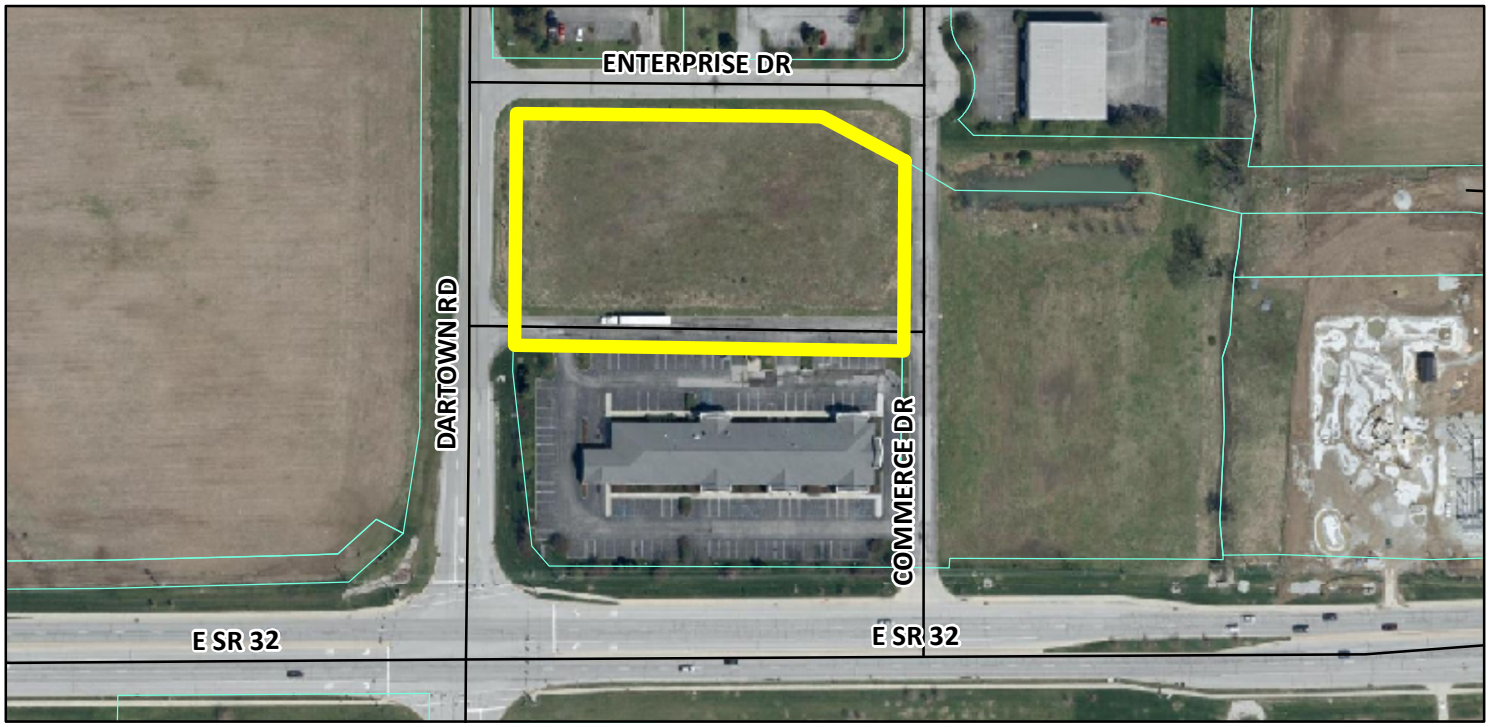
- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

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

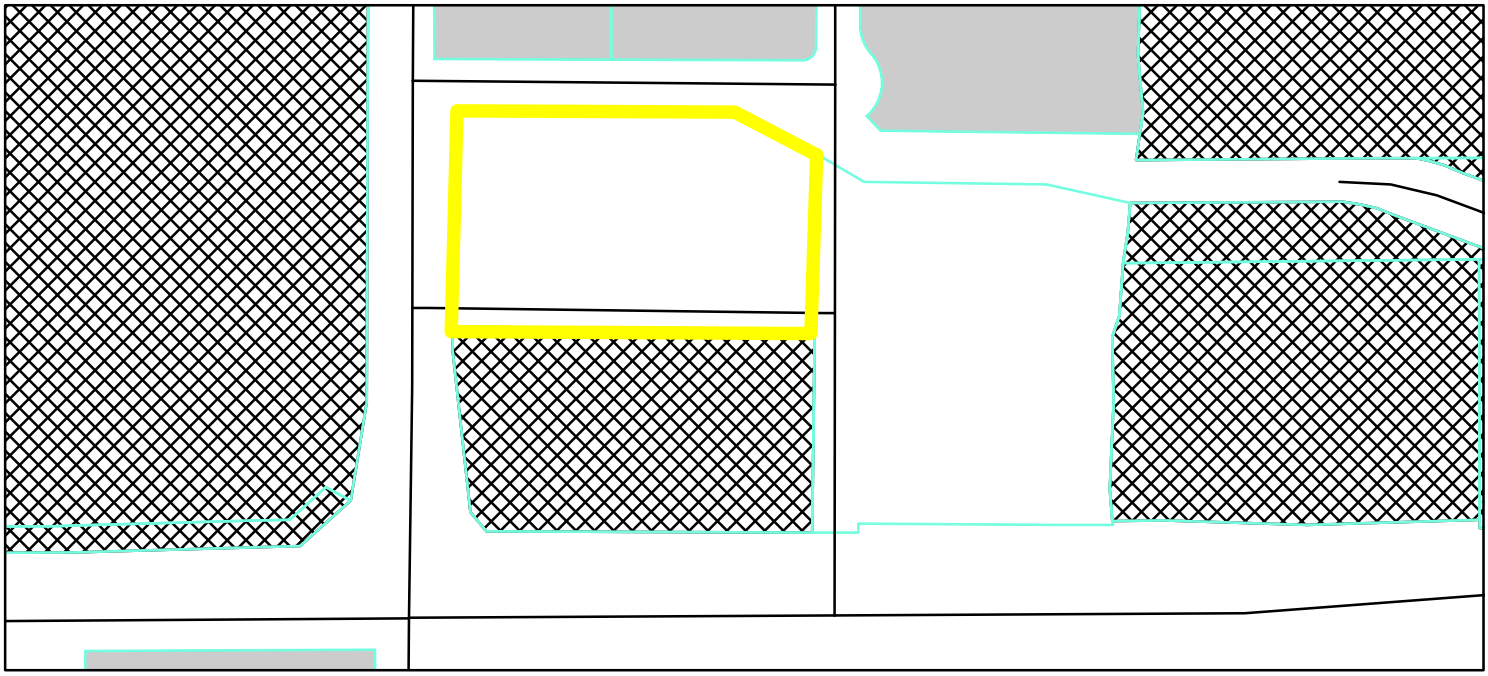
Alpha Tau PUD, Lot 2

Aerial Location Map

Site



Zoning Map

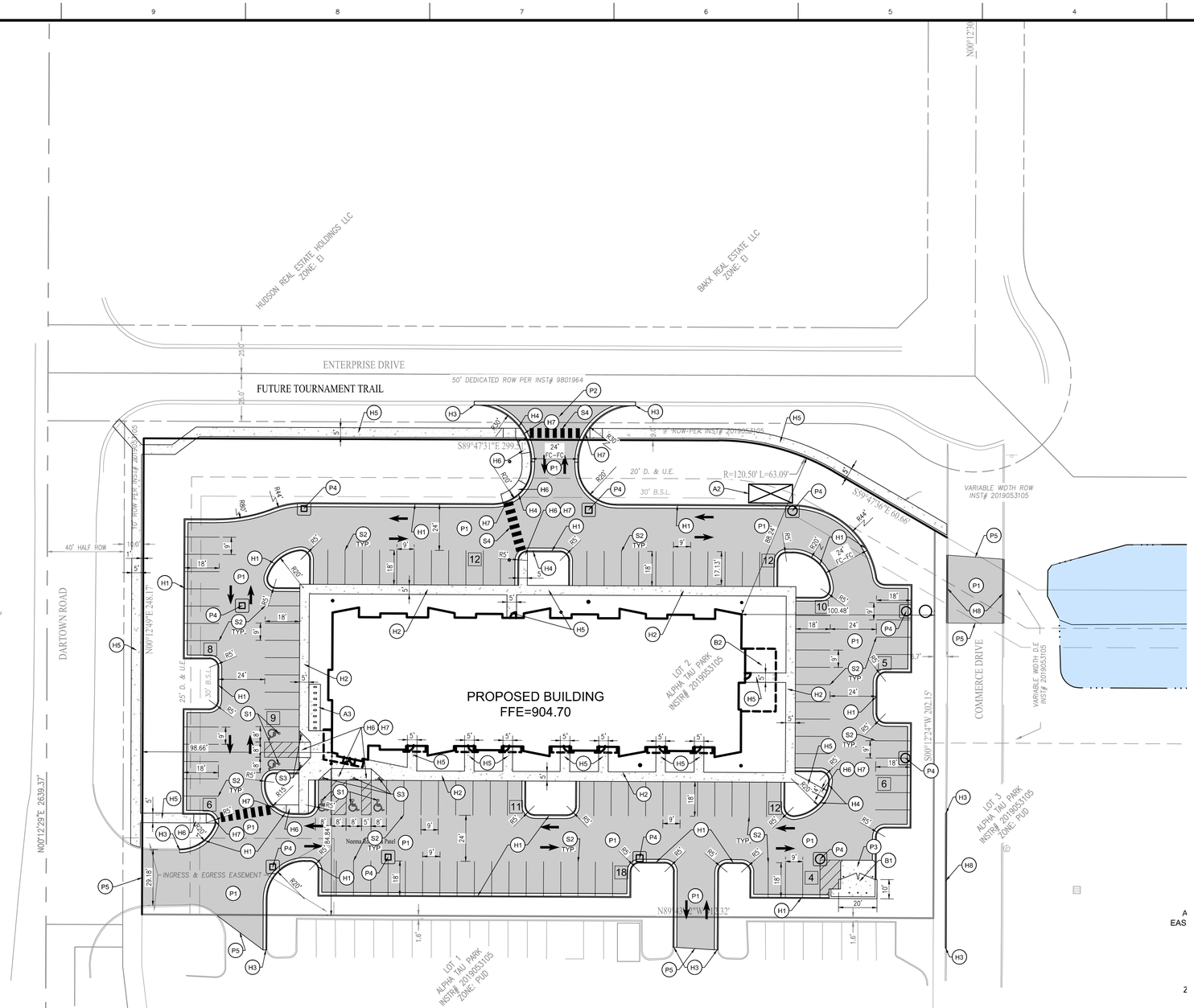


GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.025 0.05 Miles

N W E S



SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) RIGHT-OF-WAY ASPHALT
- (P3) STANDARD DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- (P4) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C302
- (P5) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" CURB AND GUTTER
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE SIDEWALK
- (H6) ACCESSIBLE RAMP
- (H7) PAVEMENT FLUSH WITH SIDEWALK
- (H8) 6" STRAIGHT CURB

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE. SEE DETAIL ON SHEET C202.
- (B2) CANOPY

ACCESSORIES

- (A1) LIGHT POLE AND BASE
- (A2) TRANSFORMER PAD LOCATION. COORDINATE WITH SERVICE PROVIDER FOR FINAL PLACEMENT.
- (A3) BIKE RACK, 4 LOOPS FOR 8 REQUIRED SPACES

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) 4" PAINTED WHITE SOLID LINES (TYP)
- (S3) ADA SIGN
- (S4) PEDESTRIAN CROSSWALK

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. 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. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
19. ALL PARKING AREA LIGHTING SHALL BE REDUCED (TURNED OFF OR DIMMED) BY A MINIMUM OF THIRTY PERCENT (30%) WITHIN THIRTY (30) MINUTES OF CLOSING THE LAST BUSINESS OR NO LATER THAN 11:00 PM.

SITE DATA

SITE AREA = 2.31 AC
BUILDING AREA = 39,400 SF
PERCENT IMPERVIOUS = 70%
ZONING = PUD
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT (WEST SIDE)
PARKING REQUIRED:
PARKING REQUIREMENT: ONE (1) SPACE PER EACH THREE HUNDRED (300) SQUARE FEET OF ASSIGNABLE OFFICE AREA
PARKING REQUIRED = 51 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 8 SPACES
PARKING PROVIDED:
109 - STANDARD SPACES
5 - ADA SPACES
114 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT
- STONE

LINE TYPES

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

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 30'
0 15 30 60

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REVISIONS AND ISSUES	DATE	BY
PLANS SUBMITTED FOR TAC REVIEW	11.04.2022	MLT

PROJECT NO.	W22.0047
DWG NAME:	W22047-C200 site
DESIGNED BY:	MLT
DRAWN BY:	JLK
CHECKED BY:	MLT
DATE:	11.04.2022

RUSSELL L. WEBSTER II, PE No. 11900318

PREPARED FOR:

LINK OFFICE SUITES, LOT 2 ALPHA TAU PARK

17711 DARTOWN ROAD, WESTFIELD, IN 46074

SITE PLAN

Part of the SE¼ of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W22.0047

LOCATION: R:\W22\W22047\Engineering\design\Connect\W220047-C200 site.dwg
USER: Mark Thomas
DATE/TIME: January 06, 2023 – 11:58am
PLOTTED BY: Kendall

LINK OFFICE SUITES

MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

NOTE:
METAL CANOPY SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL INCLUDING CONNECTION DETAILS FOR FRAMER PRIOR TO FABRICATION AND INSTALLATION

MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

S SOUTH ELEVATION

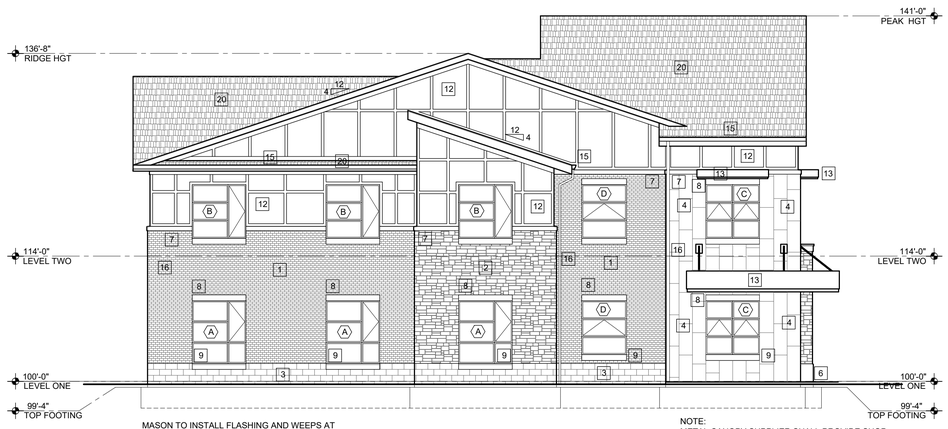
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES

