

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_11_09_2022

Wednesday, November 09, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, November 09, 2022 at 07:00 PM

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

Change of day due to election preparation at City Hall

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

October 17, 2022 APC Minutes

Documents: [October 17, 2022 APC Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

2210-DDP-39

Harmony Pointe

1333 South Waterleaf Drive

Swiss Real Estate by Versatile Construction Group, LLC requests Detailed Development Plan approval of a 5,536 SF commercial in-line tenant building on 0.76 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

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

2211-DDP-43

Westfield Wastewater Treatment Plant Expansion

3303 West 166th Street

Citizens Energy Group requests Detailed Development Plan approval of the expansion of existing wastewater services provided on 40.04 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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

ITEMS OF BUSINESS

2208-PUD-16

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Proposed Ord. 22-32](#) | [Exhibit 4 - Concept Plan](#) | [Exhibit 5 - Front Load Townhome Elevations](#) | [Exhibit 6 - Rear Load Townhome Elevations](#) | [Exhibit 7 - Foundation Planting Exhibit](#) | [Exhibit 8 - Amenity Exhibit](#) | [Exhibit 9 - Southern Boundary Revisions Exhibit](#) | [Exhibit 10 - Trail Cross Section](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

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

2206-PUD-11-06 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2208-ZOA-02 [CONTINUED]

Unified Development Ordinance Amendment (Landscape Bonds)

The City of Westfield requests approval of an ordinance to amend Article 6.8 of the Westfield-Washington Township Unified Development Ordinance.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the October 17, 2022 APC Workshop Meeting
Presented for approval: November 9, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, October 17, 2022 at Westfield City Services Center.

Active links for this meeting:

[October 17, 2022 APC Agenda & Exhibits](#)

[October 17, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Victor McCarty, Andre Maue, and Dave Schmitz.

Commissioners Present Virtually: Cindy Spoljaric.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Maue motioned to approve the October 3, 2022 Minutes.

Schmitz seconded. Motion passed. Vote 8-0. (Spoljaric abstained-no video capability)

CHANGES TO THE AGENDA

None

PLAT COMMITTEE NOMINATIONS

Justin Wiley

McCarty motioned to approve this appointment. Deck seconded. Motion passed 8-0. (Spoljaric abstained)

Bob Horkay

Burkman motioned to approve this appointment. Kelleher seconded. Motion passed 8-0. (Spoljaric abstained)

Haley Morgan

McCarty motioned to approve this appointment. Schmitz seconded. Motion passed 8-0. (Spoljaric abstained)

Joe Montalone

Maue motioned to approve this appointment. Kelleher seconded. Motion passed 8-0. (Spoljaric abstained)

Michael Pearce

Kelleher motioned to approve this appointment. Deck seconded. Motion passed 8-0. (Spoljaric abstained)

REVIEW RULES AND PROCEDURES

Todd reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

APC Minutes for October 17, 2022 Page 1 of 4

WORKSHOP ITEMS

2208-PUD-16 [WORKSHOP]

[YouTube Time: 8:23](#)

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) (Presented by Kevin Todd – ktod@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

Workshop discussion only.

MISCELLANEOUS ITEMS

[YouTube Time: 1:04:43](#)

Department Presentation

Westfield-Washington Township Residential and Nonresidential Inventory Presentation.

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

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

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

2206-PUD-11 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

REPORTS/COMMENTS:

[*YouTube Time: 1:47:28*](#)

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

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.
The meeting adjourned at 9:20 p.m.

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Signature Page for APC Minutes for November 17, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2210-DDP-39
Project Name: Harmony Pointe DDP
Subject Site Address: 1333 S. Waterleaf Drive
Petitioner: Swiss Real Estate by Versatile Construction Group, LLC
Request: Detailed Development Plan review of a 5,536 square foot commercial in-line tenant building on 0.76 acres +/- in the Harmony Planned Unit Development (PUD) District.
Current Zoning: Harmony PUD
Current Land Use: Vacant
Approximate Acreage: 0.76 +/-
Property History: [Harmony PUD \(Ordinance 12-14\)](#)
[Harmony PUD Amendment \(Ordinance 16-12\)](#)
Staff Reviewer: Daine Crabtree, Senior Planner

PROCEDURAL

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

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.

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

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

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

The plans comply.

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

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



DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District) and Harmony PUD District (Ord. 12-14 and Ord. 16-12).

23) General Requirements:

- a) Parking may be permitted within the area between the right-of-way and building setback line.
- b) Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- c) Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closet to the buildings.
- d) Chain link fencing is prohibited.

24) Minimum Lot Area: No Minimum

25) Minimum Lot Frontage on Road: Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.

26) Minimum Building Setback Lines (applied to perimeter of the Mixed Use District):

- a) Front Yard: 20 feet
 - i) Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)
- b) Side Yard: 20 feet
- c) Rear Yard: 20 feet
 - i) Side and Rear Yards (Interior to Mixed Use District): 0 feet

27) Maximum Building Height: 45 feet

28) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

- 29) Minimum Business Size: 800 square feet
- 30) Maximum Business Size (all uses on Outlots): 50,000 square feet
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

31) Accessory use and Building Standards (Article 6.1):

- a) Screening of Receptacles and Loading Areas:
- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vi) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

32) Architectural Standards (Article 6.3, Ord. 12-14 and Ord. 16-12)

- a) Buildings within Area B and Area C of the Mixed-Use District shall comply with the State Highway 32 Overlay Zone. (Ord. 12-14, Sec. 2.3)
- b) Architectural Design Standards. Section 2.3(A)(1) of the Harmony PUD Ordinance (Ord. 12-14) shall apply to the development of the Real Estate. In addition, Buildings shall utilize a “Village Design Theme”, as follows (Ord. 16-12):
 - i) Defined Architecture Design: A Village Design Theme shall be consistent with a Defined Architecture Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:

Comment: Staff has determined that the proposed elevations meet “Village Theme” as represented in Ord. 16-12. Per Article 7.3 of Ord. 16-12, if the Village Theme standard conflicts with architectural standards set forth in Section 2.3(A)(1) of the Harmony PUD Ordinance, then the Plan Commission has the authority to approve a building elevation that does not comply with Section 2.3(A)(1).

- (1) Window design (e.g., enhanced trim, pane size and type) and alignment/location;
- (2) Building massing (pedestrian scaled with façade projections and recessions);
- (3) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- (4) Large roof overhangs that are primarily pitched and not flat;
- (5) Enhanced cornice treatment;
- (6) Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);

- (7) Variety of building materials, patterns and colors;
 - (8) Emphasized trim at corner breaks, around windows and within gables; and
 - (9) Enhanced foundation plantings and planters to soften building facades.
- ii) Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.
- c) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
- i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards*.
 - ii) Building Materials:
 - (1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (2) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - (3) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (4) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (5) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

iv) Building Elevations:

(1) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.

(2) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(3) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

v) Openings:

(1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings.

(2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

(3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

vi) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

vii) Roof:

(1) Pitched Roofs:

- (a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.
- (b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
- (c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(2) Flat Roofs:

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

- (3) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.
- (4) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

viii) Main Entrances:

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

ix) Windows:

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

x) Awnings:

- (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

(2) Awnings shall be made of a non-reflective material.

(3) All awnings shall be kept in good repair.

(4) Metal or aluminum awnings are prohibited.

(5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

xi) Mechanical Screening

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) General Landscaping Design Standards:

i) Placement:

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

b) Minimum Lot Landscaping:

Lot Landscaping (0.76 ac.)		
Standard per acre	Required	Provided
10 Shade Trees	8	11
10 Ornamental or Evergreen Trees	8	14
25 Shrubs	19	163

Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

c) External Street Frontage Landscaping Requirements:

- i) The Mixed Use District shall comply with the UDO's External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.
- ii) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

Ditch Road Street Frontage (193 feet +/-)		
Standard per 100 lineal feet	Required	Provided
3 Shade or Evergreen Tree	6	6
2 Ornamental Tree	4	4
25 Shrub	50	52

d) Buffer Yard Requirements (Ord. 12-14, Sec. 5):

- i) Buffer Yard Requirements.

- (1) Buffer yards shall not be required internal to the Real Estate.
- (2) Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
- (3) Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

e) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- (2) Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

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

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

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)

a) Off-street Parking:

i) Required Spaces:

b) Bicycle Parking Facilities (Ord. 12-14, Sec. 4). Bicycle parking facilities shall be required as follows:

- i) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

(1) Area B within the Mixed Use District.

- ii) In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

43) Performance Standards (Article 6.15)

44) Setback Standards (Article 6.16)

45) Sign Standards (Article 6.17)

46) Vision Clearance Standards (Article 6.19)

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

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

47) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7)

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)

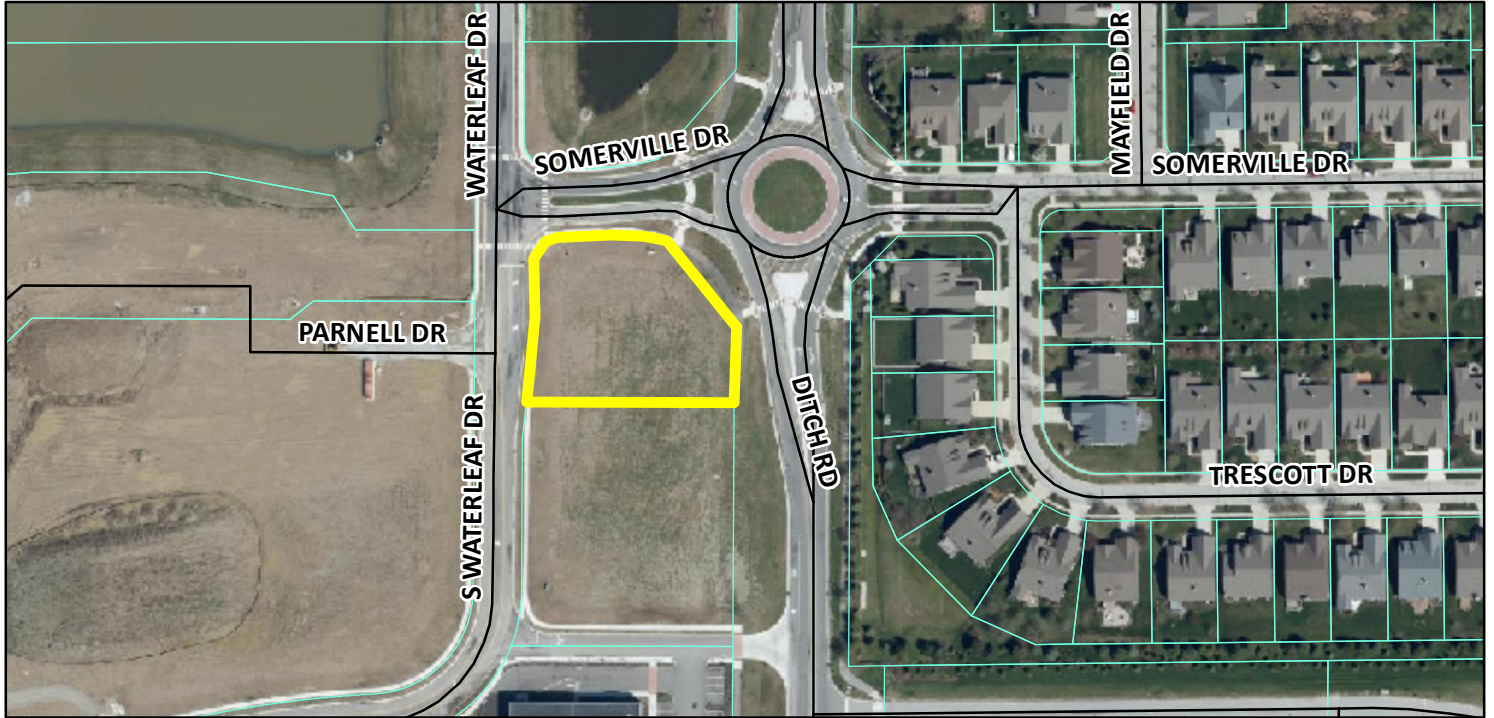


DEPARTMENT COMMENTS

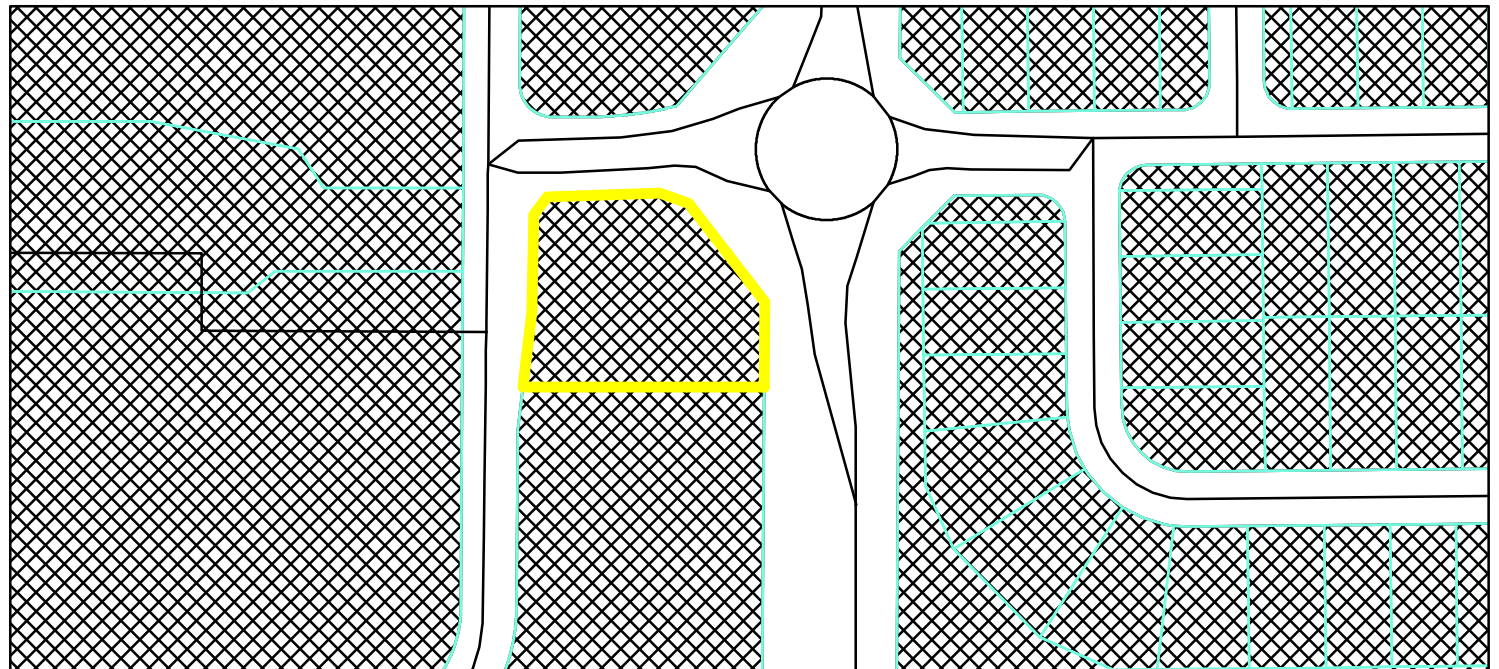
- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2210-DDP-39 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

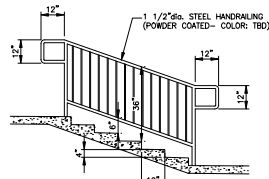
Aerial Location Map

 Site

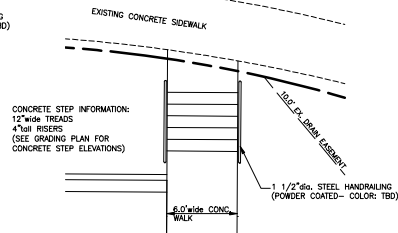


Zoning Map





CONCRETE STEPS AND HANDRAIL DETAIL
SCALE: NO SCALE



CONCRETE STEPS AND HANDRAIL DETAILS
SCALE: AS INDICATED

CONCRETE STEPS PLAN
SCALE: 1" = 5.0'

LAYOUT SYMBOL INFORMATION:

- 1 ALL HANDICAP RAMPS SHALL BE 4" CONCRETE AND SHALL INCLUDE AT THE BOTTOM OF RAMPS: TRUNCATED DOME SYSTEM BY ARMOR-TILE TACTILE SYSTEM TRIDEB/WHITE CAP CONSTRUCTION SUPPLY 4510 INDUSTRIAL ROAD FORT WAYNE, INDIANA 46825 PH: (800) 553-7173
- 2 METAL HANDICAP PARKING SIGNS (SEE SITEWORK DETAILS)
- 3 METAL "VAN" HANDICAP PARKING SIGNS (SEE SITEWORK DETAILS)
- 4 CONCRETE HANDICAP RAMPS (SEE SITEWORK DETAILS)
- 5 (2) BICYCLE RACK (SEE DETAIL, THIS PAGE)
- 6 HATCH INDICATES: LOCATION OF 12.0' x 35.0' LOADING AREA
- 7 PIPE BOLLARDS (SEE SITEWORK DETAILS)
- 8 PRE-MANUFACTURED CONCRETE PARKING BUMPERS (SEE SITEWORK DETAILS)
- 9 17'-9" L.F. OF NEW 6'-0" VINYL PRIVACY FENCE (SEE DETAIL, THIS PAGE)
- 10 12'-7" L.F. OF NEW 6'-0" VINYL PRIVACY FENCE (SEE DETAIL, THIS PAGE)

CURBING LAYOUT SYMBOL INFORMATION:

- 6 SYMBOL INDICATES: 6" HIGH CONCRETE CURB AND GUTTER PER GENERAL SITEWORK DETAILS (TOTAL LENGTH: 305.0 L.F.)
- 6 SYMBOL INDICATES: 6" HIGH CONCRETE CURB AND GUTTER WITH REVERSE SLOPE PER GENERAL SITEWORK DETAILS (TOTAL LENGTH: 300.0 L.F.)
- 6 SYMBOL INDICATES: 4" HIGH CONCRETE CURB AND GUTTER PER GENERAL SITEWORK DETAILS (TOTAL LENGTH: 225.0 L.F.)

PAVEMENT INFORMATION:

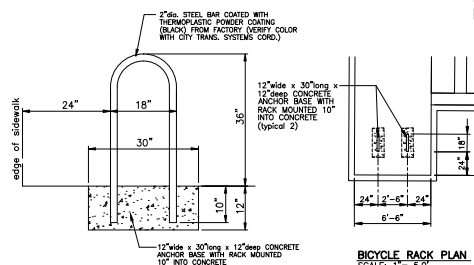
- NO HATCH INDICATES: NORMAL DUTY PAVEMENT OF 1 1/2" HOT ASPHALT SURFACE OVER 2" BITUMINOUS BASE ON 6" COMPACTED NO.53 STONE BASE ON COMPACTED SUB-GRADE TOTAL AREA: 4,400.0 sq.ft. (SEE SITEWORK DETAILS)
- HATCH INDICATES: HEAVY DUTY PAVEMENT OF 1 1/2" HOT ASPHALT SURFACE OVER 4" BITUMINOUS BASE ON 6" COMPACTED NO.53 STONE BASE ON COMPACTED SUB-GRADE TOTAL AREA: 1,450.0 sq.ft. (SEE SITEWORK DETAILS)
- HATCH INDICATES: 6" CONCRETE SLAB WITH 6'-6" x 10'-10" W.W.F. OVER 6" COMPACTED GRANULAR FILL ON COMPACTED SUB-GRADE TOTAL AREA: 700.0 sq.ft. (SEE SITEWORK DETAILS)
- HATCH INDICATES: 7" CONCRETE SLAB WITH 6'-6" x 10'-10" W.W.F. OVER 6" COMPACTED GRANULAR FILL ON COMPACTED SUB-GRADE TOTAL AREA: 425.0 sq.ft. (SEE SITEWORK DETAILS)
- HATCH INDICATES: 4" CONCRETE SIDEWALK WITH 6'-6" x 10'-10" W.W.F. OVER 4" COMPACTED GRANULAR FILL ON COMPACTED SUB-GRADE TOTAL AREA: 2,050.0 sq.ft. (SEE SITEWORK DETAILS)



6.0' TALL VINYL PRIVACY FENCE ELEVATION
SCALE: NO SCALE

GENERAL NOTES:

1. ALL LAYOUT DIMENSIONS SHALL BE TAKEN FROM THE NEW BUILDING AND SHALL BE PARALLEL WITH THE PROPERTY LINES.
2. ALL DISTURBED AREAS (CONCRETE, ASPHALT PAVEMENT, DIRT, AND GRAVEL) SHALL BE PATCHED BACK TO THEIR ORIGINAL CONDITION WITH "JUNK" CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ALL CONCRETE SIDEWALKS SHALL HAVE TOGGLED SMOOTH CONTROL JOINTS AT 5.0' C-C. (MAXIMUM) WITH 1/2" EXPANSION JOINTS AT 50.0' C-C. (MAXIMUM).
5. ALL PARKING LOT PARKING SPACES TO BE STRIPED WITH "WHITE" PAINT WITH THE EXCEPTION OF HANDICAP SPACES WHICH ARE TO BE PAINTED "BLUE".



