CITY OF WESTFIELD, IN

Plat Committee Meeting Agenda - 3/10/2025

Monday, March 10, 2025 at 11:00 AM

BOARD OR COMMISSION: Plat Committee Meeting
MEETING DATE: Monday, March 10, 2025 at 11:00 AM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PLAT COMMITTEE

****A quorum of the Common Council may be present****

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Membership oaths

Election of Officers

Announce any changes to Agenda

Approval of Minutes - December 16, 2024

Review Rules of Procedure

ITEMS OF BUSINESS

No Items of business.

PUBLIC HEARING ITEMS

2501-SPP-01 [PUBLIC HEARING]
Springmill Trails Marketplace SPP
17704 Casey Road.
GM Land and Cattle Company, represented by Kimley-Horn and Associates, requests Primary Plat review of a 5 lot commercial subdivision on 19.23 acres +/- in the Springmill Trails PUD District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2502-SPP-02 & 2502-ODP-01 [PUBLIC HEARING]
Woodwind East
16420 Ditch Road.
Old Town Companies, LLC by Kimley-Horn and Associates, Inc. request Primary Plat and Overall Development Plan review for 183 single-family residential lots on 136.2

acres +/- in the Woodwind East Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

No items continued to a future meeting.

REPORTS/COMMENTS

Plat Committee Members

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourn.

Petition Number:	2501-SPP-01
Project Name:	Springmill Trails Marketplace
Subject Site Location:	NE corner of W Tournament Trl. and Ditch Rd ("the Property")
Petitioner:	GM Land and Cattle Company, LLC
Representative:	Kimley-Horn and Associates, Inc
Requests:	Primary Plat (SPP) review of a 3-lot, 2 block commercial subdivision on 19.23 acres zoned Springmill Trails PUD District
Current Zoning:	Springmill Trails PUD District, Market Center subdistrict (Ord. 11-19)
Current Land Use:	Vacant
Acreage:	19.23 acres +/-
Staff Reviewer:	Lauren Gillingham-Teague, AICP - Senior Planner
Exhibits:	1. Staff Report
	2. Location Map
	3. SPP Plan Set

BACKGROUND

The Property is zoned Springmill Trails PUD District (Ord. 11-19), and is within the Market Center sub-district (underlying zoning GB). The primary plat consists of three commercial lots and two blocks, one of which will be further subdivided as necessitated by future development. The plat also dedicates right-of-way for Tournament Trail, Casey Rd, and the trail corridor along 32.

The PUD "bakes in" some 2011 zoning standards by including them as PUD exhibits. Otherwise, UDO standards shall apply to any aspect of the project not outlined in the PUD ordinance.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO

The Primary Plat complies with all applicable standards.

DISTRICT STANDARDS

Ord.11-19 & Chapter 4 of UDO

The lots comply with all PUD standards as outlined below.

1) 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.

2) Minimum Lot Area: None
3) Minimum Tract Frontage: 660'
4) Minimum Building Setback Lines (on perimeter of Market Center District):
   a) Front Yard:
      i) Subject to 32 Overlay* 30 feet
      ii) Eagle Parkway (Ditch Rd) 40 feet
      iii) All other streets: 20 feet
   b) Side Yard: 20 feet
   c) Rear Yard: 20 feet
5) Maximum Building Setback*: 120 feet (from SR 32)
6) Maximum Building Height: 60 feet
7) Minimum Building Height*: 18 feet
8) Minimum Building GFA: 3,000 feet per building

*State Highway 32 Overlay District standards

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32 OVERLAY DISTRICT STANDARDS

Ord. 11-19 & Article 5.3 of UDO as applicable to the Market Center subdistrict

The plans comply with all items applicable to a Primary Plat. Although the applicant and Staff are still working to finalize a Trail Corridor planting plan, because landscape plans are not typically a requirement for a Primary Plat approval, the Commission may approve the plat as presented.

1) Trail Corridor Design Standards:
   a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 Right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
   b) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
      i. A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
      ii. Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

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

DESIGN STANDARDS

Ord. 11-19 & Chapter 8 of UDO

The plans comply with the Springmill Trails PUD (Ord. 11-19) & Chapter 8 of the UDO.

9) Article 8.7 – Pedestrian Network Standards

a) Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

b) General Standards:

i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

d) Perimeter/External Pedestrian Network Standards:

i) All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2501-SPP-01 at the March 10, 2025 Plat Committee meeting and act on the item.

The Department recommends approving the petition with the following conditions:

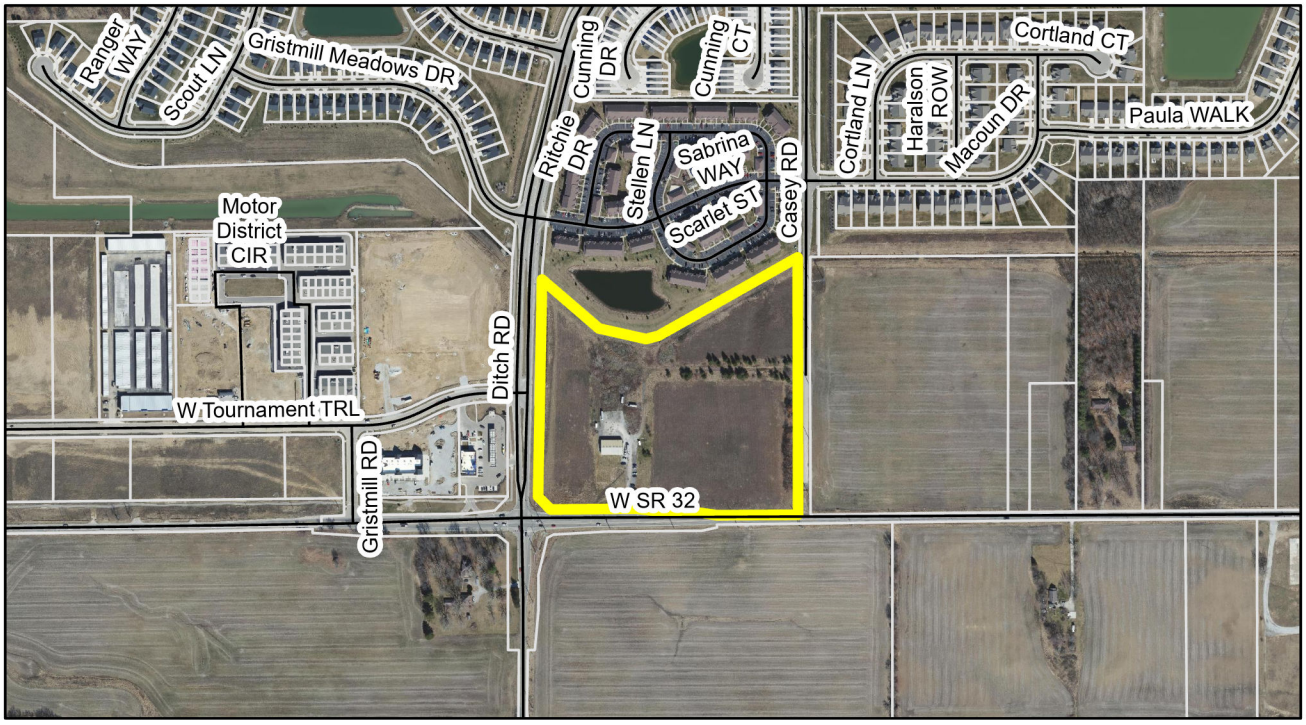
1) The approval by Public Works of any Construction Standards waivers, if applicable; and

2) That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

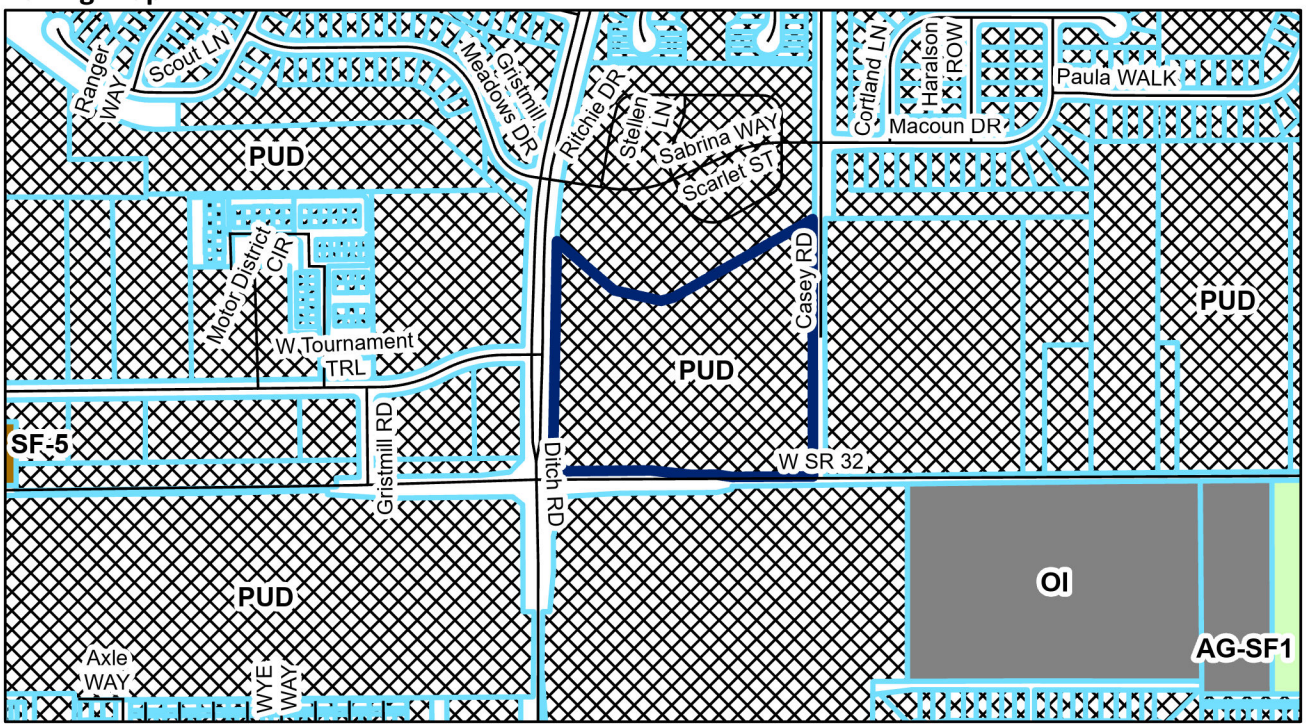
If any Plat Committee member has questions prior to the public hearing, please contact Lauren Gillingham-Teague at (317) 804-3175, or by email at Lgillingham@westfield.in.gov.

Property Location Map
Springmill Trails SPP
2501-SPP-01

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.05 0.1 0.2 Miles

N

SPRINGMILL TRAILS MARKETPLACE
17704 CASEY RD
PRIMARY PLAT

ZONING: PUD

Indiana Utilities Protection Service
Call 811 before you dig

UTILITY AND GOVERNING AGENCY CONTACTS

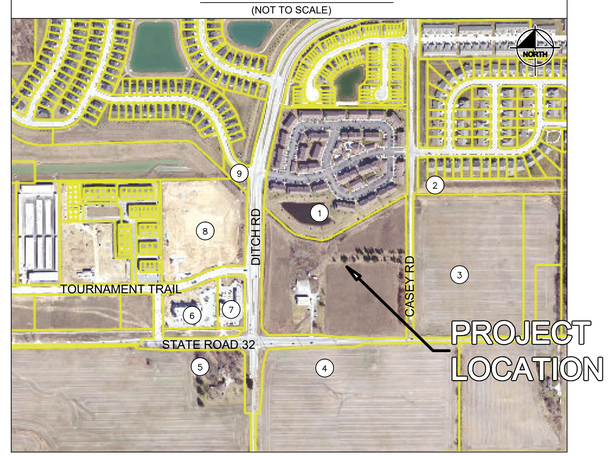
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER & WATER	CITIZENS WATER & WASTEWATER OF WESTFIELD, LLC	250 DR. MARTIN LUTHER KING JR ST, INDIANAPOLIS, IN 46202	(317) 917-4351	BRAD HOSTETLER
HIGHWAY DEPT	HAMILTON COUNTY	1700 S 10TH ST, NOBLESVILLE, IN 46060	(317) 773-7770	DAVE LUCAS
ECONOMIC DEVELOPMENT DEPT.	CITY OF WESTFIELD	2728 E 171ST ST WESTFIELD, IN 46074	(317) 804-3170	
PUBLIC WORKS	CITY OF WESTFIELD	2728 E 171ST ST WESTFIELD, IN 46074	(317) 804-3147	JOHN RANKIN
ELECTRICITY	DUKE ENERGY-NOBLESVILLE OFFICE	17526 S MILL CREEK RD, NOBLESVILLE, IN 46062	(317) 776-5331	BILL OLDHAM
NATURAL GAS	CITIZENS GAS OF WESTFIELD		(317) 927-4684	RICHARD MILLER JR
COMMUNICATIONS	COMCAST CABLE		(317) 982-1161	EARL SMALL JR
FIRE DEPT.	WESTFIELD FIRE DEPT.	17535 DARTOWN RD, WESTFIELD IN 46074	(317) 804-3309	RYAN FLORA
WESTFIELD GIS	CITY OF WESTFIELD	2728 E 171ST ST WESTFIELD, IN 46074	(317) 804-3001	LEANE KMETZ

ADJOINING PROPERTY OWNERS

KEYNOTE	OWNER	PROPERTY USE
1	CASEY ACRES LP	APARTMENTS
2	ORCHARD VIEW OF WESTFIELD HOMEOWNERS ASSOCIATION INC	RES - VACANT LOT
3	HLB FIRE STARTER LLC	AG - VACANT LOT
4	ACKERSON FAMILY FARMS LLC	AG - VACANT LOT
5	ACKERSON FAMILY FARMS LLC	CASH GRAIN/GENERAL FARM
6	GRISTMILL SHOPPES LLC	COMM - VACANT LAND
7	GOOD OIL COMPANY, INC	CONVINIENCE MARKET WITH GAS
8	ELHAJ ENTERPRISES, LLC	COMM - VACANT LAND
9	GRISTMILL RESIDENTIAL DISTRICT HOMEOWNERS ASSOCIATION INC	RES - VACANT LOT

LOCATION MAP

(NOT TO SCALE)



HAMILTON COUNTY

Sheet List Table

Sheet Number	Sheet Title
1 OF 3	COVER SHEET
2 OF 3	PRIMARY PLAT
3 OF 3	LANDSCAPE PRIMARY PLAT PLAN

SOIL DESC. & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, AND MIAMI SILT LOAM ARE LOCATED ON SITE.

THE ON-SITE SOILS WILL BE TREATED AS RECOMMENDED BY THE GEOTECHICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOILS AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOFABRIC WITHIN OR UNDER THE PAVEMENT SYSTEM, OR A TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

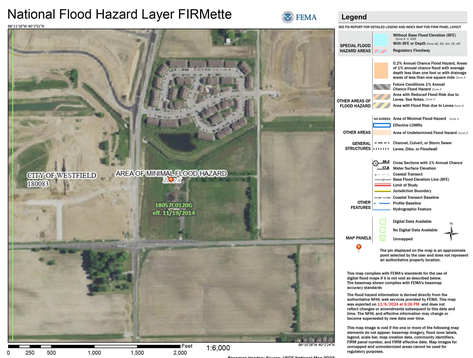
LEGAL DESCRIPTION

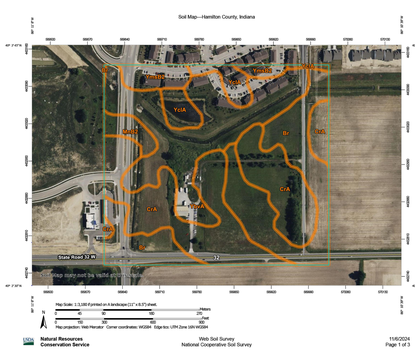
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORDINATES –EAST ZONE) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 1323.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 25.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 27 MINUTES 36 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF 554.60 FEET TO A 5/8' REBAR WITH RED CAP STAMPED FIRM #0066 (HEREINAFTER REFERRED TO AS REBAR) AT THE SOUTHEAST CORNER OF THE LAND OF THE TOWN OF WESTFIELD, INDIANA AS SET OUT IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2008032205 IN THE OFFICE OF THE RECORDER OF HAMITON COUNTY, INDIANA (THE FOLLOWING TWO COURSES ARE DESCRIBED ALONG THE NORTH LINE OF SAID LAND); 1.) THENCE NORTH 76 DEGREES 35 MINUTES 44 SECONDS WEST 114.37 FEET TO A REBAR; 2.) THENCE SOUTH 89 DEGREES 27 MINUTES 36 SECONDS WEST 332.83 FEET TO A REBAR ON THE EAST RIGHT OF WAY LINE OF PROPOSED EAGLE PARKWAY AS PER AN UNRECORDED RIGHT OF WAY PARCEL EXHIBIT PREPARED BY STOEPPELWORTH & ASSOCIATES, INC. AS JOB NO. 62390WFG, DATED APRIL 1, 2013 (THE FOLLOWING FIVE (5) COURSES ARE DESCRIBED ALONG SAID EAST RIGHT OF WAY LINE); 1.) THENCE NORTH 44 DEGREES 47 MINUTES 05 SECONDS WEST 69.78 FEET TO A REBAR; 2.) THENCE NORTH 00 DEGREES 09 MINUTES 45 SECONDS WEST 341.19 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 53 MINUTES 14 SECONDS EAST AND A LENGTH OF 16.98 FEET; 3.) THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 07 SECONDS, AN ARC DISTANCE OF 16.98 FEET TO A REBAR; 4.) THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 471.05 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 01 DEGREES 08 MINUTES 23 SECONDS EAST AND A LENGTH OF 22.07 FEET; 5.) THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 07 SECONDS, AN ARC DISTANCE OF 22.07 FEET TO A REBAR ON THE SOUTH LINE OF CASEY ACRES APARTMENTS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 2013031598 AND FILED IN PLAT CABINET NO. 5, SLIDE NO. 81 IN SAID RECORDER'S OFFICE (THE FOLLOWING EIGHT (8) COURSES ARE DESCRIBED ALONG SAID SOUTH LINE; 1.) THENCE SOUTH 47 DEGREES 59 MINUTES 51 SECONDS EAST 166.03 FEET; 2.) THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST 54.89 FEET; 3.) THENCE SOUTH 55 DEGREES 04 MINUTES 14 SECONDS EAST 74.49 FEET; 4.) THENCE SOUTH 74 DEGREES 21 MINUTES 31 SECONDS EAST 78.60 FEET TO A REBAR; 5.) THENCE SOUTH 79 DEGREES 25 MINUTES 05 SECONDS EAST 110.95 FEET TO A REBAR; 6.) THENCE NORTH 75 DEGREES 01 MINUTES 41 SECONDS EAST 50.08 FEET; 7.) THENCE NORTH 60 DEGREES 37 MINUTES 31 SECONDS EAST 626.05 FEET TO A REBAR; THENCE NORTH 87 DEGREES 26 MINUTES 29 SECONDS EAST 32.66 FEET TO A MAG NAIL ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST 1006.38 FEET TO THE POINT OF BEGINNING, CONTAINING 19.395 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT LAND CONVEYED TO THE CITY OF WESTFIELD, INDIANA AS IDENTIFIED AND DESCRIBED WITHIN EXHIBIT "A" OF WARRANTY DEED DATED NOVEMBER 19, 2017 AND RECORDED JANUARY 26, 2018 AS INSTRUMENT NO. 2018003620 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA

National Flood Hazard Layer FIRMette





Soil Map—Hamilton County, Indiana

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	10.2	26.0%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	13.4	34.2%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.0	2.7%
YbwA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	10.5	26.7%
YcIA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	2.3	5.8%
YmaB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	1.9	4.9%
Totals for Area of Interest		**39.4**	**100.0%**

Drawing name: K:\IND_LDEV\170139009_William Tres Development_Springmill Trails Marketplace_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat\C03.0 PP TITLE SHEET.dwg C03.0 Feb 24, 2025 2:51pm by: Lauren.Falzarano

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No.	REVISIONS	DATE	BY
1	TAC REVIEW #1	02/17/25	LDF

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 350,
INDIANAPOLIS, IN 46240
PHONE: 317-579-1560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: LDF
CHECKED BY: KJS

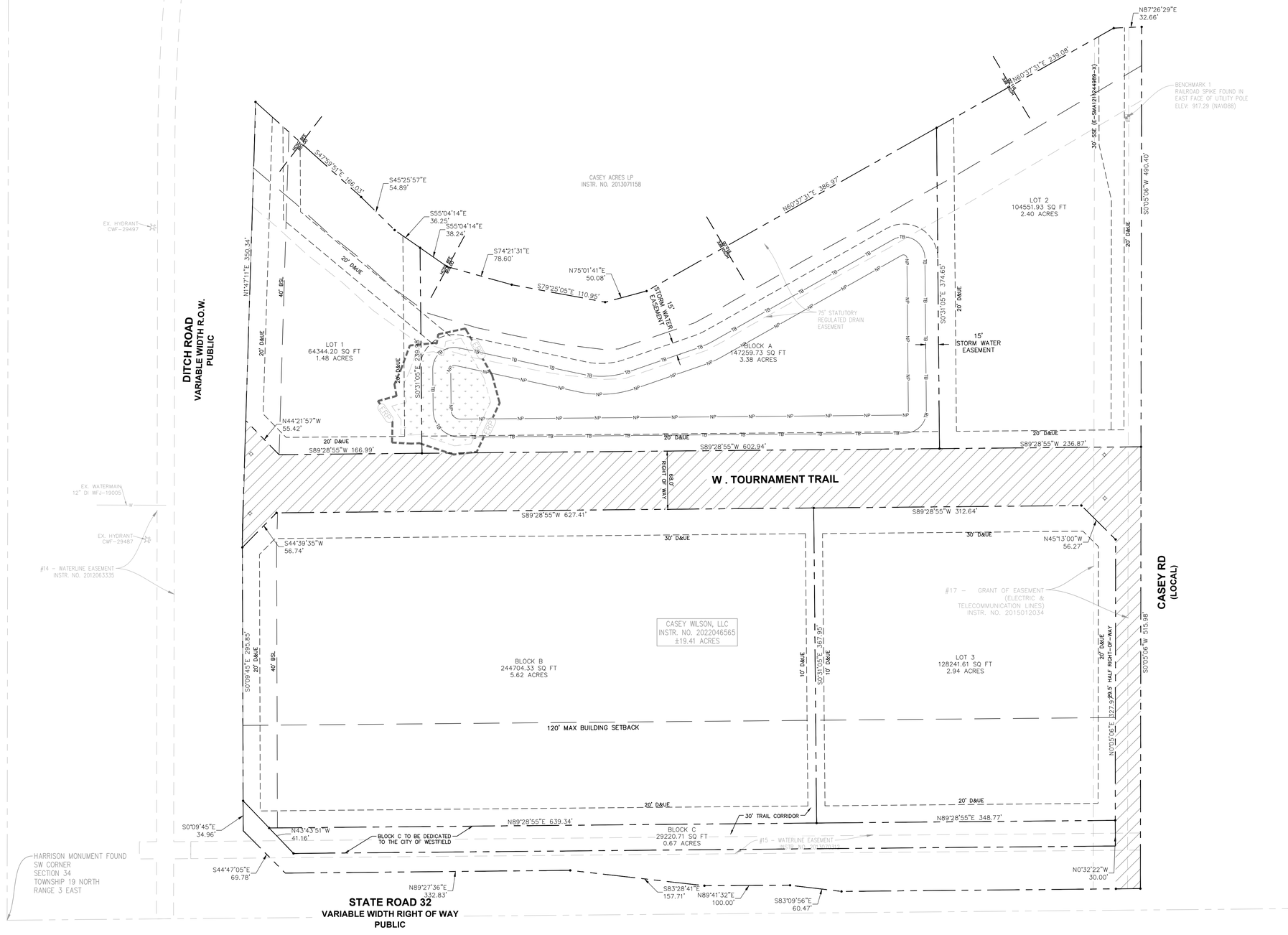
WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

COVER SHEET

SPRINGMILL TRAILS MARKETPLACE
WESTFIELD, IN

ORIGINAL ISSUE: 11/22/2024
KHA PROJECT NO. 170139009
SHEET NUMBER
1 OF 3

SPRINGMILL TRAILS MARKETPLACE
PRIMARY PLAT
ZONING: PUD



Indiana Utilities Protection Service
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NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	19.23 AC.±
NUMBER OF LOTS	=	3 LOTS
MAXIMUM NUMBER OF LOTS	=	6 LOTS
FUTURE POND AREA	=	1.6 AC.±

SURVEYOR:
JOSEPH TRTAN, P.S.
JQOL
8440 ALLISON POINTE BLVD., SUITE 425
INDIANAPOLIS, IN 46250
317-661-1964

ENGINEER:
KALEB SONDGERATH, P.E.
KIMLEY-HORN & ASSOCIATES, INC.
500 E 96TH ST, SUITE 300
INDIANAPOLIS, IN 46240
313-572-1648

OWNER
GM LAND AND CATTLE COMPANY, LLC
17704 CASEY RD
WESTFIELD, IN 46074

PROPOSED LEGEND

D&UE	DRAINAGE & UTILITY EASEMENT
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK
TB	POND TOP OF BANK
NP	POND NORMAL POOL
	DEDICATED RIGHT-OF-WAY

PROPOSED 8" SANITARY FOR PROPOSED DEVELOPMENT WILL DISCHARGE NE OF THE SITE TO AN EXISTING SANITARY NETWORK. CAPACITY HAS BEEN CONFIRMED WITH CITIZENS.