1 BRICK VENEER
2 STONE VENEER
3 8" x 16" STONE BLOCK
4 VERTICAL CAST STONE VENEER
5 4" CAST STONE STARTER STRIP
6 CAST STONE BASE
7 CAST STONE WATER TABLE TRIM - 4" HIGH
8 8" CAST STONE HEADER
9 8" CAST STONE SILL - ALIGN W/ BLOCK BASE
10
11 RANDOM SIZE COMPOSITE SIDING - SEE DETAIL
12 HARDI-PLANK BOARD AND BATTEN SIDING
13 SUSPENDED METAL CANOPY W/ INTEGRAL GUTTER
14
15 CONTINUOUS ALUM GUTTER
16 ALUM DOWNSPOUT
17 6" HARDI TRIM - SEE DETAILS
18
19 EXTERIOR LIGHT FIXTURE
20 SHINGLE ROOF
21
22 PAINTED STEEL RAILING - SEE SPECS ON DRAWINGS

LOOSE LINTEL SCHEDULE

OPENING SIZE	ANGLE SIZE	REMARKS
UP TO 4'-0"	L 4x4x1/4	PROVIDE 4" BEARING EACH END
4'-1" TO 6'-0"	L 6x4x5/16	PROVIDE 4" BEARING EACH END
6'-1" TO 9'-0"	L 7x4x3/8	PROVIDE 4" BEARING EACH END
9'-1" TO 11'-4"	L 7x4x1/2	PROVIDE 4" BEARING EACH END



MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

NOTE:
METAL CANOPY SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL INCLUDING CONNECTION DETAILS FOR FRAMER PRIOR TO FABRICATION AND INSTALLATION

W WEST ELEVATION

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

MATERIAL PERCENTAGES

TOTAL AREA IS EXCLUSIVE OF WINDOWS

WEST ELEVATION

- TOTAL AREA 1849 SQ FT
- MASONRY 1438 SQ FT - 78%
  - VERTICAL CAST STONE 278 SQ FT
  - CAST STONE BASE 135 SQ FT
  - STONE VENEER 193 SQ FT
  - BRICK VENEER 832 SQ FT
- HARDIE BOARD & BATTEN 411 SQ FT - 22%

EAST ELEVATION

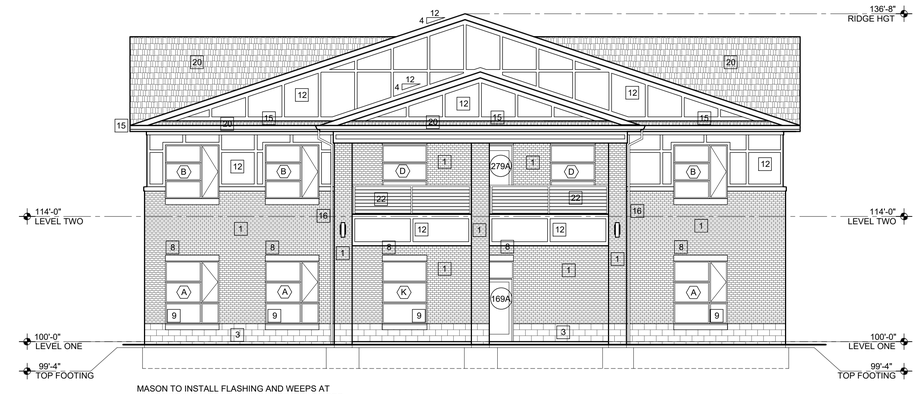
- TOTAL AREA 1814 SQ FT
- MASONRY 1401 SQ FT - 77%
  - CAST STONE BASE 167 SQ FT
  - BRICK VENEER 1234 SQ FT
- HARDIE BOARD & BATTEN 413 SQ FT - 23%

SOUTH ELEVATION

- TOTAL AREA 4469 SQ FT
- MASONRY 2950 SQ FT - 66%
  - CAST STONE BASE 459 SQ FT
  - VERTICAL CAST STONE 216 SQ FT
  - STONE VENEER 926 SQ FT
  - BRICK VENEER 1349 SQ FT
- HARDI LAP SIDING 910 SQ FT - 16%
- HARDI BOARD & BATTEN 1312 SQ FT - 23%

NORTH ELEVATION

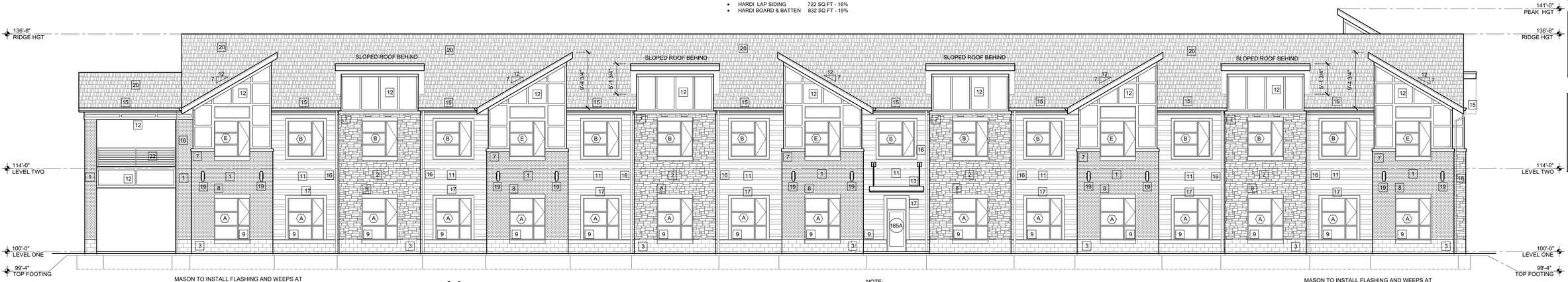
- TOTAL AREA 4395 SQ FT
- MASONRY 2841 SQ FT - 65 %
  - CAST STONE BASE 508 SQ FT
  - STONE VENEER 824 SQ FT
  - BRICK VENEER 1509 SQ FT
- HARDI LAP SIDING 722 SQ FT - 16%
- HARDI BOARD & BATTEN 832 SQ FT - 19%



MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

E EAST ELEVATION

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



MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

NOTE:
METAL CANOPY SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL INCLUDING CONNECTION DETAILS FOR FRAMER PRIOR TO FABRICATION AND INSTALLATION

MASON TO INSTALL FLASHING AND WEEPS AT ALL DOORS, WINDOWS, AND WATER TABLES PER CODE

N NORTH ELEVATION

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

DB KLAIN CONSTRUCTION, LLC
www.DBKlain.com

PROJECT :
PROPOSED OFFICE SUITES

WESTFIELD LINK
17711 DARTOWN RD
WESTFIELD, INDIANA 46074

WESTFIELD PRESENTATION 11_17_22

ARCHITECTS, INC.
209 S RANGELINE RD. | #226 CARMEL, INDIANA 46032
PHONE : 317-569-6248 EMAIL : sahande@mitschdesign.com

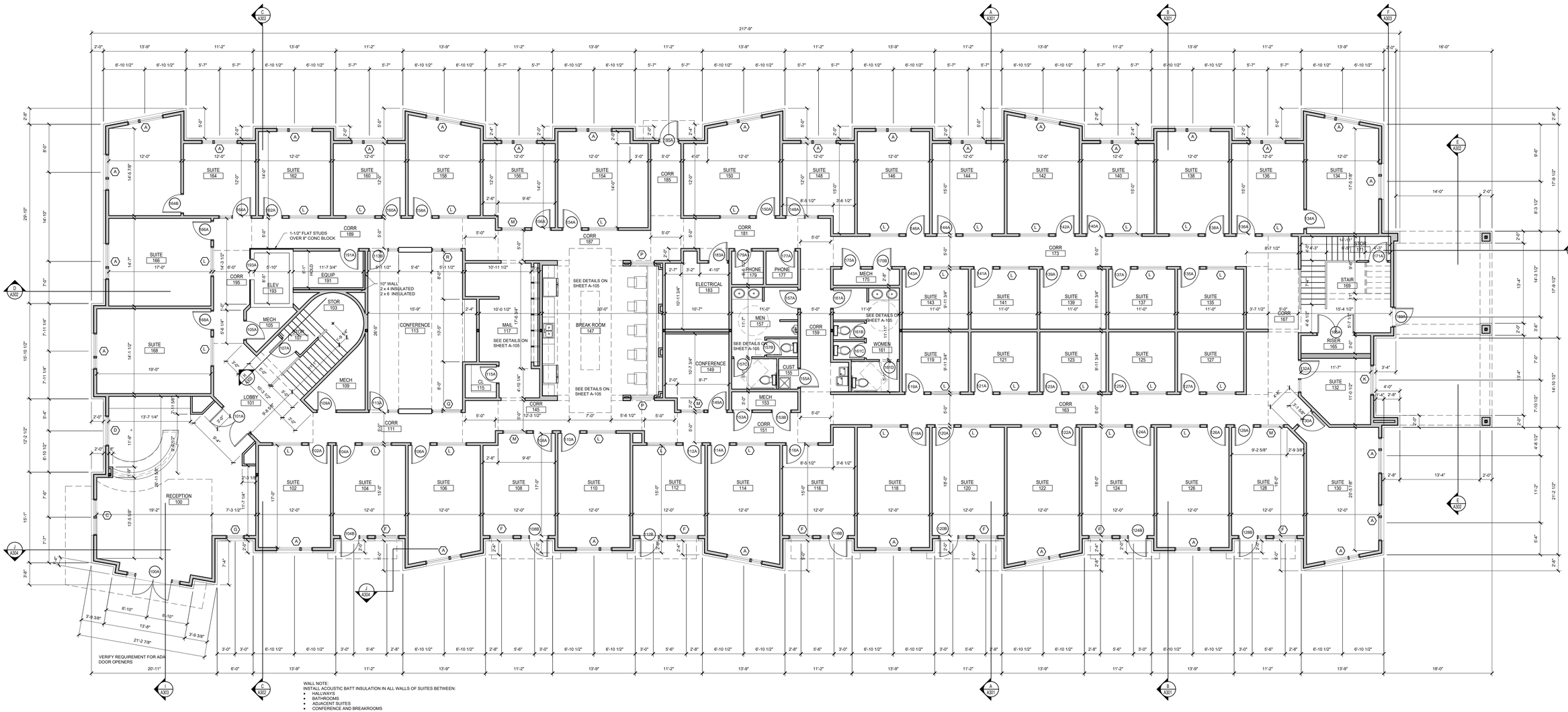
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING, UNLESS OTHERWISE AGREED BY, ARE THE PROPERTY OF STUART R SHADE, RA. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE. ALL RIGHTS RESERVED. EXCEPT FOR USES EXPRESSLY PERMITTED IN WRITING.

REV 1:

SHEET NUMBER:

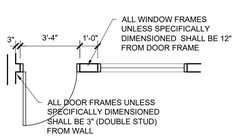
EXTERIOR ELEVATIONS

A201



WALL NOTE:
INSTALL ACOUSTIC BATT INSULATION IN ALL WALLS OF SUITES BETWEEN:

- HALLWAYS
- BATHROOMS
- ADJACENT SUITES
- CONFERENCE AND BREAKROOMS



DOOR AND WINDOW LOCATIONS

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

1 LEVEL ONE PLAN

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

FLOOR AREA - 14,903 SF
COVERED PORCH - 563 SF

DB KLAIN CONSTRUCTION, LLC
www.DBKlain.com

PROJECT :
PROPOSED OFFICE SUITES

WESTFIELD LINK
17711 DARTOWN RD
WESTFIELD, INDIANA 46074

WESTFIELD PRESENTATION 11_17_22

SCS ARCHITECTS, INC.
200 S RANGELINE RD , #226 CARMEL, INDIANA 46032
PHONE : 317-869-6248 EMAIL : sahadir@mailschdesign.com

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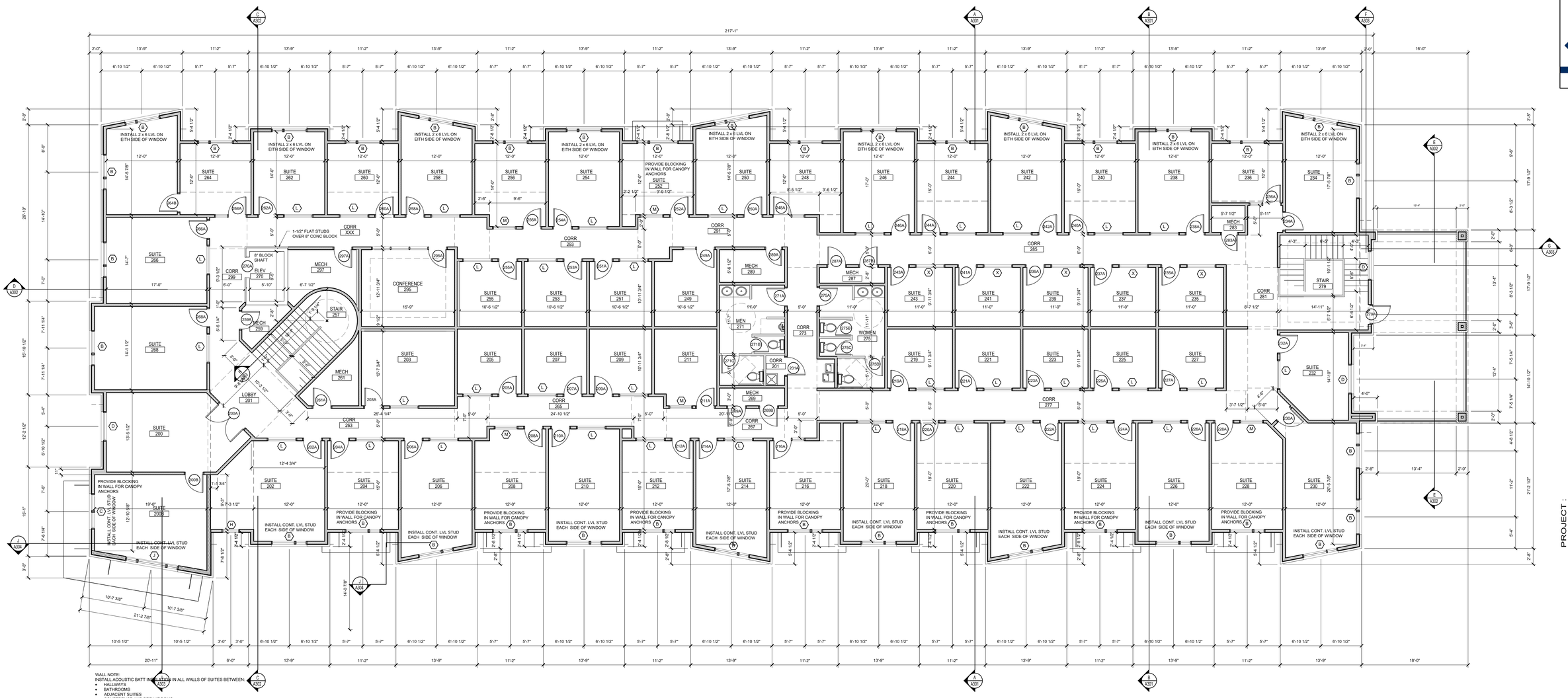
REV 1:

