



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_17_2018

Monday, September 17, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, September 17, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - September 4, 2018

Documents: [APC Minutes - September 4, 2018](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1809-PUD-25

Grand Park Village PUD Amendment (Charles Towne)

West Side of Wheeler Road between Grand Park Boulevard and 186th Street

Henke Development Group by Freeman Development Corp. requests an amendment to development, architectural, and landscaping standards to accommodate a multi-family development on 12 acres +/- in the Grand Park Village PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 18-33](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Site Layout](#) | [Exhibit 6: Narrative](#) | [Exhibit 7: Illustrative Exhibit](#) | [Exhibit 8: Landscape Plan](#)

CONSENT AGENDA

1808-DDP-21

Westfield High School Addition

18250 N. Union Street

Westfield Washington Schools by Cripe Engineering requests Detailed Development Plan approval of a 53,285 square foot +/- building addition on approximately 13 acres +/- in the GB-PD: Business / Planned Development District and EI: Enclosed Industrial District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Development Plan](#) | [Exhibit 3: Building Elevations](#) | [Exhibit 4: Landscaping Plan](#)

1809-DDP-24

Charles Towne at Grand Park Village

West Side of Wheeler Road between Grand Park Boulevard and 186th Street

Henke Development Group requests Detailed Development Plan approval of a seventeen (17) building multi-family development on 12 acres +/- in the Grand Park Village PUD District.

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

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

1806-DDP-13

Grassy Branch Marketplace, Lot 2

3302 East SR 32

Kennmar, LLC by American Structurepoint, Inc. requests approval of a parking lot expansion and building facade modifications on 2.19 acres +/- in the Grassy Branch Marketplace PUD District.

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

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

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

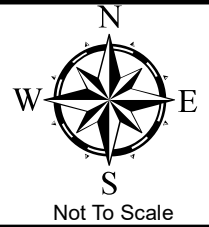
City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

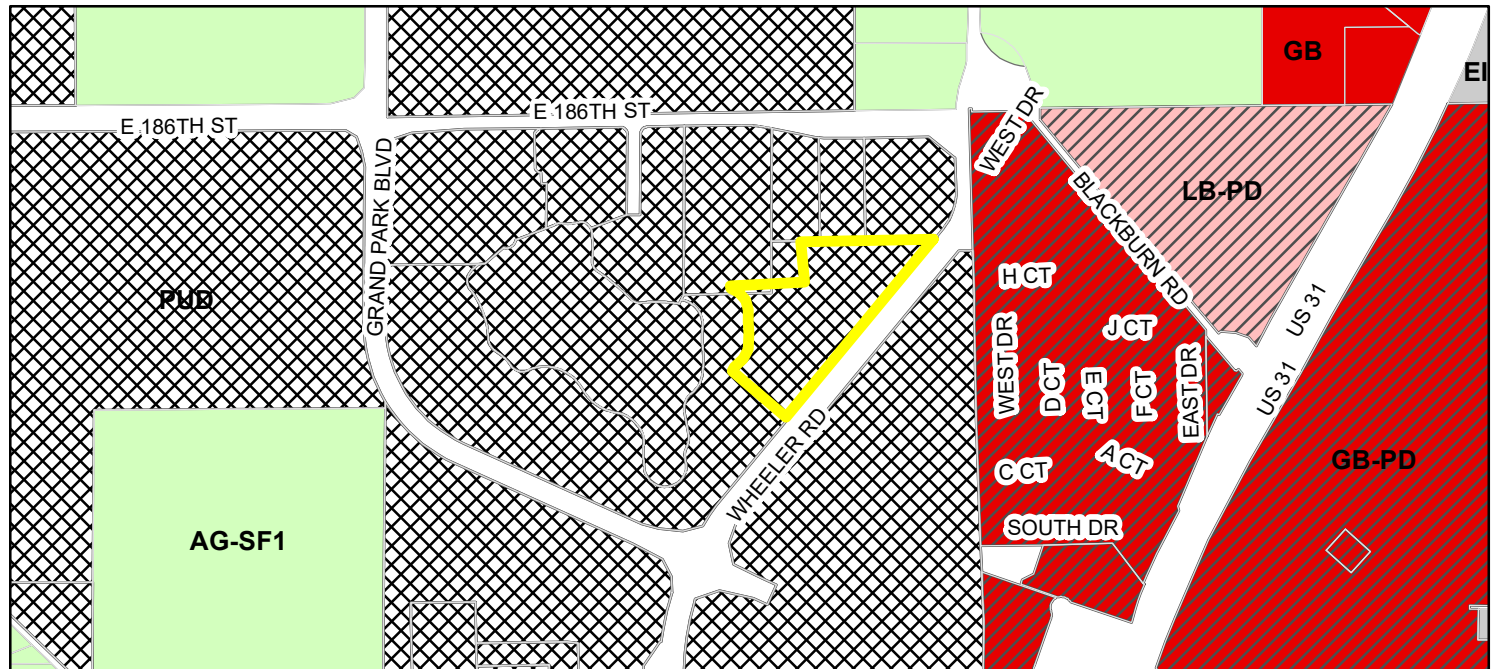
Property Location Map CharlesTowne Multi-Family Development



Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | GB (General Business) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | LB-PD (Local Business - Planned Development) |
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial) | |



1 BUILDING #1 FRONT ELEVATION (AS VIEWED FROM PARKING LOT)
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 37'-6 1/2"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK



2 BUILDING #1 SIDE ELEVATION (AS VIEWED FROM NORTHEAST)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)



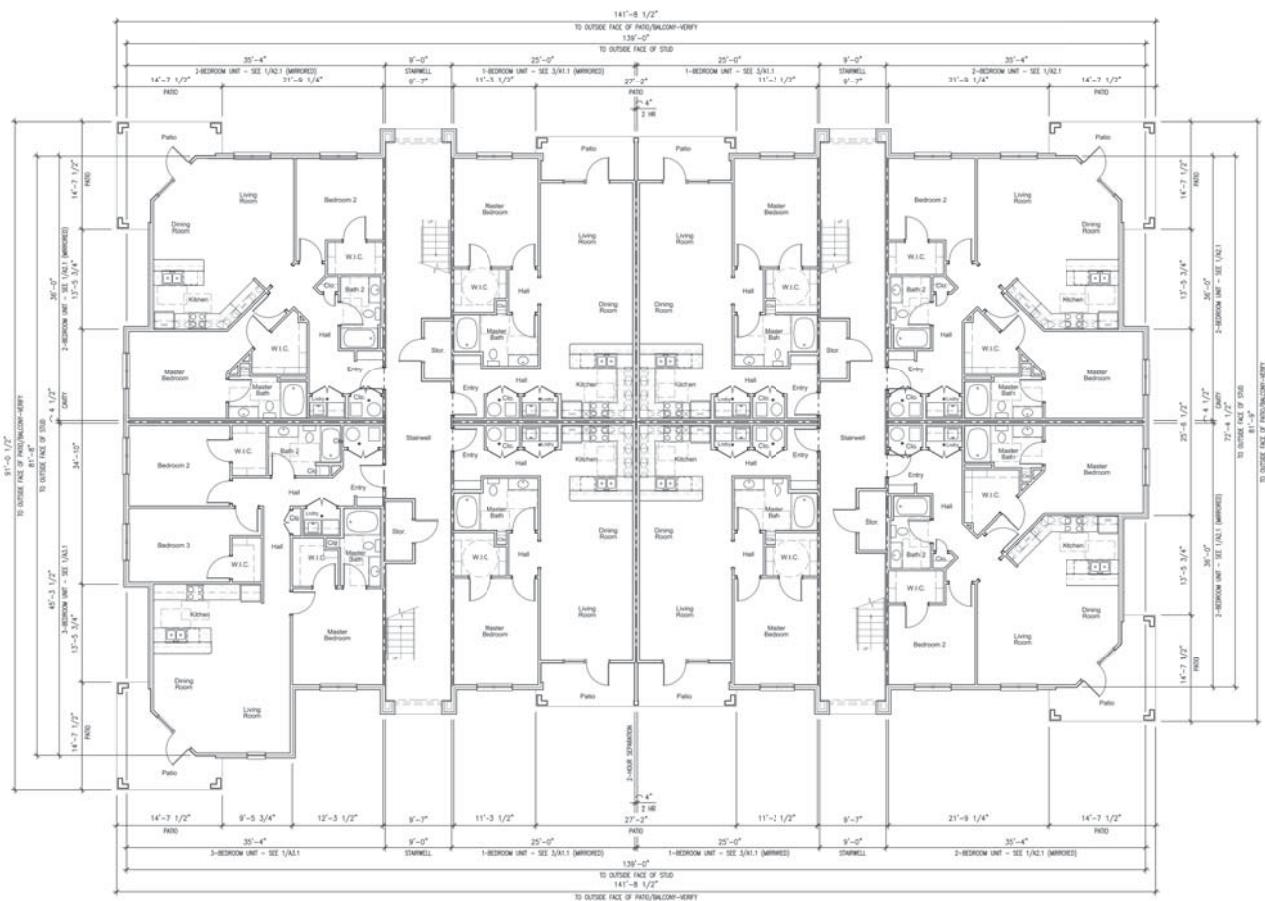
3 BUILDING #1 SIDE ELEVATION (AS VIEWED FROM SOUTHWEST)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)



4 BUILDING #1 REAR ELEVATION (AS VIEWED FROM WHEELER ROAD)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK "KEENELAND TUDOR" QUEEN SIZE MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "FETTER"
- STANDING SEAM METAL ROOF: BERRIDGE "MATTE BLACK"
- WINDOWS: JELD-WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"



BUILDINGS #2 & #12 FIRST FLOOR PLAN
 SCALE: 1/8"=10'

L-SHAPED - 29,527 GSF
 (224) MIXED UNITS

BUILDINGS #2 & #12 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

FILENAME: 18-0001-02.dwg
 PLOT NO: 18-0001
 DRAWN BY: DMD
 CHECKED BY: JMD
 DATE: 10/18/2018

FREEMAN PLANNING & DESIGN, INC.
 RICHMOND, INDIANA • (765) 966-9720

SHEET NO:

B2.1



1 BUILDINGS #2 and #12 FRONT ELEVATION (AS VIEWED FROM PARKING LOT)
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 37'-6 1/2"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK



2 BUILDINGS #2 and #12 SIDE ELEVATION (AS VIEWED FROM NORTHEAST)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)



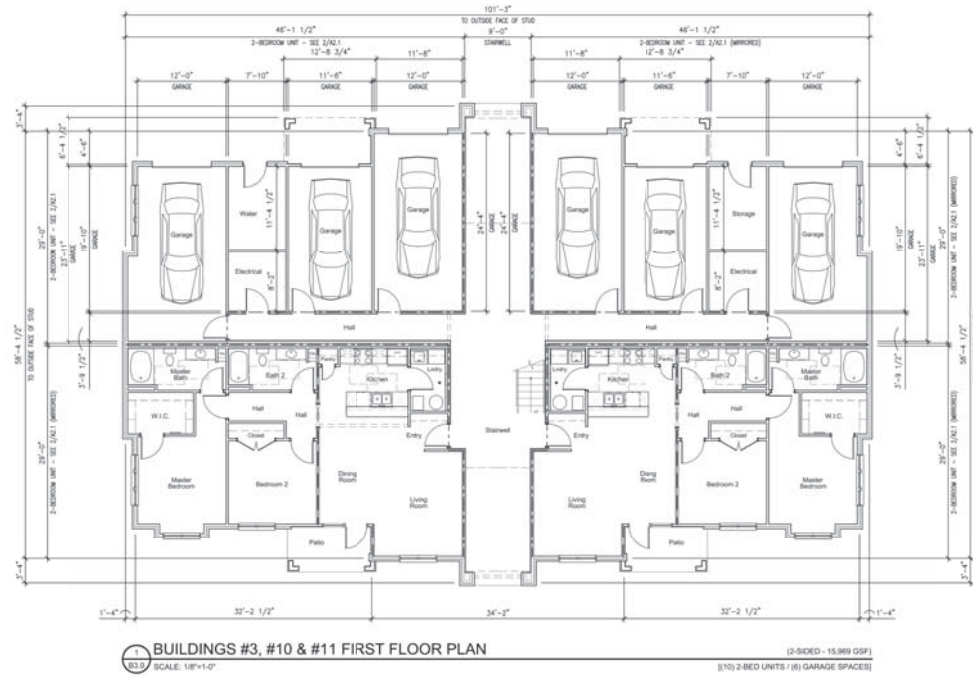
3 BUILDINGS #2 and #12 SIDE ELEVATION (AS VIEWED FROM SOUTHWEST)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)



4 BUILDINGS #2 and #12 REAR ELEVATION (AS VIEWED FROM WHEELER ROAD)
 SCALE: 1/8"=1'-0"
 (MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (24 UNITS)

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK, "KEENELAND TUDOR" QUEEN SIZE MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "PEWTER"
- STANDING SEAM METAL ROOF: BERRIDGE "MATTE BLACK"
- WINDOWS: JELD-WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY/IRON WORKS- POWDER COAT "BLACK"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"



BUILDINGS #3, #10 & #11 FIRST FLOOR PLAN
 (2-SICKED - 15,969 GSF)
 (110) 2-BED UNITS / (85) GARAGE SPACES
 SCALE: 1/8"=1'-0"



BUILDINGS #3, #10 & #11 FRONT ELEVATION (AS VIEWED FROM WHEELER ROAD) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)
BUILDING HEIGHT: 35'-1 3/4"

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK



BUILDINGS #3, #10 & #11 SIDE ELEVATION (SW) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)



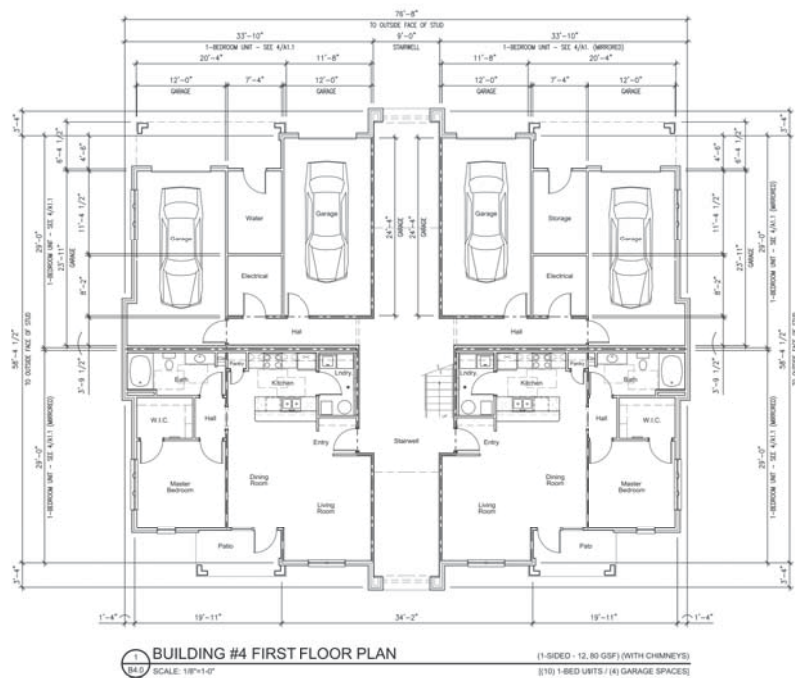
BUILDINGS #3, #10 & #11 SIDE ELEVATION (NE) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)



BUILDINGS #3, #10 & #11 REAR ELEVATION (AS VIEWED FROM PARKING LOT) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK - "COOPERS MILL" QUEEN SIZE
MORTAR: BRIMMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES - "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE "WHITE BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS - POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"



BUILDING #4 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:

B4.1

REVISION: 18-0001-18-2001
PROJECT NO: 18-0001
DRAWN BY: DAD
CHECKED BY: DAD
DATE: 03.13.2018

FREEMAN PLANNING
& DESIGN, INC.

RICHMOND, INDIANA · (765) 966-9720



1 BUILDING #4 FRONT ELEVATION (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)
BUILDING HEIGHT: 35'-5 1/4"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK



2 BUILDING #4 SIDE ELEVATION (WEST) (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)



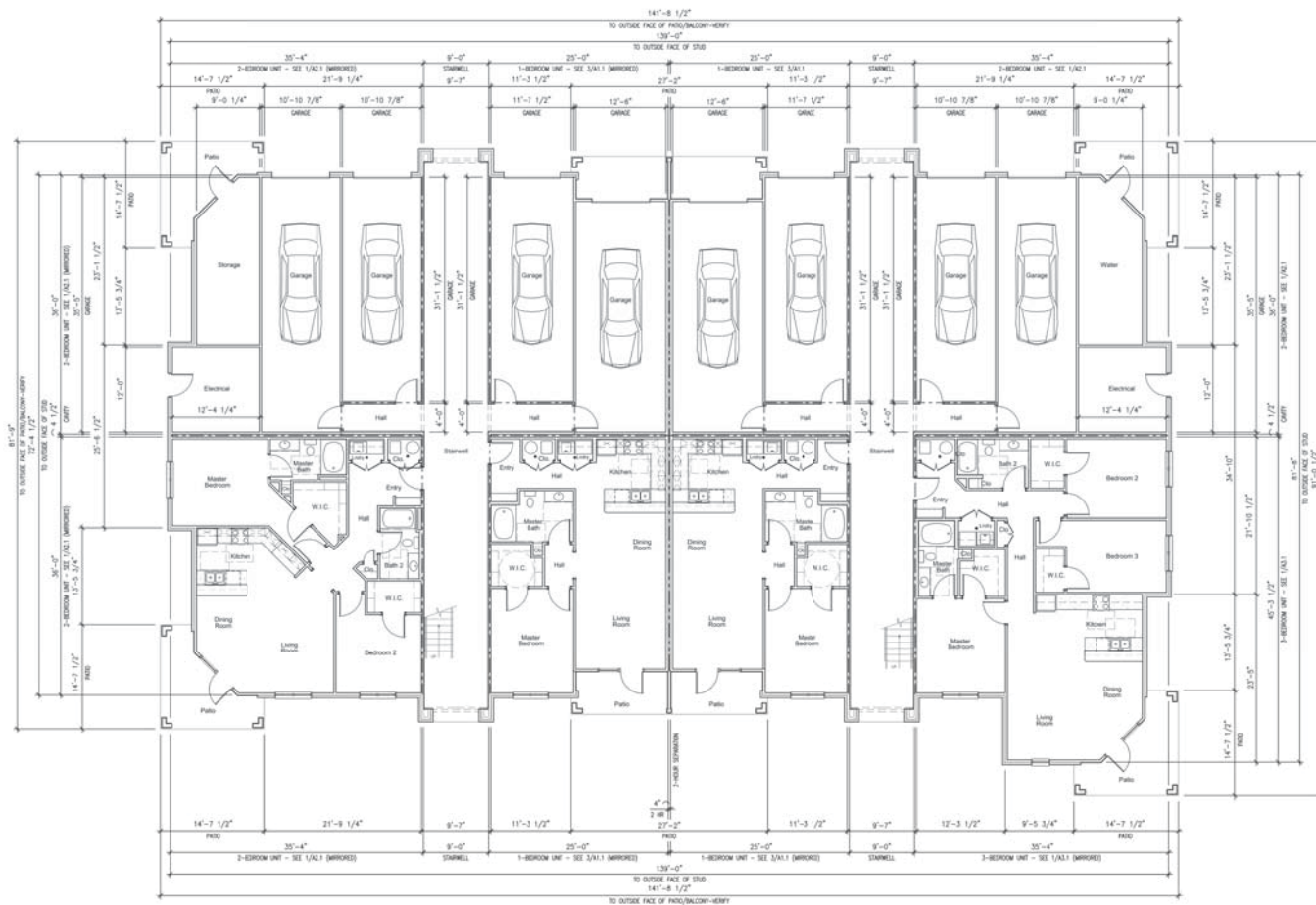
3 BUILDING #4 SIDE ELEVATION (EAST) (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)



4 BUILDING #4 REAR ELEVATION (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEBEND GETAWAY"
HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 169 "SOFT CHAMOIS"
BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRICKMANT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"



BUILDING #5 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

(L-SHAPED - 29,527 GSF)
 [(20) MIXED UNITS - (8) GARAGES]

BUILDING #5 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

FILENAME: 18-0000-18.0000
 PROJECT NO: 18-0000
 DRAWN BY: DMD
 CHECKED BY: JMD
 DATE: 10/18/2018

**FREEMAN PLANNING
 & DESIGN, INC.**

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SHEET NO:

B5.1



1 BUILDING #5 FRONT ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-6 1/2"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK



2 BUILDING #5 SIDE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES



3 BUILDING #5 SIDE ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

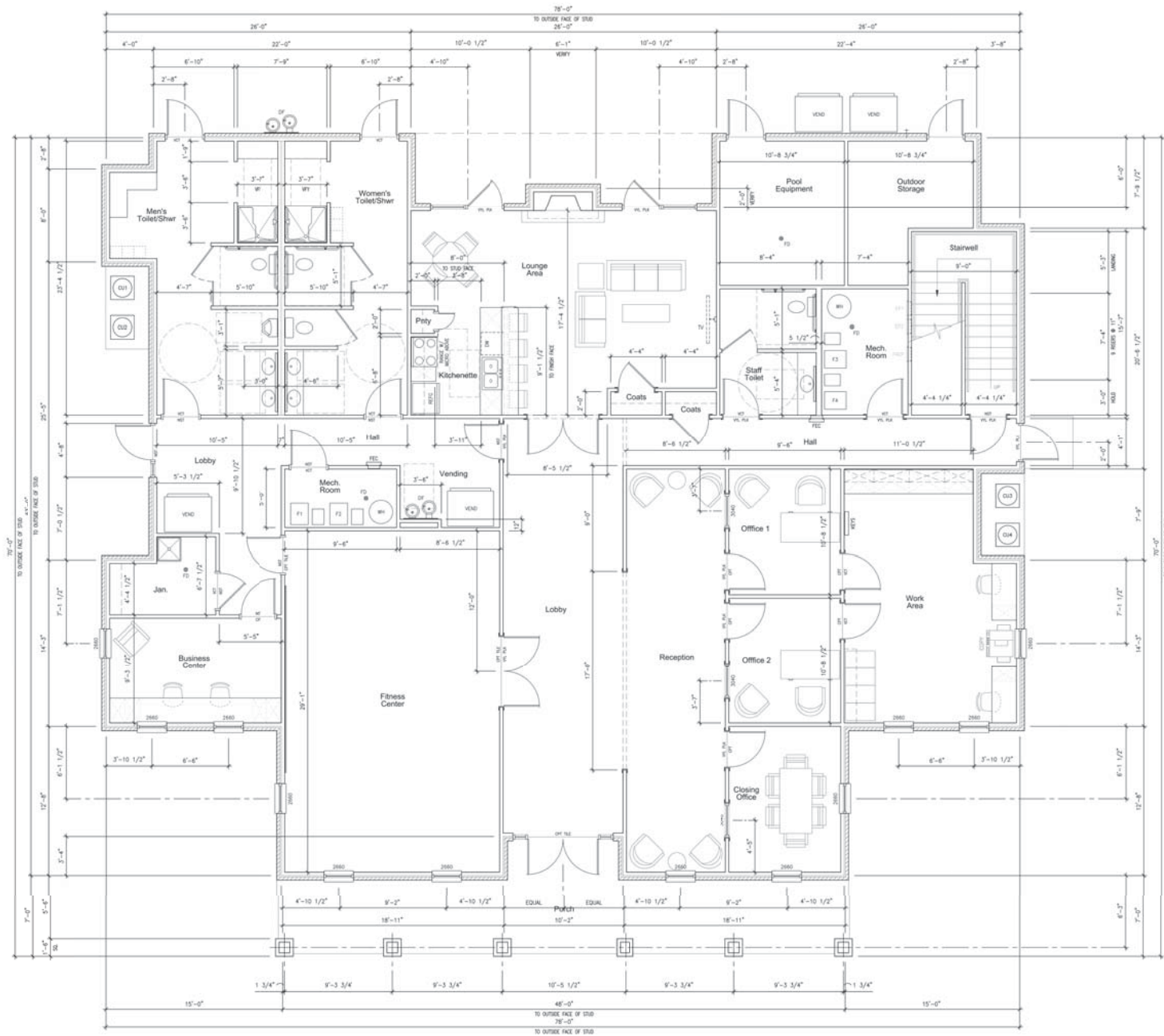


4 BUILDING #5 REAR ELEVATION (AS VIEWED FROM PARKING LOT)
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK "KEENELAND TUDOR" QUEEN SIZE MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "PEWTER"
- STANDING SEAM METAL ROOF: BERRIDGE "MATTE BLACK"
- WINDOWS: JELD-WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"



BUILDING #6 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

(157 FL 4.175 GSF)

BUILDING #6 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

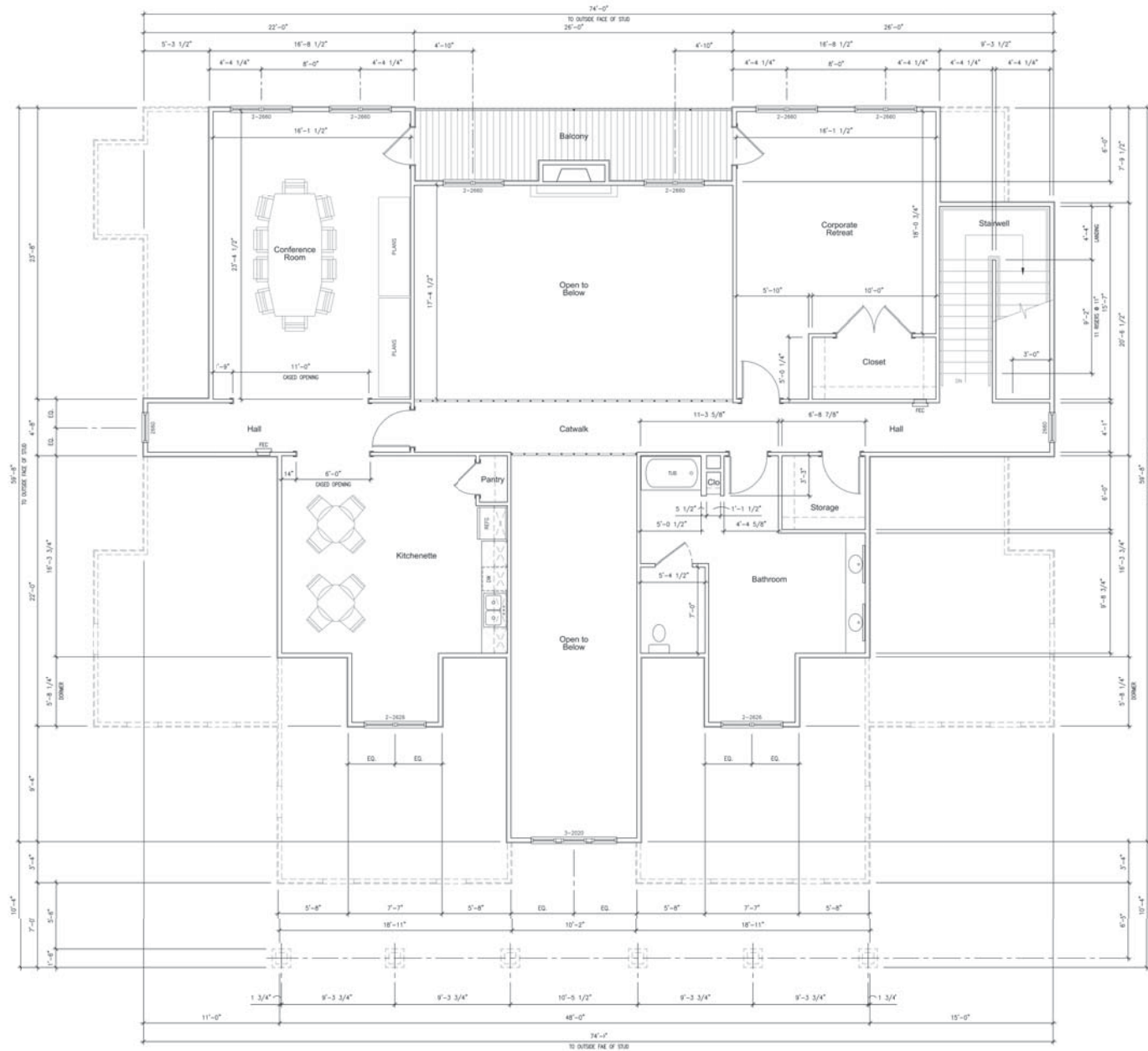
**FREEMAN PLANNING
& DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9720

FILENAME: 18-0000-18-2500
PROJECT NO: 18-0000
DRAWN BY: DMD
CHECKED BY: DMD
DATE: 10/18/2018

SHEET NO:

B6.1



1 BUILDING #6 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

(2ND FL. 1,987 GSP)

FREEMAN PLANNING
& DESIGN, INC.

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RELEASE: 18-0000-001
PROJECT NO: 18-0000
DRAWN BY: DMD
CHECKED BY: DMD
DATE: 10/18/2018

BUILDING #6 SECOND FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:

B6.2



- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK

BUILDING #6 FRONT ELEVATION (AS VIEWED FROM PARKING LOT)
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 27'-8 3/4" (MEASURED TO RIDGE)



- EXTERIOR FINISHES/ COLORS**
- HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
 - HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
 - DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
 - JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
 - BRICK: GENERAL SHALE BRICK: "COOPERS MILL" QUEEN SIZE MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
 - ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES: "MOIRE BLACK"
 - STANDING SEAM METAL ROOF: BERRIDGE: "MATTE BLACK"
 - WINDOWS: JELD-WEN VINYL "BLACK"
 - PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
 - GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
 - DECK RAILING: CAPITOL CITY IRON WORKS: POWDER COAT "BLACK"
 - CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

BUILDING #6 SIDE ELEVATION (SOUTH)
 SCALE: 1/8"=1'-0"



1 BUILDING #6 REAR ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 27'-8 1/4" (MEASURED TO RIDGE)

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK



2 BUILDING #6 SIDE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"



1 BUILDING #7 FRONT ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-6 1/2"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK



2 BUILDING #7 SIDE ELEVATION (NORTH)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES



3 BUILDING #7 SIDE ELEVATION (SOUTH)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

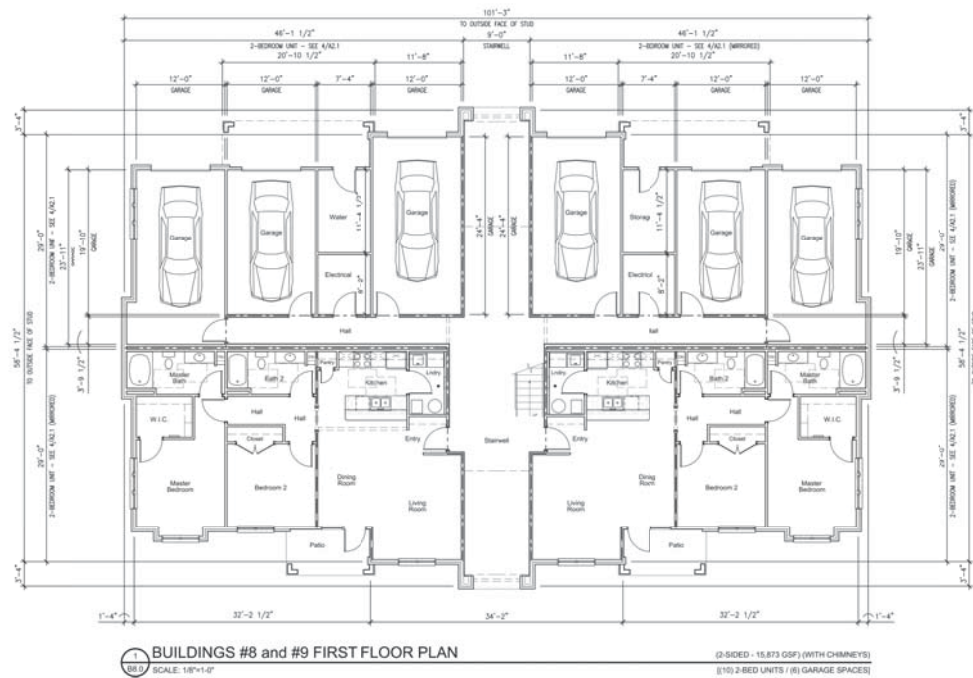


4 BUILDING #7 REAR ELEVATION (AS VIEWED FROM PARKING LOT)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(20) MIXED UNITS - (8) GARAGES

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRICK: "KEENELAND TUDOR" QUEEN SIZE
MORTAR: BRIMMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES-"PEWTER"
STANDING SEAM METAL ROOF: BERRIDGE-"MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"



BUILDINGS #8 and #9 FIRST FLOOR PLAN

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

(2-SIDED - 15,873 GSF) (WITH CHIMNEYS)
(10) 2-BED UNITS / (6) GARAGE SPACES

BUILDINGS #8 & #9 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

PREPARED BY: 18-000018-0001
DESIGNED BY: 18-0001
CHECKED BY: 18-0001
DATE: 10/18/2018

FREEMAN PLANNING & DESIGN, INC.

RICHMOND, INDIANA • (765) 966-9720

SHEET NO:

B8.1



1 BUILDINGS #8 and #9 FRONT ELEVATION (TWO BEDROOM UNIT BUILDING - 2-SIDED)
 SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)
 BUILDING HEIGHT: 35'-1 1/4"

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK



2 BUILDINGS #8 and #9 SIDE ELEVATION (WEST) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
 SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)



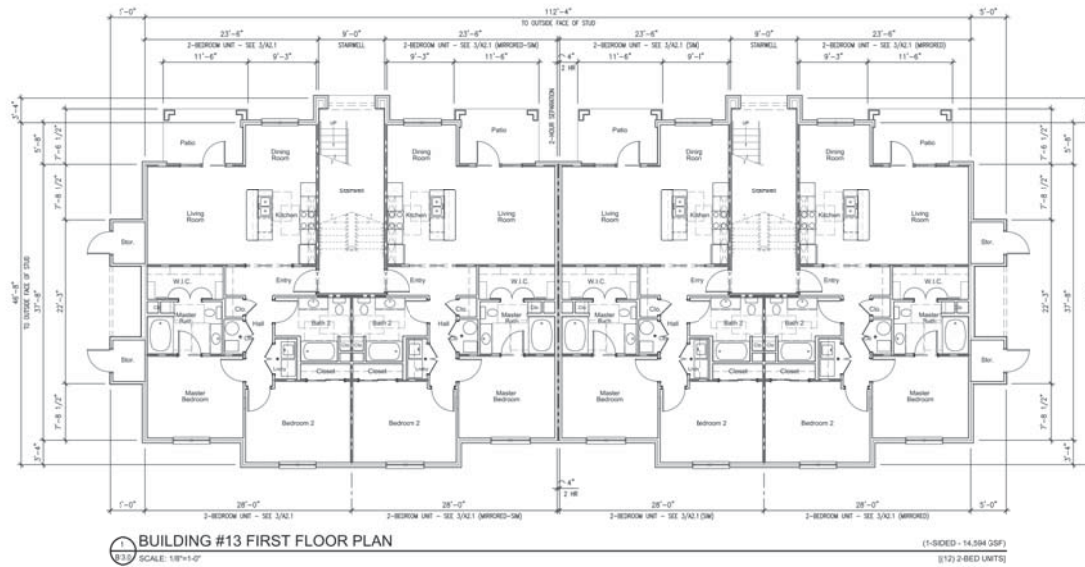
3 BUILDINGS #8 and #9 SIDE ELEVATION (EAST) (TWO BEDROOM UNIT BUILDING - 2-SIDED)
 SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)



4 BUILDINGS #8 and #9 REAR ELEVATION (TWO BEDROOM UNIT BUILDING - 2-SIDED)
 SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
- HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
- DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
- JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
- BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
- BRICK: GENERAL SHALE BRICK - "COOPERS MILL" QUEEN SIZE
- MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES - "DRIFTWOOD"
- STANDING SEAM METAL ROOF: BERRIDGE - "DARK BRONZE"
- WINDOWS: JELD-WEN VINYL "BRONZE"
- PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
- DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"



BUILDING #13 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

FILENAME: 180001132.dwg
PROJECT NO.: 180001
DRAWN BY: DMD
CHECKED BY: JMD
DATE: 10/18/2018

**FREEMAN PLANNING
& DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9720

SHEET NO.

B13.1



1 BUILDING #13 FRONT ELEVATION

SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 35'- 7 1/4"

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(12 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK



2 BUILDING #13 SIDE ELEVATION

SCALE: 1/8"=1'-0" (EAST)

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(12 UNITS)



3 BUILDING #13 SIDE ELEVATION

SCALE: 1/8"=1'-0" (WEST)

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(12 UNITS)



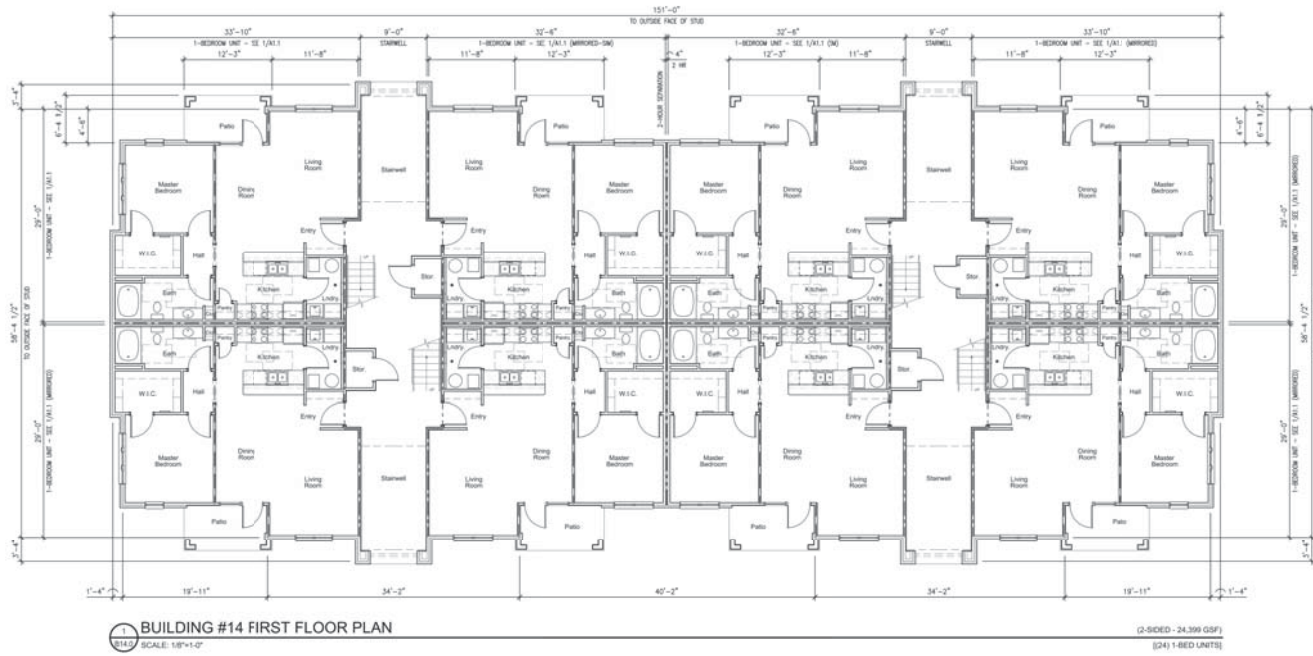
4 BUILDING #13 REAR ELEVATION

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

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(12 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7039
"VIRTUAL TAUPE"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRINKMENT "SOFT WHITE" (V-081)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES-
"WEATHERED WOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167
GARDEN GATE
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS
SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND
ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"



BUILDING #14 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

FILENAME: 18-0001-14-LEAD
 PROJ. NO.: 18-0001
 DRAWN BY: DMD
 DATE: 10/18/2018

**FREEMAN PLANNING
 & DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9720

SHEET NO:

B14.1



BUILDING #14 FRONT / REAR ELEVATIONS
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 35'-1 3/4"

(ONE BEDROOM UNIT BUILDING - 2-SIDED)
(24 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK



BUILDING #14 SIDE ELEVATIONS
SCALE: 1/8"=1'-0"

(ONE BEDROOM UNIT BUILDING - 2-SIDED)
(24 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
BRICK: GENERAL SHALE BRICK - "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER
MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"



MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

EXTERIOR FINISHES/ COLORS

- HARDIE PLAN HORIZONTAL SIDING:
SHERWIN WILLIAMS SW7039
"VIRTUAL TAUPE"
- HARDIE SHINGLE SHAKE SIDING:
SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
- DECORATIVE LOUVERS:
SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
- JAMES HARDIE BOARD AND BATTEN SIDING:
SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
- BRICK: GENERAL SHALE BRICK-
"COOPERS MILL" QUEEN SIZE
- MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED
LANDMARK DESIGNER SHINGLES-
"WEATHERED WOOD"
- STANDING SEAM METAL ROOF:
BEIRIDGE: "DARK BRONZE"
- WINDOWS: JELD-WEN VINYL "BRONZE"
- PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167 GARDEN GATE
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY IRON WORKS-POWDER COAT "BRONZE"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"





[(18) 2-BED UNITS]



1 BUILDING #16 FRONT ELEVATION
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-7 1/4"

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)



2 BUILDING #16 SIDE ELEVATION
SCALE: 1/8"=1'-0"
(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)



3 BUILDING #16 SIDE ELEVATION
SCALE: 1/8"=1'-0"
(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING:
SHERWIN WILLIAMS SW7039
"VIRTUAL TAUPE"
- HARDIE SHINGLE SHAKE SIDING:
SHERWIN WILLIAMS SW7036 "ACCESSIBLE
BEIGE"
- DECORATIVE LOUVERS:
SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
- JAMES HARDIE BOARD AND BATTEN
SIDING: SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"
- BRICK: GENERAL SHALE BRICK-
"COOPERS MILL" QUEEN SIZE
- MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTED
LANDMARK DESIGNER SHINGLES-
"WEATHERED WOOD"
- STANDING SEAM METAL ROOF:
BERRIDGE- "DARK BRONZE"
- WINDOWS: JELD-WEN VINYL "BRONZE"
- PATIO DOORS, ENTRY DOORS, AND
SHUTTERS: SHERWIN WILLIAMS SW 6167
"GARDEN GATE"
- GABLE ACCENT BRACKETS: STAIN
PIGMENTED TO MATCH SHERWIN
WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY IRON
WORKS- POWDER COAT "BRONZE"
- CORNER BOARDS, WINDOW TRIM,
BANDING, POSTS, PILASTERS AND ALL
OTHER MISCELLANEOUS TRIM: SHERWIN
WILLIAMS SW7036 "ACCESSIBLE BEIGE"



4 BUILDING #16 REAR ELEVATION
SCALE: 1/8"=1'-0"

(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)

ORDINANCE NUMBER 18-33

Grand Park Village PUD District Amendment II

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

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Council enacted Ordinance No. 12-46, the Grand Park Village Planned Unit Development District, on December 10, 2012 amended by Ordinance 15-10 as enacted by the Council on May 26, 2015 (collectively, the "Grand Park Village Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1809-PUD-25**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1809-PUD-25** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 20YY;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Article 6(A) Design Theme, (B) Roof, and (C) Windows: Shall be modified as follows: “Buildings constructed on the Real Estate shall be developed either: (i) in accordance with the Design Theme, Roof and Windows standards of Article 6(A), 6(B), and 6(C), respectively, of the Grand Park Village PUD Ordinance; or (ii) substantially similar in quality, character and appearance as the Design Illustrative Exhibit, attached hereto as **Exhibit B.**”
- 2.2 Article 6(G) Parking Requirements: Shall include the additional language: “Multi-Family Residential Uses shall be provided: a. One (1) parking space per bedroom of each two-bedroom and three-bedroom unit, and one and one-half (1.5) parking space per bedroom of each one-bedroom unit. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and the tandem space are dedicated to the same tenant; b. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.”
- 2.3 Article 6(K.2) Multi-Family Residential: Shall include the additional language: “Site-specific density in the Lake Village or similar mixed-use area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) units”.

Section 3. **Landscaping.** The standards of *Article 9: Landscaping* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 3.1 “Landscaping and screening shall be provided as depicted on the Landscape Illustrative Exhibit (**Exhibit ‘C’**). Due to the constraints caused by (i) drainage and utility easements located on all property boundary lines, (ii) the uniqueness of the layout of the proposed development and (iii) the uniqueness of the buffer yard requirement in the mixed-use areas, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance for multi-family development. Notwithstanding the foregoing however, the parking areas and foundation plantings for Multi-Family Development shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, Perimeter Parking Area Landscaping, and Foundation Plantings. Multi-Family development in the mixed-use district shall also not be required to be screened by walls or other solid materials in addition to landscaping required along parking facilities that may be visible from Streets or perimeter Lot Lines shall herein”

(Remainder of page intentionally left blank, signature page follows)

ALL OF WHICH IS ORDAINED/RESOLVED THIS DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James Edwards

James Edwards

James Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-33** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-33**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-33**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: MICHAEL ROAN, FREEMAN PLANNING AND DESIGN
10 N. 15th, Richmond, IN 47374

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Design Illustrative Exhibit

Exhibit C Landscape Illustrative Exhibit

(Remainder of page intentionally left blank)

EXHIBIT A
REAL ESTATE

PROPERTY DESCRIPTION

A PART OF BLOCK "1" OF "GRAND PARK VILLAGE - LAKE VILLAGE SECTION THREE" WHICH WAS RECORDED ON DECEMBER 4, 2015 AS INSTRUMENT #2015062128 IN PLAT CABINET 5, SLIDE 427 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

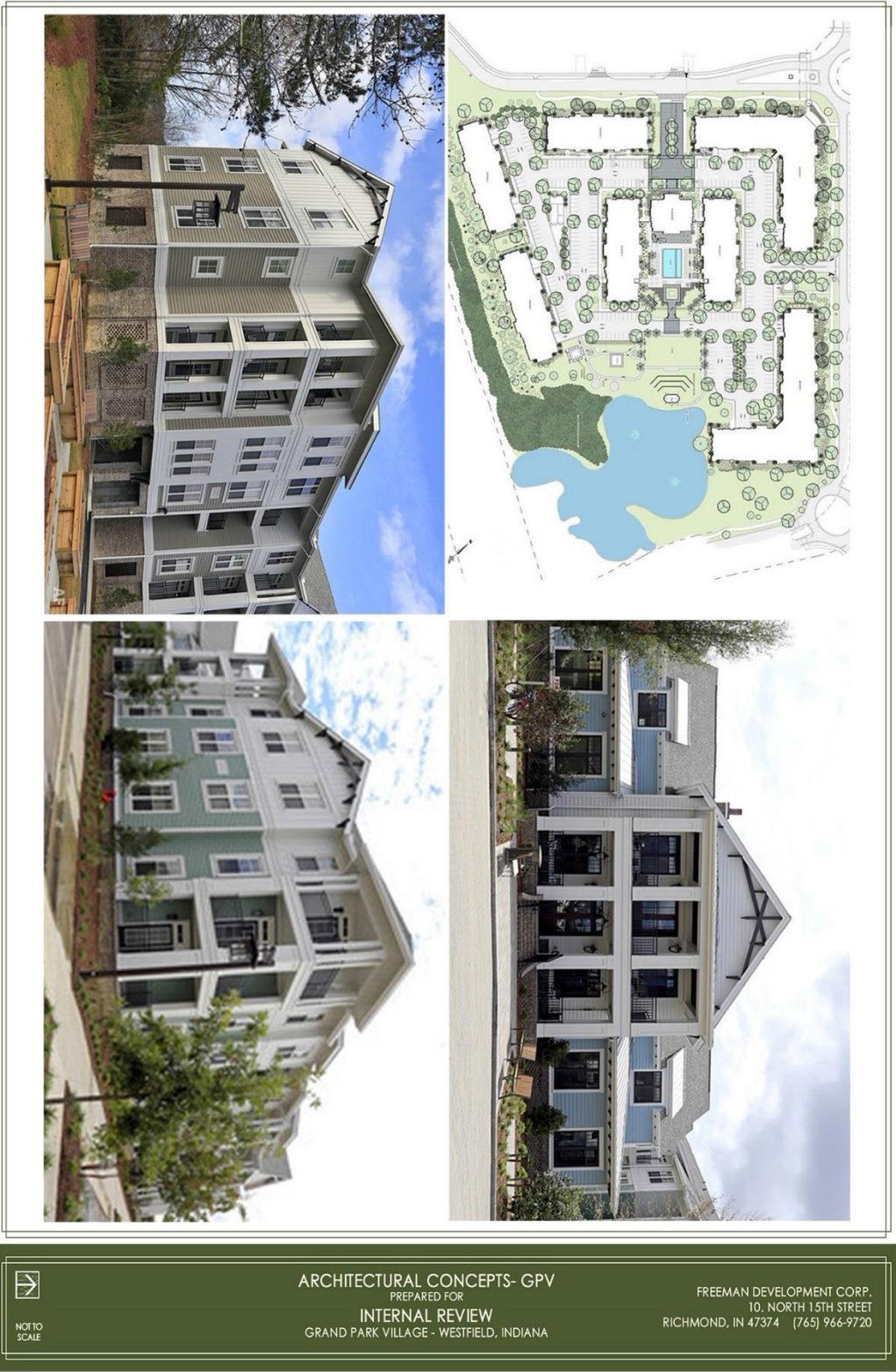
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1; THENCE ALONG THE NORTH AND WEST LINES OF SAID BLOCK THE FOLLOWING EIGHT CALLS;

- 1) SOUTH 89°11'02" WEST A DISTANCE OF 754.40 FEET TO A CORNER OF SAID BLOCK;
- 2) THENCE SOUTH 00°20'06" WEST A DISTANCE OF 236.54 FEET TO A CORNER OF SAID BLOCK;
- 3) THENCE SOUTH 88°50'13" A DISTANCE OF 398.77 FEET TO A CORNER OF SAID BLOCK;
- 4) THENCE SOUTH 25°50'03" WEST A DISTANCE OF 24.77 FEET TO A CORNER OF SAID BLOCK AND THE PC OF A NON-TANGENT CURVE;
- 5) THENCE SOUTHEASTERLY 174.06 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 114.33 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37°11'58" EAST AND A LENGTH OF 157.73 FEET TO THE PC OF A CURVE;
- 6) THENCE SOUTHEASTERLY 77.23 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 315.14 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00°36'22" EAST AND A LENGTH OF 77.04 FEET TO THE PC OF A CURVE;
- 7) THENCE SOUTHWESTERLY 145.62 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 498.45 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00°44'33" WEST AND A LENGTH OF 145.10 FEET TO THE PC OF A CURVE;
- 8) THENCE SOUTHWESTERLY 49.46 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 114.33 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 21°30'20" WEST AND A LENGTH OF 49.08 FEET TO A POINT;

THENCE SOUTH 50°20'41" EAST A DISTANCE OF 410.08 FEET TO THE EAST LINE OF SAID BLOCK;

THENCE NORTH 39°39'19" EAST ALONG THE EAST LINE OF SAID BLOCK A DISTANCE OF 1,211.59 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES MORE OR LESS.