PROPOSED 16" WATER MAIN FOR THE PROPOSED DEVELOPMENT WILL BE AN EXTENSION OF THE EXISTING MAIN ALONG W TOURNAMENT TRAIL. CAPACITY HAS BEEN CONFIRMED WITH CITIZENS.

STORM WATER WILL DISCHARGE INTO A MASTER PLANNED DETENTION THAT HAS BEEN DESIGNED WITH SUFFICIENT CAPACITY FOR THE SITE.

No.	REVISIONS	DATE	BY
1	TAC REVIEW #1	02/17/25	LDF

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 E 96TH ST, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: LDF
CHECKED BY: KJS

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

PRIMARY PLAT

SPRINGMILL TRAILS
MARKETPLACE
WESTFIELD, IN

ORIGINAL ISSUE:
11/22/2024

KHA PROJECT NO.
170139009

SHEET NUMBER
2 OF 3

Drawing name: K:\IND_LDEV\170139009_William Tres Development_Springmill Trails Marketplace_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat\C1.0 PRIMARY PLAT.dwg 2 OF 2 Feb 24, 2025 2:51pm by: Lauren.Felizarzo
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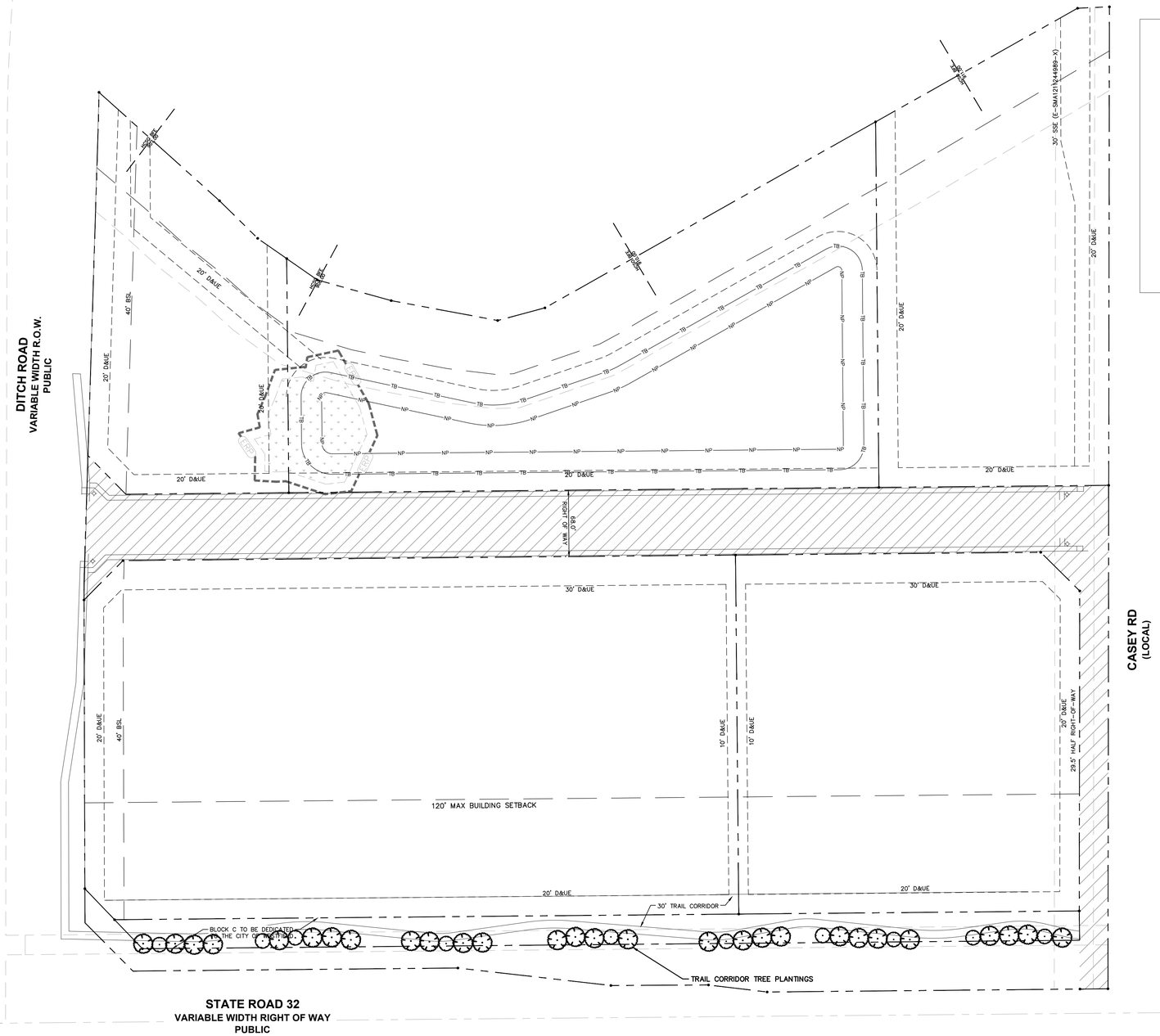
SPRINGMILL TRAILS MARKETPLACE
PRIMARY PLAT
ZONING: PUD

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'



CONCEPT PLANT SCHEDULE

SHADE TREE	28
ORNAMENTAL TREES	10

No.	REVISIONS	DATE	BY
1	TAC REVIEW #1	02/17/25	LDF
2	CITIZENS COMMENTS	03/03/25	LDF

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
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INDIANAPOLIS, IN 46240
PHONE: 317-579-1560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: LDF
CHECKED BY: KJS

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

LANDSCAPE PRIMARY PLAT PLAN

SPRINGMILL TRAILS MARKETPLACE
WESTFIELD, IN

ORIGINAL ISSUE: 11/22/2024
KHA PROJECT NO. 170139009
SHEET NUMBER
3 OF 3

Drawing name: K:\IND_LDEV\170139009_William Tres Development_Springmill Trails Marketplace_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat\LL1.0 LA-PRIMARY PLAT.dwg 3 OF 3 Mar 06, 2025 4:14pm by: easince.smith
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Project Name:	Woodwind East Primary Plat & Overall Development Plan
Subject Site Location:	16420 Ditch Road ("the Property")
Petitioner:	Old Town Companies, LLC by Kimley-Horn and Associates, Inc.
Requests:	Primary Plat and Overall Development Plan review for 183 single-family residential lots on 136.2 acres +/- in the Woodwind East Planned Unit Development (PUD) District.
Current Zoning:	Woodwind East PUD District – Ord. 24-55
Current Land Use:	Residential/Agriculture
Acreage:	136.2 acres +/-
Staff Reviewer:	Daine Crabtree, Current Planning Manager

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and Use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, stormwater management, electric, gas, telephone and cable.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar Uses.
19) Use of each Lot and/or building by labeling, including approximate density or size of proposed Uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO

The plans comply.

21) Proposed name of the subdivision.
22) Names and addresses of the owner, owners, land surveyor or land planner.
23) Title, scale, north point and date.

24) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

25) Easements (locations, widths and purposes)

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

27) Layout of Lots (showing dimensions, numbers and square footage).

28) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

29) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

30) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

31) Building setback lines.

32) Legend and notes.

33) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

34) Other features or conditions which would affect the subdivision favorable or adversely.

35) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

36) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

37) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

38) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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

DISTRICT STANDARDS

Ord. 24-55

The plans comply.

40) Concept Plan: Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
41) Underlying Zoning Districts:
    a) Area A: SF2: Single-Family Low-Density District
    b) Area B: SF4: Single-Family High-Density District
    c) Area C: SF3: Single-Family Medium Density District
42) Maximum Dwellings Permitted in each area shall be:
    a) Area A: 61 Single-Family Dwelling Units
    b) Area B: 61 Single-Family Dwelling Units
    c) Area C: 64 Single-Family Dwelling Units
43) Maximum Dwellings total shall not exceed 186.
44) The following standards for Area A, B, and C shall be:

Standard	Area A (Lots 62 to 122)	Area B (Lots 123 to 183)	Area C (Lots 1 to 61)
Minimum Lot Area	15,000 SF	9,000 SF	12,000 SF
Minimum Lot Frontage	50 feet	40 feet	50 feet
Minimum Building Setback			
Front Yard	30 feet	25 feet	20 feet
Side Yard	10 feet	6 feet	10 feet
Rear Yard	30 feet	25 feet	30 feet
Minimum Lot Width	100 feet	67 feet	80 feet
Maximum Building Height	2.5 stories	2.5 stories	2.5 stories
Minimum Living Area (Total)	2,200 SF	1,600 SF	2,200 SF

DEVELOPMENT STANDARDS

Ord. 24-55 & Chapter 6 of UDO

The plans comply except otherwise referenced below.

45) Ord. 24-55, Section 8.2 & UDO Article 6.8 – Landscaping Standards

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

a) Street Trees:

   i) Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.

   ii) Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

b) Lot Landscaping:

   i) Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

      1. Lots in Area A shall be subject to the Single-family Residential Plant Materials provisions of the UDO based on Lot size.

      2. Lots in Area B shall be subject to the Single-family Residential (per Lot over 8,000 sq. ft.) Plant Materials provisions.

      3. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

   ii) Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.

   iii) Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.

   iv) Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

c) External Street Frontage Landscaping: Article 6.8(M) shall apply to the Real Estate except as modified below:
   i) Mounds shall be six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the Concept Plan.
   ii) Section 6.8(M) shall not apply to the street frontage within the area identified as the Woodland Preservation Area on the Concept Plan or 161st Street
   iii) Landscaping and mounding required along 161st Street frontage shall be shown on a Development Plan and approved as part of the Landscaping Plan for the golf course

d) Buffer Yard requirements and common area landscaping requirements of Article 6.8(N) shall apply except as modified below:
   i) Buffer Yard areas shall be within Common Areas. Except that, around the perimeter of the Burkman property (the 3-acre parcel existing north of 161st Street at the time of approval of this Ordinance) as shown on the Concept Plan, mounding and buffering shall be located on the Golf Course.
   ii) Required buffer plantings along the east perimeter of the Golf Course along the perimeter of the Real Estate shall include tree preservation and additional trees as shown on a Development Plan and approved as a part of the Landscaping Plan for the Golf Course
   iii) No Buffer Yard shall be required within the area identified as Woodland Preservation Area on the Concept Plan
   iv) Buffer Yard Type B landscape planting requirements shall be provided in all Buffer Yard areas
   v) Mounding shall be required where generally illustrated on page 2 of 2 of the Concept Plan
   vi) Buffer Yard mounds shall be landscaped and shall be six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the Concept Plan.
   vii) Buffers adjoining the residential properties to the north and south shall be sixty (60) feet in width
   viii) Existing trees within a required Buffer Yard may be credited towards the Buffer Yard tree requirements in accordance with Article 6.8(E) Preservation and Replacement of Trees
   ix) Evergreen trees may be substituted for shade trees or ornamental trees within the Buffer Yard adjacent to the Golf Course along the west perimeter of the Real Estate
   x) A black 4-board fence shall be required within the Buffer Yards in the locations illustrated on page 2 of 2 of the Concept Plan

46) Content of Landscape Plan:

Landscape Plans shall comply with the following standards:

1. Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.

2. Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.
3. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
4. Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
5. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.
6. Planting and installation details as necessary to ensure conformance with required standards.
7. Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
8. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
9. An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

b) <u>Preservation and Replacement of Trees:</u>

i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

iii) Replacement: If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.

iv) Incentives to Preserve Trees: a. Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria:

1. Shall be greater than four-inch (4") Caliper.
2. Shall be in a good condition and have a life expectancy greater than ten (10) years.
3. Shall have a trunk with no extensive decay.
4. Shall have no more than one (1) major or several minor dead limbs.
5. Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.
6. Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.
7. The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.

v) Tree Protection:

1. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
2. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

vi) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

c) Selection, Installation, and Maintenance of Plant Materials:

i) Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

1. Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees: A minimum of six (6) feet in height.
3. Ornamental Trees: A minimum of two (2) inches in Caliper.
4. Shrubs: A minimum of eighteen (18) inches in height.
5. Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

ii) Installation: Landscaping materials should be installed in accordance with planting procedures established by the American Association of Nurserymen.

1. Timing and Permits:

(i) No Certificate of Occupancy or Certificate of Compliance shall be granted until required landscaping is installed. The installation of required landscaping may be delayed, at the Director's determination, for up to one hundred and twenty (120) days due to periods of adverse weather, availability of plant material, or conflicts between construction scheduling and proper planting conditions.

(ii) Landscaping located within all Common Areas (e.g., Buffer Yards, External Street Frontage Landscaping, Parking Area Landscaping, Detention and Retention Areas) shall require a performance bond, filed and approved with the Department, prior to the release of each section of a Secondary Plat in which the landscaping is located, unless as otherwise waived by the Director and in accordance with Article 10.9 Landscaping Bonds

d) General Landscaping Design Standards:

i) Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for:

1. Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; inert stabilization in areas subject to severe runoff or erosion; low impact development areas (e.g., rain gardens).

2. Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

e) Detention and Retention Areas:

i) Natural Appearances:

1. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
2. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.
3. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

DESIGN STANDARDS

Ord. 24-55 & Chapter 8 of UDO

The plans comply.

47) Article 8.1 Block Standards

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

48) Ord. 24-55 Section 9.1 & Article 8.6 – Open Space and Amenity Standards

a) Open Space and Amenity Standards shall apply except as otherwise modified or enhanced below:

b) Minimum Open Space: 20 percent (20%) of the Real Estate as generally shown on the Concept Plan

c) A Golf Course use shall be permitted and qualify as Open Space only under an agreement between the City of Westfield and the owner of the Real Estate and shall not be permitted as a free-standing use of the Open Space included in the Concept Plan. A Golf Course on the Real Estate shall only be an extension of the existing Golf Course on adjacent real estate

d) Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

e) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those Uses it serves, with the exception of preservation of existing features.

f) Open Space Ownership: The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

g) Open Space and Development Amenity Improvements:

   i) Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).

   ii) Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

   iii) Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

h) Qualifying Site Features:

i) A minimum of fifty percent (50%) of required Open Space shall be land that is unencumbered by: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.

ii) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the Use and benefit of the public as an amenity to the development.

iii) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within Common Areas or recorded preservation or conservation easements.

iv) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:

1. Medians are placed within Common Areas which are maintained by the homeowners' association;
2. Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and
3. Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.

49) Ord. 24-55 & Article 8.7 – Pedestrian Network Standards

a) Pedestrian Path: A network of paths shall be installed as generally depicted on Exhibit B. The final locations are subject to existing easements and final engineering. I paths are prevented from being installed as generally shown, then alternative locations shall be approved by the Director.

b) General Standards:

i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety

devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

d) Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

MISCELLANEOUS STANDARDS

Ord. 24-55

The plans comply.

50) Amenities shall include but not be limited to the following, as depicted on Exhibit G:

a) Playground
b) Covered Gathering Space
c) Community Pool and Bathhouse (building minimum 1,200 square feet and include restrooms and gathering space)

d) Pickleball courts
e) Natural walking trail through woodland preservation area.

51) Cul-de-sac Design – Maximum Length of a cul-de-sac shall be 800 feet

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DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2502-SPP-02 & 2502-ODP-01 at the March 10, 2025, Plat Committee meeting, and take action on the item.

The Department recommends approving the petition with the following conditions:

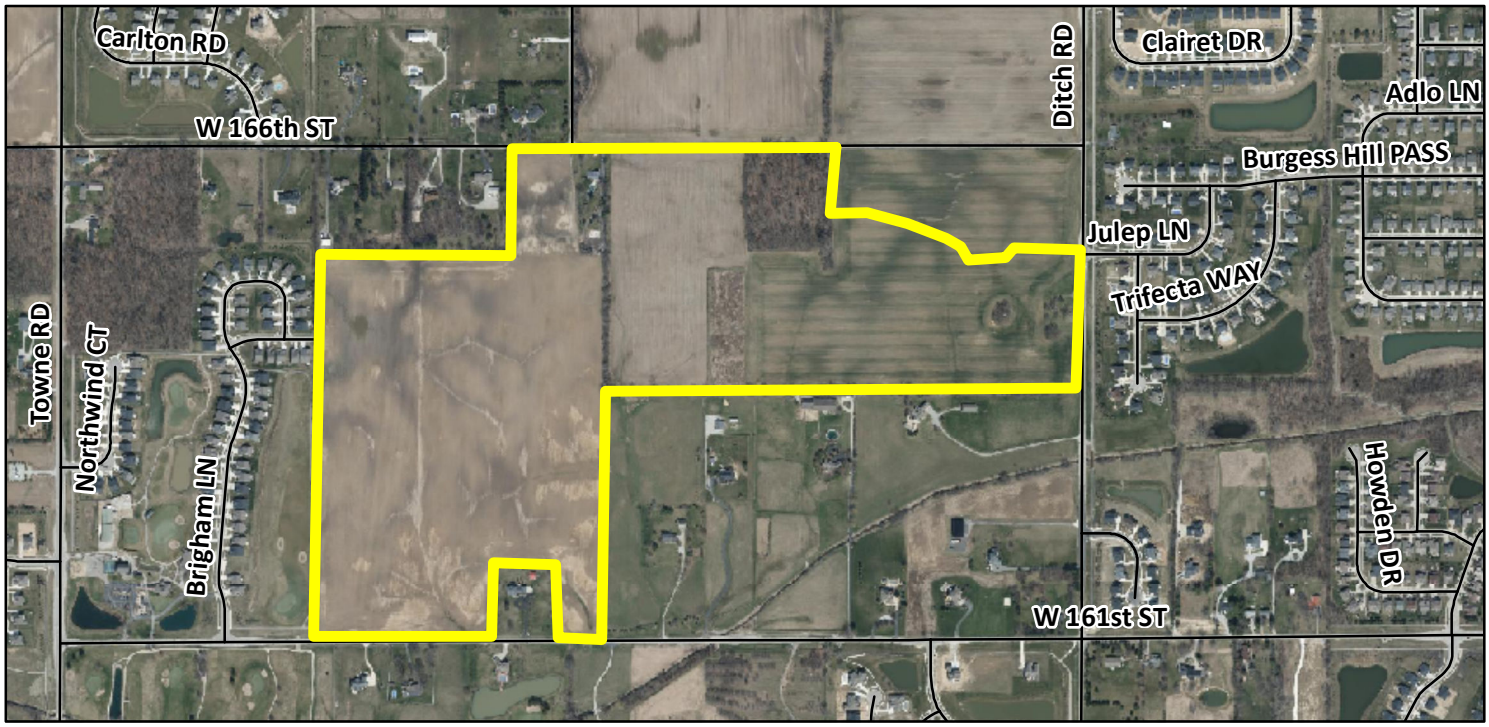
1) The approval by Public Works of any Construction Standards waivers, if applicable; and
2) That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

If any Plat Committee member has questions prior to the public hearing, please contact Daine Crabtree at (317) 416-2586 or by email at dcrabtree@westfield.in.gov

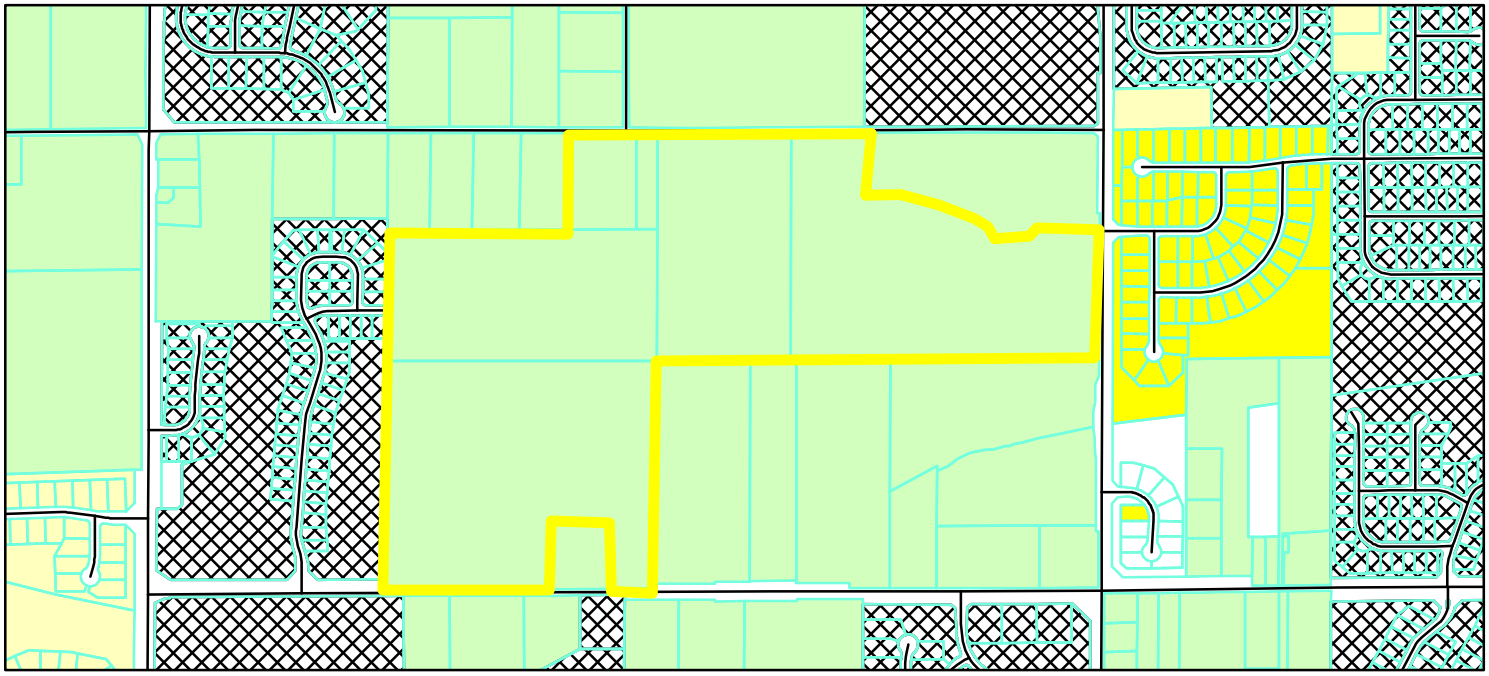
Woodwind East PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)

0 0.125 0.25 Miles

N W E S

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: (317) 912-4123
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