SHEET NUMBER:

LEVEL 1
FLOOR PLAN

A101



WALL NOTE:
INSTALL ACOUSTIC BATT INSULATION IN ALL WALLS OF SUITES BETWEEN:

- HALLWAYS
- BATHROOMS
- ADJACENT SUITES
- CONFERENCE AND BREAKROOMS

2 LEVEL TWO PLAN

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

FLOOR AREA - 14,497 SF
COVERED PATIO - 563 SF

DB KLAIN CONSTRUCTION, LLC
www.DBKlain.com

PROJECT :
PROPOSED OFFICE SUITES

WESTFIELD LINK
17711 DARTOWN RD
WESTFIELD, INDIANA 46074

WESTFIELD PRESENTATION 11_17_22

SAS ARCHITECTS, INC.
205 S RANGELINE RD. #226 CARMEL, INDIANA 46032
PHONE : 317-569-4246 EMAIL : sahade@mitschdesign.com

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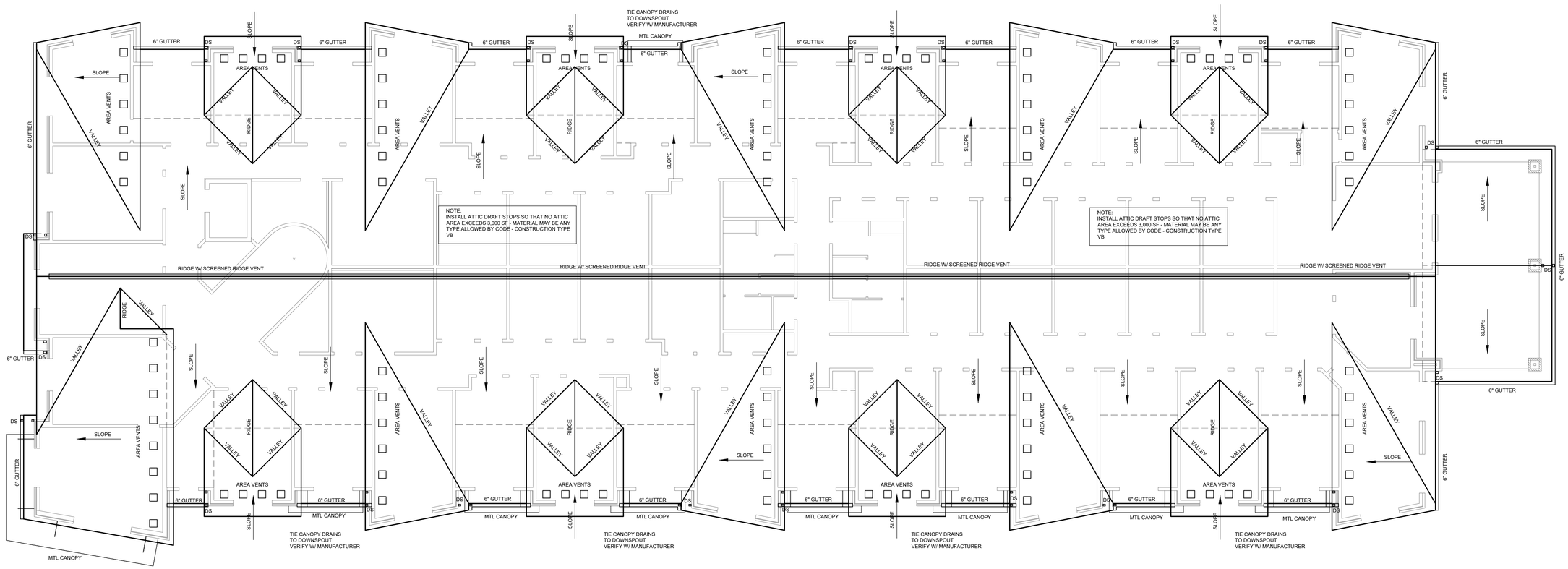
REV 1:

SHEET NUMBER:

LEVEL TWO PLAN

A102



R ROOF PLAN

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

DB KLAIN CONSTRUCTION, LLC
www.DBKlain.com

PROJECT :
PROPOSED OFFICE SUITES

WESTFIELD LINK
17711 DARTOWN RD
WESTFIELD, INDIANA 46074

WESTFIELD PRESENTATION 11_17_22

SRS ARCHITECTS, INC.
200 S RANGELINE RD , #226 CARMEL, INDIANA 46032
PHONE : 317-569-6248 EMAIL : sshade@mitschdesign.com

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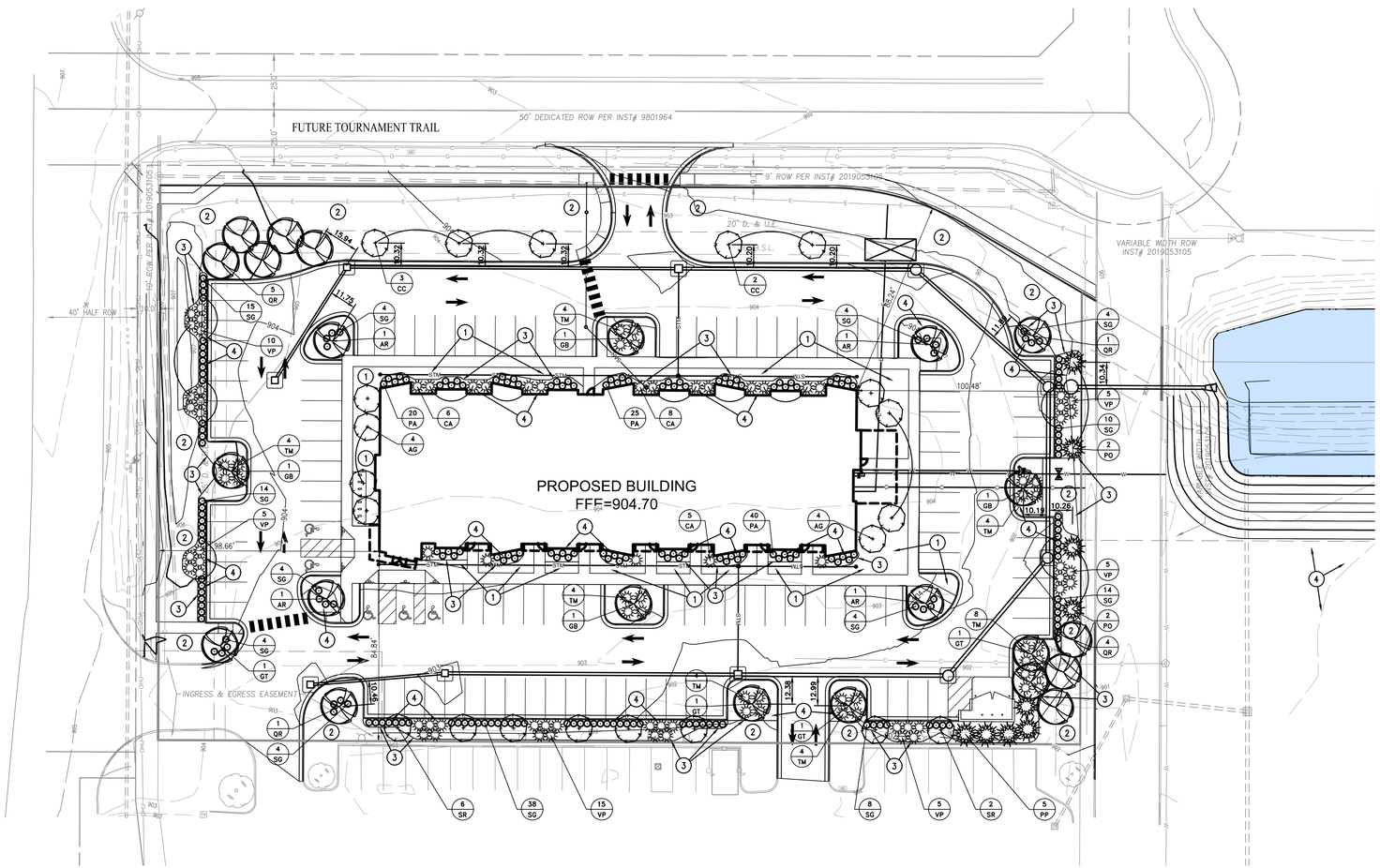
REV 1:

SHEET NUMBER:

ROOF PLAN

A103



GENERAL NOTES

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

REQUIREMENT:					REQUIRED:	PROVIDED:
PARKING ISLANDS -1 Shade per island -4 Shurbs per island					-15 SHADE -60 SHRUBS	-15 SHADE -60 SHRUBS
PERIMETER PARKING -1 Tree per 30 LF -1 Shrub per 3 LF	East Side of Parking (99') -4 Trees -33 Shrubs	South Side of Parking (198') -7 Trees -66 Shrubs	West Side of Parking (128') -5 Trees (esmt conflict) -43 Shrubs		-16 TREES -142 SHRUBS	-17 TREES -143 SHRUBS
BUILDING FOUNDATION Front -1 Orn Tree or 1 Shrub per 12 LF Sides -1 Planting per 40 LF	South Side (213') Front -18 Orn Trees or Shrbs	East Side (73') -2 Plantings	North Side (213') -6 Plantings	West Side (73') -2 Plantings	FRONT -18 ORN OR SHRUBS SIDES -10 PLANTINGS	FRONT -45 SHRUBS SIDES -8 ORN -59 SHRUBS
MINIMUM LOT LANDSCAPING -10 Shade per acre -10 Ornamental or Evergreen Trees per acre -25 Shurbs per acre	LOT SIZE: 2.3 acres -23 Shades -23 Ornamental or Evergreen Trees -58 Shrubs				-23 SHADE -23 EV or ORN -58 SHRUBS	-23 SHADE -29 EV and ORN -204 SHRUBS -104 GRASSES
OVERALL LANDSCAPE DESIGN -Due to the existing easements along the west and north property lines and required DPW separation from storm sewer pipes, an Alternative Landscape Plan is proposed. -Therefore the total tree and shrub counts for the site have been exceeded (see above) but are in different locations.						

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT B&B	ROOT CONT	MATURE SIZE	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES							
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	4	X		50'T x 40'W	8' HEIGHT MINIMUM
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	4	X		45'T x30_W	8' HEIGHT MINIMUM
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2"	4	X		45'T x 35'W	8' HEIGHT MINIMUM
QR	QUERCUS RUBRA	RED OAK	2"	11	X		60'T x 60'W	8' HEIGHT MINIMUM
	EVERGREEN TREES							
PP	PICEA PUNGENS	COLORADO SPRUCE	6' HT.	5	X		40'T x 15'W	X
PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HT.	4	X		50'T x 20'W	X
	ORNAMENTAL UNDERSTORY TREES							
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8	X		20'T x 20'W	MULTI-STEM
CC	CERCIS CANADENSIS	EASTERN REDBUD	2"	5	X		15'T x 15'W	MULTI-STEM
SR	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	2"	7	X		20'T x 15'W	X
	DECIDUOUS SHRUBS							
SG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	127		X	2'T x 3'W	X
VP	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	45		X	3'T x 3'W	X
	EVERGREEN SHRUBS							
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	32		X	3'T x 4'W	X
	ORNAMENTAL GRASSES							
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHE REED GRASS	#3	19		X	4'T x 2'W	24" O.C.
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	#1	85		X	1.5'T x 2'W	24" O.C.

LANDSCAPE PLAN NOTES

1. SOD - CERTIFIED GRADE CULTIVATED GRASS SOD; OF "ADVENTURE BLEND" TURF TYPE TALL FESCUT (BY GENERAL CONTRACTOR)
2. SEED - REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET.
3. LANDSCAPE BED EDGE (TYP.)
4. MULCH

N W E S

SCALE: 1" = 30'

0 15 30 60

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PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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REVISIONS/ADDITIONS: PLANS SUBMITTED FOR TAC REVIEW	BY:	DATE:
	MLT	11-04-2022

PROJECT NO.: W22.0047	BY:
DWG NAME: W220047A-L100	
DESIGNED BY: RLW	
DRAWN BY: JLK	
CHECKED BY: MLT	
DATE: 11-04-2022	

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

LINK OFFICE SUITES, LOT 2 ALPHA TAU PARK

17711 DARTOWN ROAD, WESTFIELD, IN 46074

LANDSCAPE PLAN

Part of the SE¼ of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L100

PROJECT NO.

W22.0047

LOCATION: H:\2022\W22047\Engineering\design\connect\W220047-L100.dwg
LAYOUT: L100
DATE/TIME: January 06, 2023 - 12:01pm
PLOTTED BY: Kendall

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

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

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

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

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

NOTES

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

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30.PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

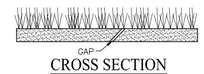
MAINTENANCE

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

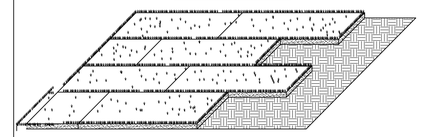
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS, ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE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

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

PERMANENT SEED



CROSS SECTION



PERSPECTIVE VIEW

SPECIFICATIONS

SITE PREPARATION

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

MATERIALS

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

INSTALLATION

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

SITE PREPARATION

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

SOD BED PREPARATION

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

LAYING THE SOD

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

SLOPE APPLICATION

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

CHANNEL APPLICATION

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

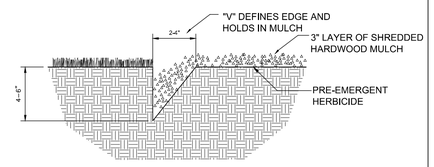
MAINTENANCE

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

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

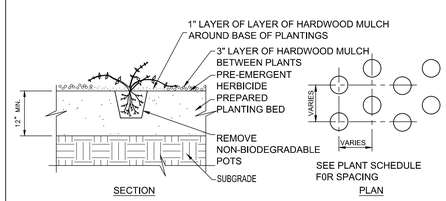
SOD APPLICATION DETAIL

(NO SCALE)



V-CUT LANDSCAPE BED EDGE DETAIL

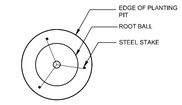
(NO SCALE)



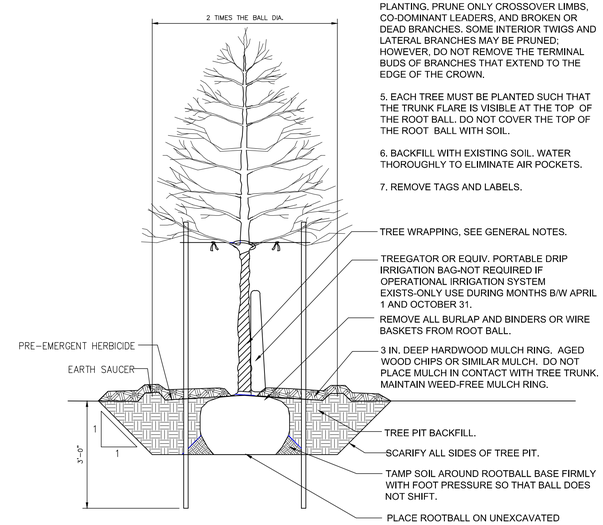
SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".