EXHIBIT B
DESIGN ILLUSTRATIVE EXHIBIT





CAMBRIA
SUITES



Village Lake Building
Overlooking Village Lake

VILLAGE LAKE



Garden at Village Lake

D & W FARMS, INC.
UNDEVELOPED

WELLBROOKE OF
WESTFIELD

MSM GRAND
PARK, LLC

CONNECTION
TO 15TH ST
AND WHEELER RD

WHEELER ROAD

D & W FARMS, INC.
UNDEVELOPED



Garden at Village Lake

DEVELOPMENT SUMMARY

Total Acreage- 12 AC

1 BR Units - 108
2 BR Units - 121
3 BR Units - 15
Total - 244 Units
Clubhouse - 5,096 SF
Total Density- 20.33 Units/AC

Proposed Parking Requirements

1.5 Spaces per BR - 1 BR Units - 162 Spaces
1.0 Space per BR - 2 BR Units - 121 Spaces
1.0 Spaces per BR - 3 BR Units - 15 Spaces
2 Spaces per 1,000 SF of Clubhouse - 11 Spaces
Total Parking Spaces Proposed - 460 Spaces
Total Parking Spaces Provided - 460 Spaces

Compeable PUD Multi-Family Parking Requirements

Union Street Flats - 406 Spaces
(1 Space per BR - 2 Spaces per 1,000 SF Clubhouse)
Multi-Family at Harmony - 406 Spaces
(1 Space per BR - 2 Spaces per 1,000 SF Clubhouse)
Spring Mill Station SWC - 408 Spaces
(1.6 Spaces per Unit - 1 Space per 300 SF Clubhouse)

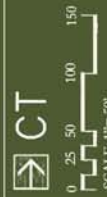


Garden at Village Lake

PREMAN DEVELOPMENT CORP
10 NORTH 15TH STREET
RICHMOND, IN 47374 (765) 966-9720

CONCEPTUAL SITE PLAN
PREPARED FOR
D & W FARMS, INC. - HUNKE DEVELOPMENT
INTERNAL REVIEW - MARCH 2018

CHARLESTOWNE
- at Grand Park Village -



FREEMAN DEVELOPMENT CORPORATION

10 North 15th Street, Richmond, IN 47374

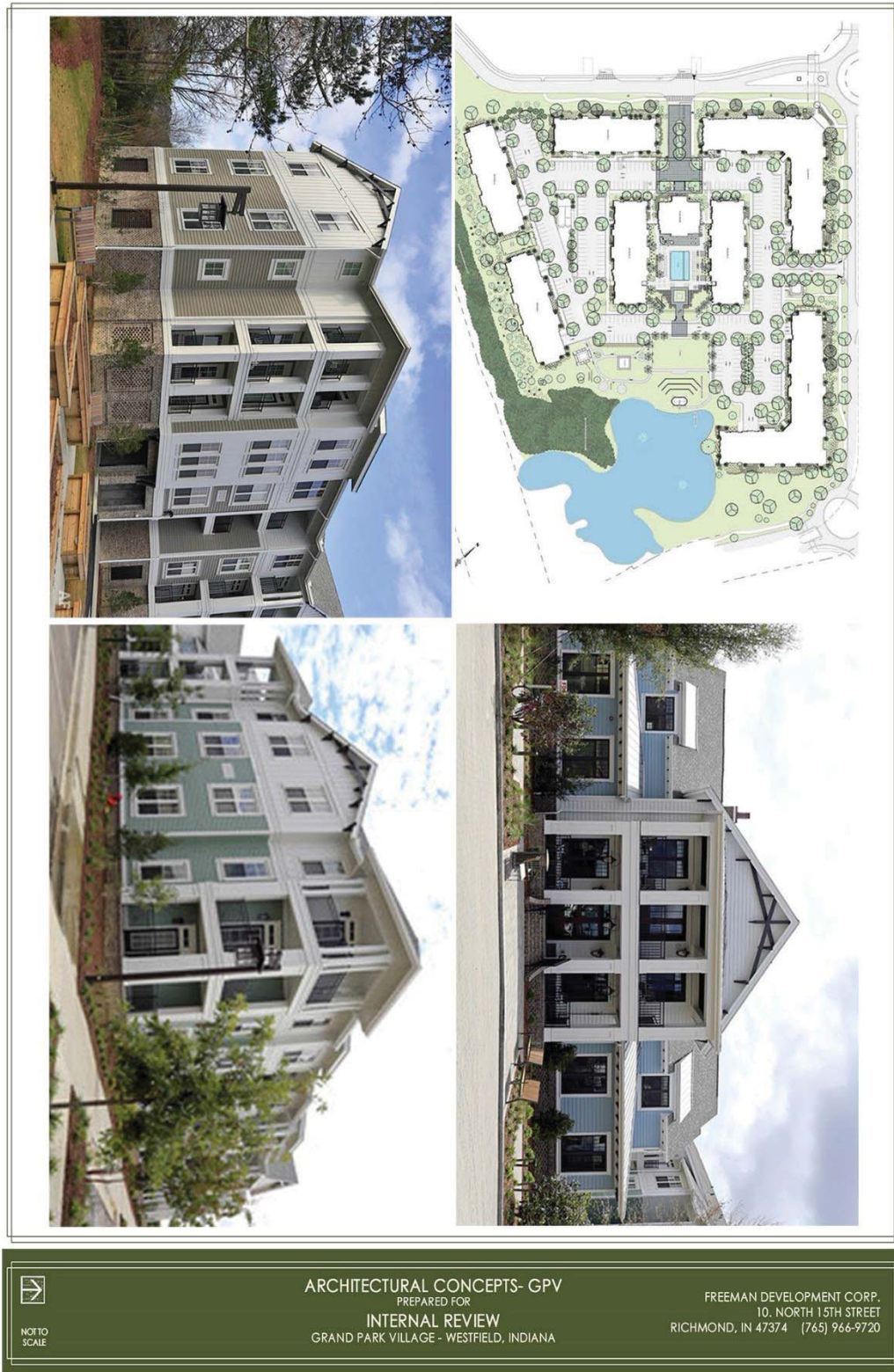
Phone 765-966-9720 - Fax 765-962-9845 - *freemandedevelopment.com*

GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT- TEXT AMMENDMENT NARRATIVE

Freeman Development Corporation, on behalf of Henke Development Group and D+W Farms, wishes to amend the text of the Grand Park Village Planned Unit Development Ordinance (Grand Park Village PUD) for the purpose of developing a 244 unit Multi-Family project, per its permitted uses. The amendment requests

- o Supplementing the Architectural Conceptual Images to include Multi-Family architecture that reinforces the design theme of the Village, while providing a standard specific to the use and detailing of the proposed project
- o Establishing parking space criteria for Multi-Family development that practically reflects the requirements of a project in a mixed-use context. The amendment stipulates a provision one (1) space per bedroom for two and three-bedroom units, and one and one-half (1.5) spaces per bedroom for one-bedroom units, plus two spaces per 1,000 square feet of clubhouse space. This standard exceeds the provision of provision one (1) space per bedroom for all units, plus two spaces per 1,000 square feet of clubhouse space previously approved for Multi-Family development in the Harmony PUD and Union Street Flats PUD.
- o Establishing site and building-specific densities for Multi-Family development. The Grand Park Village PUD currently only specifies the maximum number of allowable units overall, and unit maximums for defined areas. The amendment seeks to establish a lot-specific density of twenty-one (21) units per acre, which is at or below the previously approved densities for the Harmony PUD (21.61 units/AC) and The Trails PUD (30 units/AC). The amendment also seeks to cap the number of units per building at twenty-four (24), equal to what is currently constructed at Bridgewater Apartments
- o Establishing a landscaping standard specific to Multi-Family Development that better reflects the mixed-use Grand Park Village PUD than the Unified Development Ordinance (UDO) standard does. The Grand Park Village PUD requires no adjacent use buffers in the Lake Village area and encourages an interface with both Grand Park Lake and the Monon Trail. The amendment proposes maintaining all the benefits the UDO's planting minimums ensure in the form of parking lot, foundation, and interior-lot landscaping, while still allowing for the adjacency standards established in the Grand Park Village PUD

EXHIBIT B
DESIGN ILLUSTRATIVE EXHIBIT





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 17, 2018

1809-DDP-24

Exhibit 1

Petition Number: 1809-DDP-24

Subject Site Address: 18300 Wheeler Road

Petitioner: Henke Development Group by Freeman Development Corp.

Request: Petitioner requests Detailed Development Plan review for a multifamily development containing seventeen (17) buildings on approximately 12 acres +/- in the Grand Park Village Planned Unit Development (PUD) District

Current Zoning: Grand Park Village PUD (Ord. 12-46)
Grand Park Village PUD Amendment (Ord. 18-33 *pending*)

Current Land Use: Vacant

Approximate Acreage: 12 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The Grand Park Village PUD (Ord. 12-46) was approved at the December 10, 2012, City Council Meeting. The Petitioner is currently proposing an amendment (Ord. 18-25) to the Grand Park Village PUD to modify various development standards to permit this Development Plan as proposed.

This petition was reviewed by the Technical Advisory Committee at its August 21, 2018, meeting. The PUD Amendment received a public hearing at the September 4, 2018 Advisory



Plan Commission (APC) meeting and will be back before the APC at its September 17, 2018, meeting for a recommendation to the City Council.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.



- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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



DISTRICT STANDARDS: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 25) Minimum Building Setback Lines
 - a. Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b. External Street: 10 feet (Article 6(E)(5) of PUD)
 - c. Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d. Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 28) Minimum Building Size: None (Article 6(E)(3) of PUD)

DEVELOPMENT AND ARCHITECTURAL STANDARDS

The plans comply.

- 29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

Comment: Modified by Ord. 18-33

- 30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
- 31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
- 32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials,

including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.

- 33) Parking Requirements (Article 6(G)):** Parking in Grand Park Village shall adhere to the Zoning Ordinance.

Comment: Superseded by Ord. 18-33

- 34) Lighting (Article 6(I)):** Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance

- 35) Multi-Family Residential (Article 6(K)(4)):** MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6.

- 36) Boardwalk (Article 7(B)(3)):** The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

- 37) Accessory Use and Building Standards (Article 6.1)**
a. Screening of Receptacles and Loading Areas (Article 6.1(H))

- 38) Architectural Standards (Article 6.3)**

Comment: Not applicable, superseded by the PUD District standards.

- 39) Building Standards (Article 6.4)**

- 40) Fence Standards (Article 6.5)**

- 41) Height Standards (Article 6.6)**

- 42) Landscaping Standards (Article 6.8)**

- a) General Screening Standards (Article 6.8(H))

- b) Minimum Lot Landscaping Requirements (Article 6.8(K))

c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

d) External Street Frontage Landscaping

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping

g) Perimeter Parking Area Landscaping

43) Lighting Standards (Article 6.9)

a. All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

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

c. Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

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

44) Lot Standards (Article 6.10)

45) Outside Storage and Display (Article 6.12)

46) Outdoor Café and Eating Areas (Article 6.13)

47) Parking and Loading Standards (Article 6.14)

a. PUD District Standards (Article 6(G) and (J) of PUD):

- Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
- Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
- Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 1. Loading berths oriented toward any street shall be permitted;



2. Maneuvering aisles and driveways may serve both required parking and loading berth.

b. Parking Spaces (Article 6.14(G))

Comment: Superseded by proposed PUD amendment.

c. Bicycle Parking (Article 6.14(H))

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS: CHAPTER 8 of UDO

The plans comply.

52) Block Standards

53) Easement Standards

54) Monument and Marker Standards

55) Open Space and Amenity Standards

Comment: Superseded by Ord. 12-46

56) Pedestrian Network Standards

57) Storm Water Standards

58) Street and Right-of-Way Standards

59) Street Light Standards

60) Street Sign Standards

61) Surety Standards

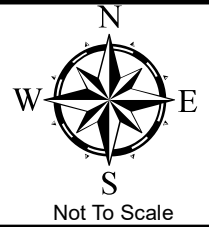
62) Utility Standards



DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve Detailed Development Plan 1809-DDP-24 with the following conditions:
 - That Ordinance 18-33 (Grand Park Village PUD Amendment) be approved by the City Council at a future date.
 - 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.
 - That Secondary Plat 1809-SFP-40 be signed and recorded at the Hamilton County Recorder's Office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

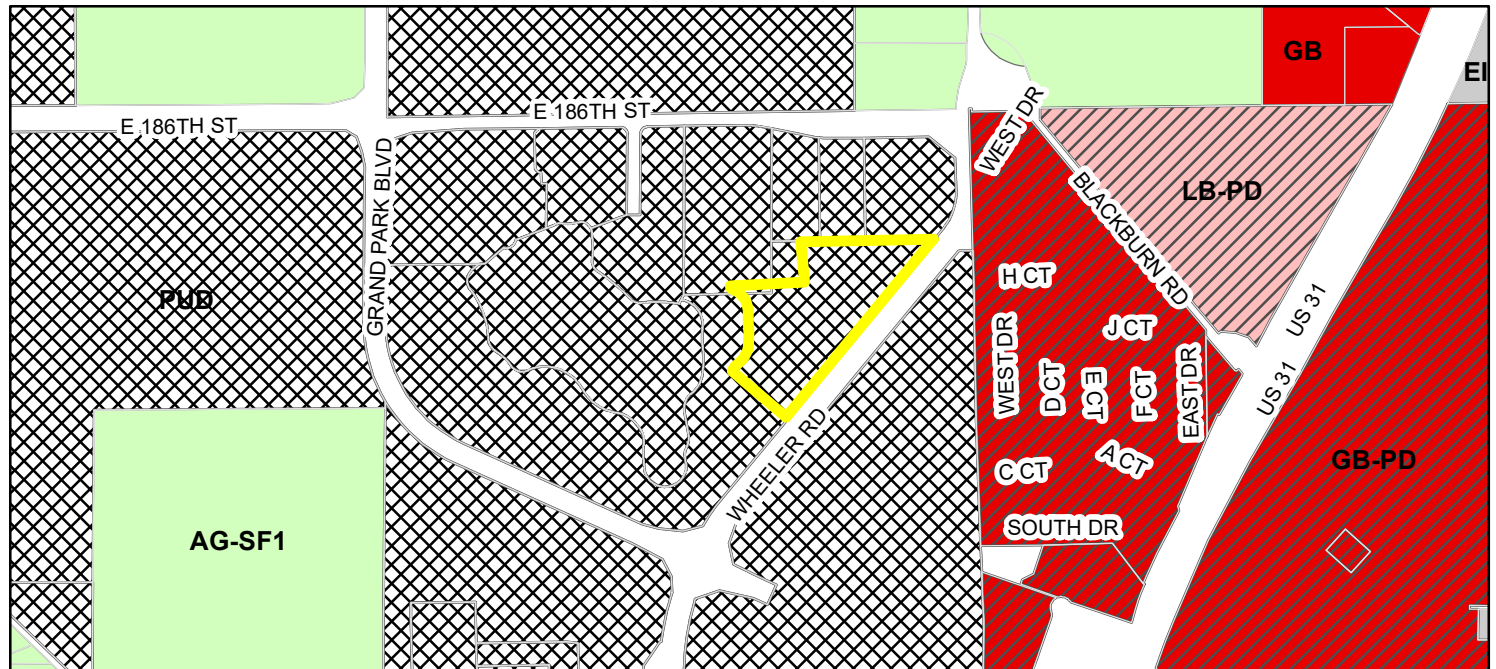
Property Location Map CharlesTowne Multi-Family Development



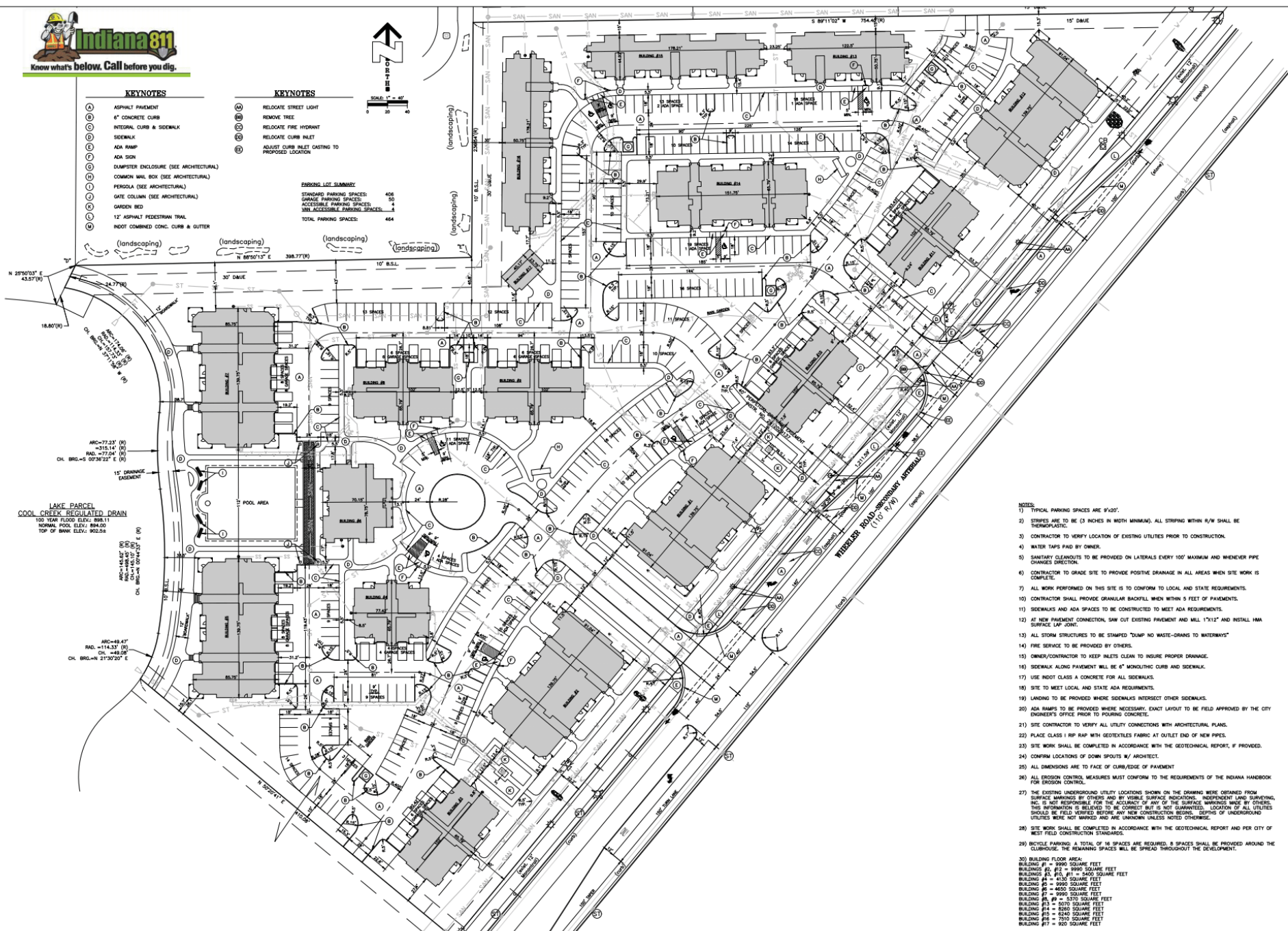
Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | GB (General Business) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | LB-PD (Local Business - Planned Development) |
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial) | |

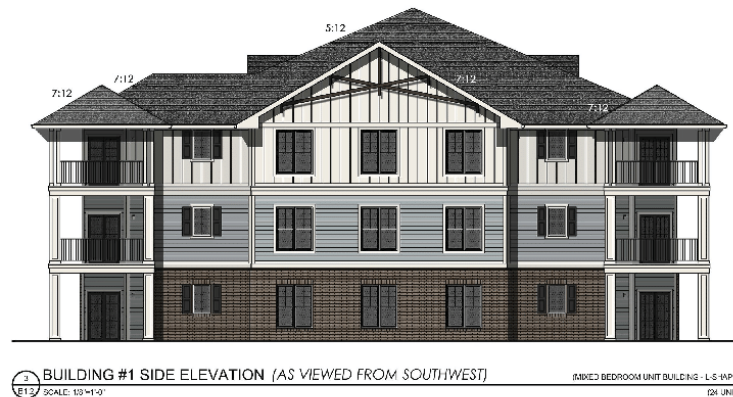
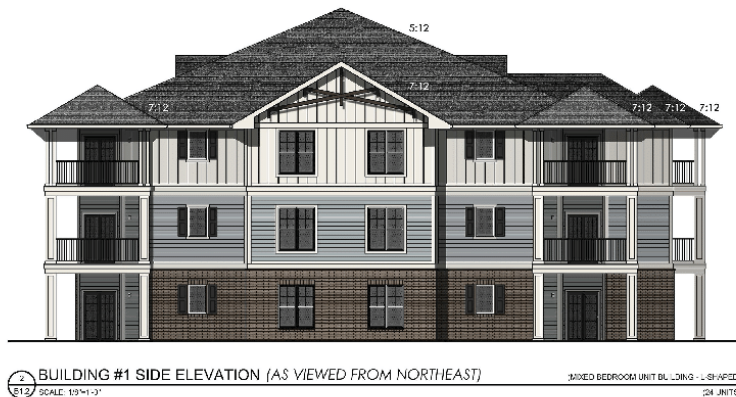


1. TYPICAL PARKING SPACES ARE 9'X30'.
2. STREETS ARE TO BE 12 INCHES IN WIDTH MINIMUM, ALL STRIPPING WITHIN R/W SHALL BE THERMOPLASTIC.
3. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. WATER PAPS PAID BY OWNER.
5. SANITARY CLEANOUTS TO BE PROVIDED ON LATERALS EVERY 100' MAXIMUM AND WHENEVER PIPE CHANGES DIRECTION.
6. CONTRACTOR TO GRADE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS WHEN SITE WORK IS COMPLETE.
7. ALL WORK PERFORMED ON THIS SITE IS TO CONFORM TO LOCAL AND STATE REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE GRANULAR BACKFILL WHEN WITHIN 3' OF PAYMENTS.
9. SIDEWALKS AND ADA SPACES TO BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
10. AT NEW PAVEMENT CONSTRUCTION, SAW CUT EXISTING PAVEMENT AND MILL 1"X12" AND INSTALL HMA SURFACE LAP JOINT.
11. ALL STORM STRUCTURES TO BE STAMPED "DUMP NO WASTE-GRABS TO WATERWAYS"
12. FIRE SERVICE TO BE PROVIDED BY OTHERS.
13. OWNER/CONTRACTOR TO TEST PAVEMENT SLABS TO INSURE PROPER DRAINAGE.
14. SIDEWALK ALTERNATE PAVEMENT WILL BE #1 WOTUNGOL CURB AND SIDEWALK.
15. OWNER WILL CLASS A CONCRETE FOR ALL SIDEWALKS.
16. SITE TO MEET LOCAL AND STATE ADA REQUIREMENTS.
17. LANDSCAPING TO BE PROVIDED WHERE SIDEWALKS INTERSECT OTHER SIDEWALKS.
18. ADA RAMP(S) TO BE PROVIDED WHERE NECESSARY. EXACT LOCATION TO BE FIELD APPROVED BY THE CITY ENGINEER'S OFFICE PRIOR TO POURING CONCRETE.
19. SITE CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS WITH ARCHITECTURAL PLANS.
20. PLACE CLASS 1 RRP RAY WITH GEOTEXTILES FABRIC AT OUTLET END OF NEW PIPES.
21. SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, IF PROVIDED.
22. CONFORM LOCATIONS OF DOOR SLOOPS W/ ARCHITECT.
23. ALL DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT
24. ALL EROSION CONTROL MEASURES MUST CONFORM TO THE REQUIREMENTS OF THE REHABILITATION HANDBOOK FOR EROSION CONTROL.
25. THE EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THE DRAWING WERE OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY BY VISUAL SURFACE INDICATIONS. INDEPENDENT LAND SURVEYING INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. LOCATION OF ALL UTILITIES NOT SHOWN OR VERIFIED BY SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITIES NOT MARKED AND ARE UNKNOWN UNLESS NOTED OTHERWISE.
26. SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND PER CITY OF NEW BRUNSWICK CONSTRUCTION STANDARDS.
27. BICYCLE PARKING: A TOTAL OF 16 SPACES ARE REQUIRED. 8 SPACES SHALL BE PROVIDED ALONG THE CURBLINE. THE REMAINING SPACES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT.

SHEET	 		drawn by:	SHEET TITLE:		Independent Land Surveying www.illarengineering.com	PROJECT NAME FREDMAN DEVELOPMENT -CHARLESTOWN- WESTFIELD, INDIANA	rev. 1	date 7/17/18	description REVISIONS PER COMMENTS	by ERK
			DEK SCALE 1"=40' date: JULY 19, 2018 job no. 17-0096	SITE PLAN 17-0096							
C101											

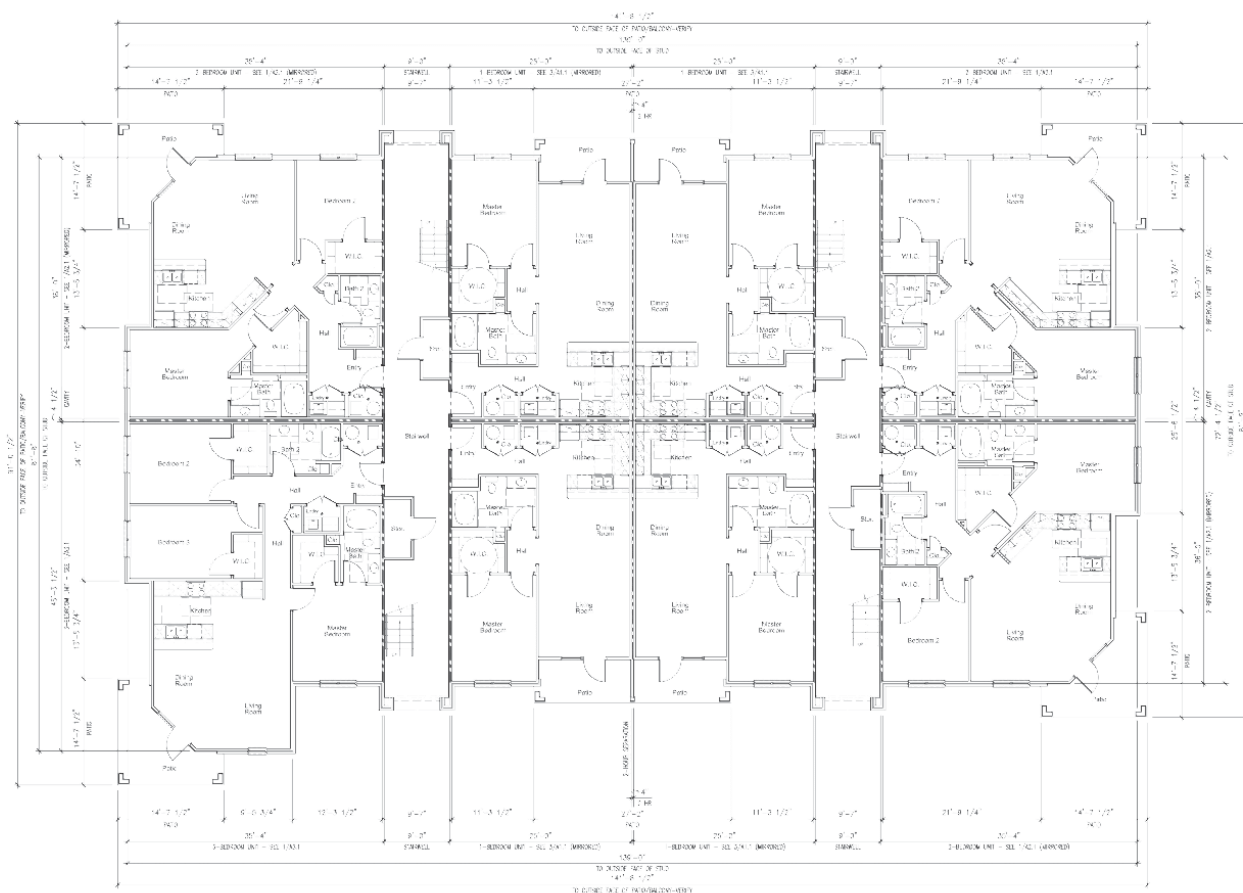


- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY**
- FRONT: 38%
SIDE (2BR): 26%
SIDE (3BR): 25%
REAR: 33%



EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRCK "KEENE AND TUDOR" QUEEN SIZE
MORTAR: BROWNST "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "FEWTER"
STANDING SEAM METAL ROOF: BERRIDGE "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW699 "BLACK MAG C"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY RON WORKS POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

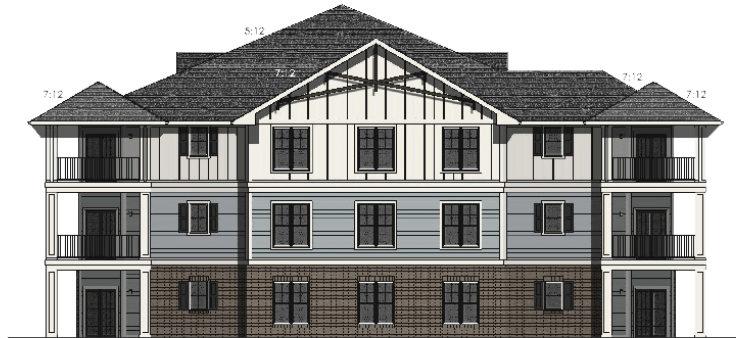




BUILDINGS #2 and #12 FRONT ELEVATION (AS VIEWED FROM PARKING LOT)
 SQUARE: 1,011'-0"
 BUILDING HEIGHT: 37'-6 1/2"

(UNITED 40' WIDE UNIT BUILDING - 1 SHAPED)
 (24 UNITS)

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY**
 FRONT- 20%
 SIDE (20R)-26%
 SIDE (30R)-25%
 REAR-33%



BUILDINGS #2 and #12 SIDE ELEVATION (AS VIEWED FROM NORTHEAST)
 SQUARE: 1,011'-0"
 BUILDING HEIGHT: 37'-6 1/2"

(UNITED 40' WIDE UNIT BUILDING - 1 SHAPED)
 (24 UNITS)



BUILDINGS #2 and #12 SIDE ELEVATION (AS VIEWED FROM SOUTHWEST)
 SQUARE: 1,011'-0"
 BUILDING HEIGHT: 37'-6 1/2"

(UNITED 40' WIDE UNIT BUILDING - 1 SHAPED)
 (24 UNITS)



BUILDINGS #2 and #12 REAR ELEVATION (AS VIEWED FROM WHEELER ROAD)
 SQUARE: 1,011'-0"
 BUILDING HEIGHT: 37'-6 1/2"

(UNITED 40' WIDE UNIT BUILDING - 1 SHAPED)
 (24 UNITS)

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNC" STAIN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK "KEENELAND" UDOR "QUEEN SIZE MORTAR: BROWN" "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTANTITE "LANDMARK DESIGNER SHINGLES" "PINK"
- STANDING SEAM METAL ROOF: BERRIDGE "MATE BLACK"
- WINDOWS: JELD WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6921 "BLACK MACIO"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- GABLE ACCENT BRACKETS: STAIN "GMENTED TO MATCH" SHERWIN WILLIAMS SW6524 "CHESTNUT"
- DECK RAILING: CAPTOL CITY KON WORKS POWDER COAT "BLACK"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW6234 "UNC" STAIN GRAY"



- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY**
- FRONT- 27%
SIDE- 40%
SIDE- 40%
REAR- 33%



- EXTERIOR FINISHES/ COLORS**
- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7013 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK "COOPER'S MILL" QUEEN SIZE
MORTAR: BRIMMENT "SOFT WHITE" (VORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "MOIRE BLACK"
STANDING SEAM METAL ROOF: BFRS DGE "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DICK RAILING: CAPITOL CITY IRON WORKS "POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"



[(13) 1-BED UNITS + (1) GARAGE SPACES]



1 BUILDING #4 FRONT ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 35'-5 1/4"
 (CROSS SECTION UNIT BUILDING - 2-SECT)
 (10 UNITS - 4 GARAGES)

- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY**
 FRONT- 25%
 SIDE- 40%
 SIDE- 40%
 REAR- 25%



2 BUILDING #4 SIDE ELEVATION (WEST)
 SCALE: 1/8"=1'-0"
 (CROSS SECTION UNIT BUILDING - 2-SECT)
 (13 UNITS - 4 GARAGES)

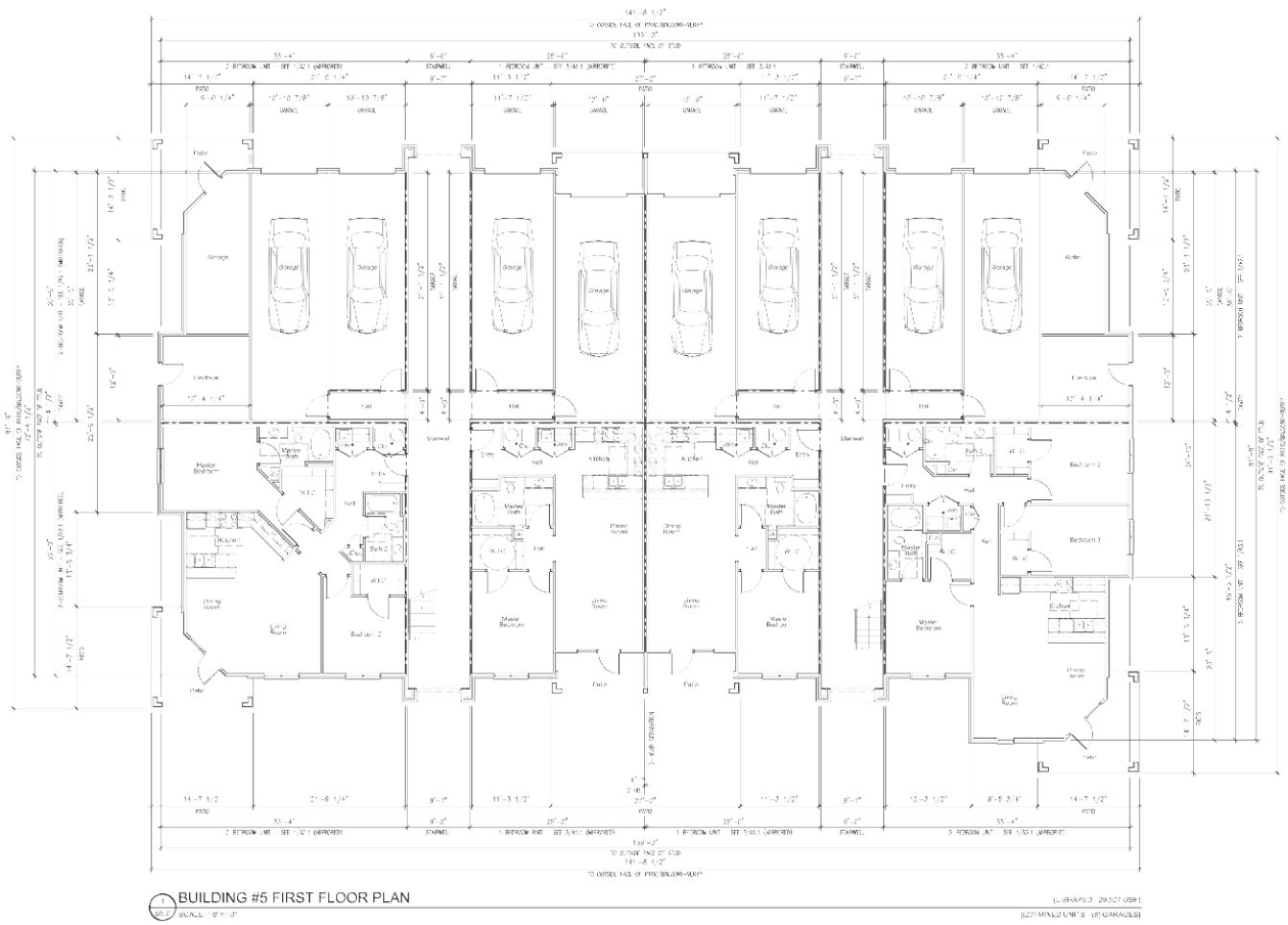


3 BUILDING #4 SIDE ELEVATION (EAST)
 SCALE: 1/8"=1'-0"
 (CROSS SECTION UNIT BUILDING - 2-SECT)
 (13 UNITS - 4 GARAGES)



4 BUILDING #4 REAR ELEVATION
 SCALE: 1/8"=1'-0"
 (CROSS SECTION UNIT BUILDING - 2-SECT)
 (10 UNITS - 4 GARAGES)

- EXTERIOR FINISHES/ COLORS**
- HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
 HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE 1C69 "MIDDLEBURY BROWN"
 BRICK: GENERAL SHALE BRICK "COOPERS MILL" QUEEN SIZE
 MORTAR: BRIMMENT "SOFT WHITE" (IVORY)
 ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES "DRIFTWOOD"
 STANDING SEAM METAL ROOF: BERRIDGE "DARK BRONZE"
 WINDOWS, JEAN VINYL "BRONZE"
 PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
 GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
 DECK RAILING: CAPITOL CITY IRON WORKS POWDER COAT "BRONZE"
 CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER
 MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"



**FREEMAN PLANNING
& DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9780

BUILDING #5 FIRST FLOOR PLAN

Charles Towne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074



BUILDING #5 FRONT ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 37'-6 1/2"

JOHN H. FREEMAN ARCHITECT, INC. - CHARLOTTE, NC
 (NOT MINUTE UNITS - SEE GARAGES)

MATERIALS KEY

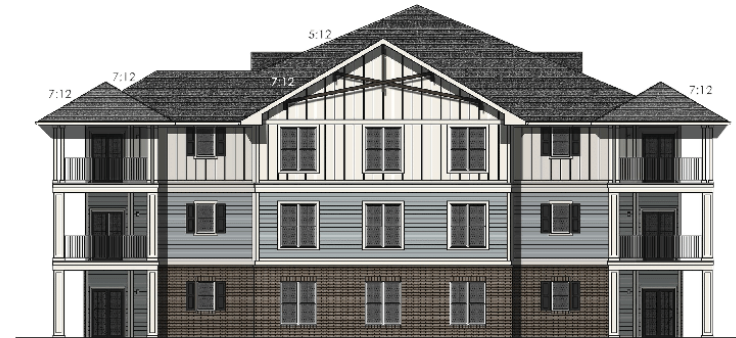
- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

MASONRY SUMMARY
 FRONT- 28%
 SIDE (28%) - 25%
 SIDE (30%) - 25%
 REAR- 28%



BUILDING #5 SIDE ELEVATION (NORTH)
 SCALE: 1/8"=1'-0"

JOHN H. FREEMAN ARCHITECT, INC. - CHARLOTTE, NC
 (NOT MINUTE UNITS - SEE GARAGES)



BUILDING #5 SIDE ELEVATION (SOUTH)
 SCALE: 1/8"=1'-0"

JOHN H. FREEMAN ARCHITECT, INC. - CHARLOTTE, NC
 (NOT MINUTE UNITS - SEE GARAGES)

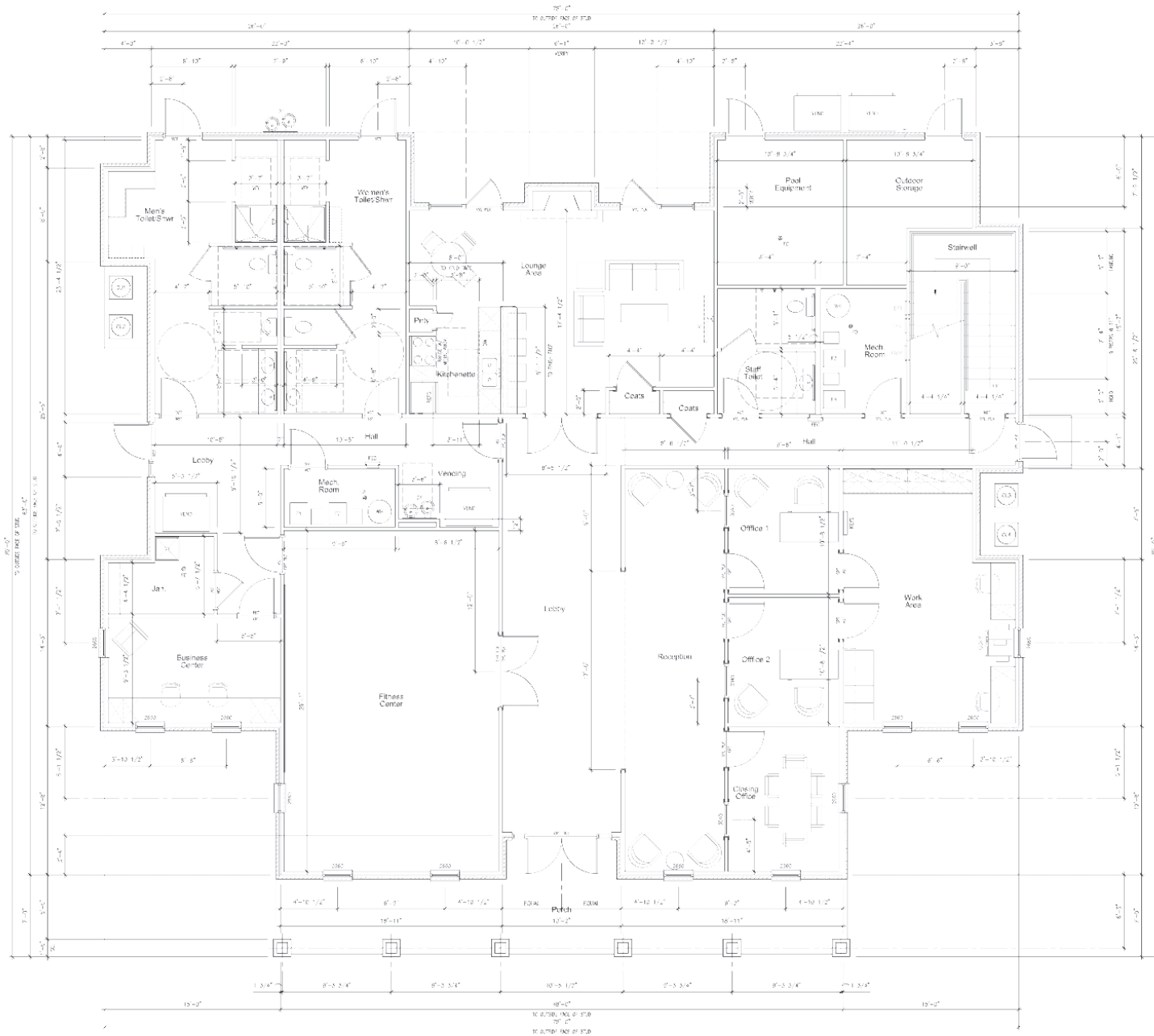


BUILDING #5 REAR ELEVATION (AS VIEWED FROM PARKING LOT)
 SCALE: 1/8"=1'-0"

JOHN H. FREEMAN ARCHITECT, INC. - CHARLOTTE, NC
 (NOT MINUTE UNITS - SEE GARAGES)

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6204 "UNCLERIAN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK "KEENELEND TUDOR" QUEEN SIZE MORTAR: BRIMMENT "SOFT WHITE" (IVORY)
- ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DLSIGNER SHINGLES "PEWEE"
- STANDING SEAM METAL ROOF: BERRIDGE "MATTE BLACK"
- WINDOWS: JELD-WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- CABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW6504 "CHISLINI"
- DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT BLACK
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"



BUILDING #6 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

(1"=1'-0" & 1/4"=1'-0")

BUILDING #6 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

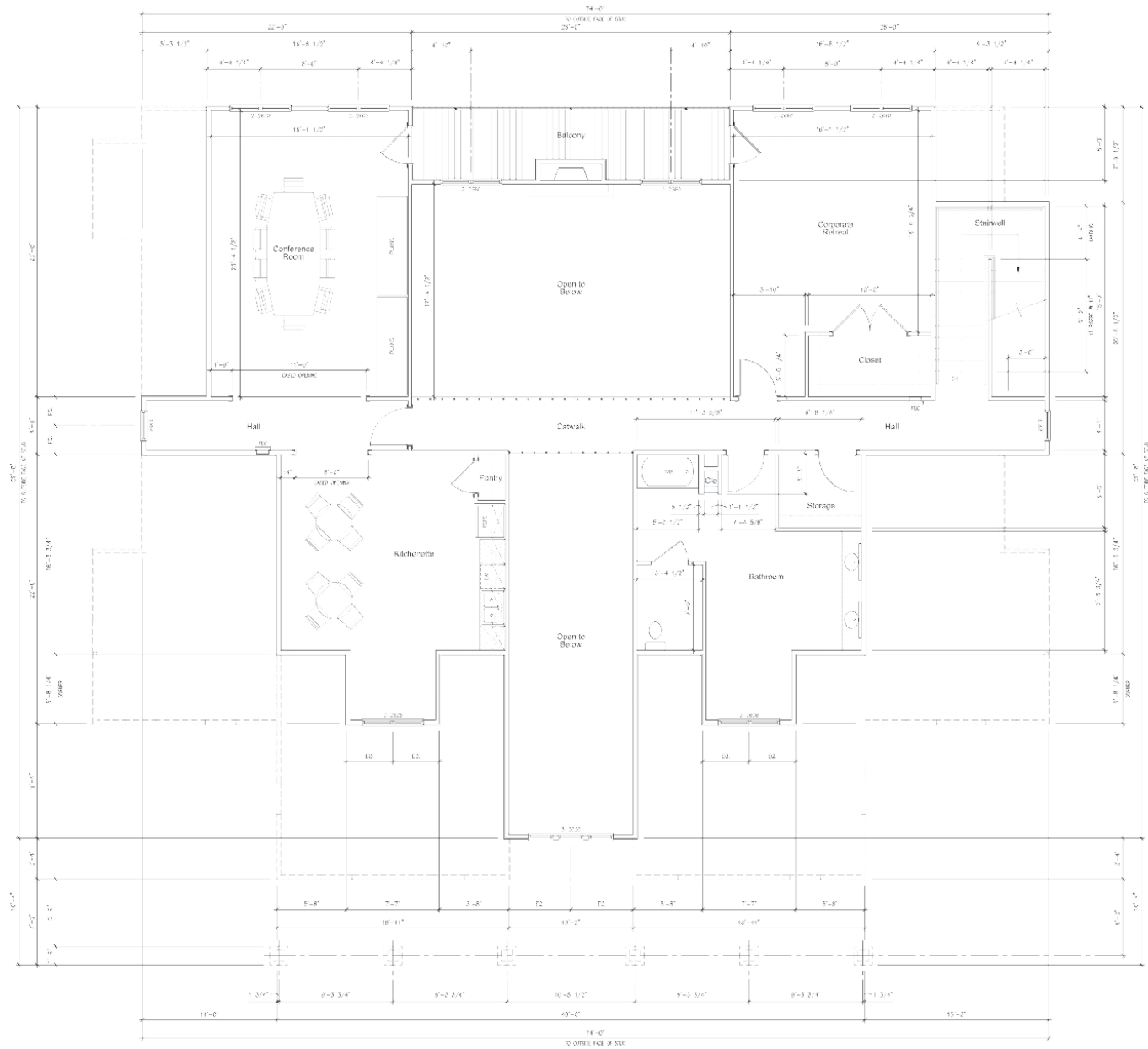
DATE: 11/11/11
DESIGNER: J. L. BROWN
CHECKED: J. L. BROWN
DATE: 11/11/11

**FREEMAN PLANNING
& DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9780

11/11/11

B6.1



BUILDING #6 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

(UNITS: 1/8" = 1'-0")

BUILDING #6 SECOND FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

PROJECT: 18300 WHEELER RD
DESIGN: 18300 WHEELER RD
DATE: 10/15/2010

FREEMAN PLANNING & DESIGN, INC.
RICHMOND, INDIANA • (765) 966-9720

10/15/2010



- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK

MASONRY SUMMARY
FRONT-20%
SIDE-23%

1 BUILDING #6 FRONT ELEVATION (AS VIEWED FROM PARKING LOT)
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 27'-8 1/2" (MEASURED TO RIDGE)



EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIDGMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "VOIRE BLACK"
STANDING SEAM METAL ROOF: BERKUDGE- "MATE: BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3342 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

2 BUILDING #6 SIDE ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"

**FREEMAN PLANNING
& DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9720

DATE: 06/15/2021
BY: JAW
CHECKED: JAW
DATE: 06/15/2021

BUILDING #6 FRONT / SIDE ELEVATIONS

Charles Towne at Grand Park Village
Westfield, Indiana 46074

DATE: 06/15/2021

B6.3



MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

MASONRY SUMMARY
SIDE- 29%
REAR- 21%

BUILDING #6 REAR ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 27'-8 1/2" (MEASURED TO RIDGE)



EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "HANDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" GUSSEN SIZE MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERANTIEED LANDMARK DESIGNER SHINGLES- "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

BUILDING #6 SIDE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

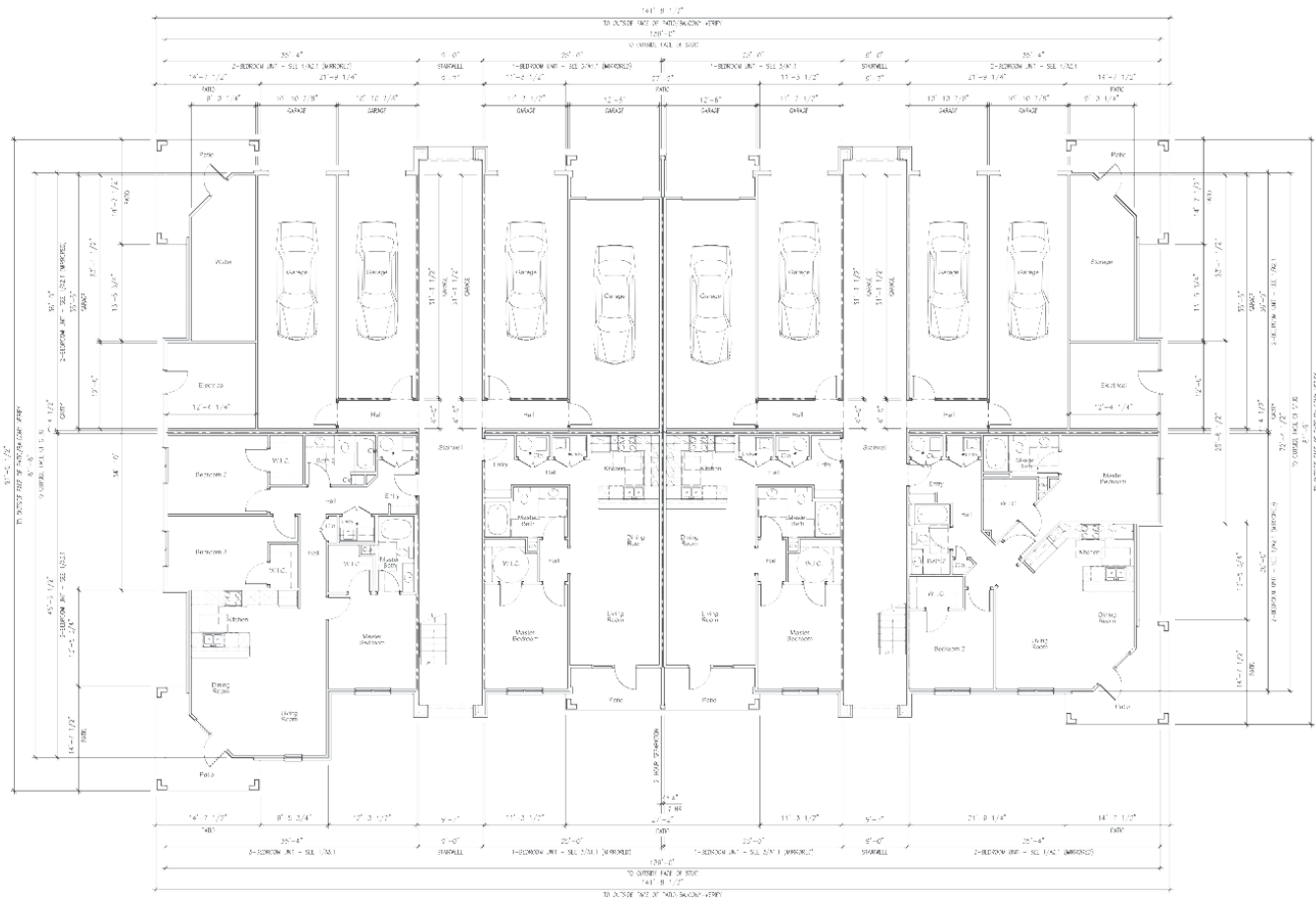
**FREEMAN PLANNING
& DESIGN, INC.**
RICHMOND, INDIANA • (765) 966-9720

DATE: 11/01/2021
PROJECT NO: 2021-0001
PROJECT NAME: CHARLES TOWNE AT GRAND PARK VILLAGE
SHEET NO: B6.4

BUILDING #6 REAR / SIDE ELEVATIONS
Charles Towne at Grand Park Village
Westfield, Indiana 46074

DATE: 11/01/2021

B6.4



BUILDING #7 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

3-DIMENSIONAL
 1/20 MINIMUM UNITS - 3/16" GARAGES

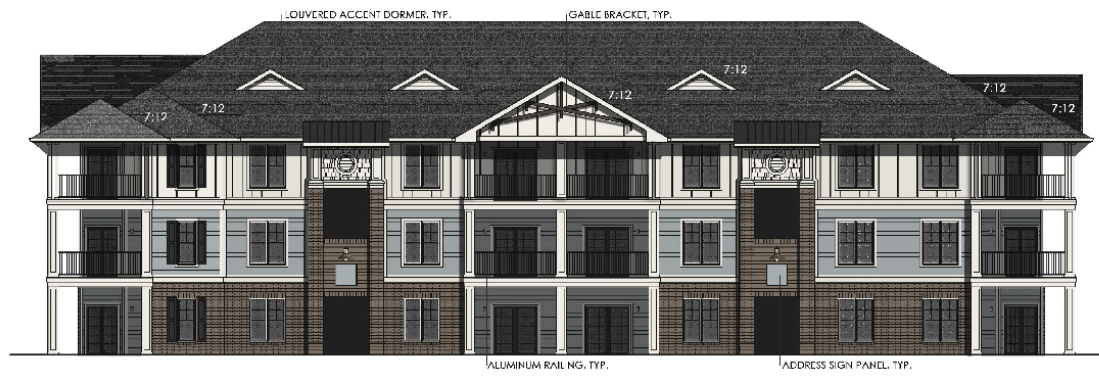
BUILDING #7 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

ARCHITECT: FREEMAN PLANNING & DESIGN, INC.
 DESIGN: 10/20/2010
 DRAWING: 10/20/2010
 SCALE: 1/8"=1'-0"

FREEMAN PLANNING & DESIGN, INC.
 RICHMOND, INDIANA • (765) 966-9780

10/20/2010



BUILDING #7 FRONT ELEVATION (AS VIEWED FROM GRAND PARK VILLAGE LAKE)
 SCALE: 1/8" = 1'-0"
 BUILDING HEIGHT: 37'-6 1/2"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (20) MIXED UNITS - (8) GARAGES

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

MASONRY SUMMARY
 FRONT- 28%
 SIDE (28R)- 26%
 SIDE (38R)- 25%
 REAR- 28%



BUILDING #7 SIDE ELEVATION (NORTH)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (20) MIXED UNITS - (8) GARAGES



BUILDING #7 SIDE ELEVATION (SOUTH)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (20) MIXED UNITS - (8) GARAGES

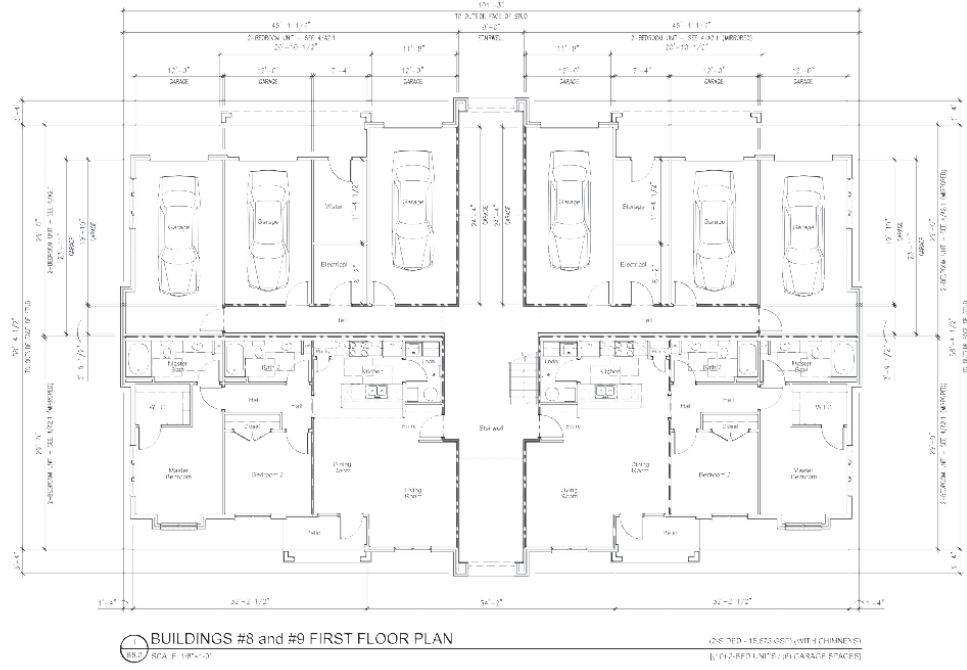


BUILDING #7 REAR ELEVATION (AS VIEWED FROM PARKING LOT)