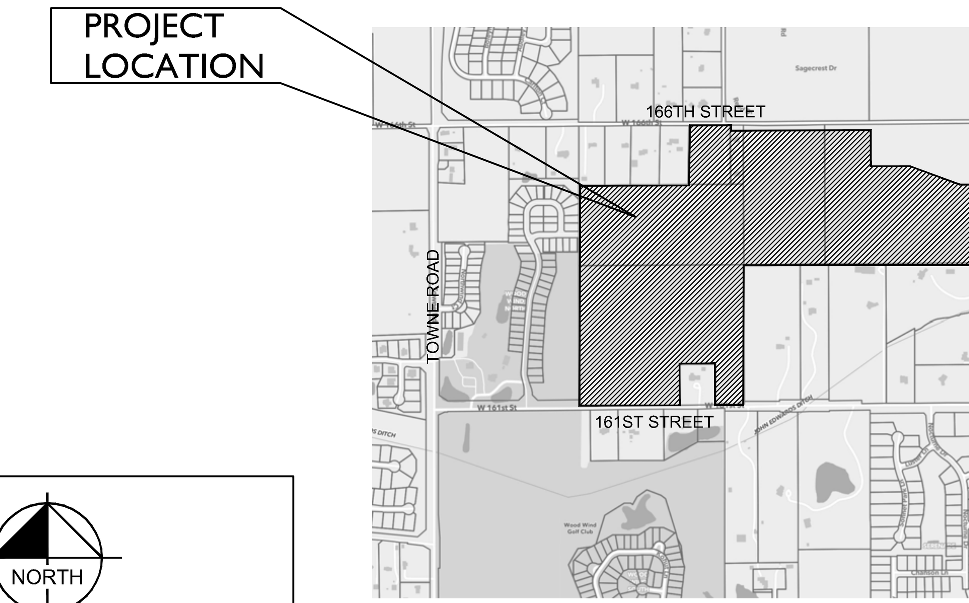
WOODWIND EAST

PRIMARY PLAT/DEVELOPMENT PLAN
OLD TOWN LAND DEVELOPMENT, LLC

WOODWIND EAST PUD ZONING

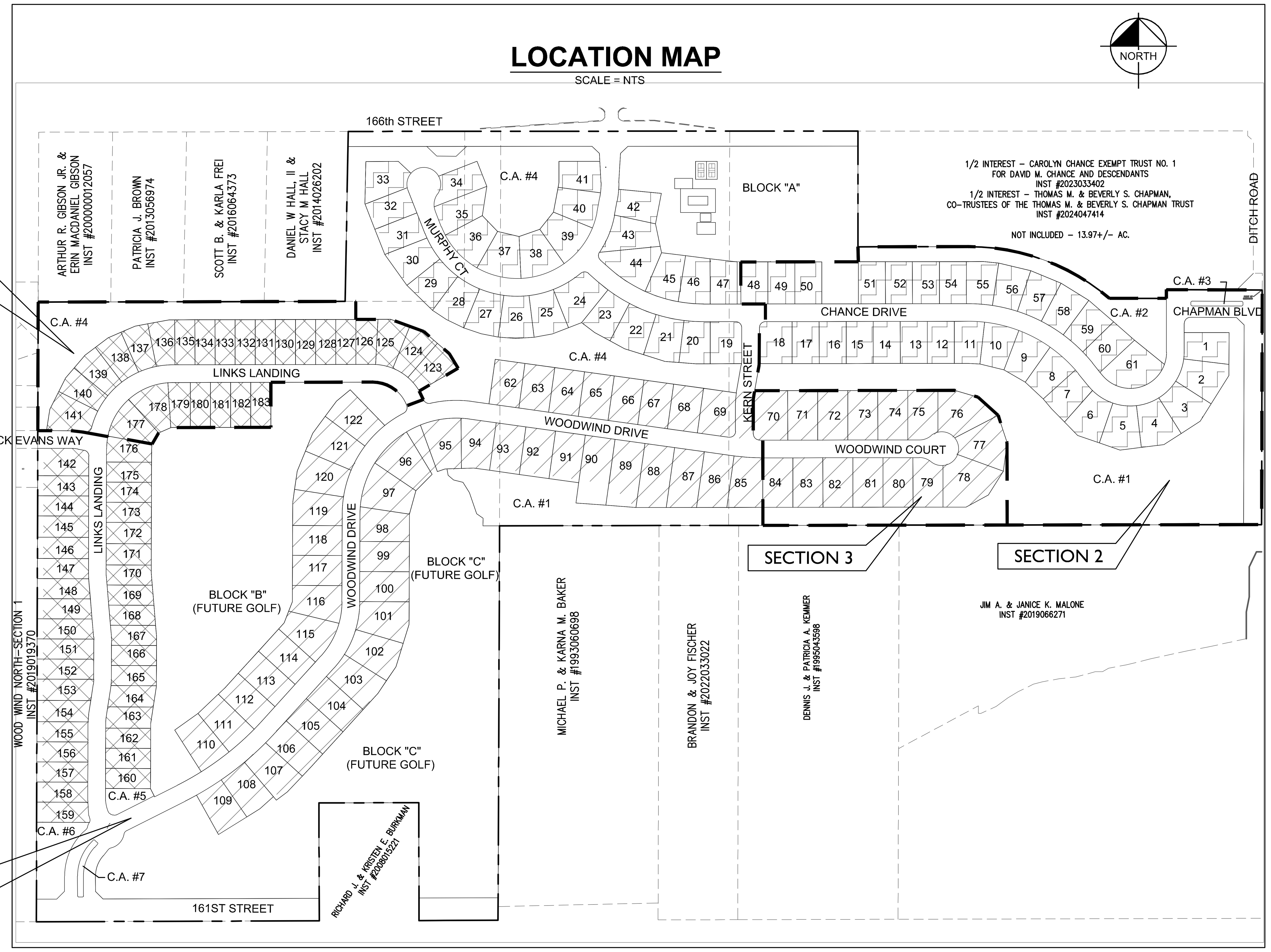
UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER / WATER	CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-917-5356	RYAN GANSEMER
GAS	CITIZENS GAS OF WESTFIELD	3150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-924-3341	RICHARD MILLER
PUBLIC WORKS	CITY OF WESTFIELD	2706 EAST 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
PLANNING AND ZONING DEPARTMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-804-3170	
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	JAMES ROBERTS
ELECTRICITY	DUKE ENERGY	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
CABLE	COMCAST CABLE	533 EAST 65TH STREET INDIANAPOLIS, IN 46220	317-275-6493	EARL SMALL JR.



LOCATION MAP
(N.T.S.)

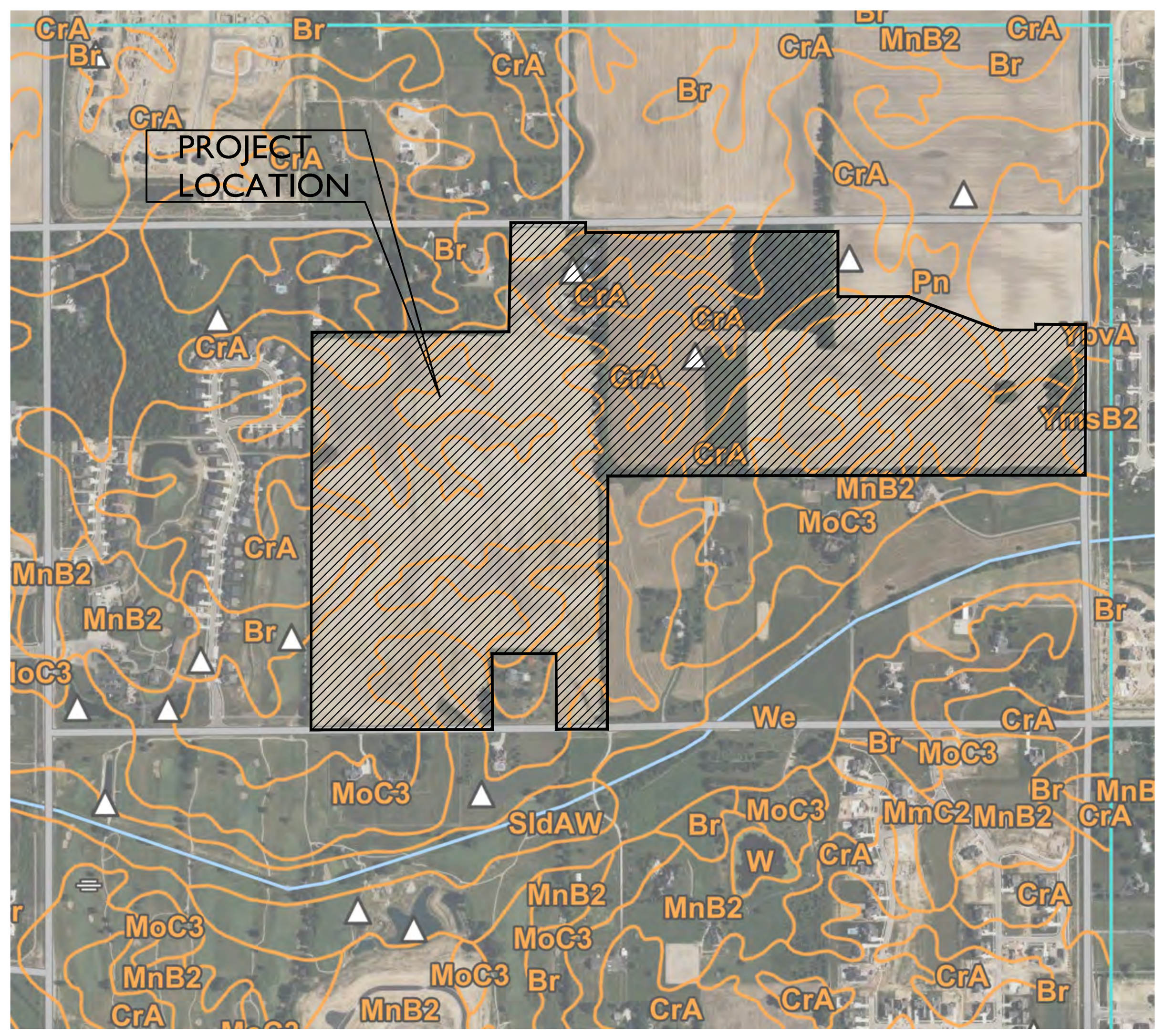
LOCATION MAP
SCALE = NTS



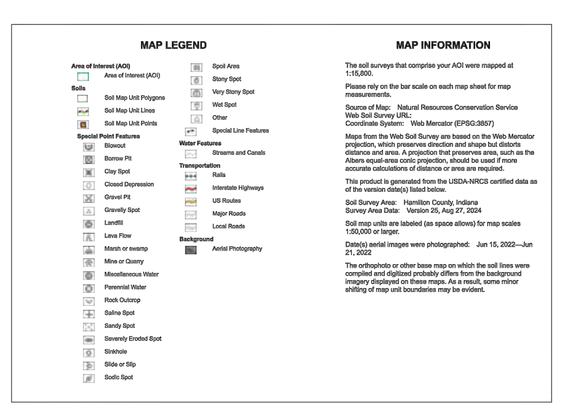
LEGAL DESCRIPTION

A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION BEING WRITTEN BY KAREN SUTTON, INDIANA PLS #21200013, FOR A KUHN & GUSTAFSON LAND SURVEYING PROJECT NUMBER 240286, LAST REVISED DECEMBER 31, 2024, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 84.51 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF PROPERTY RECORDED IN INSTRUMENT NUMBER 2008015221 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THE FOLLOWING THREE (3) CALLS BEING ALONG THE PERIMETER OF SAID PROPERTY; 1) THENCE NORTH 00 DEGREES 10 MINUTES 22 SECONDS WEST 393.00 FEET TO A REBAR WITH NO CAP; 2) THENCE SOUTH 89 DEGREES 49 MINUTES 38 SECONDS WEST 332.52 FEET TO A REBAR WITH A PLASTIC CAP STAMPED 'HAHN'; 3) THENCE SOUTH 00 DEGREES 10 MINUTES 22 SECONDS EAST 393.00 FEET TO A MAG NAIL ON THE AFOREMENTIONED SOUTH QUARTER SECTION LINE; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 49 MINUTES 38 SECONDS WEST 942.08 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 24 SECONDS EAST 2065.11 FEET TO THE SOUTHWEST CORNER OF PROPERTY RECORDED IN INSTRUMENT NUMBER 200000012057, BEING WITNESSED BY AN IRON PIPE 1.28 FEET NORTH; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY AND PROPERTY RECORDED IN INSTRUMENTS NUMBERED 2013056974, 2016064373 AND 2014026202 NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST 1021.88 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY IN INSTRUMENT NUMBER 2014026202, BEING WITNESSED BY A REBAR 0.62 FEET NORTH; THENCE ALONG THE EAST LINE OF SAID PROPERTY NORTH 01 DEGREE 05 MINUTES 10 SECONDS EAST 566.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH QUARTER SECTION LINE NORTH 89 DEGREES 52 MINUTES 17 SECONDS EAST 326.66 FEET TO A HARRISON MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST 61.00 FEET TO THE NORTHWEST CORNER OF PROPERTY RECORDED IN INSTRUMENT NUMBER 2013019128, THE FOLLOWING THREE CALLS BEING ALONG THE PERIMETER OF SAID PROPERTY; 1) THENCE PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER SECTION SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST 566.33 FEET; 2) THENCE NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST 120.00 FEET; 3) THENCE PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER SECTION NORTH 00 DEGREES 08 MINUTES 24 SECONDS EAST 566.13 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE ALONG SAID NORTH QUARTER SECTION LINE NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST 1189.36 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 21 SECONDS EAST 385.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 44 SECONDS EAST 368.84 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 719.50 FEET; THENCE 509.80 FEET ALONG SAID CURVE, HAVING A CHORD THAT BEARS SOUTH 69 DEGREES 47 MINUTES 22 SECONDS EAST 499.20 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 189.58 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST 28.74 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 46 SECONDS EAST 319.14 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 14 SECONDS WEST 782.06 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 44 SECONDS WEST 2537.52 FEET TO THE NORTHWEST CORNER OF PROPERTY RECORDED IN INSTRUMENT NUMBER 1993060698, PASSING THROUGH REBARS AT 1740.72 FEET, 1774.63 FEET, 2006.39 FEET AND 2536.99 FEET; THENCE ALONG THE WEST LINE OF SAID PROPERTY SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST 1314.91 FEET TO A MAG NAIL ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS WEST 178.39 FEET TO THE POINT OF BEGINNING. CONTAINING 137.19 ACRES, MORE OR LESS



SOILS MAP
N.T.S.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	276.4	31.6%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	332.8	38.0%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	4.1	0.5%
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	98.4	11.2%
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	75.2	8.6%
Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	1.7	0.2%
SldAW	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	33.4	3.8%
W	Water	1.9	0.2%
We	Westland silty clay loam, 0 to 2 percent slopes	46.4	5.3%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	1.4	0.2%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	3.2	0.4%
Totals for Area of Interest		874.9	100.0%

DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED ____________			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

STREETS

NAME	LENGTH (LF±)
WOODWIND DRIVE	2180
LINKS LANDING	1487
LINK LANDING	1084
CHICK EVANS WAY	201
WOODWIND DRIVE	1094
WOODWIND COURT	657
KERN STREET	453
CHAPMAN BLVD	289
CHANCE DRIVE	2363
MURPHY COURT	1219
TOTAL	11027

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
P100	PRIMARY PLAT
P101	PRIMARY PLAT
P102	PRIMARY PLAT
P103	PRIMARY PLAT
P104	PRIMARY PLAT
P105	PRIMARY PLAT
P106	PRIMARY PLAT
C200	OVERALL DEVELOPMENT PLAN
C201	OVERALL DEVELOPMENT PLAN
C202	OVERALL DEVELOPMENT PLAN
C203	OVERALL DEVELOPMENT PLAN
C204	OVERALL DEVELOPMENT PLAN
C205	OVERALL DEVELOPMENT PLAN
C206	OVERALL DEVELOPMENT PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLAN
L106	LANDSCAPE PLAN
L107	LANDSCAPE PLAN
L108	LANDSCAPE PLAN
L109	LANDSCAPE PLAN
L110	LANDSCAPE PLAN
L111	LANDSCAPE DETAILS

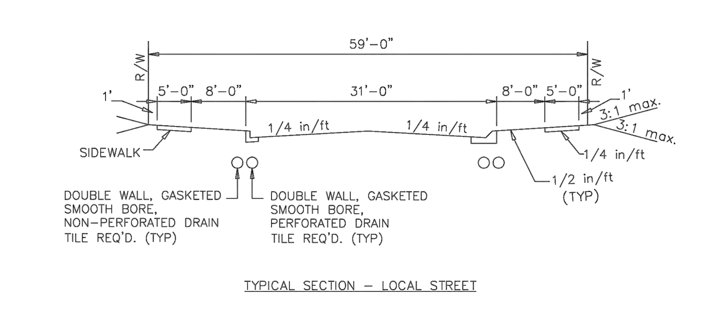
PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	OLD TOWN LAND DEVELOPMENT, LLC	525 NORTH END DR, SUITE 100, CARMEL, IN 46032	219-628-6164	ed@buildapollo.com	ED HAMILTON
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	765-465-2698	john.mcwhorter@kimley-horn.com	JOHN McWHORTER

MINIMUM OPEN SPACE REQUIRED = 20.0%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 34.1 AC.
TOTAL ACREAGE = 139.0 AC. =24.5%



TYPICAL SECTION – LOCAL STREET

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

TYPICAL CROSS SECTION: LOCAL STREET

PHILLIP A. SUNDLING REGISTERED No. 11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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PHONE: 317-912-4123
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING NOT FOR CONSTRUCTION

OLD TOWN — C O S. —

COVER SHEET

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

C100

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Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Cover Sheet.dwg C100 Feb 20, 2025 4:29pm by: Joey.Gee

WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

EXISTING CONDITIONS

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C101

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Existing Conditions.dwg C101 Feb 26, 2025 1:10pm by: JoeyGee
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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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OLD TOWN CO.S.

EXISTING CONDITIONS

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C102

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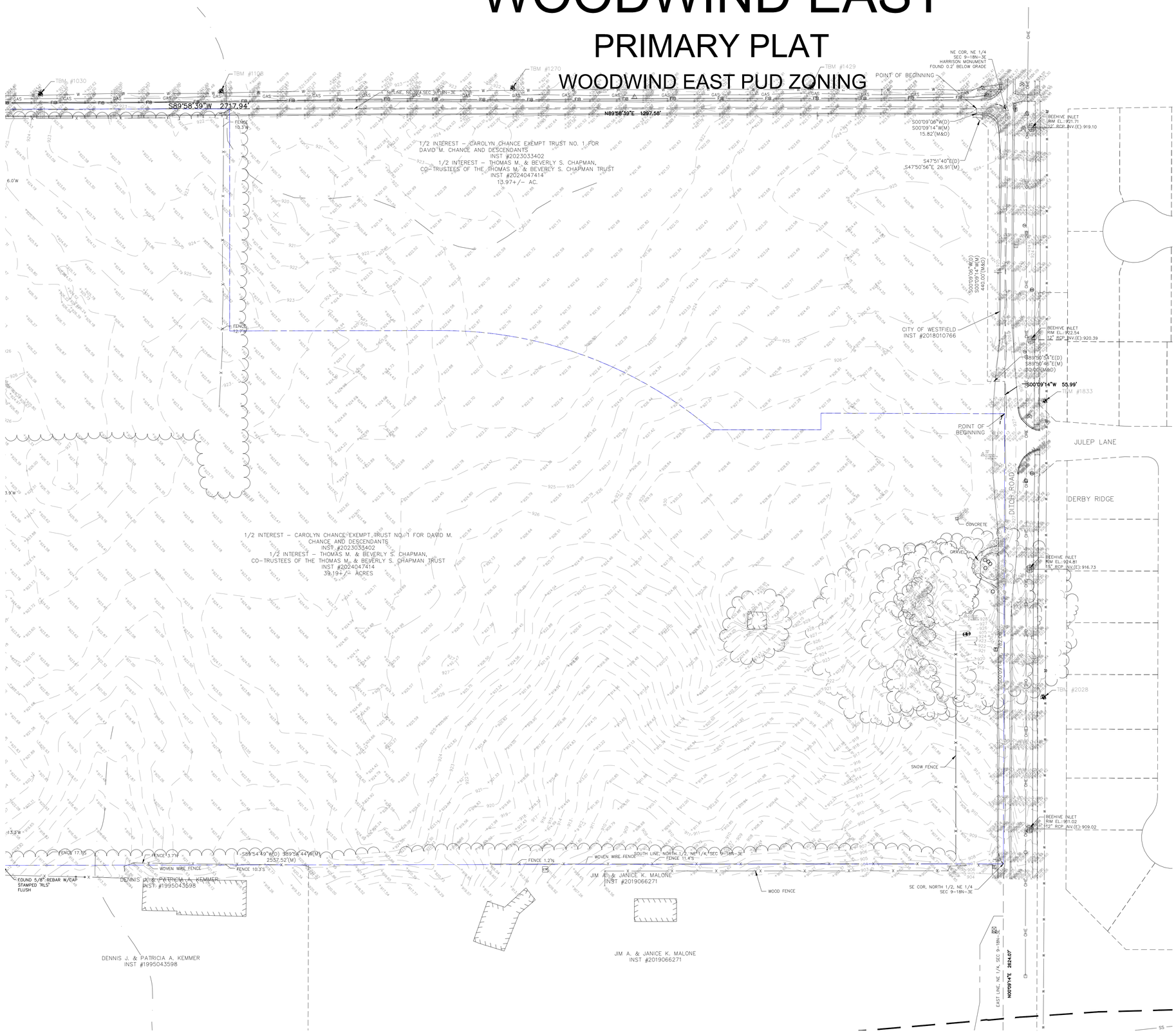
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING



No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

EXISTING CONDITIONS

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C103

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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

LEGEND

21	LOT NUMBER	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
R.B.S.L.	REAR BUILDING SETBACK LINE		
D.E.	DRAINAGE EASEMENT		
D.&U.E.	DRAINAGE & UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
R/W	RIGHT OF WAY		
VAR.	VARIABLE		
U.E.	UTILITY EASEMENT		
C.A.	COMMON AREA		
L.O.S.E.	LINE OF SIGHT EASEMENT		
T.P.E.	TREE PRESERVATION AREA		
———	EXIST. BOUNDARY		
– – – –	PROP. BOUNDARY		

NOTES

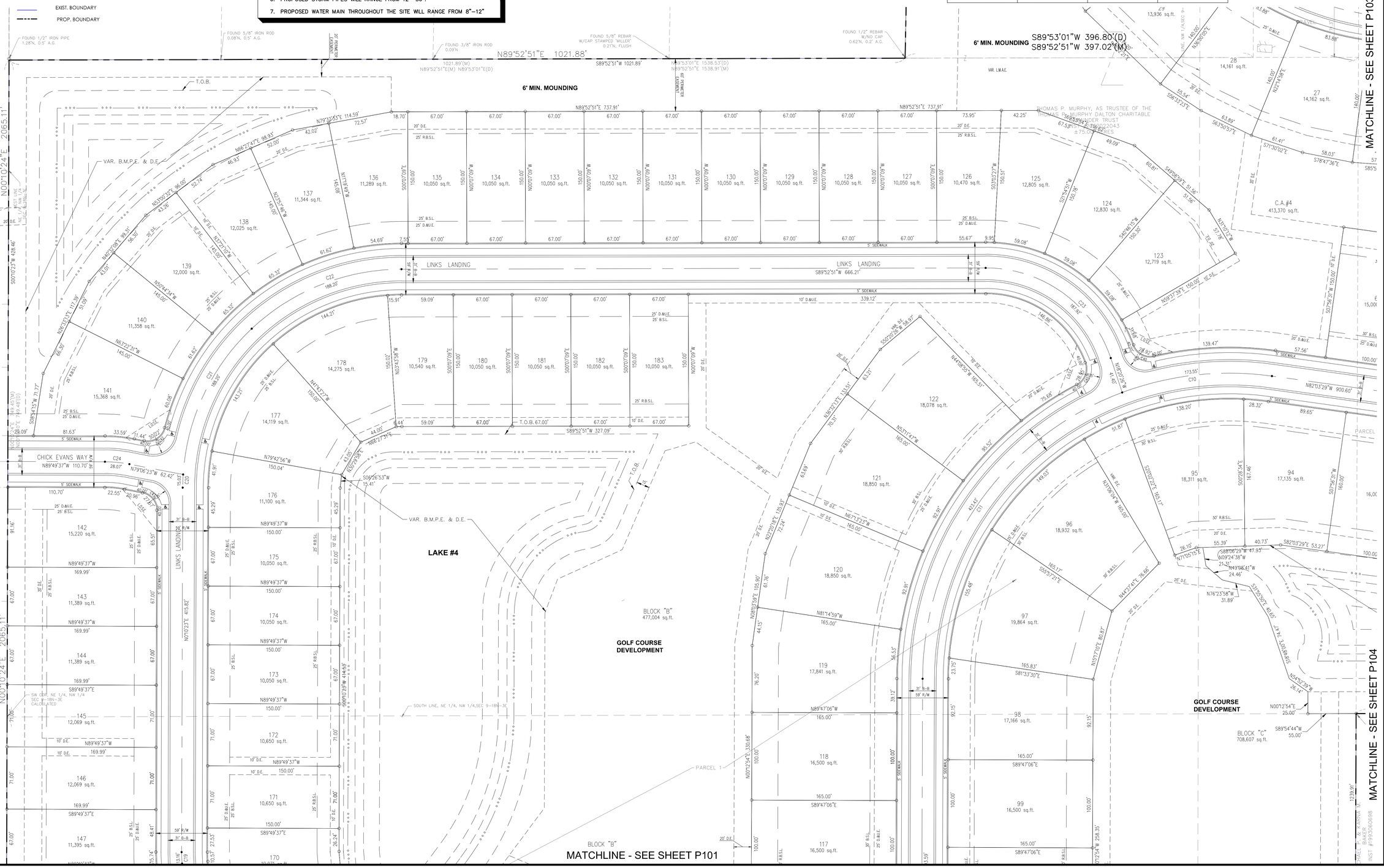
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
5. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
6. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12"

DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P100

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Indiana Utilities Protection Service

Call 811 before you dig

RETAINING WALL

FINAL DESIGN OF RETAINING WALLS WHERE REQUIRED INCLUDING WALL TYPE, GRADING, AND HEIGHT WILL BE COMPLETED AS PART OF GOLF COURSE TO BE SUBMITTED UNDER SEPARATE COVER

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
5. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
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7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12"

WOODWIND EAST

PRIMARY PLAT

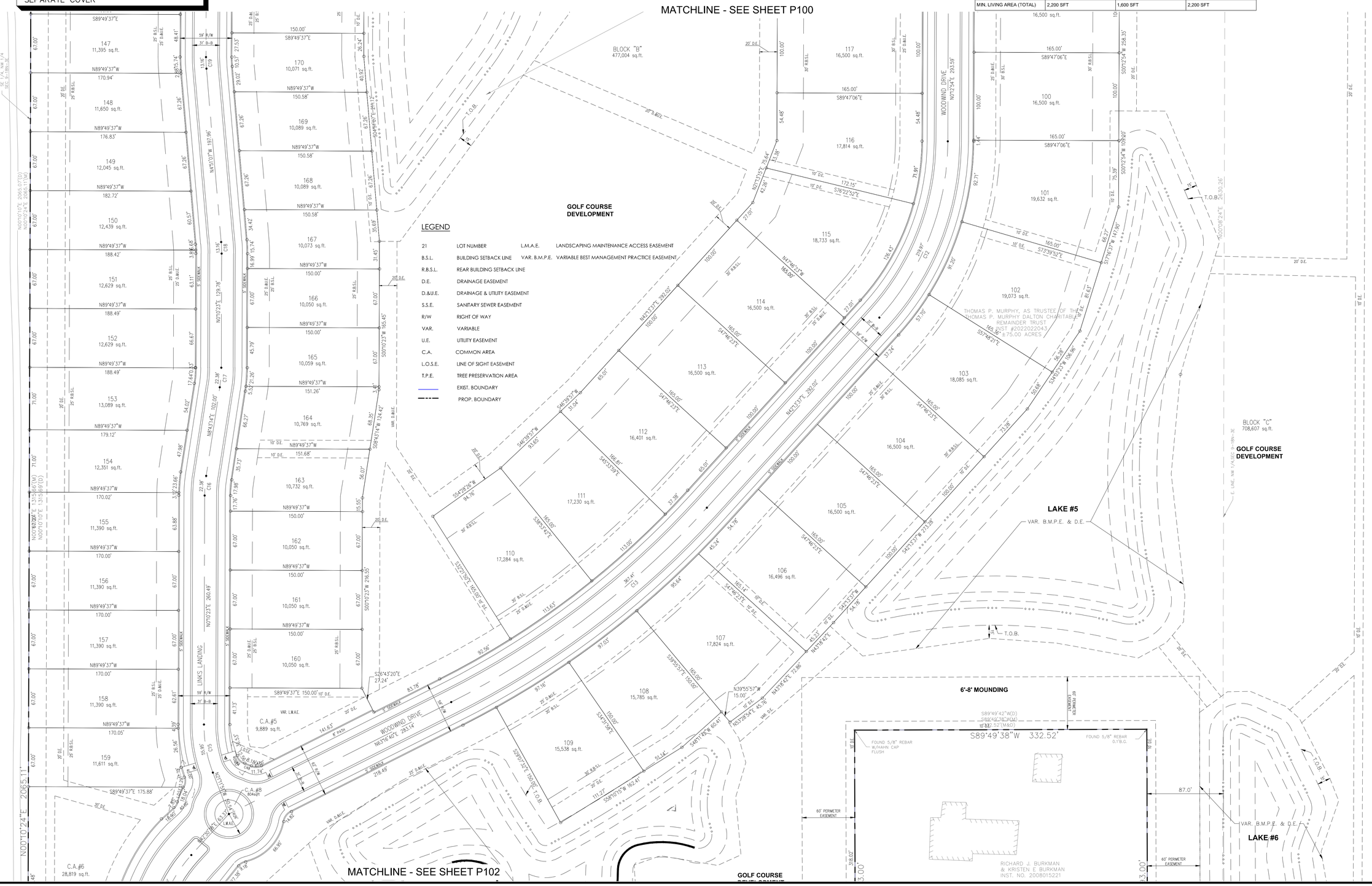
WOODWIND EAST PUD ZONING

DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

NORTH

GRAPHIC SCALE IN FEET 0 25 50 100



LEGEND

21	LOT NUMBER	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
R.B.S.L.	REAR BUILDING SETBACK LINE		
D.E.	DRAINAGE EASEMENT		
D.&U.E.	DRAINAGE & UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
R/W	RIGHT OF WAY		
VAR.	VARIABLE		
U.E.	UTILITY EASEMENT		
C.A.	COMMON AREA		
L.O.S.E.	LINE OF SIGHT EASEMENT		
T.P.E.	TREE PRESERVATION AREA		
	EXIST. BOUNDARY		
	PROP. BOUNDARY		

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

Kimley»Horn

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EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P101

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P101 Feb 26, 2025 1:10pm by: JoeyGee
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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
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7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12"

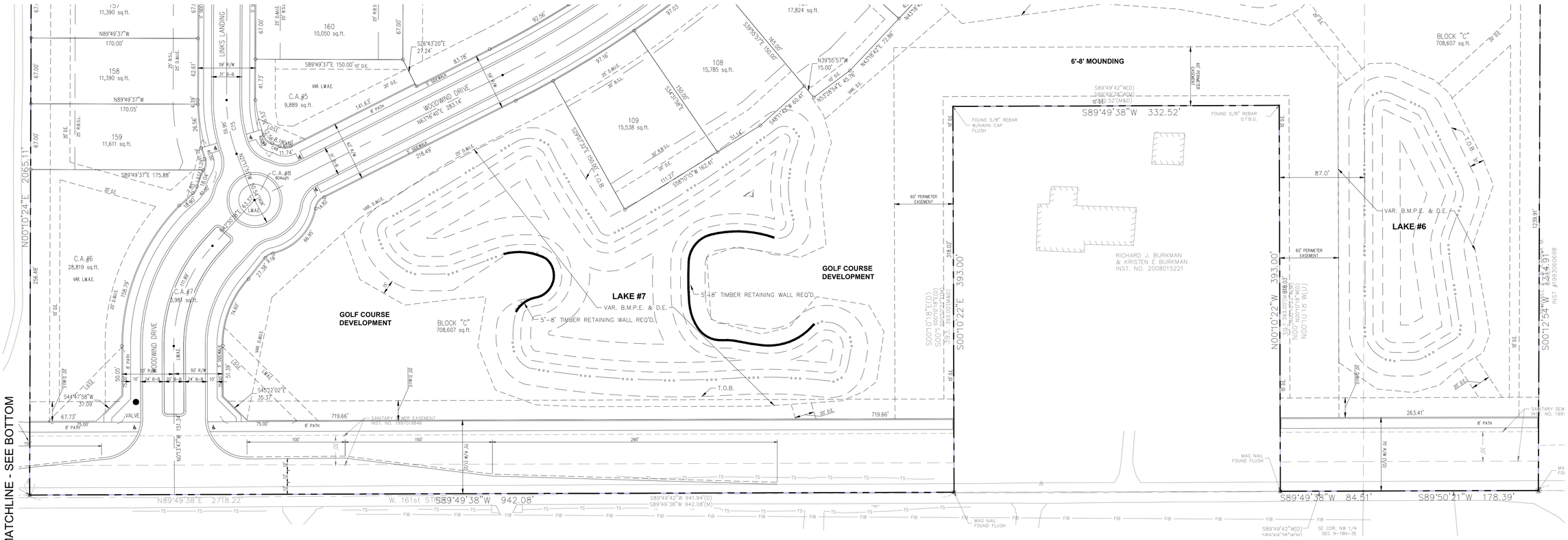
DEVELOPMENT STANDARDS

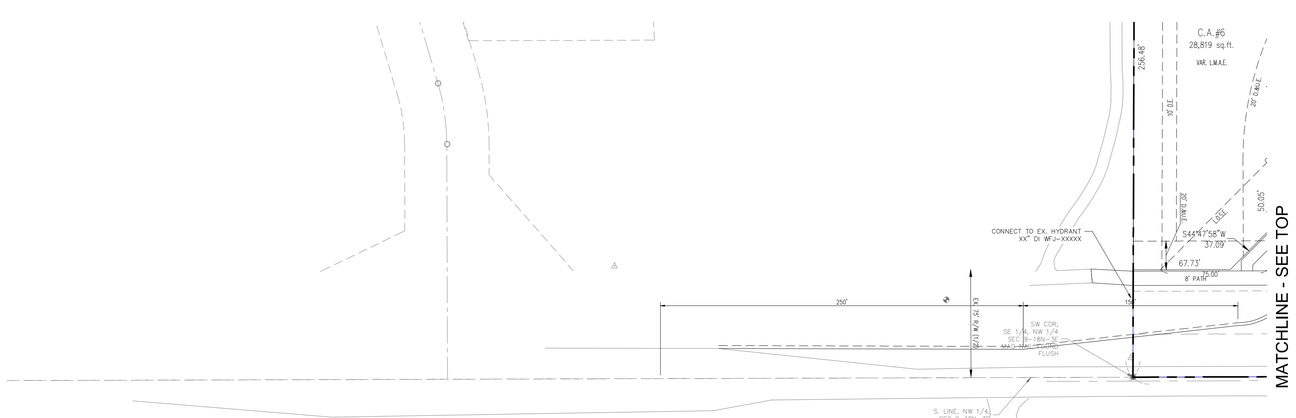
WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE - SEE SHEET P101





RETAINING WALL

FINAL DESIGN OF RETAINING WALLS WHERE REQUIRED INCLUDING WALL TYPE, GRADING, AND HEIGHT WILL BE COMPLETED AS PART OF GOLF COURSE TO BE SUBMITTED UNDER SEPARATE COVER

LEGEND

21	LOT NUMBER	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
R.B.S.L.	REAR BUILDING SETBACK LINE		
D.E.	DRAINAGE EASEMENT		
D.&U.E.	DRAINAGE & UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
R/W	RIGHT OF WAY		
VAR.	VARIABLE		
U.E.	UTILITY EASEMENT		
C.A.	COMMON AREA		
L.O.S.E.	LINE OF SIGHT EASEMENT		
T.P.E.	TREE PRESERVATION AREA		
	EXIST. BOUNDARY		
	PROP. BOUNDARY		

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before you dig

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

Kimley»Horn
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CONTACT: JOHN MCPORTER
EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.S.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P102

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P102 Feb 26, 2025 1:10pm by: JoeyOee
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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
5. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
6. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12".

LEGEND

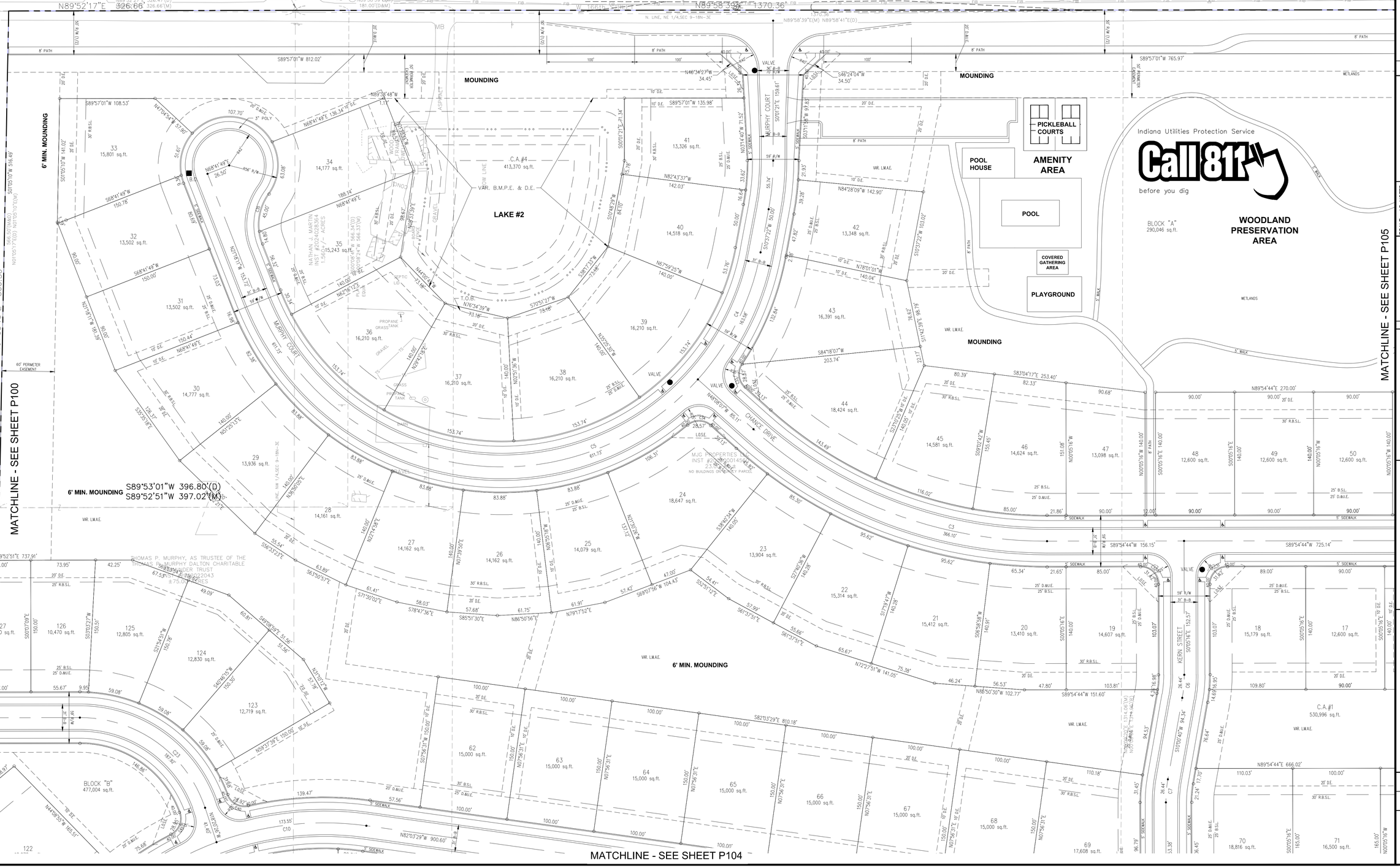
21	LOT NUMBER		
B.S.L.	BUILDING SETBACK LINE		
R.B.S.L.	REAR BUILDING SETBACK LINE		
D.E.	DRAINAGE EASEMENT		
D.&U.E.	DRAINAGE & UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
R/W	RIGHT OF WAY		
VAR.	VARIABLE	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
U.E.	UTILITY EASEMENT	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
C.A.	COMMON AREA		EXIST. BOUNDARY
L.O.S.E.	LINE OF SIGHT EASEMENT		PROP. BOUNDARY
T.P.E.	TREE PRESERVATION AREA		

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT



Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P103 Feb 26, 2025 1:10pm by: JoeyGee

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No.	DATE	BY
REVISIONS		
REVISIONS PER TAC COMMENTS	2-11-25	JRG
REVISIONS PER TAC COMMENTS	2-20-25	JRG

Kimley»Horn
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EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

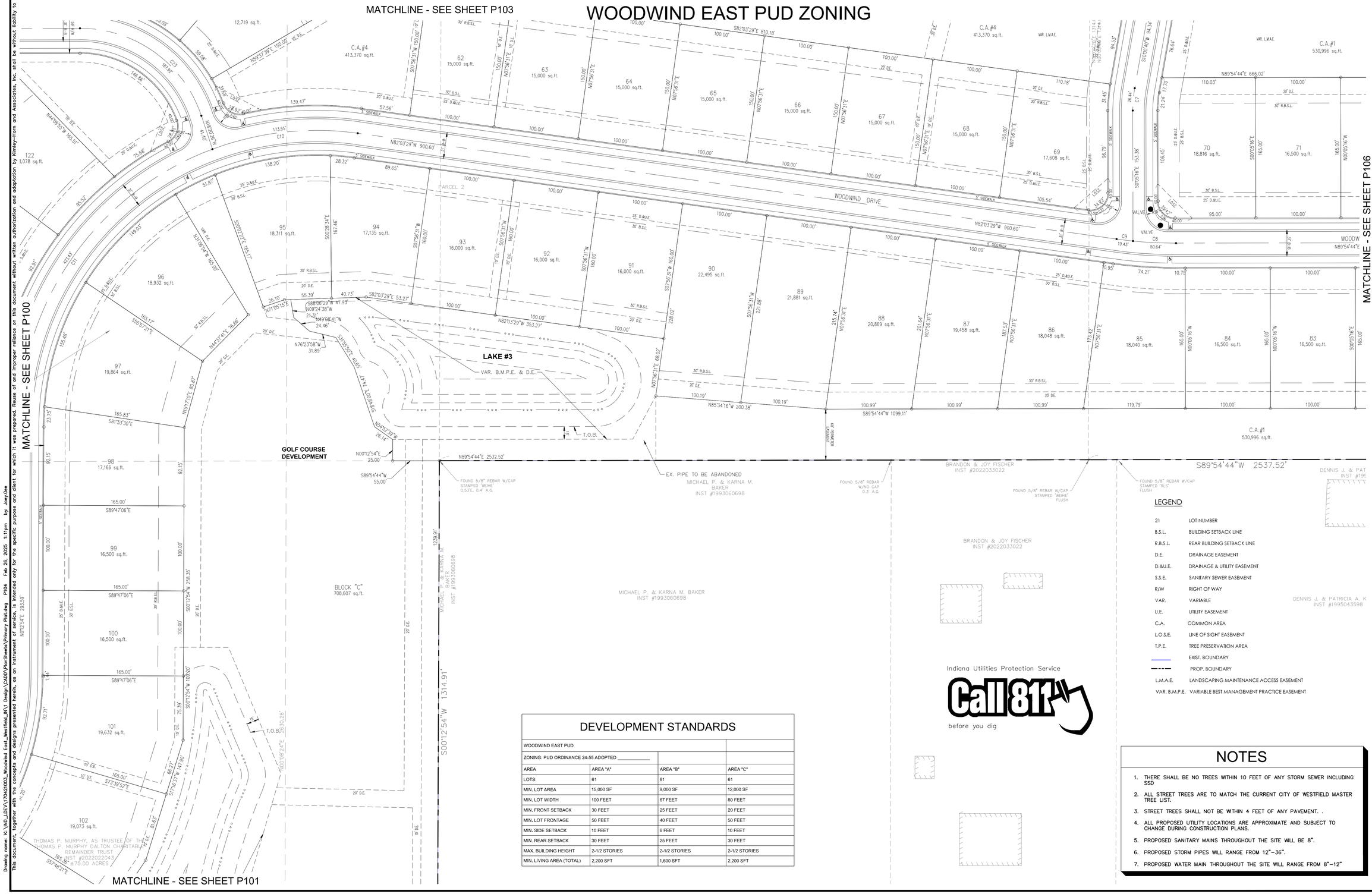
WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P103

WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING



DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA
———	EXIST. BOUNDARY
—·—·—	PROP. BOUNDARY
L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
5. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
6. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12"

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P104

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P104 Feb 26, 2025 1:11pm by: JoeyGee
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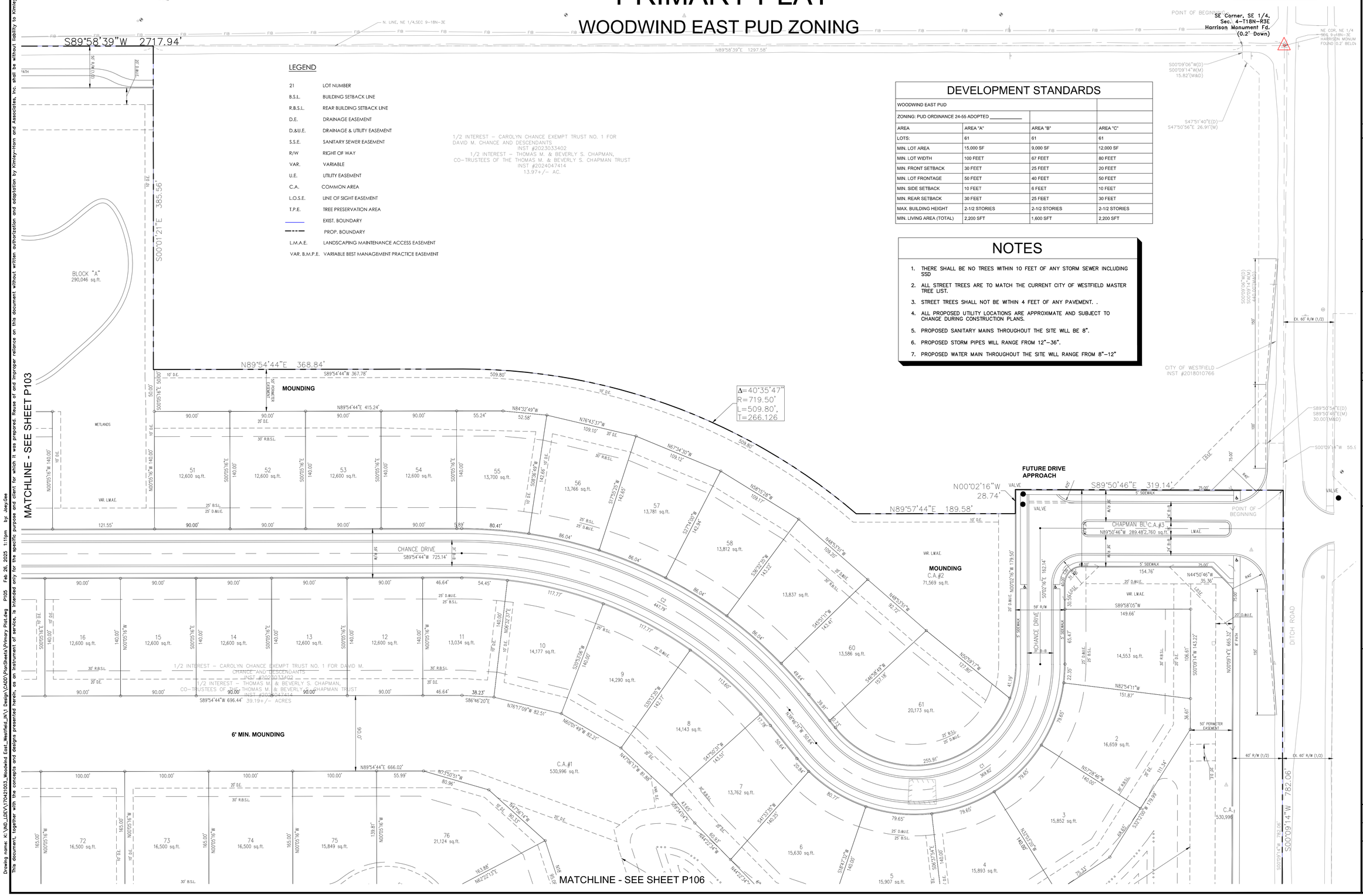
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA
	EXIST. BOUNDARY
	PROP. BOUNDARY
L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

NOTES

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No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P105