GROUNDCOVER PLANTING

(NO SCALE)



STAKING PLAN



TREE PLANTING DETAIL

(NO SCALE)

GENERAL NOTES:

1. TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS B/W OCTOBER 31 AND APRIL 1.

2. TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.

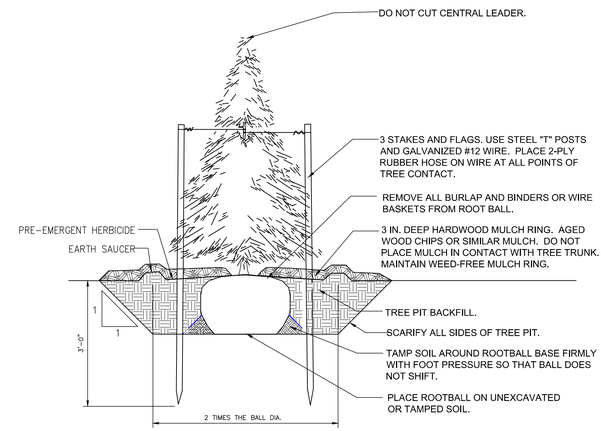
3. STAKE TREES ONLY IF THEY DO NOT REMAIN PLUMB.

4. 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.

5. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

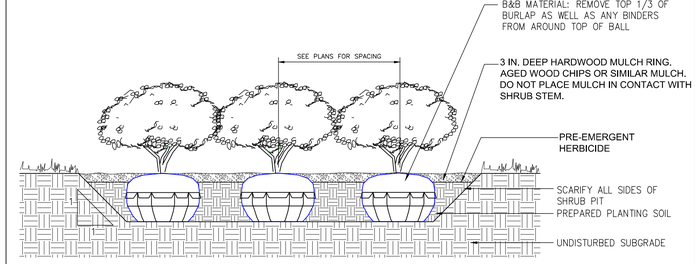
6. BACKFILL WITH EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

7. REMOVE TAGS AND LABELS.



EVERGREEN TREE PLANTING DETAIL

(NO SCALE)



SHRUB PLANTING DETAIL

(NO SCALE)

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

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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

PROJECT NO.	W22.0047
DWG NAME:	W220047-L100
DESIGNED BY:	RAW
DRAWN BY:	JLK
CHECKED BY:	MLT
DATE:	11-04-2022

REVISIONS/COMMENTS	BY:	DATE:
PLANS SUBMITTED FOR TAC REVIEW	MLT	11-04-2022

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

LINK OFFICE SUITES, LOT 2 ALPHA TAU PARK
17711 DARTOWN ROAD, WESTFIELD, IN 46074

LANDSCAPE DETAILS
Part of the SE¼ of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L101

PROJECT NO.
W22.0047

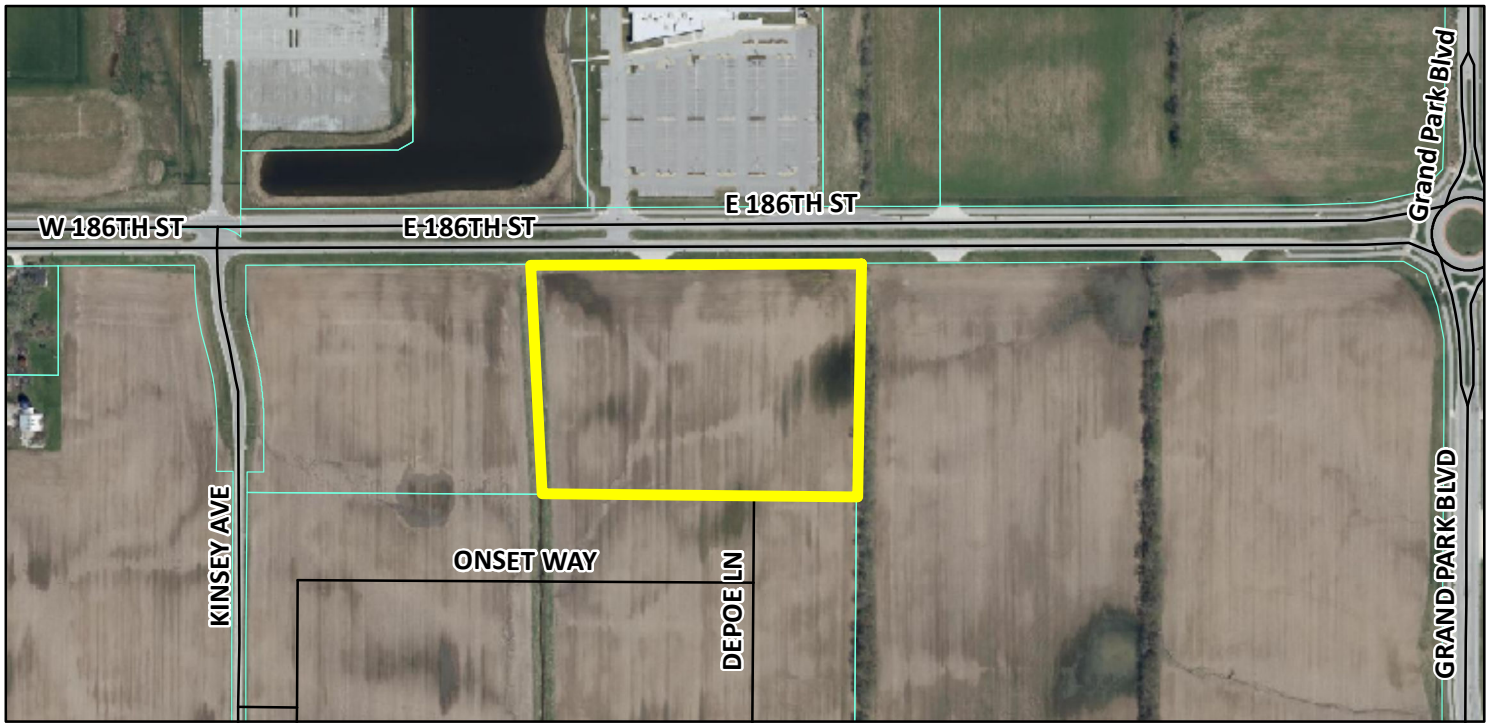
LOCATION: H:\2022\W22047\Engineering\design\connet\W220047-L100.dwg
LAYOUT: L100
DATE/TIME: January 06, 2023 - 12:01pm
PLOTTED BY: Kendall

CITY OF Westfield INDIANA

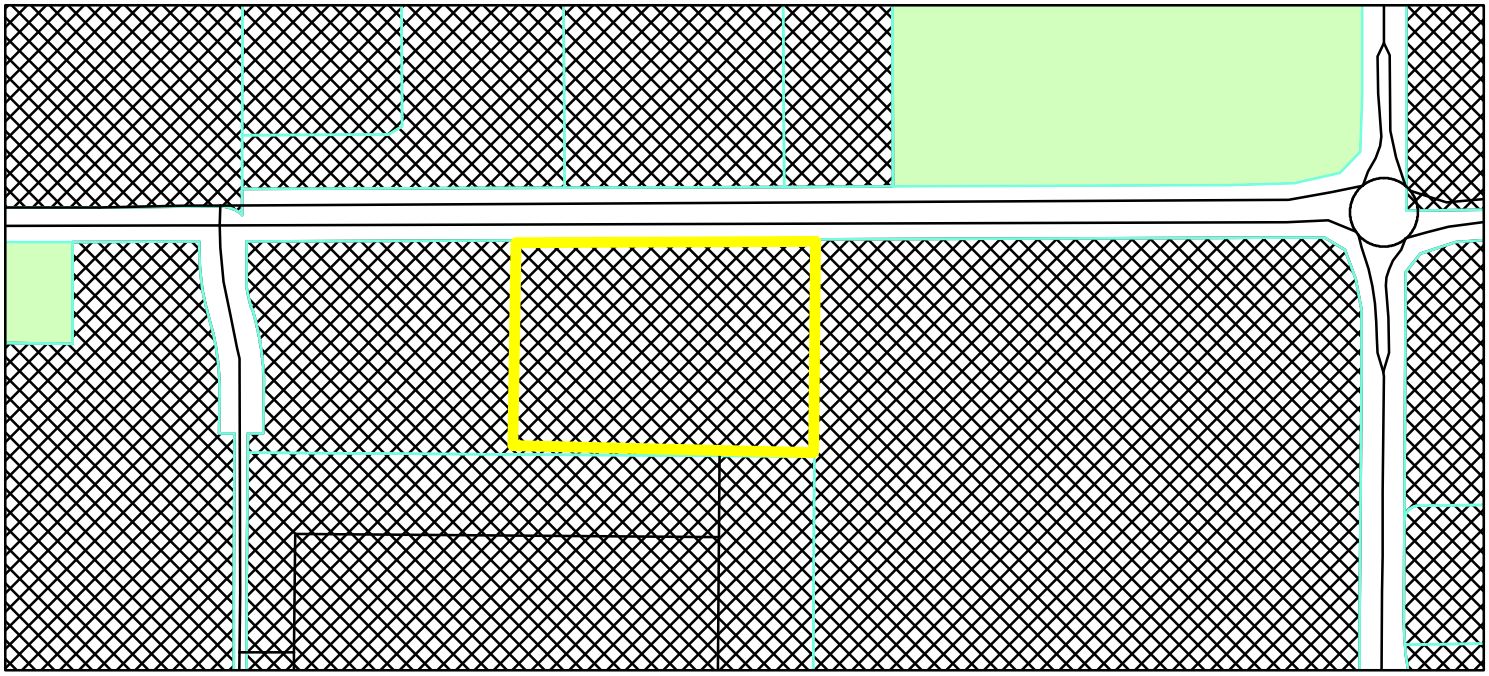
2301-PUD-02

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

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

0 0.05 0.1 Miles

N W E S

ORDINANCE NUMBER 22-61

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE GRAND PARK VILLAGE PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

"Grand Park Village PUD – Amendment V"

This is an Ordinance (to be known as the "**Grand Park Village PUD - Amendment V**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 12-46 (the "Grand Park Village PUD Ordinance"), on December 10, 2012, and amended by (i) Ordinance 15-10, enacted by the City Council on May 26, 2015, and (ii) Ordinance 18-33, enacted by the City Council on September 24, 2018, (iii) Ordinance 19-49, enacted by the City Council on November 19, 2019, and (iv) Ordinance 22-11, enacted by the City Council on May 9, 2022 (collectively, the "Grand Park Village PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2301-PUD-02**), requesting an amendment to the UDO and the Grand park Village PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2301-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2023; and

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

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

Section 1. Applicability of Ordinance.

1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Park Village PUD.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development and Architectural Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

2.1 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.

A. The Real Estate shall be developed in substantial compliance with the Concept Plan.

2.2 Permitted Uses: In addition to the uses permitted on the Real Estate set forth in Ordinance 12-46, the following use shall also be permitted:

- Dwelling, Townhouse

2.3 Development Standards: Article 6(L) Single Family Attached Residential of the Grand Park Village PUD, shall apply to the development of the Real Estate, except as otherwise modified below:

A. Maximum number of Townhouse Dwelling Units permitted on the Real Estate: Seventy-seven (77) (the "Townhouse Dwellings).

1. The Townhouse Dwellings shall be permitted in the Single Family (Attached) and Multi-Family Area of the Grand Park Village PUD as set forth in Ordinance 12-46 (the "Single-Family

(Attached) and Multi-Family Area").

2. The Townhouse Dwellings shall count towards the 640 permitted dwelling units in the Single-Family (Attached) and Multi-Family Area.

3. The Townhouse Dwellings shall also count towards the 960 permitted Multi-Family Dwellings in the Grand Park Village PUD.

2.4 General Regulations. The SFA District standards of UDO shall apply to the development of the Real Estate, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 2.3.A
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from 186th Street	25'
Setback form east perimeter	20'
Setback from south perimeter	20'
Setback from west perimeter	20'
Minimum Internal Building Setbacks	
Setback from internal street	5'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	100%
Minimum Lot Width	20'
Maximum Building Height	40'
Minimum Living Area (Total) Per Dwelling Unit	1,800 sqft

2.5 Dwelling Architecture: All dwellings constructed on the Real Estate shall be in substantial compliance with the architectural character and appearance as illustrated on the Townhouse Architecture – Character Illustrations, attached hereto as (**Exhibit C**). To the extent the applicable architectural standards of the UDO conflict with the Townhouse Architecture, the Townhouse Architecture – Character Illustrations shall prevail.

A. Building Materials:

1. Vinyl siding shall be prohibited.

2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhouse Elevations included under **Exhibit C**.

B. Garages: All Dwellings shall have a minimum two (2) car attached garage.

C. Windows:

1. A minimum of six (6) windows shall be provided on all side elevations.

2. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.

2.6 Article 6.8 Landscaping Standards of the UDO: Shall apply, except as otherwise modified or enhanced below.

A. Street Trees: Article 6.8(J) Street Trees shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.

C. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein. No mounds shall be required.

D. If the landscaping shown in **Exhibit D** is prevented from being installed as shown, then alternative locations for such landscaping shall be approved by the Director.

2.7 Residential Signs: Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 3. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

3.1 Article 8.6 Open Space and Amenity Standards of the UDO: Shall apply except as

otherwise modified or enhanced below.

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

B. Amenities: Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include Open Space including; Courtyards, trails, benches or swings, sidewalk pathways and a designated dog area shall be provided.

1. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as **Exhibit B.** If the designated dog area is prevented from being installed in the location as shown, then an alternative location shall be provided.

2. The Amenities shall be consistent with the quality and character of those shown in **Exhibit E.** attached hereto.

3. The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet and include a decorative aluminum fence.

4. There shall be a minimum of four (4) seating areas including landscaping, with each seating area including, at a minimum, one decorative bench.