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
 (20) MIXED UNITS - (8) GARAGES

EXTERIOR FINISHES/ COLORS

- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
- HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- BRICK: GENERAL SHALE BRICK- "KEENLAND TUDOR" QUEEN SIZE MORTAR: BRICKMENT "SOFT WHITE" (VORY)
- ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES "PEWEE"
- STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
- WINDOWS: JELD WEN VINYL "WHITE"
- PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
- ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
- GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
- DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
- CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

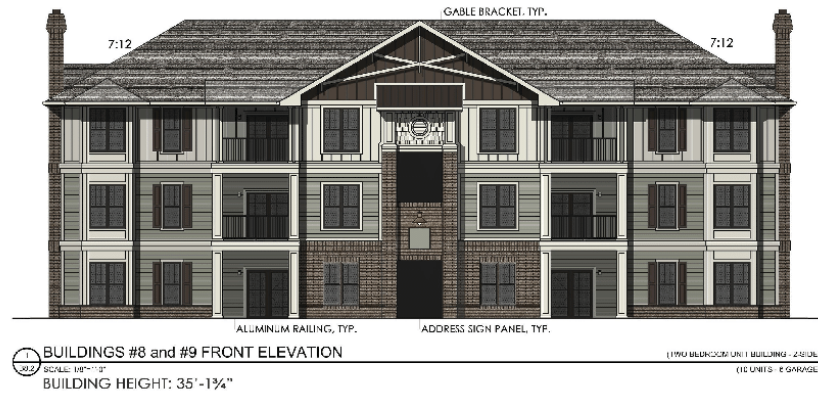


BUILDINGS #8 & #9 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

**FREEMAN PLANNING
 & DESIGN, INC.**

RICHMOND, INDIANA • (765) 966-9780



MATERIALS KEY	
	ASPHALT SHINGLE ROOFING
	STANDING SEAM METAL ROOF
	HARDIE SHINGLE SHAKE SIDING
	DECORATIVE LOUVER
	JAMES HARDIE BOARD AND BATTEN SIDING
	HARDIE PLANK HORIZONTAL SIDING
	QUEEN SIZE BRICK
MASONRY SUMMARY	
FRONT- 22%	
SIDE- 40%	
SIDE- 40%	
REAR- 21%	



EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"

HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"

DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"

JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"

BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"

BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE

MORTAR: BRIMMENT "SOFT WHITE" (IVORY)

ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"

STANDING SEAM METAL ROOF: BRIDGES- "DARK BRONZE"

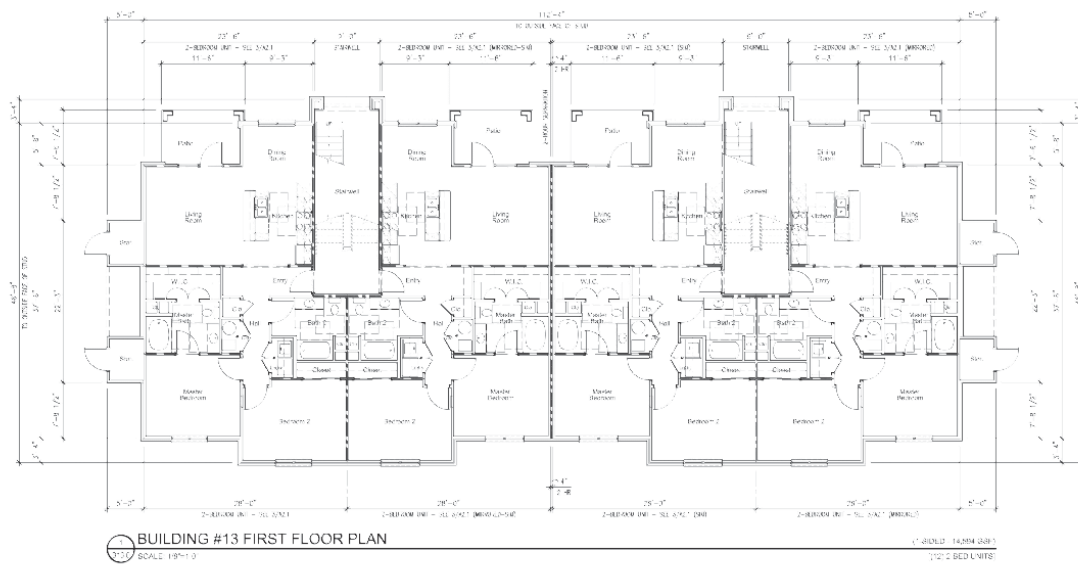
WINDOWS: JELD-KEN VINYL- "BRONZE"

PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"

GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"

DECK RAILING: CAPICOL CITY IRON WORKS- POWDER COAT "BRONZE"

CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"

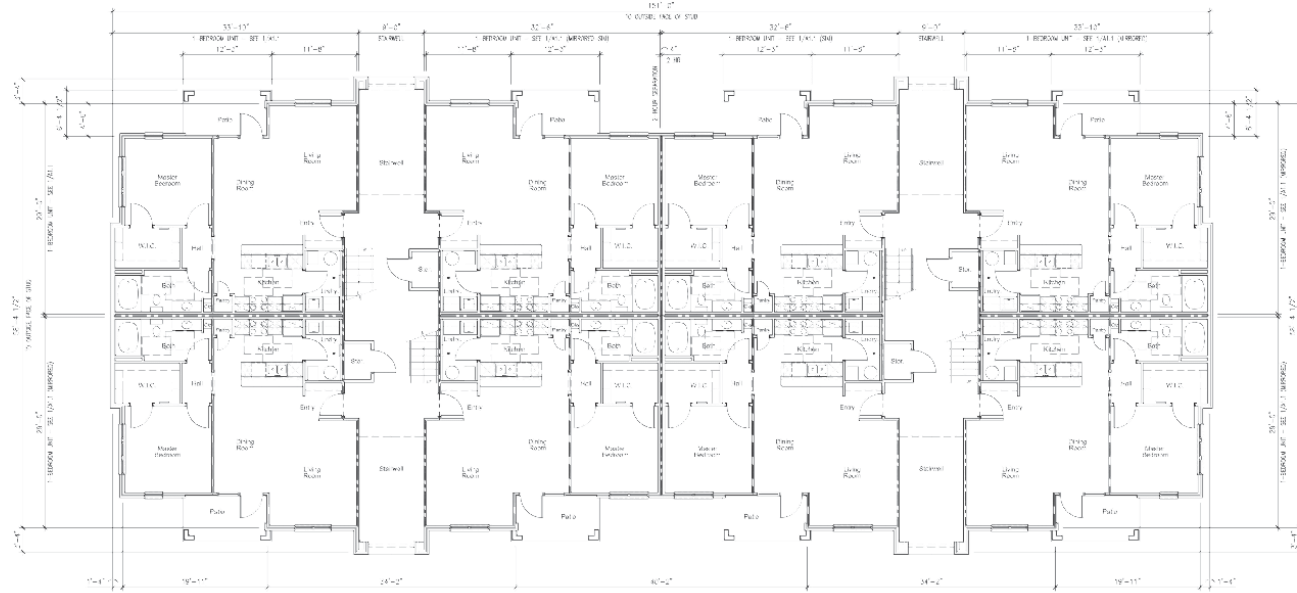




- MATERIALS KEY**
- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY**
 FRONT- 33%
 SIDE- 21%
 SIDE- 21%
 REAR- 48%



- EXTERIOR FINISHES/ COLORS**
- HARDIE PLANK HORIZONTAL SIDING: SHERWIN WILLIAMS SW 7039 "VIRTUAL TAUPÉ"
 - HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW 7036 "ACCESSIBLE BEIGE"
 - DECORATIVE LOUVERS: SHERWIN WILLIAMS SW 7036 "ACCESSIBLE BEIGE"
 - JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW 7036 "ACCESSIBLE BEIGE"
 - BRICK: GENERAL SHALE BRICK "COOPERS MILL" QUEEN SIZE MORTAR: BRIMMENT "SOFT WHITE" (IVORY)
 - ASPHALT SHINGLE ROOF: CERTAINTED LANDMARK DESIGNER SHINGLES- "WEATHERED WOOD"
 - STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
 - WINDOWS: JELD-WEN VINYL "BRONZE"
 - PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167 GARDEN GALS
 - GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW 3524 "CHESTNUT"
 - DECK RAILING: CAPTOL CITY IRON WORKS POWDER COAT "BRONZE"
 - CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW 7036 "ACCESSIBLE BEIGE"



BUILDING #14 FIRST FLOOR PLAN
1/8" = 1'-0"

1/8" = 1'-0" (24" = 1'-0")

BUILDING #14 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
 18300 Wheeler Road, Westfield, IN. 46074

DESIGNED BY: FREEMAN PLANNING & DESIGN, INC.
 PREPARED BY: FREEMAN PLANNING & DESIGN, INC.
 DATE: 01/15/2011

FREEMAN PLANNING & DESIGN, INC.

RICHMOND, INDIANA • (765) 966-9780

DATE: 01/15/2011



BUILDING #14 FRONT / REAR ELEVATIONS
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 35'-1 1/4"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

MASONRY SUMMARY

FRONT- 32%
SIDE- 38%
REAR- 38%



BUILDING #14 SIDE ELEVATIONS
 SCALE: 1/8"=1'-0"

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
 HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
 BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
 BRICK: GENERAL SHALE BRICK- "COOPER'S MIL." QUEEN SIZE
 MORTAR: BRXMENT "SOFT WHITE" (IVORY)
 ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
 STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
 WINDOWS: JELD WEN VINYL "BRONZE"
 PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
 GABLE ACCENT BRACKETS: SIA NPKMHN13 TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
 DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
 CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER
 MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"

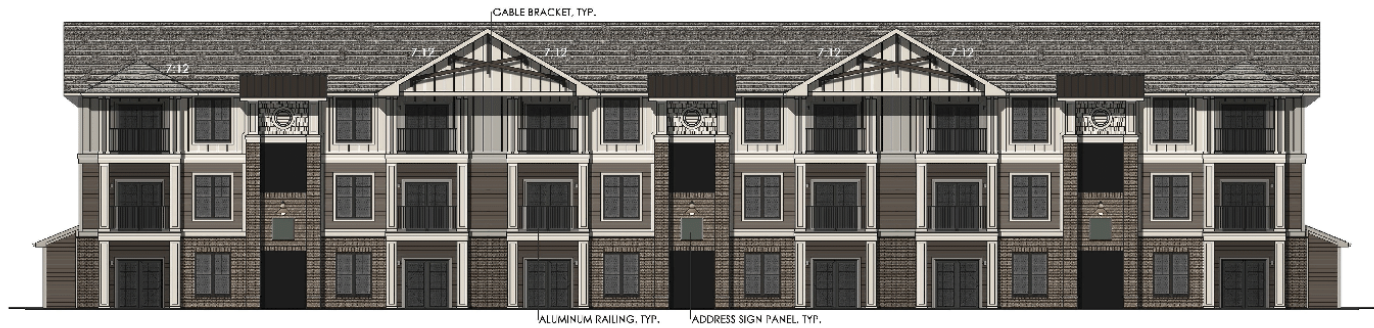


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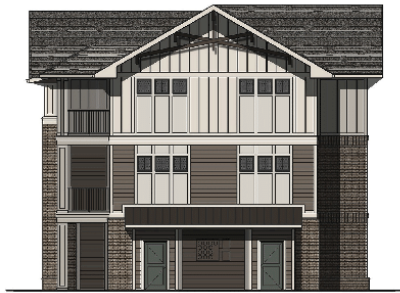
BUILDING #15 FIRST FLOOR PLAN

Charles Towne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

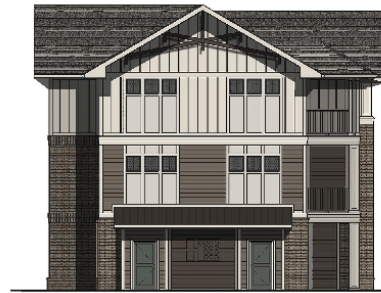
REFERENCES



BUILDING #15 FRONT ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING HEIGHT: 34'-3 1/2"
 (ONE BEDROOM UNIT BUILDING - 1-SIDE)
 (13 UNITS)



BUILDING #15 SIDE ELEVATION (ONE BED UNIT BUILDING - 1-SIDE)
 SCALE: 1/8"=1'-0"
 (13 UNITS)



BUILDING #15 SIDE ELEVATION (ONE BED UNIT BUILDING - 1-SIDE)
 SCALE: 1/8"=1'-0"
 (13 UNITS)



BUILDING #15 REAR ELEVATION
 SCALE: 1/8"=1'-0"
 (ONE BEDROOM UNIT BUILDING - 1-SIDE)
 (13 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
 - STANDING SEAM METAL ROOF
 - HARDIE SHINGLE SHAKE SIDING
 - DECORATIVE LOUVER
 - JAMES HARDIE BOARD AND BATTEN SIDING
 - HARDIE PLANK HORIZONTAL SIDING
 - QUEEN SIZE BRICK
- MASONRY SUMMARY
 FRONT- 38%
 SIDE- 24%
 SIDE- 24%
 REAR- 42%

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING:
 SHERWIN WILLIAMS SW7039
 "VIRTUAL LAUREL"

HARDIE SHINGLE SHAKE SIDING:
 SHERWIN WILLIAMS SW7036 "ACCESSIBLE
 BEIGE"

DECORATIVE LOUVERS:
 SHERWIN WILLIAMS SW7036
 "ACCESSIBLE BEIGE"

JAMES HARDIE BOARD AND BATTEN
 SIDING: SHERWIN WILLIAMS SW7036
 "ACCESSIBLE BEIGE"

BRICK: CHENAI SHALE BRICK-
 "COOPERS MILL" QUEEN SIZE
 MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
 ASPHALT SHINGLE ROOF: CERTAINTED
 "LANDMARK DESIGNER SHINGLES-
 "WEATHERED WOOD"

STANDING SEAM METAL ROOF:
 BERRIDGE "DARK BRONZE"

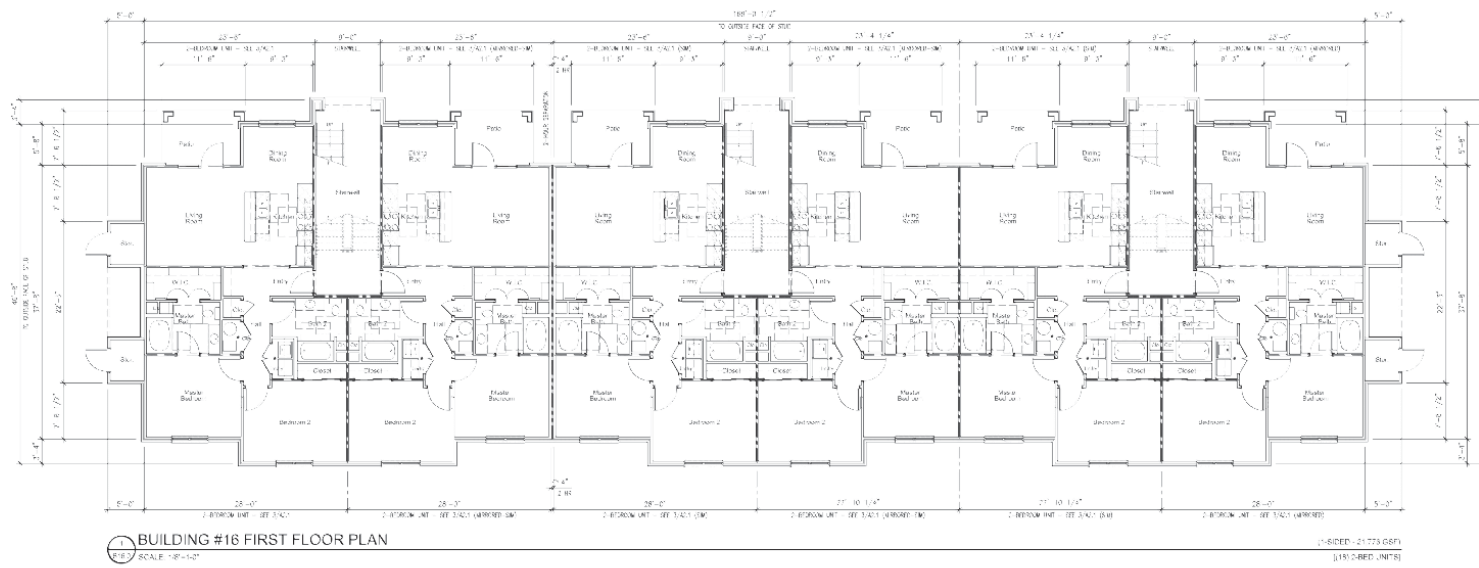
WINDOWS: "ELD-WEN VINYL "BRONZE"

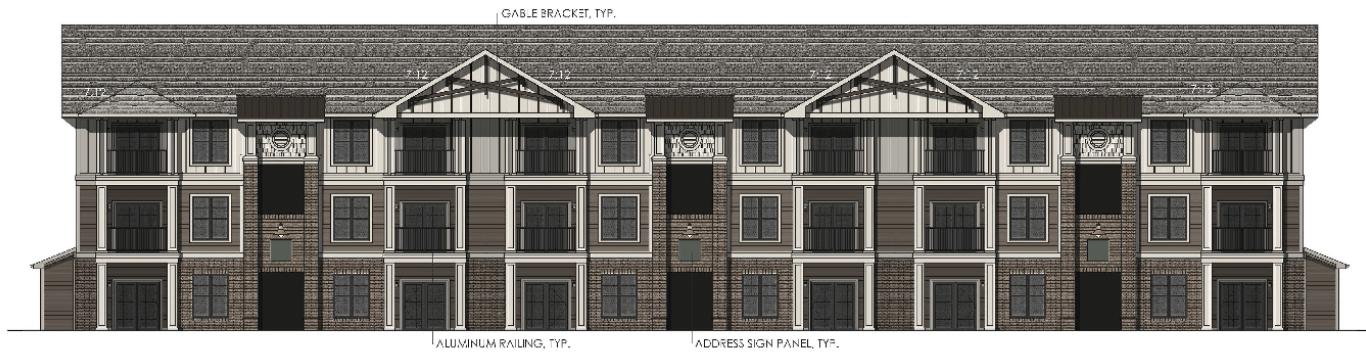
PATIO DOORS, ENTRY DOORS, AND
 SHUTTERS: SHERWIN WILLIAMS SW 6167
 GARDEN GATE

GABLE ACCENT BRACKETS: STAIN
 PIGMENTED TO MATCH SHERWIN
 WILLIAMS SW3524 "CHESNUT"

DECK RAILING: CAPITOL CITY IRON
 WORKS- POWDER COAT "BRONZE"

CORNER BOARDS, WINDOW TRIM,
 BANDING, POSTS, PILASTERS AND ALL
 OTHER MISCELLANEOUS TRIM: SHERWIN
 WILLIAMS SW7036 "ACCESSIBLE BEIGE"





BUILDING #16 FRONT ELEVATION
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-7 1/4"

(TWO SPORTRUM UNIT BUILDING - 1.5 UNITS)
(1/8 UNIT)



BUILDING #16 SIDE ELEVATION
SCALE: 1/8"=1'-0"
(TWO SPORTRUM UNIT BUILDING - 1.5 UNITS)
(1/8 UNITS)



BUILDING #16 SIDE ELEVATION
SCALE: 1/8"=1'-0"
(TWO SPORTRUM UNIT BUILDING - 1.5 UNITS)
(1/8 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

MASONRY SUMMARY
FRONT- 28%
SIDE- 21%
SIDE- 21%
REAR- 49%

EXTERIOR FINISHES/ COLORS

HARDIE PLANK HORIZONTAL SIDING:
SHERWIN WILLIAMS SW7039
"VIRTUAL TAUPE"

HARDIE SHINGLE SHAKE SIDING:
SHERWIN WILLIAMS SW7036 "ACCESSIBLE
BEIGE"

DECORATIVE LOUVERS:
SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"

JAMES HARDIE BOARD AND BATTEN
SIDING: SHERWIN WILLIAMS SW7036
"ACCESSIBLE BEIGE"

BRICK: GENERAL SIALE BRCK-
"COOPERS MILL" QUEEN SIZE
MORTAR: PRAXMENI "SOH WHITE" (VO-4Y)

ASPHALT SHINGLE ROOF: CERTAINTED
LANDMARK DESIGNER SHINGLES
"WEATHERED WOOD"

STANDING SEAM METAL ROOF:
BERRIDGE "DARK BRONZE"

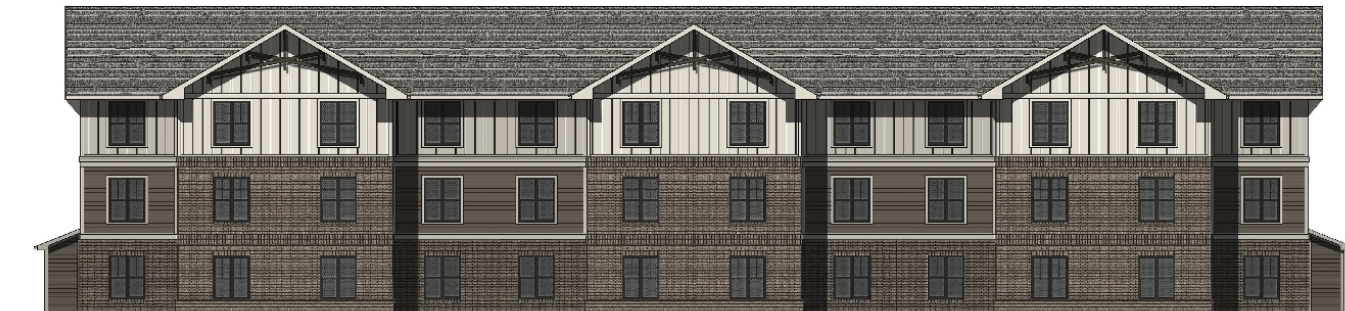
WINDOWS: JELD WEN VINYL "BRONZE"

PATIO DOORS, ENTRY DOORS, AND
SHUTTERS: SHERWIN WILLIAMS SW 6167
GARDEN GATE

GABLE ACCENT BRACKETS: STAIN
PIGMENTED TO MATCH SHERWIN
WILLIAMS SW3524 "CHESTNUT"

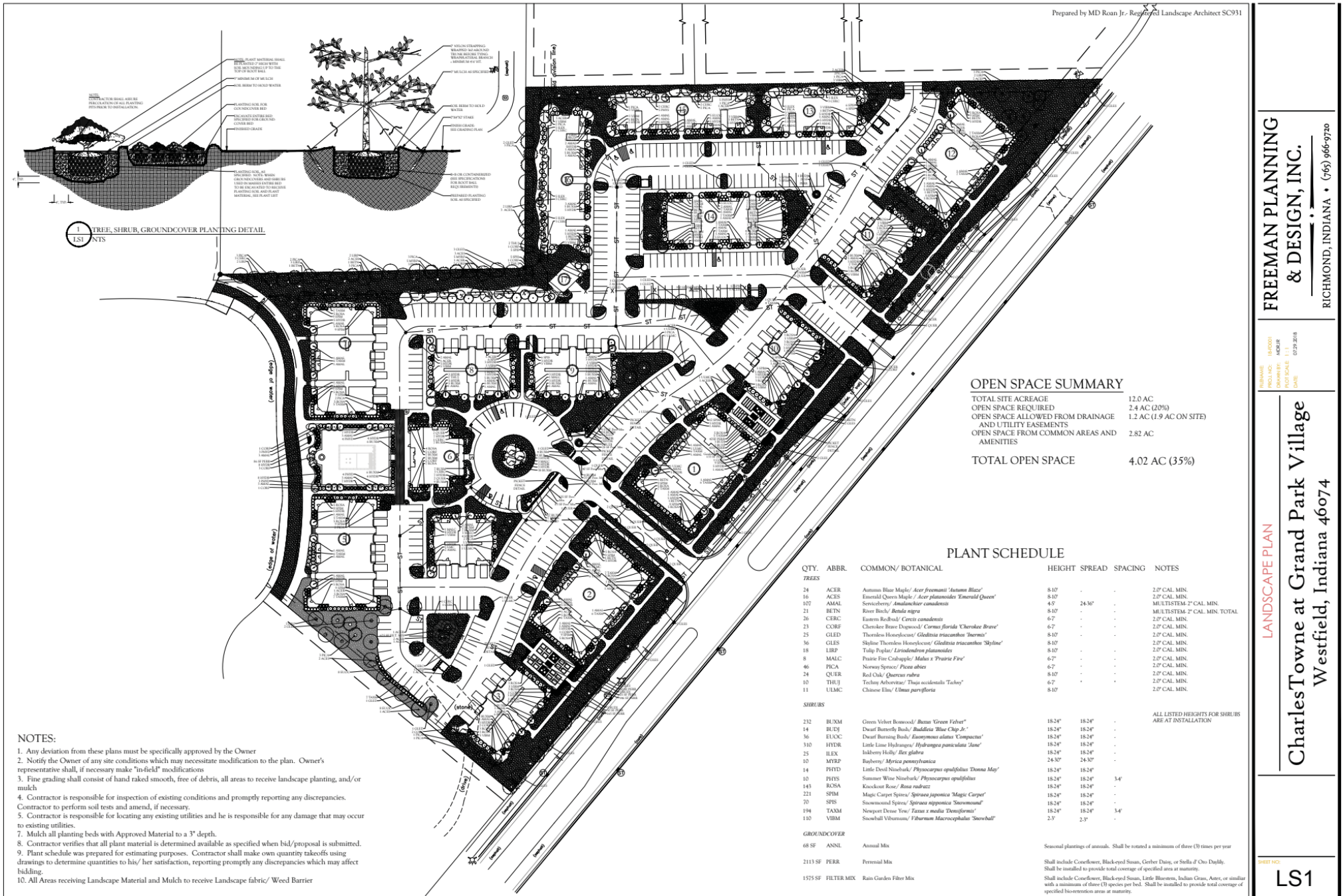
DECK RAILING: CAPITOL CITY IRON
WORKS POWDER COAT "BRONZE"

CORNER BOARDS, WINDOW TRIM,
BANDING, POSTS, PILASTERS AND ALL
OTHER MISCELLANEOUS TRIM: SHERWIN
WILLIAMS SW7036 "ACCESSIBLE BEIGE"



BUILDING #16 REAR ELEVATION
SCALE: 1/8"=1'-0"

(TWO SPORTRUM UNIT BUILDING - 1.5 UNITS)
(1/8 UNIT)





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 17, 2018

1806-DDP-13

Exhibit 1

Petition Number: 1806-DDP-13

Subject Site Address: 3440 East State Road 32 (the "Property")

Petitioner: Kennmar, LLC by American Structurepoint, LLC

Request: Detailed Development Plan review of a parking lot expansion and building facade modifications on 2.19 acres +/- in the Grassy Branch Marketplace Planned Unit Development (PUD)

Current Zoning: Grassy Branch Marketplace PUD (Ord. 18-24)

Current Land Use: Commercial

Approximate Acreage: 2.19 acres+/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The proposed Detailed Development Plan includes a parking lot expansion and modification of both the interior and exterior of the existing Westfield Lighting Building, which was originally permitted on October 13, 1986, for repurposing.

This petition was reviewed by the Technical Advisory Committee at its May 22, 2018, meeting.

Because of the recent approval of the Grassy Branch Marketplace PUD (Ord. 18-24), the Development Plan complies with all applicable zoning standards.



OVERLAY DISTRICTS (Article 5 of the UDO):

The plans comply.

- 1) Permitted Uses
- 2) Access Control Requirements
- 3) 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.

4) Accessory Buildings

5) Building Height Requirements:

Superseded by Ord. 18-24

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories

6) Architectural Design Requirements:

Superseded by Ord. 18-24

- a) General Design Theme Standards
- b) Building Elevations
 - i) Openings
 - ii) Gutters and Downspouts
 - iii) Roofs
 - iv) Main Entrances
 - v) Windows
 - vi) Awnings
 - vii) Drive-thrus and Fueling Stations
 - viii) Building Materials
 - ix) Accessory Buildings

7) Trail Corridor Requirements:

- a) Trail Corridor Design Standards

- b) Trail Corridor Plantings
- c) Trail Corridor Mounds/Berms
- 8) Miscellaneous Requirements:
 - a) Loading Berths
 - b) Mechanical Equipment
 - c) Walls and Fencing

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

The plans comply.

- 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 Outlots 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).

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

The plans comply.

- 26) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 27) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 28) 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.
 - 29) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS (Chapter 4 of UDO)

The plans comply.

- 30) Permitted Uses
- 31) Minimum Tract Requirements: 10 acres
- 32) Minimum Road Frontage: 330 ft
- 33) Minimum Building Setback Lines:
 - i) Front: 30'
 - ii) Side: 15'
 - iii) Rear: 20'
- 34) Minimum Lot Width: No Minimum
- 35) Minimum number of Structures: No Minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 36) Accessory Use and Building Standards (Article 6.1)
 - a) Screening of Receptacles and Loading Areas (Article 6.1(H))
- 37) Architectural Standards (Article 6.3)
 - a) Mechanical Screening
 - b) Building Materials
 - c) Architectural Theme
 - d) Four-Sided Architecture
 - e) Building Elevations
 - f) Gutters and Downspouts
 - g) Roof Design
 - h) Main Entrances
 - i) Windows
 - j) Awnings
- 38) Building Standards (Article 6.4)
- 39) Fence Standards (Article 6.5)
- 40) Height Standards (Article 6.6)
- 41) Landscaping Standards (Article 6.8 of UDO & Section 11 of PUD)

- a) Tree Preservation
 - b) General Screening Standards (Article 6.8(H))
 - c) Detention and Retention Areas (Article 6.8(I))
 - i) Natural Appearance
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development
 - iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
 - d) Street Trees (Article 8.6(J))
 - e) Minimum Lot Landscaping Requirements (Article 6.8(K))
 - f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
 - g) External Street Frontage Landscaping (Article 6.8(M))
 - h) Buffer Yard Requirements (Article 6.8(N))
 - i) Parking Area Landscaping (Article 6.8(O))
 - i) Interior Parking Area Landscaping
 - ii) Perimeter Parking Area Landscaping
- 37) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities
- b) Parking Spaces Required
- c) Parking Surface
- d) Bicycle Parking (1 per 30 spaces)

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

46) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

47) Easement Standards (Article 8.3)

48) Open Space and Amenity Standards (Article 8.6)

49) Pedestrian Network Standards (Article 8.7)

50) Storm Water Standards (Article 8.8)

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



52) Surety Standards (Article 8.12)

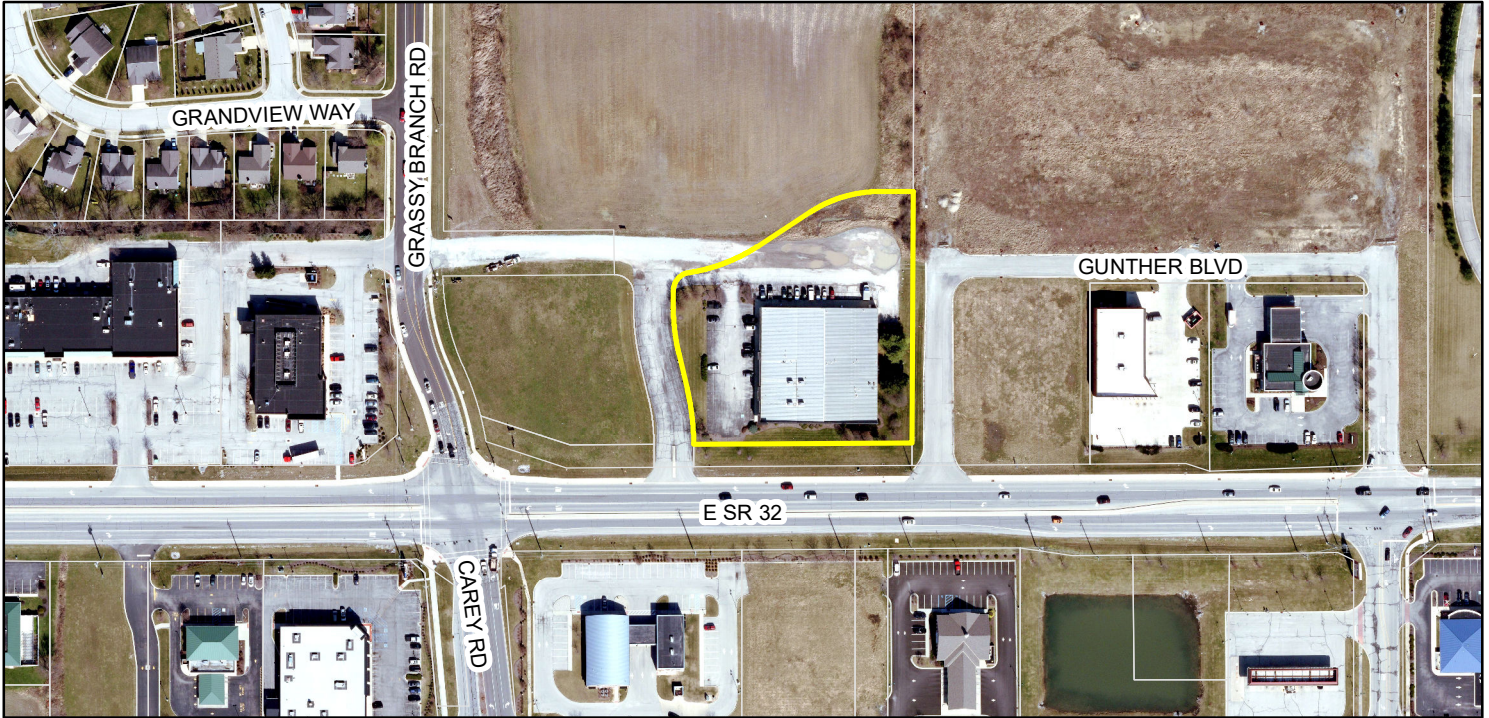
53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

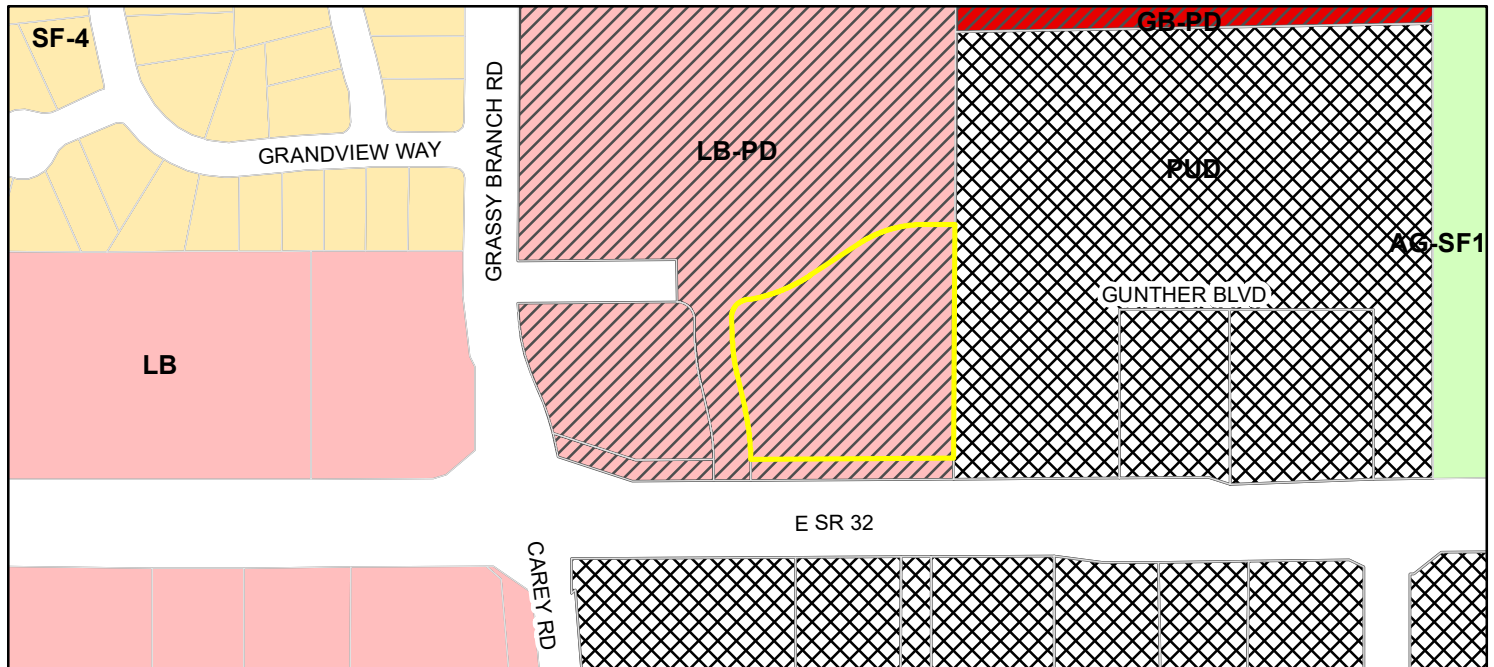
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 1806-DDP-13**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

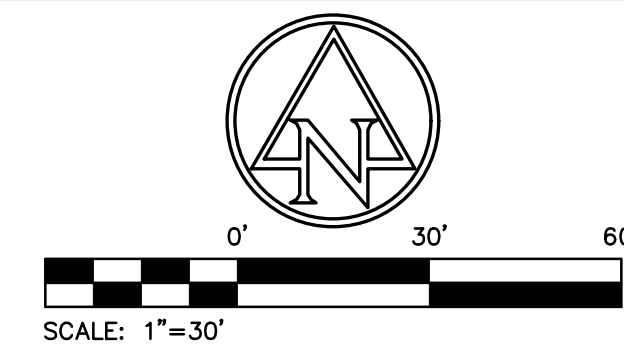
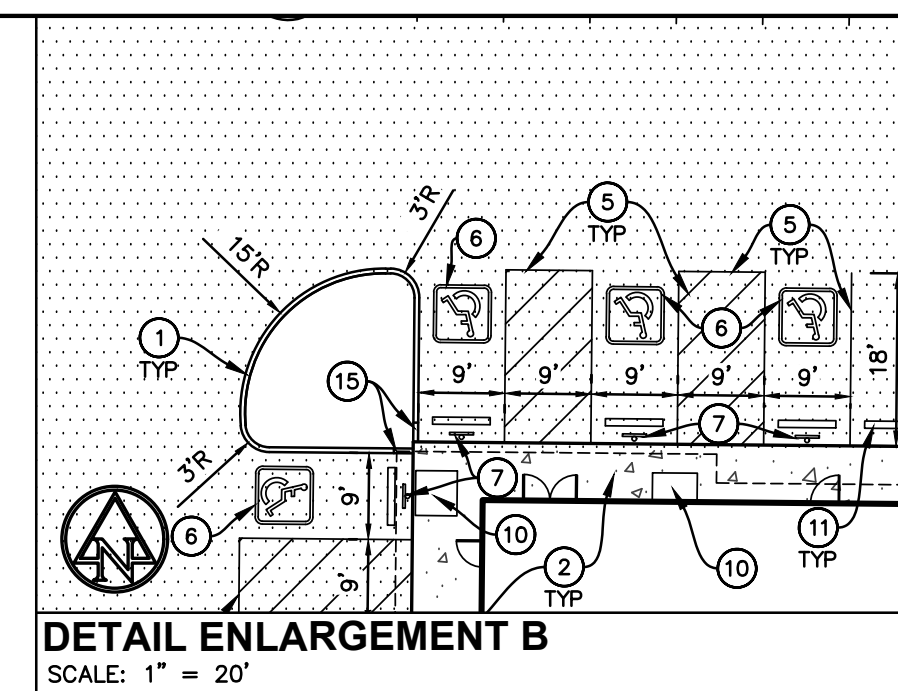
 Site



Zoning Map



-  Parcel
- Zoning - All**
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  GB-PD (General Business - Planned Development)
 -  LB (Local Business)
 -  LB-PD (Local Business - Planned Development)
 -  PUD (Planned Unit Development)
 -  SF-4 (Single Family - 4)

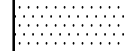
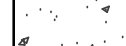


EXISTING LEGEND

	Beehive Inlet		Mail Box
	Combination Pole		Pine Tree
	Curb Inlet		Post
	Detector Housing		Power Pole
	Drainage Inlet		Right of Way Marker
	Drainage MH		Sanitary MH
	Electric Box		Sign
	Electric Handhole		Telephone Handhole
	Fire Hydrant		Test Hole
	Gas Marker		Traffic MH
	Gas Valve		Traffic Pole
	Guy Wire		Tree
	Light Pole		Water Valve

SITE DATA TABLE	
SITE ZONING:	LB-PD, SR 32 OVERLAY
PROJECT AREA:	11.8± ACRES
BUILDING AREA:	22,550 SF
SITE IMPERVIOUS AREA:	1.76 ± ACRES
STANDARD PARKING (9'x18'):	128
ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING:	134

SITE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	1½" MILL AND OVERLAY

○ KEYNOTES

1. 6" CONCRETE CURB
2. CONCRETE SIDEWALK
3. COMBINED CONCRETE CURB & WALK
4. SIDEWALK CURB RAMP TYPE G
5. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
6. ADA ACCESSIBLE PARKING SYMBOL
7. ADA ACCESSIBLE PARKING SIGN
8. PARKING SPACE (4" WHITE PAINT STRIPE)
9. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
10. COLUMN
11. CONCRETE WHEEL STOP
12. STOP SIGN
13. CONCRETE BOLLARD
14. INDOT CLASS III COMMERCIAL DRIVE, SEE INDOT STD DRAWINGS E 610-DRIV-03 AND E 610-DRIV-08
15. CURB TAPER
16. CONCRETE STOOP
17. LANE STRIPE (DOUBLE 4" YELLOW, THERMOPLASTIC)
18. TYPE II CONCRETE CURB (PER CITY OF WESTFIELD DETAIL)
19. ONE WAY DIRECTIONAL CURB RAMP WITH BUFFER. REFER TO INDOT DETAILS
20. "DRIVE THRU" WITH ARROW (6" LETTERS, WHITE, THERMOPLASTIC)
21. LANE STRIPE (4" WHITE, THERMOPLASTIC)
22. DIRECTIONAL ARROW (WHITE, THERMOPLASTIC)
23. "ONLY" PAVEMENT MARKING (WHITE, THERMOPLASTIC)
24. LANE STRIPE (SINGLE 4" YELLOW, THERMOPLASTIC)
25. ASPHALT PATH (PER CITY OF WESTFIELD DETAIL)
26. WOOD RAILING, SEE DETAILS 2505-004 AND 2505-005
27. PAINTED CROSS WALK (24" WHITE PAINT)
28. THREE "U"-STYLE" BIKE RACKS (2 BIKES PER RACK)
29. DUMPSTER PAD (REFER TO ARCHITECTURAL FOR ENCLOSURE DETAILS). FINAL DESIGN TO COORDINATED WITH GENERAL CONTRACTOR AND ARCHITECT.
30. 6" EXTRUDED CONCRETE CURB

GENERAL NOTES

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

!! CAUTION !!

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

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



PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KennMar.com
Brent Bengé AT bbenge@kennmar.com

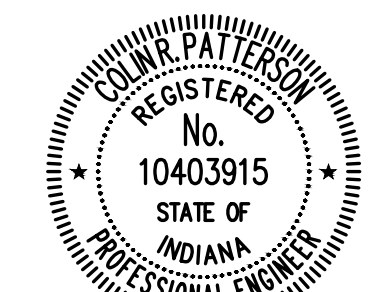


7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Nick Everhart AT neverhart@americanstructurepoint.com

**GRASSY BRANCH
COMMERCIAL
SUBDIVISION**

**3440 EAST SR 32
WESTFIELD, IN 46074**




CERTIFIED BY

ISSUANCE INDEX

DATE:
07/25/2018

PROJECT PHASE:
FINAL CONST. DOCUMENTS

[illegible]

Project Number	2017.00660
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SITE PLAN

C201

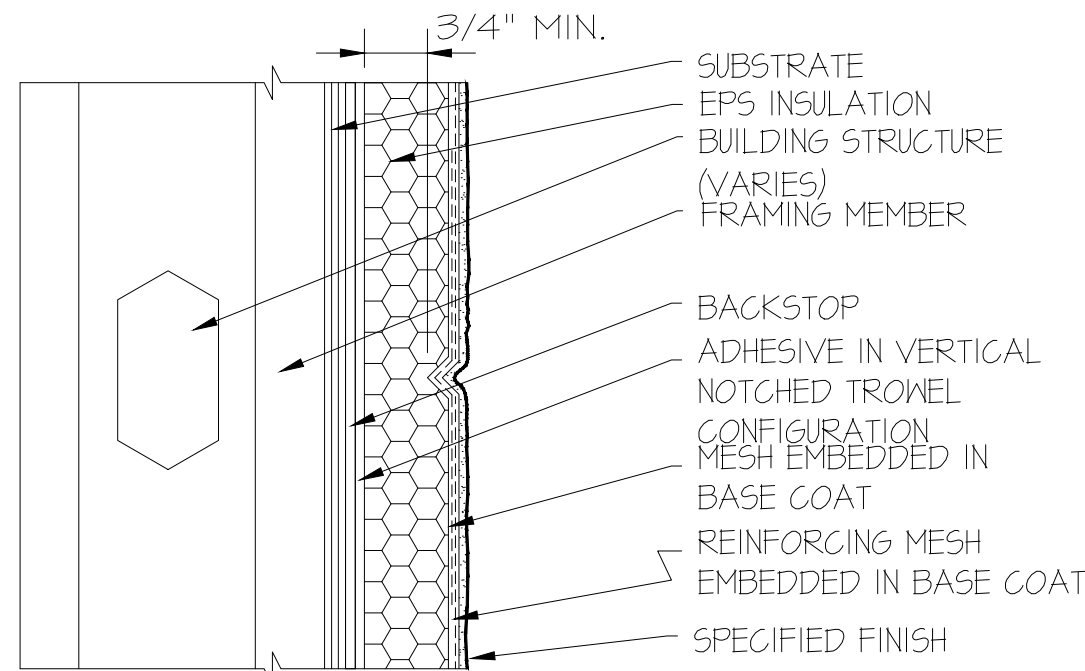
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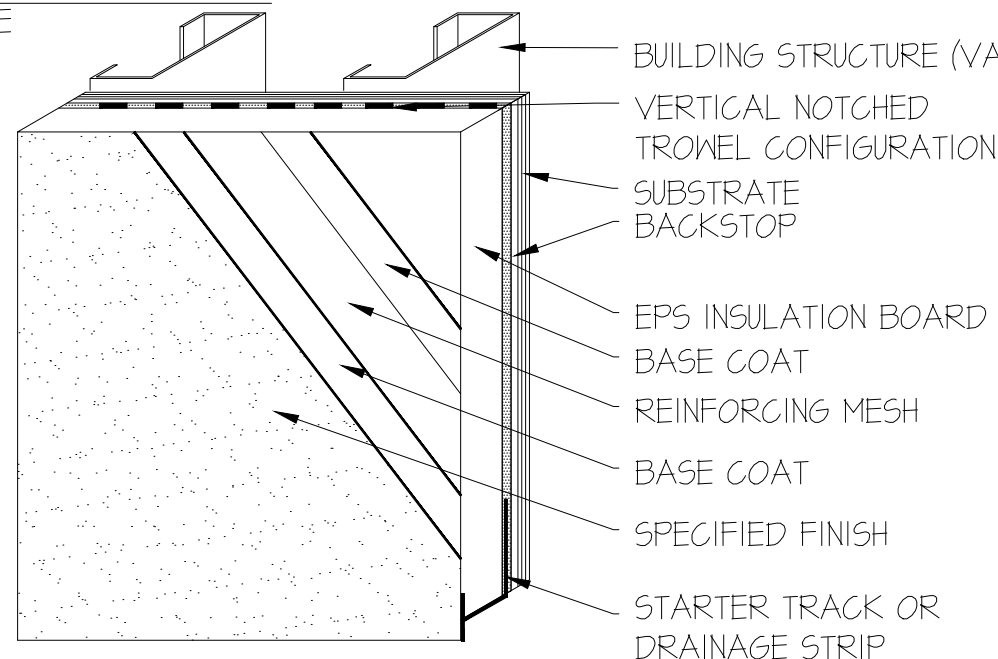
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EXTERIOR FINISH SCHEDULE			
EFIS-1	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #903 FRAMPE LOCATION: AS NOTED	EFIS-2	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #903 SANDMAN LOCATION: AS NOTED
BRICK-1	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: VALLEY FIELD #15951 - VELOUR FINISH LOCATION: AS NOTED	BRICK-3	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: EARTHEN VESSEL-495951 - VELOUR FINISH LOCATION: AS NOTED
BRICK-2	BRICK MASONRY UNIT MANUFACTURER: OLD CASTLE OR SIMILAR STYLE: BRICK UNIT COLOR: SANDLEWOOD MATCH LOCATION: AS NOTED		
CMU-1	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8" X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH STONE PANELS LOCATION: AS NOTED	CMU-2	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8" X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH BRICK #1 COLOR LOCATION: AS NOTED
MET-1	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE BRONZE LOCATION: AS NOTED	MET-2	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE ALMOND LOCATION: AS NOTED
FAB-1	FABRIC ANNING MANUFACTURER: SUNBRELLA STYLE: MATTE COLOR: JOCKEY RED LOCATION: AS NOTED	FAB-2	FABRIC ANNING MANUFACTURER: SUNBRELLA STYLE: MATTE COLOR: MATTE BLACK LOCATION: AS NOTED
P-1	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: EFIS CREME MATCH LOCATION: AS NOTED	P-2	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: BRICK #1 COLOR MATCH LOCATION: AS NOTED
SF-1	ALUMINUM AND GLASS STOREFRONT SYSTEM MANUFACTURER: KAWNEER, US ALUMINUM, VISTA WALL STYLE: SYSTEM TO BE 4 1/2" DEEP FRAME WITH GLAZING 1" OFFSET FROM EXTERIOR FACE. LOW E GLASS - COLOR BY OWNER COLOR: CLEAR ANODIZED LOCATION: AS NOTED	GLAZ-1	EXTERIOR WALL GLAZING MANUFACTURER: PPG OR EQUAL STYLE: 1/4" FLOAT GLASS, TEMPERED (AS NOTED), LOW E GLASS COLOR: 20% ASA GRAY TINT LOCATION: AS NOTED
PC-1	EFIS FABRICATED SILL MANUFACTURER: DRYVIT, SYNERGY, OR EQUAL STYLE: BASE UNIT 4" X 4" COLOR: BUFF LOCATION: AS NOTED	STN-1	LIMESTONE PANEL MANUFACTURER: INDIANA LIMESTONE STYLE: BASE UNIT 12" X 28" COLOR: BUFF LOCATION: AS NOTED

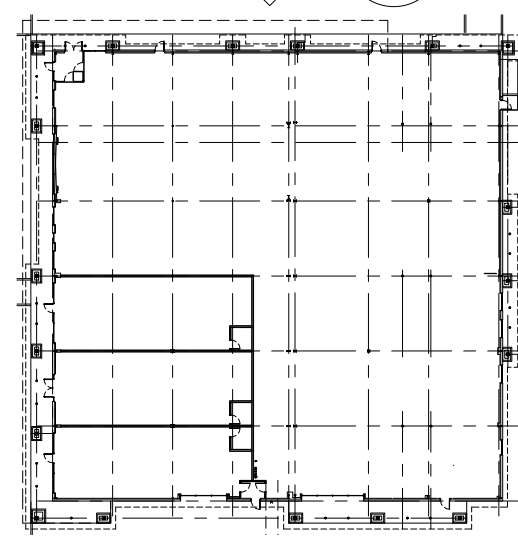
NOTE: ALL EXTERIOR GROUT TO BE BRIMMENT COLOR #380



2 E.I.F.S. 'V' REVEAL
A2.1 SCALE: NOT TO SCALE

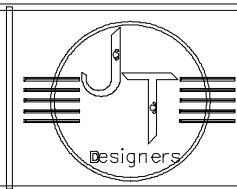


1 STANDARD DUTY SYSTEM
A2.1 SCALE: NOT TO SCALE



2 KEY PLAN
A2.1 NO SCALE

REMODEL SQ. FT.: 7,500 +/- USE: MIXED USE CONST: II-B	Scope Drawings: These drawings indicate the general scope of the project in terms of architectural design concepts, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.
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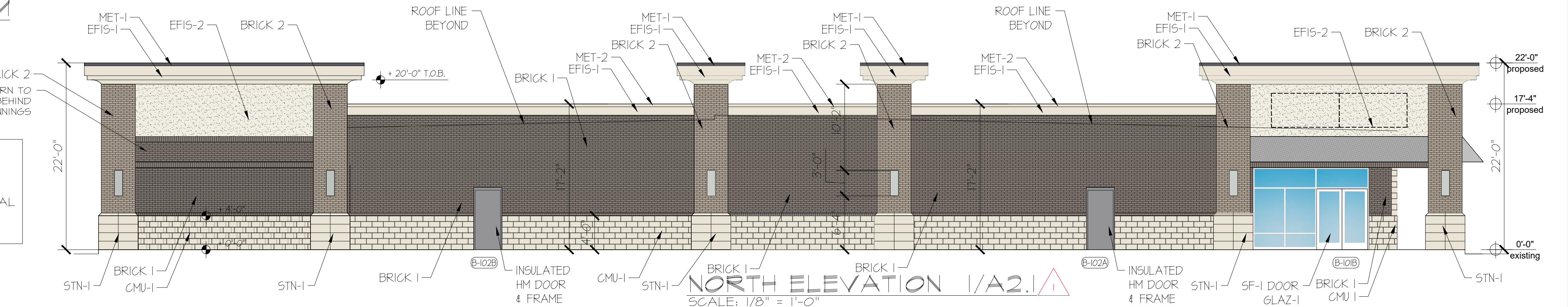
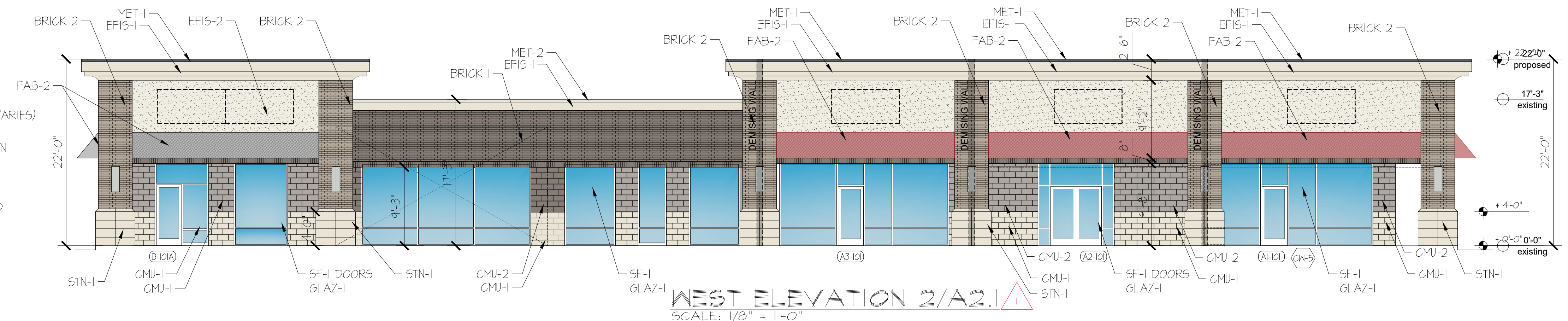
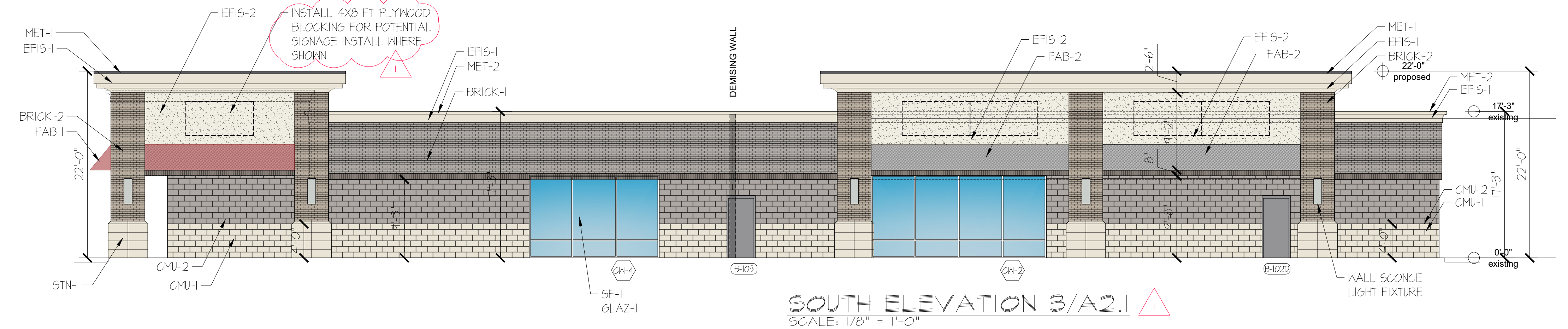
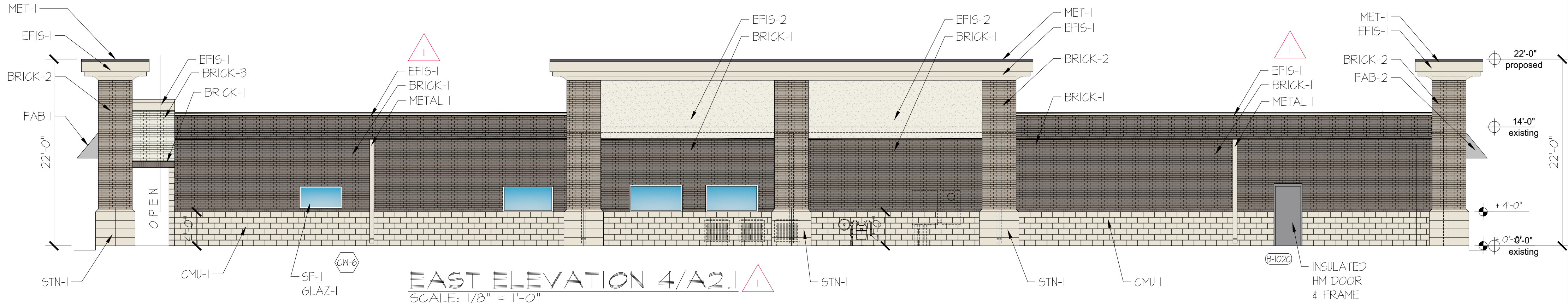


JT DESIGNERS, INC.
PLANNING CONSULTANTS
211 S. RITTER AVE., SUITE H
INDIANAPOLIS, IN 46209
PH: 317-828-1166 FAX: 317-493-1805
e-mail: JTDESIGNERSINC@GMAIL

ISSUE: REV1 Design Revs 04/16/18

TITLE: EXTERIOR ELEVATIONS

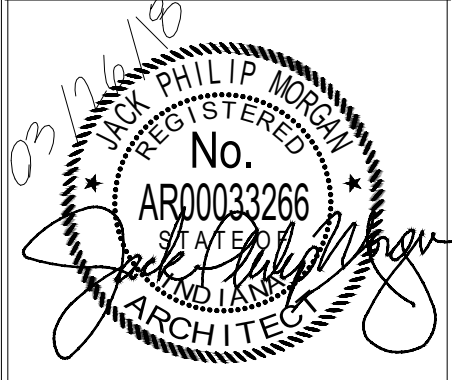
SHEET: A2.1



OWNER:

KennMar
INDIANAPOLIS, IN 46224
ATTN: BRENT BENGE
bbenge@kennmar.com

JACK P. MORGAN
AIA CSI - ARCHITECT
7062 N. TUXEDO STREET
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
e-mail: morwalsoplad1@gmail.com



DATE 03/26/18	ISSUE BIDDING/ FILING
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PROPOSED DESIGN FOR:

**Grassy Branch
MARKETPLACE
Building 2**
HAMILTON COUNTY
3440 E. State Road 32
Westfield, IN 46074

CODE COMPLIANCE GENERAL NOTES

All building construction work, mechanical and electrical installations, and equipment connections required as part of this project shall comply with the State building Rules and Regulations, local Ordinances and any other statutory provisions pertaining to this class type of work, any such rules and regulations shall be considered as part of the Specifications and Drawings.