BICYCLE RACK ELEVATION (SIDE VIEW)
SCALE: NO SCALE

BICYCLE RACK PLAN
SCALE: 1" = 5.0'

BICYCLE PARKING RACK DETAILS
SCALE: AS INDICATED



UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

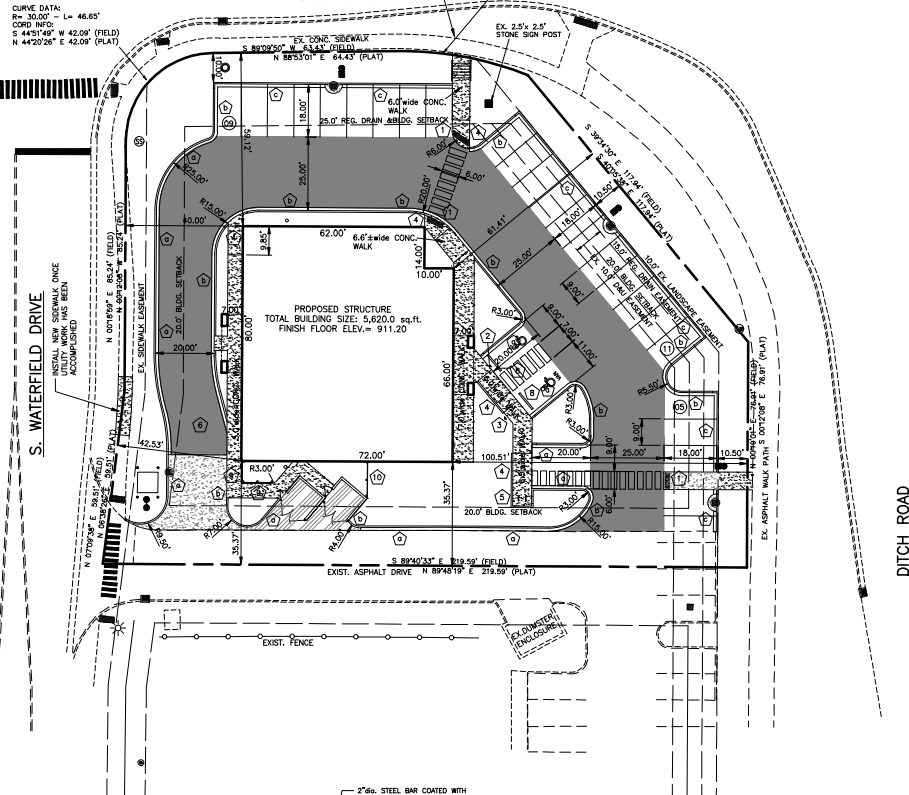
PARCEL LEGAL DESCRIPTION:

LOT 28 OF THE REPLAT OF LOT 2 OF HARMONY MIXED USE DISTRICT, PART OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.

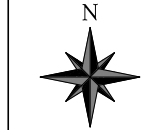
SOMERVILLE DRIVE

NOTE: SEE ENLARGED CONCRETE STEPS DETAILS, THIS PAGE, FOR ADDITIONAL CONCRETE STEPS LAYOUT INFORMATION

CURVE DATA:
R= 150.00' - L= 44.92'
CORD INFO:
S 79°24'27" W 44.63' (FIELD)
S 79°50'35" E 44.63' (PLAT)



SITE LAYOUT PLAN
SCALE: 1" = 20.0'



REVISION	10/10/2022	revised per city comments
	10/19/2022	revised per city comments



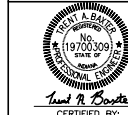
VERSATILE
CONSTRUCTION
GROUP, LLC.

220 Oak Tree Road, Suite 100
Westfield, Indiana 46074
PH: 317.752.3333 FAX: 317.752.3331

Harmony Pointe
1335 S. Waterleaf Drive
Westfield, Indiana 46074

Site Layout Plan

Job No.:	21068	Date Stamped:	08/15/2022
Drawn By:	caw	Checked By:	tab
CAD FILE:	0/2/08/2022 site layout plan.dwg	Scale:	1" = 20.0'



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SCALE: 1" = 20.0'

C200



EAST ELEVATION VIEW
scale: 1/4"=1'-0"



WEST ELEVATION VIEW
scale: 1/4"=1'-0"

REVISION



**VERSATILE
CONSTRUCTION
GROUP, LLC.**

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

Color Elevation Views

Job No.	Date Stamped
21068	10.17.22
Drawn By	Checked By Scale:
kt	m.twork 1/4"=1'-0"
CAD FILE:	
G:\21068\color elevation views.dwg	

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SHEET TITLE:

1



NORTH ELEVATION VIEW
scale: 1/4"=1'-0"



SOUTH ELEVATION VIEW
scale: 1/4"=1'-0"

REVISION



**VERSATILE
CONSTRUCTION
GROUP, LLC.**

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
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Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074
Color Elevation Views

Job No.	Date Stamped
21068	10.17.22
Drawn By	Checked By Scale:
kt	m.tworek 1/4"=1'-0"
CAD FILE:	
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DESCRIBED HEREIN.

SHEET TITLE:

PLANTING SPECIFICATIONS:

- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS NURSERY STOCK OF NURSERYMEN. PLANTS SHALL BE TYPICAL OF SPECIES AND VARIETY, AND HAVE NORMAL, WELL-DEVELOPED BRANCHING STRUCTURE AND VIGOROUS FIBROUS ROOT SYSTEM.
- PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM INSECTS AND DISEASE. TRUNK AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGUS CANKERS OR GALLS, INSECT BORERS, DIEBACK, FRONT CRACKS, OR OTHER DEFECTS.
- ALL PLANTS SHALL BE COMMERCIAL GROWN AND NO PLANTS FROM THE WILD SHALL BE ACCEPTABLE WITHOUT SPECIFIC APPROVAL FROM THE DIVISION OF BUILDING INSPECTION.
- TREES SHALL NOT BE ACCEPTABLE IF THEIR CENTRAL LEADER HAS BEEN CUT OR IS DAMAGED SO THAT CUTTING IS NECESSARY.
- PLANTS SHALL NOT BE PRUNED PRIOR TO INSTALLATION. ANY NECESSARY PRUNING SHALL BE DONE IMMEDIATELY AFTER THE TIME OF INSTALLATION.
- PLANT HEIGHT SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN A NORMAL POSITION. NO PLANT SHALL BE PRUNED BACK TO SUCH AN EXTENT THAT IT NO LONGER MEETS THE REQUIRED SIZE SPECIFICATIONS.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE BALLED AND BURLAPPED. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETERS SHALL BE IN ACCORDANCE WITH RECOMMENDED BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS OF NURSERY STOCK.
- ALL BALLED AND BURLAPPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE SEALED IN AND PROTECTED WITH BURLAP AROUND ACCEPTED MATERIAL.

- IDEAL TREES SELECTED FOR THIS PROJECT HAVE A STRAIGHT TRUNK, ROUNDED OR OVAL FORM, AND SYMMETRICAL BRANCHING PATTERN.
- ALL TREES AND SHRUBS SHOWN ON THIS DRAWING SHALL BE PLACED IN A MANNER TO ALLOW FOR AMPLE ROOM TO DEVELOP.
- IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED LANDSCAPE PLAN.
- INSTALLATION OF A WEED BARRIER IS REQUIRED IN ALL MULCHED/ LANDSCAPED AREAS.

Landscaping Notes

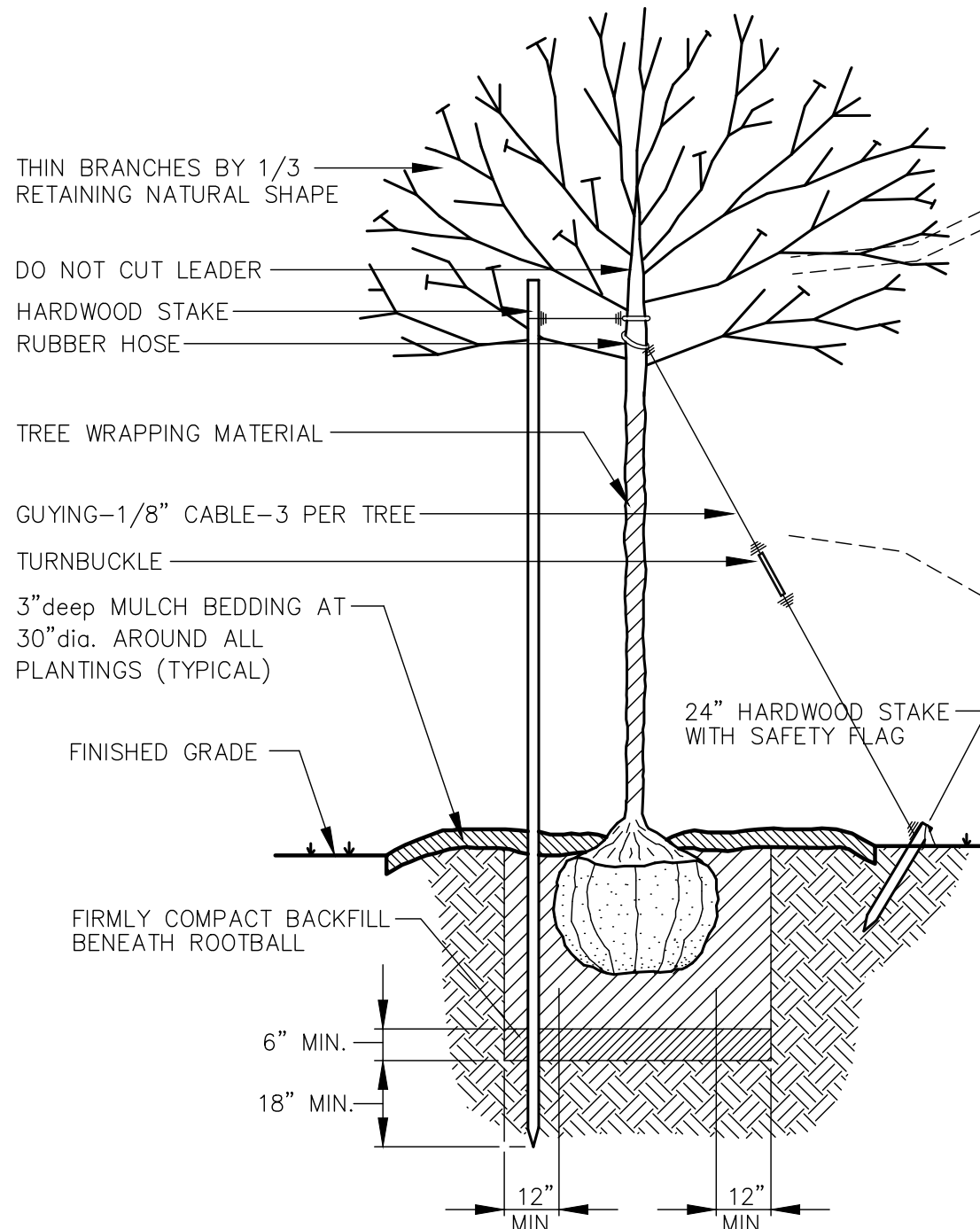
- All plant materials to meet minimum standards set by American Association of Nurserymen, latest published addition of American Standard for Nursery Stock.
- All areas disturbed by construction and not otherwise paved or landscaped and all lawn areas shall be seeded with straw as specified.
- All lawn areas to be raked smooth, fertilized and watered prior to seeding.

% of mix.	Name of grass	Application
39.86%	Falcon IV tall fescue	1.5 #/1,000 sq.ft.
29.80%	Scorpion II tall fescue	1.5 #/1,000 sq.ft.
29.60%	Six point tall fescue	1.5 #/1,000 sq.ft.
00.72%	Inert	1.5 #/1,000 sq.ft.
00.02%	Other weeds	1.5 #/1,000 sq.ft.
- Planting soil for tree and shrub pits to be backfilled with the soil that was removed from the planting pit.

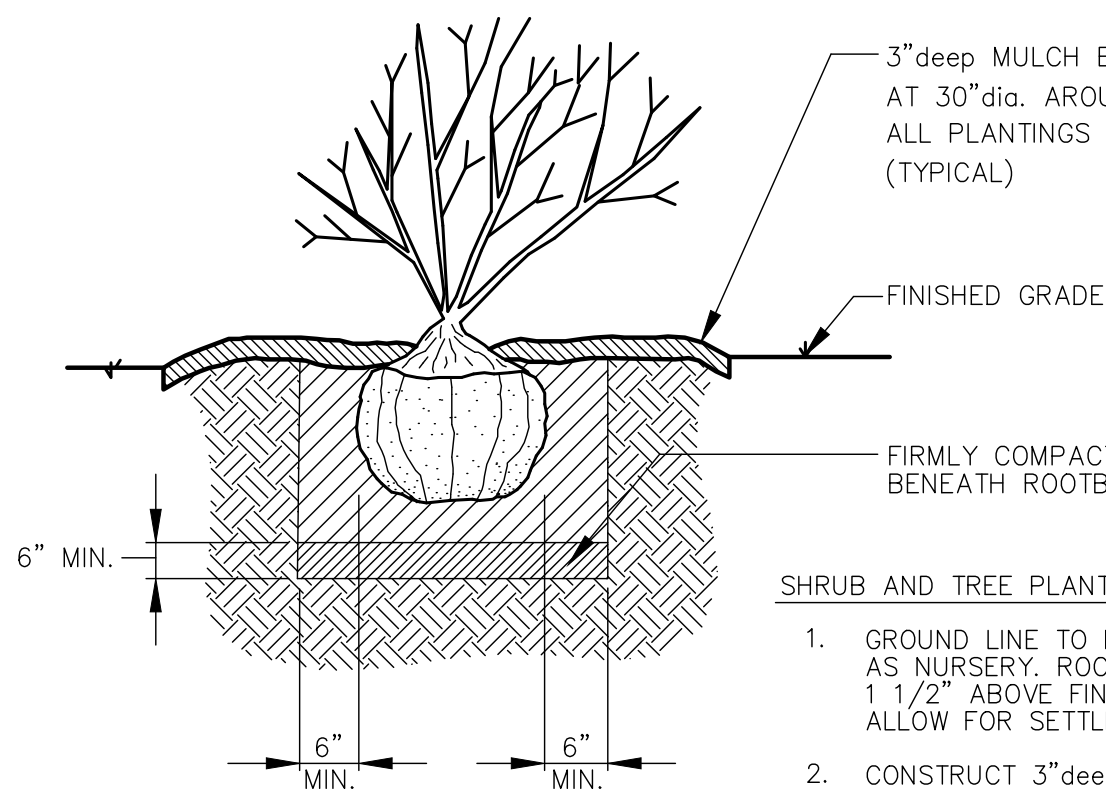
Seasonal Soil Protection Chart

TABLE "A" SEASONAL SOIL PROTECTION CHART											
STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV. DEC.
PERMANENT SEEDING	A										
DORMANT SEEDING	B										
TEMPORARY SEEDING	C										
SEEDING	F										
MULCHING	G										

- A= KENTUCKY BLUEGRASS 40 LBS/ACRE; CREEPING RED FESCUE 40 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS/ACRE.
- B= KENTUCKY BLUEGRASS 60 LBS/ACRE; CREEPING RED FESCUE 60 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS/ACRE.
- C= SPRING OATS 3BUSH/ACRE.
- D= WHEAT OR RYE 2 BUSH/ACRE.
- E= ANNUAL RYEGRASS 40 LBS/ACRE. (1 LB/1,000 S.F.)
- F= SOD.
- G= STRAW MULCH 2 TONS/ACRE.
- /1/• = IRRIGATION NEEDED DURING JUNE, JULY AND / OR SEPT.
- = IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.



TREE PLANTING DETAIL
NO SCALE

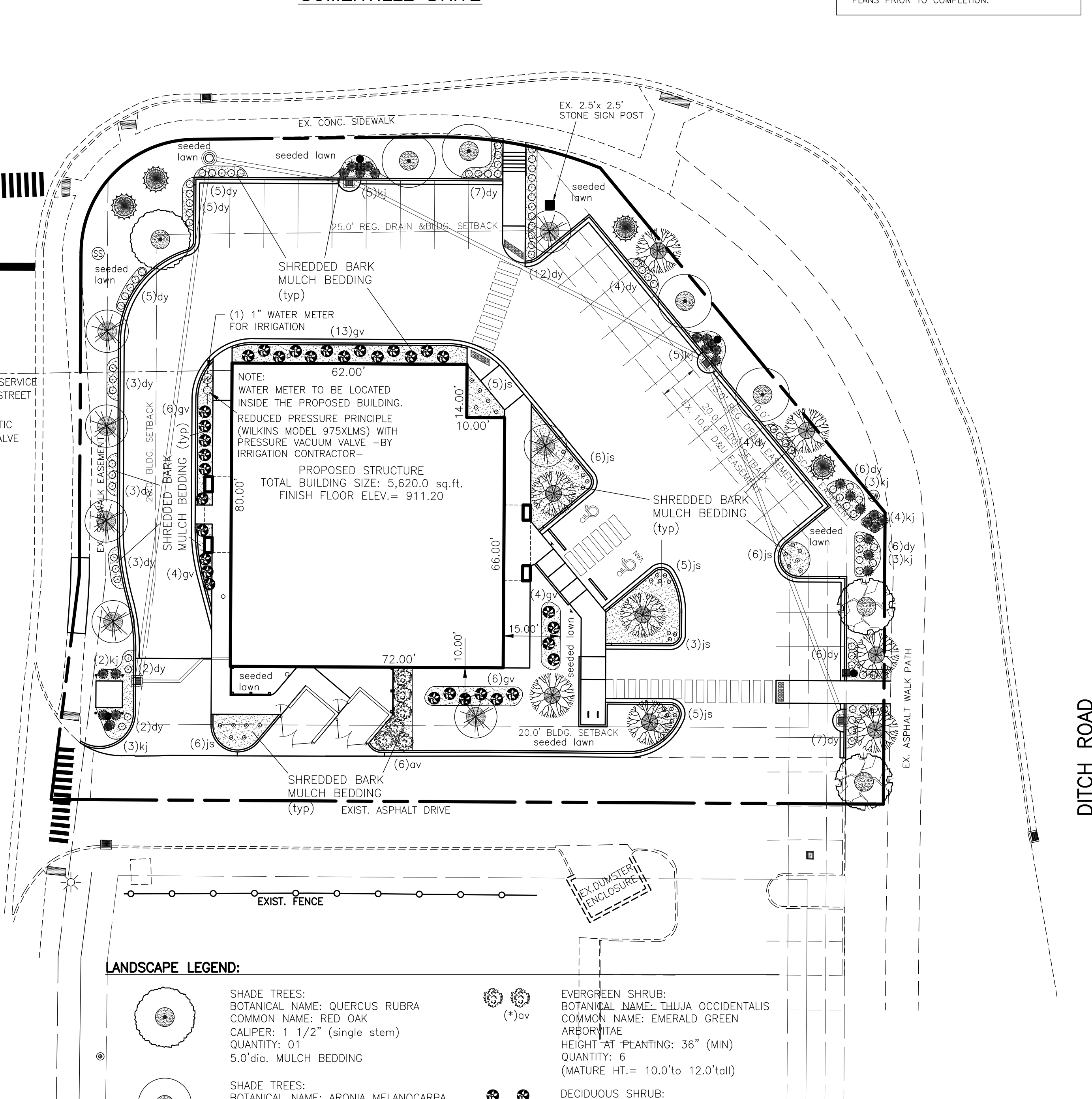


SHRUB PLANTING DETAIL
NO SCALE

- SHRUB AND TREE PLANTING NOTES:
- GROUND LINE TO BE THE SAME AS NURSERY. ROOTBALL RAISED 1 1/2" ABOVE FIN. GRADE TO ALLOW FOR SETTLING.
 - CONSTRUCT 3"deep mulch RING AROUND ALL TREES & SHRUBS. FLOOD TWICE W/ IN 24 HRS.
 - CUT AND REMOVE BURLAP FROM TOP OF ROOTBALL.

S. WATERFIELD DRIVE

SOMERVILLE DRIVE



LANDSCAPE LEGEND:

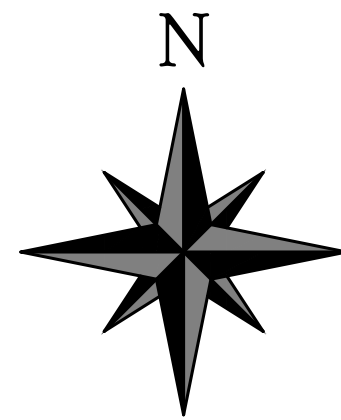
- | | | | |
|--|--|--|--|
| | SHADE TREES:
BOTANICAL NAME: QUERCUS RUBRA
COMMON NAME: RED OAK
CALIPER: 1 1/2" (single stem)
QUANTITY: 01
5.0'dia. MULCH BEDDING | | EVERGREEN SHRUB:
BOTANICAL NAME: THUJA OCCIDENTALIS
COMMON NAME: EMERALD GREEN ARBORVITAE
HEIGHT AT PLANTING: 36" (MIN)
QUANTITY: 6
(MATURE HT.= 10.0'to 12.0'tall) |
| | SHADE TREES:
BOTANICAL NAME: ARONIA MELANOCARPA
COMMON NAME: CHOKEBERRY
CALIPER: 1 1/2" (single stem)
QUANTITY: 04
5.0'dia. MULCH BEDDING | | DECIDUOUS SHRUB:
BOTANICAL NAME: BUXUS X 'GREEN VELVET'
COMMON NAME: GREEN VELVET BOXWOOD
SIZE AT PLANTING: 18 (MIN)
QUANTITY: 30
(MATURE HT.= 2'-0"to 3'-0"tall) |
| | SHADE TREES:
BOTANICAL NAME: ACER RUBRUM
COMMON NAME: 'ARMSTRONG' RED MAPLE
CALIPER: 1 1/2" (single stem)
QUANTITY: 02
5.0'dia. MULCH BEDDING | | EVERGREEN SHRUB:
BOTANICAL NAME: TAXUS x MEDIA
'DENSIFORMIS'
COMMON NAME: DENSE YEW
HEIGHT AT PLANTING: 15" (MIN)
QUANTITY: 80
(MATURE HT.= 15"to 18"tall) |
| | SHADE TREES:
BOTANICAL NAME: PICEA ABIES
COMMON NAME: NORWAY SPRUCE
CALIPER: 1 1/2" (single stem)
QUANTITY: 04
5.0'dia. MULCH BEDDING | | EVERGREEN SHRUB:
BOTANICAL NAME: JUNIPERUS X PFITZERIANA
COMMON NAME: KALLAY JUNIPER
HEIGHT AT PLANTING: 18" (MIN)
QUANTITY: 25
(MATURE HT.= 36"tall) |
| | ORNAMENTAL TREES:
BOTANICAL NAME: CERCIS CANADENSIS
COMMON NAME: EASTERN REDBUD
CALIPER: 1 1/2" (single stem)
QUANTITY: 07
5.0'dia. MULCH BEDDING | | DECIDUOUS SHRUB:
BOTANICAL NAME: HYLOTELEPHUM SPECTABILE
COMMON NAME: AUTUMN JOY SEDUM
HEIGHT AT PLANTING: 15" (MIN)
QUANTITY: 36
(MATURE HT.= 30"tall) |

SITE LANDSCAPING PLAN
SCALE: 1"= 20.0'



UTILITY DISCLAIMER

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REVISION

10/10/2022	revised per city comments
10/18/2022	revised per city comments
11/01/2022	revised per city comments



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CONSTRUCTION
GROUP, LLC.