3.2 Mail Delivery. Mail delivery is intended to occur through cluster box units (CBU's). CBU's shall be located in appropriate areas throughout the PUD, as determined by the Secondary Plat. All CBU's shall have a uniform and consistent design, to give a decorative appearance within the PUD.

Section 4. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 5. **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 _____, 2023.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-61** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-61

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-61

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

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

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

Grand Park Village PUD Amendment V - 7 011223

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhouse Architecture – Illustrative Character Exhibits
Exhibit D	Landscaping Exhibit
Exhibit E	Amenity Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Sever (7) +/- acres, being part of the 87.08 acre tract PIND 29-05-35-00-007.000-015, located at 0 Kinsey Avenue, Westfield, IN 46074.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

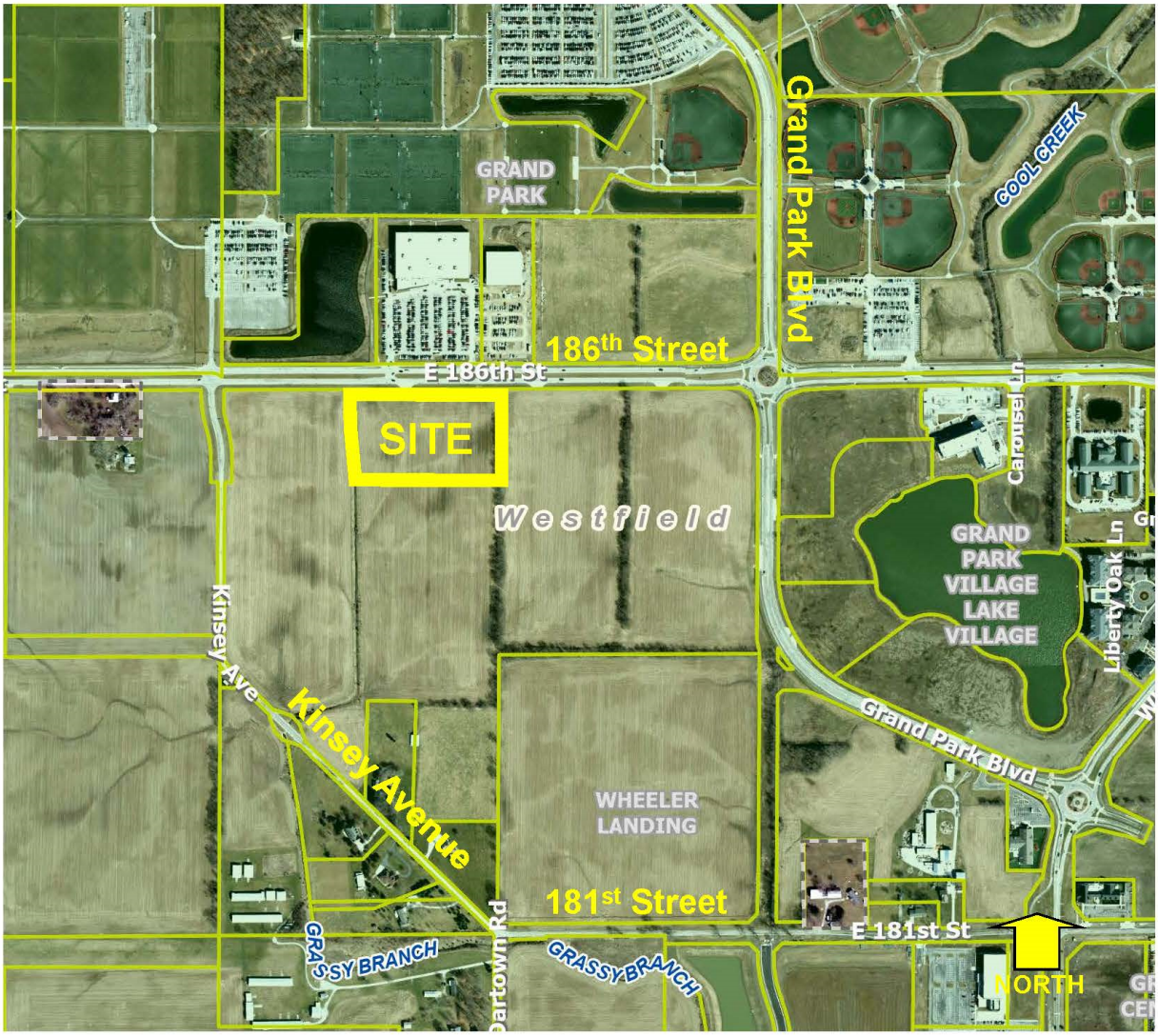


EXHIBIT B

Concept Plan

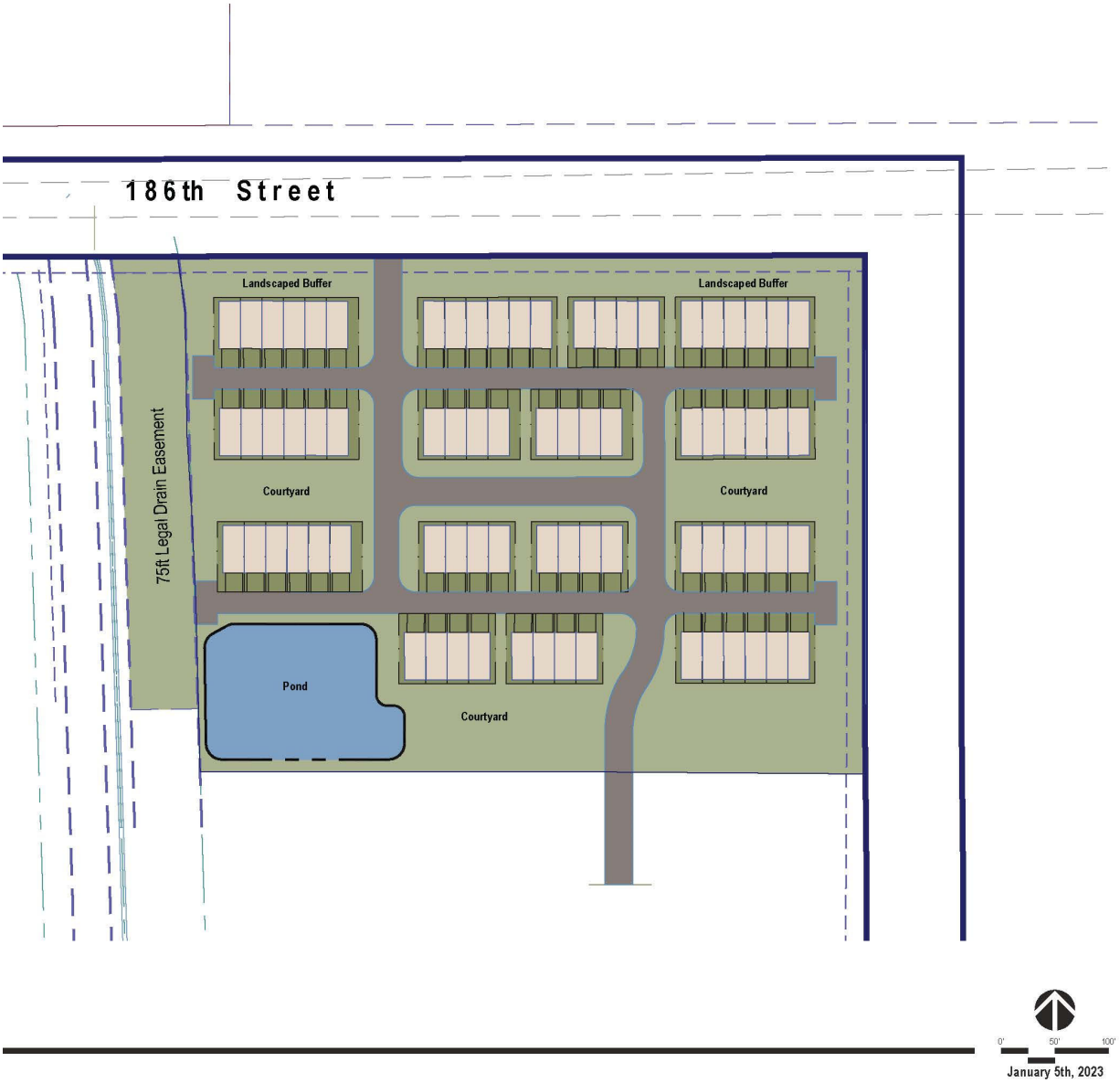


EXHIBIT C

Townhouse Architecture – Illustrative Character Exhibit

All elevations rendered in black & white on following page.

COASTAL CLASSIC EXTERIOR DESIGN
6-HOME BUILDING - FRONT ELEVATION

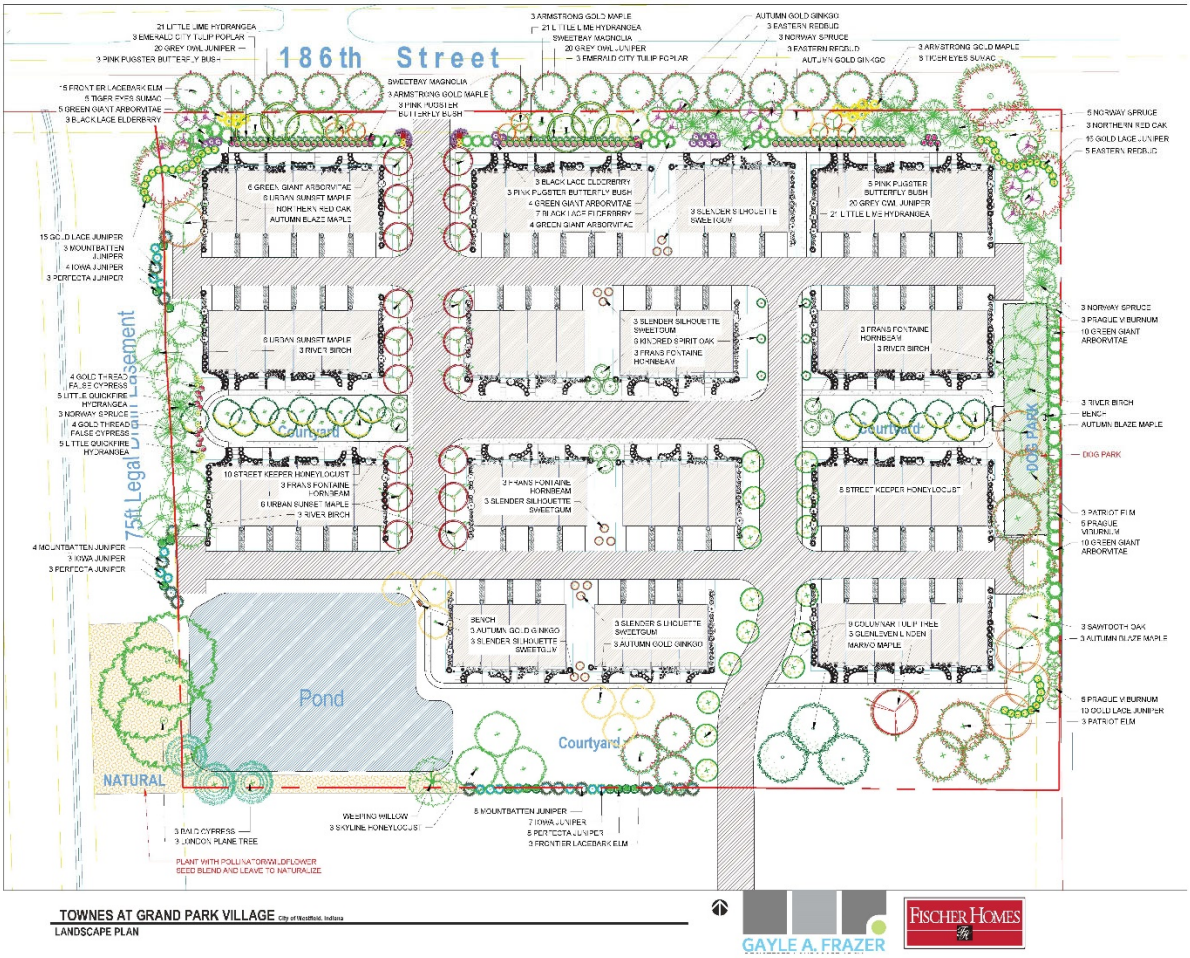
COASTAL CLASSIC DESIGN
LEFT SIDE ELEVATION

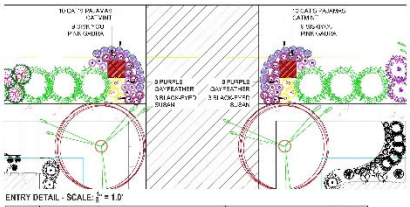
COASTAL CLASSIC DESIGN
RIGHT SIDE ELEVATION

COASTAL CLASSIC DESIGN
REAR ELEVATION

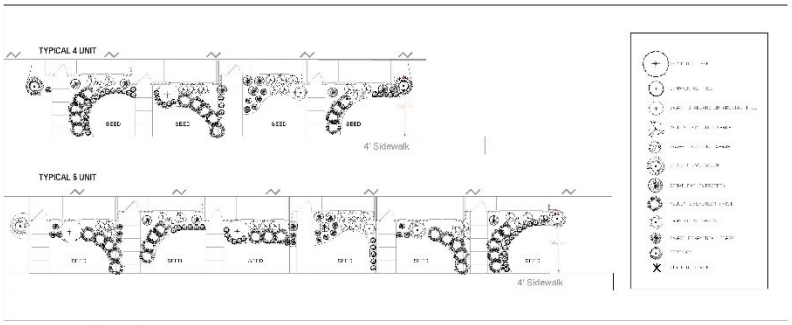
EXHIBIT D

Landscaping Exhibit





ENTRY DETAIL - SCALE: 1/8" = 1.0'



TYPICAL UNIT PLANTING - SCALE: 1/8" = 1.0'