All drywall shall be taped, sanded and ready for finish.

Interior wall finishes shall be in accordance with MBC
Smoke Density shall be no greater than 450 when tested, in accordance with MBC. Standards.

Exit doors shall have no inside key lock in accordance with MBC Standards.

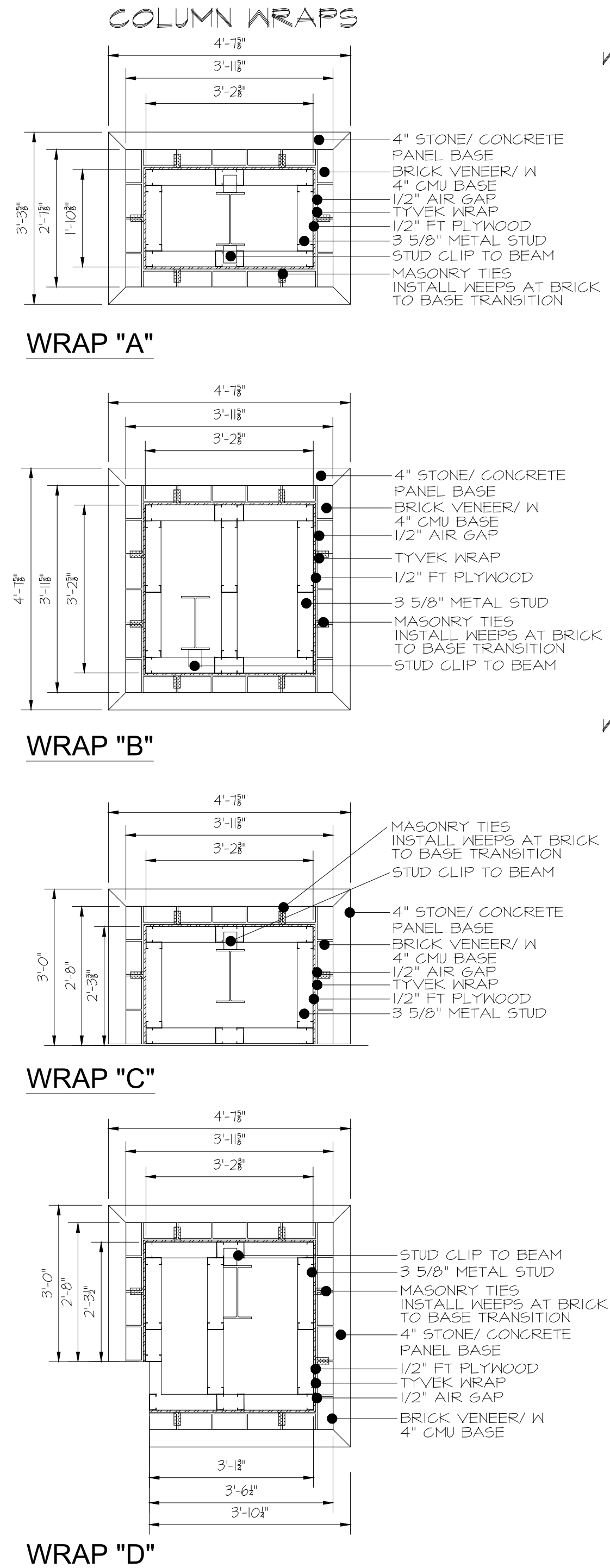
All dimensions must be verified in the field.

Each Sub-Contractor shall do his own cutting and patching as required for his portion of the work.

Handicapped toilet rooms to be provided. Provide grab-bars as per ADA requirements and 5'-0" diameter clearance in each specified toilet room.

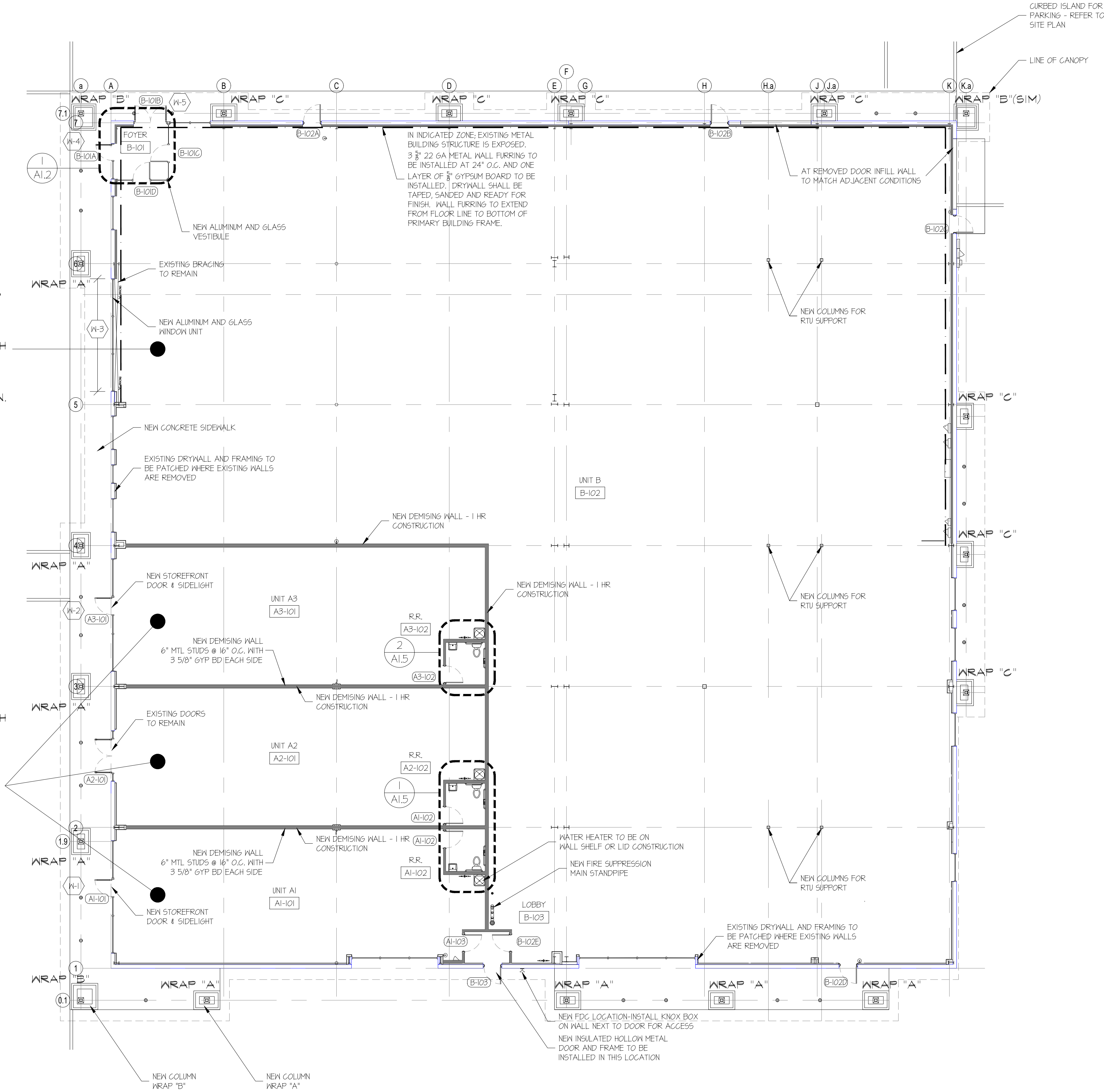
Painting - All surfaces shall be prepared for new paint or for repainting.

- Rest Rooms shall be painted with first a primer and top coated with alkyl-semi, glass enamel.
- Drywall First coat primer, and top coated with Latex Egg Shell enamel.
- Wood First coat primer, top coated with Latex trim.
- Metal First coat zinc chromate primer, top coated with Metalastic enamel, or enamel.



- WORK SCOPE UNIT B:**
- A) HVAC: 3.5 TONS OF HVAC PER 1,000 SQ FT IN GOOD WORKING CONDITION ON A SEPARATE THERMOSTAT AND BALANCE TESTED.
 - B) ELECTRICAL: 1600 AMPS OF 120/208V 3 PHASE 4 WIRE SERVICE IN GOOD WORKING ORDER. SERVICE COMPLETE WITH MAIN GEAR.
 - C) FINISH: OPEN CEILING TO DECKING. CEILING TO BE PAINTED BLACK
 - D) WALLS: DEMISING WALLS TO BE READY FOR PAINT CONDITION.
 - E) SUPPRESSION: FIRE SUPPRESSION SYSTEM TO BE INSTALLED PER CODE
 - F) PLUMBING: SEPARATE 2" DOMESTIC WATER LINE. WATER SERVICE TO BE COMPLETE WITH BACKFLOW AND SHUT OFF. SEPARATE 4" SANITARY SEWER LINE.
 - G) ENERGY: NEW VESTIBULE ENTRYWAY TO BE CONSTRUCTED AS PER CODE.
 - H) CONCRETE: FLOOR SHALL BE SMOOTH AND LEVEL READY FOR FINISH. ELIMINATE ANY ELEVATIONS DIFFERENCES OF 1/4" OR GREATER.

- WORK SCOPE UNIT A'S:**
- A) HVAC: EXISTING UNITS TO BE INSPECTED, CLEANED AND ROUTED INTO SPACE AS NOTED.
 - B) ELECTRICAL: 200 AMPS OF 120/208V 3 PHASE 4 WIRE SERVICE IN GOOD WORKING ORDER. SERVICE COMPLETE WITH MAIN GEAR. NEW LIGHTING SHALL BE INSTALLED AS DIRECTED.
 - C) WALLS: DEMISING WALLS TO BE TAPED, SANDED AND READY FOR FINISH. RESTROOMS SHALL BE FINISHED AS NOTED ON PLANS.
 - D) CEILING: NEW 2X4 ACOUSTICAL SUSPENDED CEILING SYSTEM TO BE INSTALLED AS NOTED ON PLANS.
 - E) SUPPRESSION: FIRE SUPPRESSION SYSTEM TO BE INSTALLED PER CODE
 - F) PLUMBING: SEPARATE 1" DOMESTIC WATER LINE. WATER SERVICE TO BE COMPLETE WITH BACKFLOW AND SHUT OFF. UNITS SHALL CONNECT TO EXISTING COMMON SEWER LINE IN STRUCTURE
 - G) FLOOR: EXISTING CONCRETE FLOOR SHALL BE SMOOTH AND LEVEL READY FOR FINISH.



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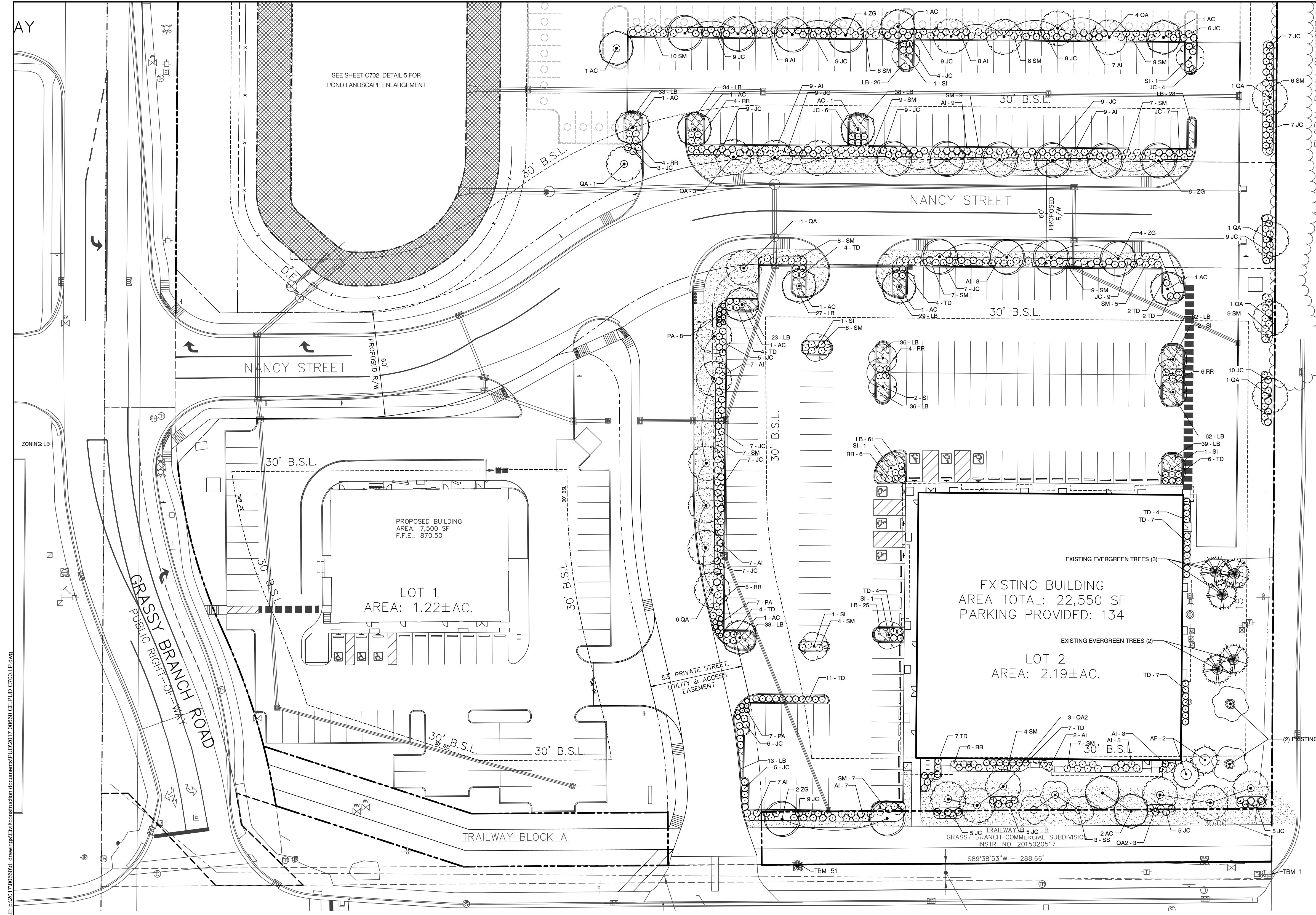
DATE
03/26/18

ISSUE
BIDDING/
FILING

PROPOSED DESIGN FOR:

**Grassy Branch
MARKETPLACE
Building 2**

HAMILTON COUNTY
3440 E. State Road 32
Westfield, IN 46074



GENERAL NOTES:

GENERAL PLANTING NOTES

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (TOPSOIL, MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION. AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1" INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
- NATIVE SEEDING NOTES
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
- NATIVE PRAIRIE SEEDING:

GENERAL PLANTING NOTES

- SEPTEMBER 15TH - FEBRUARY 28TH: OPTIMUM SEEDING PERIOD.
- MARCH 1ST - JUNE 30TH: SEEDING DURING THIS PERIOD IS APPROPRIATE BUT GERMINATION OF A PORTION OF THE SEED MAY NOT OCCUR UNTIL THE FOLLOWING SEASON DUE TO LACK OF COLD STRATIFICATION TO BREAK SEED DORMANCY.
- WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES ARE, OR ARE FORECASTED TO DROP, BELOW 30 DEGREES F OR RISE ABOVE 90 DEGREES F.
 - DO NOT INSTALL PLANTS WHEN WIND VELOCITY EXCEEDS, OR IS FORECASTED TO EXCEED, 30 MPH.
 - DO NOT INSTALL PLANTS WHEN GROUND IS FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION.
- AMEND SOIL WITH FERTILIZER, INORGANIC AND ORGANIC SOIL AMENDMENTS AS REQUIRED BY SOIL TESTING AND SUPPLIER/ MANUFACTURER RECOMMENDATIONS.
- SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - DO NOT USE WET SEED OR SEED THAT IS MOLDED OR OTHERWISE DAMAGED.
 - DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
- RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- PROTECT SEEDED AREAS WITH EROSION-CONTROL BLANKETS, AND WHERE SHOWN ON DRAWINGS, INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- MAINTAIN AND ESTABLISH NATIVE PRAIRIES AND WETLANDS BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH A HEALTHY, VIABLE PLANTING. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
- AT LEAST 90 PERCENT OF THE SEEDED AREA SHALL BE VEGETATED WITH NATIVE SPECIES OR COVER CROP SPECIES FROM THE SEED MIX BY JUNE 1 FOLLOWING SEEDING (IF PLANTING OCCURRED FROM SEPTEMBER 1 THROUGH MARCH 30), OR WITHIN 60 DAYS OF SEEDING IF PLANTED OUTSIDE THIS PERIOD. DETERMINATION IF THIS STANDARD HAS BEEN MET SHALL BE MADE BY MEANS OF A WALK-THROUGH INSPECTION BY THE CONTRACTOR WITH THE OWNER AND LANDSCAPE ARCHITECT. THERE SHALL BE NO SINGLE AREA OF BARE GROUND GREATER THAN 900 SQ. FT. (30' X 30').
- AFTER ONE FULL GROWING SEASON AT LEAST 50% OF THE NATIVE SPECIES SEEDED MUST BE PRESENT AS LIVE PLANTS, AND AREA COVERAGE OF NATIVE SPECIES SHOULD BE AT LEAST 20%.
- AT ANY TIME DURING THE CONTRACT PERIOD NO MORE THAN 10% (BY AREA COVER) OF THE SEEDED AREA SHALL BE DOMINATED BY WEEDS OR AGGRESSIVE EXOTIC SPECIES SUCH AS RED CLOVER (TRIFOLIUM SPP.), WHITE OR YELLOW SWEET CLOVER (MELOLOTUS SPP.), CANADA THISTLE (CIRSIMUM ARVENSE), TALL FESCUE (FESTUCA ELATIOR), ETC.
- SPRING MOWING: INSTALLER SHALL MOW ALL NATIVE PRAIRIES AND WETLANDS TO A HEIGHT OF 4 TO 6 INCHES THE FIRST SPRING FOLLOWING SUBSTANTIAL COMPLETION AND AFTER ESTABLISHMENT OF THE PLANTINGS.

ORDINANCE NOTES:

MINIMUM LOT LANDSCAPING (2.18 Acres): BUSINESS USE REQUIRES (10) SHADE TREES + (10) ORNAMENTAL OR EVERGREEN TREES + (25) SHRUBS PER 1 ACRE

REQUIRED: (21.8) SHADE TREES + (21.8) ORNAMENTAL/ EVERGREEN TREES + (64.5) SHRUBS

PROPOSED: (41) SHADE TREES + (22) EVERGREEN/ ORNAMENTAL TREES + (41) SHRUBS

***NOTE: (7) EXISTING TREES INCLUDED**

FOUNDATION PLANTINGS (1) SHRUB OR ORNAMENTAL TREE PER 12 LF

NORTH FACADE (150 LF) - REQUIRED: (12.5) PLANTINGS

PROPOSED: (8) PLANTINGS

***13 SHRUBS ADDED TO SOUTH FACADE, TRAIL CORRIDOR**

WEST FACADE (150 LF) - REQUIRED: (12.5) PLANTINGS

PROPOSED: (8) PLANTINGS

***13 SHRUBS ADDED TO TRAIL CORRIDOR**

SOUTH FACADE (150 LF) - REQUIRED: (12.5) PLANTINGS

PROPOSED: (17) SHRUBS

INTERIOR PARKING AREA LANDSCAPING TOTAL PARKING SPACES: 194 SPACES = 31,428 SF OF PARKING AREA

REQUIRED LANDSCAPED AREA (10%): 3,143 SF

PROPOSED LANDSCAPED AREA: (10.2%) 3,196 SF

PARKING AREA ISLANDS TO INCLUDE (1) TREE + (4) SHRUBS MIN. PER ISLAND 100% OF EVERY ISLAND SHALL BE COVERED WITH PERMITTED GROUND COVER MATERIAL TO ACHIEVE COMPLETE COVERAGE.

TOTAL PROPOSED PLANTINGS WITHIN PARKING LOT: (17) SHADE TREES + (68) SHRUBS + 1,265 SF GROUND COVER

PERIMETER PARKING AREA LANDSCAPING (1) SHADE TREE + (10) SHRUBS PER 30 LF GRASSES OR OTHER PERENNIALS TO FILL THE REMAINDER.

NORTH SIDE (160 LF) - REQUIRED: 5.3 SHADE TREES, 53 SHRUBS

PROPOSED: 5 SHADE TREES, 53 SHRUBS

NORTH EXTENDED LOT (300 LF) - REQUIRED: 10 SHADE TREES, 100 SHRUBS

PROPOSED: 10 SHADE TREES, 100 SHRUBS

EAST SIDE (170 LF) - REQUIRED: 3 SHADE TREES, 56.7 SHRUBS

PROPOSED: 3 SHADE TREES, 57 SHRUBS

EAST SIDE EXTENDED LOT (60 LF) - REQUIRED: 1 SHADE TREE, 20 SHRUBS

PROPOSED: 1 SHADE TREE, 20 SHRUBS

SOUTH SIDE (90 LF) - REQUIRED: 3 SHADE TREES, 30 SHRUBS

PROPOSED: 3 SHADE TREES, 30 SHRUBS

WEST LOT (240 LF) - REQUIRED: 9 SHADE TREES, 80 SHRUBS

PROPOSED: 7 SHADE TREES, 80 SHRUBS

*** (1) SHADE TREE ALONG TRAIL DUE TO STORM SEWER**

WEST SIDE EXTENDED (160 LF) - REQUIRED: 5.3 SHADE TREES, 53 SHRUBS

PROPOSED: 5.3 SHADE TREES, 53 SHRUBS

TRAIL CORRIDOR PLANTINGS (310 LF) (3) SHADE TREES + (1) ORNAMENTAL TREE PER 100 LF

REQUIRED: 9 SHADE TREES, 3 ORNAMENTAL TREES

PROPOSED: 9 SHADE TREES, 3 ORNAMENTAL TREES

OPEN SPACE LANDSCAPING (99 ACRES) 10 TREES PER ACRE OF OPEN SPACE

PROPOSED: 10 TREES

CONCEPT PLANT SCHEDULE

EXISTING DECIDUOUS TREES Existing trees to remain	2
EXISTING EVERGREEN TREES Existing trees to remain	5
VEGETATIVE SWALE PLUG PLANTINGS Plugs will be installed at 15" O.C.	15,055 sf
LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Agrostis alba / Redtop Festuca rubra / Red Fescue Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	302,697 sf 30,270 sf 90,809 sf 30,270 sf 151,348 sf

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AF	2	Abies concolor / White Fir	B & B	6' Ht.	As shown
AC	17	Acer saccharum 'Commemoration' / Commemoration Sugar Maple	B & B	2.5' Cal	As shown
QA	25	Quercus alba / White Oak	B & B	2.5' Cal	As shown
SI	11	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2' Cal.	As shown
ZG	16	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B & B	2.5' Cal.	As shown
TRAIL CORRIDOR TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
QA2	6	Quercus alba / White Oak	B & B	2' Cal.	As shown
SS	3	Syringa pekinensis TM / Lilac	B & B	2' Cal.	As shown
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AI	97	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	CONT.	3 GAL.	48" O.C.
JC	217	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	CONT.	3 GAL.	4' O.C.
PA	22	Pennisetum alopecuroides / Fountain Grass	CONT.	1 Gal.	3' O.C.
RR	35	Rosa x 'Knockout' TM / Rose	CONT.	3 GAL.	48" O.C.
SM	137	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TD	73	Taxus x media 'Densiformis' / Dense Yew	CONT.	3 GAL.	48" O.C.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
LB	610	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	4" Pot	18" O.C.

LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND ORNAMENTAL GRASSES

MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)

SPADE EDGE

0' 30' 60'

SCALE: 1"=30'

KENMAR
A Commercial Real Estate Company

PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KennMar.com
Brent Bengt AT dbengt@kennmar.com

AMERICAN STRUCTUREPOINT INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Nick Everhart AT neverhart@americanstructurepoint.com

GRASSY BRANCH COMMERCIAL SUBDIVISION

3440 EAST SR 32 WESTFIELD, IN 46074

REGISTERED
No. LA21700012
STATE OF INDIANA
LANDSCAPE ARCHITECT
A. C. B. B. B.

CERTIFIED BY

ISSUANCE INDEX

DATE:
07/25/2018

PROJECT PHASE:
FINAL CONST. DOCUMENTS

REVISION SCHEDULE

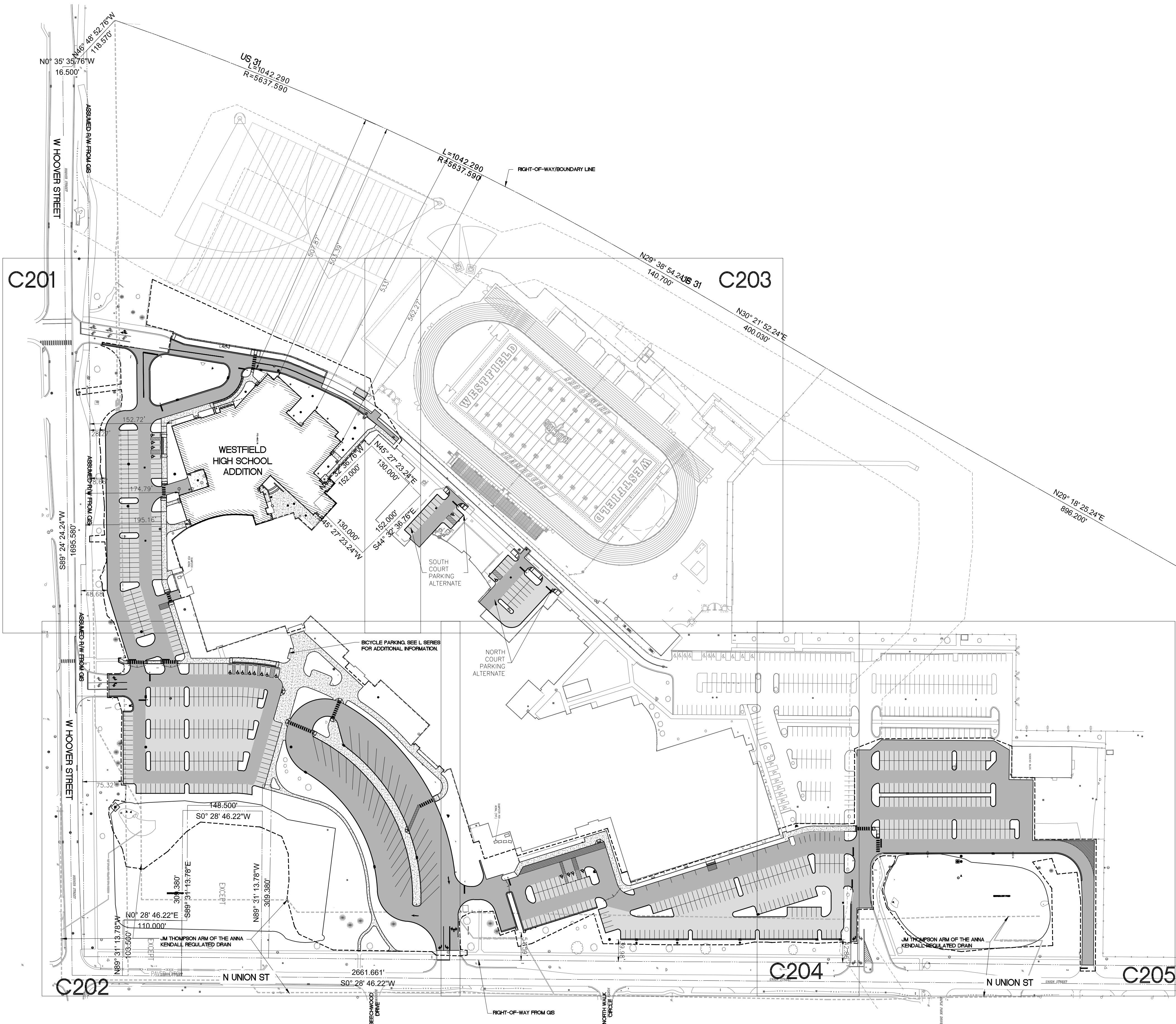
NO.	DESCRIPTION	DATE

Project Number 2017.00660

LANDSCAPE PLAN

C701

C:\2004\040338\2021\040338\Eng\CD\201_Site Plan.dwg, September 13, 2018 11:46 AM, JENNIFER LASCH, © Paul J. Cripe, Inc.



CITY OF WESTFIELD NOTES:
ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED:
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50](http://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE 'CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION'. THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

DEVELOPMENT PLAN LEGEND

PROPERTY LINE

EASEMENT LINE

RIGHT-OF-WAY

FENCE

CONSTRUCTION LIMITS

ALTERNATE CONSTRUCTION LIMITS

MATCH LINE

BUILDING LIMITS

ALTERNATIVES

NORTH COURT PARKING ALTERNATE

PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES.

PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

SOUTH COURT PARKING ALTERNATE

PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES.

PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

LOCATION AND SECTION MAP

18250 UNION STREET, WESTFIELD, IN

ZONING MAP

18250 UNION ST, WESTFIELD, IN 46074

ALTERNATIVE TRANSPORTATION PLAN

Monon Midland Loop Trail
Anna Kendall Trail
Cool Creek Trail
Grand Junction Trail
Little Eagle Creek Trail
Midland Trace Trail
Monon Trail
Natalie Wheeler Trail
Proposed Trails

OVERALL DEVELOPMENT PLAN

WESTFIELD HIGH SCHOOL

ADDITIONS AND RENOVATIONS

WESTFIELD WASHINGTON SCHOOL CORP.

18250 UNION ST, WESTFIELD, IN 46074

DATE: 06-07-18

COVERING: OVERALL VEHICULAR DEVELOPMENT PLAN DESIGN

811-1-800-382-5544

FOR CALLS IN INDIANA CALL 811

Drawn By: JDA

Checked By: EB

Quality Assurance: JML

Scale: 1" = 100'

Sheet: C200

Date: 08-27-18

Client Project Number: 17075

Cripe Project Number: 040338-20210

C:\2014\040338\20210\cadd\Eng\CDs\201_Site Plan.dwg, August 28, 2018 4:17 PM, ELAINE IVY, © Paul I. Cripe, Inc.

HOOVER STREET

DO NOT SCALE

DO NOT SCALE

SHEET X01
SHEET X02

WESTFIELD HIGH SCHOOL ADDITION

FFE=093.18

SEE L-SERIES FOR
COURTYARD DETAILS

SHEET X01
SHEET X03

SHEET X01
SHEET X03

VEHICULAR DEVELOPMENT PLAN LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
---	CONSTRUCTION LIMITS
---	ALTERNATE CONSTRUCTION LIMITS
---	MATCH LINE
---	BUILDING LIMITS

SITE WORK GENERAL NOTES AND SPECIFICATIONS

- 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.
- CONTRACTOR SHALL OBTAIN NECESSARY RIGHT OF WAY PERMIT(S) PRIOR TO STARTING ANY CONSTRUCTION IN THE RIGHT OF WAY.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "D" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE SITE IS LOCATED OUTSIDE OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS".
- CURB INLET CASTING SHOULD ALIGN WITH CURBS.

VEHICULAR DEVELOPMENT PLAN NOTES

- ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FIRST FLOOR WALL.
- ALL PAVEMENT AND/OR CURB RADI TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
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KEYNOTE LEGEND

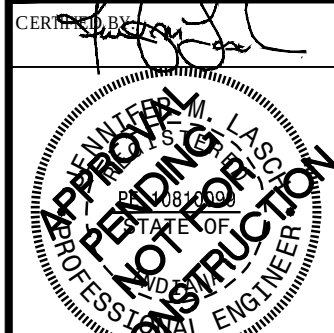
- | | | |
|----|---|--|
| 1 | STANDARD DUTY ASPHALT PAVEMENT SECTION. SEE TYPICAL PAVEMENT SECTION - LOCAL DETAIL. | |
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| 3 | CONCRETE CURB TURNOUT | |
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- | | | |
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VEHICULAR DEVELOPMENT PLAN

WESTFIELD HIGH SCHOOL
ADDITIONS AND RENOVATIONS
WESTFIELD WASHINGTON SCHOOL CORP.
18250 UNION ST, WESTFIELD, IN 46074



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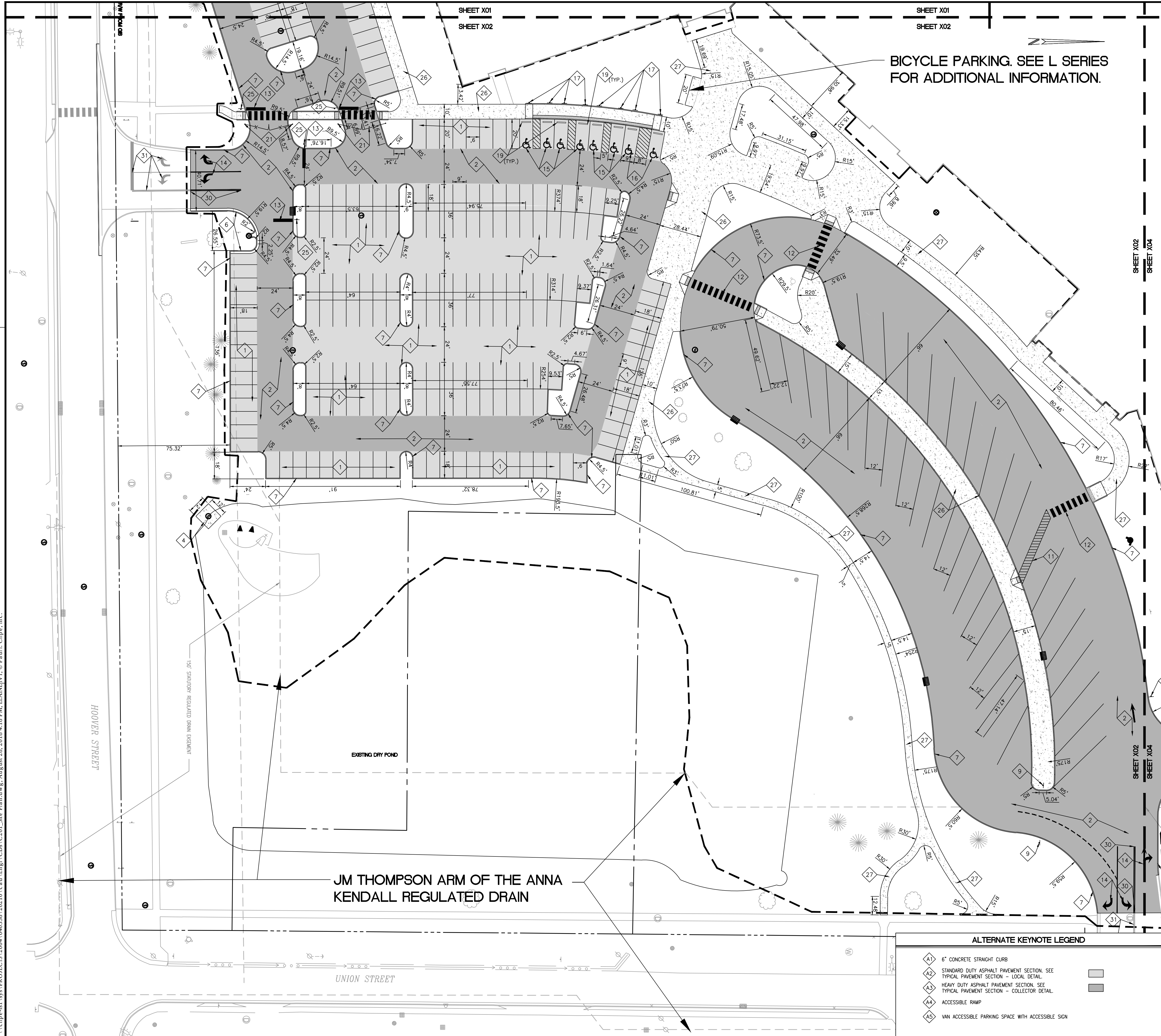
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Client Project Number
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BICYCLE PARKING. SEE L SERIES FOR ADDITIONAL INFORMATION.

VEHICULAR DEVELOPMENT PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- FENCE
- CONSTRUCTION LIMITS
- ALTERNATE CONSTRUCTION LIMITS
- MATCH LINE
- BUILDING LIMITS

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WESTFIELD HIGH SCHOOL
ADDITIONS AND RENOVATIONS
WESTFIELD WASHINGTON SCHOOL CORP.
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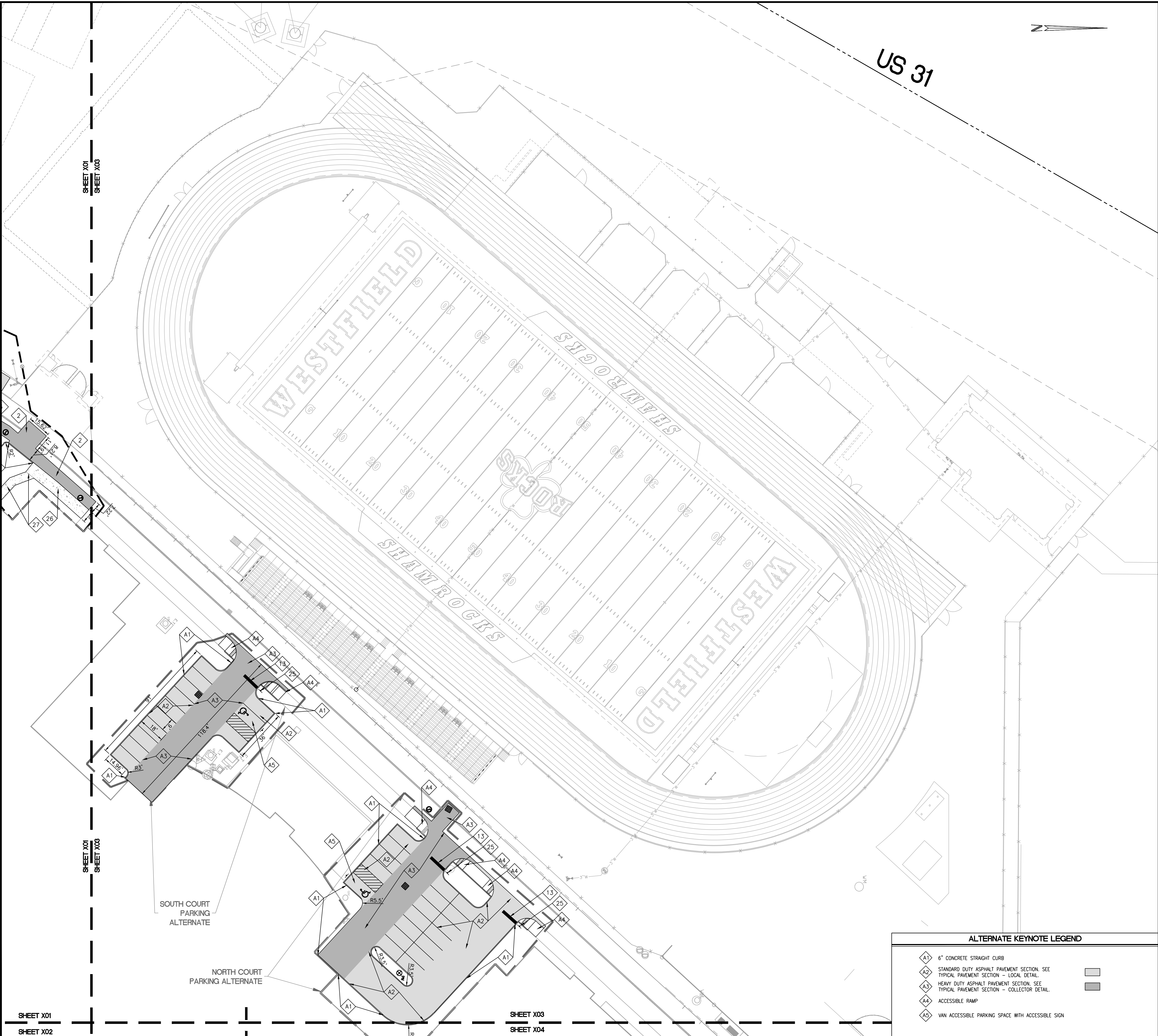
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VEHICULAR DEVELOPMENT PLAN LEGEND

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ALTERNATE CONSTRUCTION LIMITS

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2

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3

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JDA

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Quality Assurance:

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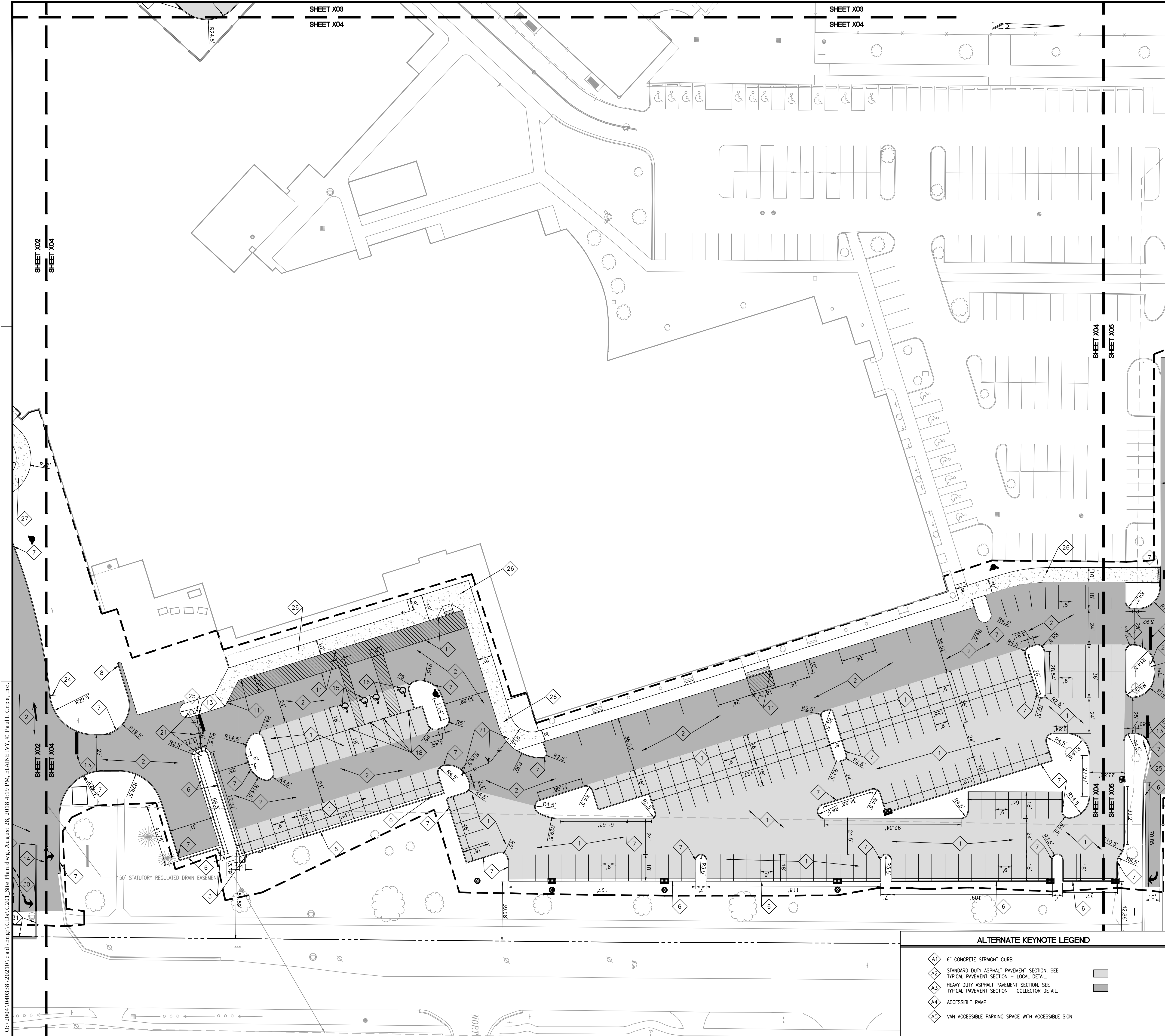
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12" CONCRETE CURB

23

REINFORCED CONCRETE PAVING FOR WATER QUALITY UNIT. SEE STORM DETAILS.

24

ONE WAY SIGN

25

STREET SIGNS - STOP SIGN

26

COMBINED WALK AND CURB

27

CONCRETE SIDEWALK

28

BOLLARD (REFER TO ELECTRICAL SITE LIGHTING PLANS.)

29

10' ASPHALT PATH

30

PAVEMENT MARKING-DOUBLE YELLOW PAVEMENT STRIPING LINES (PER TRAFFIC STRIPING DETAIL)

31

PAVEMENT MARKING-REPAINT ANY EXISTING PAVEMENT MARKINGS THAT BECOME EXCESSIVELY WORN AS A RESULT OF CONSTRUCTION TRAFFIC. (PER TRAFFIC STRIPING DETAIL)

ALTERNATE KEYNOTE LEGEND

A1

6" CONCRETE STRAIGHT CURB

A2

STANDARD DUTY ASPHALT PAVEMENT SECTION. SEE TYPICAL PAVEMENT SECTION - LOCAL DETAIL.

A3

HEAVY DUTY ASPHALT PAVEMENT SECTION. SEE TYPICAL PAVEMENT SECTION - COLLECTOR DETAIL.

A4

ACCESSIBLE RAMP

A5

VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE SIGN

O:\2004\040338\20210\cadd\Eng\CD\201_Site Plan.dwg, August 28, 2018 4:19 PM, ELAINE IVY, © Paul I. Cripe, Inc.

VEHICULAR DEVELOPMENT PLAN

WESTFIELD HIGH SCHOOL

ADDITIONS AND RENOVATIONS

WESTFIELD WASHINGTON SCHOOL CORP.