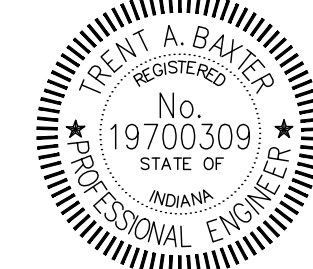
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581

Harmony Pointe
1335 S. Waterleaf Drive
Westfield, Indiana 46074

Site Landscaping Plan

Job No.:	Date Stamped:
21068	08/15/2022
Drawn By:	Checked By:
caw	tab
Scale:	1"= 20.0'

CAD FILE:
c:\21068\c210 site landscaping plan.dwg



CERTIFIED BY:
Trent A. Baxter

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SHEET TITLE:

C210



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 2022

2211-DDP-43

Exhibit 1

Docket Number: 2211-DDP-43

Project Name: Citizens Westfield Wastewater Treatment Plant Expansion

Subject Site Address: 3303 W. 166th Street

Petitioner: Citizens Energy Group

Request: Detailed Development Plan review of an expansion of existing wastewater services provided on 40.04 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

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

Current Land Use: Utility Service

Approximate Acreage: 40.04 acres +/-

Property History: 07-IAD-001-380 (Industrial Addition, 2007)
Ordinance 14-04 (Annexation, 2014)
Detailed Development Plan (2006-DDP-12, 2020)
Secondary Plat (2008-SFP-43, 2020)
Variance of Development Standard (2008-VS-18, 2020)

Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

Citizens Energy Group is a utility that is regulated by the Indiana Utility Regulatory Commission (IURC). The State of Indiana has established that the IURC is the governing body for utilities such as Citizens. They govern where and how utility installations can occur, among other things. And when governing utility installations, the IURC supersedes municipal controls such as zoning. For this reason, the Staff Report does not include the traditional Development Plan review elements, and instead contains a summary of the proposed improvements.

PROJECT OVERVIEW

Location: The subject Property is 40.04 acres +/- in size and is located on the south side of 166th Street, in between Little Eagle Creek Ave and Joliet Road. The Property is currently zoned in the AG-SF1: Agriculture / Single-family Rural District.

Property History: In 2007, an Improvement Location Permit was submitted and approved for an industrial addition (07-IAD-001-380). In April of 2014 the Property was annexed into the City of Westfield (Ord. 14-04). Detailed Development Plan (2006-DDP-12) and Secondary Plat (2008-SFP-43) were both approved in 2020. A Variance of Development Standard (2008-VS-18) was also approved in 2020.

Review: The petition was reviewed at the October 25, 2022 Technical Advisory Committee.

REVIEW SUMMARY

The submittal includes multiple improvements to increase the efficiency of wastewater services to the citizens of Westfield. The list of improvements are as follows:

- Construction of a new Sequence Batch Reactor (SBR) as the 4th SBR at WF-WWTP with a new control building to house new blower(s), electrical and miscellaneous equipment.
- Improve the headworks effluent piping that is currently going through existing lab/blower building.
- Integration of all new SBR process equipment into the existing SCADA system to ensure control and monitoring functions.
- Construction of a new dewatering building with new centrifuge units for sludge processing with integration of all new process equipment into the SCADA system for a complete system.
- Existing raw pumps are upgraded and rehabilitated as part of the plant capacity re-rating to 3.75 MGD in 2018 and can provide peak hourly flow of 12 MGD; and will be included in the project as an alternate bid item to the peak hourly flow of 14.7 MGD.

The list consists of two new buildings with accompanying improvements to equipment, various machinery, and piping structure. The above changes will assist wastewater flow and capacity needs as the community continues to grow, for present day needs and preparation into the needs of the near future.

DEPARTMENT COMMENTS

1. **Action:** Approve the Detailed Development Plan with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Utility Regulatory Commission prior to the issuance of an Improvement Location Permit.

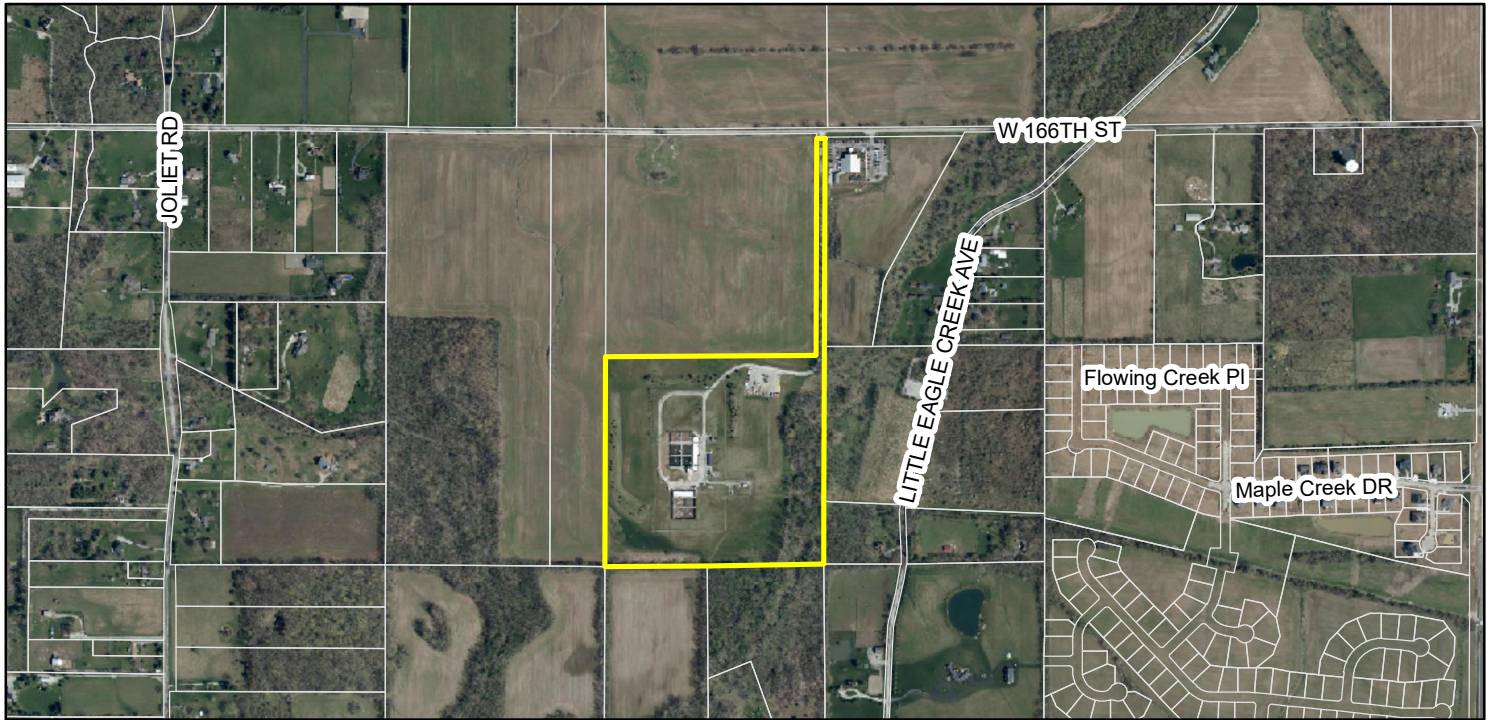
2. If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



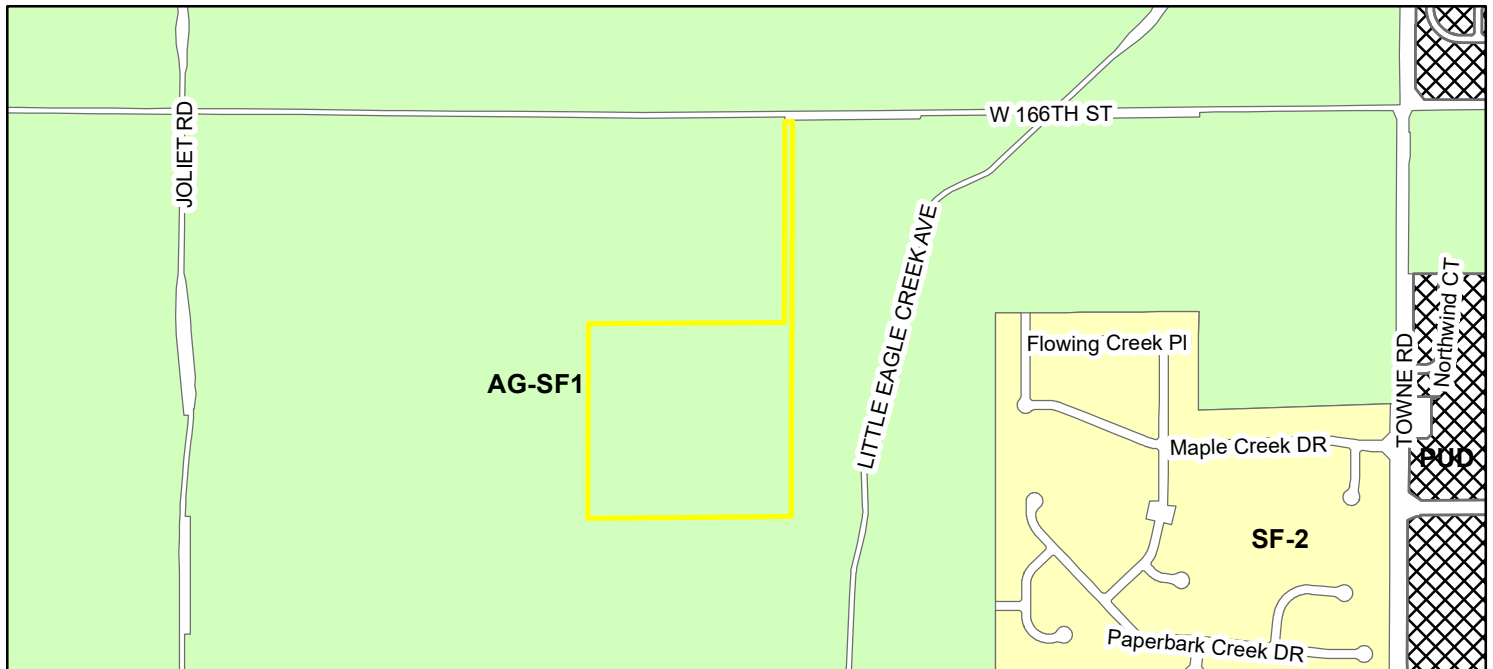
Property Location Map
Citizens Westfield Wastewater Plant Expansion
2211-DDP-43



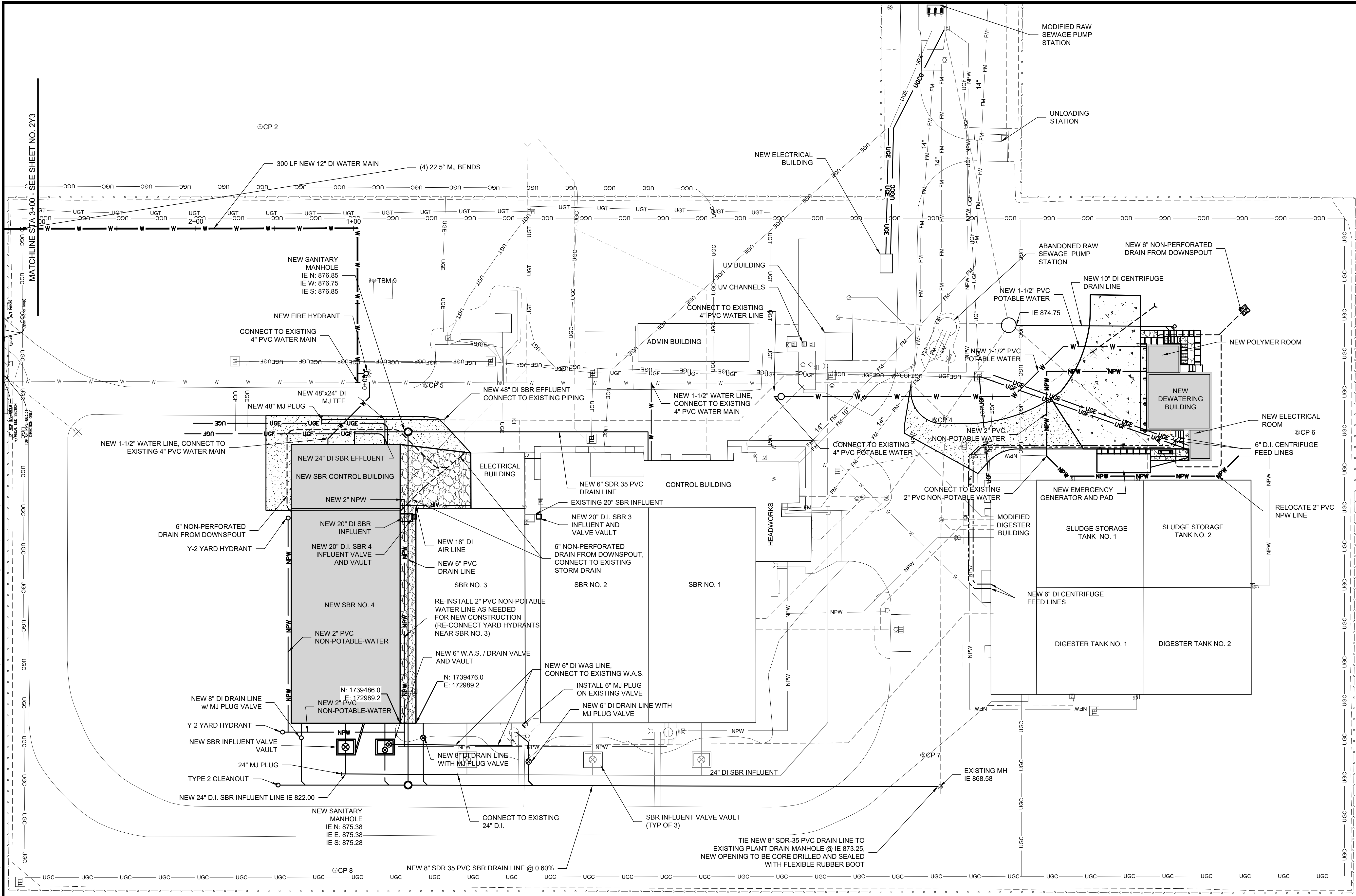
Aerial Location Map



Zoning Map



-  **SITE Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
-  SF-2 (Single Family - 2)
-  PUD (Planned Unit Development)



SHEET NO.	2Y2
PAGE NO.	8



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 2022
2208-PUD-16
Exhibit 1

Docket Number: 2208-PUD-16 (Ordinance No. 22-32)

Petitioner: Grand Communities, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture

Acreage: 10.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-32
4. Concept Plan
5. Front Load Townhome Exhibits
6. Rear Load Townhome Exhibits
7. Foundation Planting Exhibit
8. Amenity Exhibits
9. Southern Boundary Revision Exhibit
10. Trail Cross Section

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the [July 11, 2022, City Council meeting](#). The petition received a public hearing at the August 1, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

This petition was presented after further revisions at two (2) APC Workshop meetings on September 19, 2022 and October 17, 2022 respectively.

PROJECT OVERVIEW

Location: This subject real estate is approximately 10.8 acres in size and is located on the west side of Gray Road, 200 feet south of State Road 32 (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-Family rural. Adjacent zoning districts include AG-SF1 and GO: General Office to the North, GO to the west, and SF3: Single-Family Medium Density to the south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Westfield Yard PUD District to accommodate a Townhouse Dwelling development.

ORDINANCE DETAILS

Definitions: As Proposed, the PUD Ordinance includes definitions that are not present in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) for which substantial compliance must be achieved; buildings may be repositioned after final engineering, however the street network and general design of the townhome community must be substantially compliant.

Underlying Zoning: As proposed, the PUD Ordinance assigns SFA: Single-Family Attached as the underlying zoning district.

Permitted Uses: The proposed ordinance defaults to the underlying zoning district of SFA and adds the use of Townhouse Dwellings. Per the UDO, Townhouse dwellings are only permitted in MF1: Multi-Family Low Density districts.

General Regulations: The PUD proposes the following standards, compared to the UDO's SFA standards:

Standard	The Yard PUD	SFA (UDO)
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Maximum Density	72 units max (6.67 DU/acre)	4 DU/acre
Maximum Dwelling Units Per Building	6	4
Maximum Project Size	10.8 acres (the Property)	Thirty (30) acres
Setback from Gray Road	30 feet	25 feet
Setback from north & west perimeters	20 feet	N/A
Setback from south perimeter	20 feet	N/A
Minimum Driveway Length	20 feet	N/A
Minimum Distance Between Structures	20 feet	25 feet
Maximum Lot Coverage	N/A	N/A
Minimum Lot Width	No Minimum	N/A
Maximum Building Height	3 Stories	35 feet
Minimum Living Area (Total) Per Dwelling Unit	2,000-3,000 SF	1,300 to 1,800 SF depending on number of stories

Overlay Districts: The PUD proposes that the State Highway 32 Overlay District be inapplicable to the Property.

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

- Architectural
 - Elevations for Front Load and Rear Load Townhomes are included in the PUD (see **Exhibits 5 and 6**) for which substantial compliance is required.
 - Vinyl is prohibited
 - Masonry shall be provided on all elevations as illustrated on the Townhome Elevation exhibits
 - All dwellings shall have a minimum two (2) car attached garage
 - A minimum of four (4) windows shall be provided on all side elevations
- Landscaping
 - A Foundation Plantings exhibit is included (see **Exhibit 7**) for which compliance must be achieved. Alternative locations for said landscaping may be approved by the Director if necessary.
 - Buffer Yard A shall be provided along the north and south perimeter of the Real Estate.
 - Trees within ten (10) feet of the Midland Trace Trail (that are in good health and not otherwise required to be removed) shall be preserved. Existing trees shall not be disturbed unless required by the City or for drainage/utility installation

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

Design Standards:

- Minimum Open Space is proposed to be 20 percent. This is less than the UDO's requirement for SFA districts (35 percent), but equal to the UDO's requirement for MF1 districts which is the only district in which Townhouse Dwellings are permitted by-right.
- An amenity exhibit (see **Exhibit 8**) is provided as part of the PUD Ordinance.
- Access points shall be provided to permit pedestrian access to the Midland Trace Trail from the Property

CHANGES SINCE THE PUBLIC HEARING

- Maximum number of dwelling units on the Property has been reduced from 75 to 72
 - Maximum number of dwelling units per building has been reduced from 8 to 6
 - Setback from Gray Road has increased from 20 feet to 30 feet
 - Setback from south perimeter of the real estate has increased from 20 feet to 30 feet
 - Minimum Living Area has increased from 1,500 SF in all instances to 2,000 SF for alley load dwelling units and 2,300 SF for front load
 - Building elevations for which substantial compliance must be achieved have been revised significantly from a more modernist design to a more traditional design. In addition, Masonry is now required on all building elevations and four windows are required on each side elevation
 - Dog park has moved from the interior of the Concept Plan to the southern perimeter
 - The Concept Plan now indicates that 3-4 unit maximum buildings shall be required along the southern perimeter of the real estate adjacent to the Monon Trail.
-

COMPREHENSIVE PLAN

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

Development Policies for “Local Commercial” include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Secondary Arterial: Gray Road, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the August 1, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

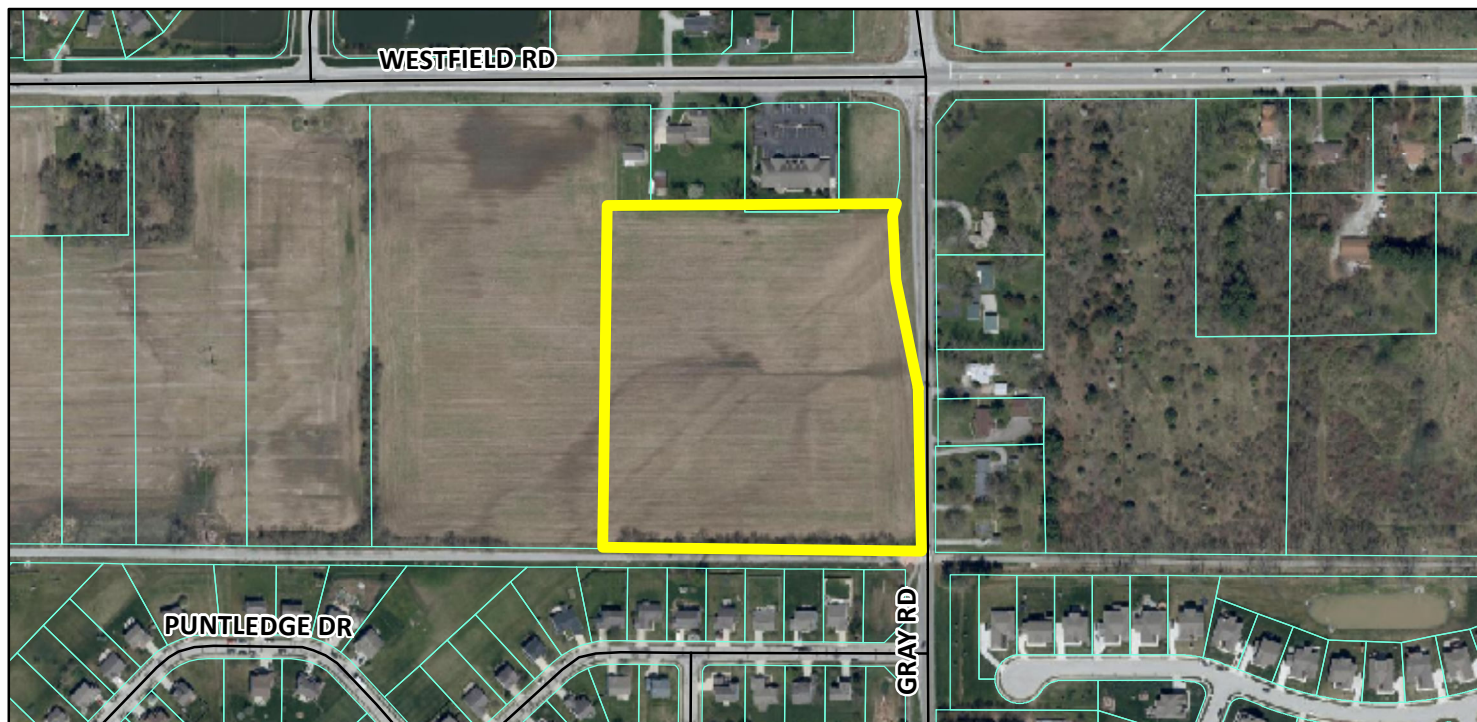
Council Introduction: The petition was introduced at the July 11, 2022, City Council meeting.