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P105 Feb 26, 2025 1:11pm by: Joey.Gee
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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA
	EXIST. BOUNDARY
	PROP. BOUNDARY
L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

NOTES

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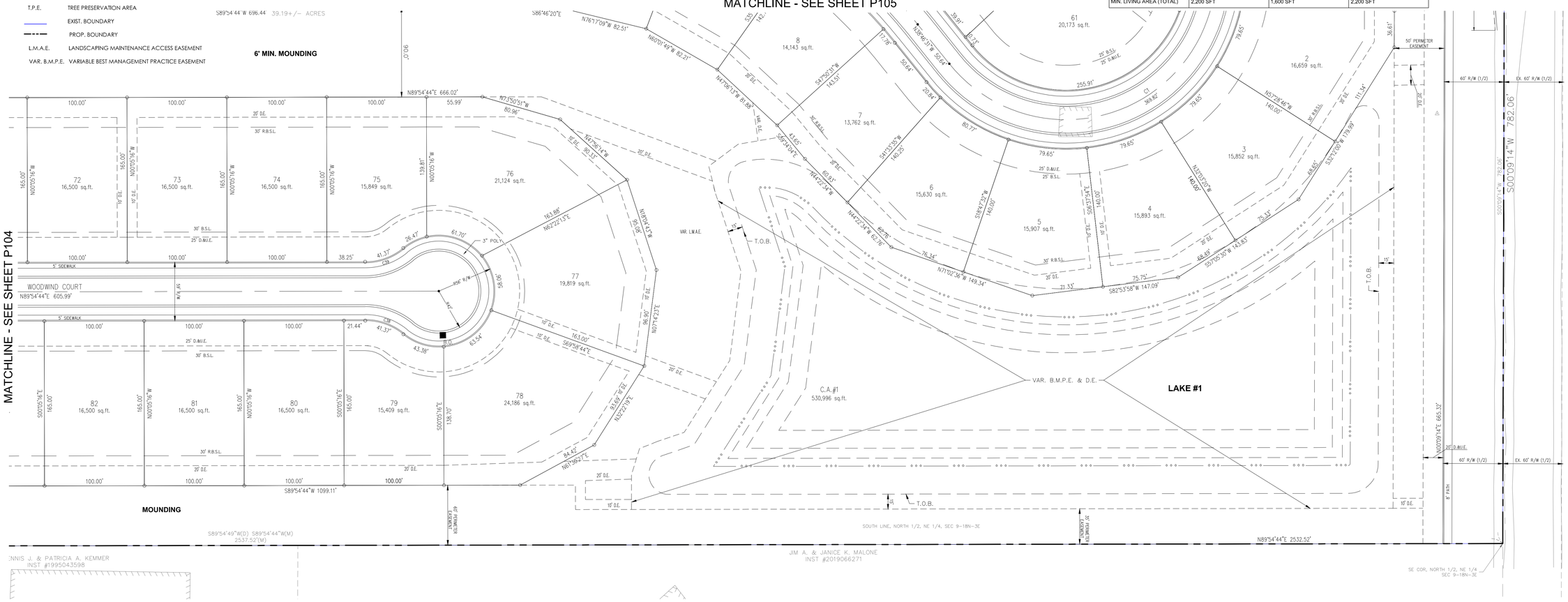
DEVELOPMENT STANDARDS

WOODWIND EAST PUD			
ZONING: PUD ORDINANCE 24-55 ADOPTED _____			
AREA	AREA "A"	AREA "B"	AREA "C"
LOTS:	61	61	61
MIN. LOT AREA	15,000 SF	9,000 SF	12,000 SF
MIN. LOT WIDTH	100 FEET	67 FEET	80 FEET
MIN. FRONT SETBACK	30 FEET	25 FEET	20 FEET
MIN. LOT FRONTAGE	50 FEET	40 FEET	50 FEET
MIN. SIDE SETBACK	10 FEET	6 FEET	10 FEET
MIN. REAR SETBACK	30 FEET	25 FEET	30 FEET
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MIN. LIVING AREA (TOTAL)	2,200 SFT	1,600 SFT	2,200 SFT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	369.82'	S70°35'37"W	283.02'	141°15'45"	426.69'
C2	500.00'	447.79'	N64°25'53"W	432.97'	51°18'45"	240.16'
C3	500.00'	366.10'	N69°06'42"W	357.98'	41°57'09"	191.69'
C4	300.00'	163.58'	S26°14'37"W	161.56'	31°14'31"	83.88'
C5	300.00'	611.73'	N79°43'09"W	511.13'	116°49'57"	487.95'
C6	150.00'	26.44'	S4°57'42"W	26.40'	10°05'56"	13.25'
C7	150.00'	26.44'	S4°57'42"W	26.40'	10°05'56"	13.25'
C8	500.00'	50.64'	S87°11'10"E	50.62'	5°48'12"	25.34'
C9	500.00'	19.43'	N83°10'17"W	19.43'	2°13'35"	9.72'
C10	350.00'	173.55'	S83°44'12"W	171.78'	28°24'38"	88.60'
C11	350.00'	423.43'	N34°52'23"E	398.08'	69°18'59"	241.97'
C12	300.00'	219.97'	N21°13'15"E	215.08'	42°00'43"	115.20'
C13	1000.00'	367.41'	N52°45'08"E	365.34'	21°03'03"	185.80'
C14	150.00'	111.89'	N21°08'25"E	109.32'	42°44'24"	58.69'
C15	150.00'	55.95'	N10°30'44"W	55.62'	21°22'14"	28.30'
C16	150.00'	22.38'	N4°26'49"E	22.36'	8°32'51"	11.21'
C17	150.00'	22.38'	N4°26'49"E	22.36'	8°32'51"	11.21'
C18	150.00'	13.16'	N2°20'22"W	13.15'	5°01'30"	6.58'
C19	150.00'	13.16'	N2°20'22"W	13.15'	5°01'30"	6.58'
C20	250.00'	15.03'	N1°53'44"E	15.03'	3°26'42"	7.52'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	250.00'	188.20'	N25°11'01"E	183.78'	43°07'53"	98.81'
C22	250.00'	188.20'	S68°18'55"W	183.78'	43°07'53"	98.81'
C23	150.00'	187.92'	N54°13'48"W	175.87'	71°46'43"	108.54'
C24	150.00'	28.07'	N84°28'00"W	28.03'	10°43'14"	14.07'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C30	20.00'	31.48'	S45°03'29"W	28.33'	90°11'30"	20.07'
C31	20.00'	31.42'	S44°54'44"W	28.28'	90°00'00"	20.00'
C32	20.00'	31.42'	N45°05'16"W	28.28'	90°00'00"	20.00'
C33	20.00'	28.57'	S7°12'23"E	26.20'	81°51'28"	17.34'
C34	20.00'	28.57'	N89°03'51"W	26.20'	81°51'28"	17.34'
C35	60.00'	45.00'	S14°18'52"W	43.96'	42°58'30"	23.62'
C36	20.00'	31.42'	S45°05'16"E	28.28'	90°00'00"	20.00'
C37	20.00'	34.22'	N48°55'37"E	30.20'	98°01'47"	23.02'
C38	60.00'	41.37'	N70°20'04"W	40.56'	39°30'24"	21.55'
C39	60.00'	41.37'	N70°09'32"E	40.56'	39°30'24"	21.55'
C40	20.00'	28.92'	S61°41'14"E	26.47'	82°51'13"	17.65'
C41	20.00'	28.95'	N21°10'52"E	26.49'	82°56'22"	17.68'
C42	20.00'	30.22'	N57°36'04"E	27.43'	86°35'07"	18.84'
C43	20.00'	27.67'	N39°28'00"W	25.52'	79°16'46"	16.57'
C47	13.00'	11.74'	N89°09'16"E	11.35'	51°45'12"	6.31'
C48	60.50'	8.18'	S68°50'36"E	8.18'	7°44'55"	4.10'
C49	13.00'	12.56'	S45°02'13"E	12.08'	55°21'40"	6.82'

Indiana Utilities Protection Service
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No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

PRIMARY PLAT

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
P106

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Primary Plat.dwg P106 Feb 26, 2025 1:11pm by: JoeyGee
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WOODWIND EAST

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PUD ZONING

SEE SHEET C205 NOTES

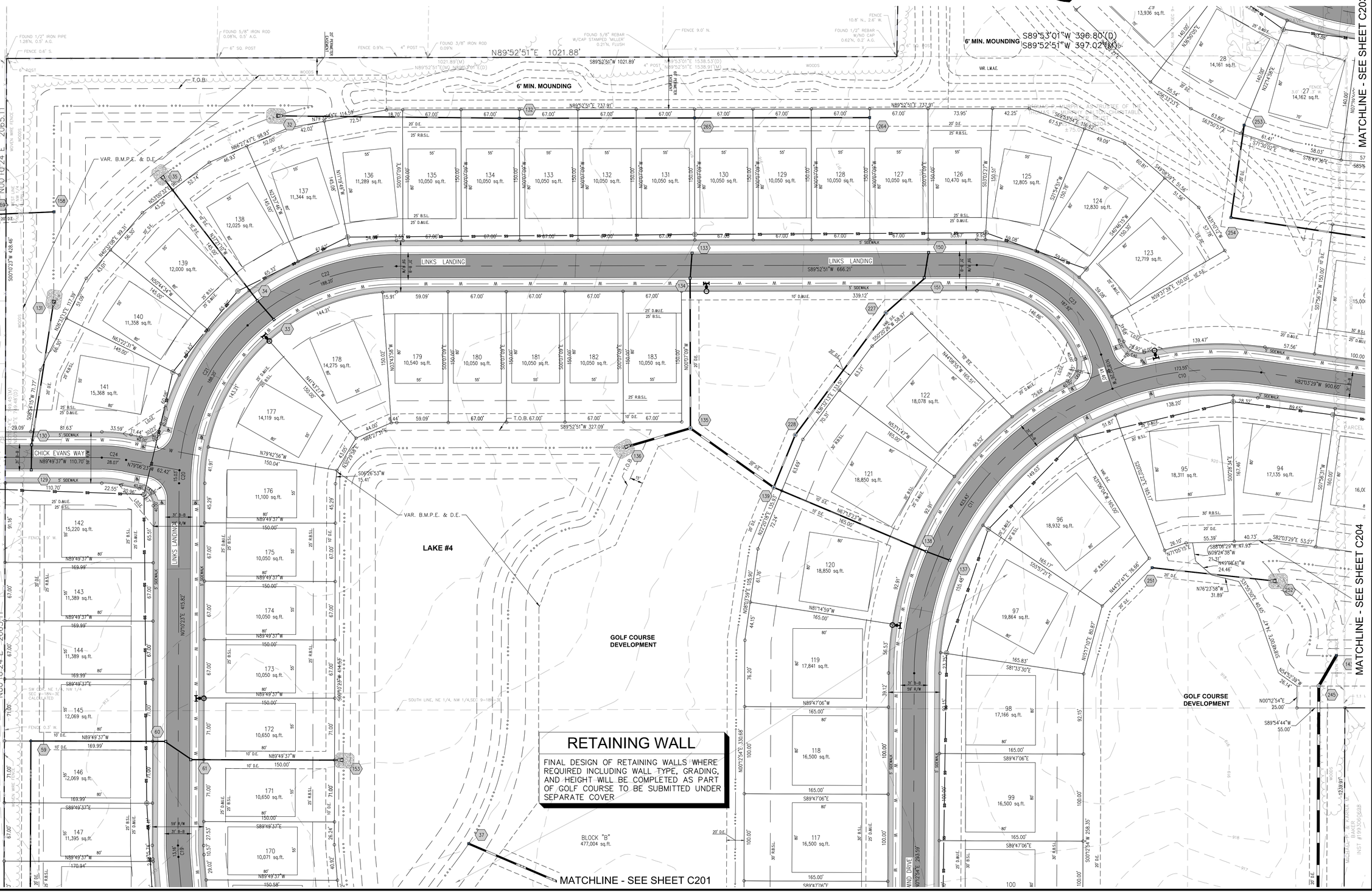
Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT		
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	PROP. BOUNDARY			VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT



RETAINING WALL

FINAL DESIGN OF RETAINING WALLS WHERE REQUIRED INCLUDING WALL TYPE, GRADING, AND HEIGHT WILL BE COMPLETED AS PART OF GOLF COURSE TO BE SUBMITTED UNDER SEPARATE COVER

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR CONSTRUCTION

OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C200

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WOODWIND EAST

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PUD ZONING

Indiana Utilities Protection Service
Call 811 before you dig

SEE SHEET C205 NOTES

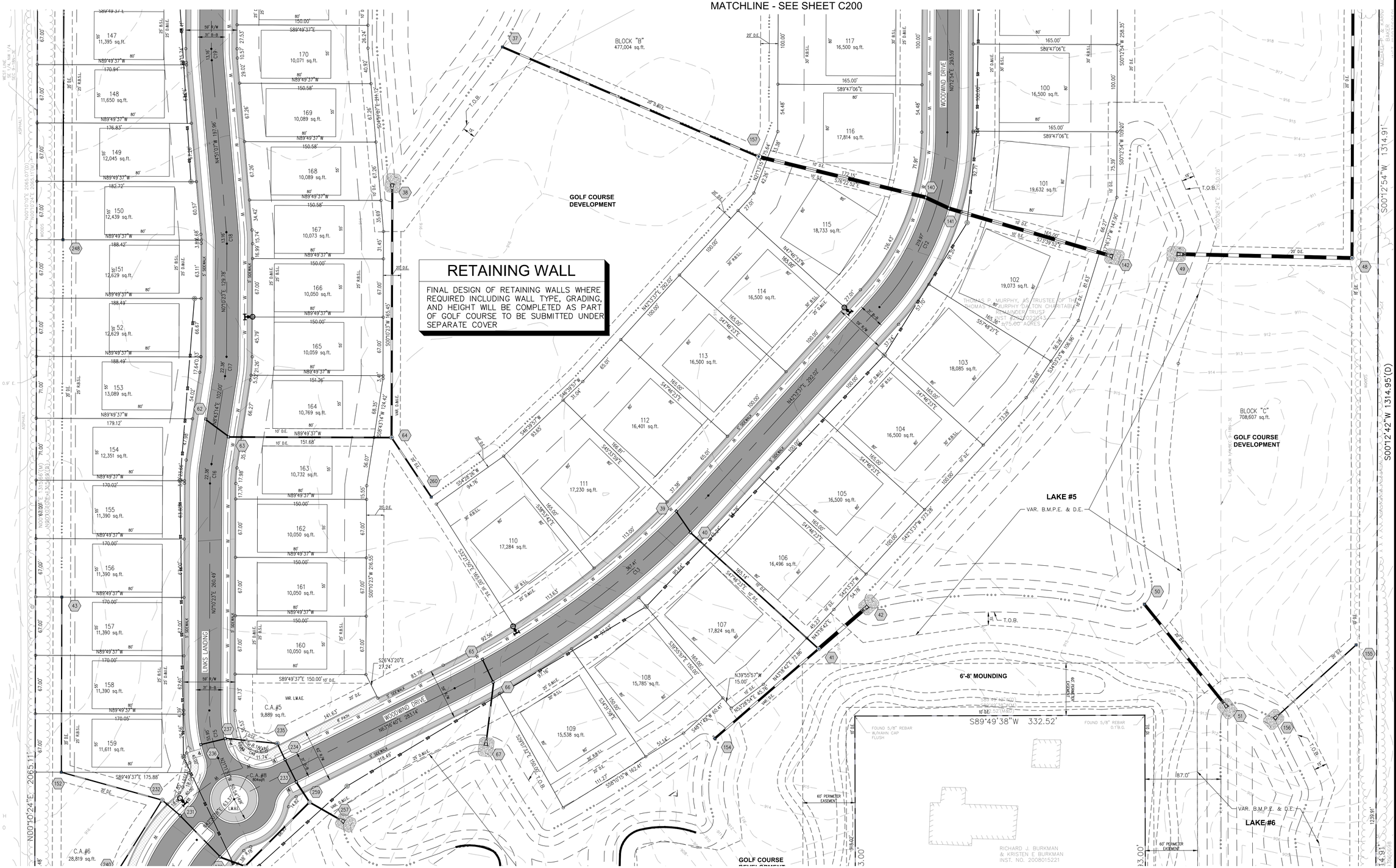
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT		
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	PROP. BOUNDARY			VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

MATCHLINE - SEE SHEET C200



MATCHLINE - SEE SHEET C202

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

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OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C201

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WOODWIND EAST

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PUD ZONING

LEGEND

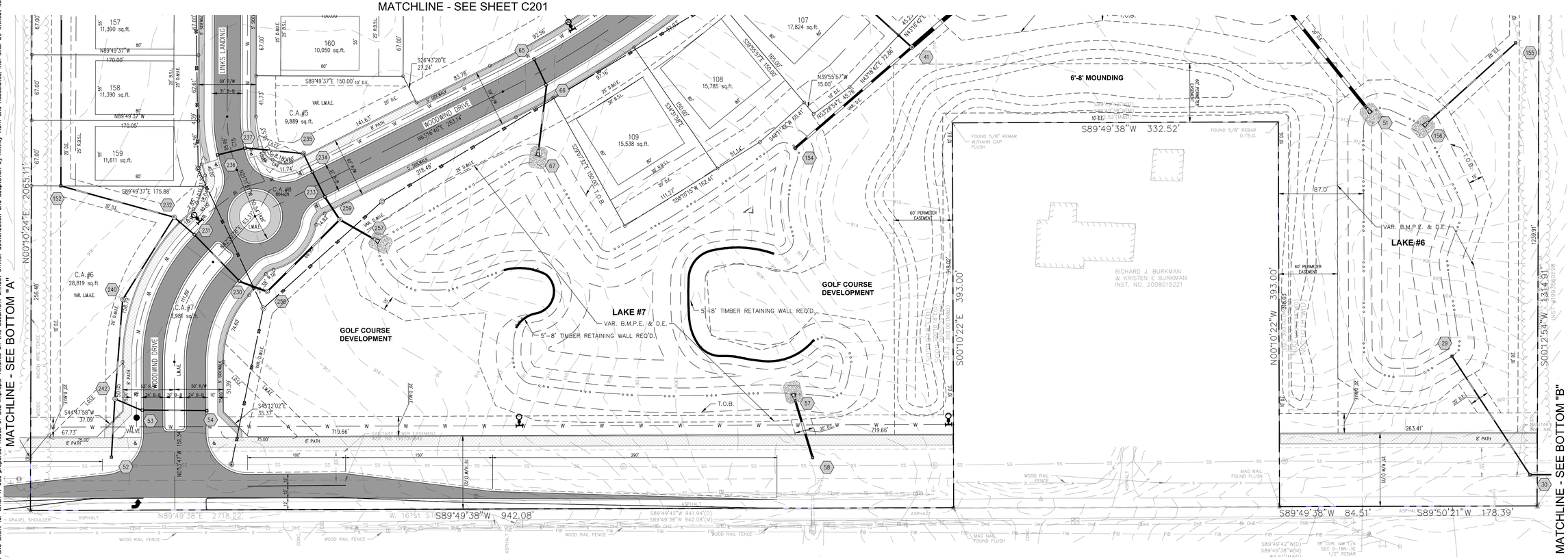
VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
	PROP. BOUNDARY				

RETAINING WALL

FINAL DESIGN OF RETAINING WALLS WHERE REQUIRED INCLUDING WALL TYPE, GRADING, AND HEIGHT WILL BE COMPLETED AS PART OF GOLF COURSE TO BE SUBMITTED UNDER SEPARATE COVER

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



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	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C202

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SEE SHEET C205 NOTES

WOODWIND EAST

OVERALL DEVELOPMENT PLAN

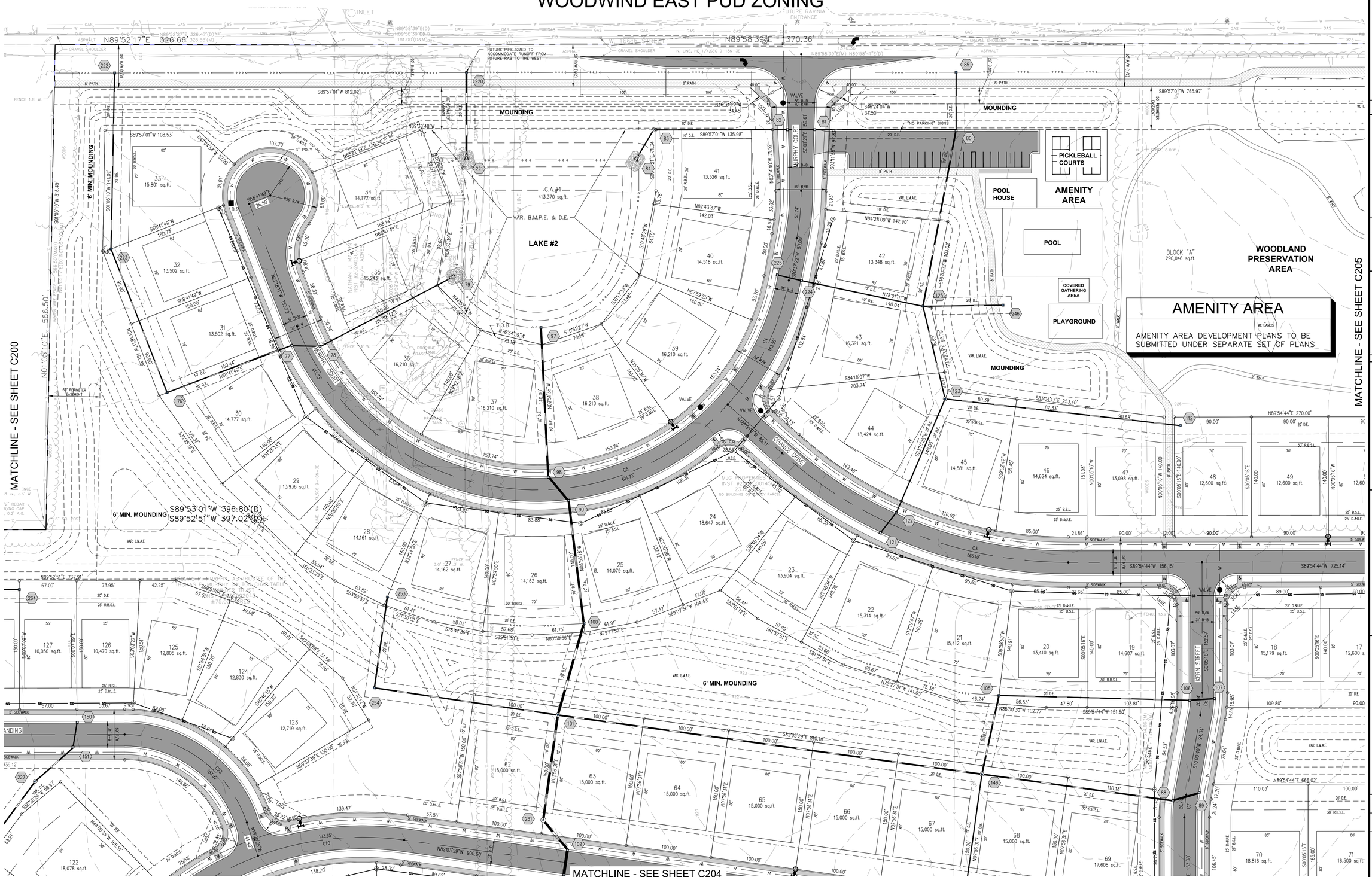
WOODWIND EAST PUD ZONING

LEGEND

VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT		
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	PROP. BOUNDARY			VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



AMENITY AREA

AMENITY AREA DEVELOPMENT PLANS TO BE SUBMITTED UNDER SEPARATE SET OF PLANS

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C203

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Overall Development Plan.dwg C203 Feb 28, 2025 1:12pm by: JoeyGee
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SEE SHEET C205 NOTES