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Date

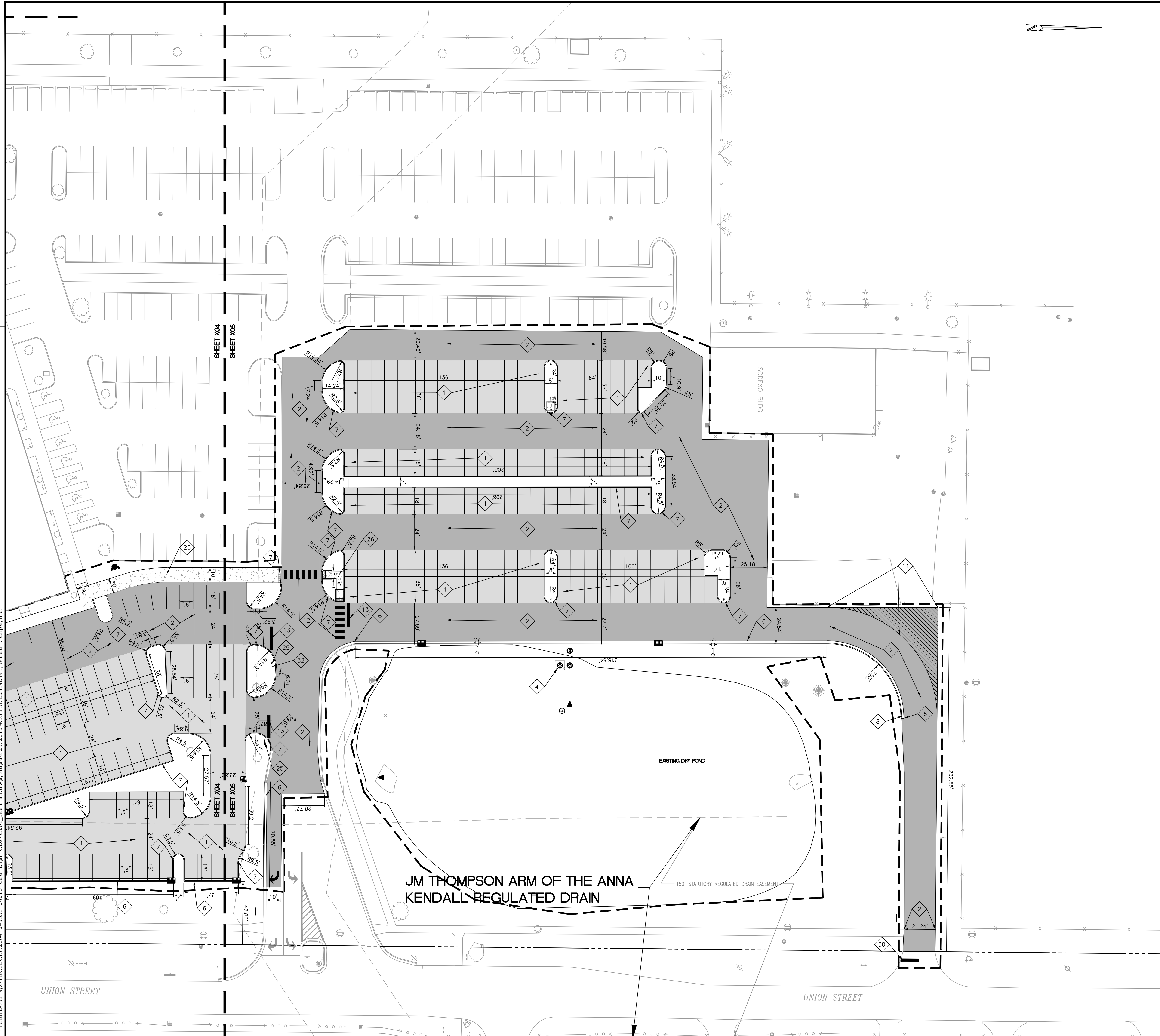
08-27-18

Client Project Number

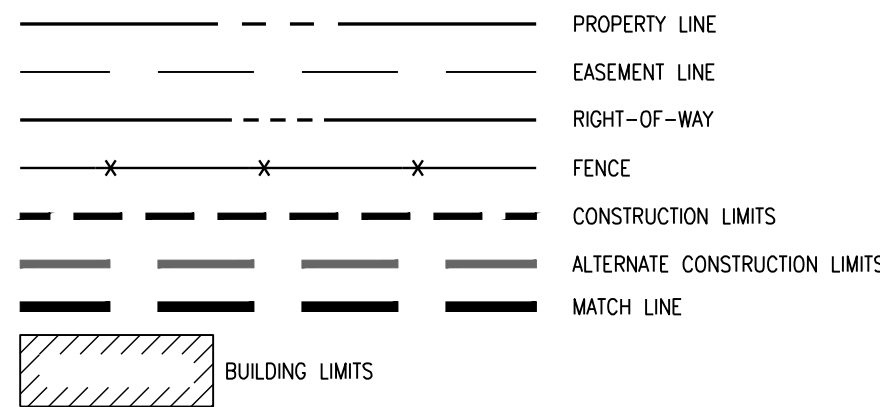
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VEHICULAR DEVELOPMENT PLAN LEGEND



SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN NECESSARY RIGHT OF WAY PERMIT(S) PRIOR TO STARTING ANY CONSTRUCTION IN THE RIGHT OF WAY.
3. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. 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.
8. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
9. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
10. THE SITE IS LOCATED OUTSIDE OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS".
11. CURB INLET CASTING SHOULD ALIGN WITH CURBS.

VEHICULAR DEVELOPMENT PLAN NOTES

1. ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FIRST FLOOR WALL.
2. ALL PAVEMENT AND/OR CURB RADI TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. ALL PARKING STALLS SHALL BE 9' X 18' WHERE ADJACENT TO SIDEWALK OR GRASS AREA WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL. TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
5. ALL PARKING AREAS TO BE CURB OR COMBINED WALK AND CURB AS SHOWN.
6. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
7. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
8. SEE UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.
9. SEE SHEET C206-C207 FOR DETAILS REFERENCED. SEE L101-L105 SERIES SHEETS FOR MATERIALS AND NOTES.
10. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

- | | | |
|----|---|--|
| 1 | STANDARD DUTY ASPHALT PAVEMENT SECTION. SEE TYPICAL PAVEMENT SECTION - LOCAL DETAIL. | |
| 2 | HEAVY DUTY ASPHALT PAVEMENT SECTION. SEE TYPICAL PAVEMENT SECTION - COLLECTOR DETAIL. | |
| 3 | CONCRETE CURB TURNOUT | |
| 4 | REVERSE SLOPE CHAIRBACK CURB AND GUTTER | |
| 5 | REINFORCED CONCRETE PAVING | |
| 6 | CONCRETE CURB TYPE II | |
| 7 | 6" CONCRETE STRAIGHT CURB | |
| 8 | CURB END TRANSITION | |
| 9 | DO NOT ENTER SIGN | |
| 10 | CONCRETE STOOP | |
| 11 | PAINTED ISLAND (PER TRAFFIC STRIPING DETAIL) | |
| 12 | PAINTED CROSSWALK (PER TRAFFIC STRIPING DETAIL) | |
| 13 | PAVEMENT MARKING-STOP BAR (PER TRAFFIC STRIPING DETAIL) | |
| 14 | DIRECTIONAL ARROW AND ONLY ARROW (PER TRAFFIC STRIPING DETAIL) | |
| 15 | STANDARD ACCESSIBLE PARKING SPACE. | |
| 16 | VAN ACCESSIBLE PARKING SPACE. | |
| 17 | ACCESSIBLE PARKING SIGN | |
| 18 | SURFACE MOUNT ACCESSIBLE PARKING SIGN | |
| 19 | CONCRETE PARKING BUMPER | |
| 20 | RELOCATED CHAINLINK FENCE | |
| 21 | LOCKABLE SWING ARM GATE WITH 6" CONCRETE POSTS FOR OVERFLOW PARKING. SEE LANDSCAPE PLANS. | |
| 22 | 12" CONCRETE CURB | |
| 23 | REINFORCED CONCRETE PAVING FOR WATER QUALITY UNIT. SEE STORM DETAILS. | |
| 24 | ONE WAY SIGN | |
| 25 | STREET SIGNS - STOP SIGN | |
| 26 | COMBINED WALK AND CURB | |
| 27 | CONCRETE SIDEWALK | |
| 28 | BOLLARD (REFER TO ELECTRICAL SITE LIGHTING PLANS.) | |
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| 30 | PAVEMENT MARKING-DOUBLE YELLOW PAVEMENT STRIPING LINES (PER TRAFFIC STRIPING DETAIL) | |
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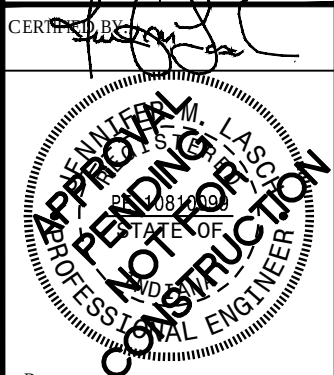
Revisions	Date	By	Description
1	08/27/18	WY	ADDRESS TAC COMMENTS AND ADDENDUM #2
2	08/27/18	WY	ADDRESS TAC COMMENTS

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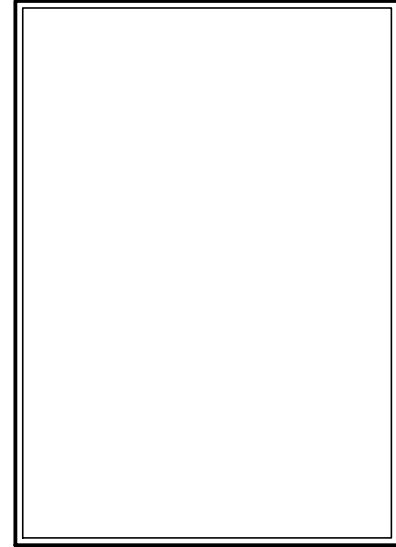
Date
08-27-18

Client Project Number
17075

Cripe Project Number
040338-20210



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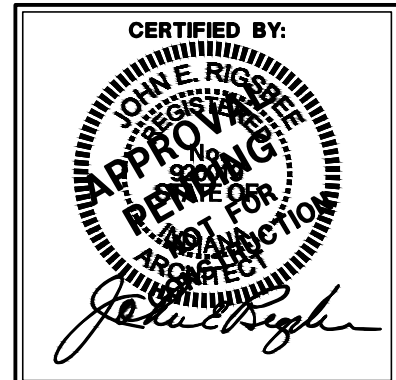
PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of materials, finishes and fixtures to be used.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the Contractor shall be responsible for obtaining all proper permits and coordination of the work.

REVISIONS:		

ISSUE DATE	DRAWN BY	CHECKED BY
03/16/18	ECN	AER

DRAWING TITLE:
BUILDING MATERIALS



DRAWING NUMBER
A001

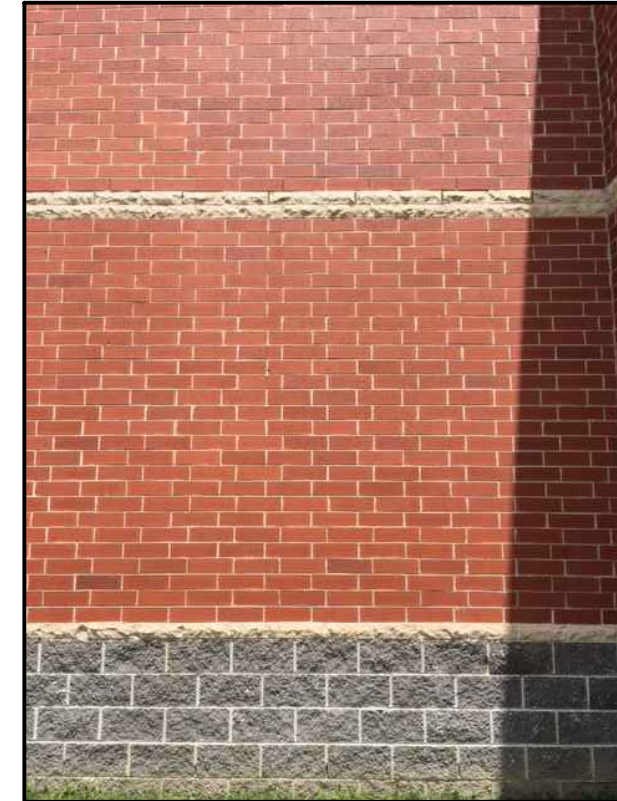
PROJECT NUMBER
17076



1 **EXISTING CLASSROOM WING - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



2 **WINDOW CLOSE UP - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



3 **BRICK PATTERN - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



4 **WEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



5 **SOUTHWEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



6 **NORTHWEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



COPING



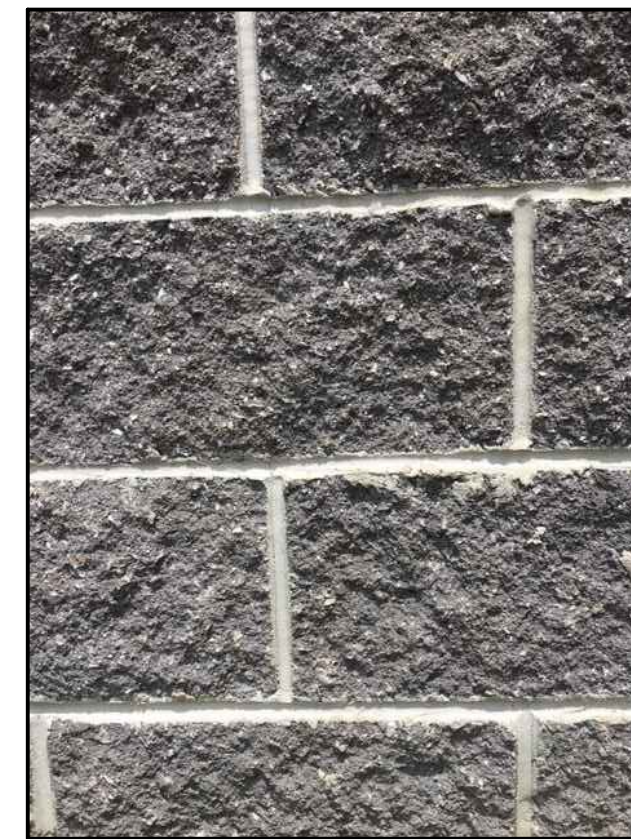
**ALUM. COMPOSITE
METAL PANEL**



FIELD BRICK



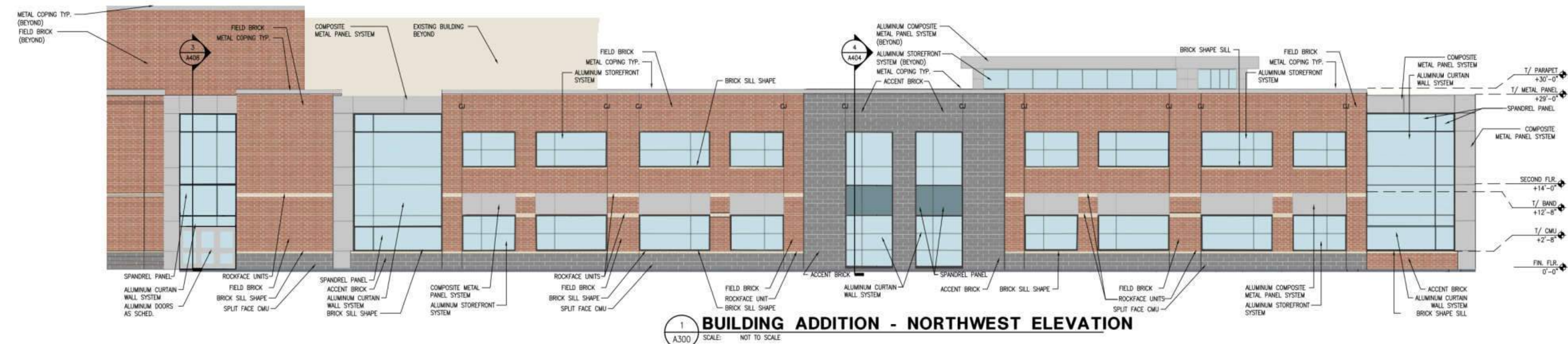
ROCKFACE UNITS



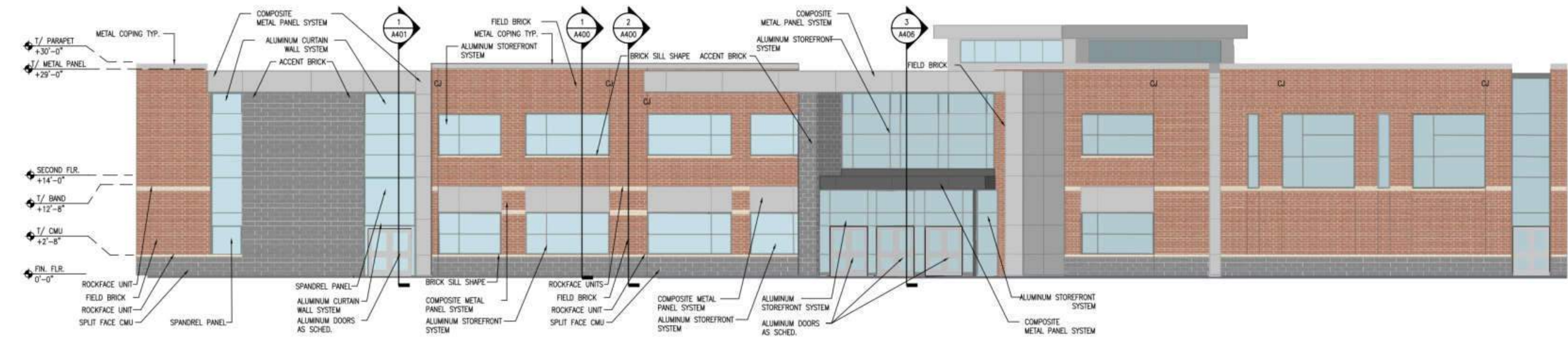
SPLIT FACE CMU



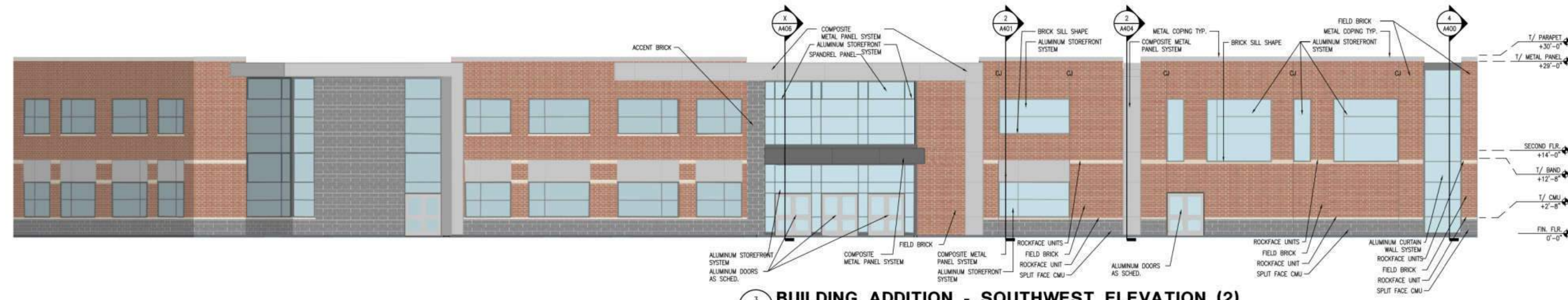
ACCENT BRICK



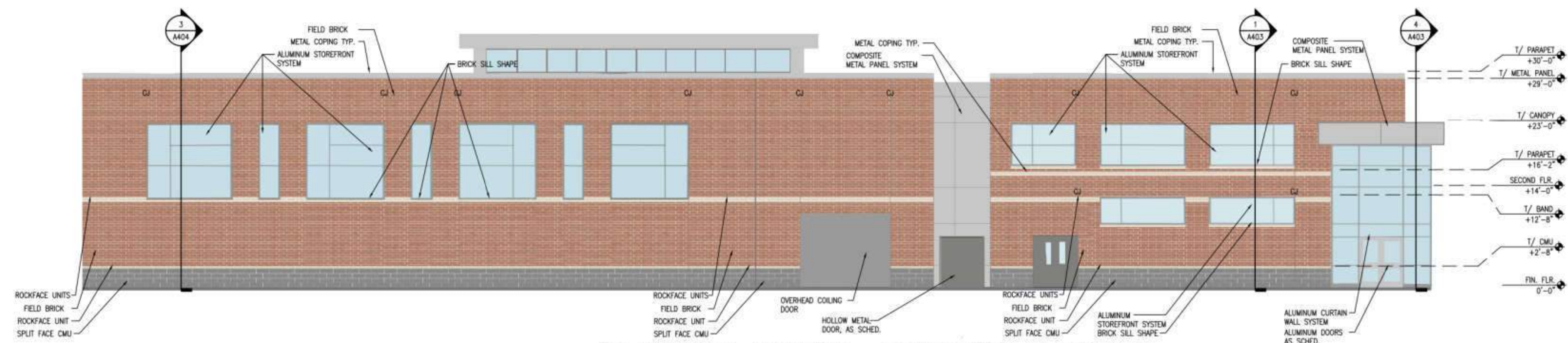
1 BUILDING ADDITION - NORTHWEST ELEVATION
A300 SCALE: NOT TO SCALE



2 BUILDING ADDITION - SOUTHWEST ELEVATION (1)
A300 SCALE: NOT TO SCALE



3 BUILDING ADDITION - SOUTHWEST ELEVATION (2)
A300 SCALE: NOT TO SCALE



4 BUILDING ADDITION - SOUTHEAST ELEVATION
A300 SCALE: NOT TO SCALE

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PROJECT:
ADDITIONS AND RENOVATIONS TO
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Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

These drawings are prepared for the purpose of illustrating the proposed construction of the Westfield High School additions and renovations. They are not to be used for any other purpose without the written consent of CSO Architects. The drawings are not to be used for any other purpose without the written consent of CSO Architects. The drawings are not to be used for any other purpose without the written consent of CSO Architects.

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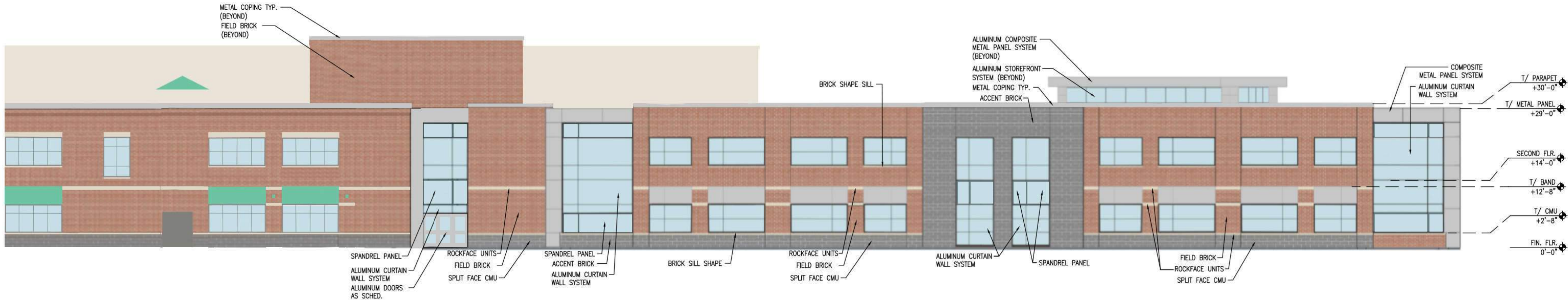
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DRAWING TITLE:
EXTERIOR
BUILDING
ELEVATIONS

CERTIFIED BY:
JOHN E. RIGGS
REGISTERED PROFESSIONAL ARCHITECT
STATE OF INDIANA
No. 100000000
J. E. Riggs

DRAWING NUMBER:
A300

PROJECT NUMBER:
17076

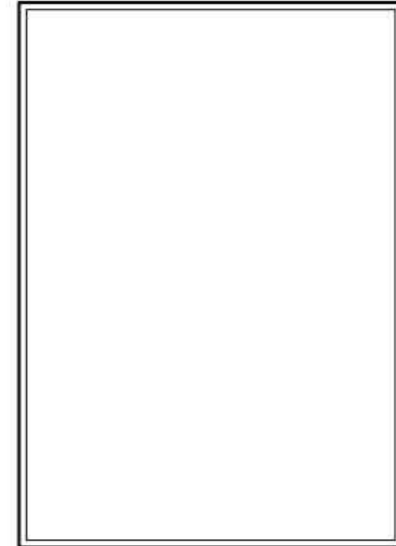


**BUILDING ADDITION & EXISTING
GOLD WING - NORTHWEST ELEVATION**

1
A300
SCALE: NOT TO SCALE



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PROJECT:
**ADDITIONS AND RENOVATIONS TO
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Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
These drawings are prepared for the project in accordance with the scope of work defined in the project description. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

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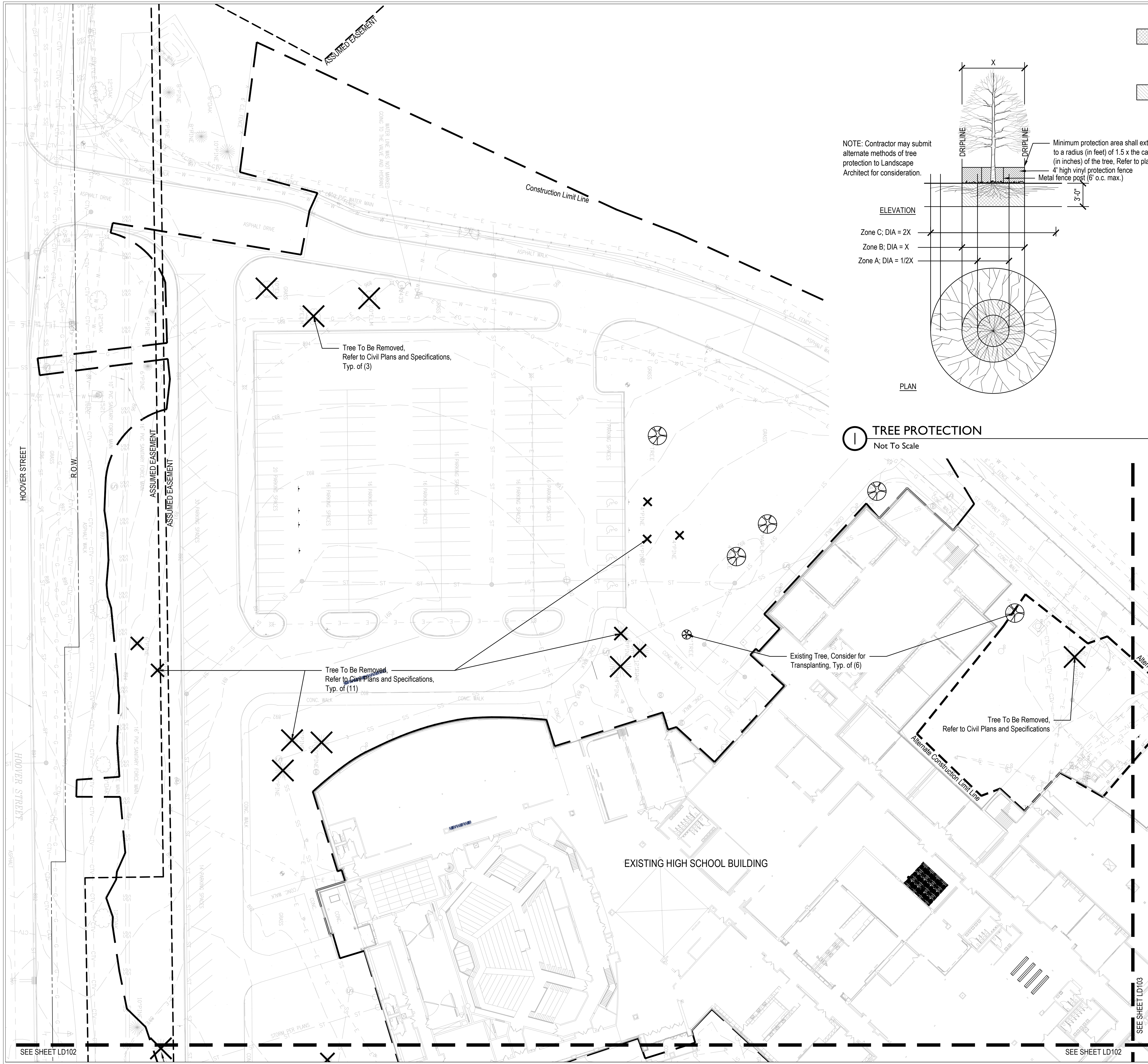
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DRAWING TITLE:
**EXTERIOR
BUILDING
ELEVATIONS**



DRAWING NUMBER
A300

PROJECT NUMBER
17076



NOTE: Contractor may submit alternate methods of tree protection to Landscape Architect for consideration.

ELEVATION

Zone C; DIA = 2X

Zone B; DIA = X

Zone A; DIA = 1/2X

PLAN

TREE PROTECTION

Not To Scale

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
2. Severance of roots larger than 2" diameter requires Landscape Architect's approval.
3. Tunneling or boring required to install utilities 3'-0" below grade or deeper.

ZONE B (DRIPLINE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching allowed as follows:
 - Excavation by hand or with hand-driver trencher may be required.
 - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
3. Tunneling or boring may be required for trenches deeper than 3'-0".

ZONE C (FEEDER ROOT ZONE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching with heavy equipment allowed as follows:
 - Minimize trench width.
 - Maintain 2/3 or more of Zone C in undisturbed condition.

FENCING/ROOT PROTECTION

4" high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

Upon Landscape Architect's approval, a plywood box (8' minimum height) may be used where fencing cannot be achieved.

Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

*SURFACE PROTECTION MEASURES

1. Mulch Layer, 6"-8" Depth
2. 3/4" Plywood
3. Steel Plates

NOTE:

1. Refer to tree protection specifications.
2. Contractor may submit alternate methods of tree protection to Landscape Architect for Consideration.

TREE PROTECTION GENERAL NOTES

1. Underground utilities, if shown, are based on above ground indications and construction drawings on file with the Owner. There is no guarantee that all underground utilities in service or abandoned are shown. Underground utilities are shown as accurately as possible but still may not be exact. No physical underground utility locations were made.
2. Tree Protection Fencing locations are fixed. Install exactly where shown on these plans. Any adjustments to fencing locations must be approved by the Owner. Damages will be assessed if tree protection fence location is adjusted without Owner approval. Fence deviation from this plan or approved change will be corrected by the General Contractor prior to the start of construction.
3. All tree pruning and limb restraint will be performed under the direct supervision of a Certified Arborist. Contractor shall not prune trees or restrain limbs.
4. No staging, equipment, material storage, or vehicles are allowed on non-paved areas unless indicated otherwise on plan.
5. Abandon all utilities to be removed when located within a Protected Root Zone.
6. Backfill all depressed and void areas with top soil following removal of vegetation. Soil shall be free of debris. Compact soils to ensure settling and sedimentation do not occur.
7. Coordinate locations of Tree Protection Fencing and Construction Fencing prior to the start of construction activities. In areas where Tree Protection and Construction Fences overlap, the Contractor may elect to install the more restrictive fence type of the two provided that the single fence accommodates the requirements of both fences.

NOTE: Existing deciduous trees of 8" caliper and smaller shall be coordinated with Landscape Architect and Contractor's Certified Arborist to determine transplanting viability prior to construction.



0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project in terms of architectural design. Specific dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE
07/30/2018

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JT/JB

CHECKED BY
GW

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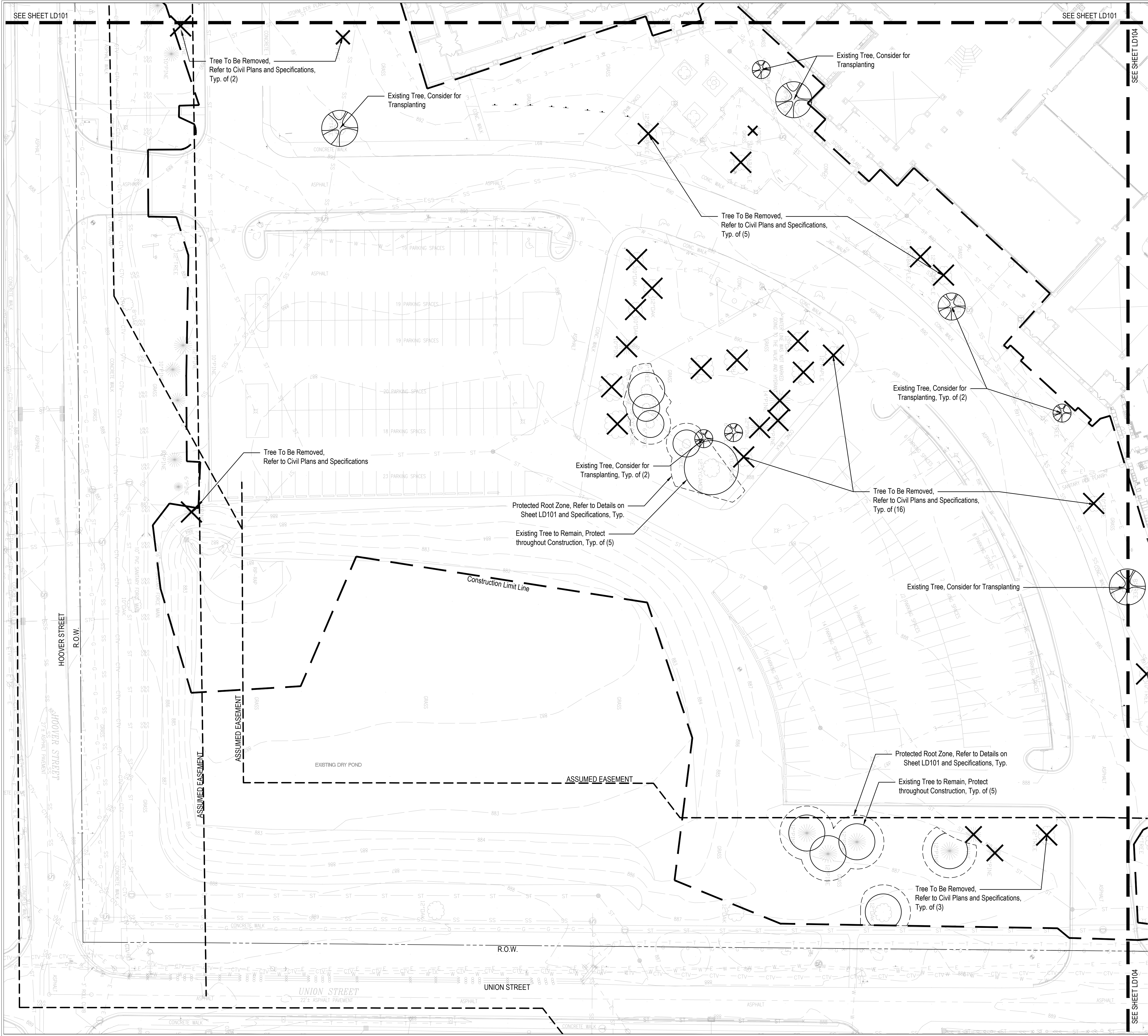
Tree
Preservation
Plan

CERTIFIED BY:

FREDDIE J. PRAZENO
REGISTERED
No. 20200052
STATE OF
INDIANA
LANDSCAPE ARCHITECT
Expires 12/31/2019

DRAWING NUMBER
LD101

PROJECT NUMBER
17076



TREE PROTECTION GENERAL NOTES

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PROJECT:
**ADDITIONS AND RENOVATIONS TO
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Westfield Washington School Corp.
Westfield, Indiana

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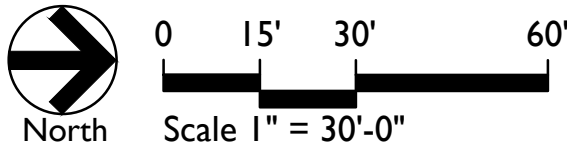
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Preservation
Plan**

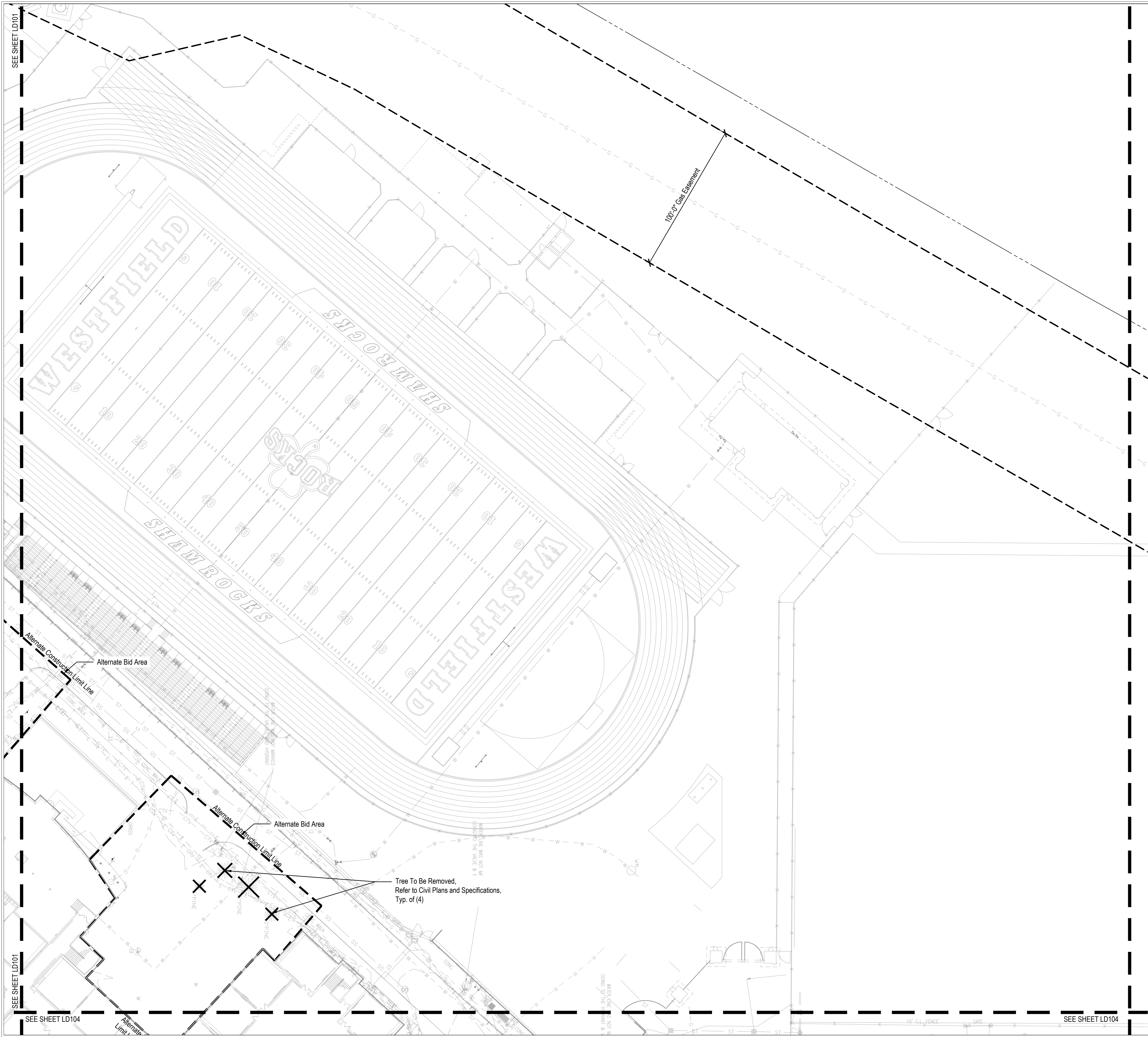
CERTIFIED BY:
FREDDIE J. PRAZENO
REGISTERED
No. 20200052
STATE OF
INDIANA
LANDSCAPE ARCHITECT
Freddie J. Prazeno
EXPIRES 12/31/2019

DRAWING NUMBER
LD102

PROJECT NUMBER
17076

NOTE: Existing deciduous trees of 8" caliper and smaller shall be coordinated with Landscape Architect and Contractor's Certified Arborist to determine transplanting viability prior to construction.

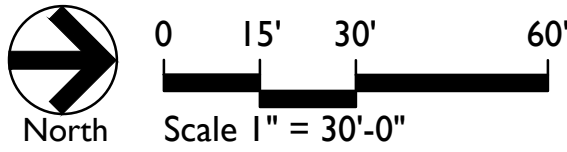


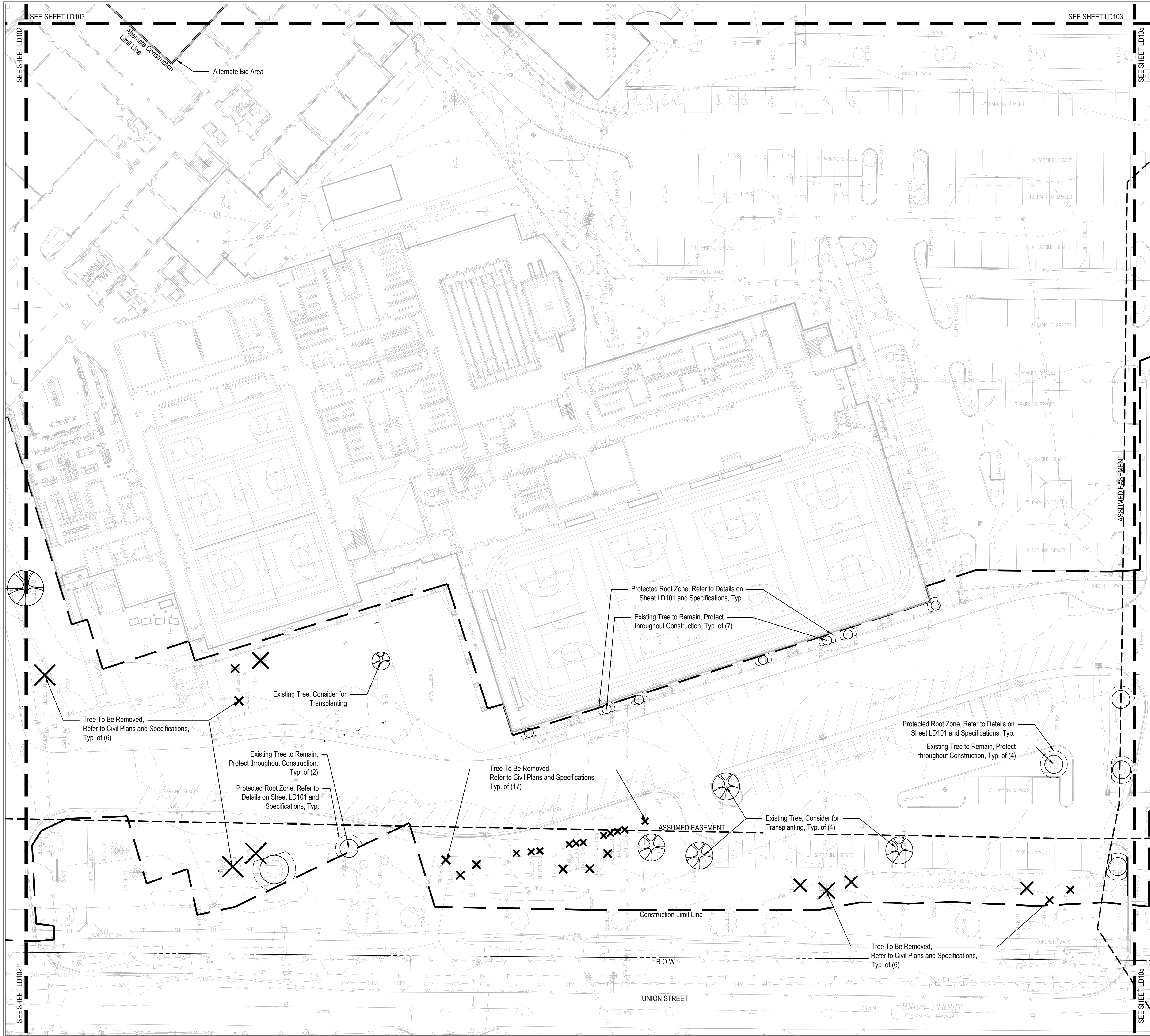


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- Backfill all depressed and void areas with top soil following removal of vegetation. Soil shall be free of debris. Compact soils to ensure settling and sedimentation do not occur.
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NOTE: Existing deciduous trees of 8" caliper and smaller shall be coordinated with Landscape Architect and Contractor's Certified Arborist to determine transplanting viability prior to construction.





TREE PROTECTION GENERAL NOTES

- Underground utilities, if shown, are based on above ground indications and construction drawings on file with the Owner. There is no guarantee that all underground utilities in service or abandoned are shown. Underground utilities are shown as accurately as possible but still may not be exact. No physical underground utility locations were made.
- Tree Protection Fencing locations are fixed. Install exactly where shown on these plans. Any adjustments to fencing locations must be approved by the Owner. Damages will be assessed if tree protection fence location is adjusted without Owner approval. Fence deviation from this plan or approved change will be corrected by the General Contractor prior to the start of construction.
- All tree pruning and limb restraint will be performed under the direct supervision of a Certified Arborist. Contractor shall not prune trees or restrain limbs.
- No staging, equipment, material storage, or vehicles are allowed on non-paved areas unless indicated otherwise on plan.
- Abandon all utilities to be removed when located within a Protected Root Zone.
- Backfill all depressed and void areas with top soil following removal of vegetation. Soil shall be free of debris. Compact soils to ensure settling and sedimentation do not occur.
- Coordinate locations of Tree Protection Fencing and Construction Fencing prior to the start of construction activities. In areas where Tree Protection and Construction Fences overlap, the Contractor may elect to install the more restrictive fence type of the two provided that the single fence accommodates the requirements of both fences.

PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Tree
Preservation
Plan

CERTIFIED BY:

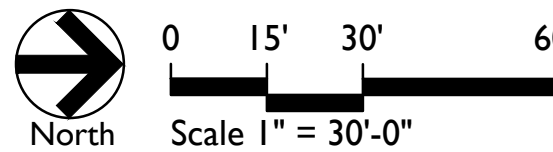


DRAWING NUMBER
LD104

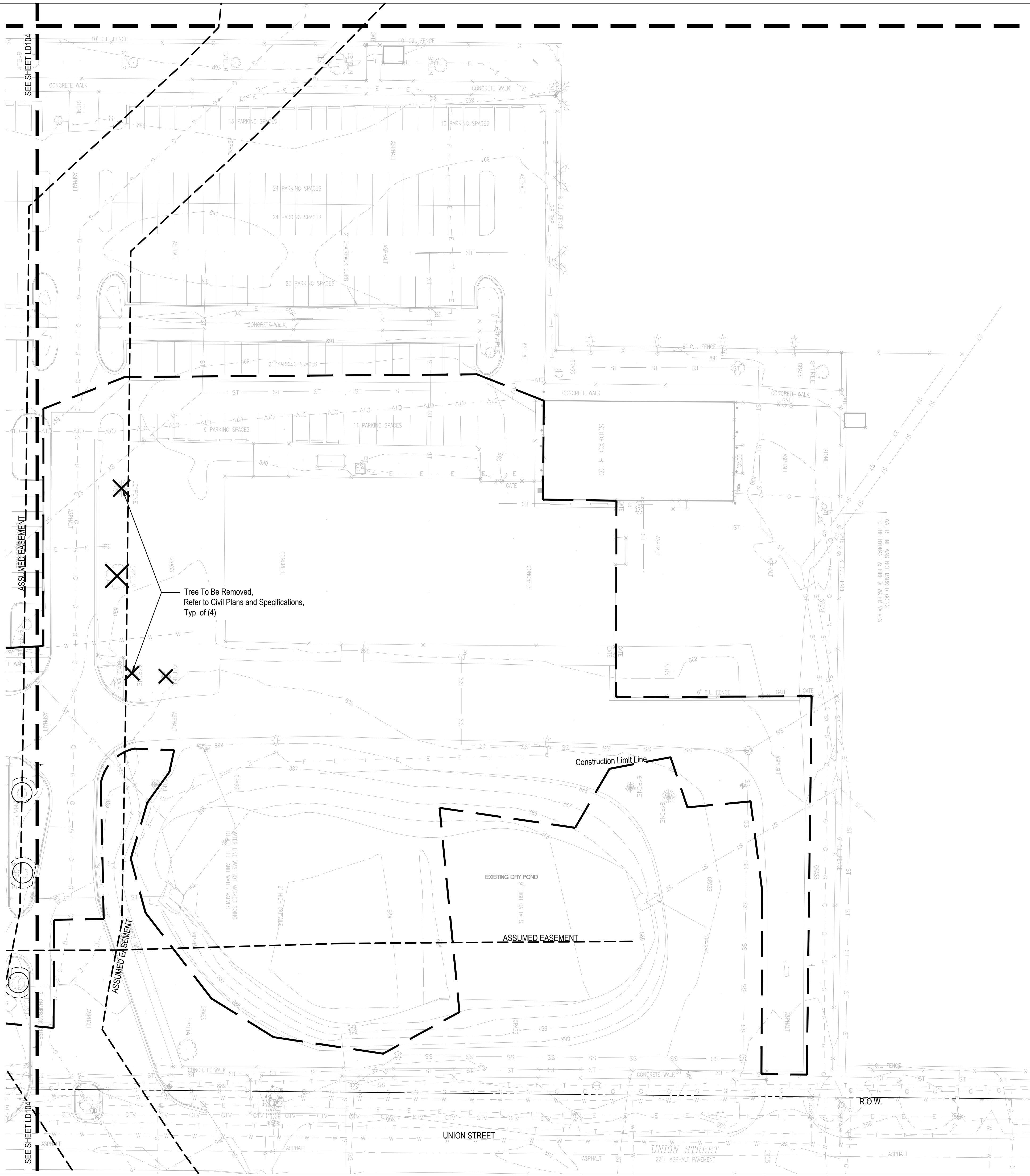
PROJECT NUMBER
17076

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NOTE: Existing deciduous trees of 8" caliper and smaller shall be coordinated with Landscape Architect and Contractor's Certified Arborist to determine transplanting viability prior to construction.



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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

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REVISIONS:		

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Tree
Preservation
Plan

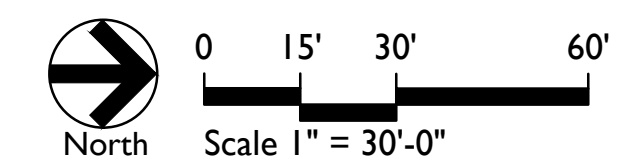
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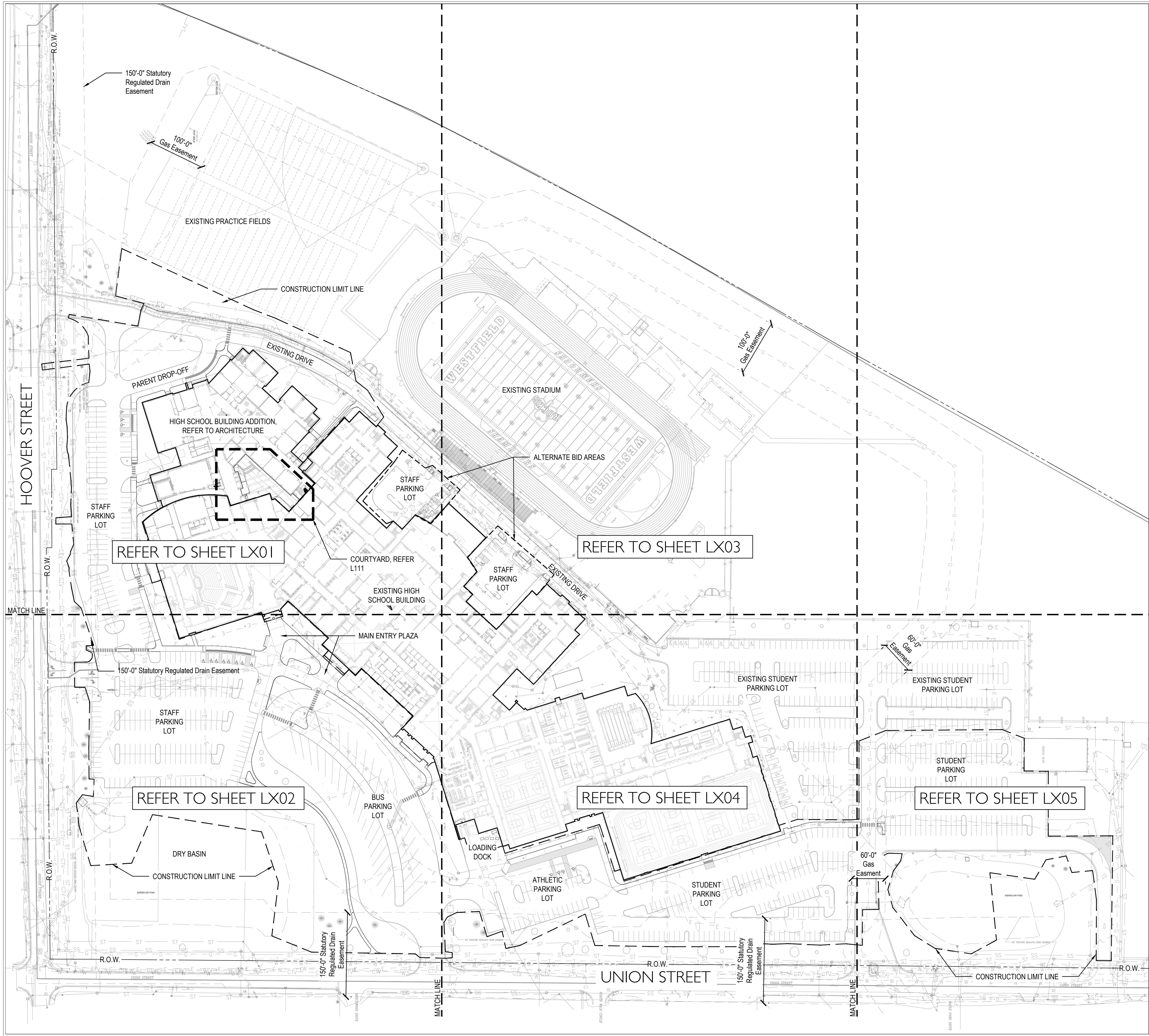
FREDDIE J. FRAZENO
REGISTERED
No. 20200052
STATE OF
INDIANA
LANDSCAPE ARCHITECT
Freddie J. Frazeno
EXPIRES 12/31/2019

DRAWING NUMBER
LD105

PROJECT NUMBER
17076

NOTE: Existing deciduous trees of 8" caliper and smaller shall be coordinated with Landscape Architect and Contractor's Certified Arborist to determine transplanting viability prior to construction.





GENERAL NOTES

1. Refer to LD Series Plans for tree protection information.
2. Refer to L Series Plans for pedestrian hardscapes and planting information.
3. Refer to L100 Series Plans for material and notes information.
4. Refer to L200 Series for layout information.
5. Refer to L300 Series for planting information.
6. Refer to Civil Plans for demolition, grading, drainage, stormwater management, utilities, vehicular pavements, and regulatory signage.