DEPARTMENT COMMENTS

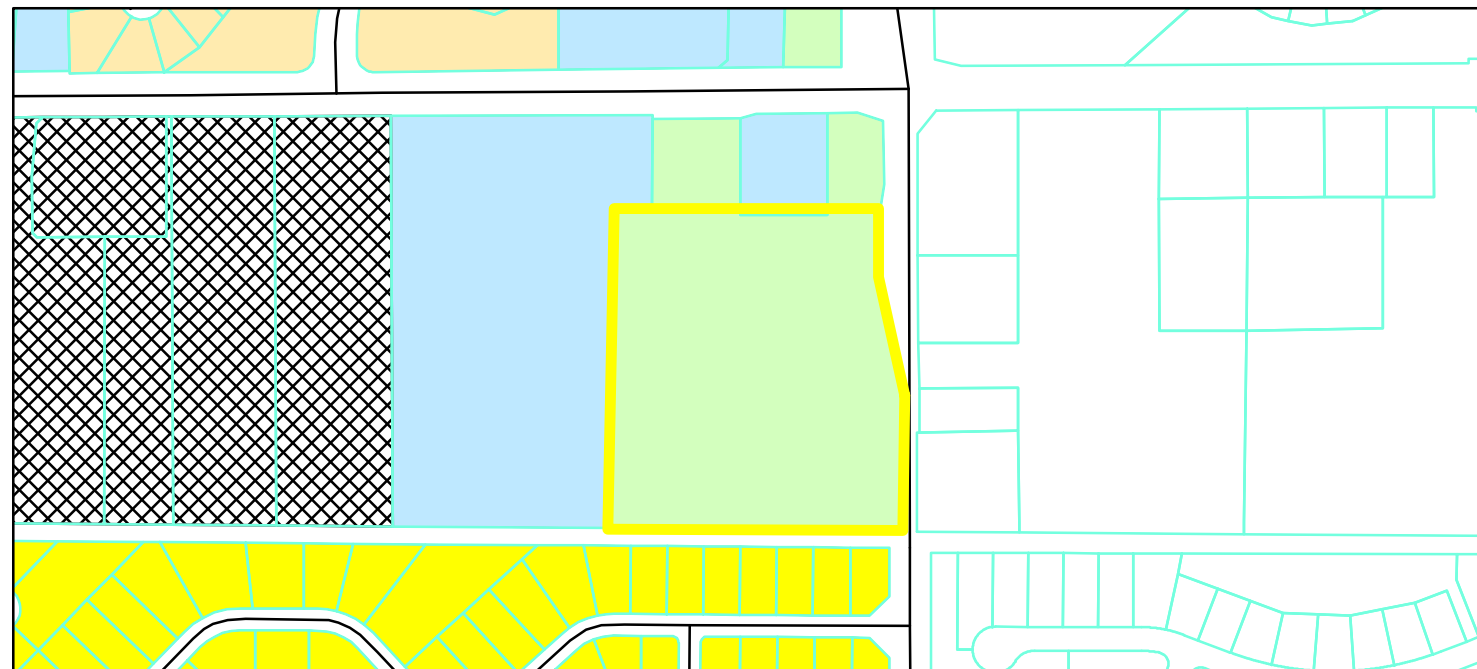
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



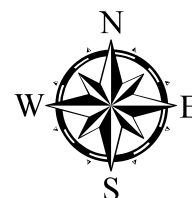
Zoning Map



GIS.DBO.PW_Streets Zoning

 Parcel	 AG-SF1 (Agriculture - Single Family - 1)
 Parcel	 GO (General Office)
Zoning - All	 PUD (Planned Unit Development)
	 SF-3 (Single Family - 3)
	 SF-4 (Single Family - 4)

0 0.05 0.1
Miles



ORDINANCE NUMBER 22-32

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

“Westfield Yard”

This is a Planned Unit Development District Ordinance (to be known as the "**Westfield Yard PUD**") 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2208-PUD-16**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 22-08-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (- vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield Yard PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 **"Underlying Zoning Districts"** For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in the concept plan may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be prohibited unless otherwise provided in this Ordinance.
- 5.2 Townhouse Dwellings in substantial compliance with **Exhibit C** (“Townhome Elevations – Front Load”) and **Exhibit D** (“Townhome Elevations – Alley Load”) shall be permitted. All other dwellings types shall be prohibited.
- 5.3 The maximum number of dwellings shall not exceed seventy-two (72).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below with the following table which

replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 5.2
Maximum Dwelling Units Per Building	Six (6)
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Gray Road	30'
Setback from south perimeter of Real Estate	30'
Setback from north and west perimeter of Real Estate	20'
Minimum Driveway Length	20'
Minimum Internal Building Setbacks	
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Project Perimeter Setback	Not Applicable
Minimum Lot Width	No Minimum
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	
Alley Load Dwelling Units	2,000sqft
Front Load Dwelling Units	2,300sqft

Section 7. **State Highway 32 Overlay District.** The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specified in this Ordinance.

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 **Article 6.3 Architectural Standards:** Article 6.3 shall not apply, rather, the following shall apply:

A. **Townhome Elevations:** The Townhouse Dwellings shall be constructed in substantial compliance with **Exhibit C** (“Townhome Elevations – Front Load”) and **Exhibit D** (“Townhome Elevations – Alley Load”) (collectively, the “Townhome Elevations”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.

B. **Building Materials:**

1. Vinyl siding shall be prohibited.
 2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhome Elevations included under **Exhibit C** and **Exhibit D**.
- C. Garages: All Dwellings shall have a minimum two (2) car attached garage.
- D. Windows:
1. A minimum of four (4) windows shall be provided on all side elevations.
 2. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.
- E. Variation: A townhome unit immediately adjacent to (in the same building) and immediately across the street from the subject townhome unit shall be a different facade than the subject townhome unit.
- 8.2. **Article 6.8 Landscaping Standards:** Shall apply, except as otherwise modified or enhanced below.
- A. **Street Trees:** Article 6.8(J) Street Trees shall not apply, rather, the following shall apply: Trees will be placed at alternative locations to avoid utility conflicts. Placement shall be approved by the Director.
- B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 2. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling. End dwelling units on each building shall require one (1) additional shade Tree and four (4) additional Shrubs at the side of the dwelling. If lot landscaping is prevented from being installed based on easement conflicts, then alternative locations shall be approved by the Director.
 3. Foundation Plantings: Article 6.8(L) shall not apply, rather the following shall apply: Each Townhouse Building shall be landscaped in compliance with the landscaping shown in **Exhibit E**, attached hereto and incorporated herein. If the landscaping

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

- C. **Buffer Yards and External Street Frontage Landscaping:** Article 6.8(N) shall apply except as modified and enhanced below:
- i. Buffer Yard and External Street Frontage landscaping shall be provided as generally depicted in **Exhibit B**.
 - ii. Buffer Yard Type A plantings within a 10' width shall be provided (i) along the north (where adjacent to an AG-SF1 District) perimeter of the Real Estate and (ii) along south perimeter of the Real Estate adjacent to the Midland Trail parcel.
 - iii. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.
- D. **Trailside Tree Preservation:** Any trees within ten (10) feet of the Midland Trace Trail (on the Real Estate), that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed unless required by the City, or for drainage/utility installation.
- E. **Parking Area Landscaping:** Article 8.6 (O)(3) shall not apply as parking is provided in driveways and not freestanding parking areas.
- 8.2 **Bike Parking:** Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.
- 8.3 **Residential Signs:** Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 10.1 **Minimum Open Space:** Open Space (green space area on lots, common areas and

the area of ponds) shall be a minimum of twenty (20) percent and as generally shown on the Concept Plan. Ponds shall not be included in the Open Space calculation.

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

- A. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as Exhibit B. If the designated dog area is prevented from being installed in the location as shown, then an alternative location shall be provided.
- B. The Amenities shall be consistent with the quality and character of those shown in Exhibit F, attached hereto.
- C. The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet and include a decorative aluminum fence.
- D. There shall be a minimum of four (4) seating areas including landscaping, with each seating area including, at a minimum, one decorative bench.

10.3 Midland Trace Trail Access: Access points, including landscape plantings shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted as the "Trail Connections," on the Concept Plan attached hereto as Exhibit B and incorporated herein. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the trail connections shown in the Concept Plan are prevented from being installed as generally shown, then an alternative location providing comparable trail access to the Midland Trace Trail shall be approved by the Director.

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

Section 11. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner's Association for the Real Estate.

11.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

- 11.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.
- 11.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 12. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District within forty-eight (48) months shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 13. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the recording of a secondary plat for the Real Estate.

Section 14. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-**__ was delivered to the Mayor of Westfield
on the ____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__
this ____ day of _____, 2022.

I hereby VETO Ordinance 22-__
this ____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhome Perspectives and Elevations – Front Load
Exhibit D	Townhome Perspectives and Elevations – Alley Load
Exhibit E	Foundation Planting Exhibit
Exhibit F	Amenity Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 270.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST 689.6 FEET; THENCE SOUTH 693.74 FEET TO THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 87 DEGREES 01 MINUTES 36 SECONDS EAST 690.5 FEET TO THE SECTION LINE; THENCE NORTH 735.7 FEET TO THE POINT OF BEGINNING, CONTAINING 11.31 ACRES.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED MAY 20, 2004, AS INSTRUMENT NUMBER 200400034300, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND TYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION 270.40 FEET SOUTH (BEARING AND DISTANCE QUOTED FROM INSTRUMENT NUMBER 9909942078) OF THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT "6" ON SAID PARCEL PLAT, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 230.337 METERS (755.70 FEET) ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF THE GRANTORS' LAND TO THE SOUTHEAST CORNER OF THE GRANTORS' LAND; THENCE NORTH 87 DEGREES 12 MINUTES 38 SECONDS WEST 5.037 METERS (16.53 FEET) ALONG THE SOUTHERN LINE OF THE GRANTORS' LAND TO THE WEST BOUNDARY OF GRAY ROAD; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 101.742 METERS (333.80 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED "32" ON SAID PARCEL PLAT; THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 5.303 METERS (17.40 FEET) TO THE POINT DESIGNATED "163" ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 123.090 METERS (403.84 FEET) PARALLEL WITH SAID WEST BOUNDARY TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1292 HECTARES (0.319 ACRES), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.1158 HECTARES (0.286 ACRES), MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.0134 HECTARES (0.033 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED JULY 15, 2003, AS INSTRUMENT NUMBER 200300068648, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT "6" ON SAID PARCEL PLAT: THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST (BASIS OF BEARINGS IS THE CENTERLINE OF S.R. 32 AS SHOWN ON A CERTAIN LOCATION CONTROL ROUTE SURVEY PLAT RECORDED IN INSTRUMENT NUMBER 200100063561 IN THE OFFICE OF THE RECORDER OF THE COUNTY AND STATE AFORESAID) 82.418 METERS (270.40 FEET) ALONG THE EAST LINE OF SAID

EXHIBIT A
REAL ESTATE
(Page 2 of 4)

QUARTER SECTION TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 89 DEGREES 18 MINUTES 23 SECONDS WEST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 123.090 METERS (403.84 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED "163" ON SAID PARCEL PLAT, THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 76.497 METERS (250.97 FEET) TO THE POINT DESIGNATED "136" ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 40 MINUTES 50 SECONDS WEST 39.991 METERS (131.20 FEET) TO THE POINT DESIGNATED "135" ON SAID PARCEL PLAT; THENCE NORTH 8 DEGREES 23 MINUTES 25 SECONDS EAST 8.195 METERS (26.89 FEET) TO THE NORTH LINE OF SAID GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 14.315 METERS (46.97 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1317 HECTARES (0.325 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO THE CITY OF WESTFIELD BY QUITCLAIM DEED RECORDED NOVEMBER 07, 2014, AS INSTRUMENT NUMBER 2014050331, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, SAID NORTHEAST CORNER BEING DESIGNATED AS POINT "7" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 1,024.21 FEET ALONG THE EAST LINE OF SAID SECTION TO THE CENTER LINE OF THE FORMER CENTRAL INDIANA RAILROAD AND WHITE RIVER, WESTFIELD AND NOBLESVILLE RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 16.50 FEET ALONG SAID CENTER LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 673.10 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF THE GRANTORS' LAND; THENCE NORTH 0 DEGREES 08 MINUTES 24 SECONDS WEST 20.00 FEET ALONG THE WEST LINE OF THE GRANTORS' LAND TO THE NORTH LINE OF SAID RAILROAD; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST 673.10 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID GRAY ROAD SAID POINT BEING DESIGNATED AS "405" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 20.00 FEET ALONG THE BOUNDARY OF SAID GRAY ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.309 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO ALLCARE HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED JUNE 08, 2017, AS INSTRUMENT NUMBER 2017026477, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A

EXHIBIT A
REAL ESTATE
(Page 3 of 4)

DISTANCE OF 383.50 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 33 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID INSTRUMENT NO. 9809825791 A DISTANCE OF 270.40 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791, SAID CORNER IS ALSO ON THE NORTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 9909942078 AND IS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE 198.50 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 198.50 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,978 SQUARE FEET MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 4 of 4)

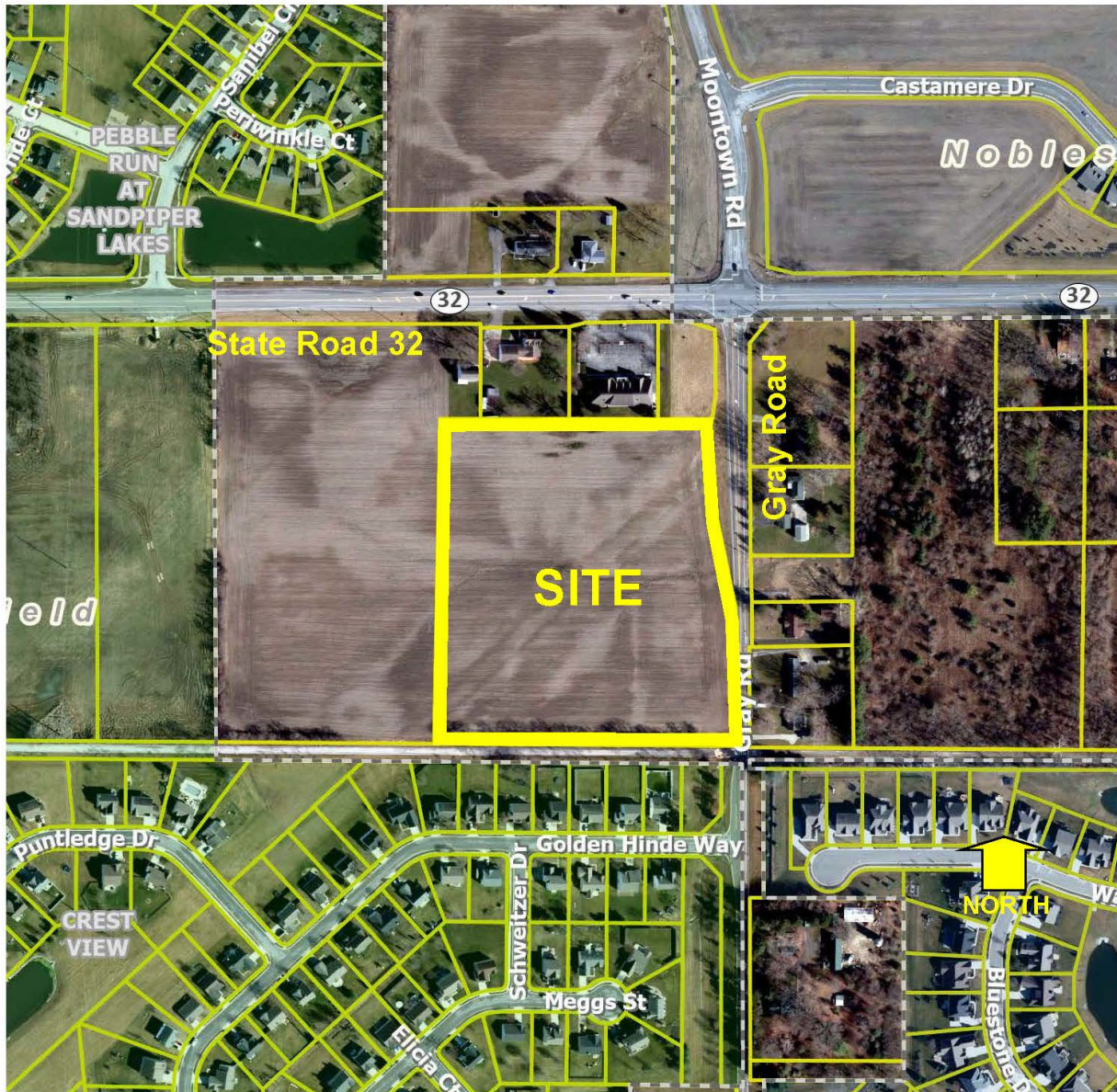
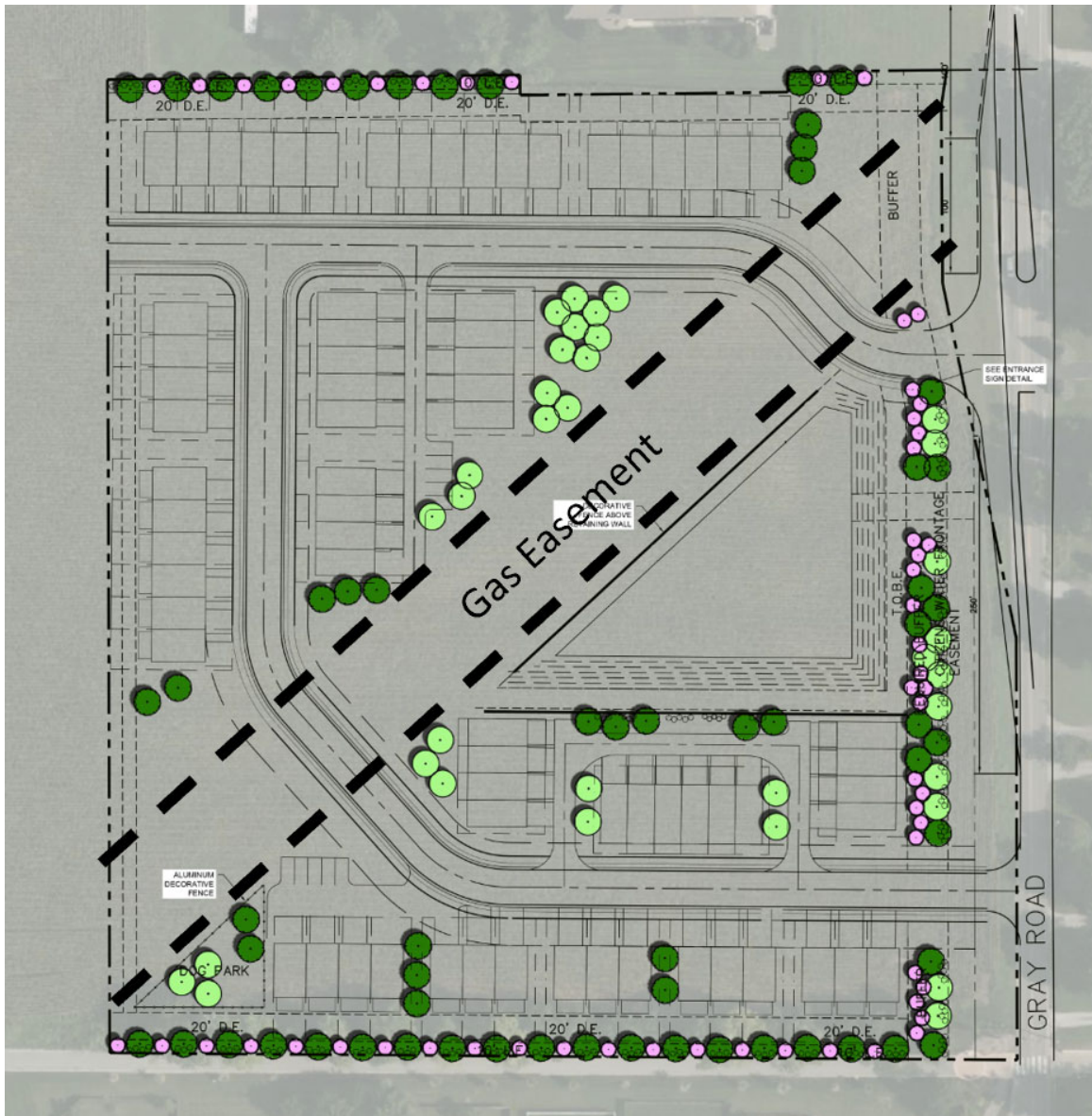