	PLANT KEY			1/11/2023
	QNT	SIZE	COMMON	LATIN
SHADE	9	2 in	Armstrong Gold Maple	Acer rubrum 'Armstrong Gold'
	1	2 in	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze
	1	2 in	Marmo Maple	Acer freemanii 'Marmo'
	14	2 in	Urban Sunset Maple	Acer saccharinum 'Urban Sunset'
	3	2 in	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold
	10	2 in	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'
	3	2 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline
	15	2 in	Sweetgum Slender Silhouette	Liquidambar styraciflua 'Slender Silhouette'
	6	2 in	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City
	15	2 in	Columnar Tulip Tree	Liriodendron tulipifera 'fastigiata'
	1	2 in	Katsuratree Heronswood Monrovia	Cercidiphyllum japonicum 'Morton Circle'
	1	2 in	Swamp White Oak	Quercus bicolor
	6	2 in	Kindred Spirit Oak	Quercus robur x bicolor 'Nadler'
	4	2 in	Northern Red Oak	Quercus rubra
	1	2 in	Weeping Willow	Salix alba 'Tristis' or 'Tristis'
	3	2 in	Bald Cypress	Taxodium distichum
	3	2 in	Glenleven Linden	Tilia cordata 'Glenleven'
	4	2 in	Potted Hill	Ulmus wilsoniana 'Prairie'
	18	2 in	Frontier Lacebark Elm	Ulmus x Frontier
	9	2 in	Heritage Birch	Betula nigra 'Heritage
	10	2 in	Fram Fastigiate Columnar Hornbeam	Carpinus betulus 'Fram Fastigiate
	164	TOTAL		
EVG	14	6 ft	Norway Spruce	Picea abies
	14	6 ft	Iowa Juniper	Juniperus chinensis 'Iowa'
	15	6 ft	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'
	14	6 ft	Perfecta Upright Juniper	Juniperus chinensis 'Perfecta'
	59	6 ft	Green Giant Arborvitae	Thuja plicata 'Green Giant
DHN	16	2 in	Kentucky Coffeetree	Gymnocladus dioicus
	2	2 in	Sweetbay Magnolia	Magnolia virginiana
typ.	13	2 in	Tiger Eyes Cutleaf Sumac	Rhus typhina 'Tiger Eyes
typ.	67	5 gal	Dwarf Chokeberry Tree	
	194	TOTAL		
SHRUB	14	18"	Pink Pugster Butterfly Bush	Buddleia 'SMNBDPT'
	63	18"	Little Lime Panicle Hydrangea	Hydrangea paniculata 'Little Lime'
	10	18"	Little Quick Fire Panicle Hydrangea	Hydrangea paniculata 'Little Quick Fire'
	13	18"	Black Beauty Elderberry	Sambucus nigra 'Black Beauty
	11	18"	Ringlet Viburnum	Viburnum opulus nanum
	121	18"	Dwarf Deciduous Shrub	
	268	18"	Medium Deciduous Shrub	
	8	18"	Gold Thread Falsecypress	Chamaecyparis pisifera 'Filifera Aurea
	40	18"	Blue Lagoon Juniper	Juniperus chinensis 'Blue Lagoon'
	80	18"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl
typ.	265	18"	Medium Evergreen Shrub	
typ.	100	18"	Broadleaf Evergreen	
typ.	101	5 gal	Upright Evergreen	
	1086	TOTAL		
ORNMN	14	1 gal	Karl Foerster Pink Grass Feathergrass	Calamagrostis acutiflora 'Karl Foerster Pink'
	16	1 gal	Purple Dayflower	Tradescantia ohiensis 'Purple'
	20	1 gal	Cat's Pajamas Catmint	Nepeta 'Cat's Pajamas'
	6	1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
typ.	59	3 gal	Ornamental Grass	
typ.	126	1 gal	Dwarf Ornamental Grass	
typ.	230	1 gal	Perennial	

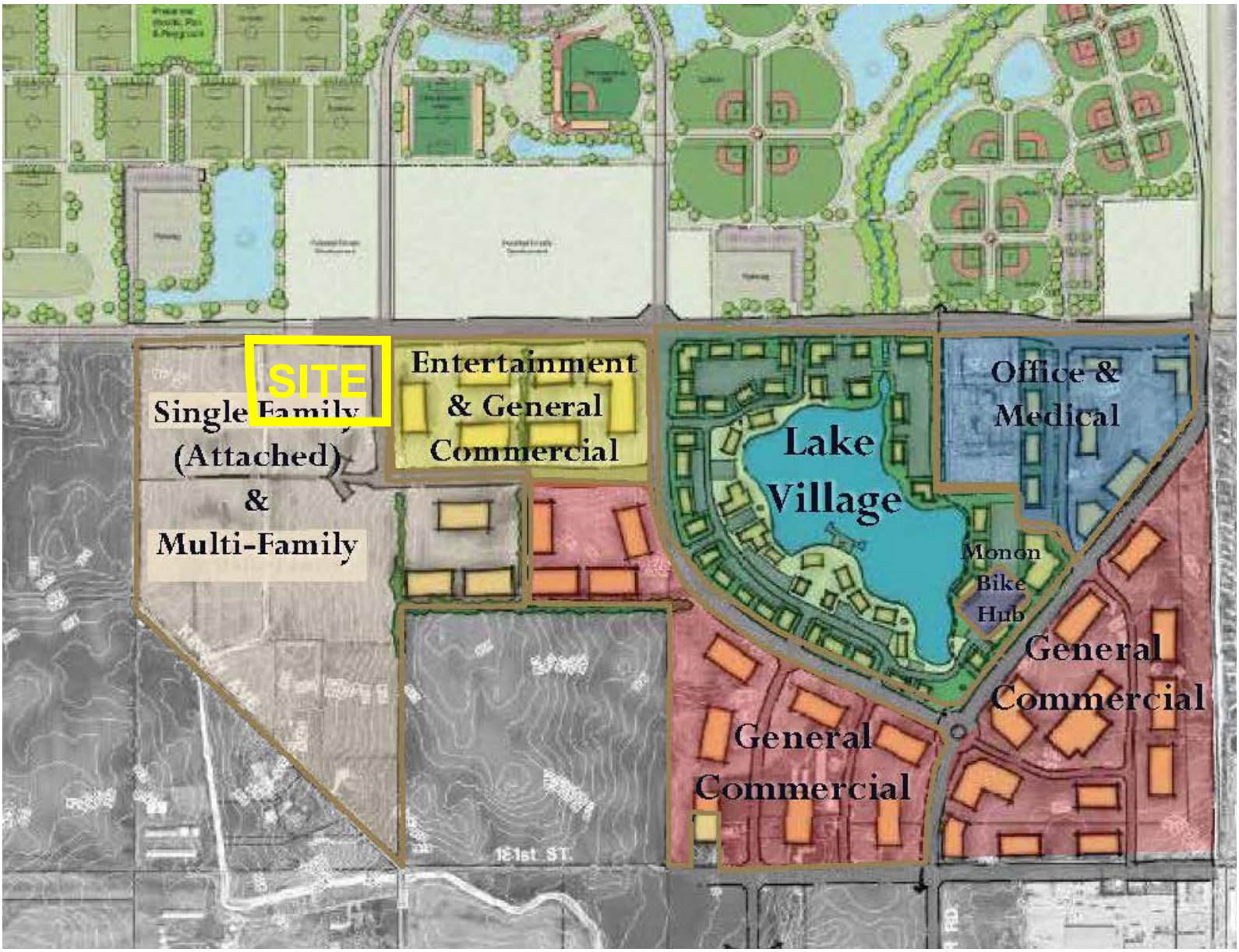
TOWNES AT GRAND PARK VILLAGE City of Wheaton, Illinois
LANDSCAPE PLAN

GAYLE A. FRAZER

FISCHER HOMES

EXHIBIT E

Amenity Exhibit

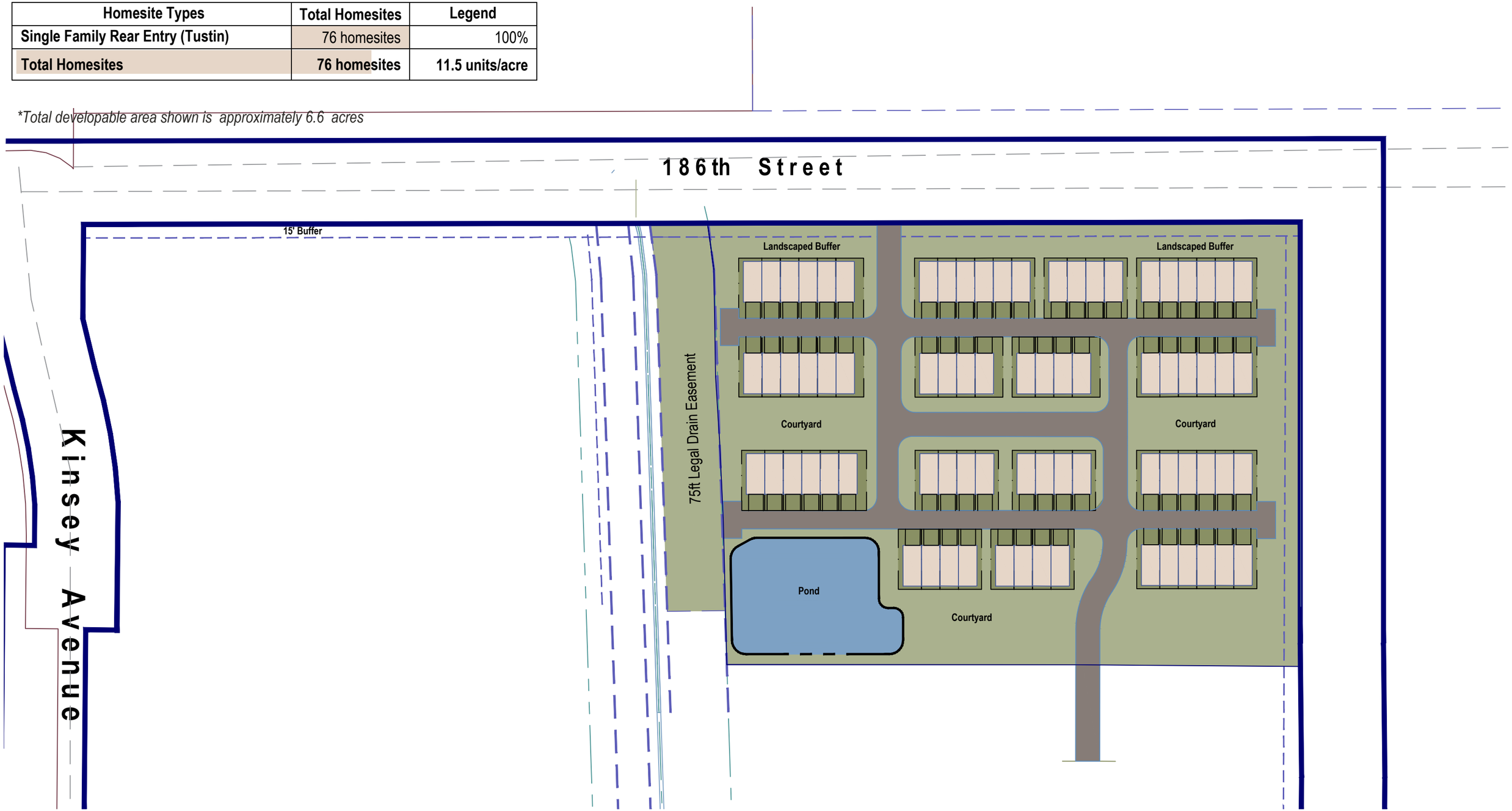


Grand Park Village - Amendment

Location within Grand Park Village PUD

Homesite Types	Total Homesites	Legend
Single Family Rear Entry (Tustin)	76 homesites	100%
Total Homesites	76 homesites	11.5 units/acre

*Total developable area shown is approximately 6.6 acres



Townes at Grand Park Village City of Westfield, Indiana

Conceptual Plan

0' 50' 100'