WOODWIND EAST

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PUD ZONING

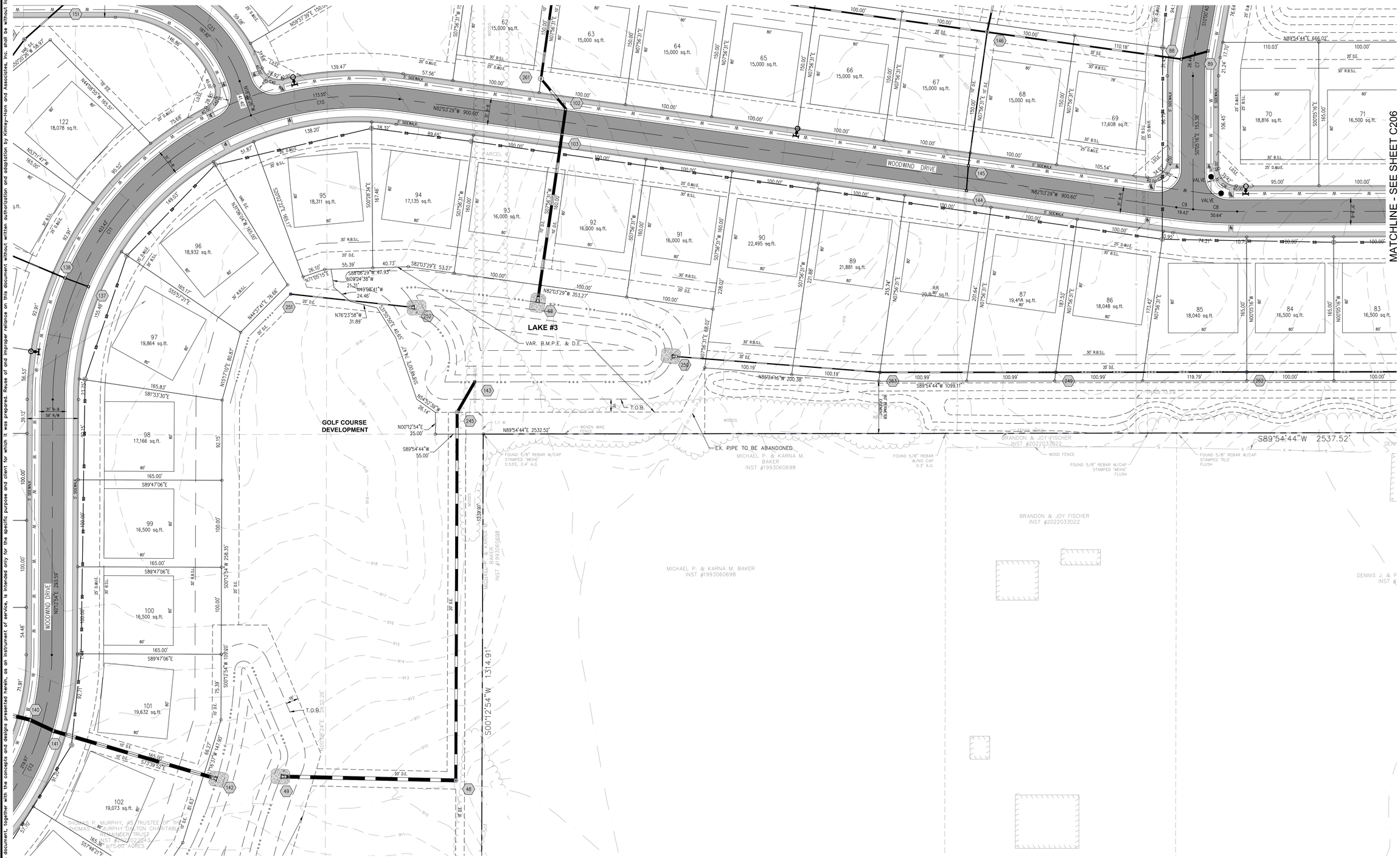
LEGEND

VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
	PROP. BOUNDARY				

NORTH

GRAPHIC SCALE IN FEET 0 25 50 100

MATCHLINE - SEE SHEET C203



No.	REVISIONS	DATE	BY
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	REVISIONS PER TAC COMMENTS	2-11-25	JRG

SCALE: AS NOTED
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OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

C204

Drawing name: K:\IND_LDE\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Overall Development Plan.dwg C204 Feb 28, 2025 1:12pm by: JoeyGee
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WOODWIND EAST

OVERALL DEVELOPMENT PLAN

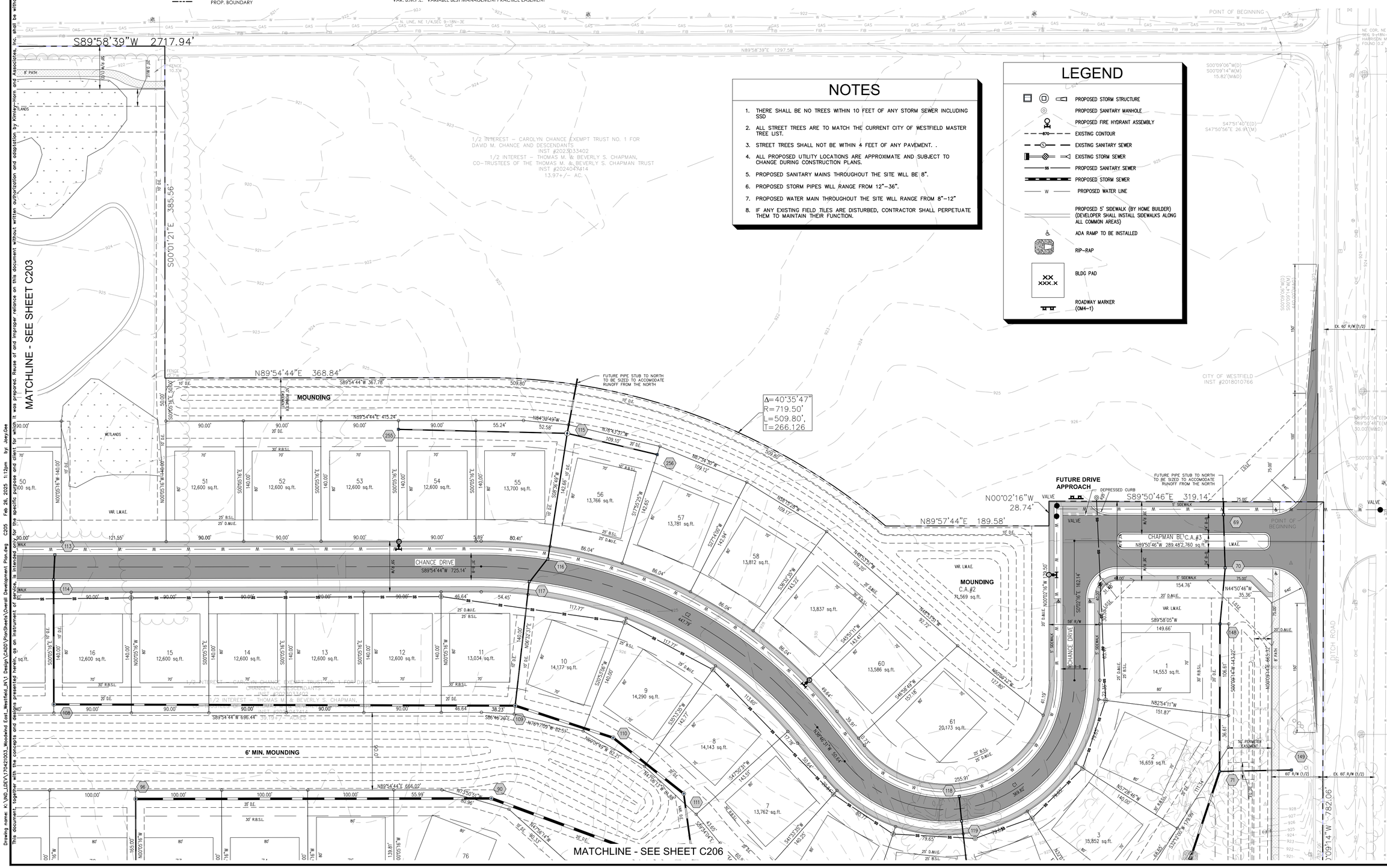
WOODWIND EAST PUD ZONING

LEGEND

VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT	L.M.A.E.	LANDSCAPING MAINTENANCE ACCESS EASEMENT
	EXIST. BOUNDARY	R/W	RIGHT OF WAY	VAR. B.M.P.E.	VARIABLE BEST MANAGEMENT PRACTICE EASEMENT
	PROP. BOUNDARY				

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. .
4. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
5. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
6. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
7. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"–12"
8. IF ANY EXISTING FIELD TILES ARE DISTURBED, CONTRACTOR SHALL PERPETUATE THEM TO MAINTAIN THEIR FUNCTION.

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- SS PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX XXX.X BLDG PAD
- ROADWAY MARKER (OM4-1)

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

APPROVAL PENDING
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OLD TOWN CO.S.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
C205

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Overall Development Plan.dwg C205 Feb 26, 2025 1:12pm by: JoyGoe
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WOODWIND EAST

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PUD ZONING

SEE SHEET C205 NOTES

MATCHLINE - SEE SHEET C205

LEGEND

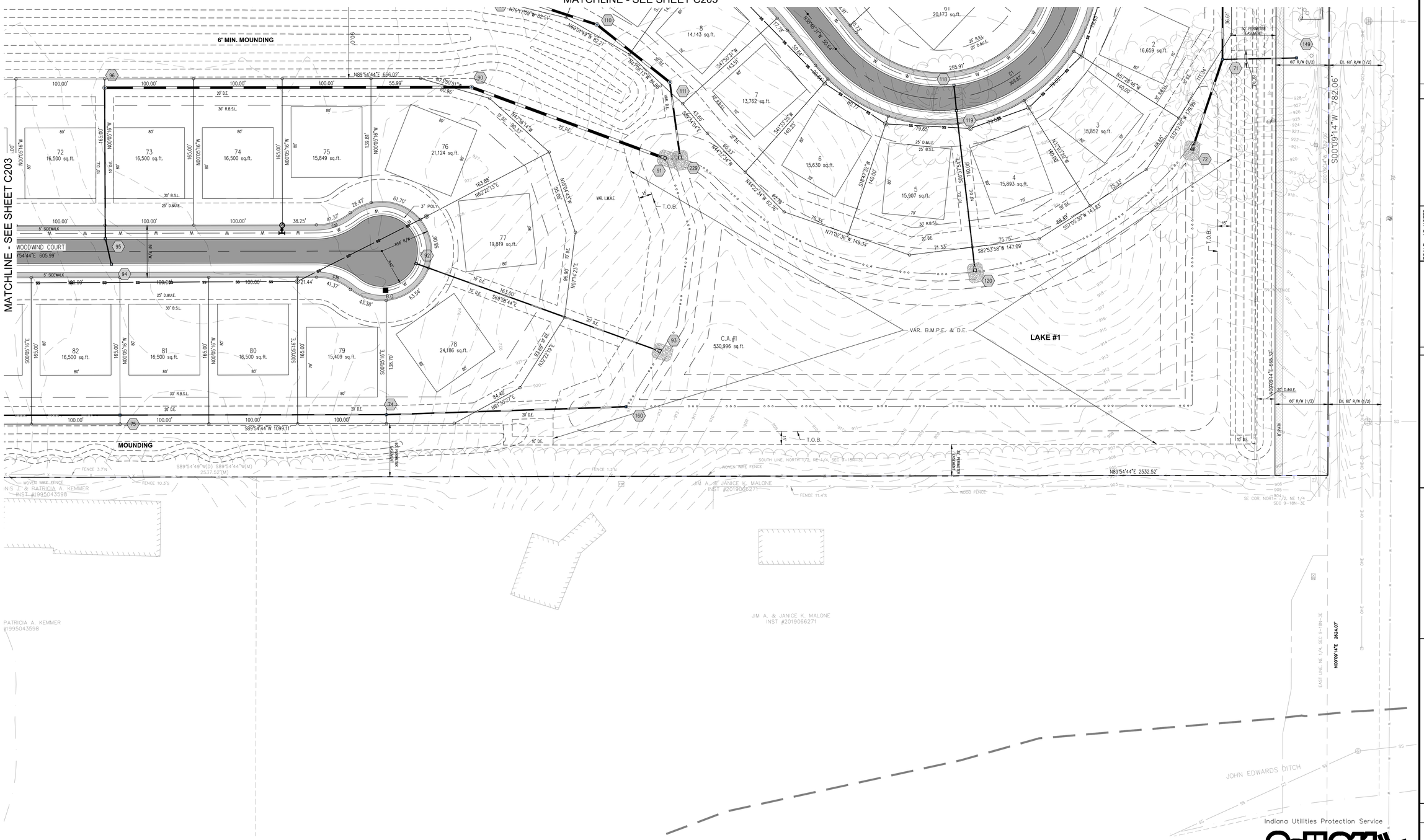
VAR.	VARIABLE	R.B.S.L.	21 REAR BUILDING SETBACK LINE		ASPHALT PAVEMENT
U.E.	UTILITY EASEMENT	B.S.L.	BUILDING SETBACK LINE		CONCRETE SIDEWALK
C.A.	COMMON AREA	D.E.	DRAINAGE EASEMENT		ASPHALT PATH
L.O.S.E.	LINE OF SIGHT EASEMENT	D.&U.E.	DRAINAGE & UTILITY EASEMENT		
T.P.E.	TREE PRESERVATION AREA	S.S.E.	SANITARY SEWER EASEMENT		
	EXIST. BOUNDARY	R/W	RIGHT OF WAY		
	PROP. BOUNDARY				

L.M.A.E. LANDSCAPING MAINTENANCE ACCESS EASEMENT

VAR. B.M.P.E. VARIABLE BEST MANAGEMENT PRACTICE EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



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No.	DATE	BY
REVISIONS PER TAC COMMENTS	2-20-25	JRG
REVISIONS PER TAC COMMENTS	2-11-25	JRG

REVISIONS

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SCALE: AS NOTED
DESIGNED BY: JSM
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CHECKED BY: JSM

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OLD TOWN CO.

OVERALL DEVELOPMENT PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

C206

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Overall Development Plan.dwg C206 Feb 26, 2025 1:12pm by: JoeyGee
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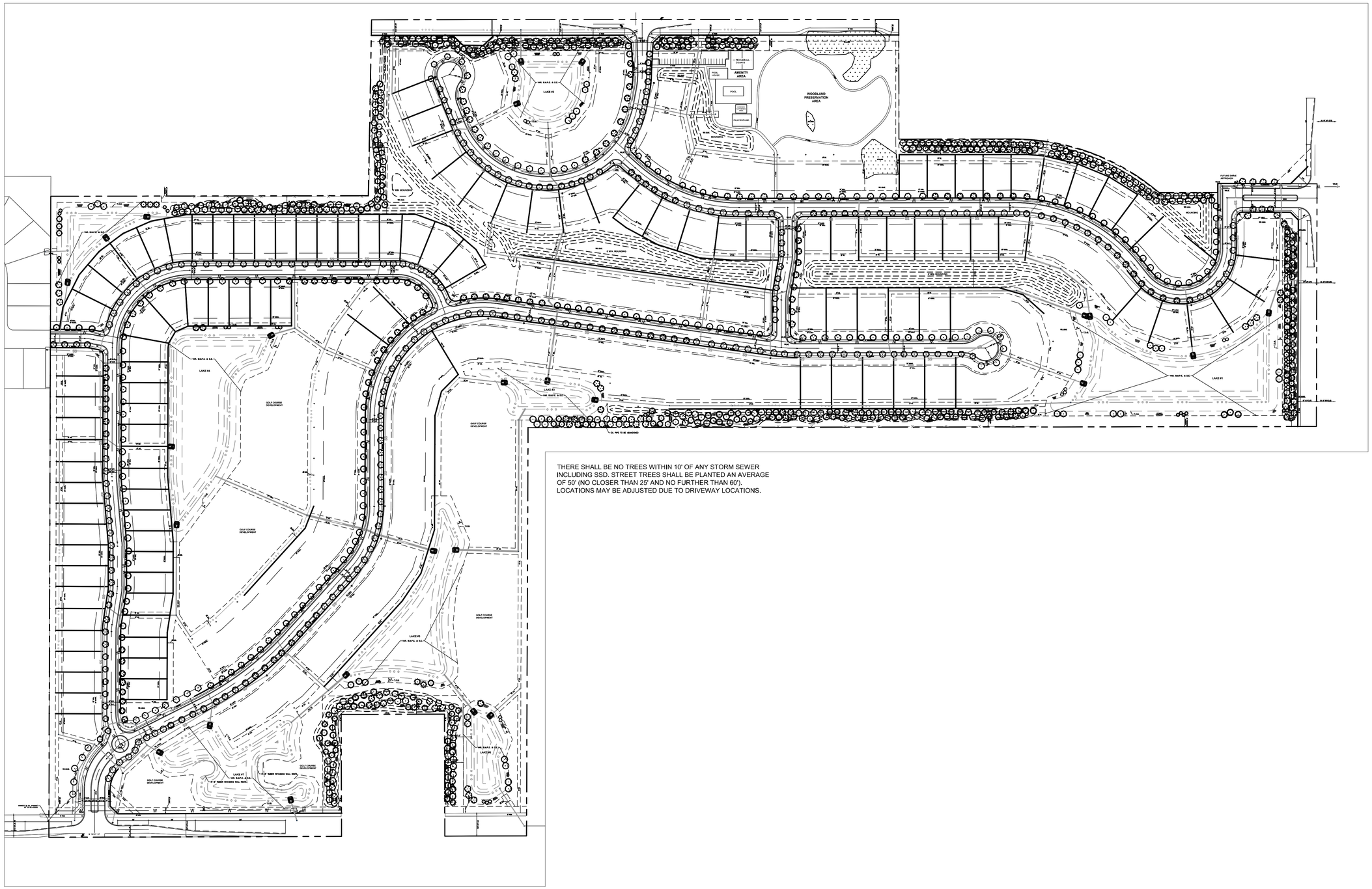
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 75' 150' 300'



THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD. STREET TREES SHALL BE PLANTED AN AVERAGE OF 50' (NO CLOSER THAN 25' AND NO FURTHER THAN 60'). LOCATIONS MAY BE ADJUSTED DUE TO DRIVEWAY LOCATIONS.

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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EMAIL: John.McPorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. SEKE
STATE OF INDIANA
LICENSED ARCHITECT

OLD TOWN CO.

OVERALL LANDSCAPE PLAN

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L100

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L100 Feb 26, 2025 1:12pm by: JoryGee
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Indiana Utilities Protection Service

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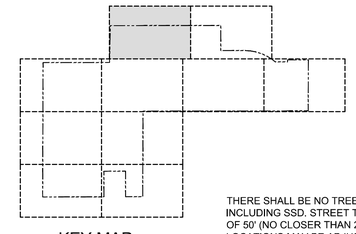
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

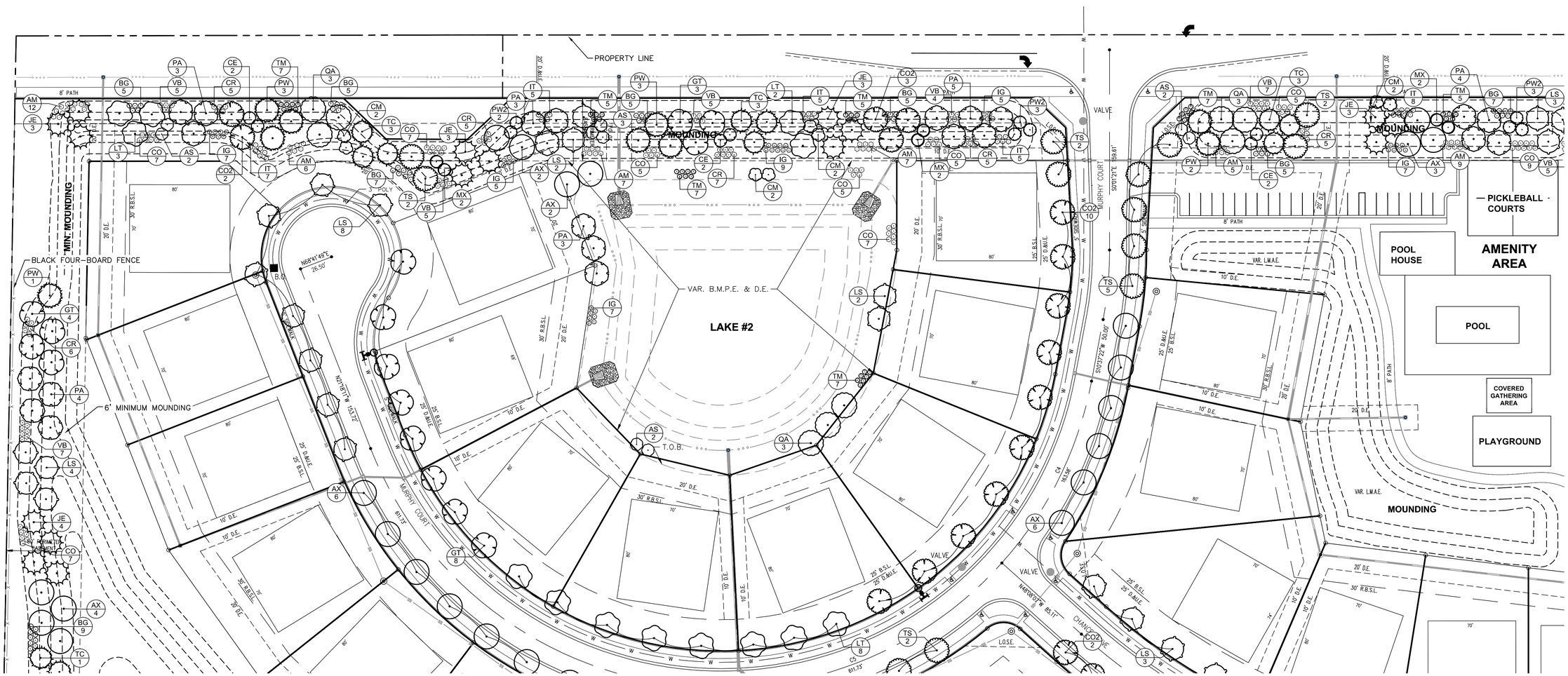


KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD. STREET TREES SHALL BE PLANTED AN AVERAGE OF 50' (NO CLOSER THAN 25' AND NO FURTHER THAN 60'). LOCATIONS MAY BE ADJUSTED DUE TO DRIVEWAY LOCATIONS.



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	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION
MATTHEW G. PETERS
STATE OF INDIANA
ARCHITECT

OLD TOWN CO.S.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L101

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L101 Feb 26, 2025 11:12am by: JoeyGee
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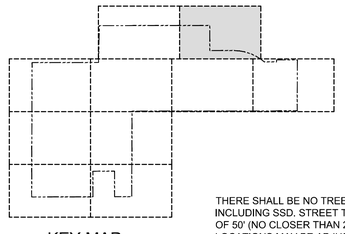
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

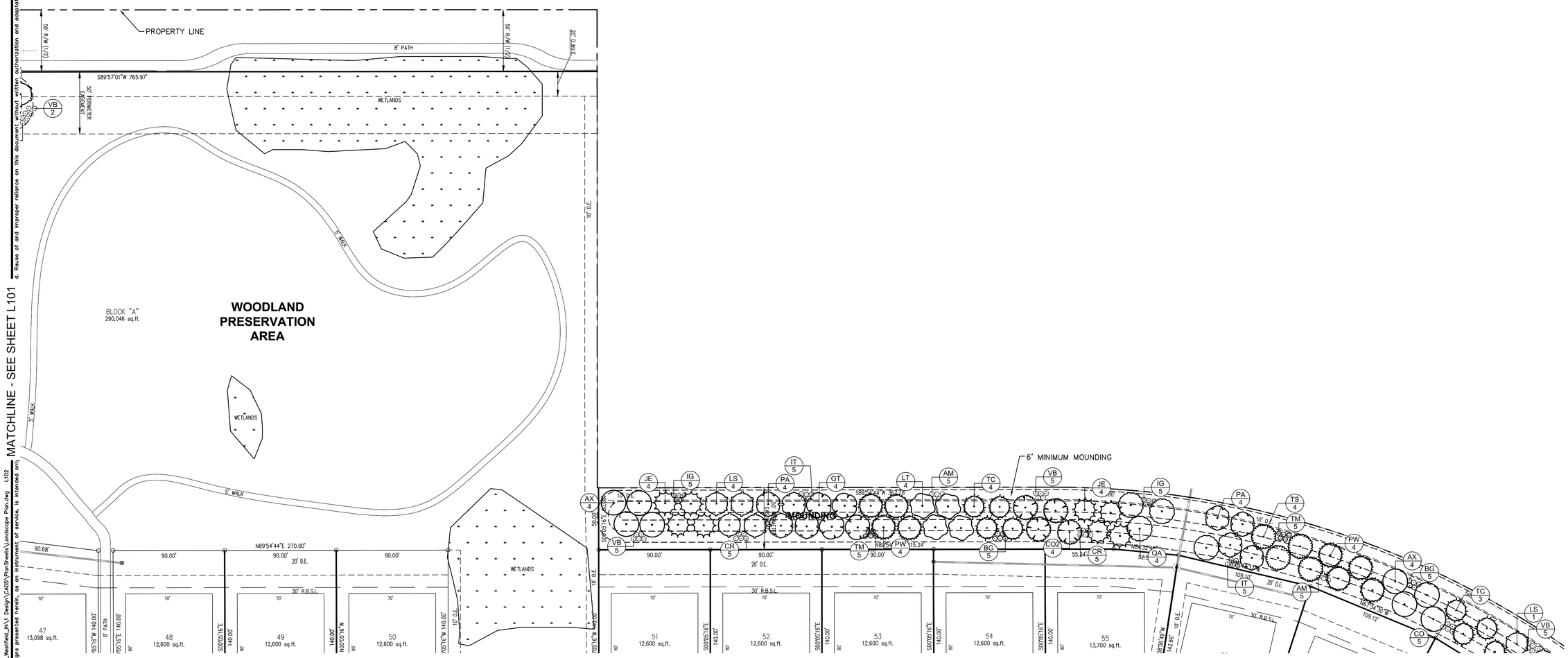


KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD. STREET TREES SHALL BE PLANTED AN AVERAGE OF 50' (NO CLOSER THAN 25' AND NO FURTHER THAN 60'). LOCATIONS MAY BE ADJUSTED DUE TO DRIVEWAY LOCATIONS.



MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L106

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L102

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L102
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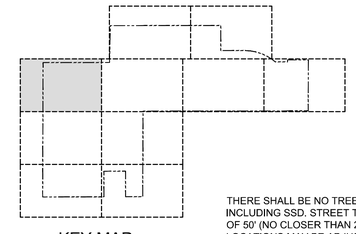
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING



KEY MAP

NORTH

GRAPHIC SCALE IN FEET
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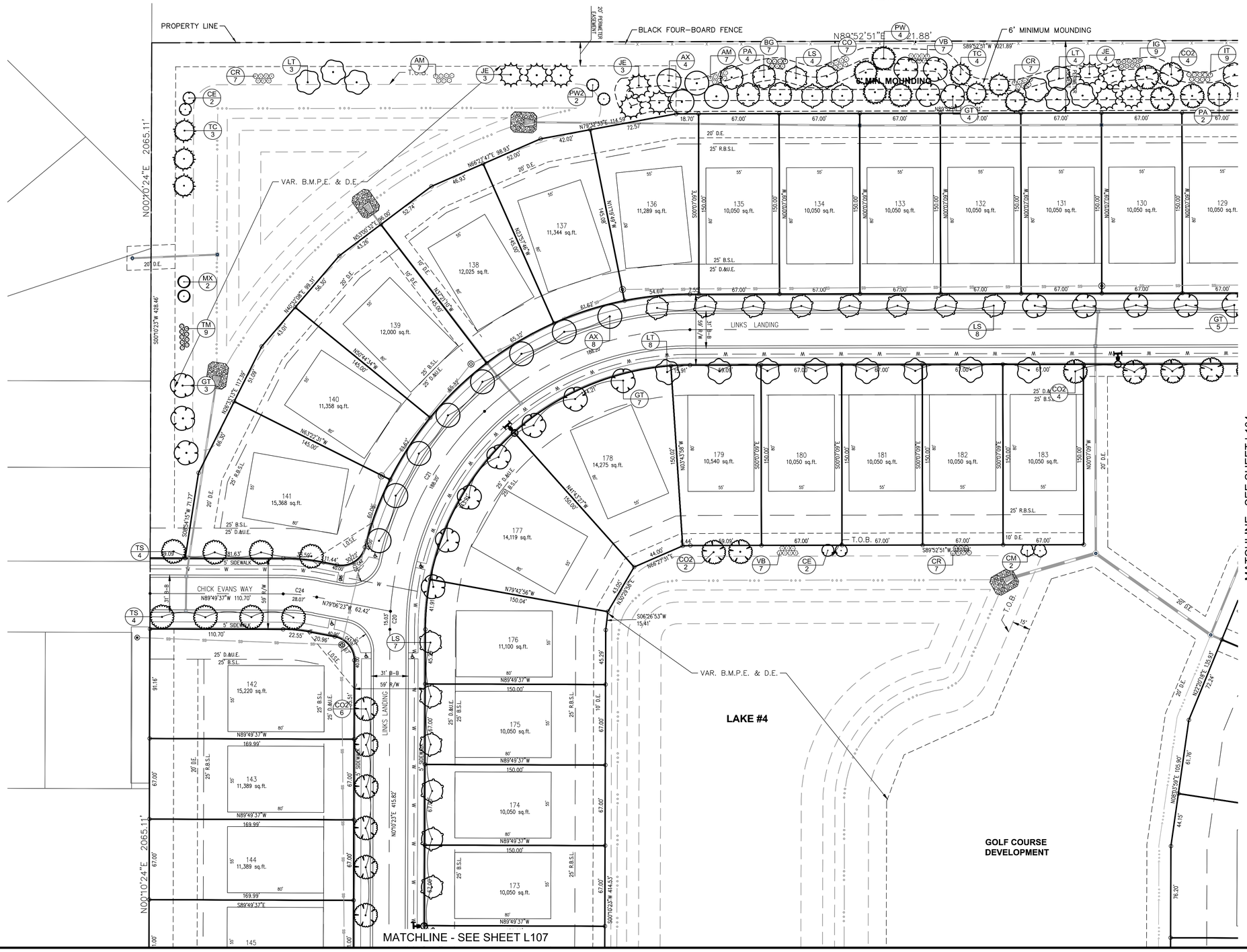

No.	REVISIONS	DATE	BY
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	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L103

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L103 Feb 26, 2025 1:13pm by: JoeyGee

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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

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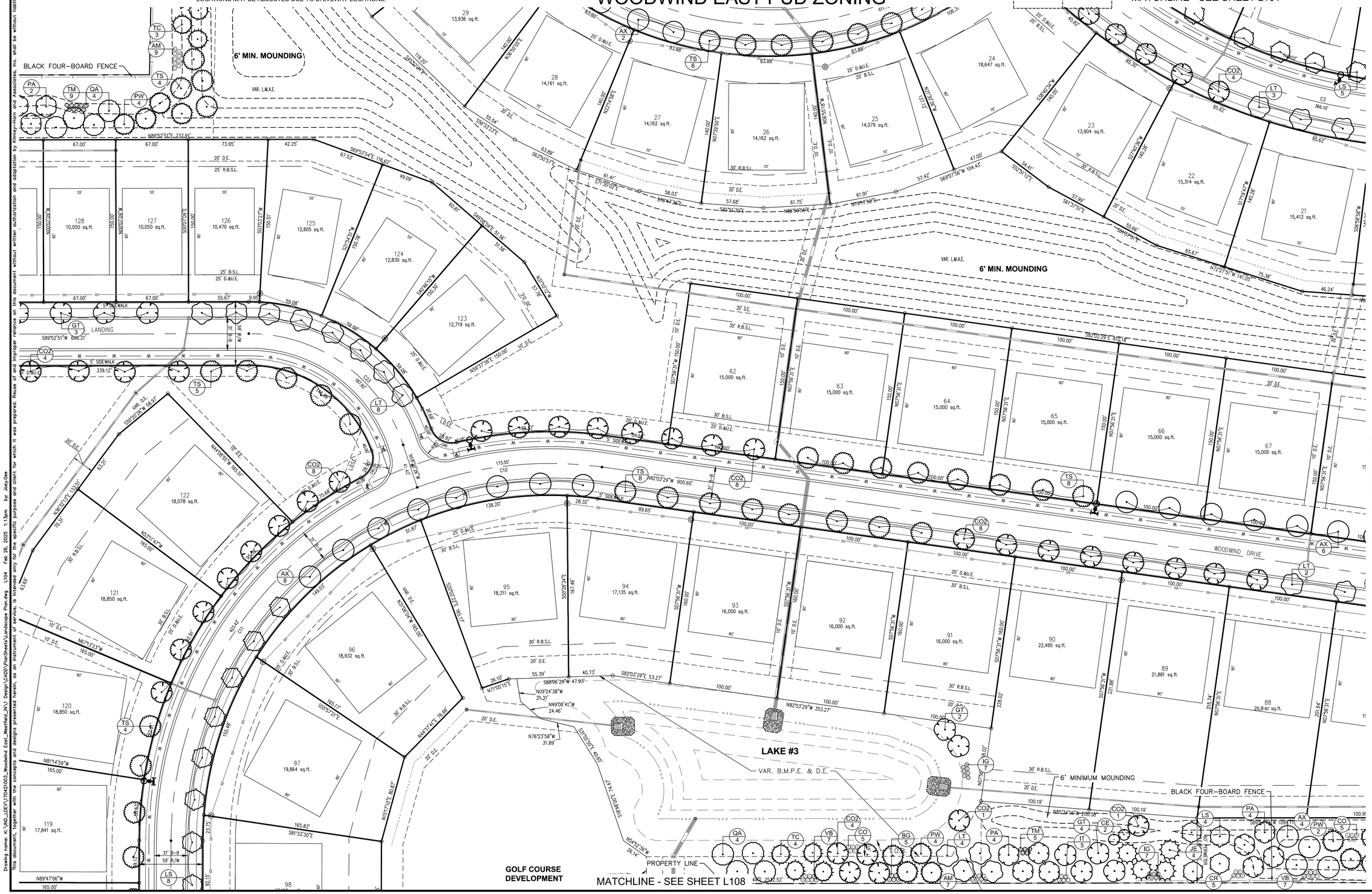
KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'



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	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. SHEA
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ARCHITECT

OLD TOWN CO.S.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
L104

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L104 Feb 26, 2025 1:13pm by: JoeyGee
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WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

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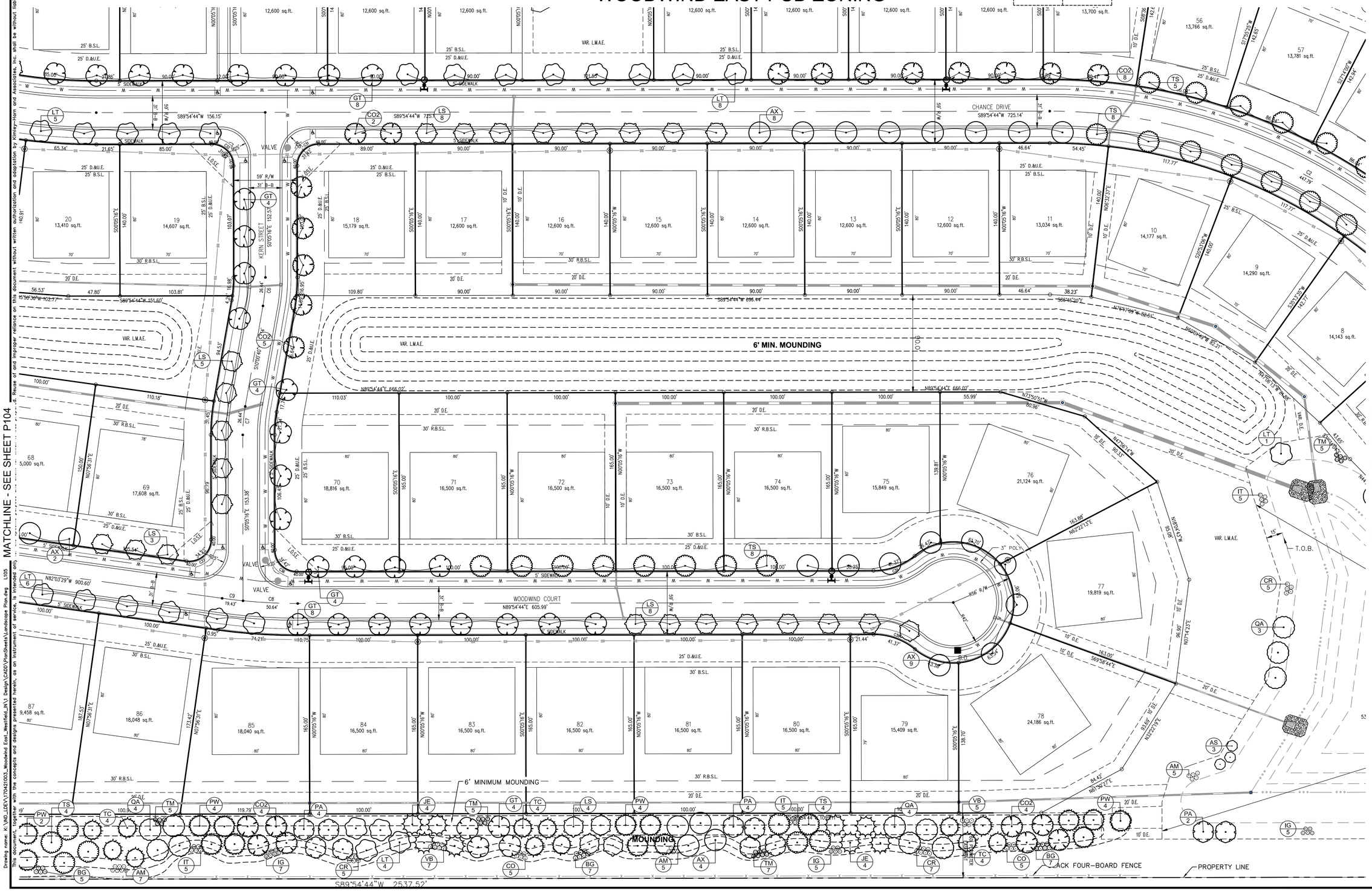
KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'



Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L105

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No.	DATE	BY
REVISIONS PER TAC COMMENTS	2-20-25	JRG
REVISIONS PER TAC COMMENTS	2-11-25	JRG

REVISIONS

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

MATTHEW S. TERRY STATE OF INDIANA 11000111 REGISTERED ARCHITECT
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Matthew Terry

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LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
L105

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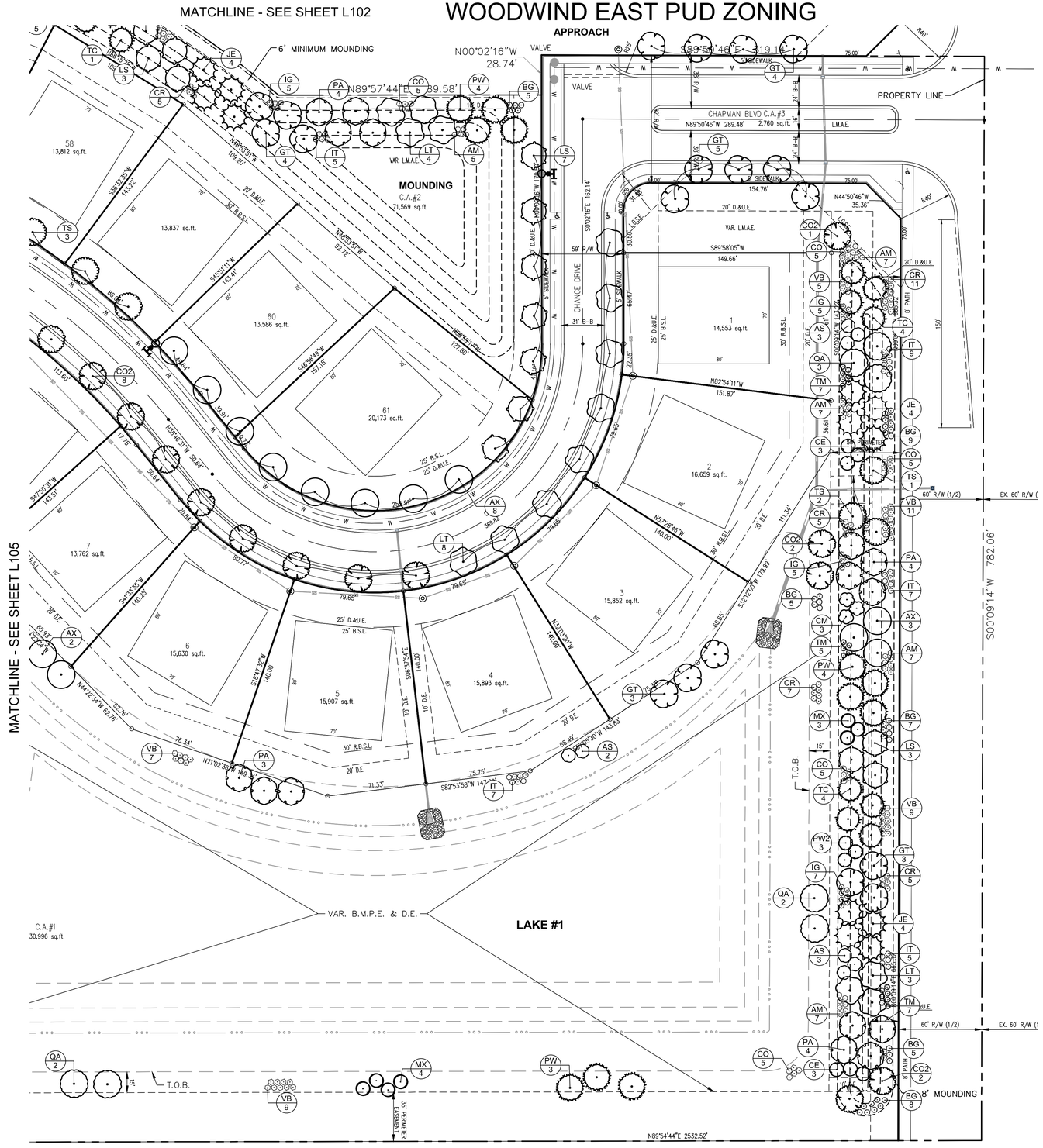
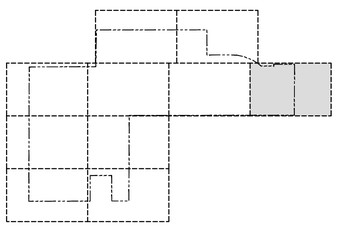
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING





KEY MAP

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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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MATTHEW S. GEE
STATE OF INDIANA
LICENSED ARCHITECT

OLD TOWN CO.S.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L106

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L106 Feb 26, 2025 1:13pm by: JoeyGee
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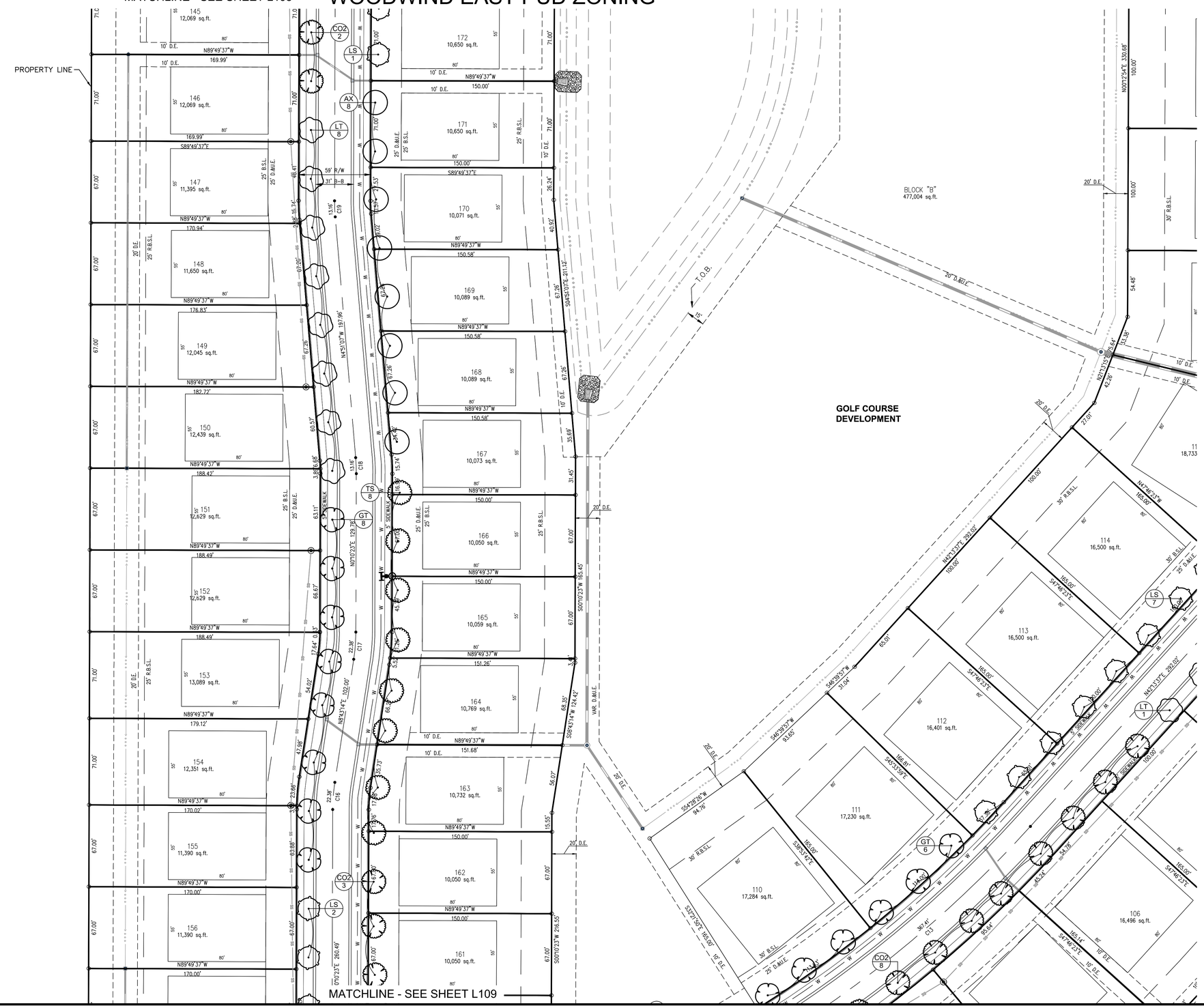
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'



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	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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PHONE: 317-218-9560
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. TERRY
STATE OF INDIANA
LICENSED ARCHITECT

OLD TOWN CO.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
L107

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L107 Feb 26, 2025 1:13pm by: JoryGee
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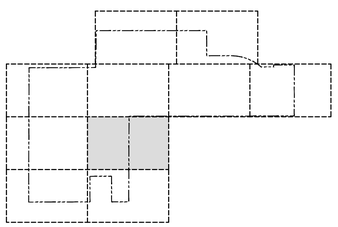
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'