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



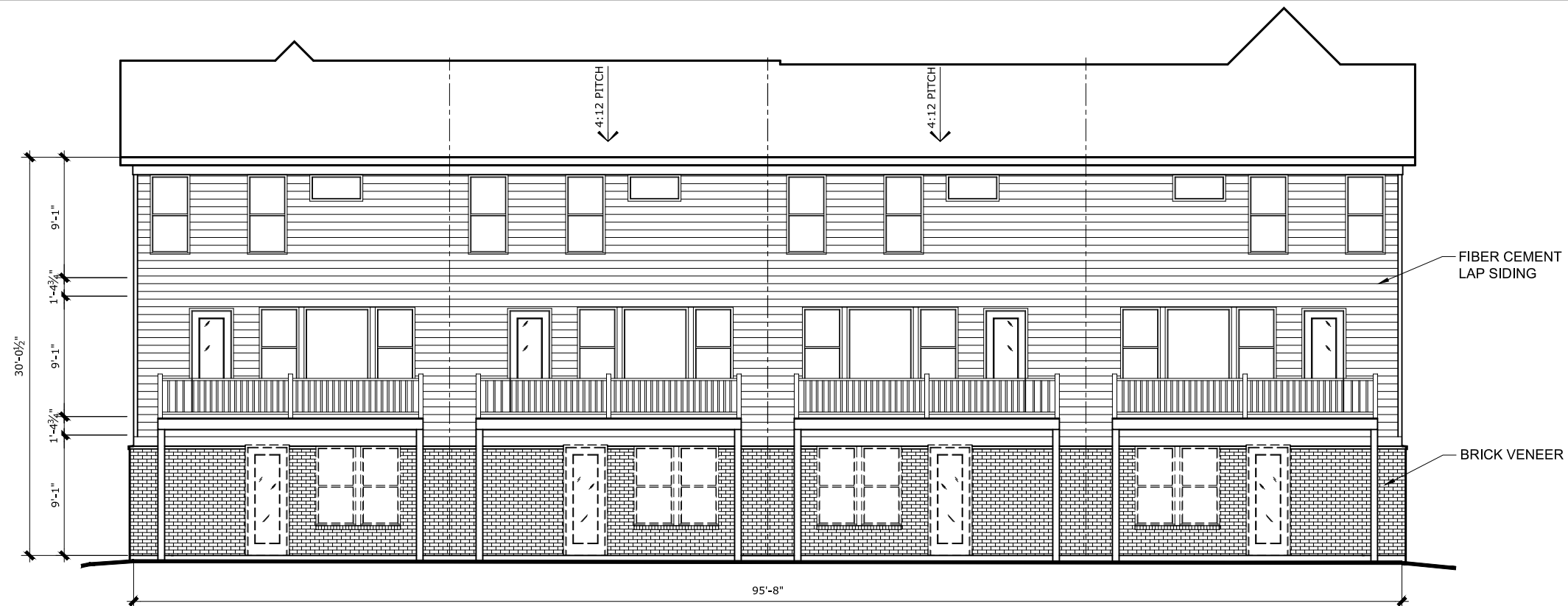
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2208-PUD-16.

EXHIBIT C
Townhome Perspectives and Elevations – Front Load
(See Following 5 Pages)

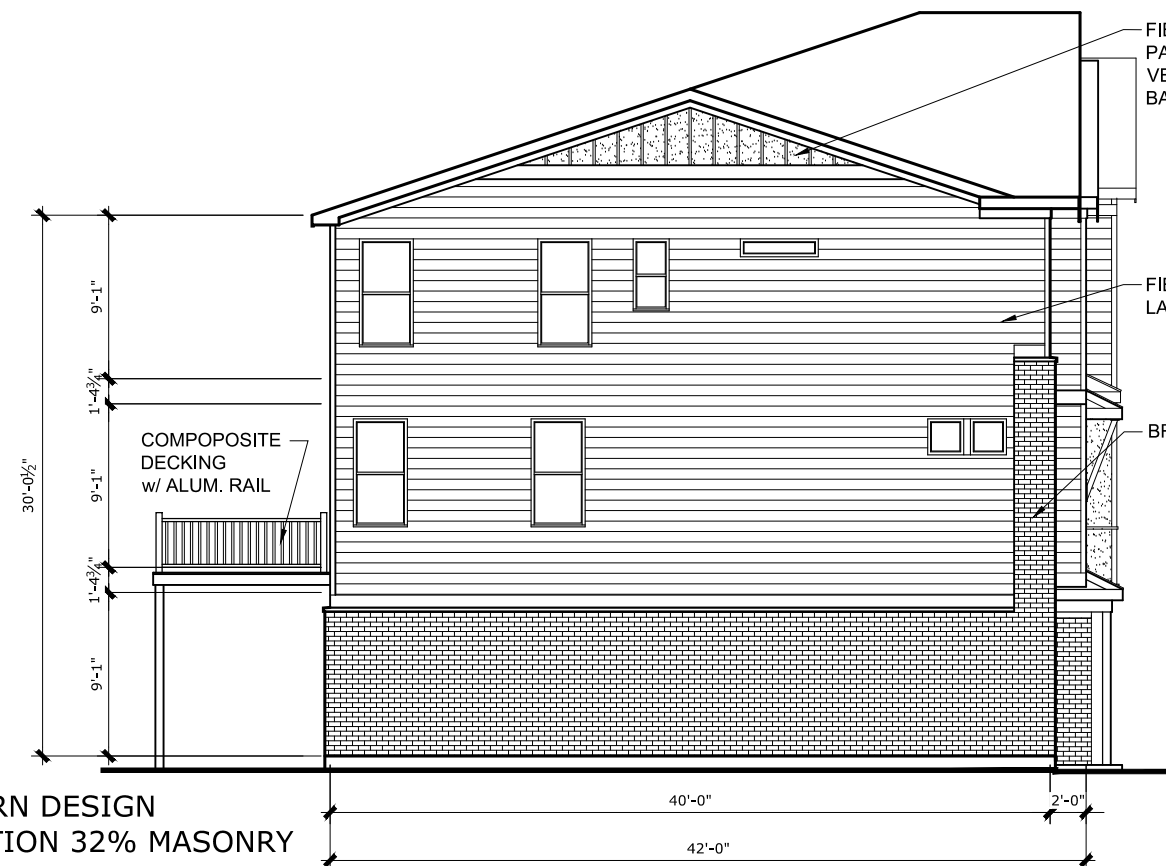




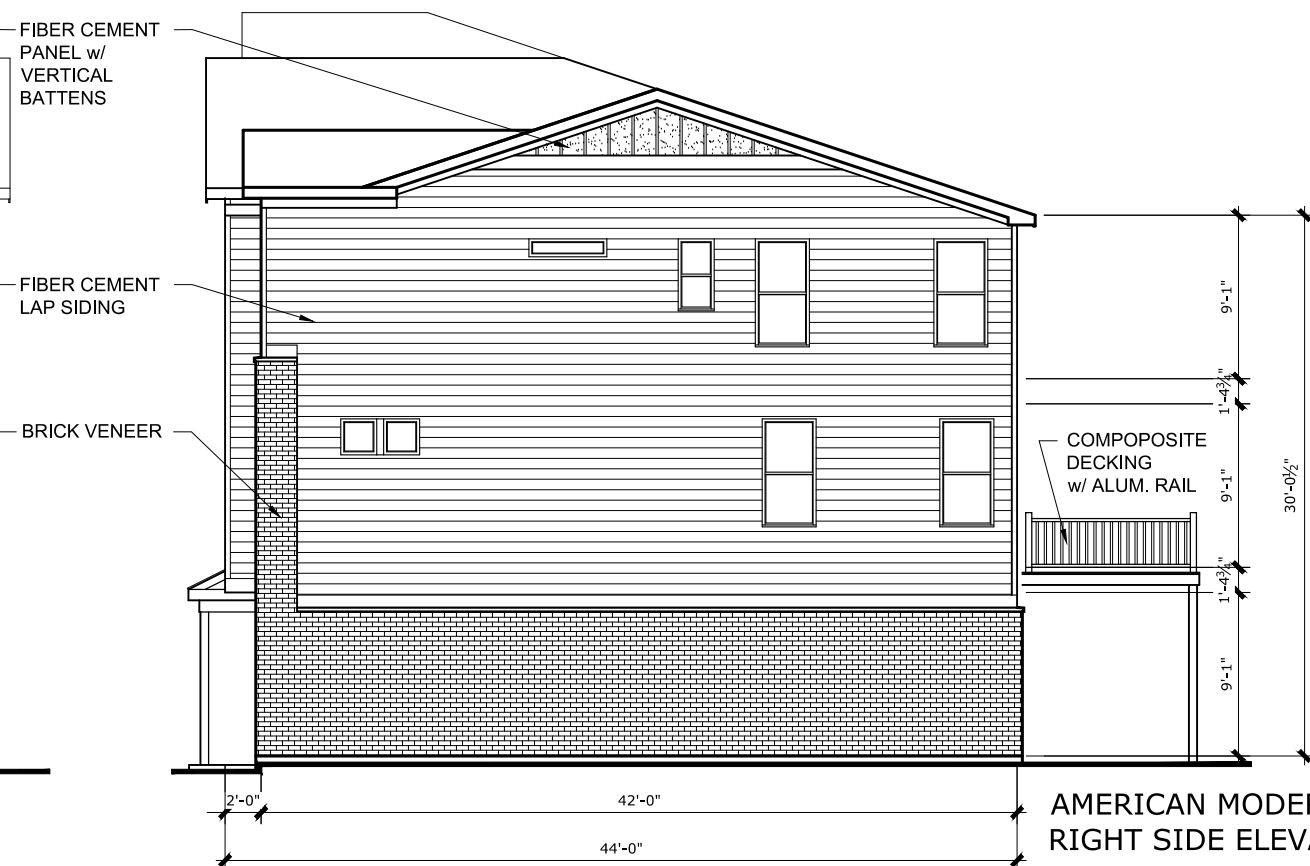
BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 55% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
4-UNIT BUILDING
REAR ELEVATION 30% MASONRY



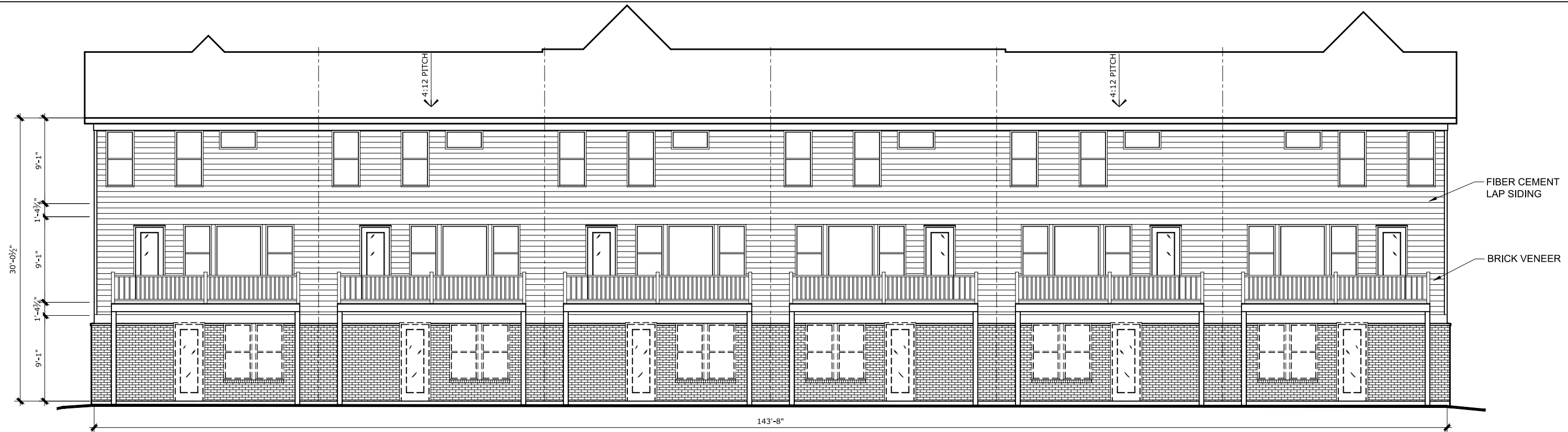
AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY



BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 58% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
6-UNIT BUILDING
REAR ELEVATION 30% MASONRY

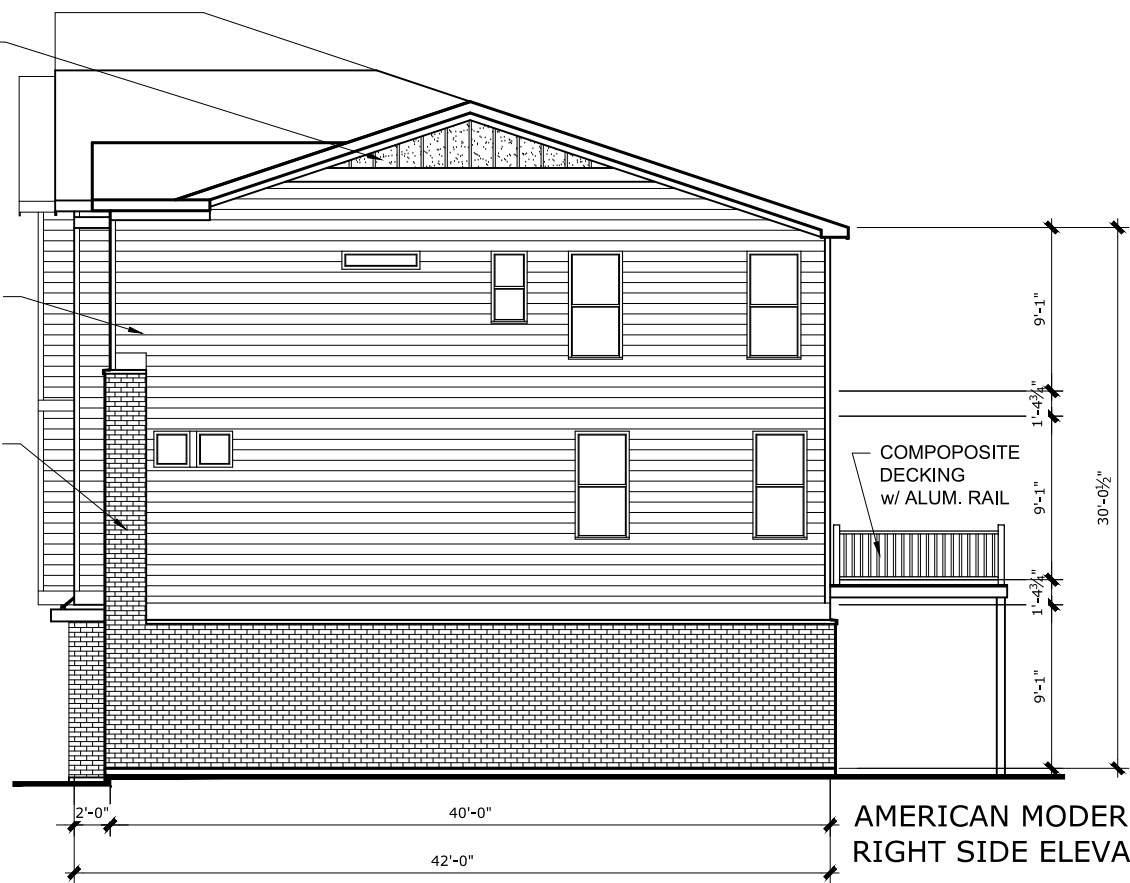


AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY

FIBER CEMENT
PANEL w/
VERTICAL
BATTENS

FIBER CEMENT
LAP SIDING

BRICK VENEER



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

EXHIBIT D
Townhome Perspectives and Elevations – Alley Load
(See Following 7 Pages)

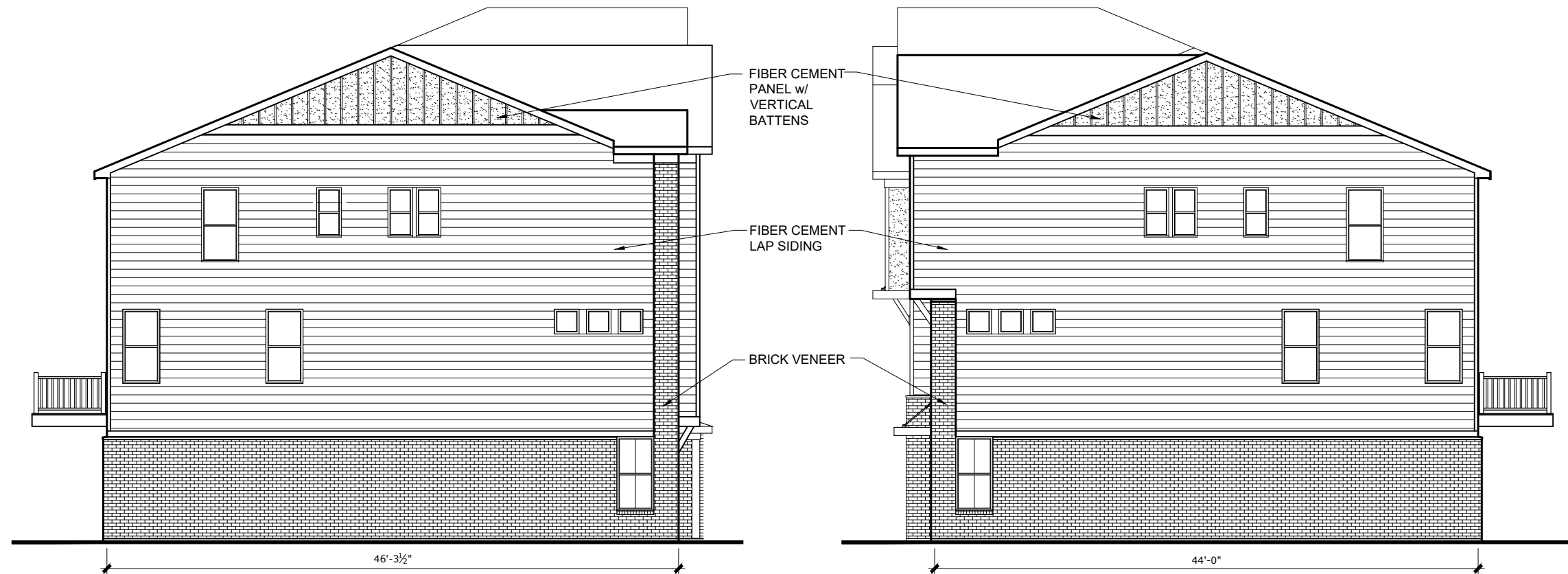




TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 60% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
4-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

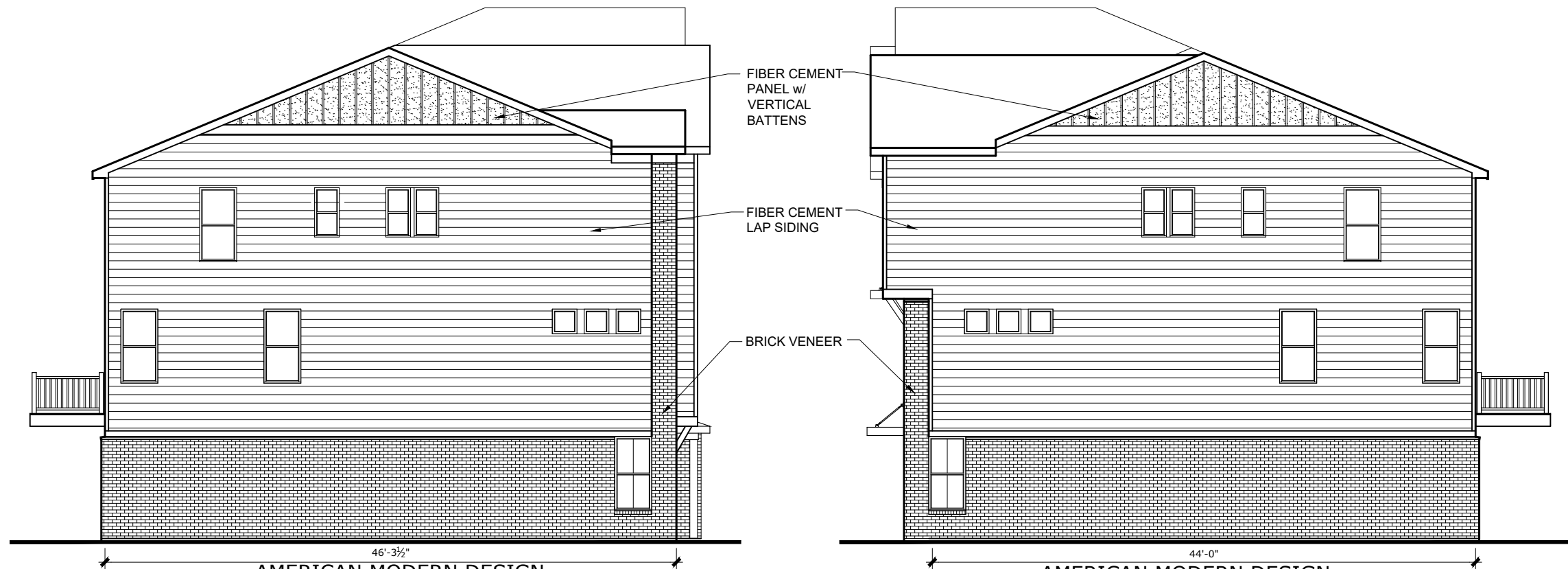
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 5-HOME BUILDING
 FRONT ELEVATION 58% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
5-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