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PROJECT:
**ADDITIONS AND RENOVATIONS TO
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Westfield Washington School Corp.
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REVISIONS:

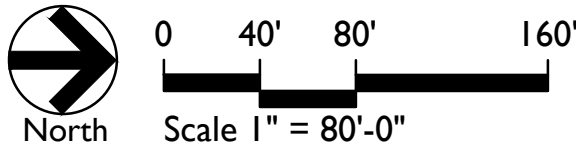
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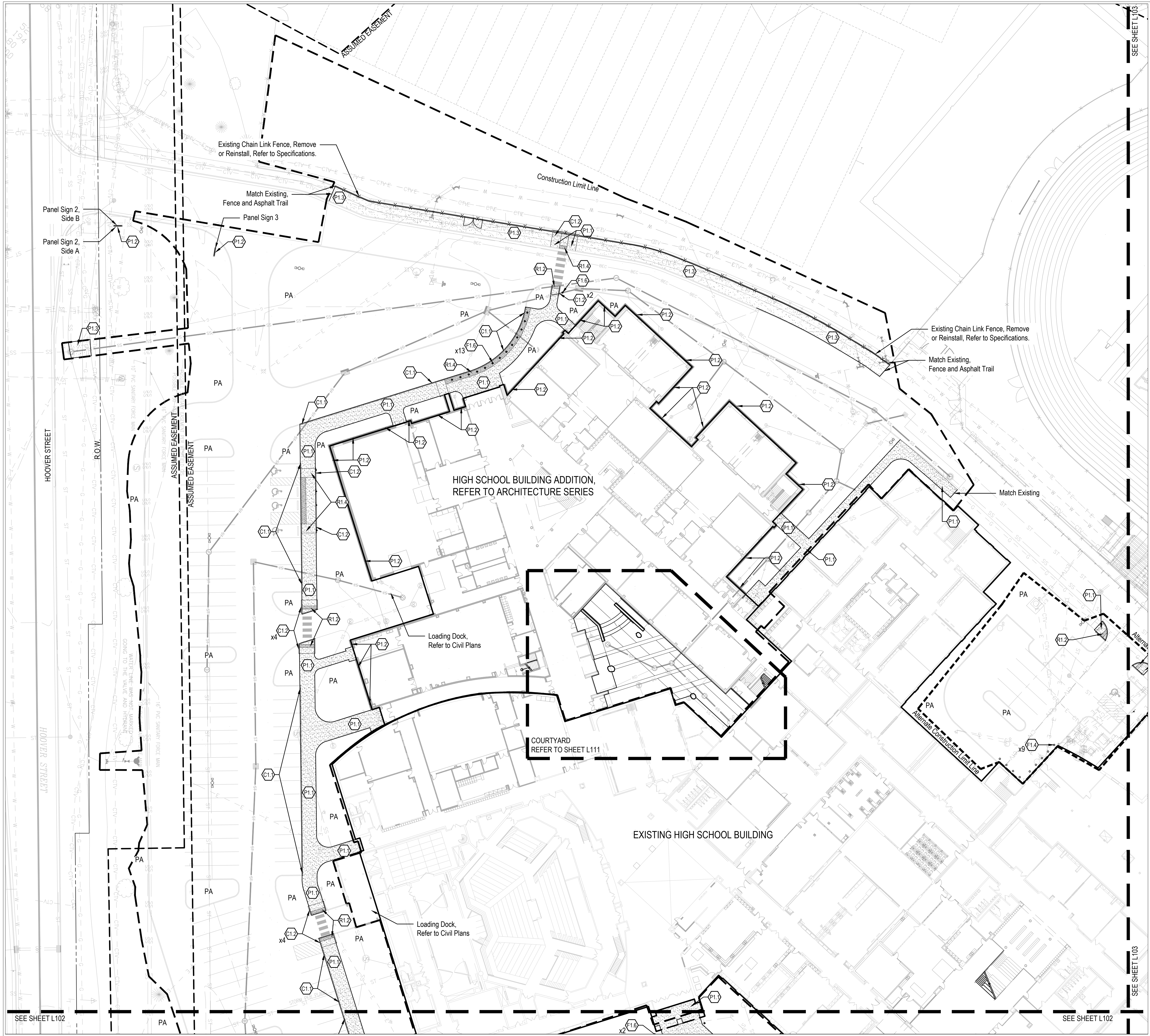
DRAWING TITLE:
**Overall
Reference Plan**

CERTIFIED BY:
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STATE OF
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ARCHITECT
Freddie J. Prazno
EXPIRES 12/31/2019

DRAWING NUMBER
L001

PROJECT NUMBER
17076





PERIMETER MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401

- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
 - F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
 - F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
 - F1.4 Bollard, Steel Pipe, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Bollard, Lighted Unless Otherwise Noted, Landscape Forms, Stop Bollard, Refer to Detail 4/L402 Specifications and Electrical Plans

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

- R1.0 Ramps, Accessible Sidewalk
Refer to Detail 9 & 11/L401

- R1.1 Flare Ramp
- R1.2 Straight Ramp
- R1.3 Corner Ramp
- R1.4 Plaza Ramp
- R1.5 Flared Straight Ramp
- R1.6 Truncated Domes with No Ramp Condition

- PA Planting Area

NOTE: For Panel Signs, Refer to L601 for Site Signage Details and Specification Section 101426 Post and Panel/Pylon Signage.

SCOPE DRAWINGS:
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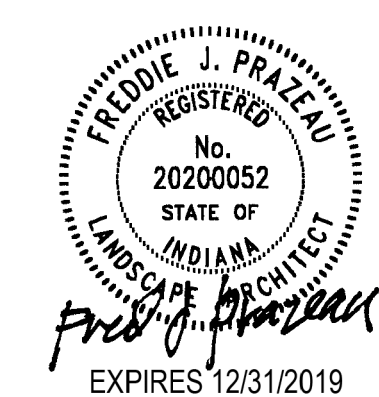
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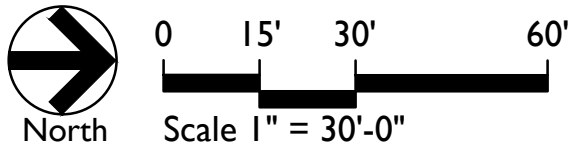
Materials and
Notes Plan

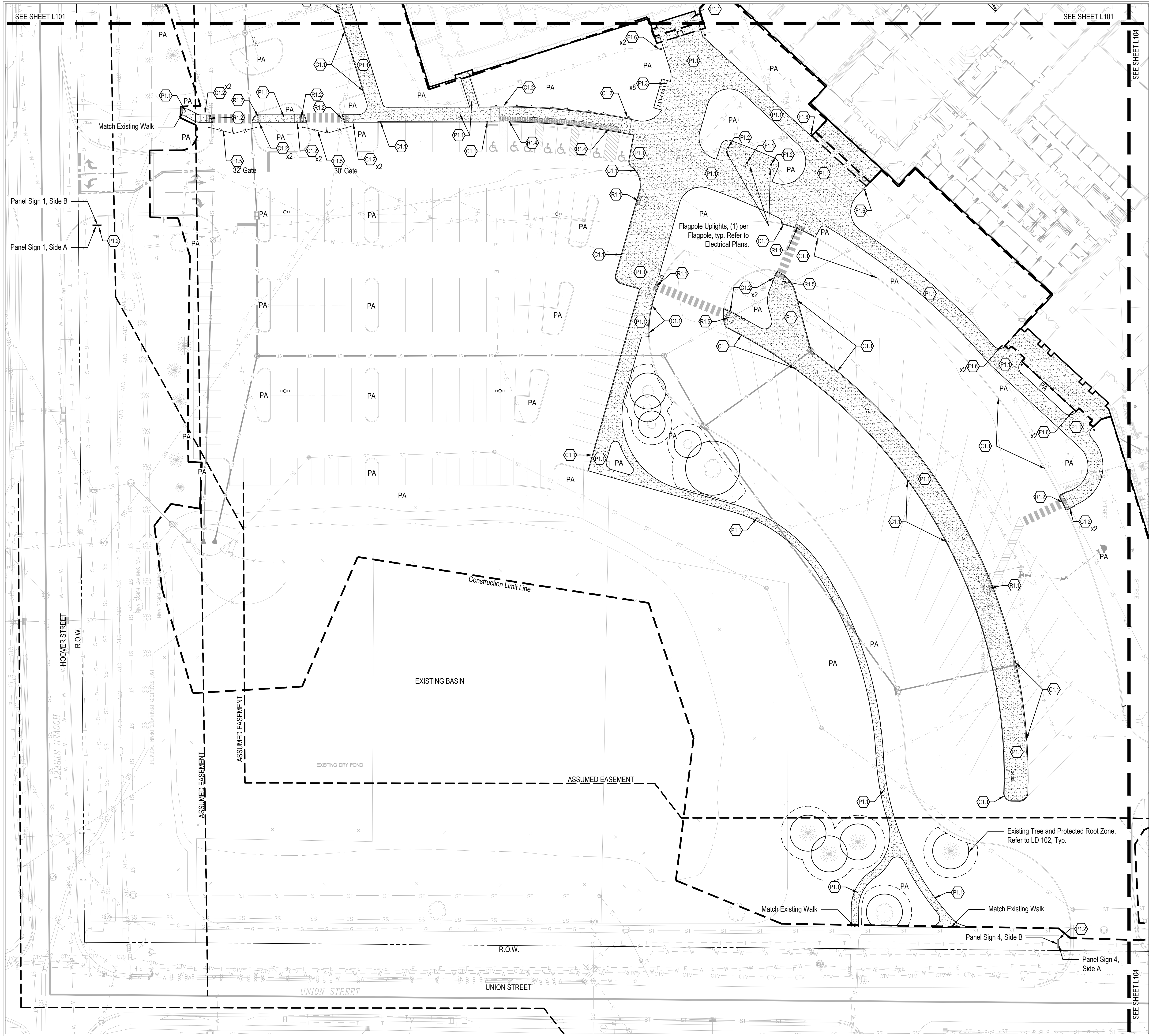
CERTIFIED BY:



DRAWING NUMBER
L101

PROJECT NUMBER
17076





PERIMETER MATERIAL LEGEND

C1.0 Curbing

- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
- C1.2 Landscape Post Curb, Refer to Detail 6/L401

F1.0 Furnishings

- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
- F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
- F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
- F1.4 Bollard, Steel Pipe, Refer to Detail 7/L402 and Specifications
- F1.5 Vehicular Gate, Refer to Specifications
- F1.6 Bollard, Lighted Unless Otherwise Noted, Landscape Forms, Stop Bollard, Refer to Detail 4/L402 Specifications and Electrical Plans

P1.0 Pavement

- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
- P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
- P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

R1.0 Ramps, Accessible Sidewalk Refer to Detail 9 & 11/L401

- R1.1 Flare Ramp
- R1.2 Straight Ramp
- R1.3 Corner Ramp
- R1.4 Plaza Ramp
- R1.5 Flared Straight Ramp
- R1.6 Truncated Domes with No Ramp Condition

PA Planting Area

NOTE: For Panel Signs, Refer to L601 for Site Signage Details and Specification Section 101426 Post and Panel/Pylon Signage.

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PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:

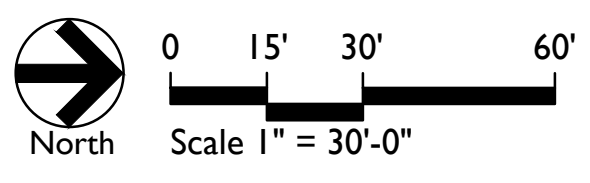
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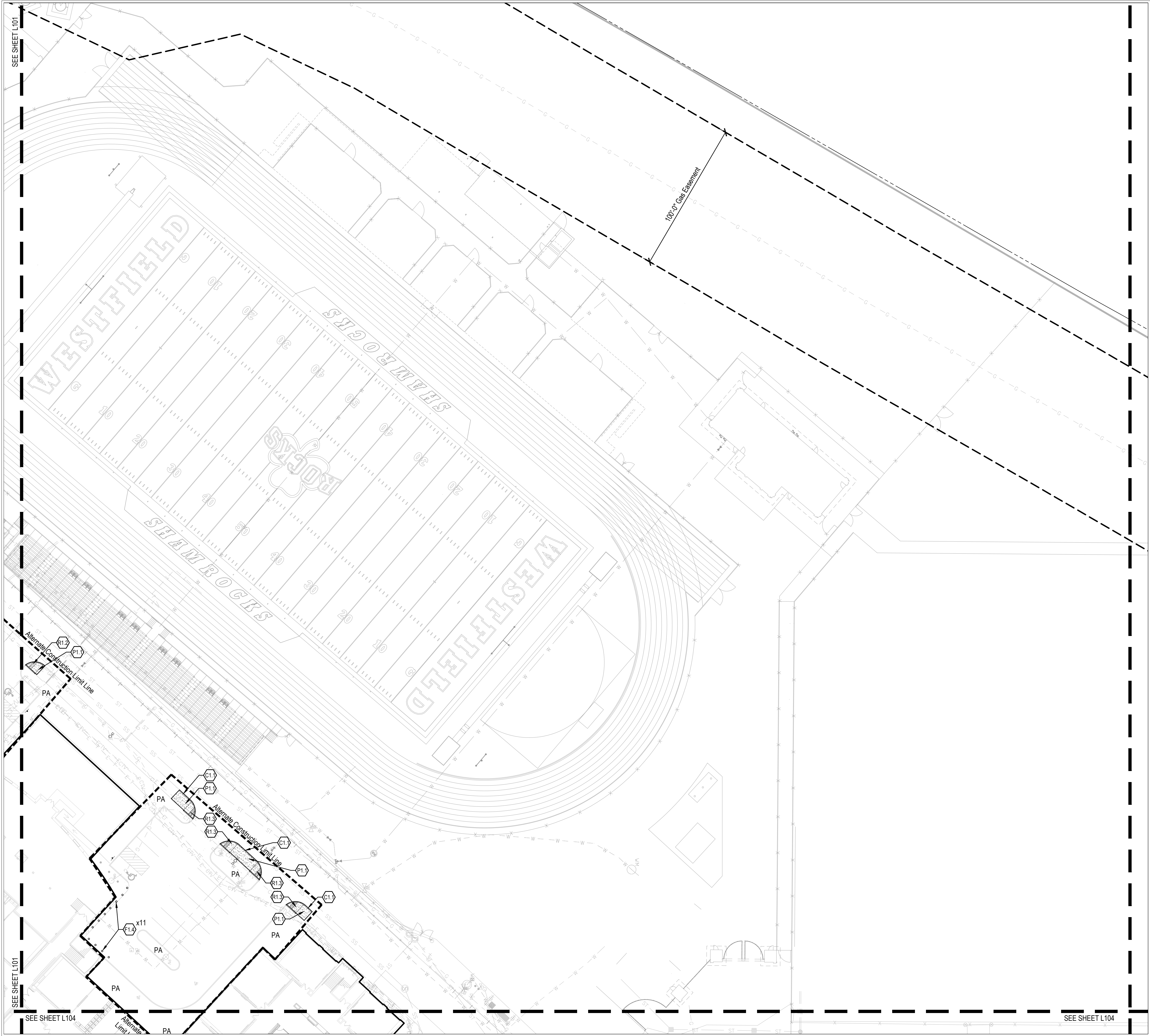
DRAWING TITLE:
**Materials and
Notes Plan**

CERTIFIED BY:
FREDDIE J. PRAZENO
REGISTERED
No. 20200052
STATE OF INDIANA
LANDSCAPE ARCHITECT
Expires 12/31/2019

DRAWING NUMBER
L102

PROJECT NUMBER
17076





PERIMETER MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401
- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
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 - F1.4 Bollard, Steel Pipe, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Bollard, Lighted Unless Otherwise Noted, Landscape Forms, Stop Bollard, Refer to Detail 4/L402 Specifications and Electrical Plans

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

- R1.0 Ramps, Accessible Sidewalk
Refer to Detail 9 & 11/L401
- R1.1 Flare Ramp
 - R1.2 Straight Ramp
 - R1.3 Corner Ramp
 - R1.4 Plaza Ramp
 - R1.5 Flared Straight Ramp
 - R1.6 Truncated Domes with No Ramp Condition

- PA Planting Area

NOTE: For Panel Signs, Refer to L601 for Site Signage Details and Specification Section 101426 Post and Panel/Pylon Signage.

SCOPE DRAWINGS:

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07/30/2018	JT/JB	GW

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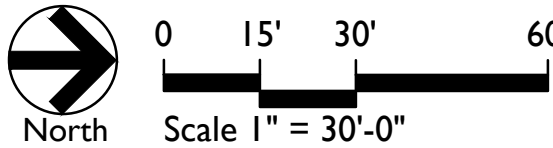
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Notes Plan

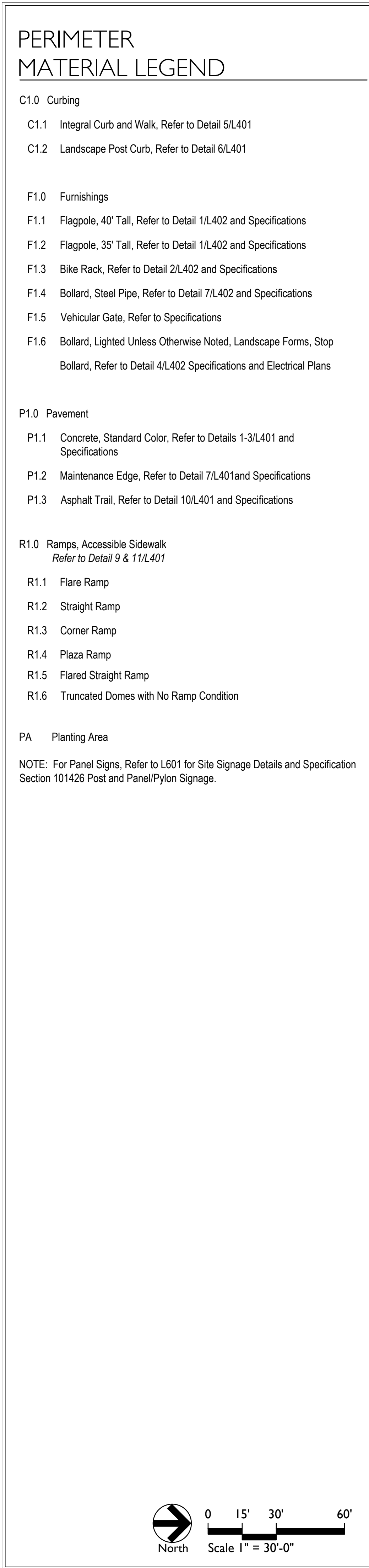
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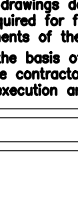


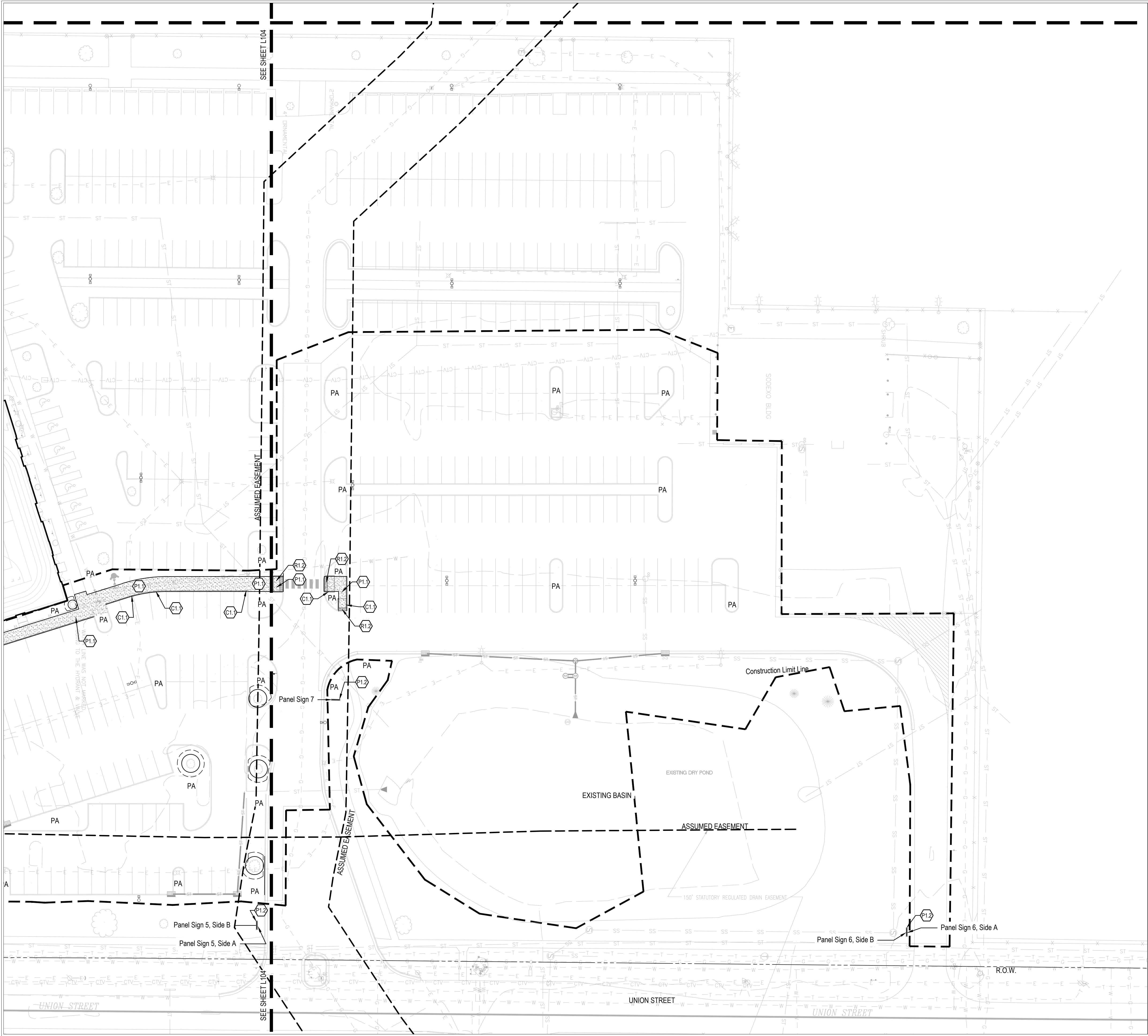
DRAWING NUMBER
L103

PROJECT NUMBER
17076





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PROJECT: ADDITIONS AND RENOVATIONS TO WESTFIELD HIGH SCHOOL Westfield Washington School Corp. Westfield, Indiana							
SCOPE DRAWINGS: These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structure, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described, the trade contractors and suppliers of items required for the proper execution and completion of the work.							
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ISSUE DATE	DRAWN BY	CHECKED BY					
07/30/2018	JT/JB	GW					
DRAWING TITLE: Materials and Notes Plan							
CERTIFIED BY:   EXPIRES 12/31/2019							
DRAWING NUMBER L104							
PROJECT NUMBER 17076							



PERIMETER MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401
- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
 - F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
 - F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
 - F1.4 Bollard, Steel Pipe, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Bollard, Lighted Unless Otherwise Noted, Landscape Forms, Stop Bollard, Refer to Detail 4/L402 Specifications and Electrical Plans

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

- R1.0 Ramps, Accessible Sidewalk
Refer to Detail 9 & 11/L401

- R1.1 Flare Ramp
- R1.2 Straight Ramp
- R1.3 Corner Ramp
- R1.4 Plaza Ramp
- R1.5 Flared Straight Ramp
- R1.6 Truncated Domes with No Ramp Condition

PA Planting Area

NOTE: For Panel Signs, Refer to L601 for Site Signage Details and Specification Section 101426 Post and Panel/Pylon Signage.

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PROJECT:
ADDITIONS AND RENOVATIONS TO WESTFIELD HIGH SCHOOL
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:

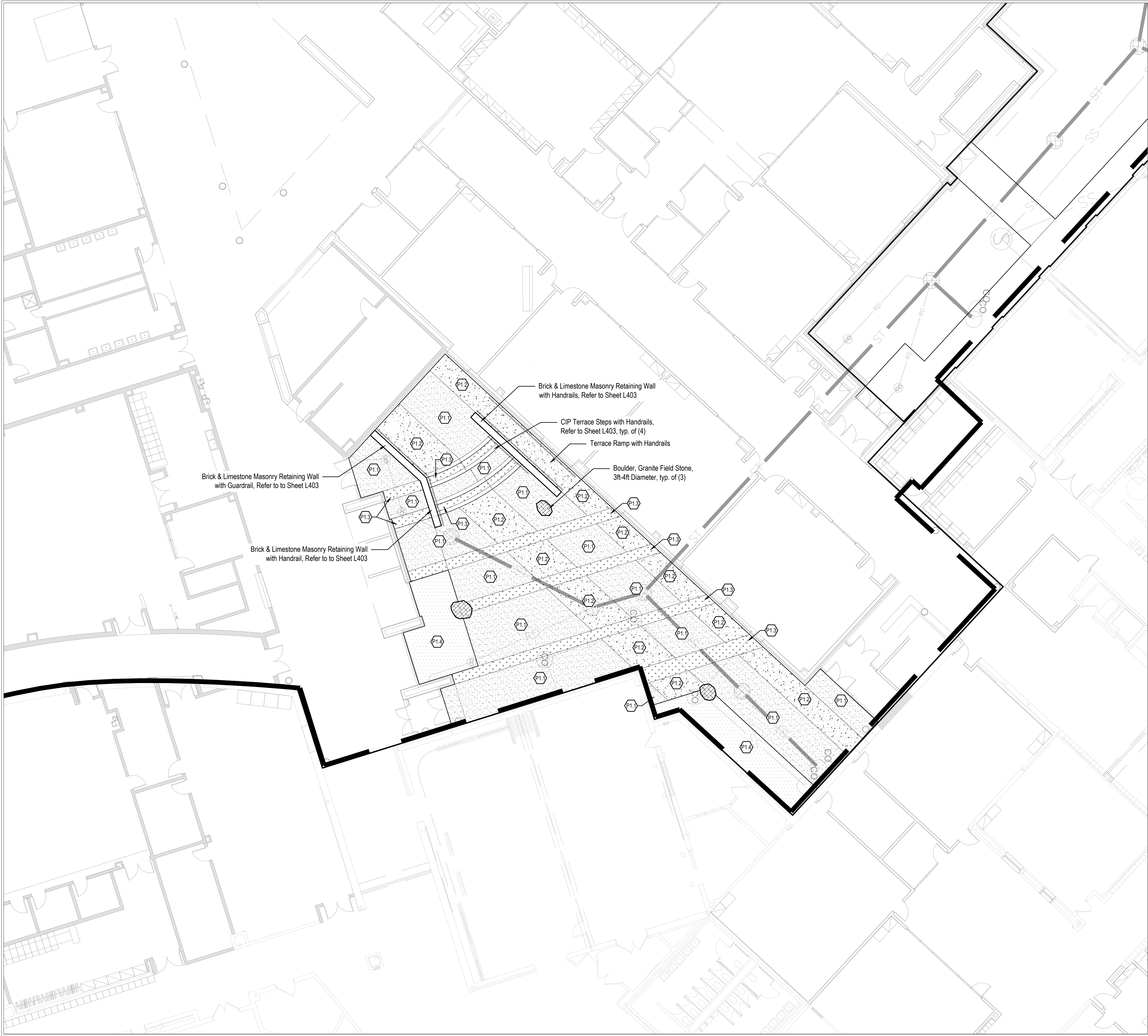
ISSUE DATE 07/30/2018 **DRAWN BY** JT/JB **CHECKED BY** GW

DRAWING TITLE:
Materials and Notes Plan

CERTIFIED BY:
FREDDIE J. FRAZANO
REGISTERED
No. 20200052
STATE OF INDIANA
LANDSCAPE ARCHITECT
Expires 12/31/2019

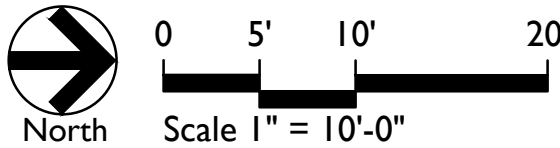
DRAWING NUMBER
L105

PROJECT NUMBER
17076



COURTYARD
MATERIAL LEGEND

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 2-4/L401 and Specifications
 - P1.2 Concrete, Integral Color A, Refer to Details 2-4/L401 and Specifications
 - P1.3 Concrete, Integral Color B, Refer to Details 2-4/L401 and Specifications
 - P1.4 Aggregate, Decomposed Granite, Stabilized, Refer to Detail 8/L401 and Specifications



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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Courtyard
Materials and
Notes Plan

CERTIFIED BY:

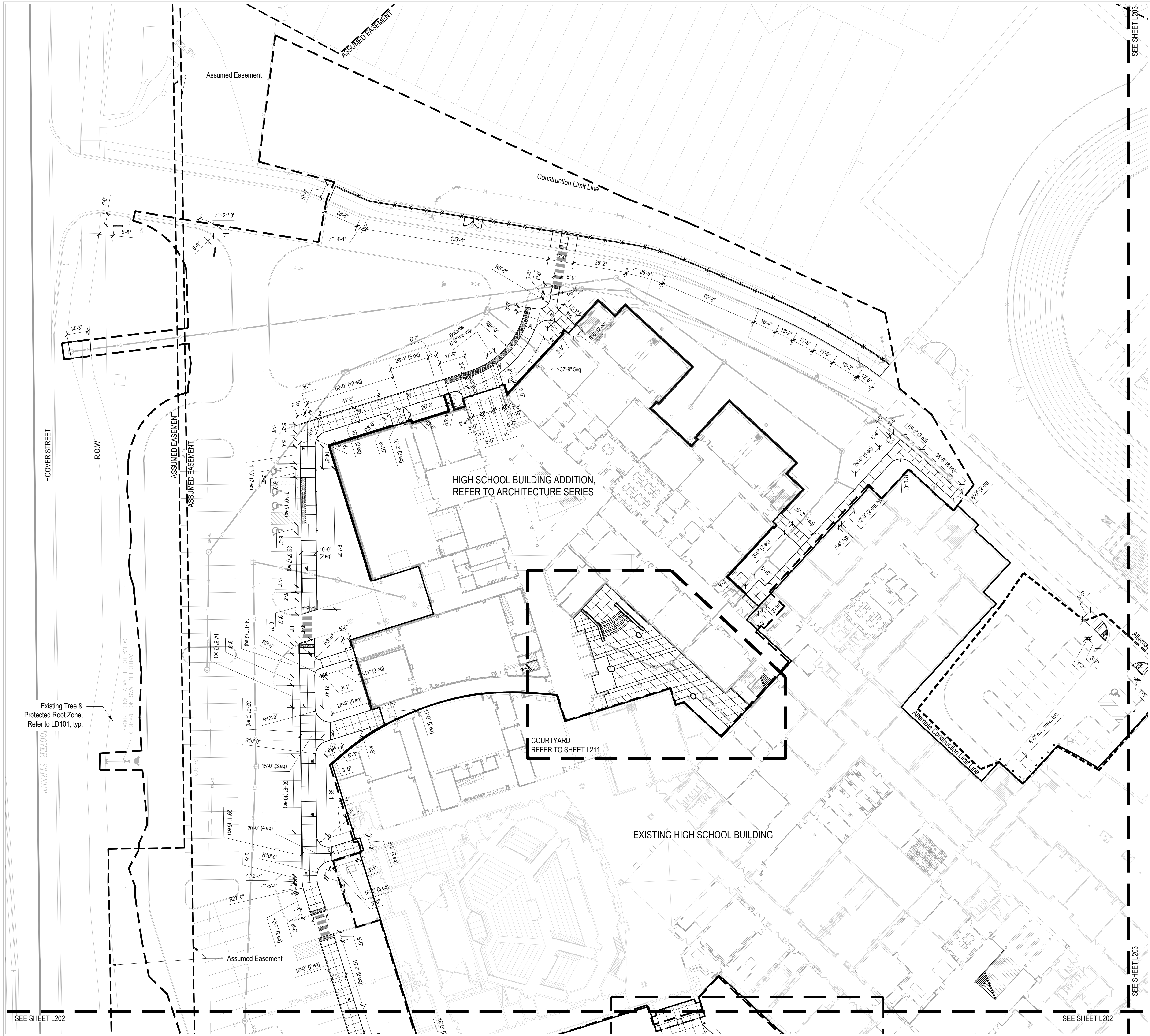
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No. 20200052
STATE OF INDIANA
LANDSCAPE ARCHITECT
Freddie J. Prazno
EXPIRES 12/31/2019

DRAWING NUMBER

L111

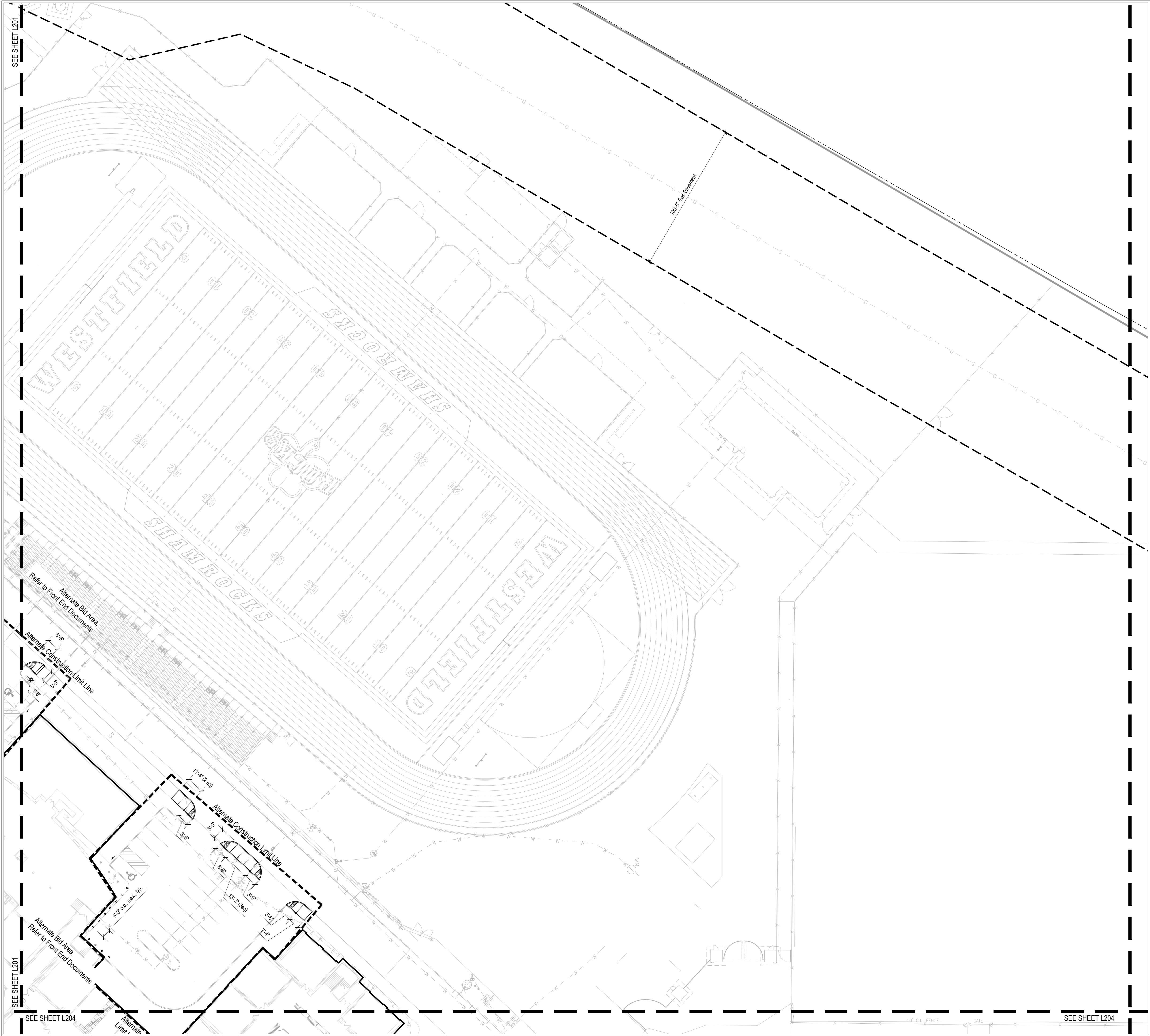
PROJECT NUMBER

17076



LAYOUT NOTES

1. Dimensions are shown to Face of Curb unless otherwise noted.
2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
7. Contractor shall provide and install One (1) Accessible Parking Sign per accessible parking space indicated in plans. Coordinate final location in the field with Landscape Architect.



LAYOUT NOTES

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PROJECT:
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Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. In terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:		

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

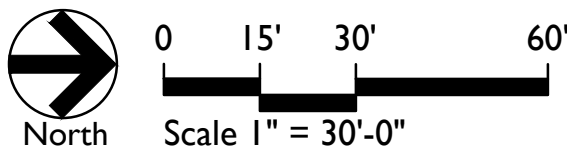
Layout Plan

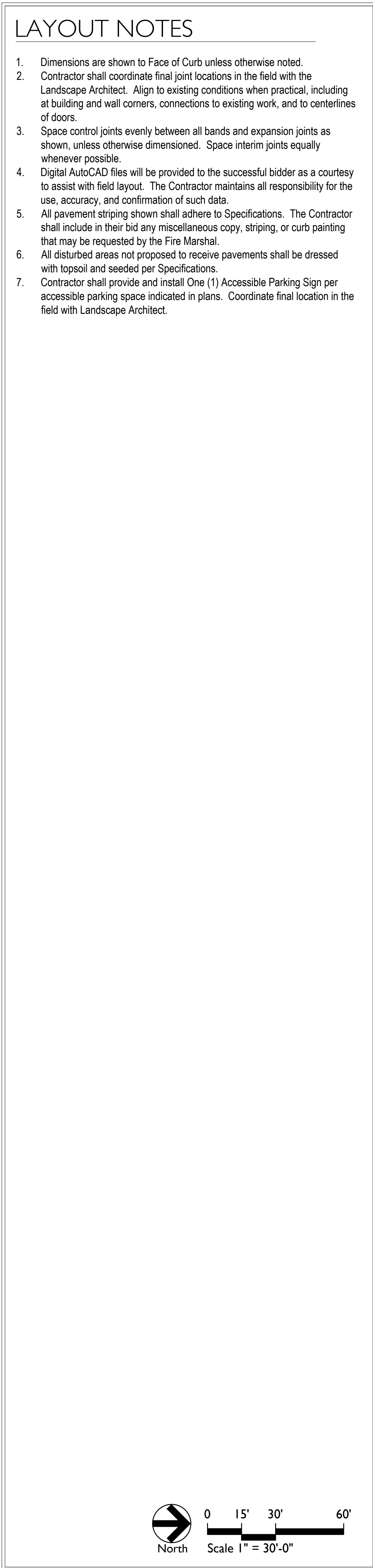
CERTIFIED BY:

FREDDIE J. PRAZNO
REGISTERED
No. 20200052
STATE OF INDIANA
LANDSCAPE ARCHITECT
Freddie J. Prazno
EXPIRES 12/31/2019

DRAWING NUMBER
L203

PROJECT NUMBER
17076





1. Dimensions are shown to Face of Curb unless otherwise noted.
2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
7. Contractor shall provide and install One (1) Accessible Parking Sign per accessible parking space indicated in plans. Coordinate final location in the field with Landscape Architect.

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SCOPE DRAWINGS:

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ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

CERTIFIED BY:

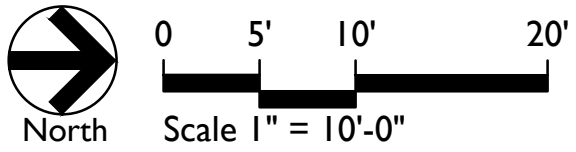


EXPIRES 12/31/2019

PROJECT NUMBER
17076



- ### LAYOUT NOTES
1. Dimensions are shown to Face of Curb unless otherwise noted.
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PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

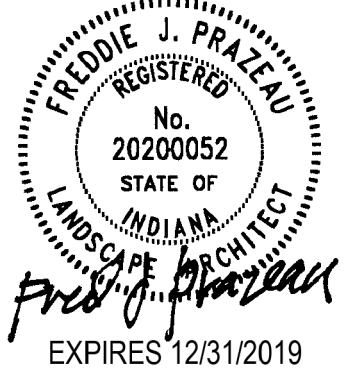
SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE 07/30/2018	DRAWN BY JT/JB	CHECKED BY GW
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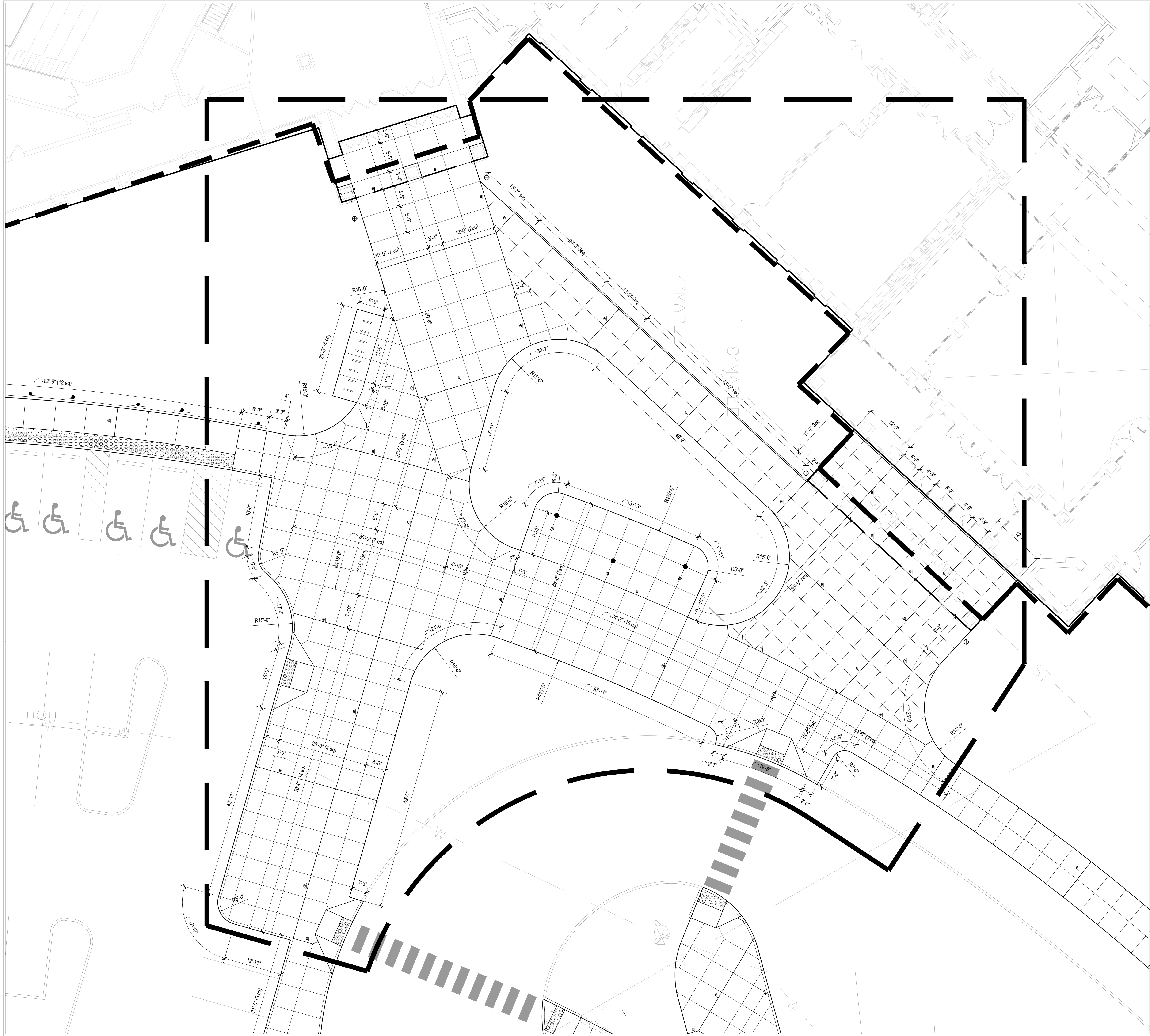
DRAWING TITLE:

Courtyard
Layout Plan

CERTIFIED BY:

EXPIRES 12/31/2019

DRAWING NUMBER
L211

PROJECT NUMBER
17076



LAYOUT NOTES

1. Dimensions are shown to Face of Curb unless otherwise noted.
2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project. In terms of architectural design, consult the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

NO.	DATE	DESCRIPTION
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ISSUE DATE 07/30/2018 **DRAWN BY** JT/JB **CHECKED BY** GW

DRAWING TITLE:

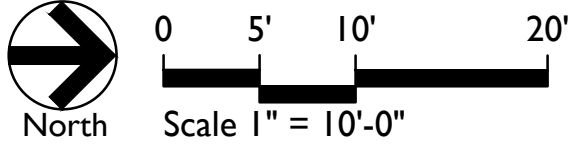
Enlarged
Layout Plan

CERTIFIED BY:

FREDDIE J. PRAZENO
REGISTERED
No. 20200052
STATE OF
INDIANA
LANDSCAPE ARCHITECT
Freddie J. Prazeno
EXPIRES 12/31/2019

DRAWING NUMBER
L221

PROJECT NUMBER
17076





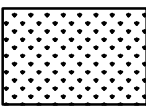
GENERAL LANDSCAPE AND PLANTING NOTES

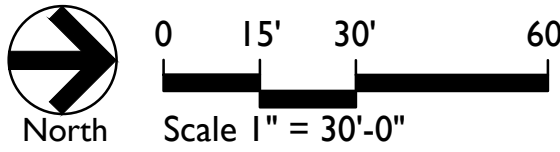
1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

NOTE:

1. Refer to L501 for Plant Schedule and Plant Details.
2. Underground Utilities shown in Drawings are for Reference Only. These drawings have been provided to the Design Team based upon prior project plans and are NOT field verified locations. Verify in Field all utility locations and coordinate drawing discrepancies with Landscape Architect during staking exercises.

LEGEND

 Lawn, Seed All Disturbed Area, Refer to Specifications, Typ.



PROJECT:
ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE 07/30/2018
DRAWN BY JT/JB
CHECKED BY GW

DRAWING TITLE:

Planting Plan

CERTIFIED BY:

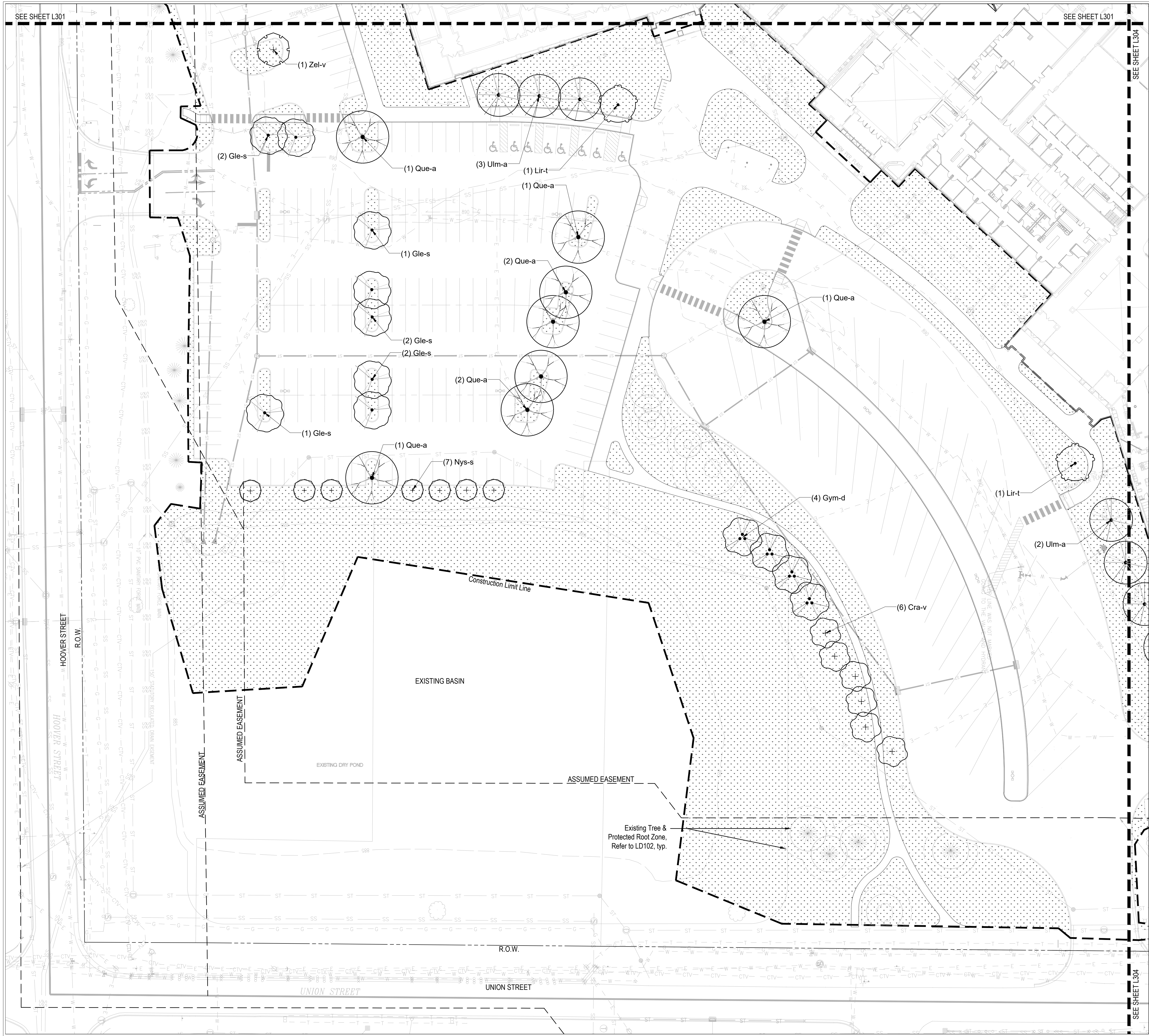


DRAWING NUMBER
L301

PROJECT NUMBER
17076


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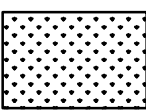
GENERAL LANDSCAPE AND PLANTING NOTES

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LEGEND



Lawn, Seed All Disturbed Area, Refer to Specifications, Typ.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Planting Plan

CERTIFIED BY:

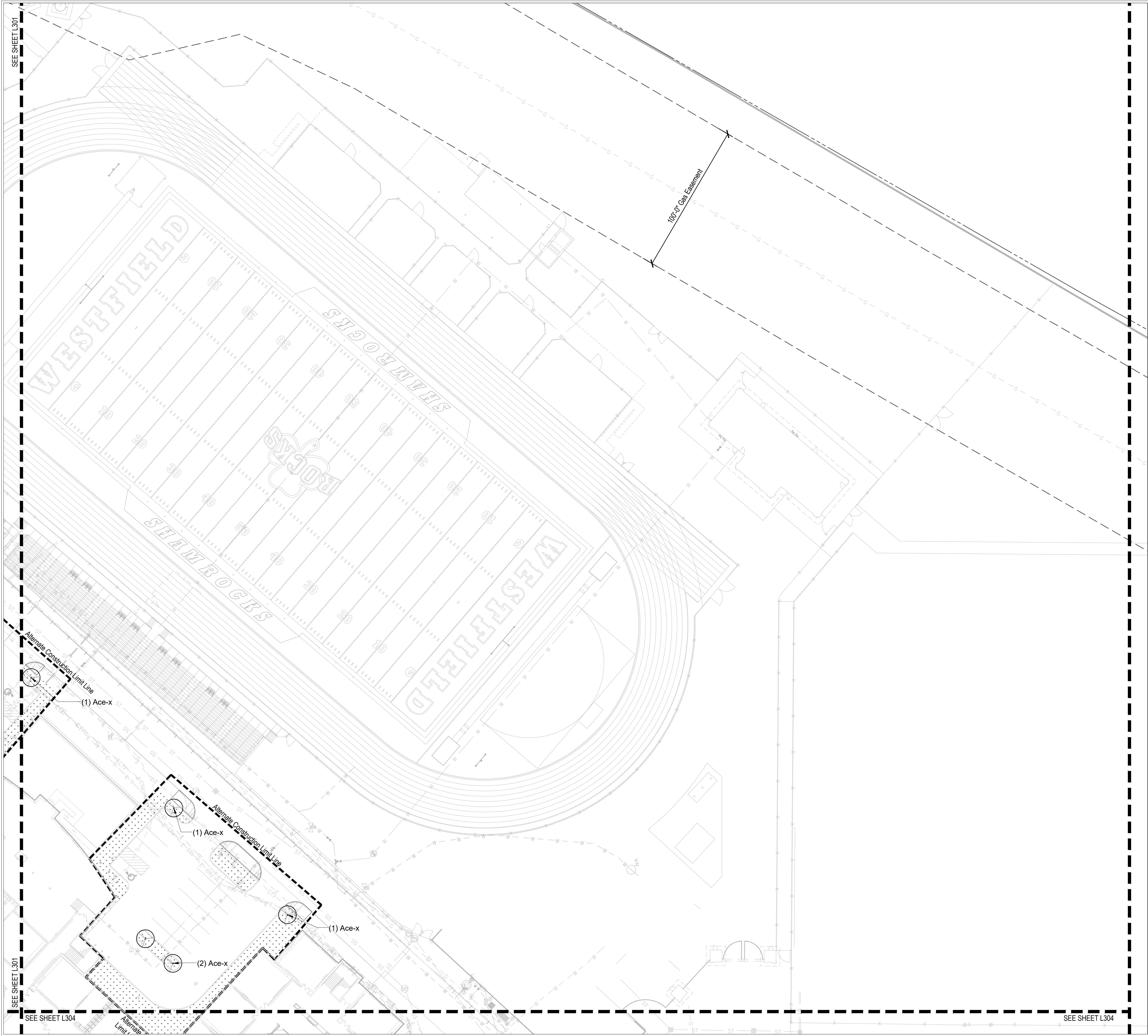


DRAWING NUMBER
L302

PROJECT NUMBER
17076



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Scale 1" = 30'-0"



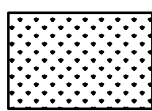
GENERAL LANDSCAPE AND PLANTING NOTES

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LEGEND



Lawn, Seed All Disturbed Area, Refer to Specifications, Typ.