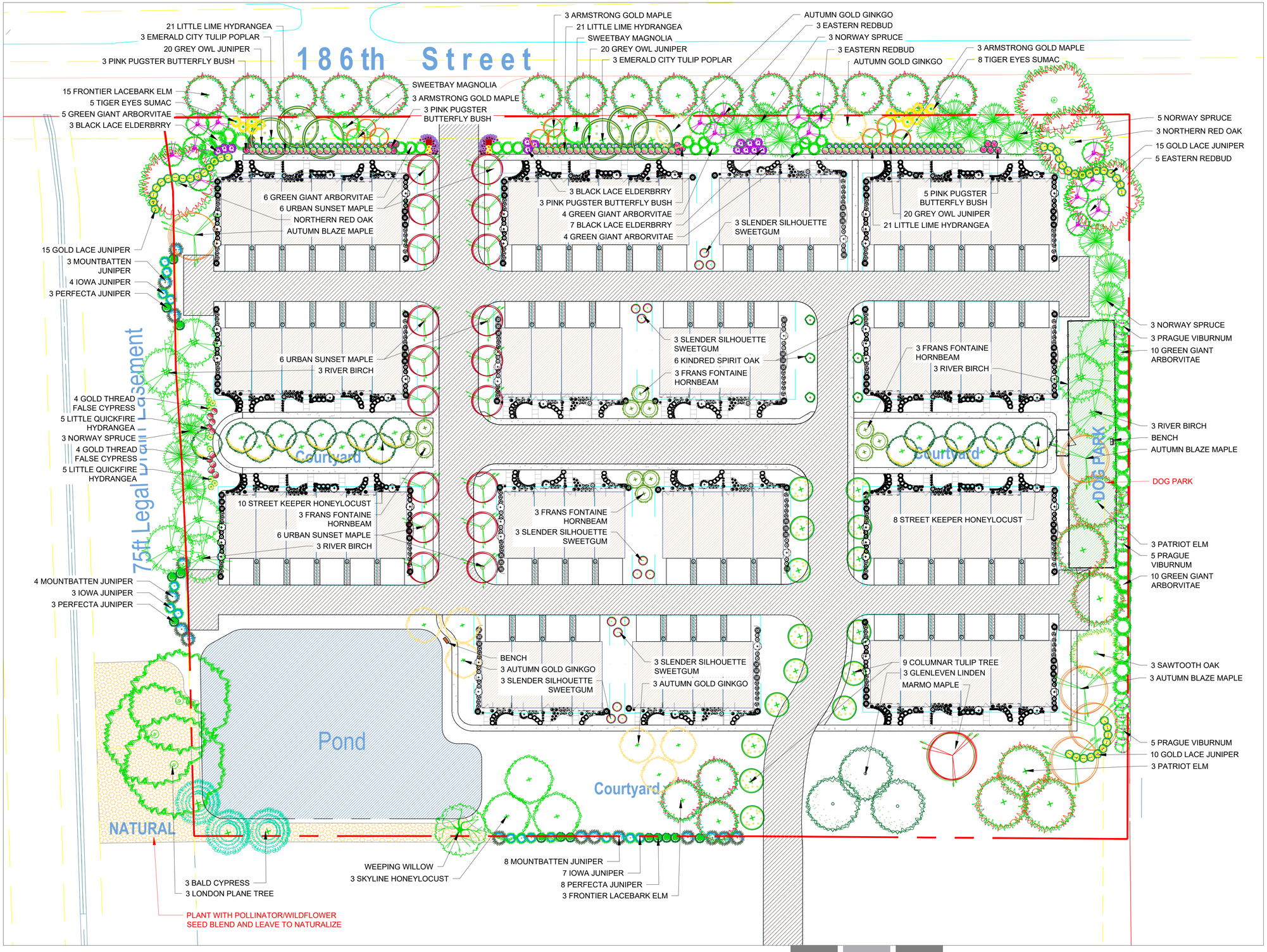
January 5th, 2023

COASTAL CLASSIC EXTERIOR DESIGN
6-HOME BUILDING - FRONT ELEVATION

COASTAL CLASSIC DESIGN
LEFT SIDE ELEVATION

COASTAL CLASSIC DESIGN
RIGHT SIDE ELEVATION

COASTAL CLASSIC DESIGN
REAR ELEVATION

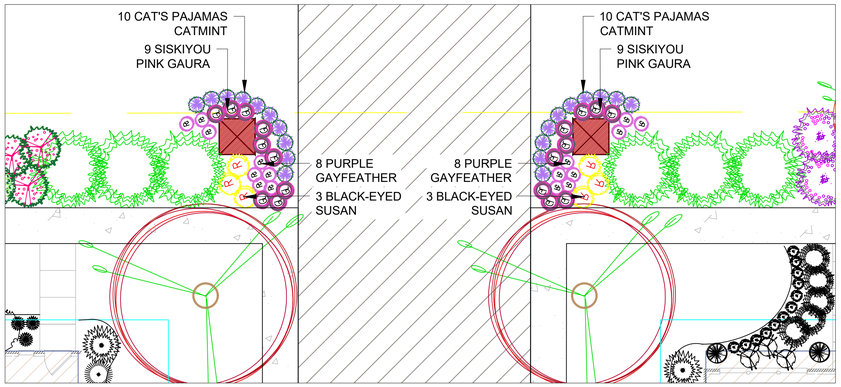


TOWNES AT GRAND PARK VILLAGE City of Westfield, Indiana

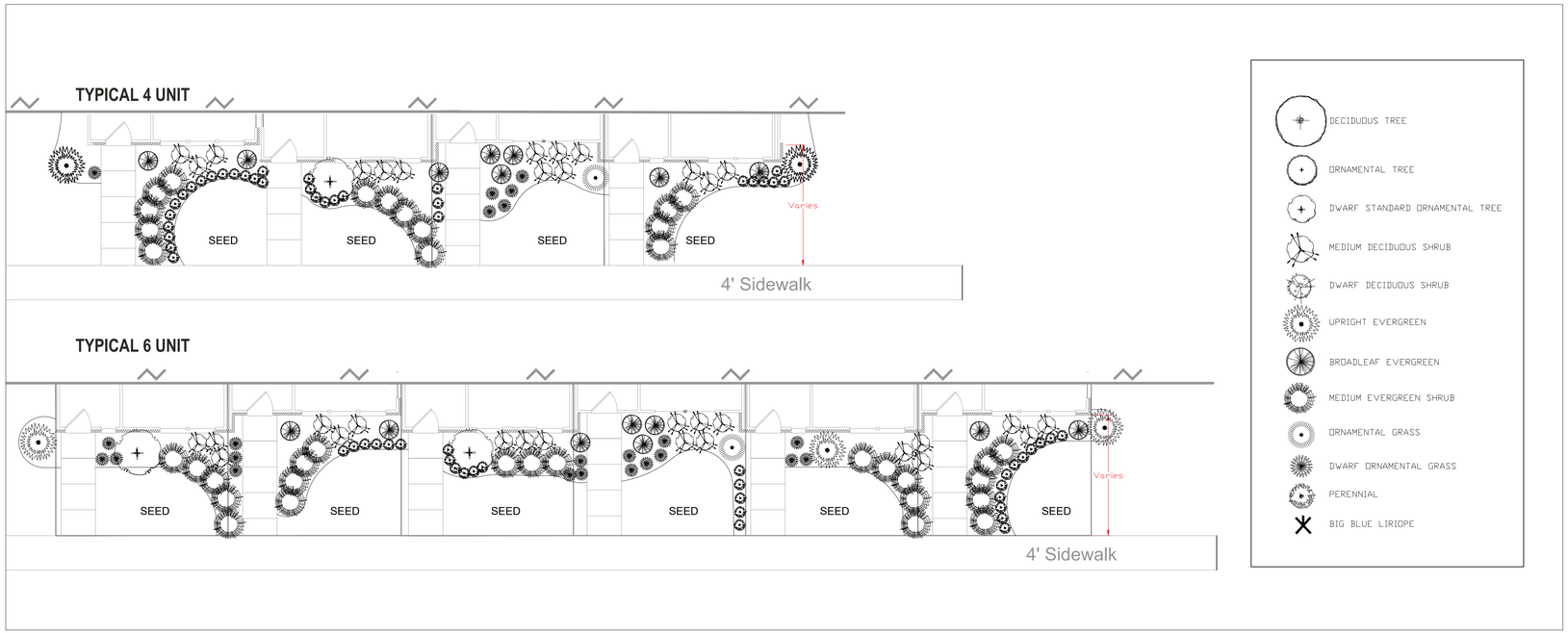
LANDSCAPE PLAN

GAYLE A. FRAZER

FISCHER HOMES



ENTRY DETAIL - SCALE: $\frac{1}{8}$" = 1.0'



TYPICAL UNIT PLANTING - SCALE: $\frac{1}{8}$" = 1.0'

	PLANT KEY			1/11/2023
	QNT	SIZE	COMMON	LATIN
SHADE	9	2 in	Armstrong Gold Maple	Acer rubrum 'Armstrong Gold'
	5	2 in	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'
	1	2 in	Marmo Maple	Acer x freemanii 'Marmo'
	18	2 in	Urban Sunset Maple	Acer x platanoides "Urban Sunset"
	8	2 in	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
	18	2 in	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'
	3	2 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
	15	2 in	Sweetgum slender silhouette	Liquidambar styraciflua 'Slender Silhouette'
	6	2 in	Emerald City Tulip Tree	Liriodendron tulipfera "Emerald City"
	15	2 in	ColumnarTulip Tree	Liriodendron tulipfera 'fastigiata'
	3	2 in	Exclamation London Planetree	Platanus x acerifolia 'Morton Circle'
	1	2 in	Sawtooth Oak	Quercus acutissima
	6	2 in	Kindred Spirit Oak	Quercus robur x bicolor 'Natableer'
	4	2 in	Northern Red Oak	Quercus rubra
	1	2 in	Weeping Willow	Salix alba 'Niobe' or 'Tristis'
	3	2 in	Bald Cypress	Taxodium distichum
	3	2 in	Glenleven Linden	Tilia cordata 'Glenleven'
	6	2 in	Patriot Elm	Ulmus carpinifolia 'Patriot'
	18	2 in	Frontier Lacebark Elm	Ulmus x 'Frontier'
	9	2 in	Heritage Birch	Betula nigra 'Heritage'
	12	2 in	Frans Fontaine Columnaris Hornbeam	Carpinus betulus Frans Fontaine
	164	TOTAL		
EVG	14	6 ft	Norway Spruce	Picea abies
	14	6 ft	Iowa Juniper	Juniperus chinensis 'Iowa'
	15	6 ft	Mountbattan Juniper	Juniperus chinensis 'Mountbattan'
	14	6 ft	Perfecta Upright Juniper	Juniperus chinensis 'Perfecta
	39	6 ft	Green Giant Arborvitae	Thuja plicata 'Green Giant'
ORN	16	2 in	Eastern Redbud	Cercis canadensis
	2	2 in	Sweetbay Magnolia	Magnolia virginiana
typ.	13	2 in	Tiger Eyes Cutleaf Sumac	Rhus typhina 'Tiger Eyes'
typ.	67	5 gal	Dwarf Ornamental Tree	
	194	TOTAL		
SHRUB	14	18"	Pink Pugster Butterfly Bush	Buddleia "SMNBDPT"
	63	18"	Little Lime Panicle Hydrangea	Hydrangea paniculata 'Little Lime'
	10	18"	Little Quick Fire Panicle Hydrangea	Hydrangea paniculata 'Little Quick Fire'
	13	18"	Black Beauty Elderberry	Sambucus nigra 'Black Beauty'
	13	18"	Prague Viburnum	Viburnum x pragense
	121	18"	Dwarf Deciduous Shrub	
	258	18"	Medium Deciduous Shrub	
	8	18"	Gold Thread Falsecypress	Chamaecyparis pisifera 'Filifera Aurea'
	40	18"	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
	60	18"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
typ.	265	18"	Medium Evergreen Shrub	
typ.	120	18"	Broadleaf Evergreen	
typ.	101	5 gal	Upright Evergreen	
	1086	TOTAL		
OTHER	18	1 gal	Siskiyou Pink Gaura Lindheimeri	Gaura Lindheimeri 'Siskiyou Pink'
	16	1 gal	Purple Gayfeather	Liatris spiccata 'Kobold'
	20	1 gal	Cat's Pajamas Catmint	Nepeta 'Cat's Pajamas'
	6	1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
typ.	99	3 gal	Ornamental Grass	
typ.	136	1 gal	Dwarf Ornamental Grass	
typ.	332	1 gal	Perennial	

TOWNES AT GRAND PARK VILLAGE City of Westfield, Indiana

LANDSCAPE PLAN

GAYLE A. FRAZER

FISCHER HOMES

Private
Courtyard

Petition Number:	2301-PUD-02
Project Name:	Grand Park Village PUD, Amendment V (Ord. 22-61)
Subject Site Address:	South of 186th Street, ENE of Kinsey Avenue (the "Property")
Petitioner:	D&W Farms, Inc. by Henke Development Group (the "Petitioner")
Request:	The Petitioner requests an amendment to a 6.6 acre +/- portion of the Grand Park Village PUD to permit 77 Townhouse Dwellings
Current Zoning:	Grand Park Village PUD (Ord. 12-46) (the "Existing PUD")
Current Land Use:	Vacant
Approximate Acreage:	7 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Proposed Ordinance 22-61
	4. Context Map
	5. Concept Plan
	6. Building Elevations
	7. Landscape Plan
	8. Courtyard Character Exhibit
	9. Neighbor Meeting Summary
Staff Reviewer:	Daine Crabtree, Senior Planner

PETITION HISTORY

The petition was introduced at the December 12, 2022, City Council meeting. The petition will receive a public hearing at the January 17, 2023, Advisory Plan Commission (the "Plan Commission") meeting. A neighbor meeting was held on January 12, 2023. A summary of that meeting can be viewed in **Exhibit 9**.

PROJECT OVERVIEW

Location: The Property is located south of 186th Street ENE of and adjacent to Kinsey Avenue (see **Exhibit 2**).

The Property is currently zoned as a portion of the Grand Park Village PUD, specifically the Multi-Family and Single-Family Attached area.

Adjacent properties to the west and south and east are zoned the Grand Park Village PUD. The Pacers Athletic Center and parking for Grand Park exist to the north. The Single-Family Attached subdivision known as the Harbors at Grand Park Village is being developed to the south.

Project Description: The Petitioner is requesting an amendment to the Grand Park Village PUD, specific to a 7 acre +/- area. In the Existing PUD, Multi-Family Dwelling Units that default to the MF2: Multi-Family Medium Density zoning district of the UDO and Single-Family Attached Dwelling Units that default to the SFA: Single-Family Attached zoning district of the UDO are permitted.

Concept Plan: A Concept Plan (the "Plan") has been included in the PUD (see **Exhibit B** of the PUD or **Exhibit 5**) for which substantial compliance must be met.

Permitted Uses: In addition to the uses already permitted on the Real Estate by the Existing PUD, Townhouse Dwellings are proposed to be permitted. The Grand Park Village PUD permits Multi-Family uses that default to MF2: Multi-Family Medium Density Standards of the UDO. However, Townhouse Dwellings are only permitted in MF1: Multi-Family Low Density districts.

- A maximum of seventy-seven (77) Townhouse Dwelling Units are permitted on the Property.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the SFA: Single-Family Attached District of the UDO except as otherwise modified by the Ordinance. A comparison of the proposed standards with the UDO is below:

Standard	Grand Park Village, Amendment V	SFA: Single-Family Attached (UDO)
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Maximum Density	11 Dwelling Units/Acre	4 Dwelling Units/Acre*
Maximum Dwelling Units Per Building	6	4
Maximum Project Size	7 Acres	30 acres
Minimum Building Setback		
186th Street	25 feet	25 feet
East Perimeter	20 feet	N/A
South Perimeter	20 feet	N/A

West Perimeter	20 feet	N/A
Minimum Internal Building Setbacks		
Internal Street	5 feet	20 feet
Side & Rear Yard	N/A	N/A
Minimum Distance Between Structures	20 feet	25 feet
Maximum Lot Coverage	100%	N/A
Minimum Lot Width	20 feet	N/A
Maximum Building Height	40 feet	35 feet
Minimum Living Area (Total) Per Dwelling Unit	1,800 SF	1,800 SF

*MF1: Multi-Family Low Density, the only UDO district that permits Townhouse Dwelling Units, has a maximum density of 6 Dwelling Units per Acre

Illustrative Character Exhibits: Illustrative Character Exhibits have been added to the PUD (see **Exhibits C** of the PUD or **Exhibit 6**) for which substantial compliance is required.

- Vinyl siding is prohibited
- Masonry shall be provided on all building elevations as illustrated in Exhibit C
- All Dwellings shall have a minimum two (2) car attached garage
- Six (6) windows are required on all side elevations

Landscaping Standards: A landscape plan has been added to the PUD as a reference exhibit in regards to Street Trees, Lot Landscaping and External Street Frontage Landscaping and Overall Site Landscaping. The landscape plan shows meets the UDO standards and is not a modification.

Open Space and Amenity Standards

- Minimum Open Space, which includes areas on lots and common areas shall be thirty percent (30%) and as generally shown on the Concept Plan.
    - SFA district standards of the UDO require 35 percent (35%) Open Space while MF1 districts require 20 percent (20%).
- Amenities on the Property shall include courtyards, trails, benches/swings, pathways and a designated dog area.
    - The location of these amenities shall be in substantial compliance with the Concept Plan unless an alternative location for the dog park is necessary.

Grand Park Village Dwelling Unit Maximum

If approved, all 77 Dwelling Units permitted within this proposal would count towards the permitted total dwelling units within the Grand Park Village PUD.

DEVELOPMENT	NUMBER OF UNITS
Charlestown on the Monon	**244**
Grand Park Village (TWG)	**240**
Highground 55+ Boutique Apartments	**157**
GPV, Amendment V	**77**
CUMULATIVE TOTAL	**718 of 960 permitted Multi-Family Dwelling Units appropriated if approved.** **242 Multi-Family Dwelling Units would remain permitted.**
Harbor at Grand Park Village	**74 of 75 permitted Single-Family Attached Dwelling Units appropriated.** **0 units remain permitted as an attached unit must contain 2, 3, or 4 units.**

Note that in the Staff Report for the Consent Agenda approval of the Highground 55+ Boutique Apartments Detailed Development Plan, which was the last development plan approved for multi-family dwelling units in Grand Park Village, it was stated that 245 dwelling units remained to be used. At that time, Staff had been operating under a determination that 960 *TOTAL* dwelling units – multi-family AND single-family attached - were permitted in the Grand Park Village PUD.