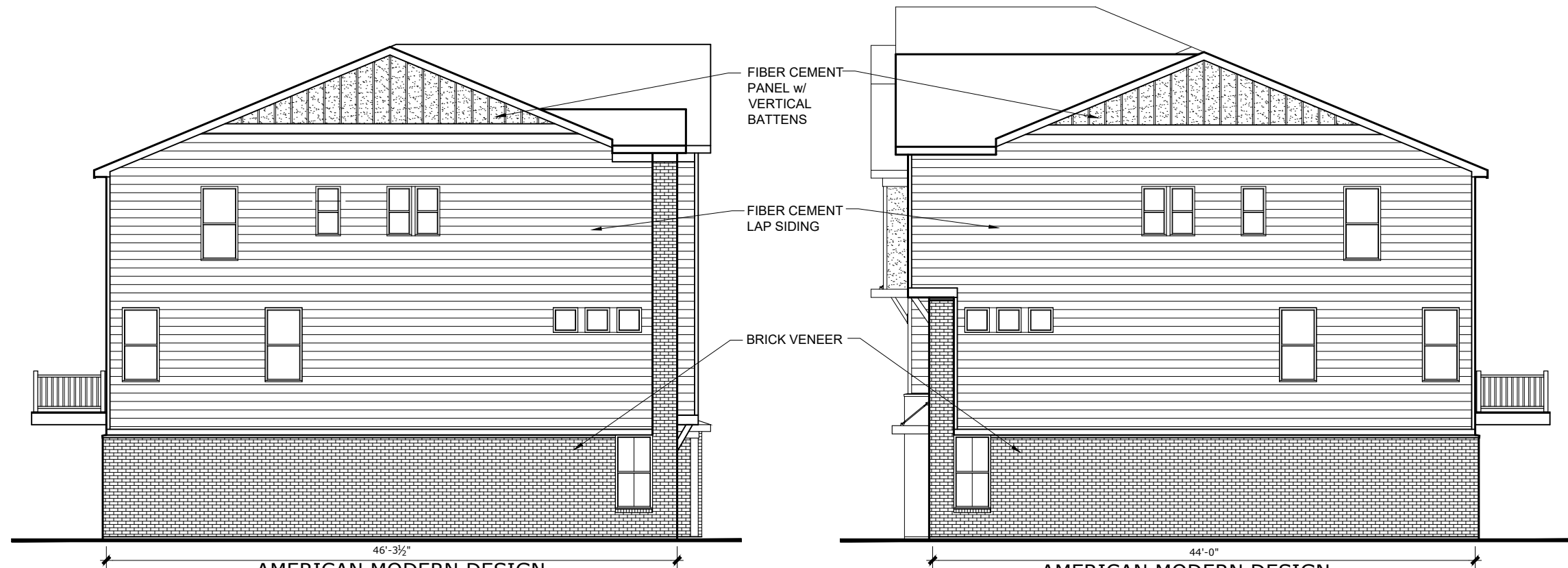
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 56% MASONRY



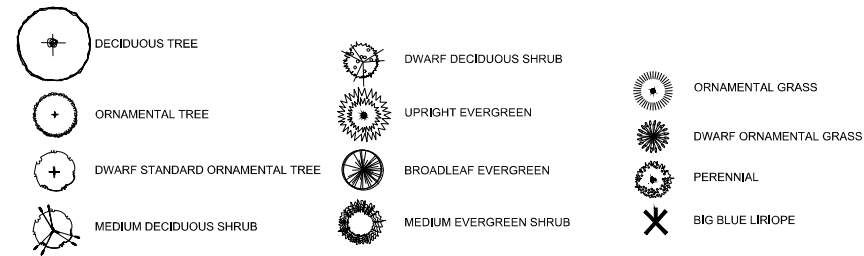
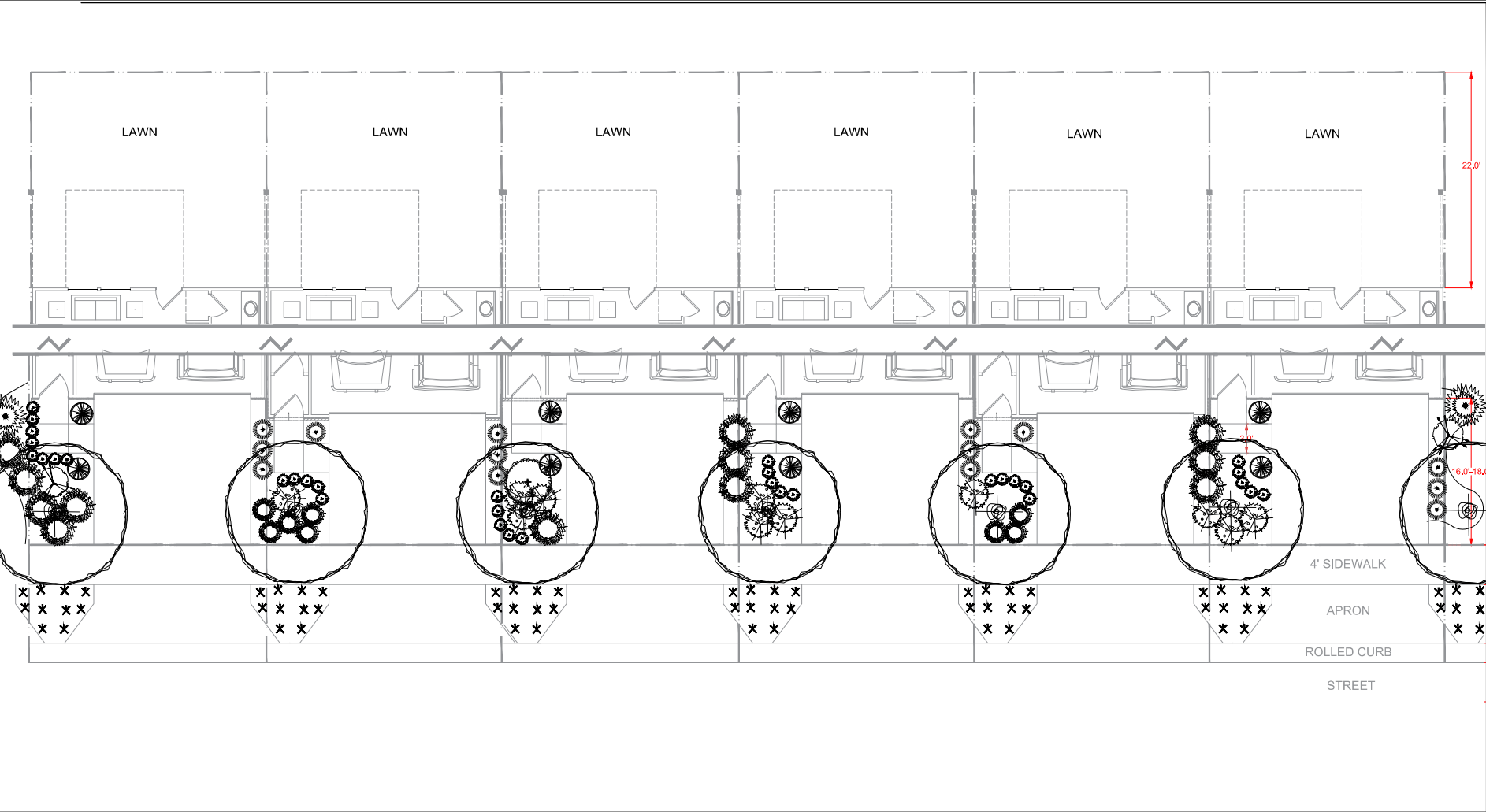
AMERICAN MODERN DESIGN REAR ELEVATION
6-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

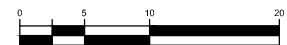
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

EXHIBIT E
Foundation Planting Exhibit
(See following 2 pages)



Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.



TEM_UI_Front Single Family Attached_Landscape_Typical_6UNIT

DATE: September 17, 2020

REVISED: January 20, 2022

DRAWN BY: GAF

SCALE: 1"=10'

UI_Landscape 6 of 23

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Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units
3. No turf area to be smaller than 24" - Mulch area if less than 24"
4. Add additional plantings <=30" high (to maintain vision from vehicle when backing out) in the alley of the RSFA (Midtown-Tustin) as space allows and does not interfere with placement and access to utilities.
5. Utilize stone instead of mulch in planting area of the alley

DATE: September 17, 2020
REVISED: January 20, 2022
DRAWN BY: GAF
SCALE: 1"=10'
UI_Landscape 15 of 23

TEM_UI_Rear Single Family
Attached_Landscape_Typical_6UNIT

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ALLEY

ALLEY

ALLEY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

4' SIDEWALK

6'0"

6'0"

Varies



DECIDUOUS TREE



ORNAMENTAL TREE



DWARF STANDARD ORNAMENTAL TREE



MEDIUM DECIDUOUS SHRUB



DWARF DECIDUOUS SHRUB



UPRIGHT EVERGREEN



BROADLEAF EVERGREEN



MEDIUM EVERGREEN SHRUB



ORNAMENTAL GRASS



DWARF ORNAMENTAL GRASS



PERENNIAL



BIG BLUE LIRIOPE

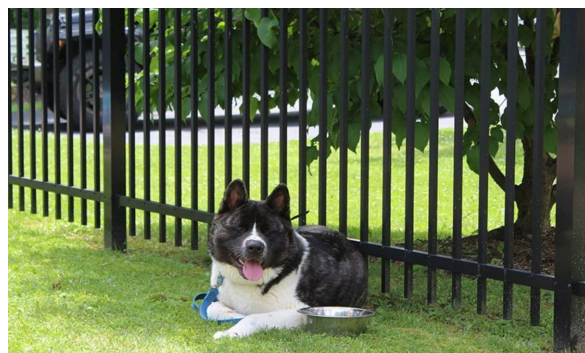


EXHIBIT F
AMENITY CHARACTER EXHIBITS
(See following page)

AMENITIES



Homesite Types	Total Homesites	Legend
Tustin (alley loaded)	29 homesites	40%
Brookline (front loaded)	46 homesites	60%
Total Homesites	75 homesites	100%



Designated Dog Area

- 4ft Aluminum Fence
- Seating Area



Midland Trace Trail Connection



Product Offering



Brookline - Front Entry
46 homesites



Tustin - Rear Entry
29 homesites



- Pathway
- Two landscaped seating areas overlooking pond.



Landscaped open space with bench seating

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

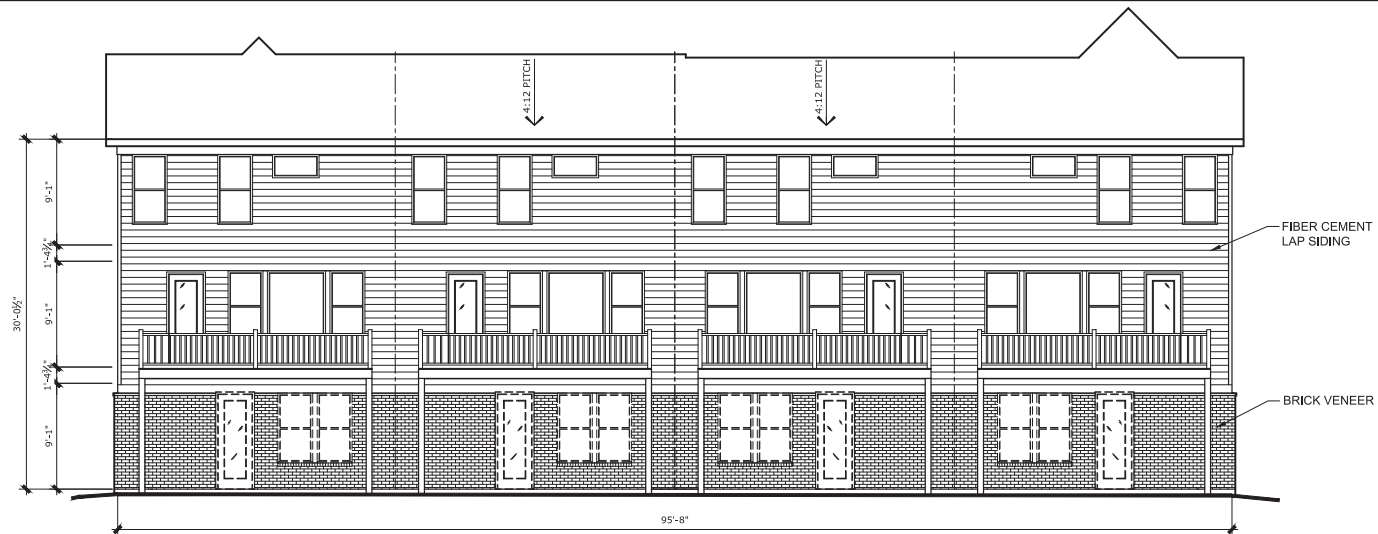


Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2208-PUD-16.

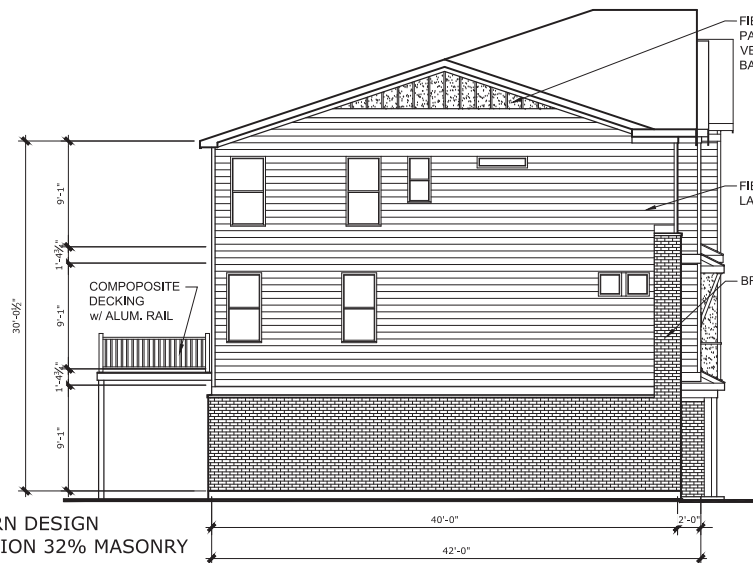




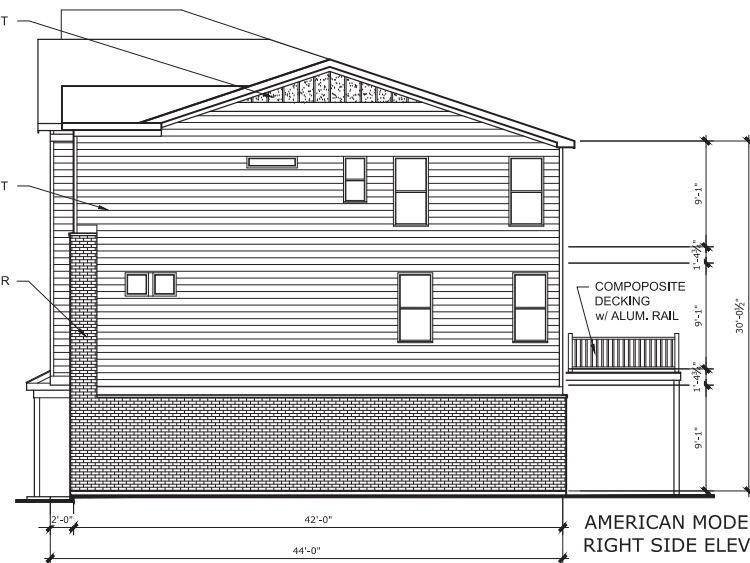
BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 55% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
4-UNIT BUILDING
REAR ELEVATION 30% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

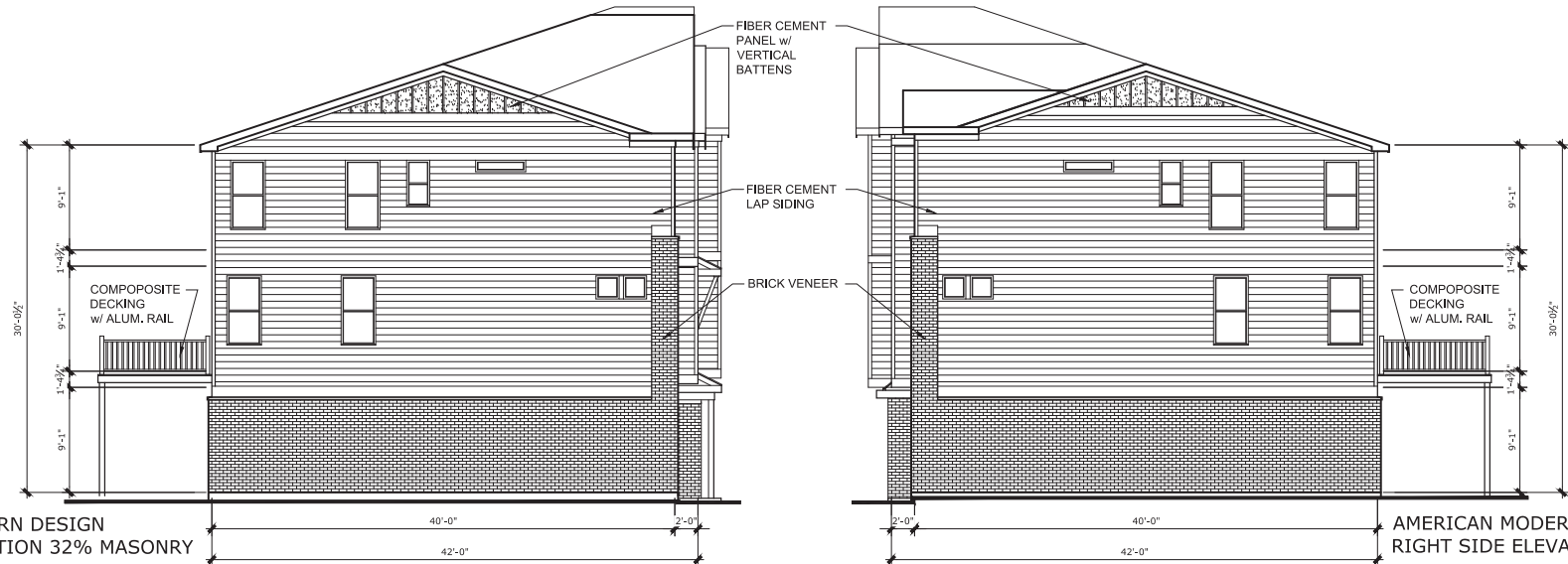




BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 58% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
6-UNIT BUILDING
REAR ELEVATION 30% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY

AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY







TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 60% MASONRY





AMERICAN MODERN DESIGN REAR ELEVATION
4-HOME BUILDING
REAR ELEVATION 25% MASONRY

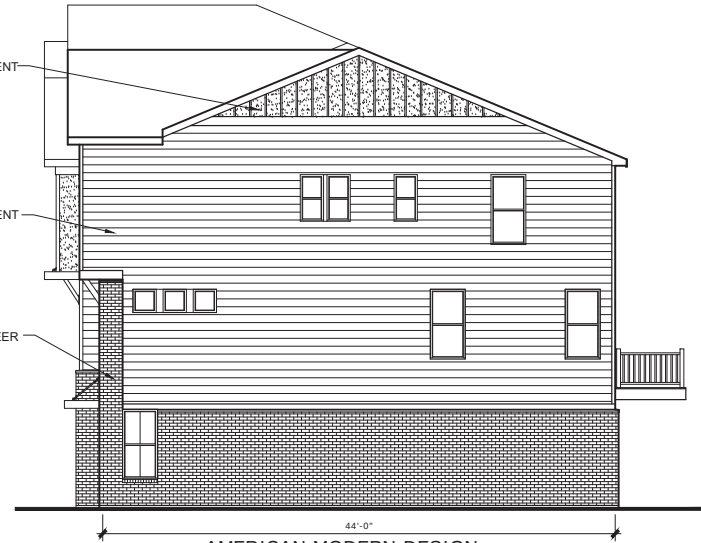


AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

FIBER CEMENT
PANEL w/
VERTICAL
BATTENS

FIBER CEMENT
LAP SIDING

BRICK VENEER



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY





TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 5-HOME BUILDING
 FRONT ELEVATION 58% MASONRY





AMERICAN MODERN DESIGN REAR ELEVATION
5-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