0 15' 30' 60'
Scale 1" = 30'-0"

REVISIONS:

DRAWING TITLE:

Planting Plan

CERTIFIED BY:

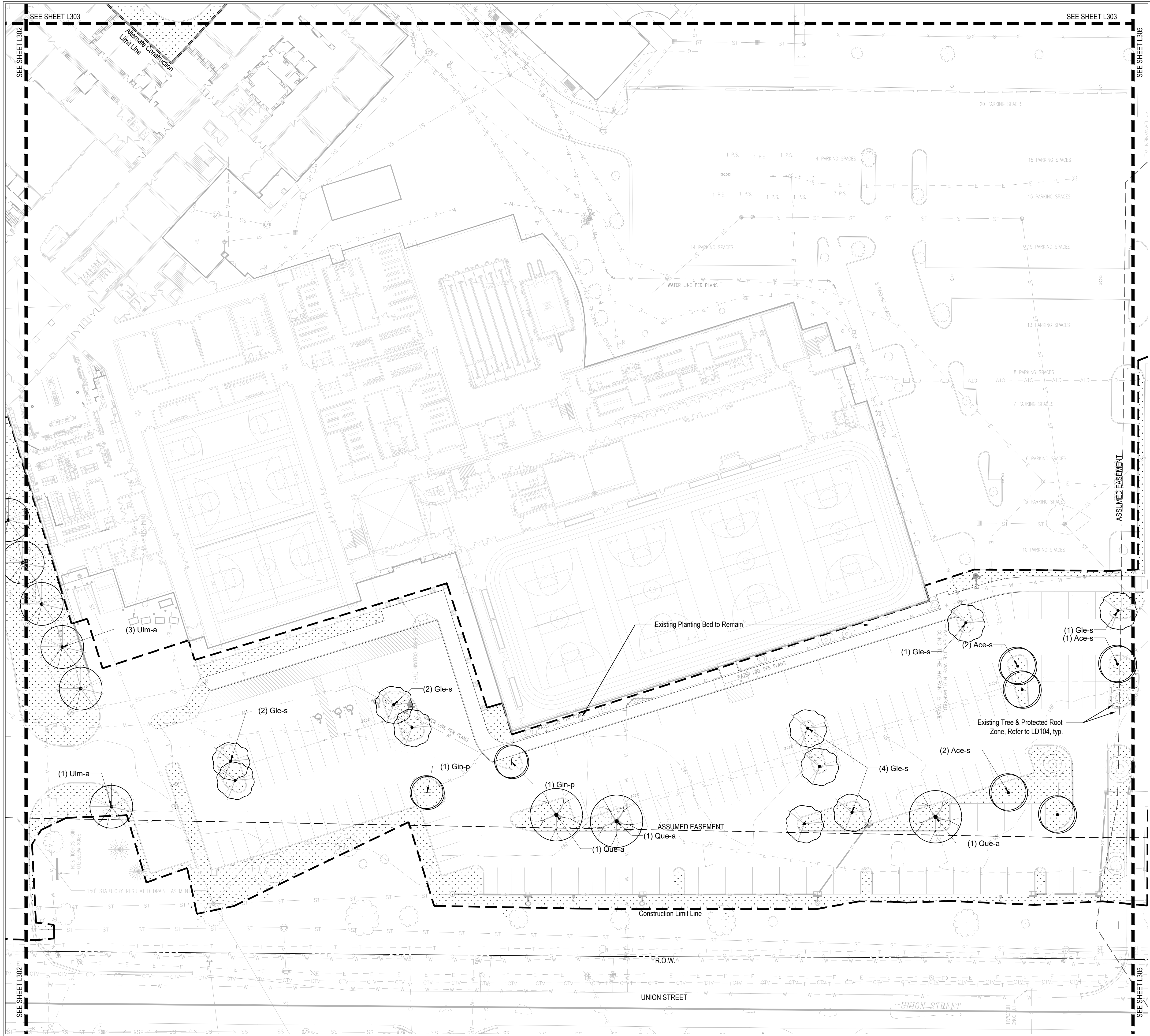


DRAWING NUMBER

L303

PROJECT NUMBER

17076



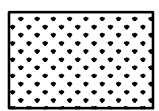
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LEGEND



Lawn, Seed All Disturbed Area, Refer to Specifications, Typ.

SCOPE DRAWINGS:

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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Planting Plan

CERTIFIED BY:

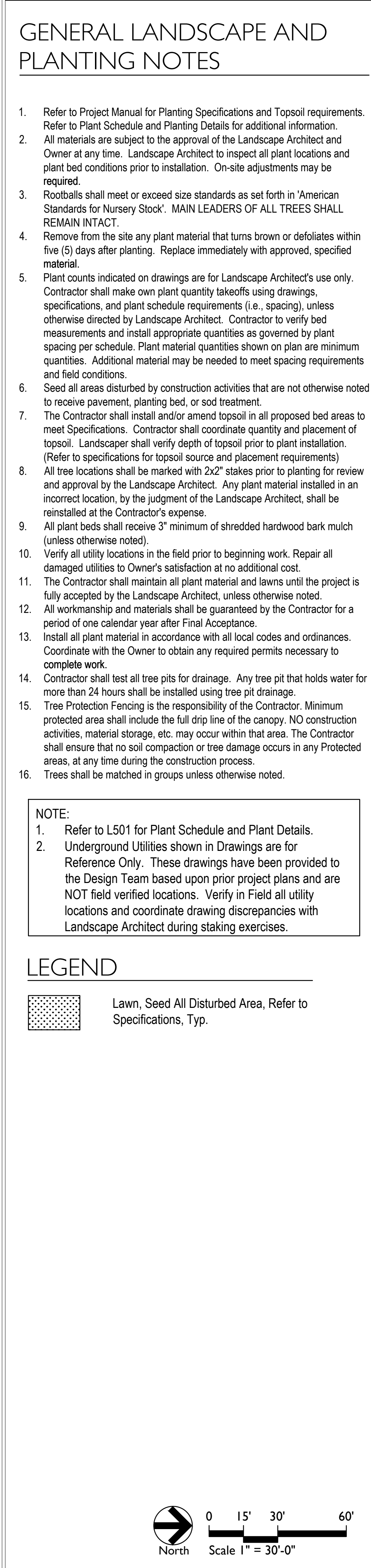


DRAWING NUMBER
L304

PROJECT NUMBER
17076



0 15' 30' 60'
Scale 1" = 30'-0"



- NOTE:
1. Refer to L501 for Plant Schedule and Plant Details.
 2. Underground Utilities shown in Drawings are for Reference Only. These drawings have been provided to the Design Team based upon prior project plans and are NOT field verified locations. Verify in Field all utility locations and coordinate drawing discrepancies with Landscape Architect during staking exercises.

	Lawn, Seed All Disturbed Area, Refer to Specifications, Typ.
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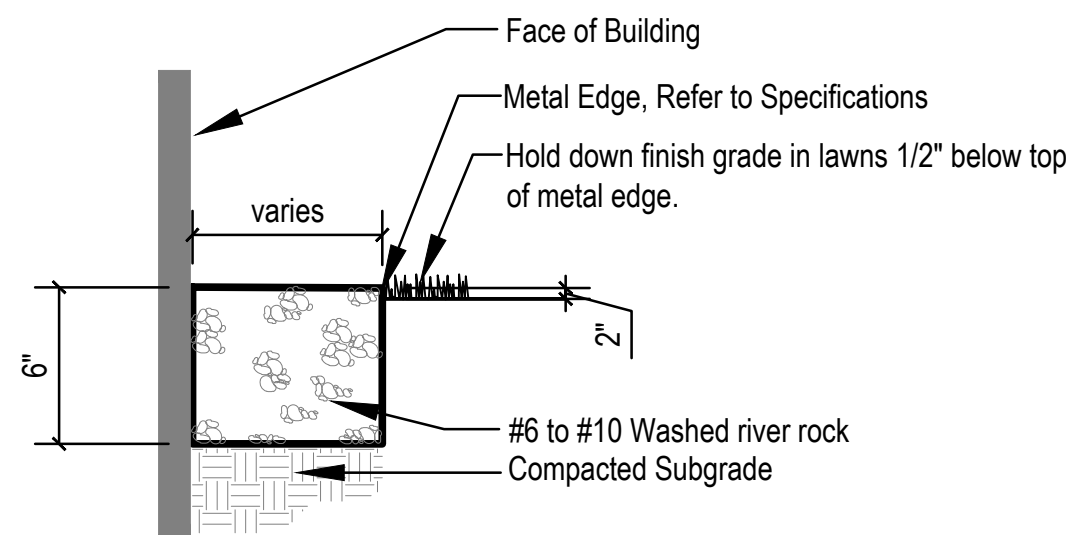
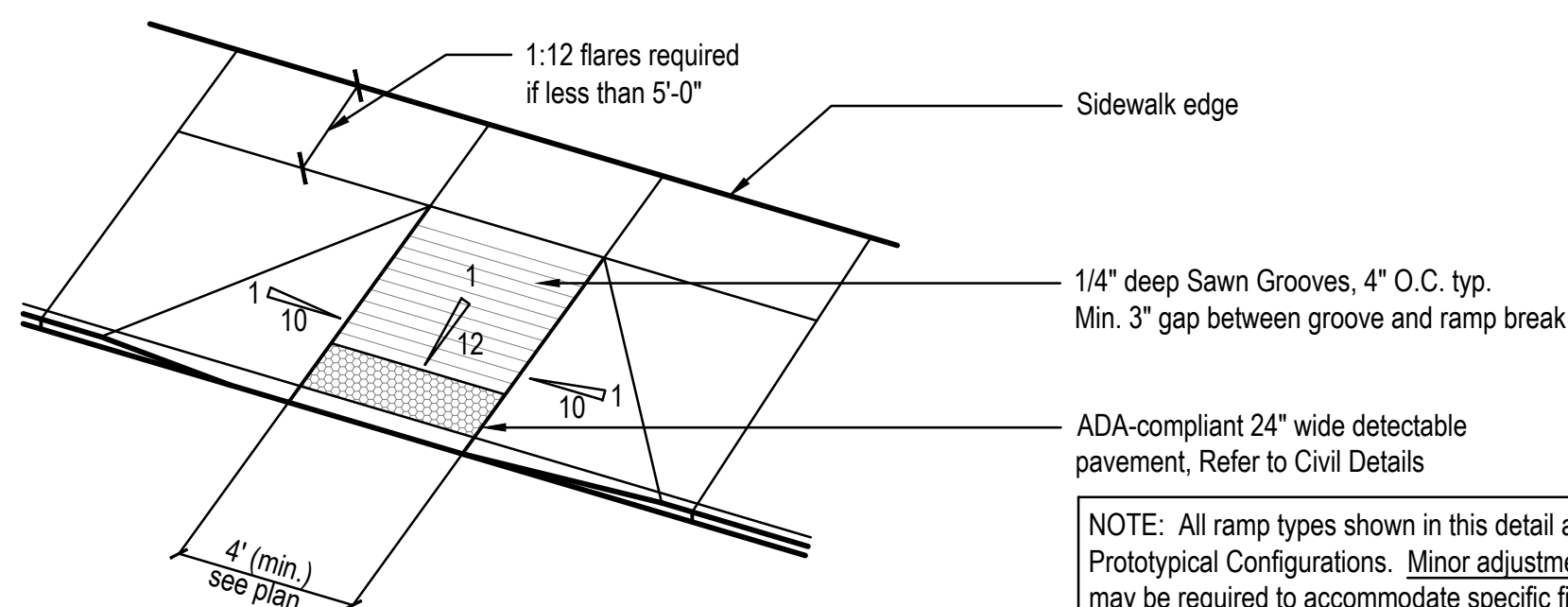
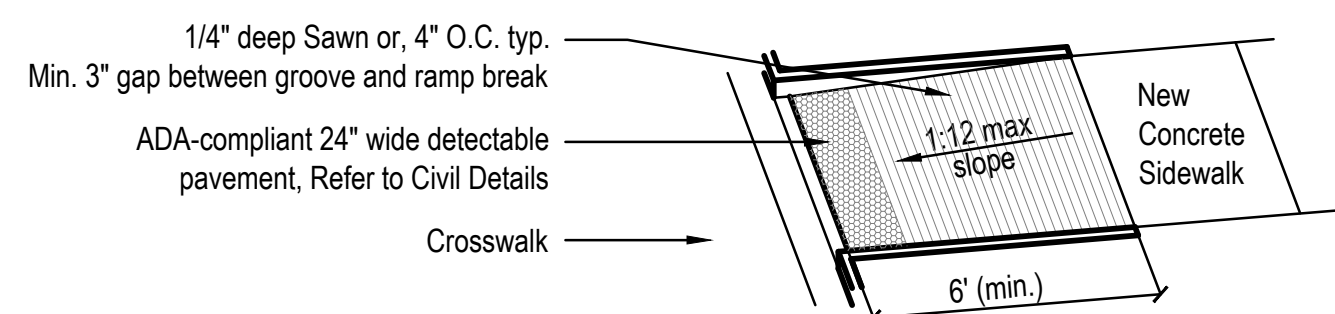
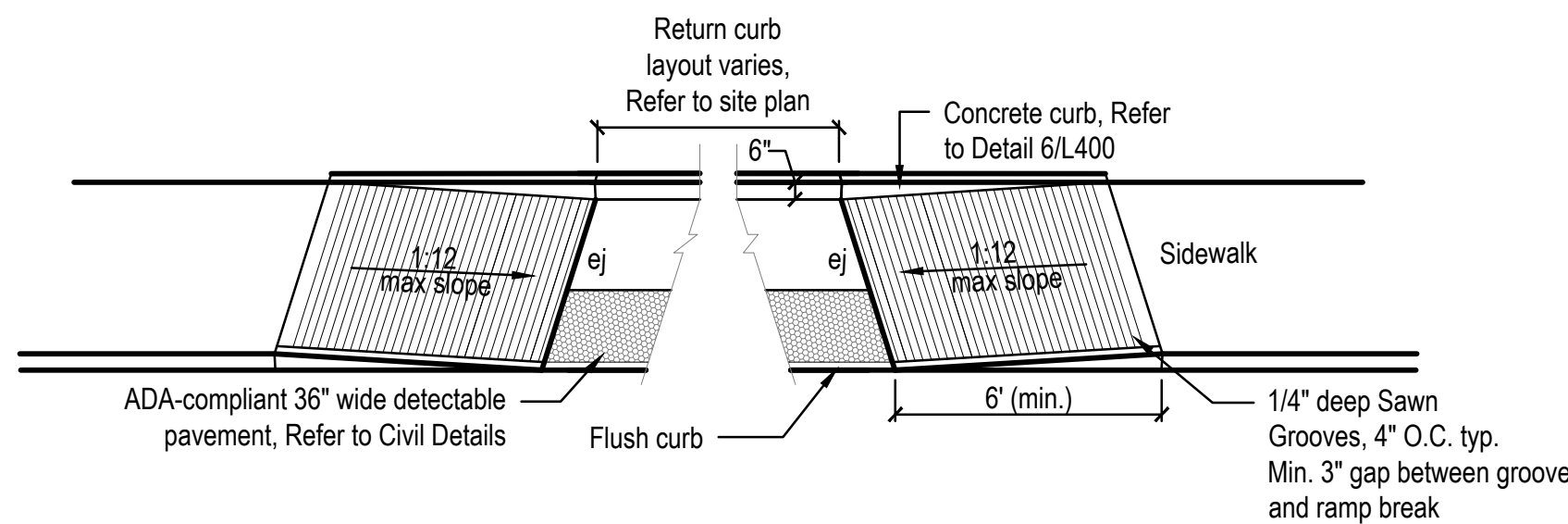
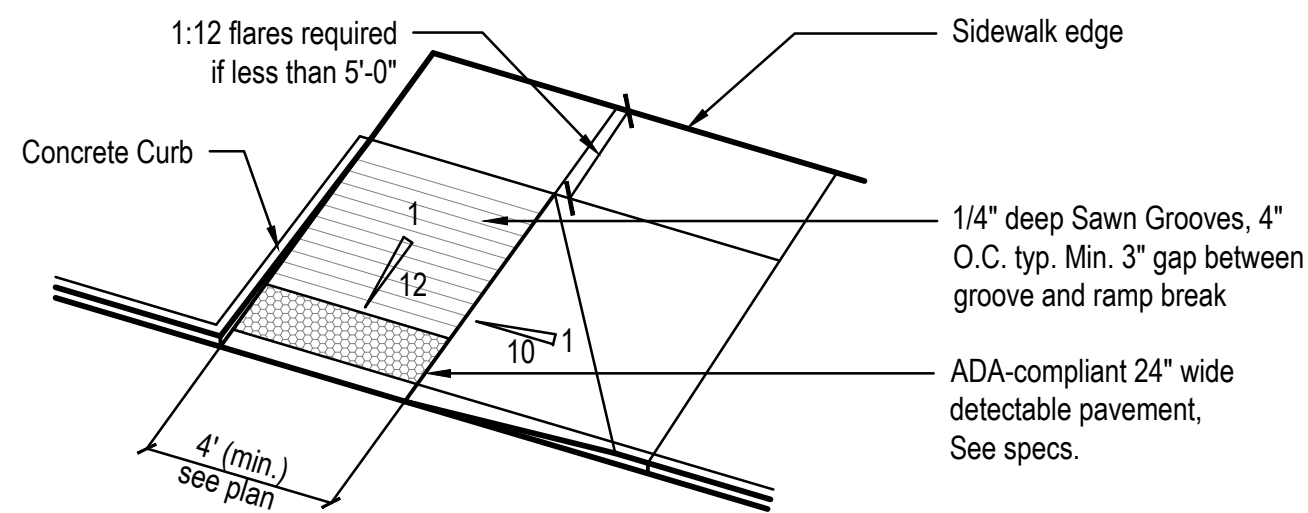
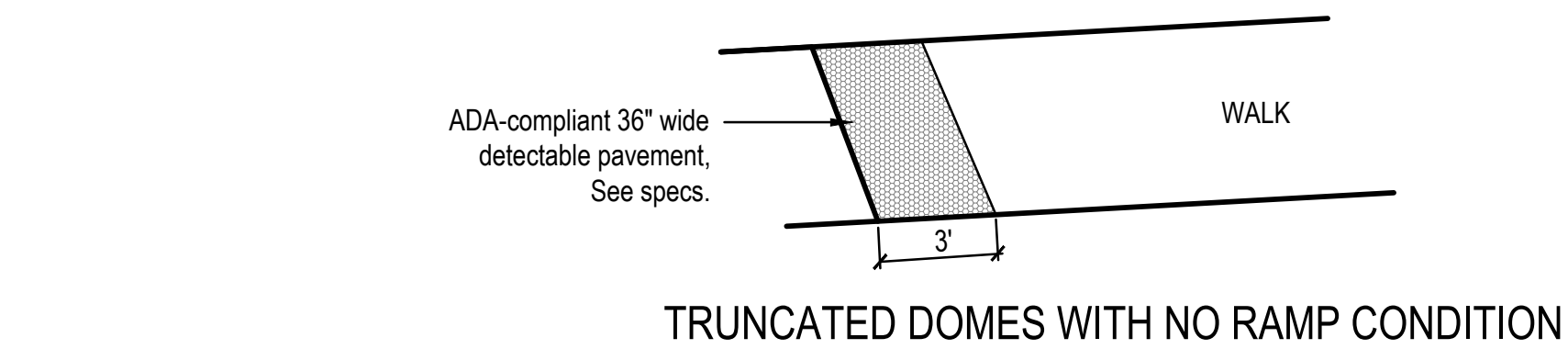
SCOPE DRAWINGS:
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DRAWING TITLE:

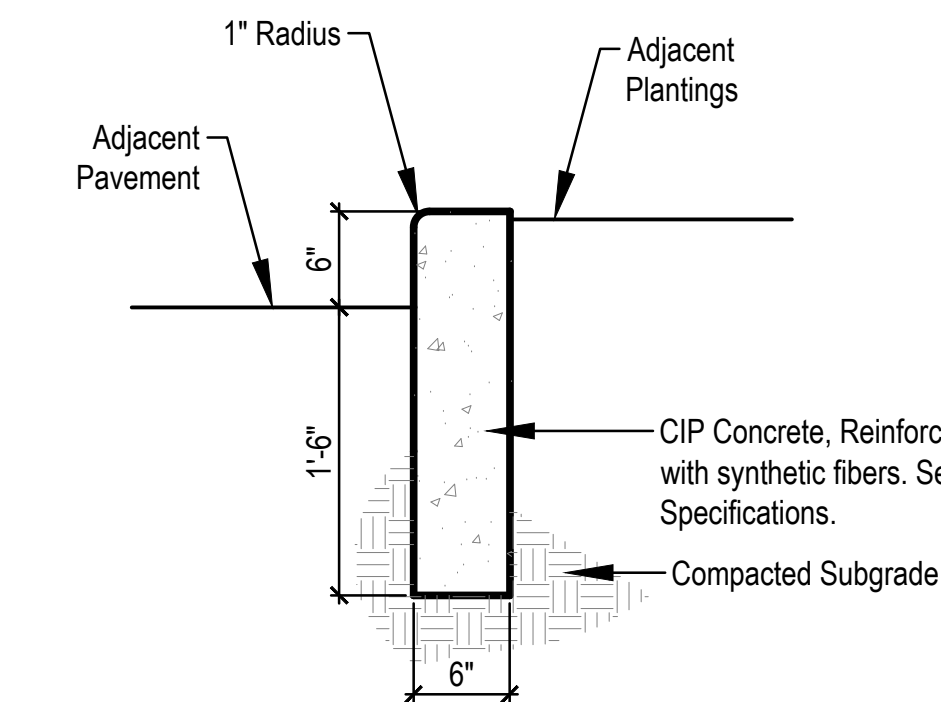
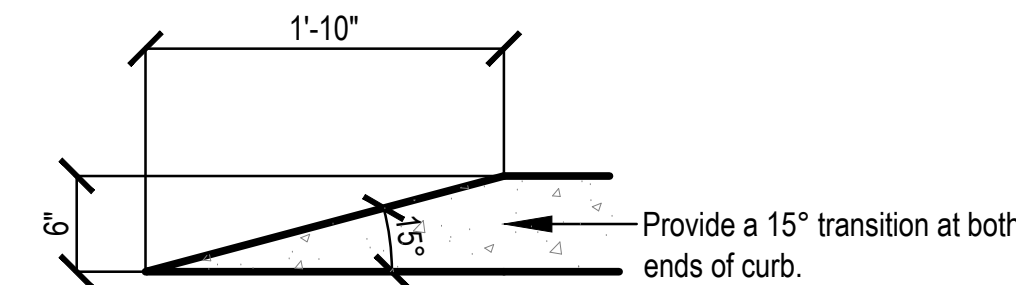
Planting Plan

DRAWING NUMBER
L305

PROJECT NUMBER
17076

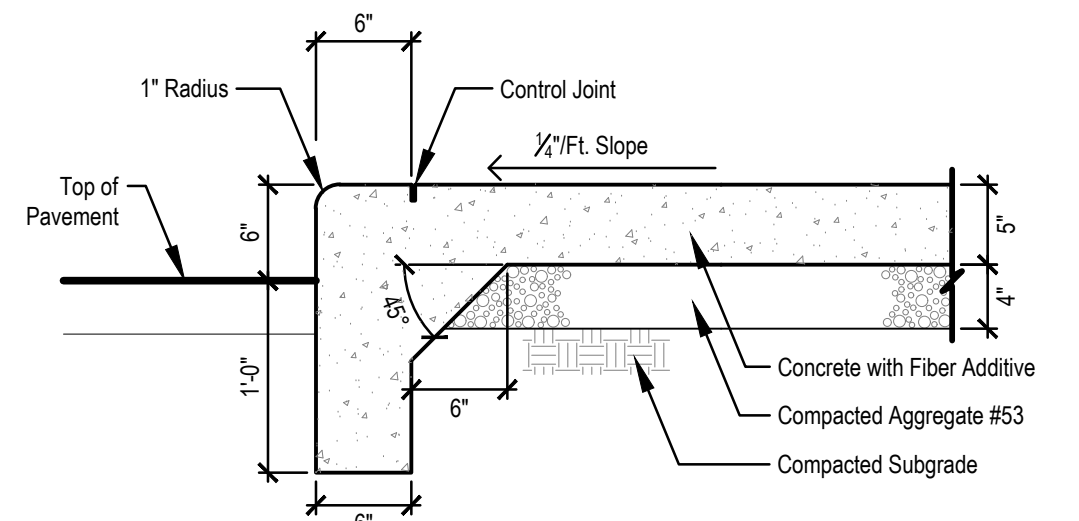


7 MAINTENANCE EDGE



6 LANDSCAPE POST CURB

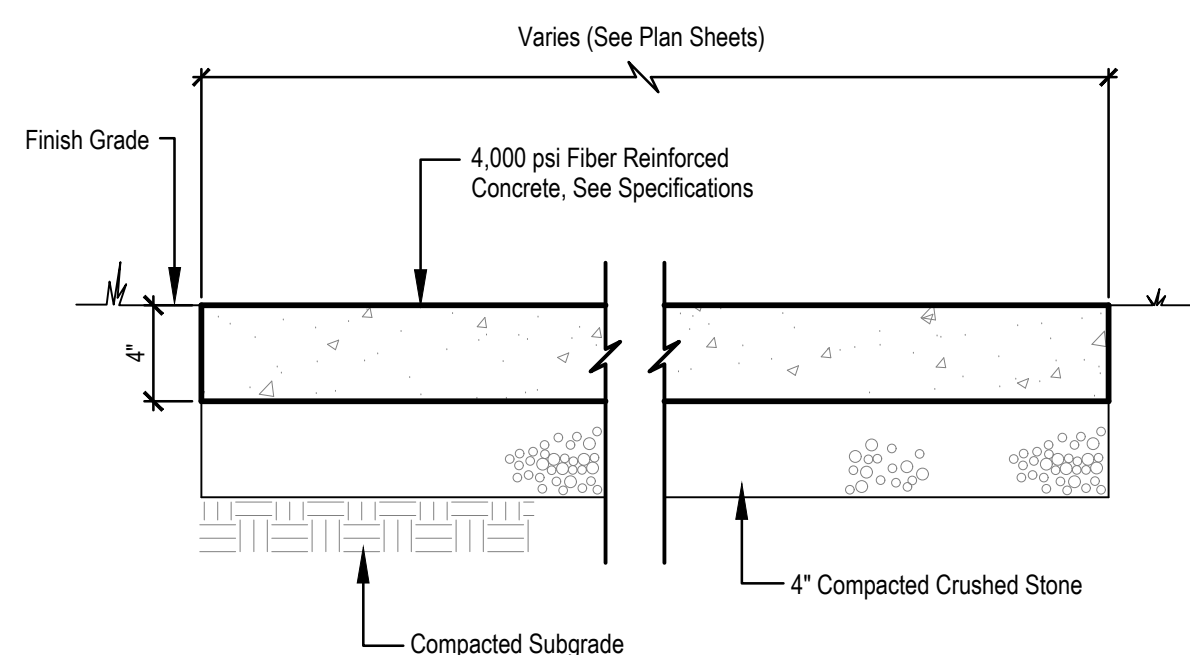
Scale: 1"=1'-0"



- NOTES:
1. Curb shall have $\frac{1}{2}$ " expansion joints at 40'-0" max, control joints at 8'-0" max, unless otherwise noted.
 2. Control joints shall be cut $\frac{1}{4}$ " depth of total thickness of slab.
 3. Fiber additive: Virgin nylon fibers, $\frac{3}{4}$ " length, Nycon by Nycon Inc., or Forta Nylon by Forta Corporation, added at the batch plant at 1 lb. per cu. yd. of concrete.

5 INTEGRAL CONCRETE CURB & WALK

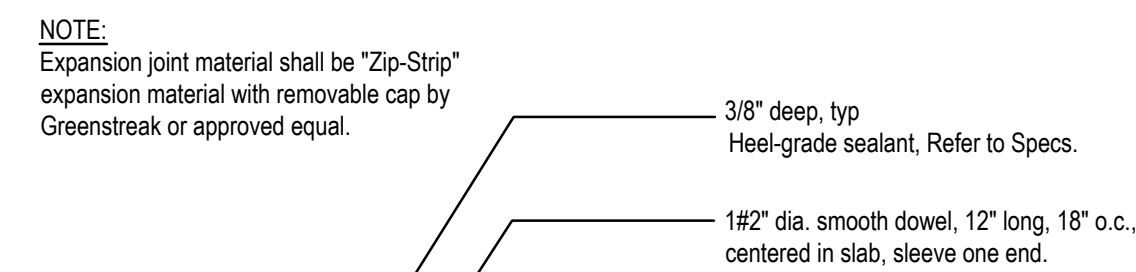
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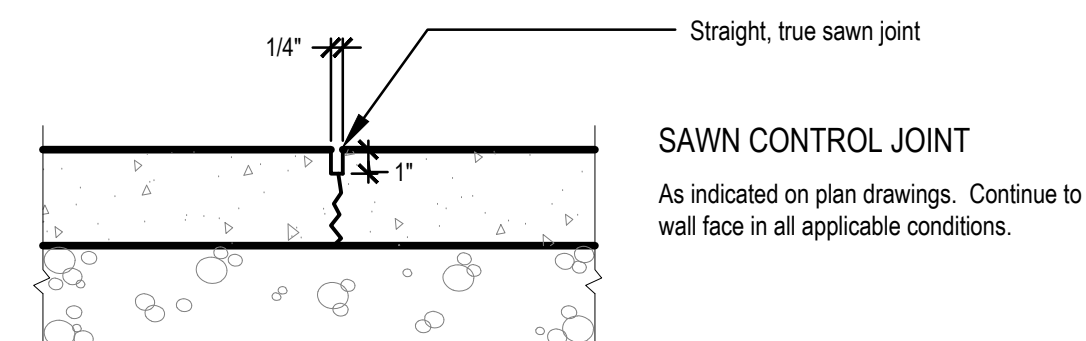
- NOTES:
1. Control joints, expansion joints and edges of sidewalks indicated as hand-tooled shall be dressed after each finishing operation.
 2. Provide expansion joints at intersection with another sidewalk, between walks and building slabs, and at other points as indicated on the drawings.
 3. Refer to plan drawings for locations of control and expansion joints.

4 COURTYARD CONCRETE PAVEMENT (4 inch slab)

Not to scale



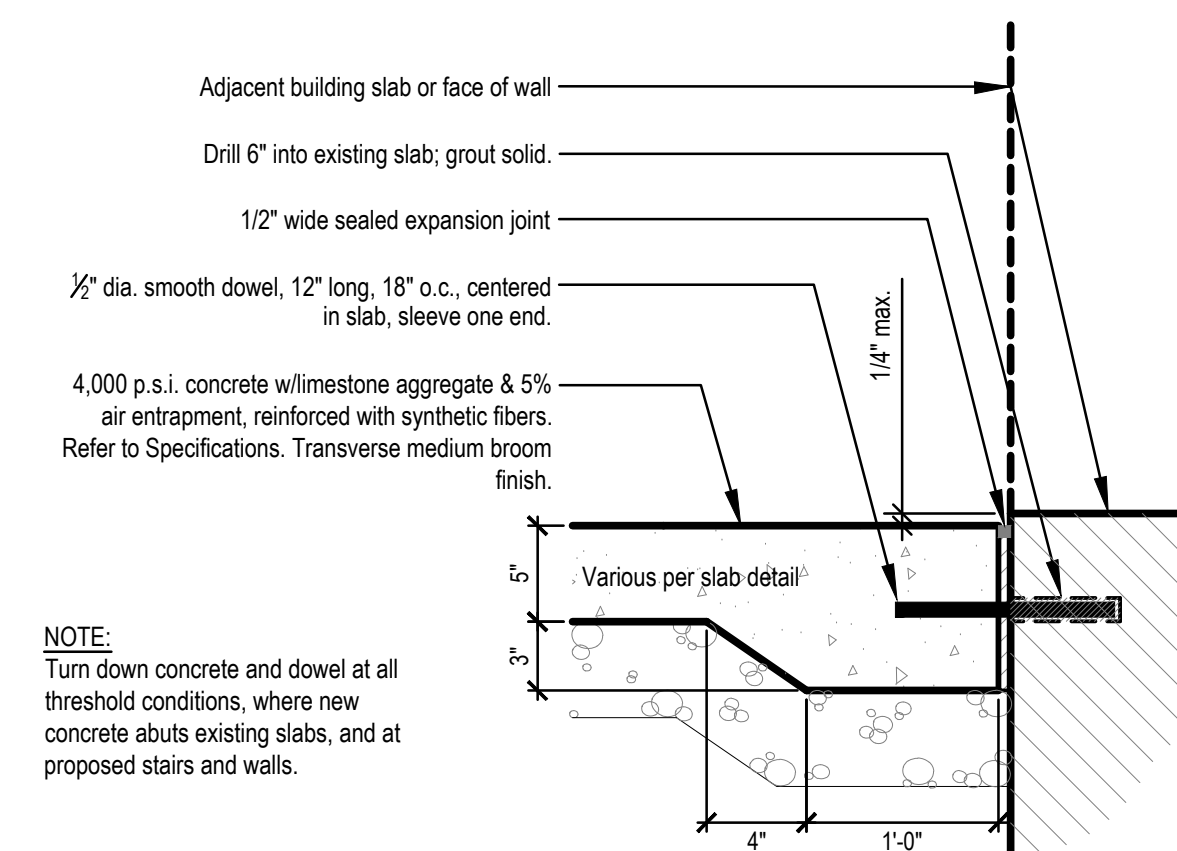
EXPANSION JOINT
As indicated on plan drawings. Place expansion joints where concrete pours meet and anywhere concrete patching is required.



TOOLED CONTROL JOINT
Brush out marks from trowel on either side of joint, leaving only the joint scored smooth.

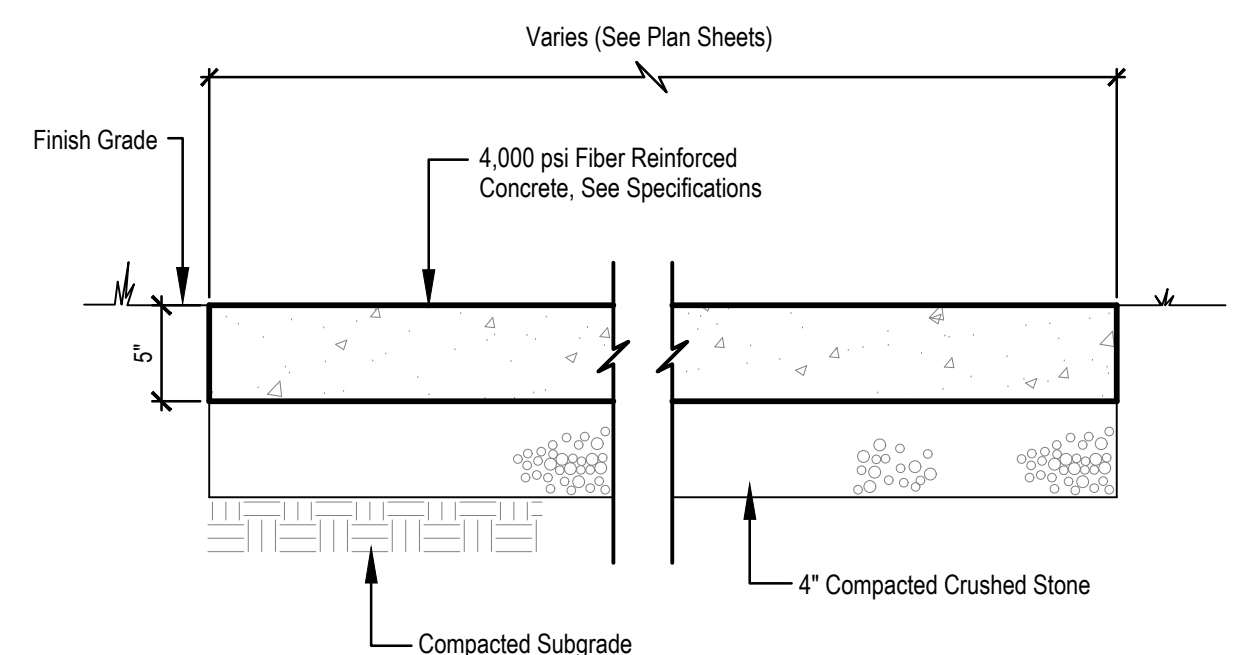
3 CONCRETE JOINTING

Not to Scale



2 DOWELS IN CONCRETE @ THRESHOLD

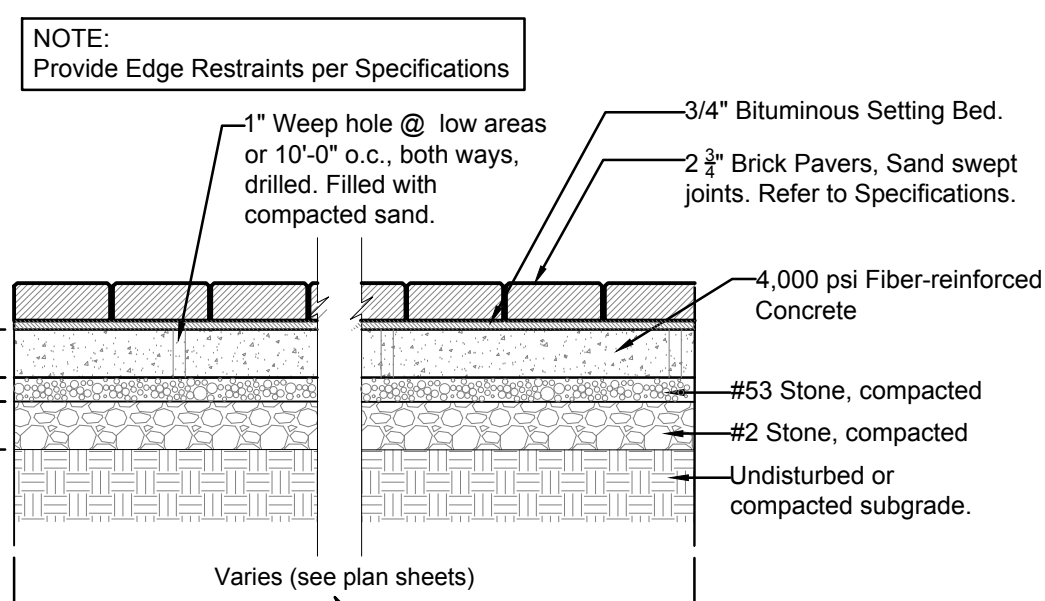
Scale: 1"=1'-0"



- NOTES:
1. Control joints, expansion joints and edges of sidewalks indicated as hand-tooled shall be dressed after each finishing operation.
 2. Provide expansion joints at intersection with another sidewalk, between walks and building slabs, and at other points as indicated on the drawings.
 3. Refer to plan drawings for locations of control and expansion joints.

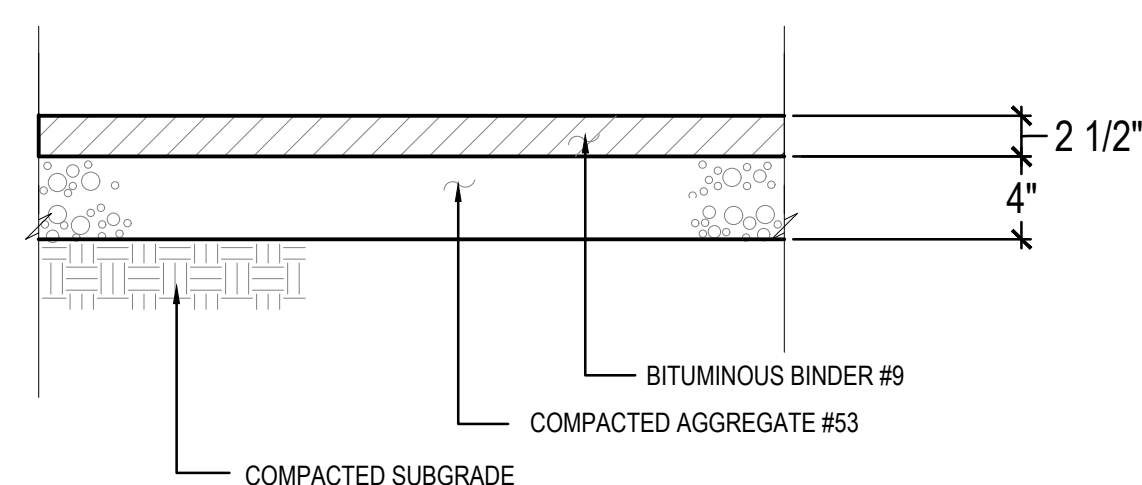
1 CONCRETE PAVEMENT (5 inch slab)

Not to scale



11 BRICK PAVERS ON CONCRETE SLAB

Scale: 3/4"=1'-0"

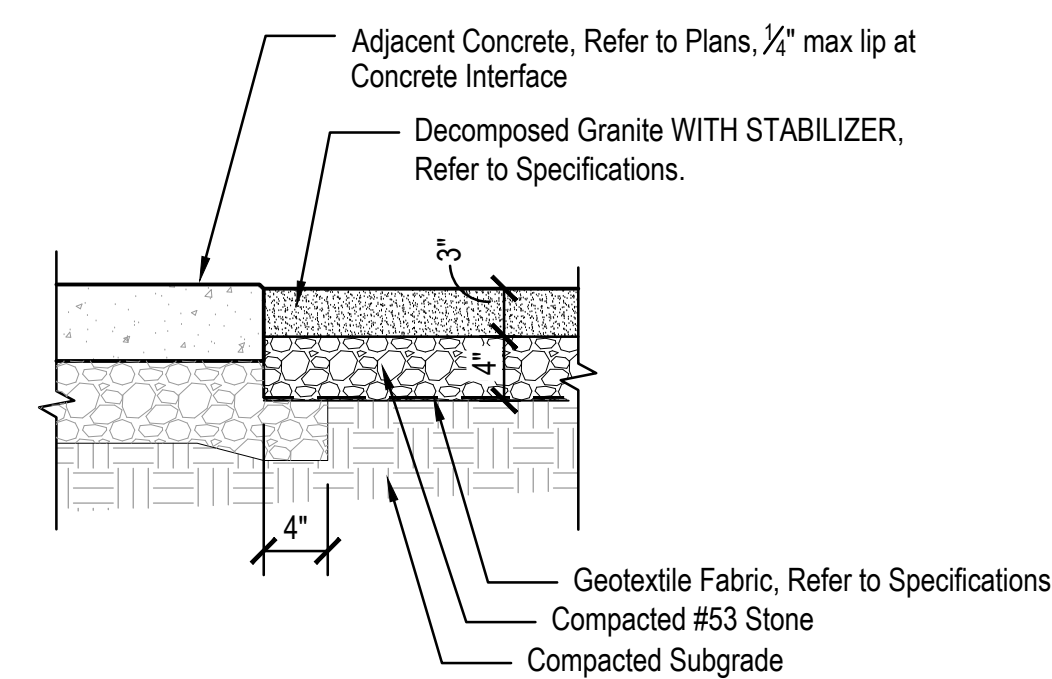


10 ASPHALT TRAIL

Not to Scale

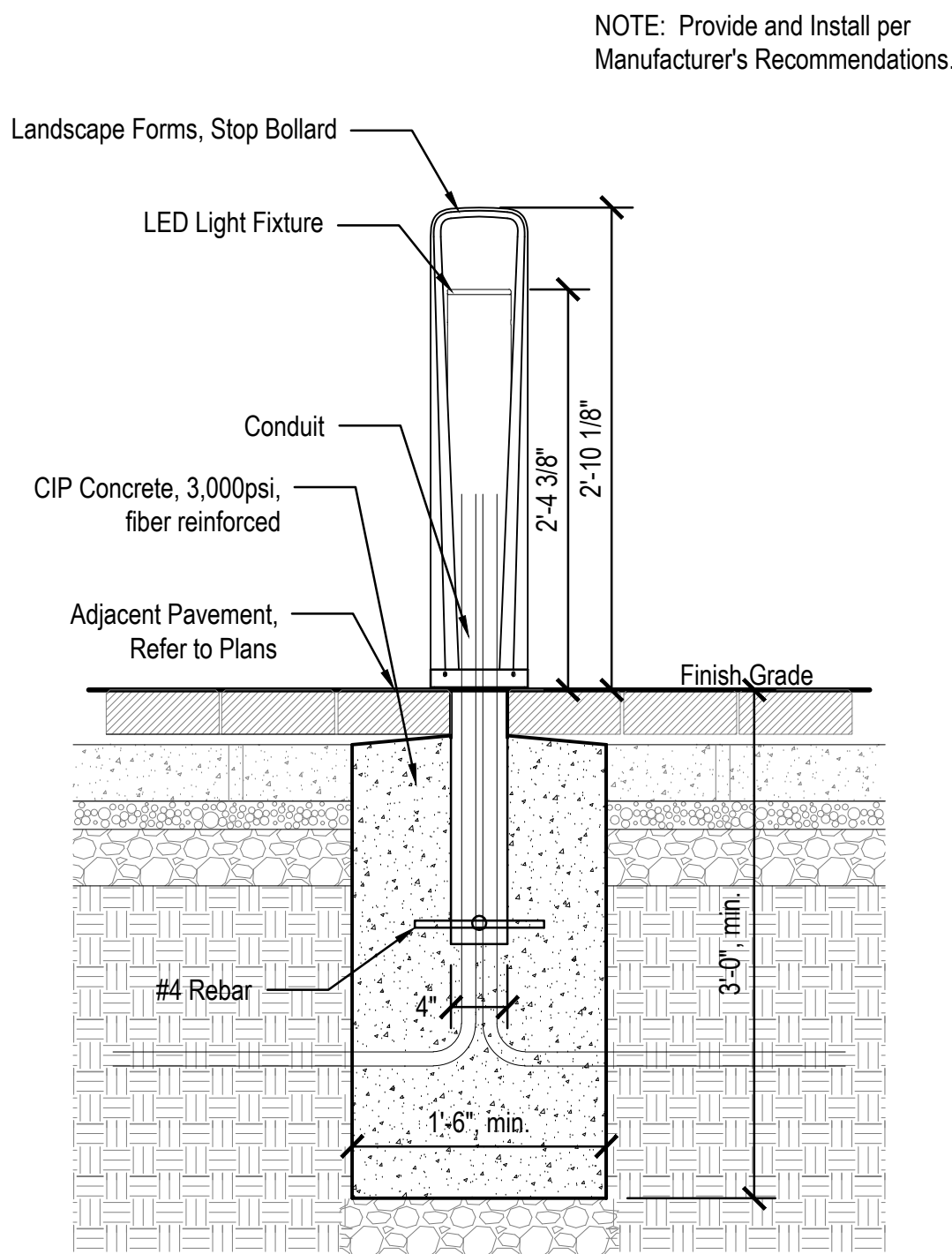
9 SIDEWALK RAMP CONFIGURATIONS

Not to Scale

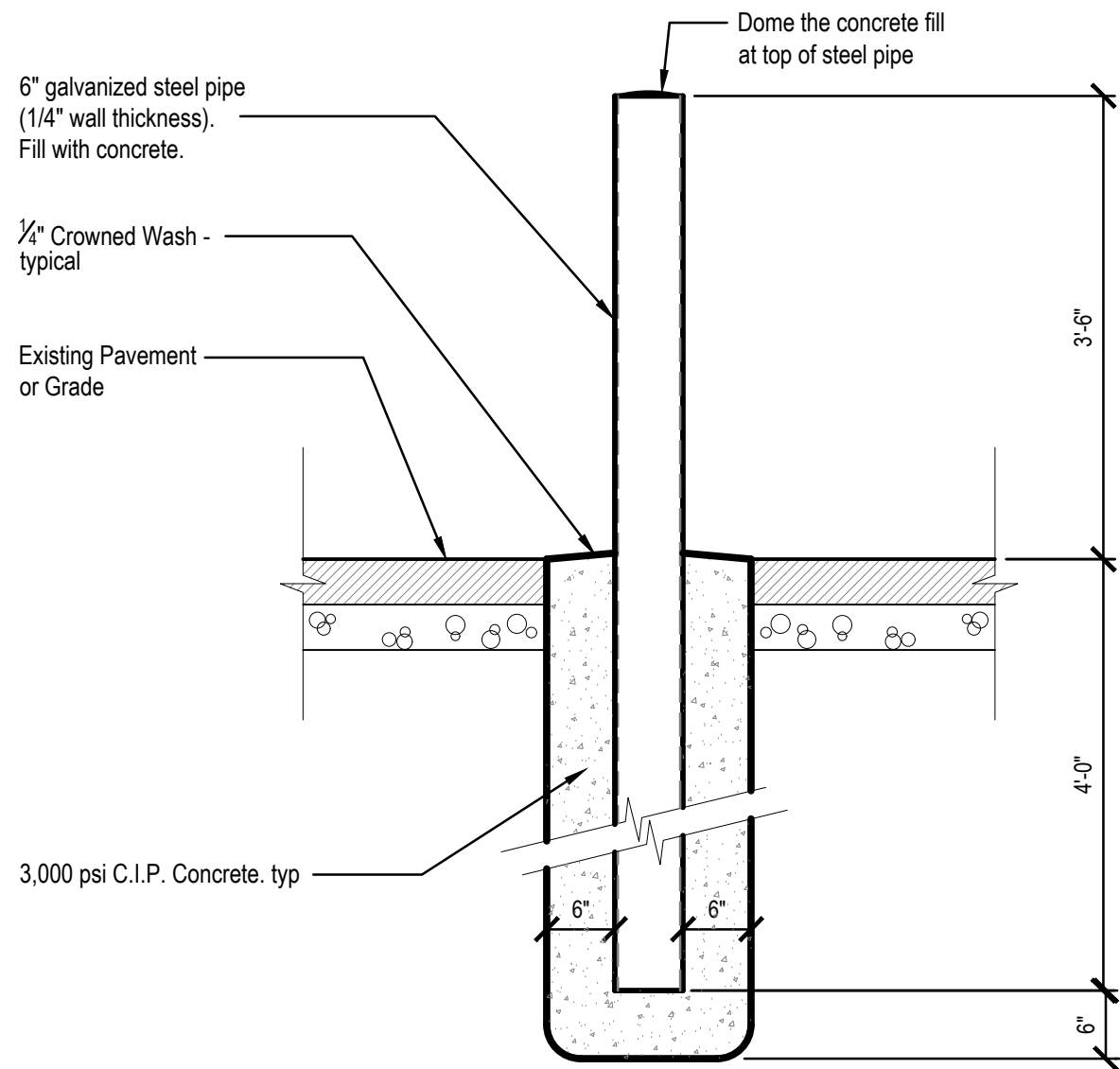


8 DECOMPOSED GRANITE SURFACING

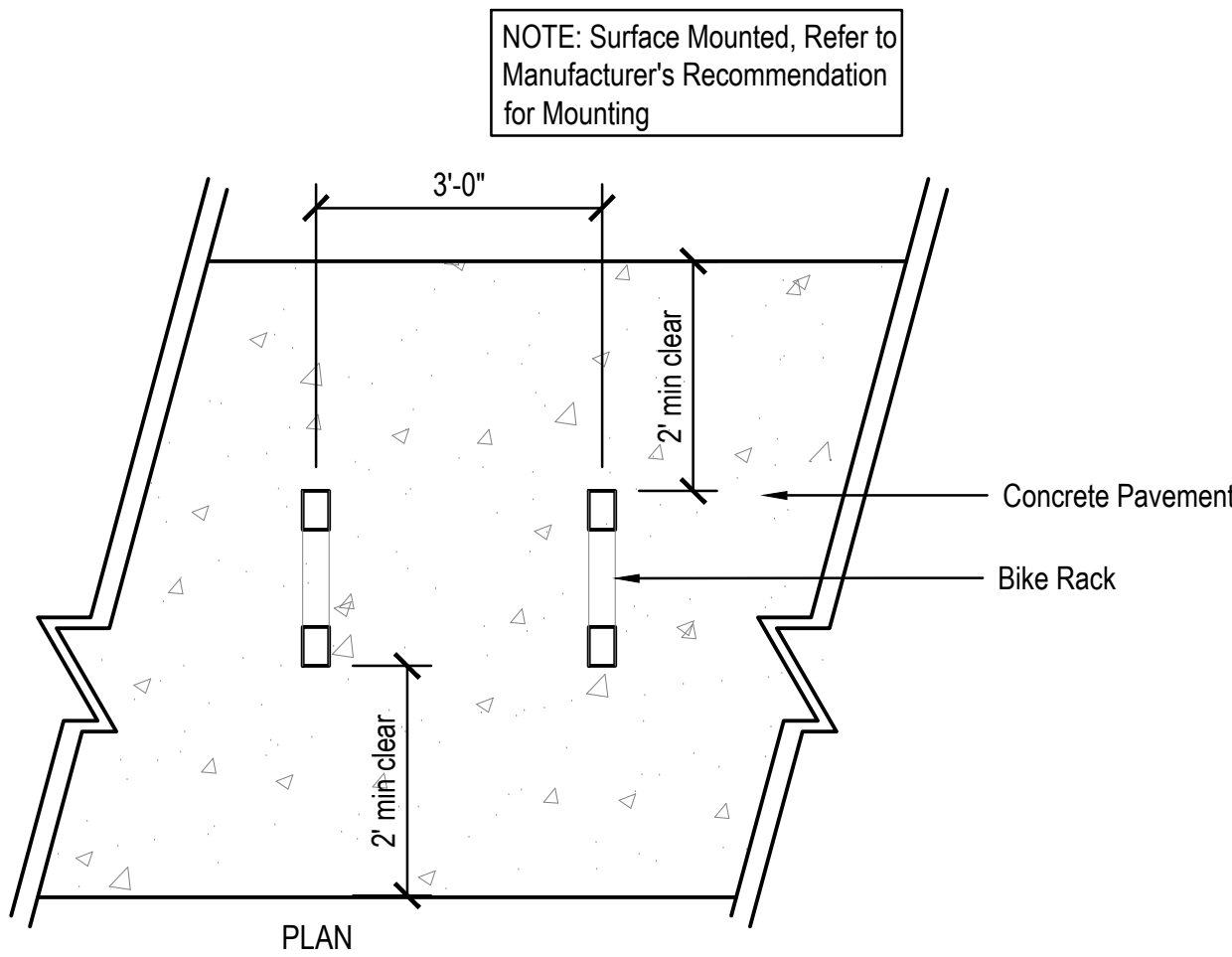
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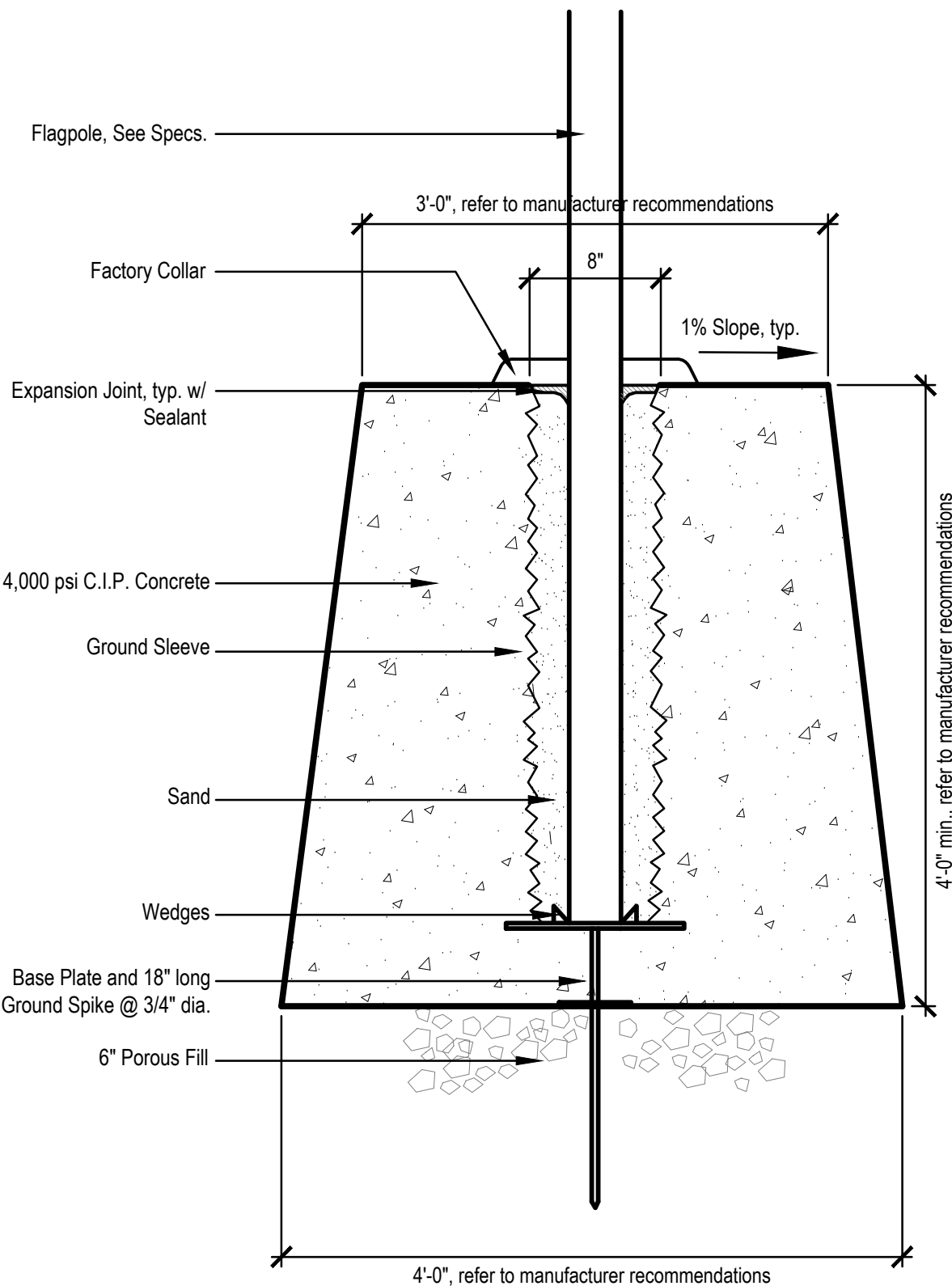
4 BOLLARD, LIGHTED
Scale: 1" = 1'-0"