Since that approval, because language in the Existing PUD permitting 960 dwelling units is explicitly listed under the "Multi-Family Residential" article heading of the PUD, Staff has revised the prior determination. As such, while the 74 single-family attached dwelling units in the Harbor at Grand Park Village Development shall continue to count towards the 75 permitted single-family attached dwelling unit maximum, they are determined separate from 960 multi-family dwelling units permitted.

To summarize, it has been determined that 1,035 total dwelling units are permitted in the Grand Park Village PUD per the Existing Ordinance. A maximum of 75 of these units may be Single-

Family Attached while a maximum of 960 of these units may be Multi-Family. If Ord. 22-61 is approved, ***242*** multi-family dwelling units would remain permitted.

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "New Suburban" and "Employment Corridor" land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

• Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments

• Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and

• Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

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 will be held at the January 17, 2023, 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 December 12, 2022, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the January 17, 2023, Plan Commission meeting.**

2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

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

Grand Park Village PUD Amendment Zoning Request

Neighborhood Meeting Summary

Project: **Grand Communities, LLC – Fischer Homes**
Grand Park Village PUD – Amendment V Zoning Request
Petition Number 2301-PUD-02.

Date: **January 12, 2023 at 6:30 pm**

Location: **Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN 46074**

Presenters: **Jon Dobosiewicz and Rick Lawrence – Nelson & Frankenberger**

Grand Communities/Fischer Homes – Jason Wisniewski and

Amanda Deardorff

Attendees: **Councilor: Cindy Spoljaric**

Planning Staff: Daine Crabtree

See Ex. A For Sign-In-Sheet

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal**.**

Neighbor Meeting Comments and Questions:

1. What is meant by "multi-family"?

    a. Response: Multi-family means garden style apartments.

2. What is the connectivity in the area, both for bicycle and autos?

    a. Response: This development will add paths along 186th Street. As additional parcels in the area develop, bike and walking paths connections will increase.

The meeting ended at approximately 6:45pm.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Grand Communities, LLC – Fischer Homes

Grand Park Village PUD – Amendment V Zoning Request
Petition Number 2301-PUD-02.
Text Amendment for for-sale townhome community

Location:

Thursday, January 12, 2023 at 6:30 pm
Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

NAME	ADDRESS	PHONE	EMAIL
1. Eric Freund	18150 Kinsey Ave	346-732-8819	efreund1064@gmail.com
2.			
3.			
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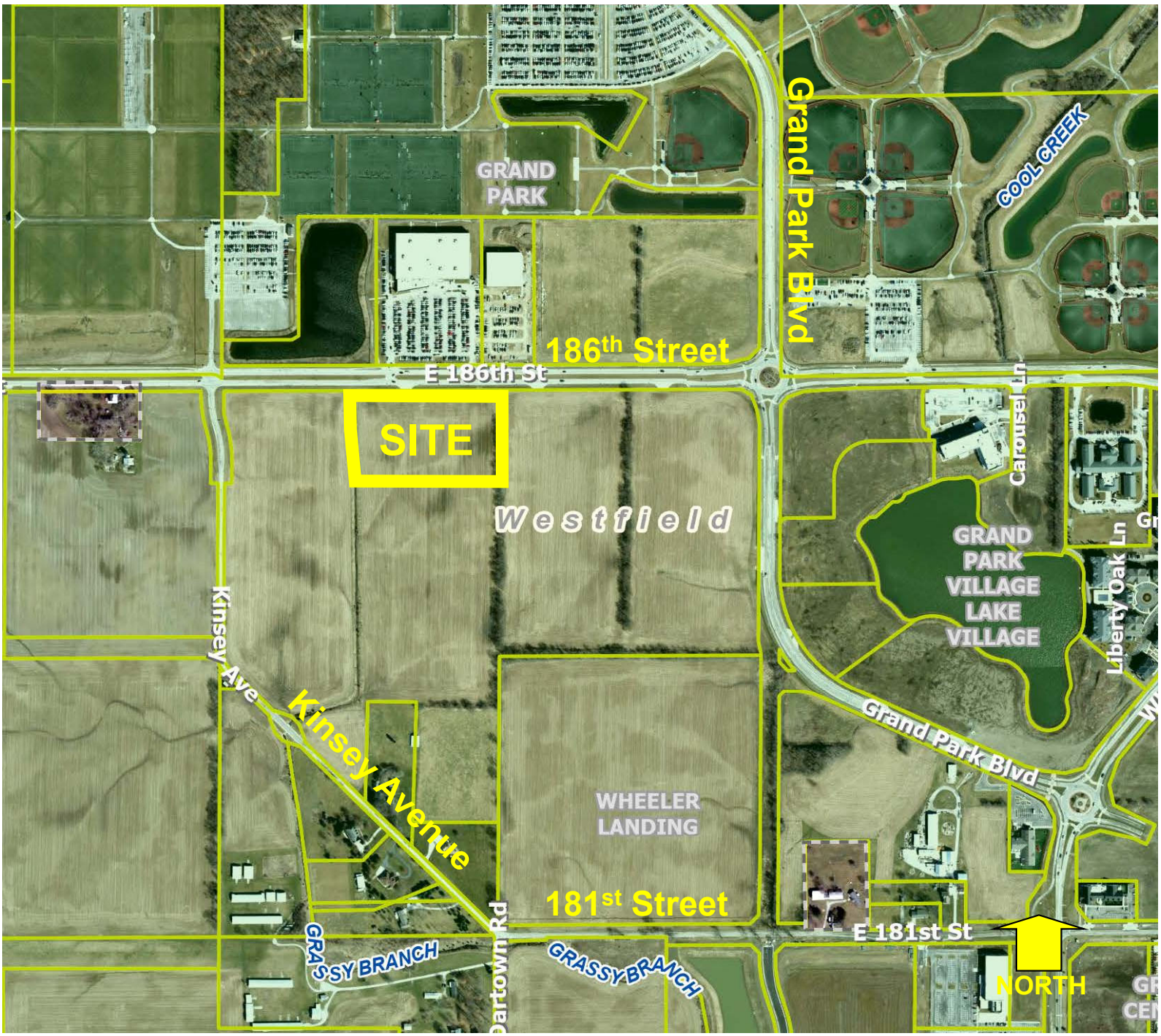
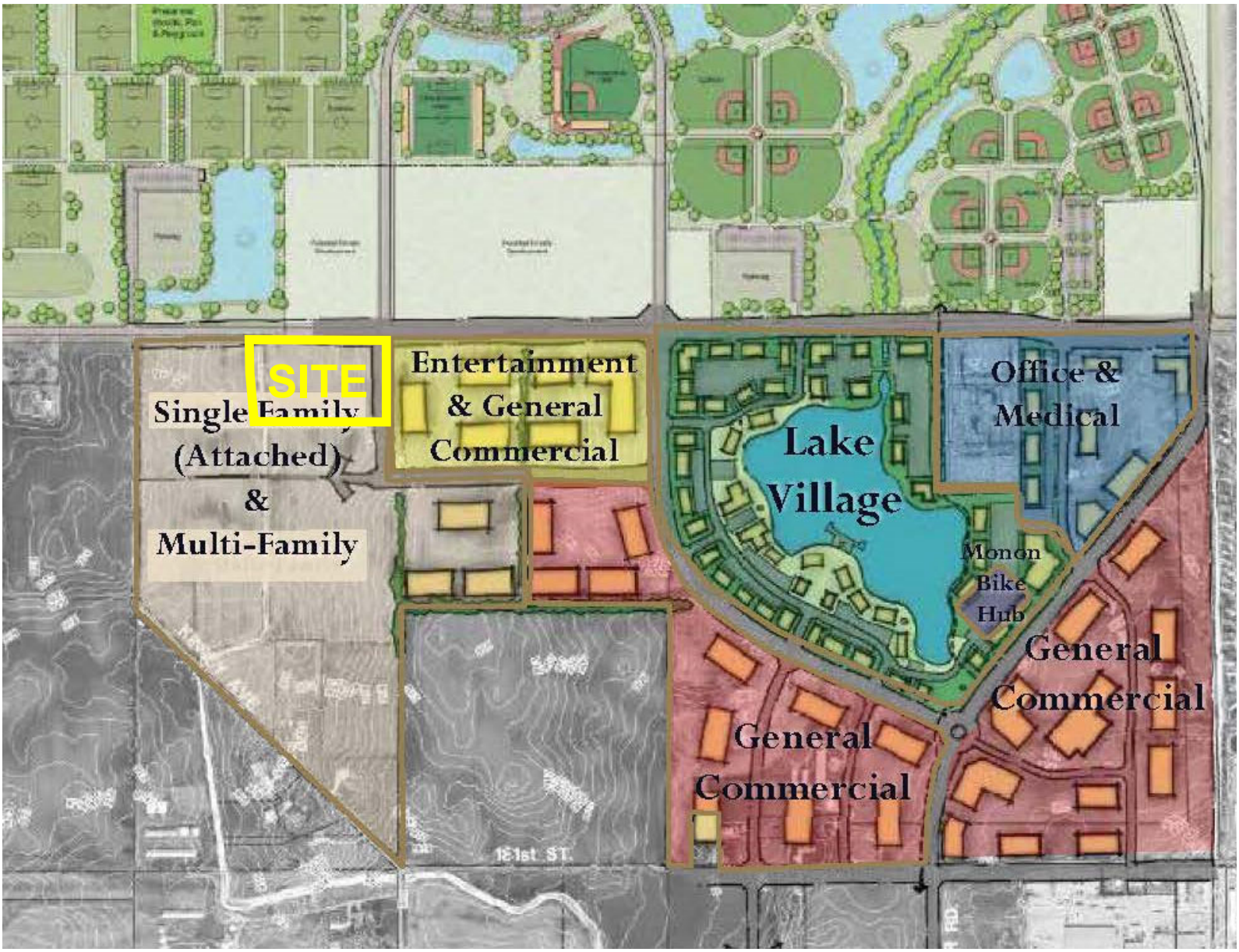


Grand Park Village - Amendment

Site Location Map / Aerial Photograph



Grand Park Village - Amendment

Location within Grand Park Village PUD

Grand Communities, LLC

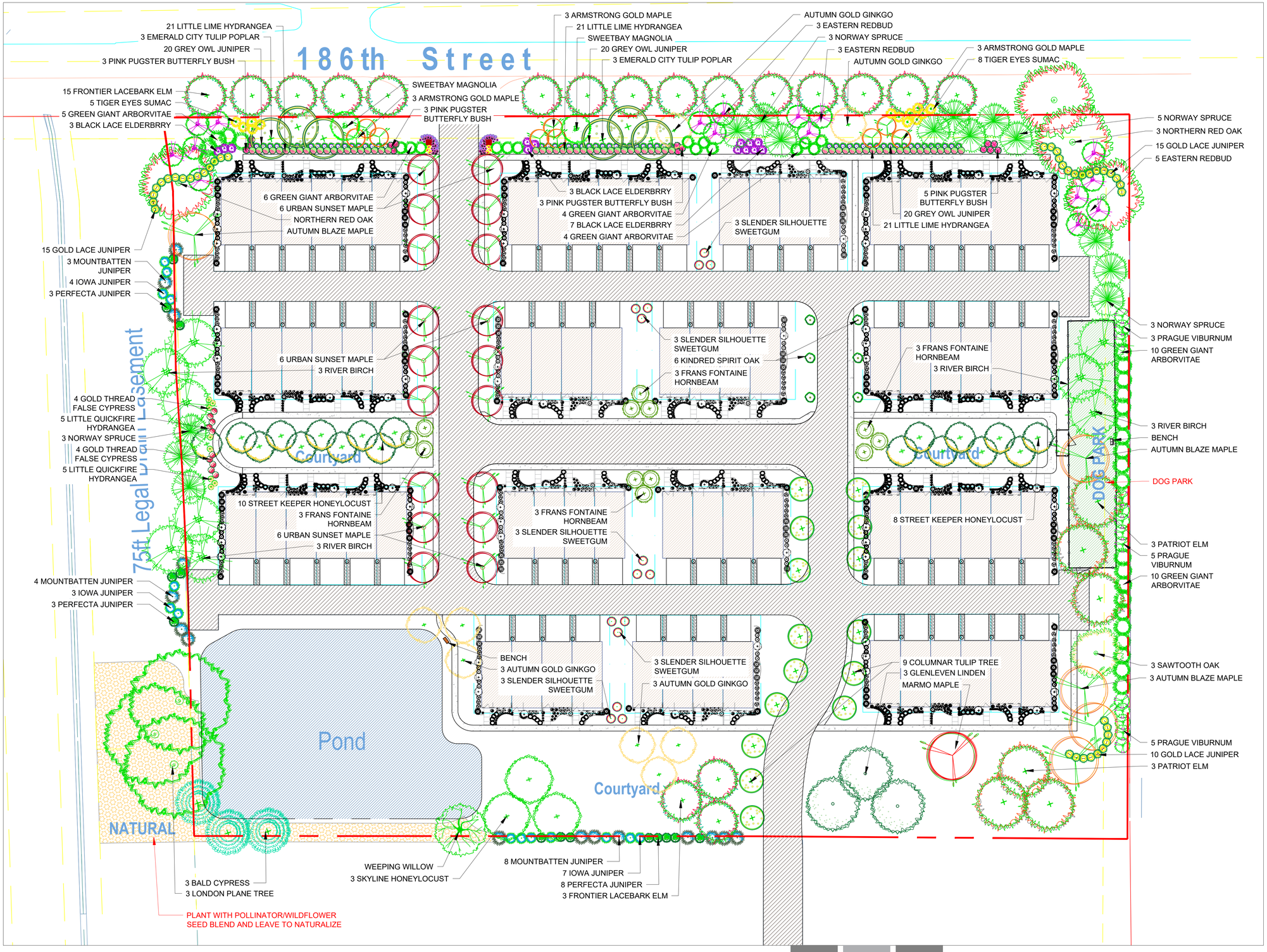
Townes at Grand Park Village

City of Westfield, Indiana

Illustrative Rendering

0' 50' 100'

Janurary 11th, 2023



TOWNES AT GRAND PARK VILLAGE City of Westfield, Indiana

LANDSCAPE PLAN

GAYLE A. FRAZER

FISCHER HOMES

TOWNES AT GRAND PARK VILLAGE City of Westfield, Indiana
LANDSCAPE PLAN

GAYLE A. FRAZER

FISCHER HOMES

Grand Communities, LLC

Townes at Grand Park Village

City of Westfield, Indiana

Illustrative Rendering

0' 50' 100'

Janurary 11th, 2023