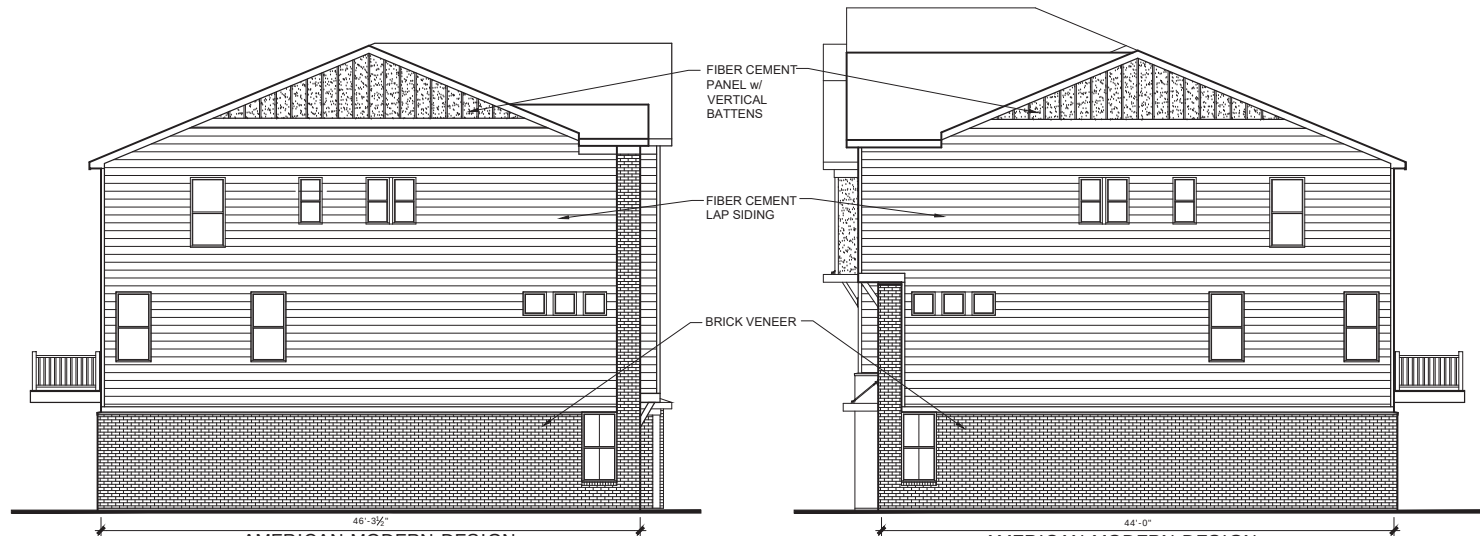


TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 56% MASONRY





AMERICAN MODERN DESIGN REAR ELEVATION
6-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

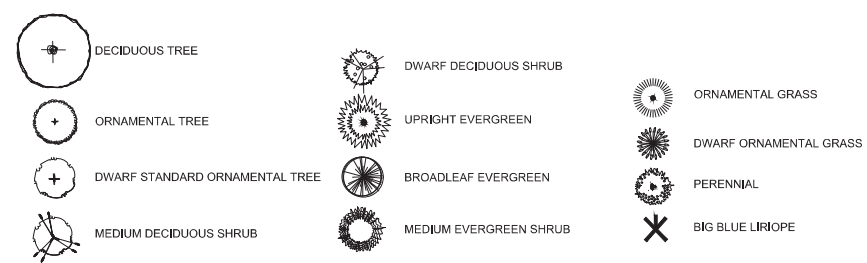
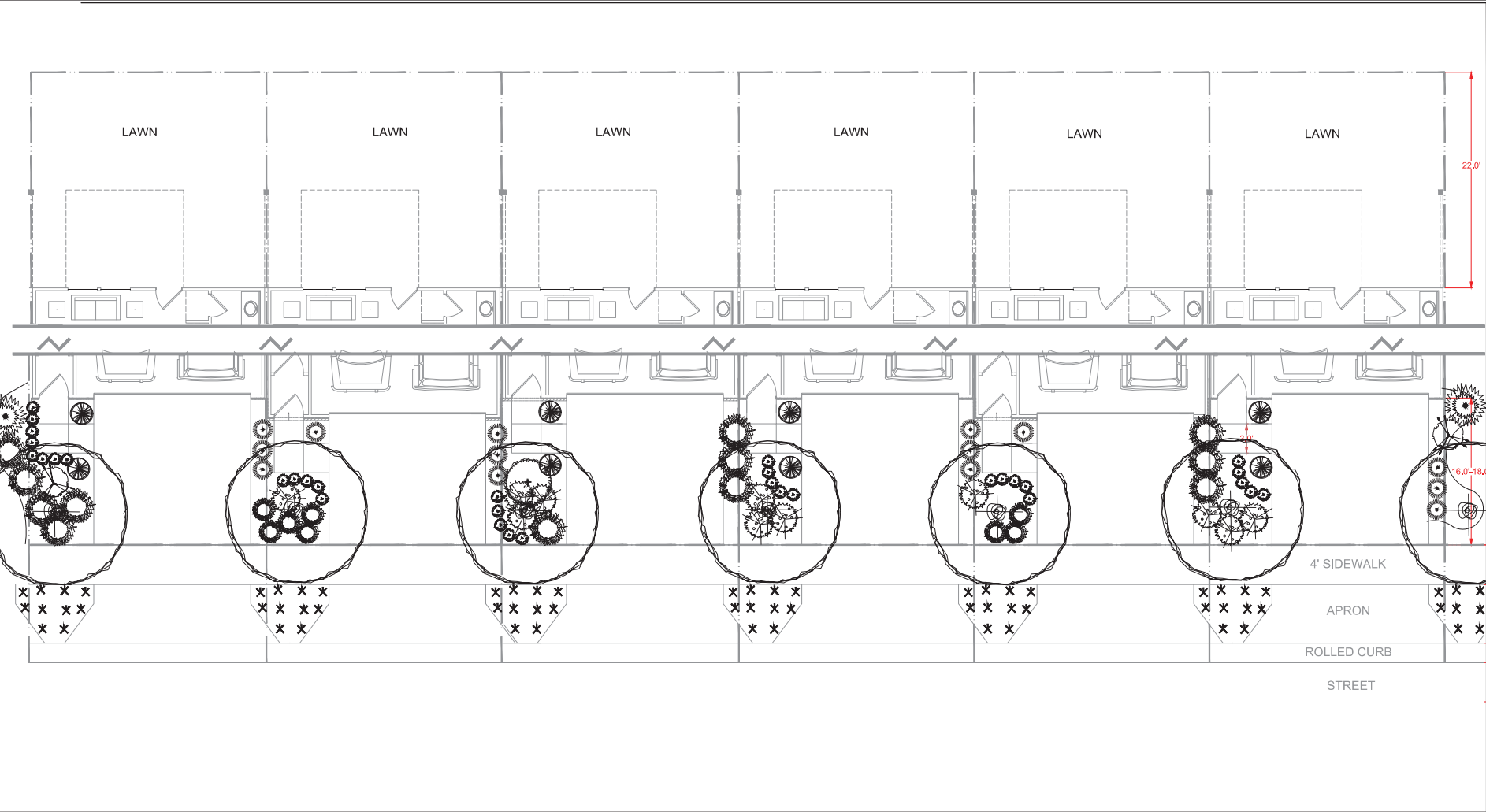
NT
ER



COPYRIGHT ©2021 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.

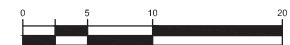
TUSTIN 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION



Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.



TEM_UI_Front Single Family Attached_Landscape_Typical_6UNIT

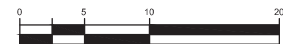
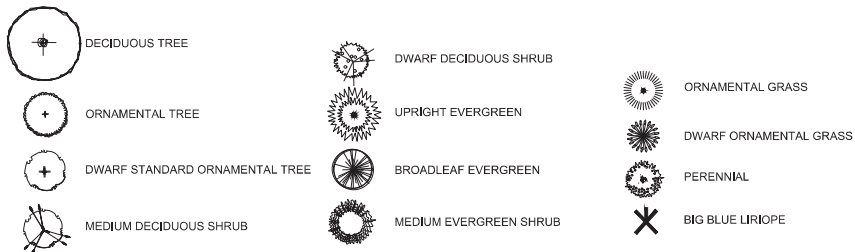
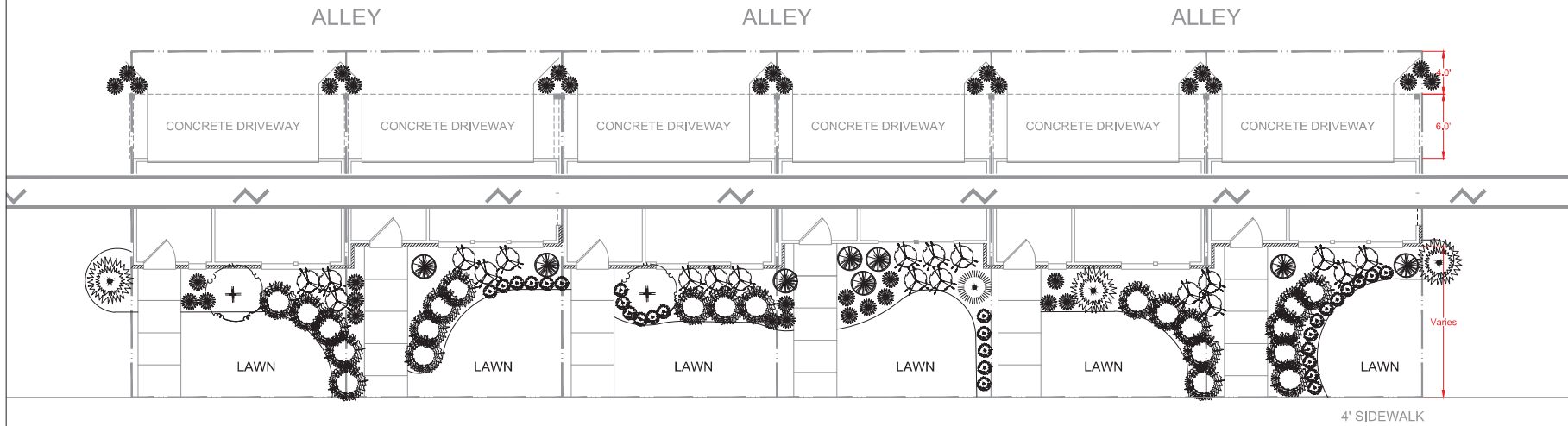
DATE: September 17, 2020
 REVISED: January 20, 2022
 DRAWN BY: GAF
 SCALE: 1"=10'
 UI_Landscape 6 of 23

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Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units
3. No turf area to be smaller than 24" - Mulch area if less than 24"
4. Add additional plantings <=30" high (to maintain vision from vehicle when backing out) in the alley of the RSFA (Midtown-Tustin) as space allows and does not interfere with placement and access to utilities.
5. Utilize stone instead of mulch in planting area of the alley



TEM_UI_Rear Single Family
Attached_Landscape_Typical_6UNIT

DATE: September 17, 2020
REVISED: January 20, 2022
DRAWN BY: GAF
SCALE: 1"=10'
UI_Landscape 15 of 23



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AMENITIES



WY
WESTFIELD
YARD

Homesite Types	Total Homesites	Legend
Tustin (alley loaded)	29 homesites	40%
Brookline (front loaded)	46 homesites	60%
Total Homesites	75 homesites	100%



Designated Dog Area

- 4ft Aluminum Fence
- Seating Area



Midland Trace Trail Connection



Product Offering



Brookline - Front Entry
46 homesites



Tustin - Rear Entry
29 homesites



- Pathway
- Two landscaped seating areas overlooking pond.



Landscaped open space with bench seating

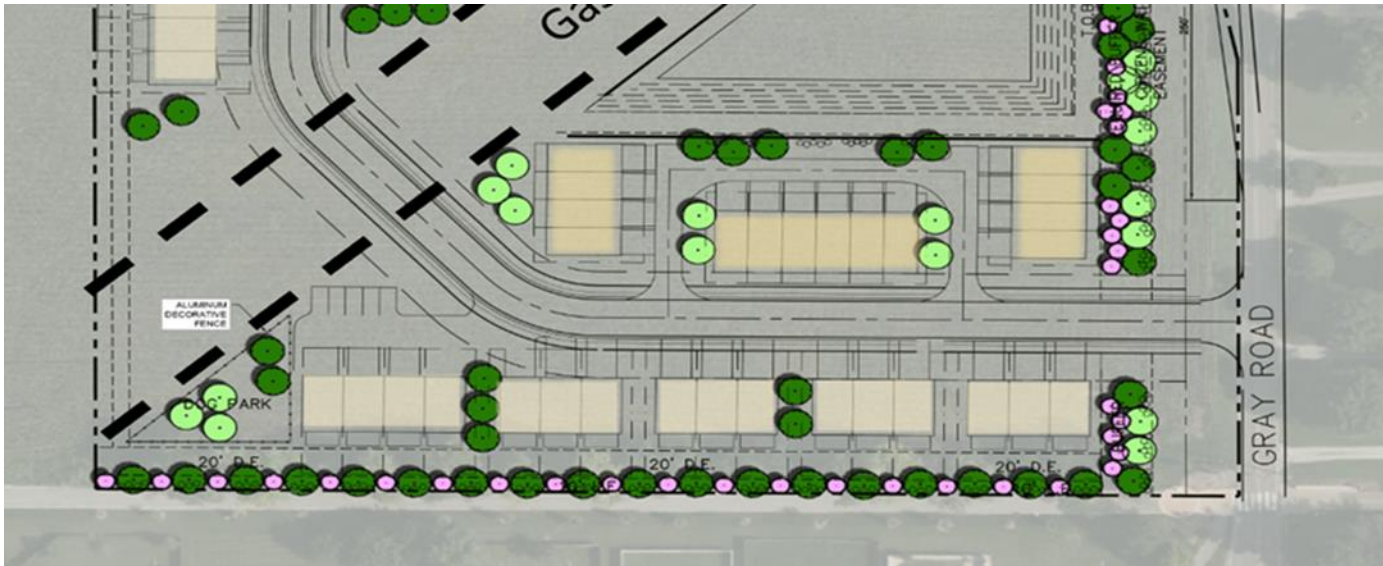
10/31/2022

Southern Boundary – Midland Trail



Previous Plan

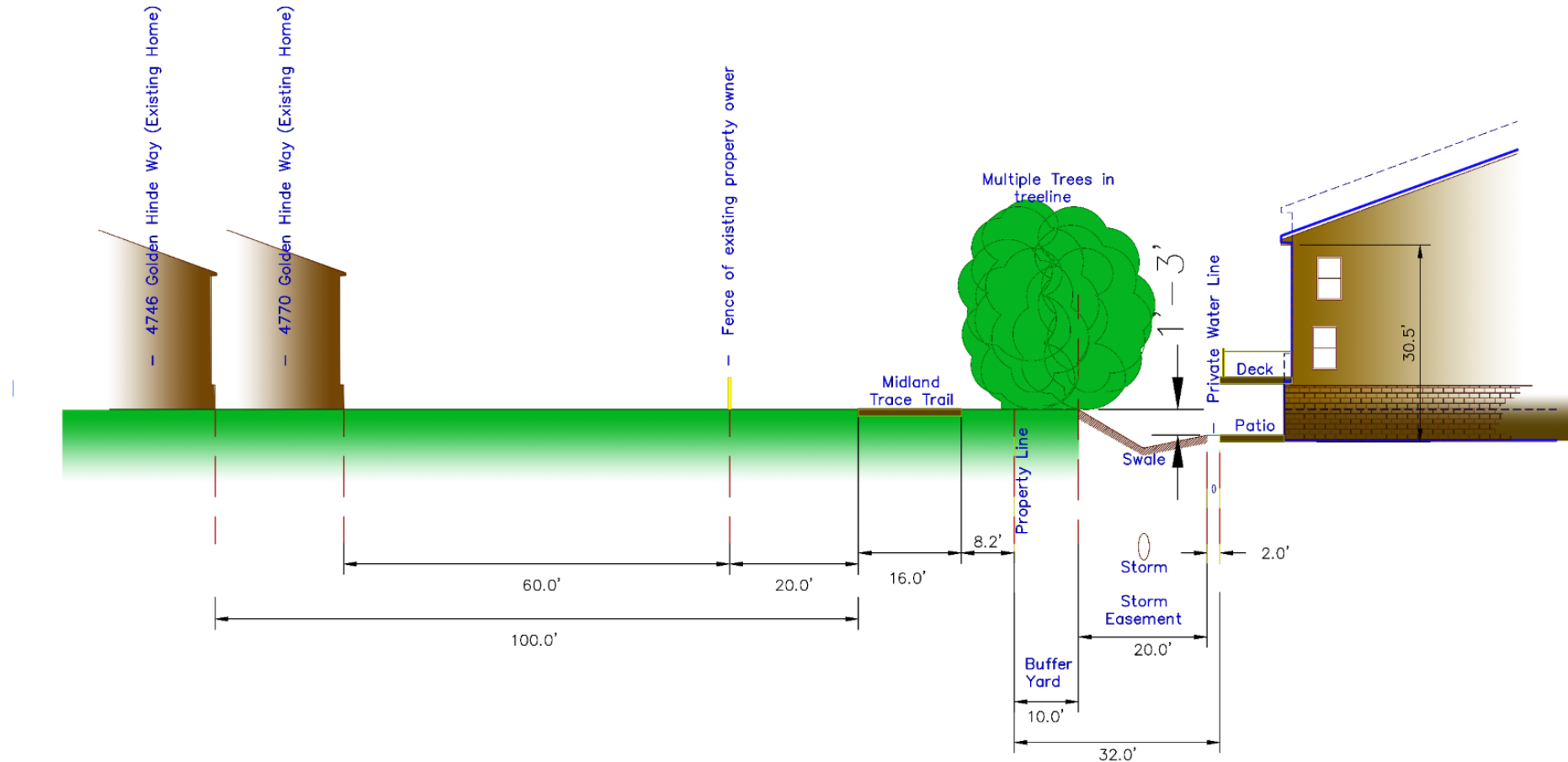
- Building Groupings: 6 units per building
- 3 Buildings Total
- Total Units backing to trail: 18



Current Plan

- Building Groupings: 3 -4 units per building
- 5 Buildings Total (20ft building separation in between buildings)
- Total Units backing to trail: 16
- Added dog park to the south side of gas easement to allow for more open space near trail.

Trail Cross Section



Westfield Yard



Product Offering



Brookline Collection

Front-Entry Garages

Exterior of site

44 homesites



Tustin Collection

Rear-Entry Garages

Interior of site

28 homesites

**72 total homesites, down from 75 on previous submittal*

Westfield Yard - Tustin



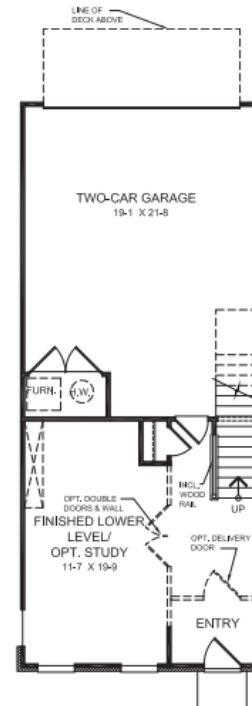
Tustin Collection
Rear-Entry Garages
 Exterior of site
28 homesites



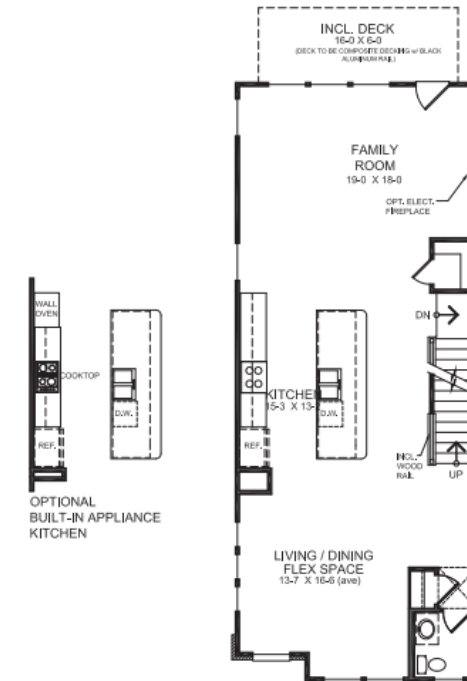
3 - 4 BEDROOMS & 2 - 4 BATHROOMS

2,097 SQ FT AND UP

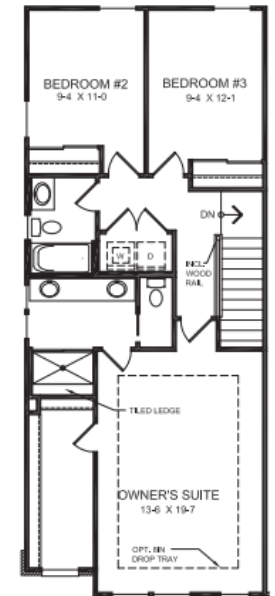
Lower Level Design



Main Level Design



Upper Level Design



Many options! Outdoor living space! Customize to your needs!