3 BOLLARD, STEEL PIPE
Scale: 3/4" = 1'-0"

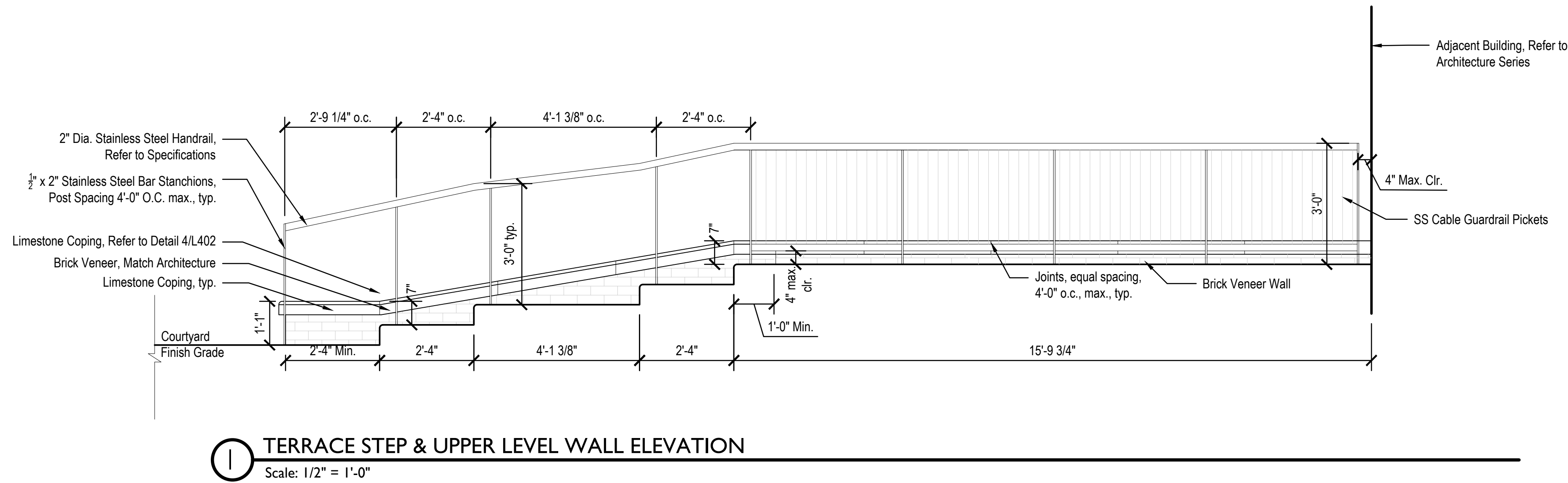
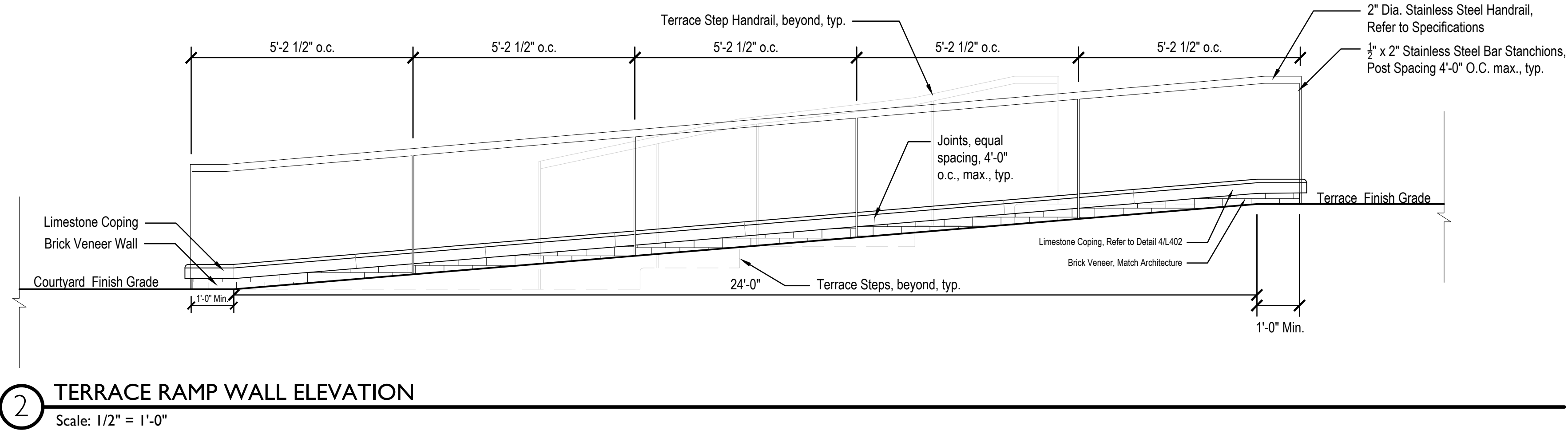


2 PROTOTYPICAL BIKE RACK LAYOUT
Scale: 1/2" = 1'-0"



1 FLAGPOLE FOOTING
Scale: 1" = 1'-0"







CSO Architects
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12.5 Main St. Ste. 200 | Fortville, IN 46040
317-485-0900 | www.context-design.com

PROJECT:

ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project. In terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

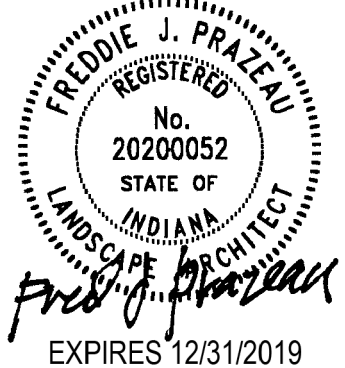
NO.	DATE	DESCRIPTION
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ISSUE DATE	DRAWN BY	CHECKED BY
07/30/2018	JT/JB	GW

DRAWING TITLE:

Site Details

CERTIFIED BY:



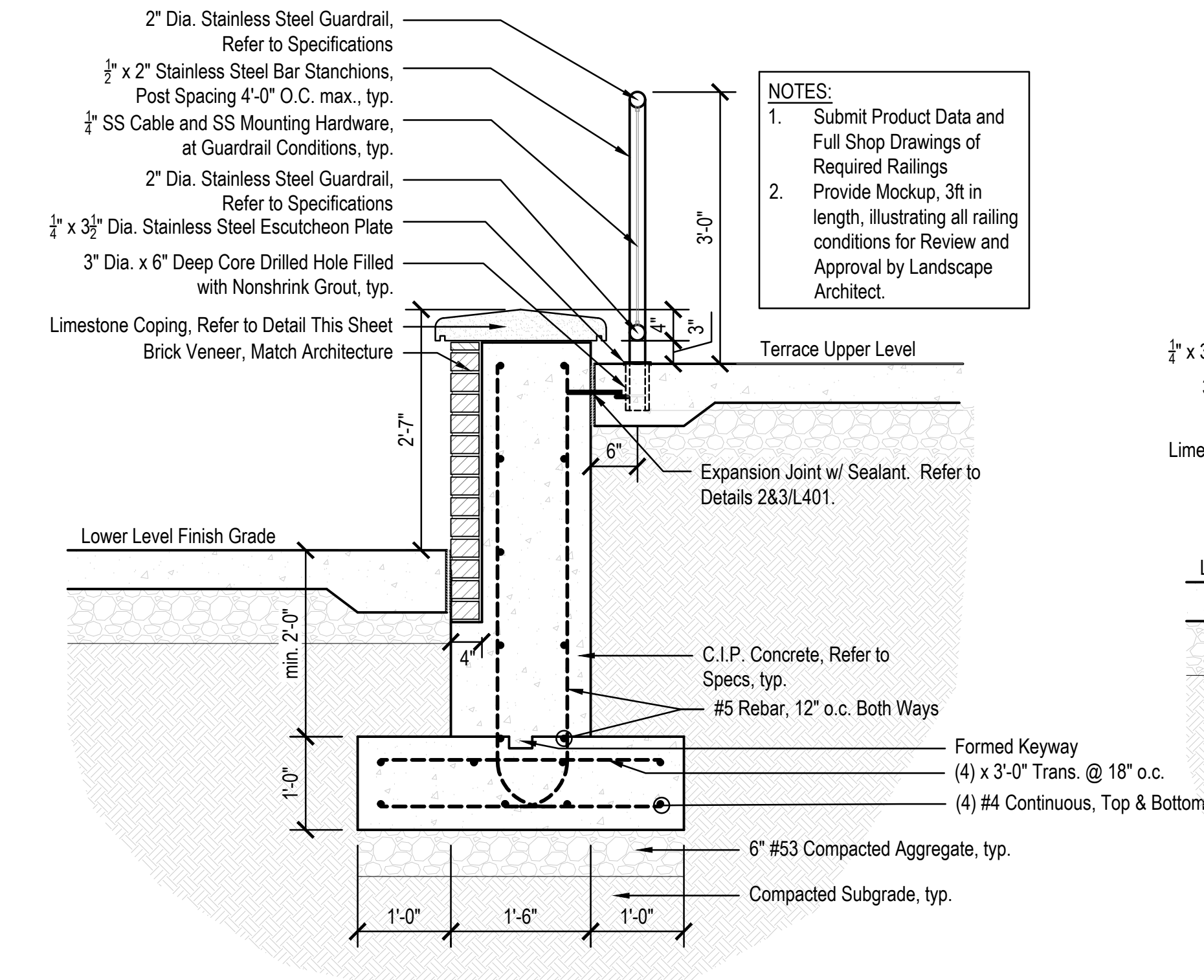
Freddie J. PRAZIEN
REGISTERED
No. 20200052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12/31/2019

DRAWING NUMBER

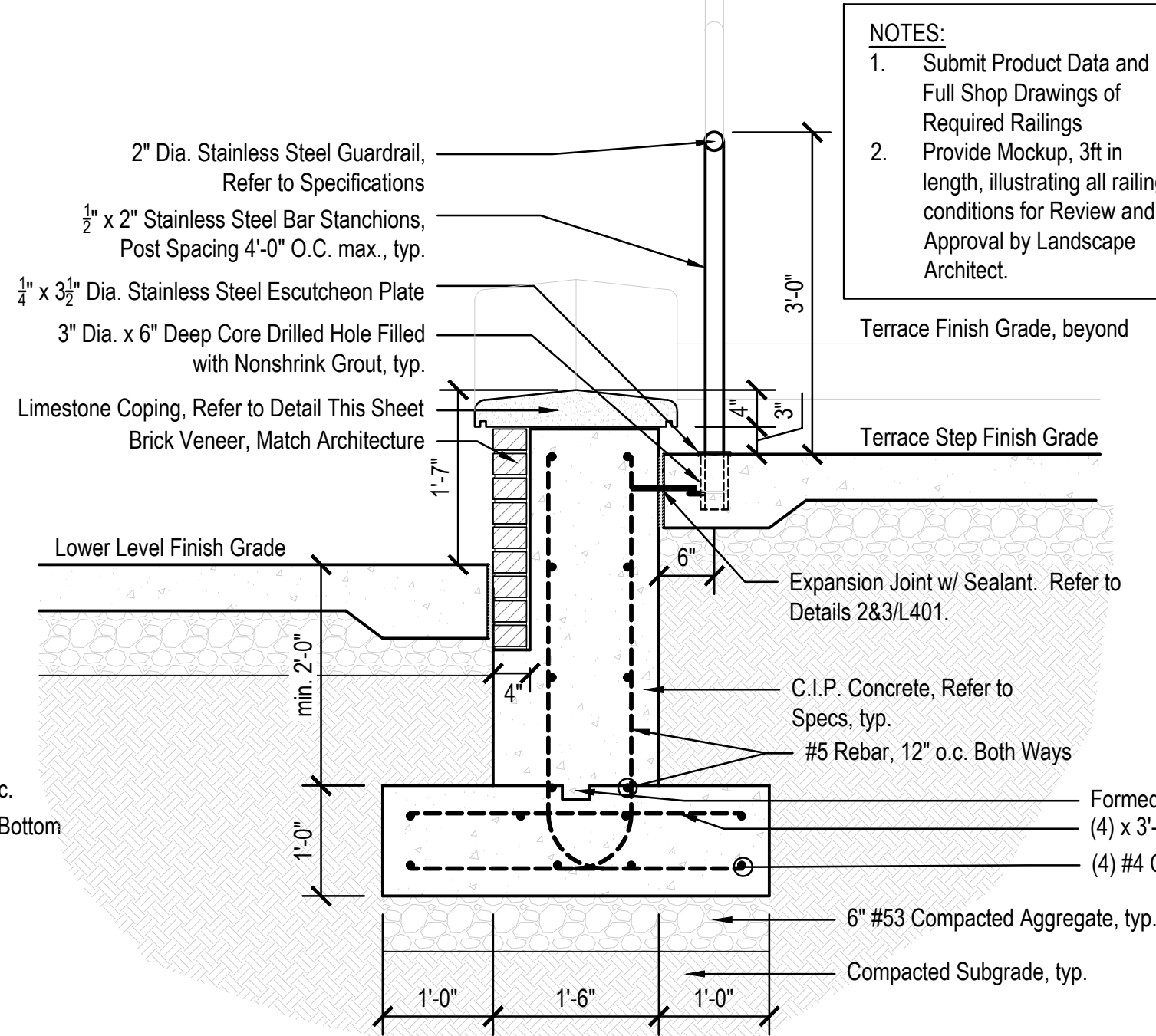
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PROJECT NUMBER

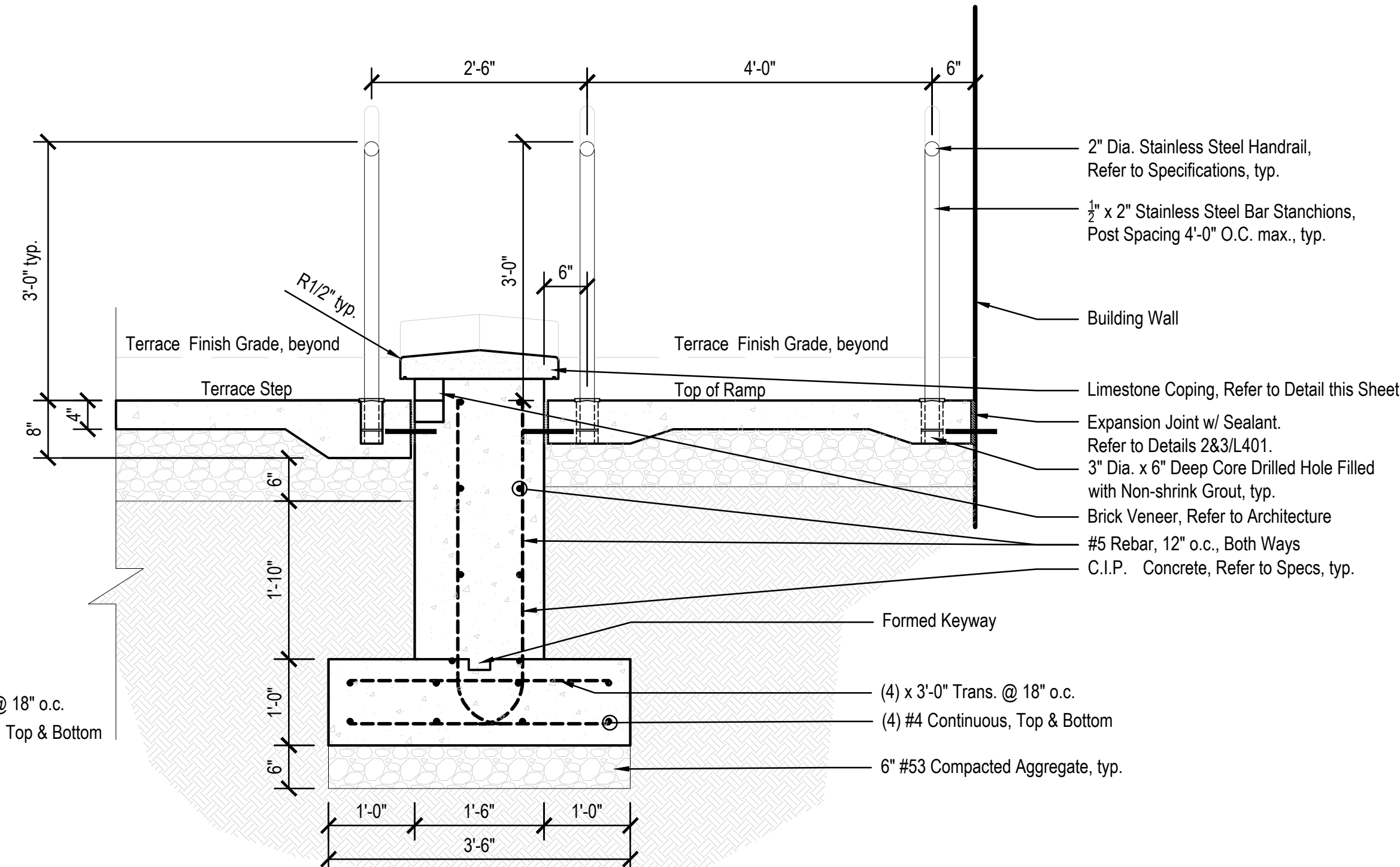
17076



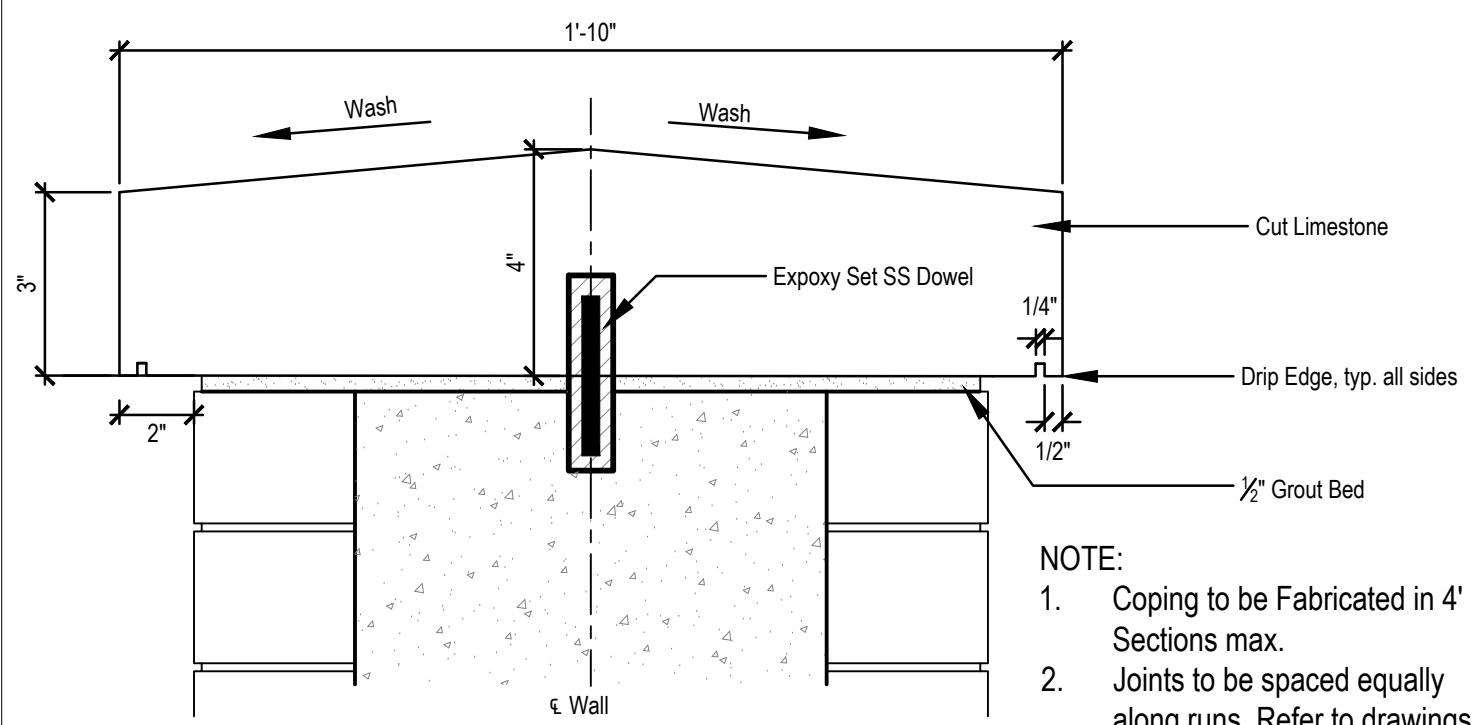
5 TERRACE WALL UPPER LEVEL SECTION
Scale: 3/4" = 1'-0"



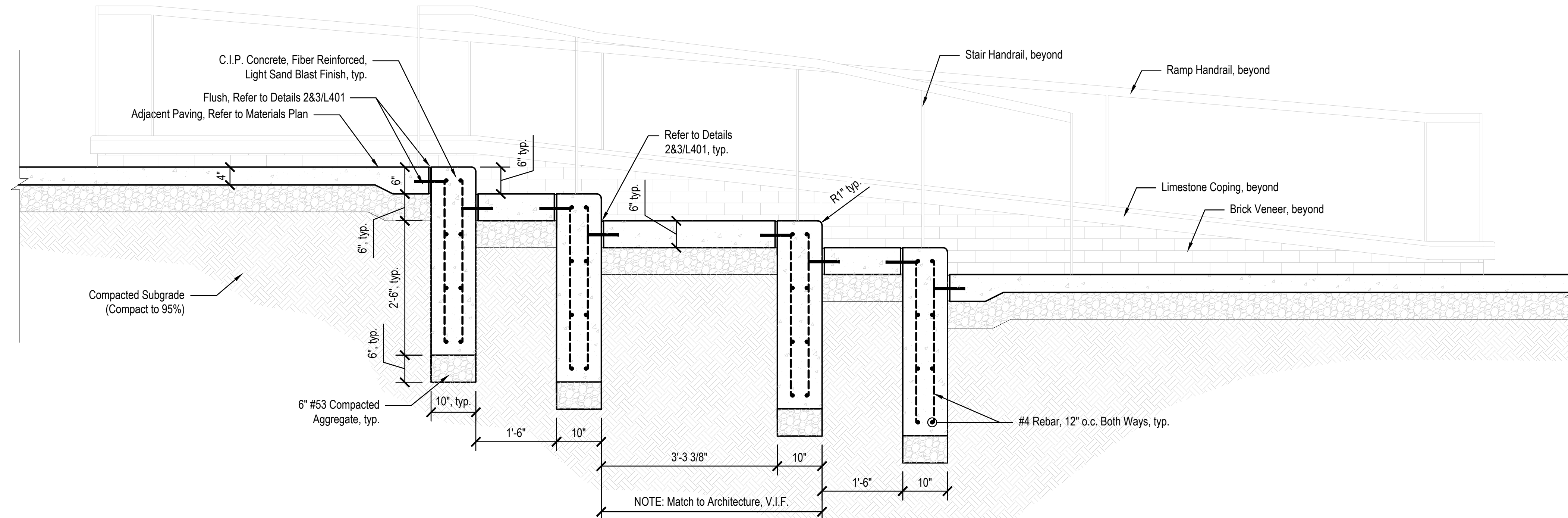
3 TERRACE WALL & STEP SECTION
Scale: 3/4" = 1'-0"



2 TERRACE WALL & RAMP SECTION
Scale: 3/4" = 1'-0"

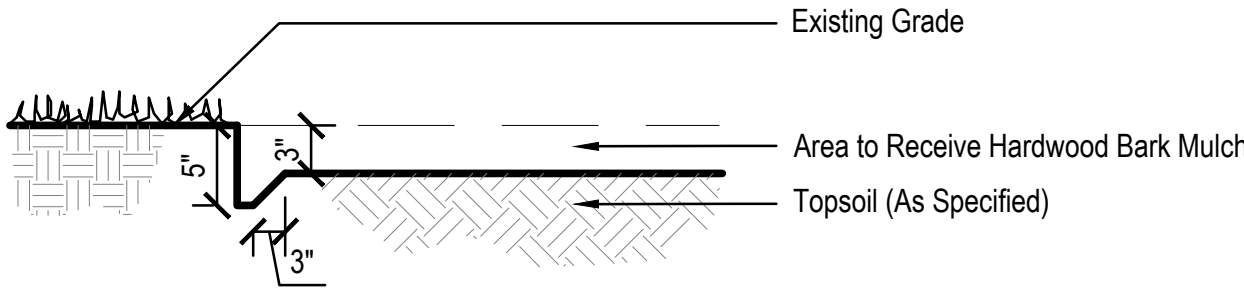
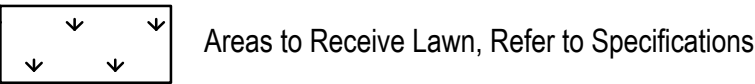


4 LIMESTONE COPING
Not to Scale



1 TERRACE STEP SECTION
Scale: 3/4" = 1'-0"

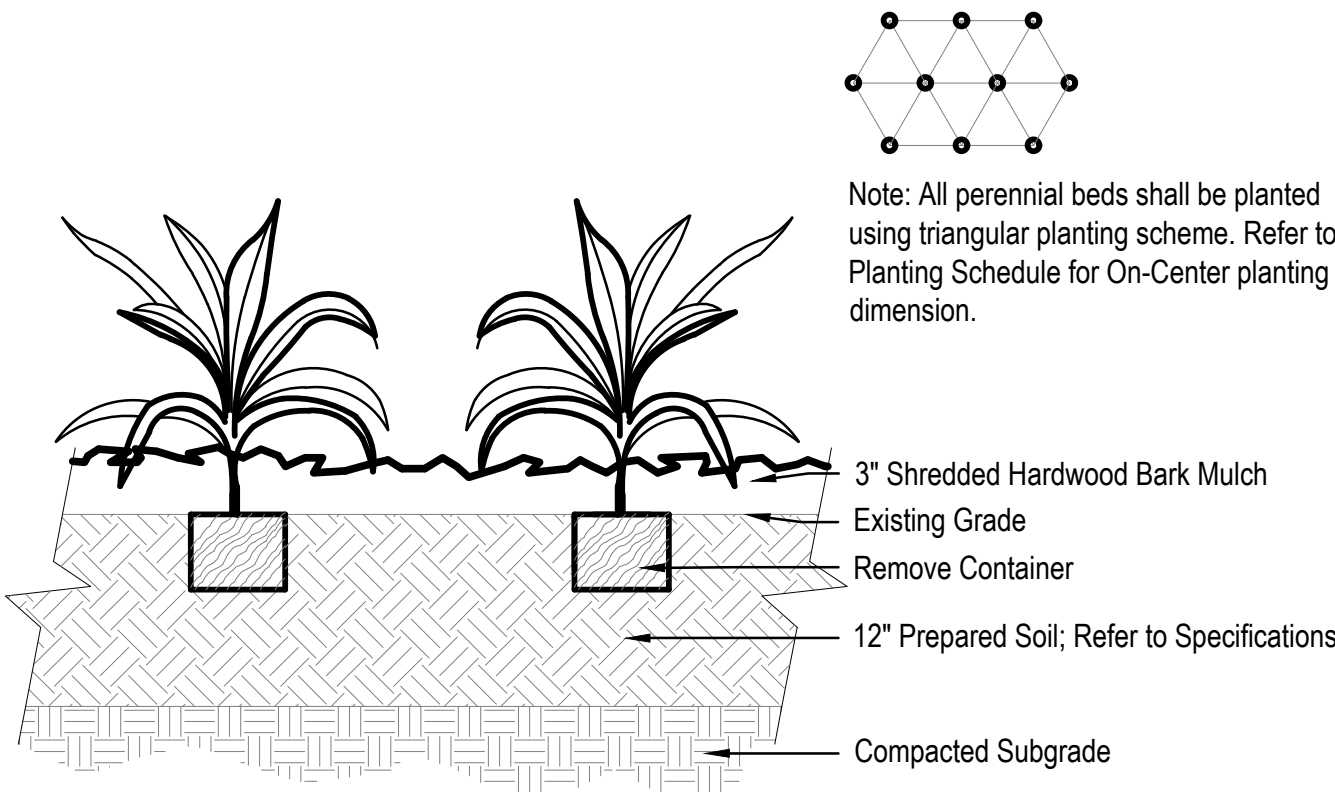
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	9	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	5	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Cra-v	6	Crataegus viridis `Winter King`	Winter King Hawthorn	B & B	2"Cal	full, strong central leader, matched
Gin-p	2	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	B & B	2"Cal	full, strong central leader, matched
Gle-s	19	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Gym-d	4	Gymnocladus dioica	Kentucky Coffee Tree	B & B	2"Cal	full, strong central leader, matched
Lir-t	2	Liriodendron tulipifera	Tulip Tree	B & B	2.5"Cal	full, strong central leader, matched
Nys-s	8	Nyssa sylvatica	Sour Gum	B & B	2"Cal	full, strong central leader, matched
Pla-o	5	Platanus occidentalis	American Sycamore	B & B	2"Cal	full, strong central leader, matched
Que-a	16	Quercus alba	White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-a	13	Ulmus x americana `Princeton Elm`	Princeton Elm	B & B	2.5"Cal	full, strong central leader, matched
Zel-v	23	Zelkova serrata `Village Green`	Village Green Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Hyd-w	5	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3'-0" o.c.
Vib-d	11	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"	space @ 4'-0" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
Lir-s	179	Liriope spicata `Silver Dragon`	Creeping Lily Turf	1 qt.		space @ 1'-0" o.c.



4

SPADE EDGE

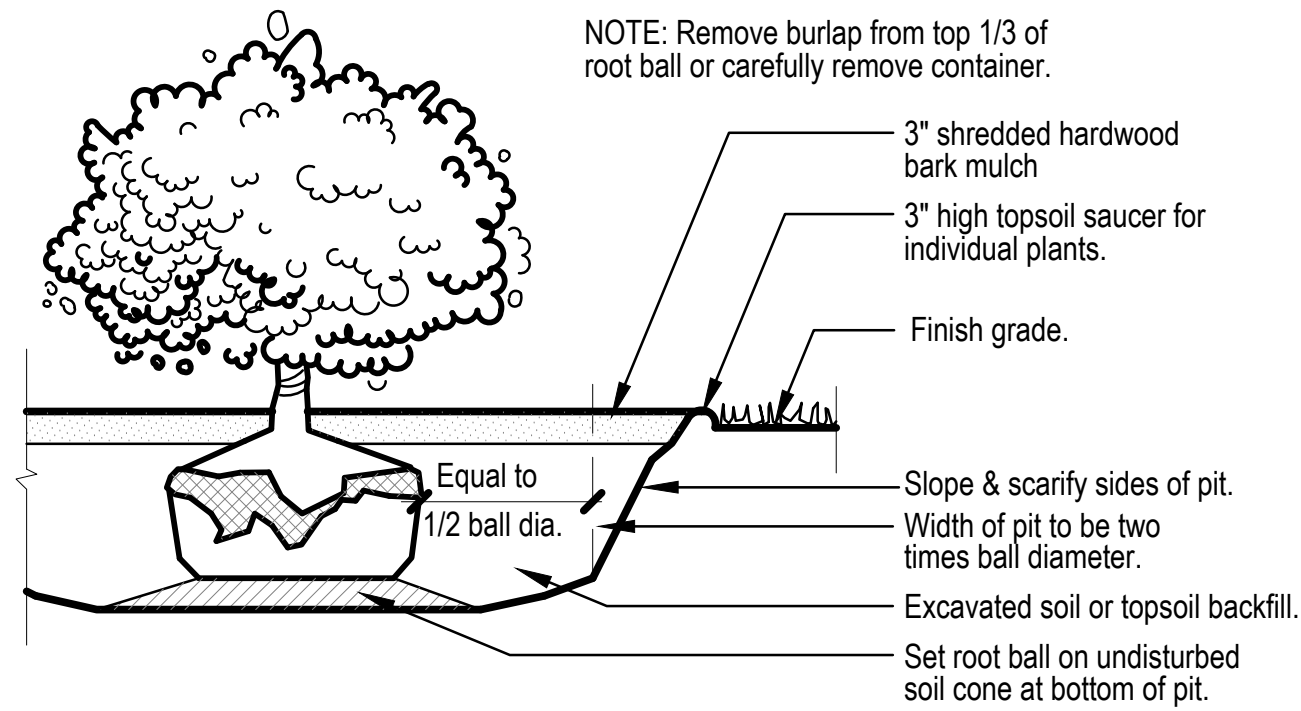
Not to Scale



3

PERENNIAL PLANTING

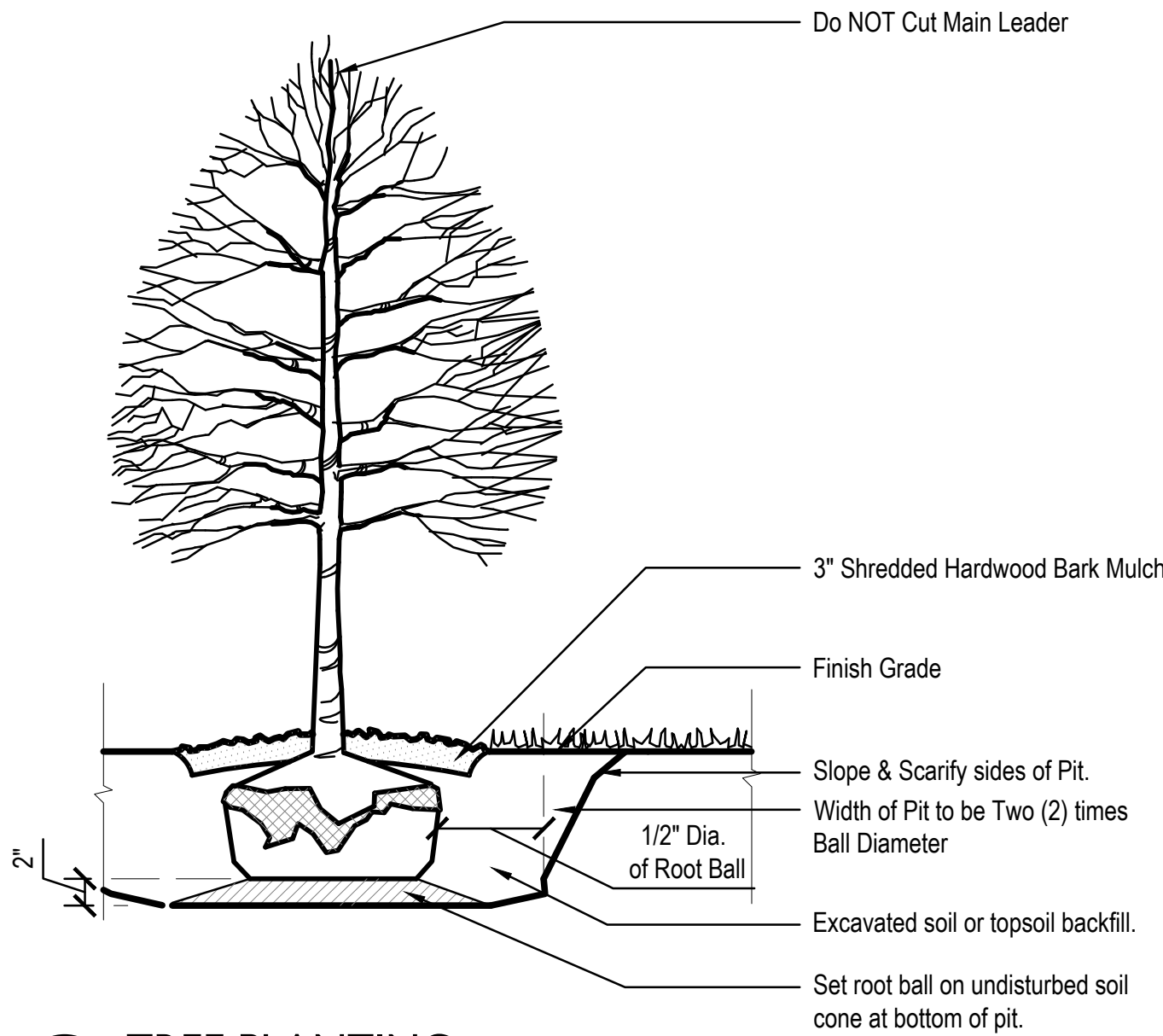
Not to Scale



2

SHRUB PLANTING

Not to Scale



1

TREE PLANTING

Not to Scale

Minutes of the September 4, 2018 APC Meeting*Presented for approval: September 17, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, September 4, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Ginny Kelleher.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; and Nicole Finelli Esq., Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve August 20, 2018 meeting minutes as presented.

Motion: Hoover; Second: Maue. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS**1808-PUD-20****181st Street PUD Amendment**

Southwest Corner of E. 181st Street & Sun Park Drive

CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the 181st Street PUD District to modify the development and use sequence of the property.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized this request for an amendment to this PUD, which would extend the development and use sequence deadline from December 31, 2023 to December 31 2028. .

No comments by the Commission.

Motion: Forward 1808-PUD-20 to the City Council with a positive recommendation.

Motion: Schmitz; second, Smith. Motion passed. Vote: 8-0

1808-PUD-21**Cottages on East PUD**

303 N. East Street

James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest presented an overview of this request as a change of zoning review. He stated that since this item's hearing, the concept plan was modified to reflect additional landscaping and that text was added to address light shielding. The petitioner agreed to the modifications and staff is satisfied with the proposal.

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No comments from the Commission

Motion: Forward 1808-PUD-21 to the City Council with a positive recommendation.

Motion: Hoover; second, Woodard. Motion passed. Vote: 8-0

1809-PUD-23**The Trails PUD Amendment II***Southeast corner of SR 32 and Oak Ridge Road*

Edgerock Development, LLC by Onpointe Land Matters, LLC requests an amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this PUD amendment request, adding that two modifications were made to the proposal: 1) additional architectural elements were added to the proposed Family Entertainment Center to enhance the rear of the building, and 2) language was added to the PUD ordinance that requires screening of wall-mounted utility meters.

Hoover and Graham thanked the petitioner for the improvements.

Motion: Forward 1809-PUD-23 to the City Council with a positive recommendation.

Motion: Woodard; second, Willis. Motion passed. Vote: 8-0

CONSENT AGENDA ITEMS**1808-DDP-20****Crew Carwash***777 E. State Road 32*

Crew Carwash by Cripe Engineering requests Detailed Development Plan approval for a car wash on approximately 1.32 acres +/- in The Trails PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve the Consent Agenda as presented.

Motion: Horkay; second, Schmitz. Motion passed. Vote: 8-0

PUBLIC HEARING ITEMS**1809-PUD-24**

[PUBLIC HEARING]

Andover PUD Amendment*18377 Shady Nook Road*

Langston Residential Development, LLC by Faegre Baker Daniels, LLP requests an amendment to increase the number of permitted dwelling units and incorporate an additional 22.42 acres +/- into the Andover PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest summarized this request for this PUD amendment.

Steve Hardin with Faegre Baker Daniels LLP, representing the petitioner, overviewed the project and the requested changes. He said that this item was introduced to the City Council with no resulting issues or

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Minutes of the September 4, 2018 APC Meeting*Presented for approval: September 17, 2018*

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recommendations. He added that a neighborhood meeting was held and that no one attended or submitted comments.

Public Hearing for 1809-PUD-24 opened at 7:17 p.m.

No public comment.

Public Hearing for 1809-PUD-24 closed at 7:18 p.m.

Graham asked for clarification that the proposed standards are the same as what applies to the existing Lakes of Westfield development. He also wanted clarification that this is just additional property being added to the development, and that density of the overall project remains the same as it is currently.

Hardin replied yes, those points were correct.

Motion: Forward 1809-PUD-23 to the City Council with a positive recommendation.

Motion: Willis; second, Horkay. Motion passed. Vote: 8-0

1809-PUD-25**[PUBLIC HEARING]****Grand Park Village PUD Amendment (Charles Towne)***West Side of Wheeler Road between Grand Park Boulevard and 186th Street*

Henke Development Group by Freeman Development Corp. requests an amendment to development, architectural, and landscaping standards to accommodate a multi-family development on 12 acres +/- in the Grand Park Village PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized this request for an amendment to this PUD.

Michael Roan with Freeman Development Corp. overviewed the amenities of the project as well as text amendments in regard to character studies, density, parking standards, and landscaping. He said that they held a public meeting and there were no attendees. He added that they worked extensively with Grand Park Village's master developer, Henke Development, in order to design a project that fits into the established theme of the area.

Public Hearing for 1809-PUD-25 opened at 7:28 p.m.

No public comment.

Public Hearing for 1809-PUD-24 closed at 7:29 p.m.

Smith asked for clarification on how he was proposing to calculate parking space requirements.

Roan responded that based on his previous experience, they are proposing one (1) parking space per bedroom for two (2) and three (3) bedroom units; one-and-a-half spaces (1.5) for each one (1) bedroom units; and two (2) spaces per 1,000 square-feet for the clubhouse.

Smith asked about the status of the landscaping plans.

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Roan said landscaping is being revised in response to TAC comments in order to address the tree and shrub plantings needs.

CONTINUED ITEMS**1805-PUD-09****Lyons Team PUD**

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn meeting.

Motion: Schmitz; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 7:41 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 17, 2018
1808-DDP-21

Petition Number: 1808-DDP-21

Subject Site Address: 18250 N. Union Street

Petitioner: Westfield-Washington Schools

Representative: Cripe Engineering

Request: Detailed Development Plan review of a 53,285 square foot +/- building addition on approximately 13 acres +/- in the GB-PD: Business / Planned Development District and EI: Enclosed Industrial District.

Current Zoning: GB-PD: Business / Planned Development District and EI: Enclosed Industrial District

Current Land Use: Educational (Westfield High School)

Approximate Acreage: 13 acres +/-

Property History:

95-AP-7	Original Development Plan
97-V-23	Variance to allow increased signage
99-V-13	Variance to allow pole sign
0201-DP-01	Building expansion
0408-DP-33	Building expansion
0409-VS-24	Variance to reduce parking stall size
0902-DP-03	Building expansion
1303-DP-04	Stadium/Locker Room
1807-VS-11	Multiple variances regarding landscaping and building design

Exhibits:

1. Staff Report
2. Development Plan
3. Building Elevations
4. Landscaping Plan

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

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



BACKGROUND

The subject property has split zoning. The western portion of the property is zoned GB-PD: Business / Planned Development District, and the eastern portion of the property is zoned EI: Enclosed Industrial District. The building expansion falls entirely within the GB-PD District. The GB-PD District standards will be used to review this project. Only the new/modified parking lots and landscape areas fall within the EI District. None of the parking lot or landscaping standards are specific to EI District standards.

The Technical Advisory Committee reviewed the petition at their July 24, 2018, meeting.

DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)

The plans comply.

- 1) Development Plan Scope: A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
- 2) Scale not more than 1"=100'
- 3) Title, scale, north arrow and date.
- 4) Proposed name of the development.
- 5) 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;
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) 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.
- 10) 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.



- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) 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.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) 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).

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply.

Zoning Districts (Chapter 4)

22) GB-PD District (Article 4.23)

- a) General Requirements: Outlots not to exceed 25% of development's gross area: N/A
- b) Minimum Tract Area: 10 acres
- c) Permitted Uses: Educational Institution without dormitory accommodations
- d) Minimum Lot Frontage: 660'
- e) Minimum Building Setback Lines:



- i) Front Yard: 60'
- ii) Side Yard: 15'
- iii) Rear Yard: 20'
- f) Minimum Lot Width: No minimum
- g) Minimum Number of Structures: No minimum
- h) Minimum Building Size: No minimum

Overlay Districts (Chapter 5)

23) U.S. Highway 31 Overlay District (Article 5.2)

Comment: The U.S. Highway Overlay District standards do not apply to this project, per Article 5.2(L).

24) Floodplain Overlay District (Article 5.5)

Comment: This project does not fall within a Floodplain.

25) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

Development Standards (Chapter 6)

26) Accessory Use and Building Standards (Article 6.1)

27) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which eliminated loading space screening requirements (Article 6.3 (F)(2)(c)).

- c) Architectural Theme
- d) Four-Sided Architecture



e) Building Elevations

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which eliminated wall plane variation on certain walls (Article 6.3 (F)(5)(b)).

f) Gutters and Downspouts

g) Roof Design

h) Main Entrances

i) Windows

j) Awnings

28) Building Standards (Article 6.4)

29) Height Standards (Article 6.6)

30) Landscaping Standards (Article 6.8)

a) Placement

b) General Screening Standards

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which eliminated loading space screening requirements (Article 6.8 (H)(2)).

c) Detention and Retention Areas

d) Minimum Lot Landscaping

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which reduced the Minimum Lot Landscaping requirements (Article 6.8 (K)). Per the variance approval, the property is to be landscaped in substantial compliance with the landscaping plan that was presented with 1807-VS-11.

e) Foundation Plantings

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which reduced the Foundation Planting requirements (Article 6.8 (L)). Per the variance approval, the property is to be landscaped in substantial compliance with the landscaping plan that was presented with 1807-VS-11.

f) External Street Frontage Landscaping

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which reduced the External Street Frontage Landscaping requirements (Article 6.8 (M)(2)). Per the variance approval, the property is to be landscaped in substantial compliance with the landscaping plan that was presented with 1807-VS-11.

g) Buffer Yards

h) Interior Parking Area Landscaping

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which reduced the Interior Parking Area Landscaping requirements (Article 6.8 (O)(1)). Per the variance approval, the property is to be landscaped in substantial compliance with the landscaping plan that was presented with 1807-VS-11.

i) Perimeter Parking Area Landscaping

Comment: Variance 1807-VS-11 was approved on July 10, 2018, which reduced the Perimeter Parking Area Landscaping requirements (Article 6.8 (O)(2)). Per the variance approval, the property is to be landscaped in substantial compliance with the landscaping plan that was presented with 1807-VS-11.

21) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- d) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- e) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

- a) Location: Same lot as the use, and within 300' of the main entrance
- b) Minimum Space Size: 9'x18'
- c) Access: 24' aisle for 90 degree spaces

- d) Surfacing: Paved with a dust proof or hard surface.
- e) Curbing: Required around the perimeter and island areas, unless waived by WPWD
- f) Lighting: Adequate illumination over entire Parking Area required. Fixtures shall be shielded.
- g) Required Spaces: No minimum required for this use
- h) Bicycle Parking: 1 space per 30 spaces

26) Performance Standards (Article 6.15)

27) Setback Standards (Article 6.16)

28) Sign Standards (Article 6.17)

Comment: The Sign Standards will be reviewed during any future subsequent Sign Permit Application reviews. Any signs and/or sign locations depicted on a Detailed Development Plan shall not be deemed "Approved" by approval of the Detailed Development Plan.

29) Vision Clearance Standards (Article 6.19)

30) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

35) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)



DEPARTMENT COMMENTS

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Action:** Staff recommends approving the petition with the following conditions:
 - All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to the approval of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 17, 2018
1809-PUD-25
Exhibit 1

Docket Number: 1809-PUD-25 (Ordinance No. 18-33)

Petitioner: Henke Development Group by Freeman Development Corp.

Request: An amendment to development, architectural, and landscaping standards of the Grand Park Village Planned Unit Development (PUD) Ordinance to accommodate a multi-family development.

Current Zoning: Grand Park Village PUD (Ord. 12-46)

Current Land Use: Vacant

Acreage: 12 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 18-33
4. Elevations and Floor Plans
5. Site Layout
6. Project Narrative
7. Design Illustrative Exhibit
8. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 13, 2018, City Council meeting. The petition received a public hearing at the September 4, Advisory Plan Commission (the "APC") meeting. There were no public comments. The petitioner held a neighborhood meeting on Wednesday, August 29, 2018. No members of the public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) specific to the property located on the west side of Wheeler Road, approximately 500 feet south of 186th Street (see **Exhibit 2**).

The property is currently zoned as part of the Grand Park Village PUD. The Property is surrounded on all sides by other properties in the Grand Park Village PUD or GB-PD: General Business Planned Development.

ZONING REQUEST

The petitioner requests this amendment to modify development, architectural, and landscaping standards. Multi-Family is a permitted use via the existing Grand Park Village PUD.

Design Theme: The PUD Ordinance contains a Design Illustrative Exhibit (see **Exhibit 7**), which development on the Real Estate must be substantially similar in quality, character and appearance. The original Grand Park Village PUD set forth a required strict 'Cape Cod Architecture' theme where this proposal could be argued that it borrows some from Southern/Colonial-style architecture.

Parking Requirements: As proposed, the amendment would modify parking standards so that the following is applicable:

- One (1) parking space per bedroom of each two-bedroom and three-bedroom unit, and one and one-half (1.5) parking space per bedroom of each one-bedroom unit.
- Two (2) parking spaces for every 1,000 square feet of clubhouse

Density: As proposed, site-specific density in the Lake Village area of the Grand Park Village PUD or similar mixed use areas shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) total units.

Landscaping Standards: Due to site constraints involving setback requirements (or lack thereof), buffer yard requirements (or lack thereof) and required easements, the petitioner has included a landscape plan that will be tied to the PUD (see **Exhibit 8**).

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the September 4, 2018, 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.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 17, 2018

1809-PUD-25

Exhibit 1

DEPARTMENT COMMENTS

1. **Action:** If the APC is otherwise satisfied with the proposed PUD (1809-PUD-25), then the Department recommends forwarding a favorable recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.