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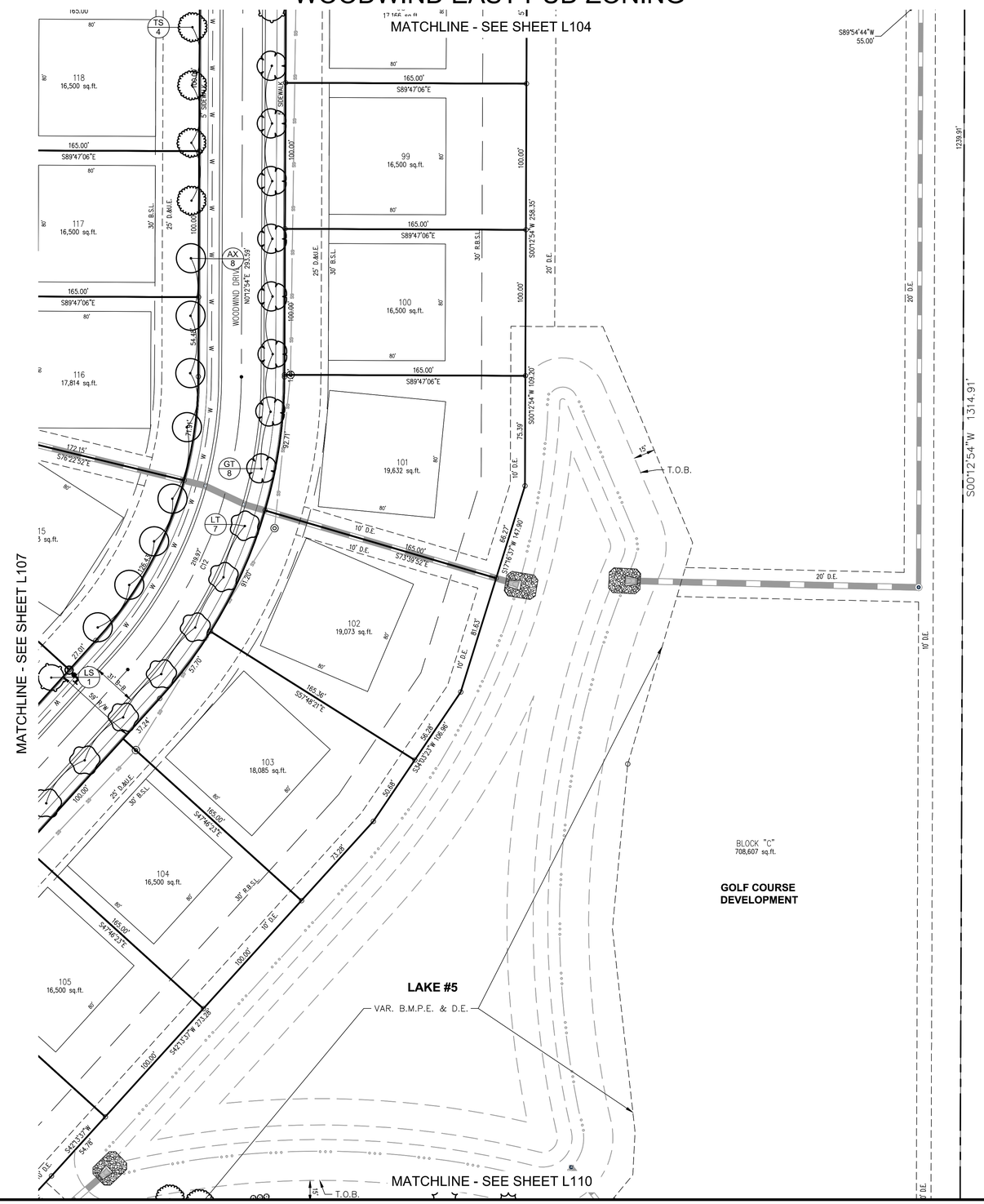

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\Design\CADD\PlanSheets\Landscape Plan.dwg L108 Feb 26, 2025 1:13pm by: JoeyGee
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	REVISIONS PER TAC COMMENTS	2-11-25	JRG

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
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STATE OF INDIANA
LICENSED ARCHITECT

OLD TOWN CO.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
L108

Indiana Utilities Protection Service

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WOODWIND EAST

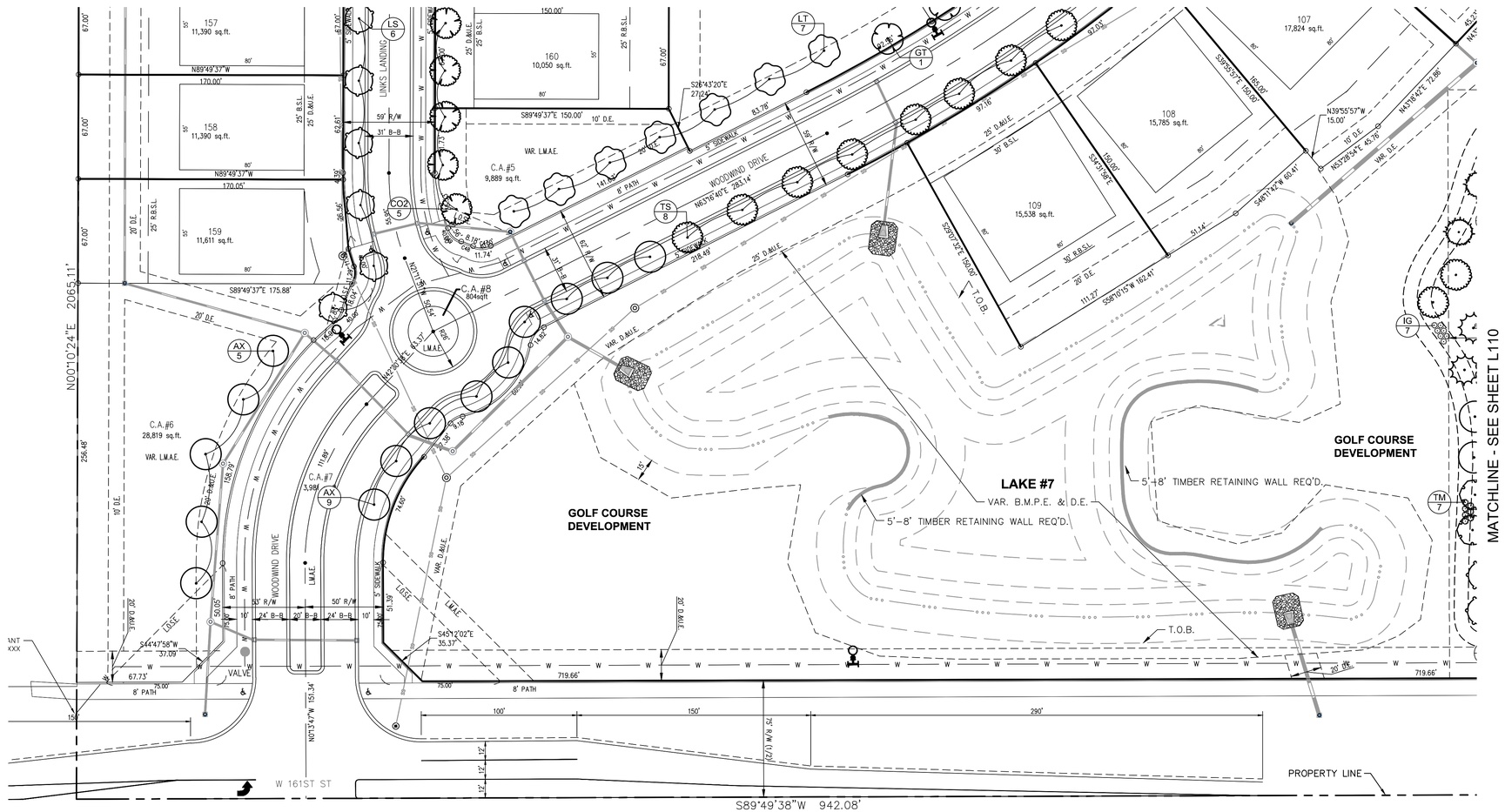
PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

MATCHLINE - SEE SHEET L107



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	REVISIONS PER TAC COMMENTS	2-20-25	JRG
	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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CHECKED BY: JSM

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LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L109

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L109 Feb 26, 2025 1:14pm by: JoryGee
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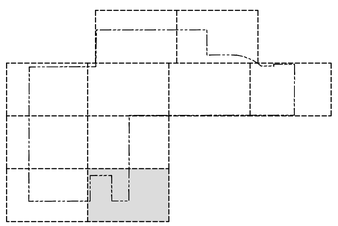
WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'



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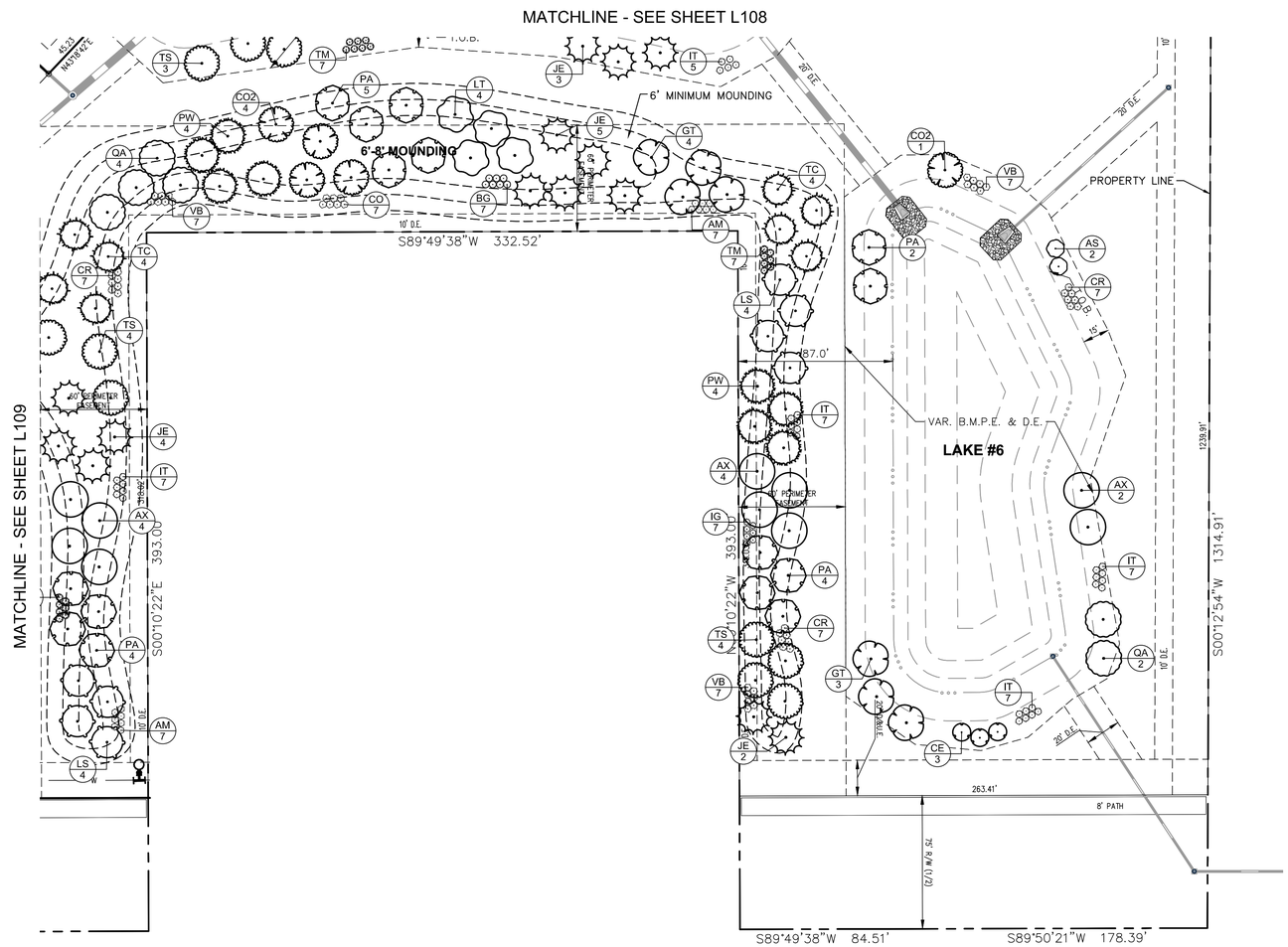

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	REVISIONS PER TAC COMMENTS	2-11-25	JRG

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MATTHEW S. TERRY STATE OF INDIANA 11100018 REGISTERED ARCHITECT
NOT APPROVED FOR CONSTRUCTION

OLD TOWN CO.

LANDSCAPE PLAN

WOODWIND EAST
PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025

KHA PROJECT NO. 170421003

SHEET NUMBER

L110

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L110 Feb 28, 2025 1:14pm by: JoeyGee
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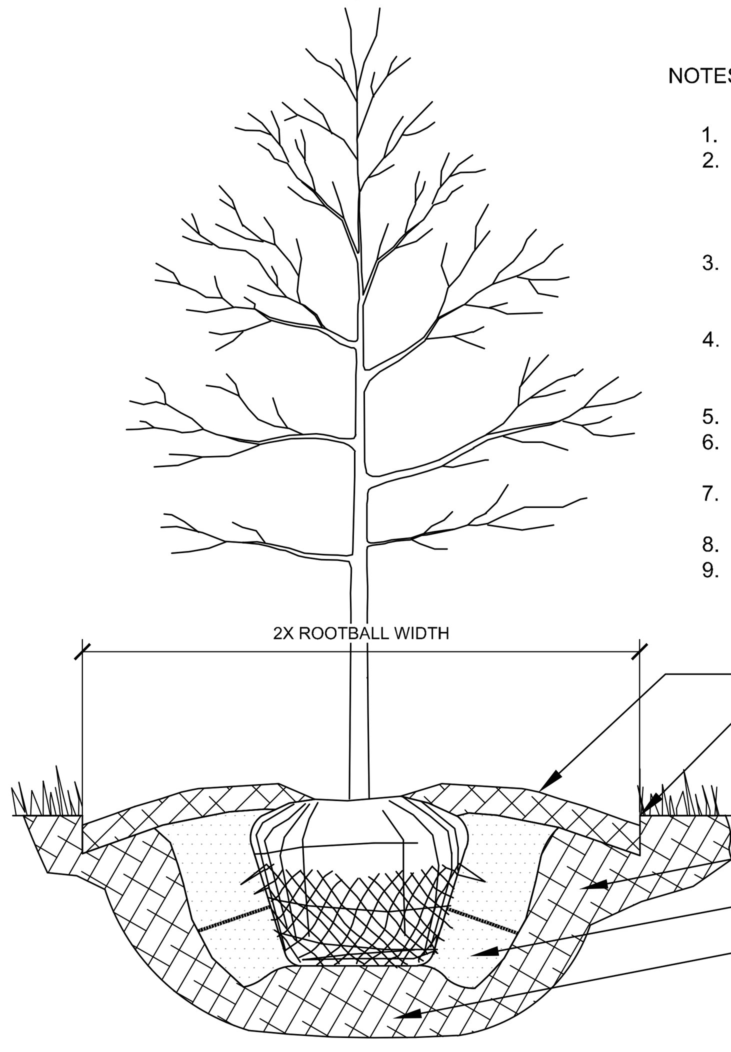
before you dig

WOODWIND EAST

PRIMARY PLAT

WOODWIND EAST PUD ZONING

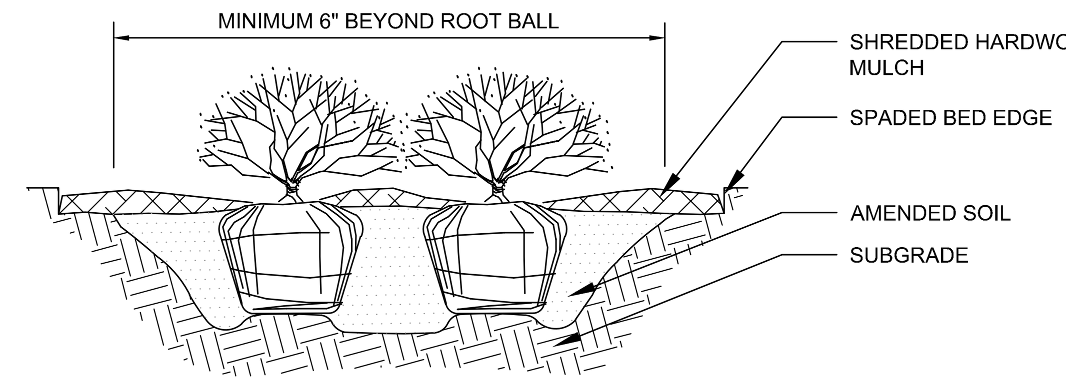


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

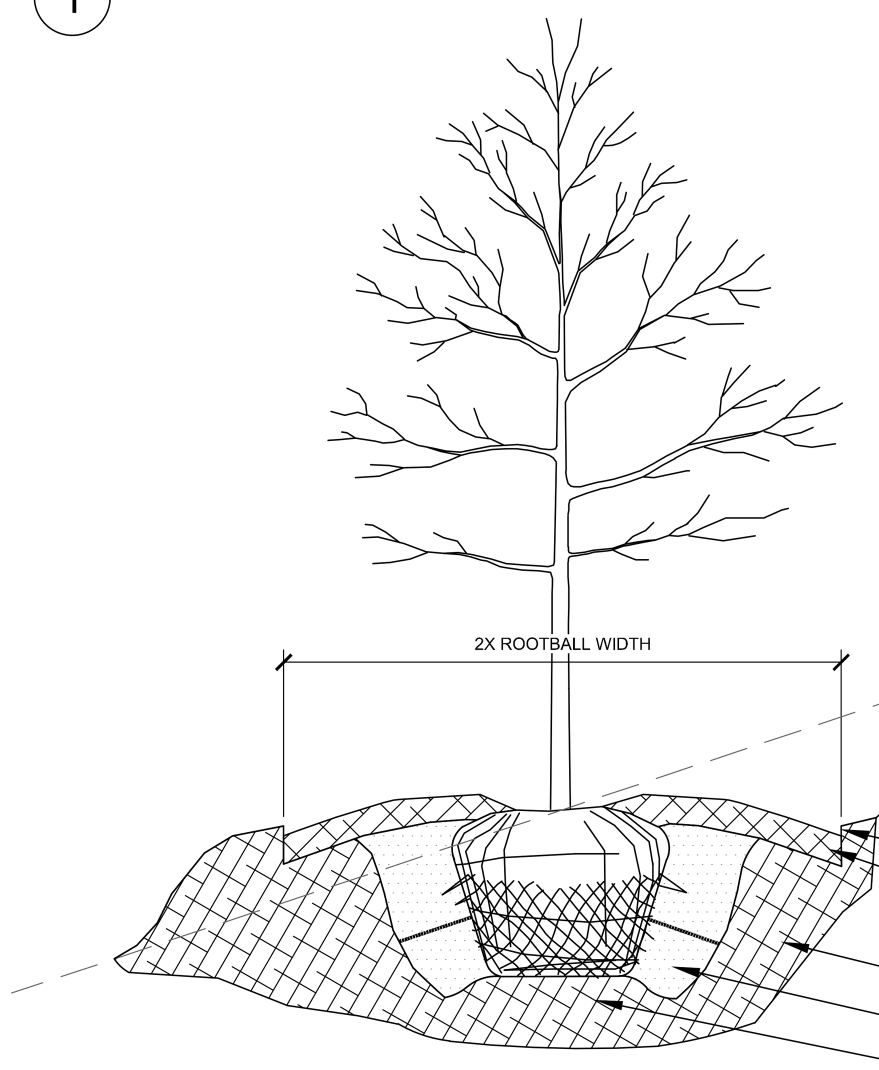


NOTES:

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

2 SHRUB PLANTING

NTS



NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. FOR STAKING USE 3 2"X2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16" DEPTH. SPACE STAKES EQUALLY AROUND TREE.
8. ATTACH $\frac{3}{4}$" NYLON WEBBING TO CONNECT STAKES TO TREE. ATTACH WEBBING AT $\frac{1}{3}$ TREE HEIGHT.
9. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
10. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
11. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

3 TREE PLANTING ON SLOPE

NTS

ORDINANCE CHART

ZONING: WOODWIND EAST PUD DISTRICT

REQUIREMENT	REQUIRED	PROVIDED
6.8 M. EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS		
• Required where any portion of a development abuts an external street except for the Woodland Preservation Area and 161st Street • landscaping area with a minimum depth of 30' shall be required abutting an external street along any residential development • 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs / 100' • mound required along the entire external street frontage	North 1,130' • 1,130 / 100 = 11 • 11 * 4 = 44 evergreen trees • 11 * 3 = 33 shade trees • 11 * 3 = 33 ornamental trees • 11 * 25 = 275 shrubs West 665' • 665 / 100 = 7 • 7 * 4 = 28 evergreen trees • 7 * 3 = 21 shade trees • 7 * 3 = 21 ornamental trees • 7 * 25 = 175 shrubs	North • 44 evergreen trees • 33 shade trees • 33 ornamental trees • 275 shrubs East • 28 evergreen trees • 21 shade trees • 21 ornamental trees • 175 shrubs
6.8 N. BUFFER YARD REQUIREMENTS		
• Buffer yard areas shall be within common areas, except that around the perimeter of the Burkman property (the 3-acre parcel existing north of 161st Street at the time of the approval of this Ordinance) • No buffer yard shall be required within the Woodland Preservation Area • Buffer yard type B landscape planting requirements shall be provided in all buffer yard areas • Buffer B: 40' width, 4 shade trees, 4 evergreen trees, 10 shrubs / 100'; undulating mound for at least 60% of the length of the shared lot line	Northwest 1,014' • 1,014' / 100 = 10 • 4 * 10 = 40 shade trees • 4 * 10 = 40 evergreen trees • 10 * 10 = 100 shrubs Northeast 1,068' • 1,068' / 100 = 11 • 4 * 11 = 44 shade trees • 4 * 11 = 44 evergreen trees • 10 * 11 = 110 shrubs South 2,576' • 2,576' / 100 = 26 • 4 * 26 = 104 shade trees • 4 * 26 = 104 evergreen trees • 10 * 26 = 260 shrubs	Northwest • 40 shade trees • 40 evergreen trees • 100 shrubs Northeast • 44 shade trees • 44 evergreen trees • 110 shrubs South • 104 shade trees • 104 evergreen trees • 212 shrubs
6.8 I. DETENTION AND RETENTION AREAS		
• Detention and retention areas shall be landscaped in a manner that replicated the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings	• landscaped to replicate the natural form of ponds	• 25 evergreens • 42 shade trees • 30 ornamental trees • 208 shrubs
6.8 J. STREET TREES		
• 1 street tree / 20'	Street A • 2,097' / 20' = 105 trees Street B • 1,208' / 20' = 61 trees Street C • 1,228' / 20' = 62 trees Street D • 150' / 20' = 8 trees Street E • 1,088' / 20' = 55 trees Street F • 725' / 20' = 37 trees Street G • 360' / 20' = 18 trees Street H • 178' / 20' = 9 trees Street J • 2,209' / 20' = 111 trees Street K • 1,253' / 20' = 63 trees	• 529 trees

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
AX	139	ACER X FREEMANII	FREEMAN MAPLE	---	2" CAL MIN	8` HT MIN
CO2	134	CELTIS OCCIDENTALIS	COMMON HACKBERRY	---	2" CAL MIN	8` HT MIN
GT	128	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	---	2" CAL MIN	8` HT MIN
LS	129	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	---	2" CAL MIN	8` HT MIN
LT	115	LIRIODENDRON TULIPIFERA	TULIP POPLAR	---	2" CAL MIN	8` HT MIN
QA	45	QUERCUS ALBA	WHITE OAK	---	2" CAL MIN	8` HT MIN
TS	126	TILIA TOMENTOSA	SILVER LINDEN	---	2" CAL MIN	8` HT MIN
EVERGREEN TREES						
JE	72	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	---		6` HT MIN
PA	86	PICEA ABIES	NORWAY SPRUCE	---		6` HT MIN
PW	64	PINUS ALBA	WHITE PINE	---		6` HT MIN
TC	60	TSUGA CANADENSIS	EASTERN HEMLOCK	---		6` HT MIN
ORNAMENTAL TREES						
AS	22	AMELANCHIER ALNIFOLIA	SERVICEBERRY	---	2" CAL MIN	
CE	21	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	---	2" CAL MIN	
CM	13	CORNUS MAS	CORNELIAN CHERRY	---	2" CAL MIN	
MX	15	MALUS PRUNIFOLIA	PLUMLEAF CRAB APPLE	---	2" CAL MIN	
PW2	13	PRUNUS SEROTINA	BLACK CHERRY	---	2" CAL MIN	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
AM	150	ARONIA MELANOCARPA	BLACK CHOKEBERRY	---		18" HT MIN
BG	135	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	---		18" HT MIN
CO	121	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	---		18" HT MIN
CR	140	CORNUS SERICEA	RED TWIG DOGWOOD	---		18" HT MIN
IG	126	ILEX GLABRA	INKBERRY HOLLY	---		18" HT MIN
IT	135	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	---		18" HT MIN
TM	138	TAXUS X 'DENSIFORMIS'	YEW	---		18" HT MIN
VB	157	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	---		18" HT MIN

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	2-11-25	JRG
	REVISIONS PER TAC COMMENTS	2-20-25	JRG

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: JSM

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NOT APPROVED FOR CONSTRUCTION

OLD TOWN COS.

LANDSCAPE DETAILS

WOODWIND EAST PRIMARY PLAT

ORIGINAL ISSUE: 1/3/2025
KHA PROJECT NO. 170421003
SHEET NUMBER
L111

Drawing name: K:\IND_LDEV\170421003_Woodwind East_Westfield_IN\1 Design\CADD\PlanSheets\Landscape Plan.dwg L111 Feb 26, 2025 1:14pm by: Joey.Gee
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