**Alternative floor plans available.*

Westfield Yard - Brookline



Brookline Collection

Front-Entry Garages

Exterior of site

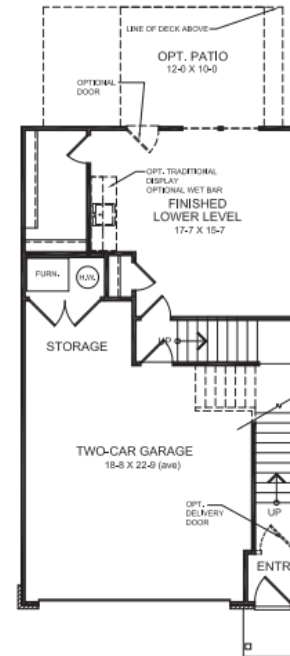
44 homesites



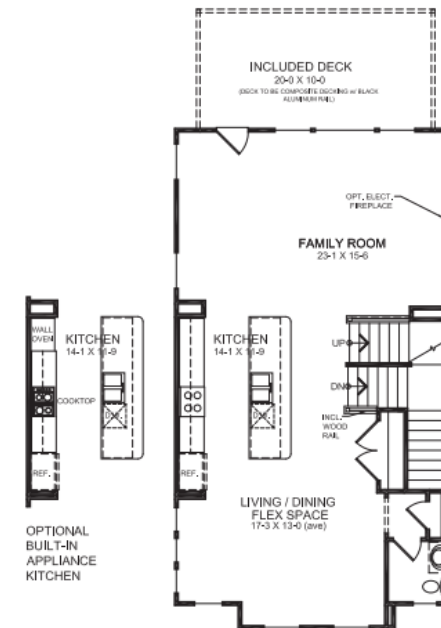
 3 - 4 BEDROOMS &  2 - 4 BATHROOMS

 2,415 SQ FT AND UP

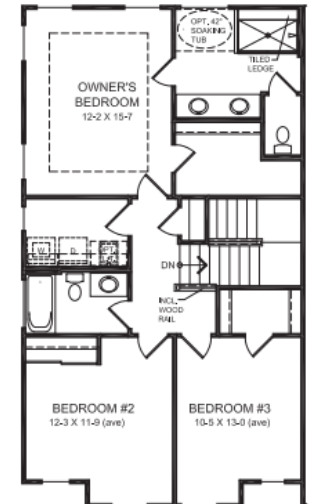
Lower Level Design



Main Level Design



Upper Level Design



Many options! Outdoor living space! Customize to your needs!

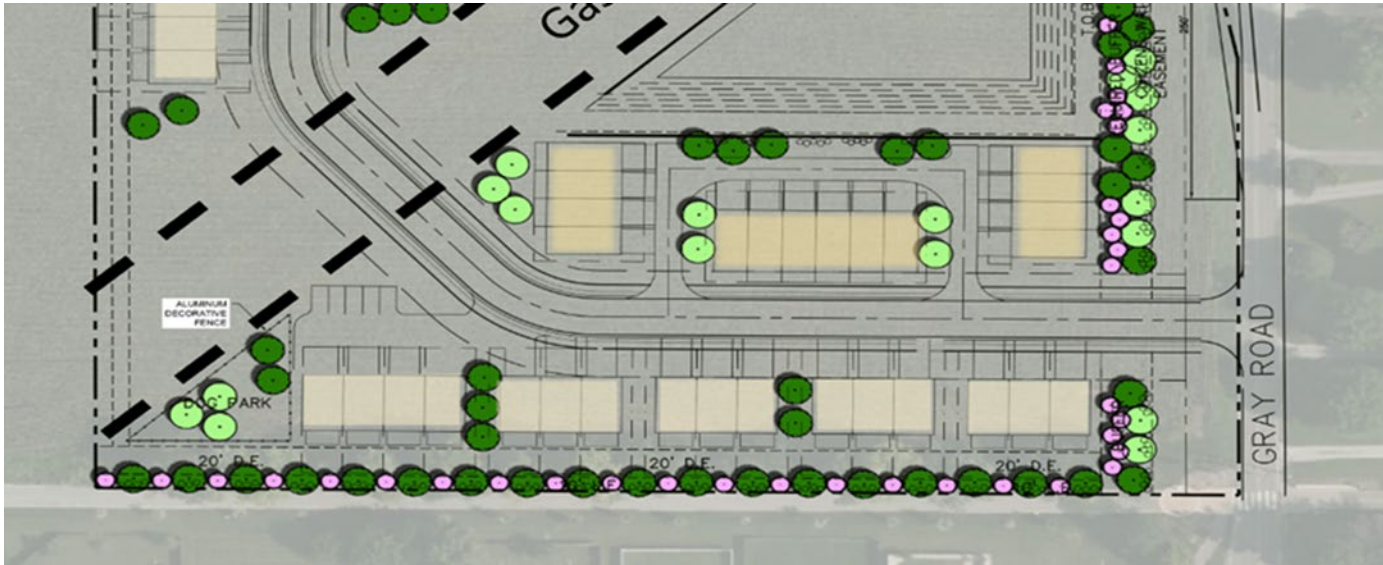
**Alternative floor plans available.*

Southern Boundary – Midland Trail



Previous Plan

- Building Groupings: 6 units per building
- 3 Buildings Total
- Total Units backing to trail: 18



Current Plan

- Building Groupings: 3 -4 units per building
- 5 Buildings Total (20ft building separation in between buildings)
- Total Units backing to trail: 16
- Added dog park to the south side of gas easement to allow for more open space near trail.

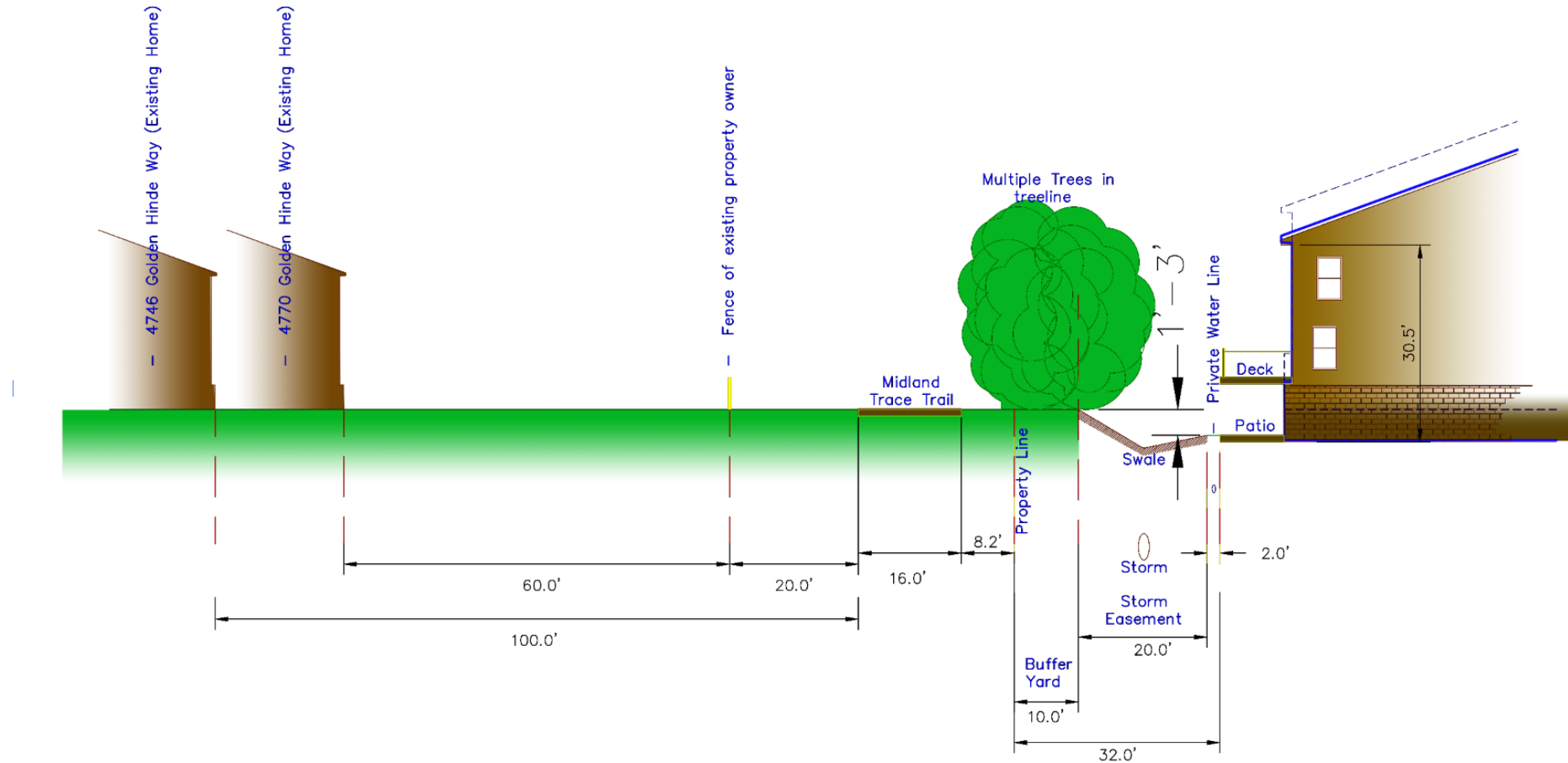
Midland Trace Trail



View from the
Midland Trace Trail
looking north
towards
Westfield Yard



Trail Cross Section



AMENITIES



Homesite Types	Total Homesites	Legend
Tustin (alley loaded)	29 homesites	40%
Brookline (front loaded)	46 homesites	60%
Total Homesites	75 homesites	100%



- Designated Dog Area**
- 4ft Aluminum Fence
 - Seating Area



Midland Trace Trail Connection



Product Offering



Brookline - Front Entry
46 homesites



Tustin - Rear Entry
29 homesites



- Pathway
- Two landscaped seating areas overlooking pond.



Landscaped open space with bench seating

AMENITIES – DOG PARK



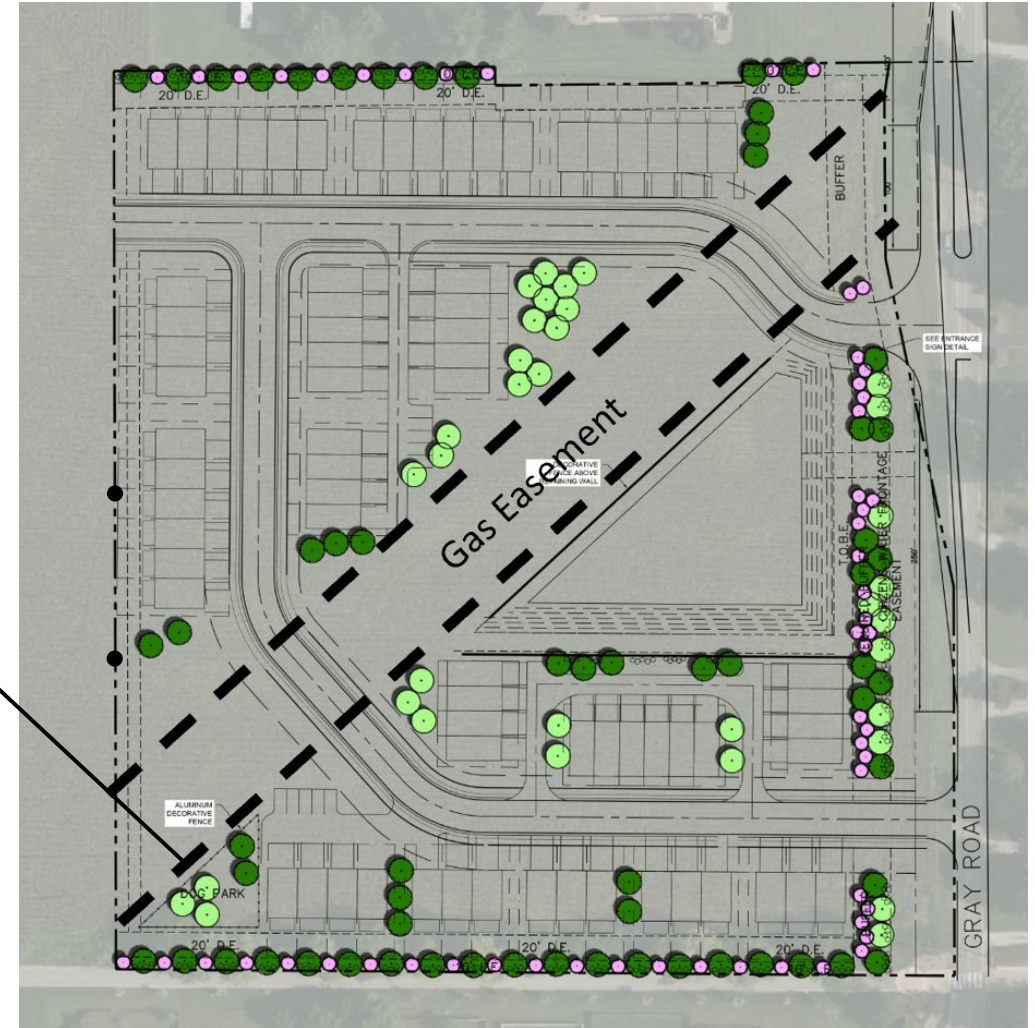
WY
WESTFIELD
YARD

Designated Dog Park Area

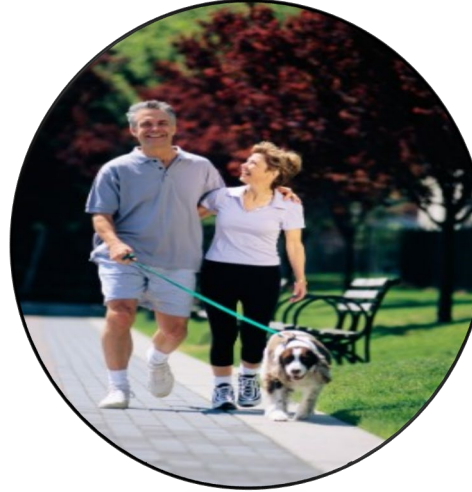
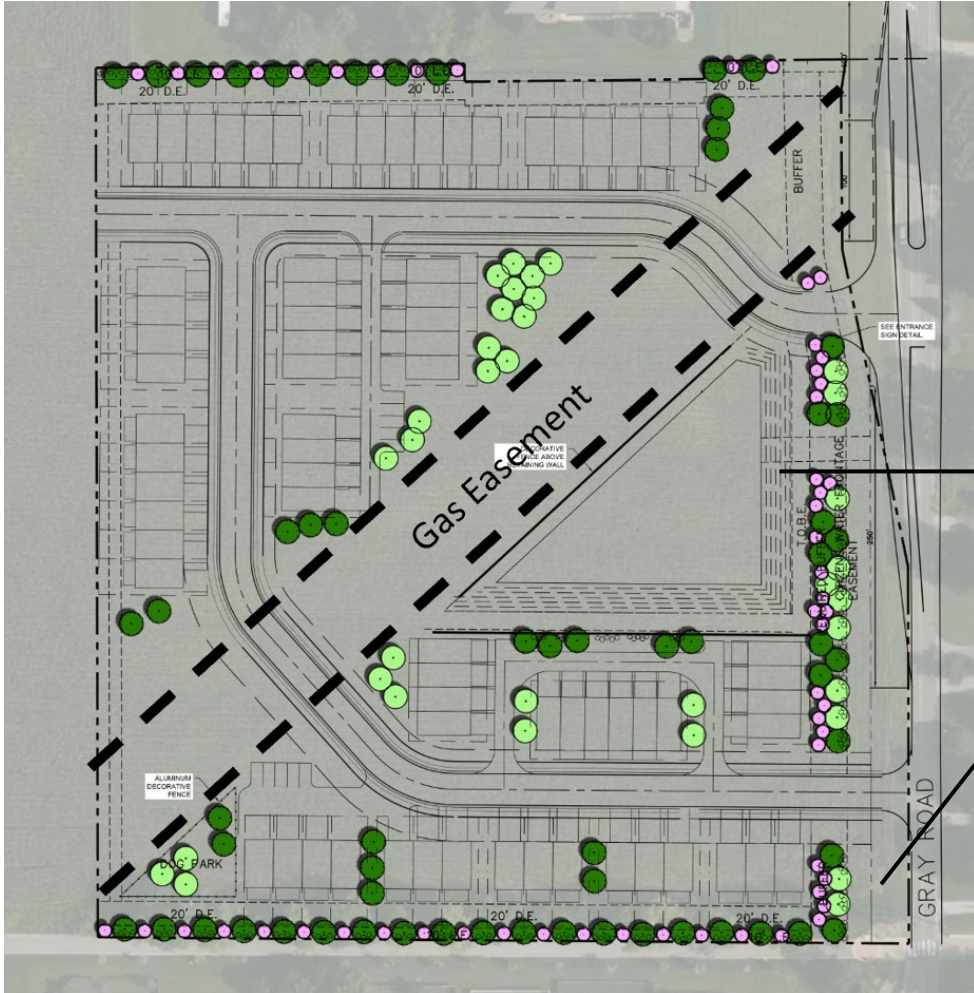
- 1,000 sq feet
- 4ft Aluminum Fence
- Seating Area
- Dog Waste Station
- Trash Cans
- Parking



Trash Cans



AMENITIES – OPEN SPACE: GREY ROAD



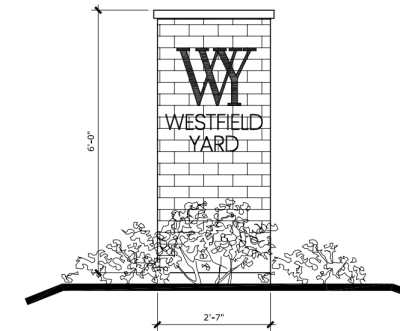
Landscaped open space with bench seating

Midland Trace Trail Connection



FRONTAGE ALONG GREY ROAD

- 6ft Pathway
- Heavily landscaped buffer
- Two landscaped seating areas overlooking pond.
- Entry Monument
- Midland Trace Trail Connection



WY
WESTFIELD
YARD

AMENITIES – SEATING AREA EXAMPLES



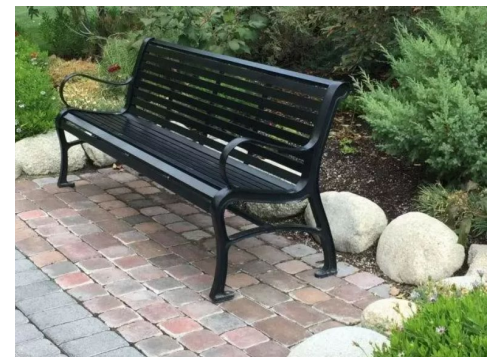
FOUR (4) SEATING AREAS

- 1 - Seating area at the dog park
- 2 - Seating areas along Grey Road
- 1 - Seating area on North Side of Gas Line Easement



EXAMPLES OF OTHER SEATING AREAS FROM OTHER COMMUNITIES.

WESTFIELD YARD WILL HAVE DECORATIVE BLACK BENCHES

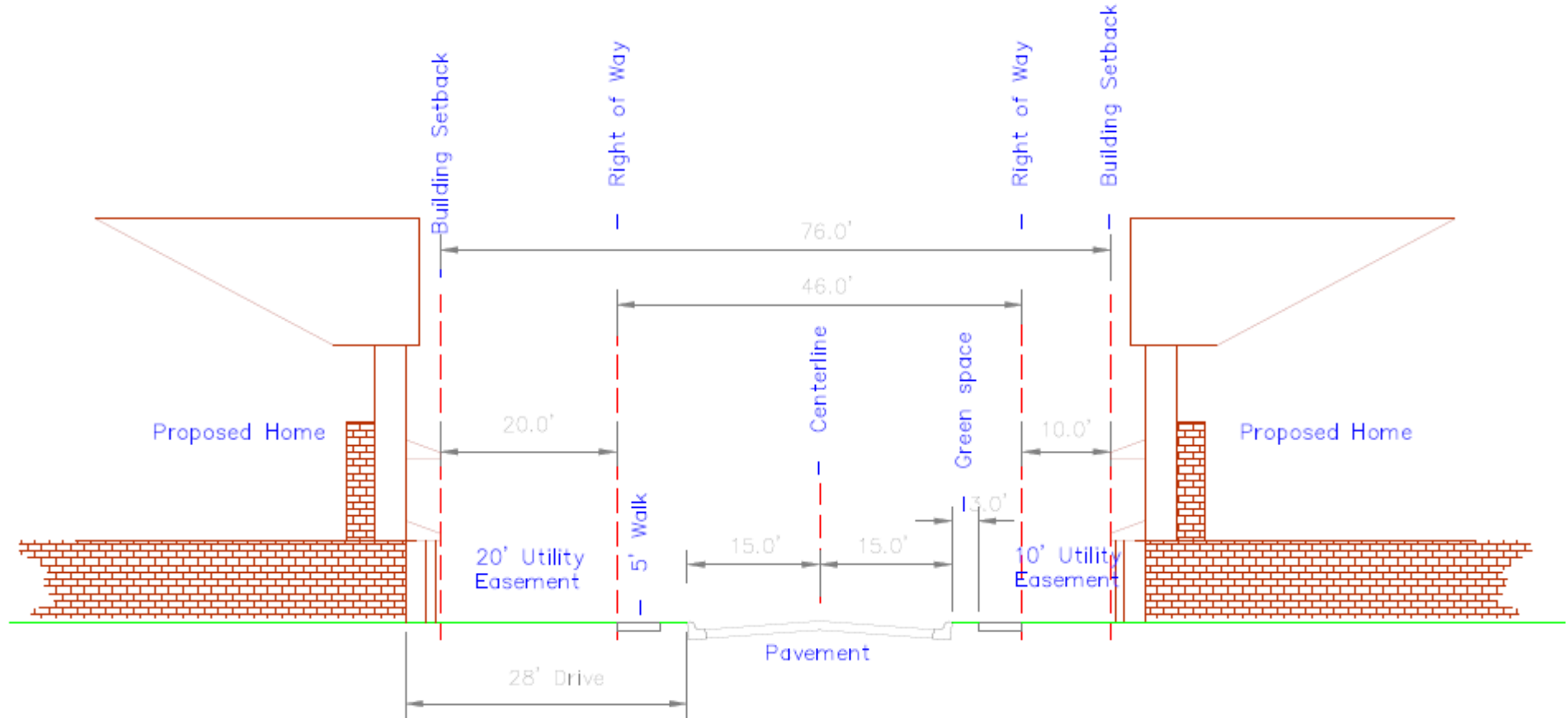


ALTERNATIVE PAVEMENT



Alternative Pavement Section

*Streets to be
Private and owned
and maintained by
the HOA*



**ALT PAVEMENT
SECTION**