CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda - 6/2/2025

Monday, June 2, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, June 2, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION
Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes-May 19, 2025

Review Rules of Procedure

CONSENT AGENDA

2401-DDP-02
Village at Chatham Hills
19298 and 19399 Chad Hittle Drive.
Empire Group by Cripe Engineering request Detailed Development Plan approvl for a 145 lot single-family for-rent housing community on 23.62 acres +/- in the Chatham Hill Planned Unit Development (PUD) Zoning District.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

2505-DDP-14
Vision Headquarters LLC/Building Addition
221 East 175th street.
Design & Build Corporation by Schneider Geomatics requests Detailed Development Plan approval for a 4,800 square-foot building addition on 1 acres +/- in the EI: Enclosed Industrial District.
(Planner; Ryan Collingwood | rcollingwood@westfield.in.gov)

2506-DDP-18
Westfield Police Headquarters
18224 Grand Park Boulevard.
The City of Westfield by Kimley-Horn and Associates, Inc. requests Detailed Development Plan approval for a 42,780 square foot police headquarters facility on 11.69 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
(planner; Caleb Ernest - cernest@westfield.in.gov)

ITEMS OF BUSINESS

Commitment Concerning Use and Development of Real Estate
The Village at Chatham Hills, LLC voluntarily proposes a commitment to the Westfield Washington Township Advisory Plan Commission concerning the use and development of real estate located at 19298 and 19399 Chad Hittle Drive.

Plan Commission Order 25-05
Amend East Side EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the East Side Economic Development Area.
(Rachel Baker - Rbaker@westfield.in.gov)

2505-PUD-09
Woods Robinson Briggs PUD Amendment III
Generally located northwest of the intersection at East 191st street and Winter Wheat Lane.
David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of the PUD. ***(Planner: Weston Rogers – wrogers@westfield.in.gov)***

2505-PUD-11
Osborne Trails PUD Amendment VI
Generally located northwest of the intersection at East 191st street and Horton Road.
West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

PUBLIC HEARING ITEMS

2506-PUD-12
Jersey 32 PUD
SEC of Poplar Street and State Road 32.
Jersey 32, LLC represented by Nelson & Frankenberger, LLC requests a change in zoning for 2.3 acres from the MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2506-PUD-13
Trailside Business Center PUD
Generally located at 947 West State Road 32.
I3 Investors, LLC by Church Church Hittle + Antrim request a change in zoning for 26.44 acres +/- from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business center.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04
Town Road Crossing Planned Unit Development (PUD)
Amendment I Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum
Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Omar Khan, Ryan Mooney, Victor McCarty, Billy Bunkowfst, Chris Woodard.
Commissioners Present Virtually: None.
Commissioners Absent: Stephanie Carlson.
City Staff Present In-Person: Weston Rogers, Senior Planner.
City Staff Present Virtually: None.
Legal Counsel Present: Kristine Gordan with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

Approval of Minutes
Motion: Approve Minutes May 5, 2025
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-11
Legato Living Chatham Memory Living Facility
19499 Chad Hittle Drive.
Legato Living / Sigma Ventures by Sigma Builders, LLC. requests Detailed Development Plan approval for a 7,506 SF Assisted Living Facility on .50 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Weston Rogers – wrogers@westfield.in.gov)
Motion: Approve
By: Robert Horkay
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

WORKSHOP ITEMS

No workshop items.

Delegated Items

2505-DDP-13
Ravinia Amenity Center
Generally located at 16939 Eagletown Road.
Ravinia Developer, LLC by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for an amenity area and corresponding improvements on 0.83 acres +/- in the Ravinia Planned Unit Development District.
(*Planner: Ryan Collingwood – rcollingwood@westfield.in.gov*)

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04
Town Road Crossing Planned Unit Development (PUD), Amendment I
Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.
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(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of the PUD.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

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Osborne Trails Amendment VI
Generally located northwest of the intersection at East 191st street and Horton Road.
West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to

the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-. ***(Planner: Weston Rogers – wrogers@westfield.in.gov)***

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn
Motion: Adjourn
By: Chris Woodard
Seconded: Mark Keen

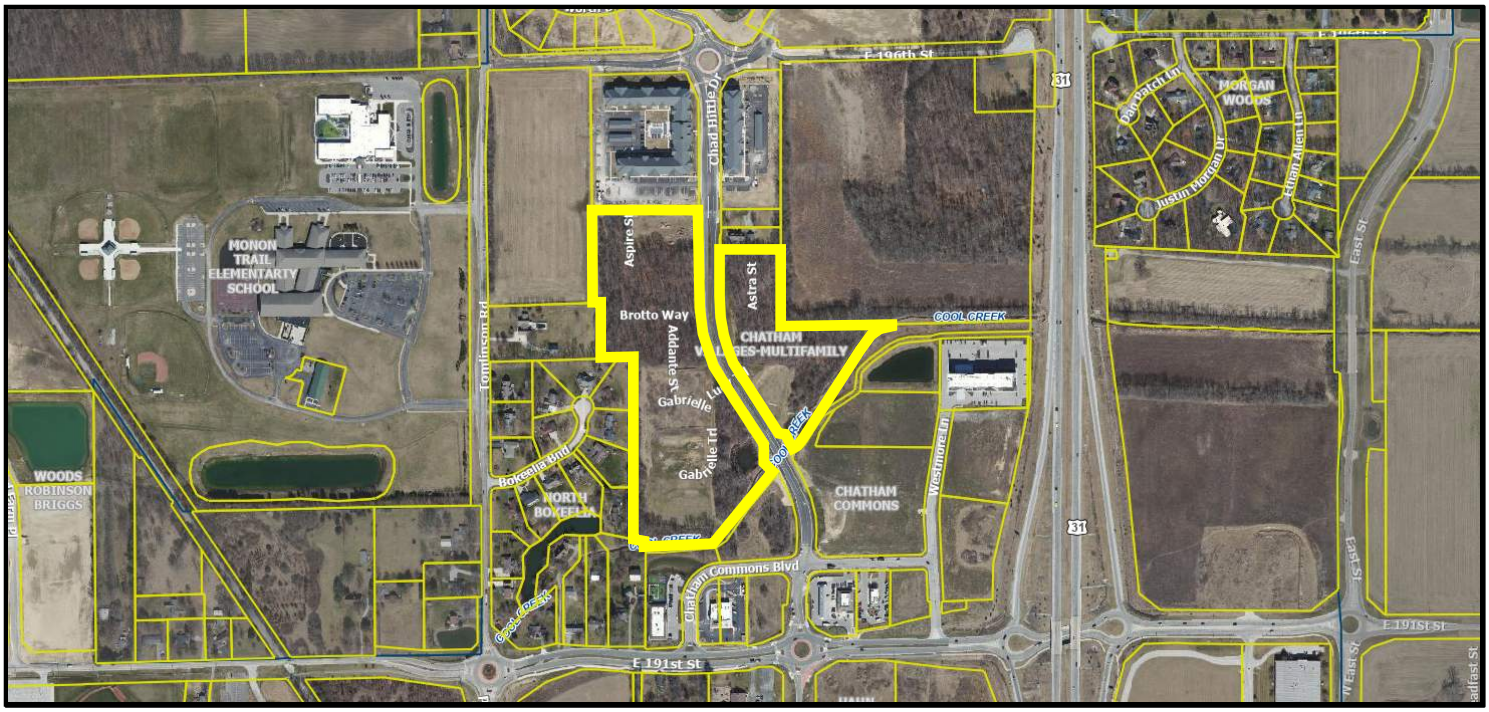
Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

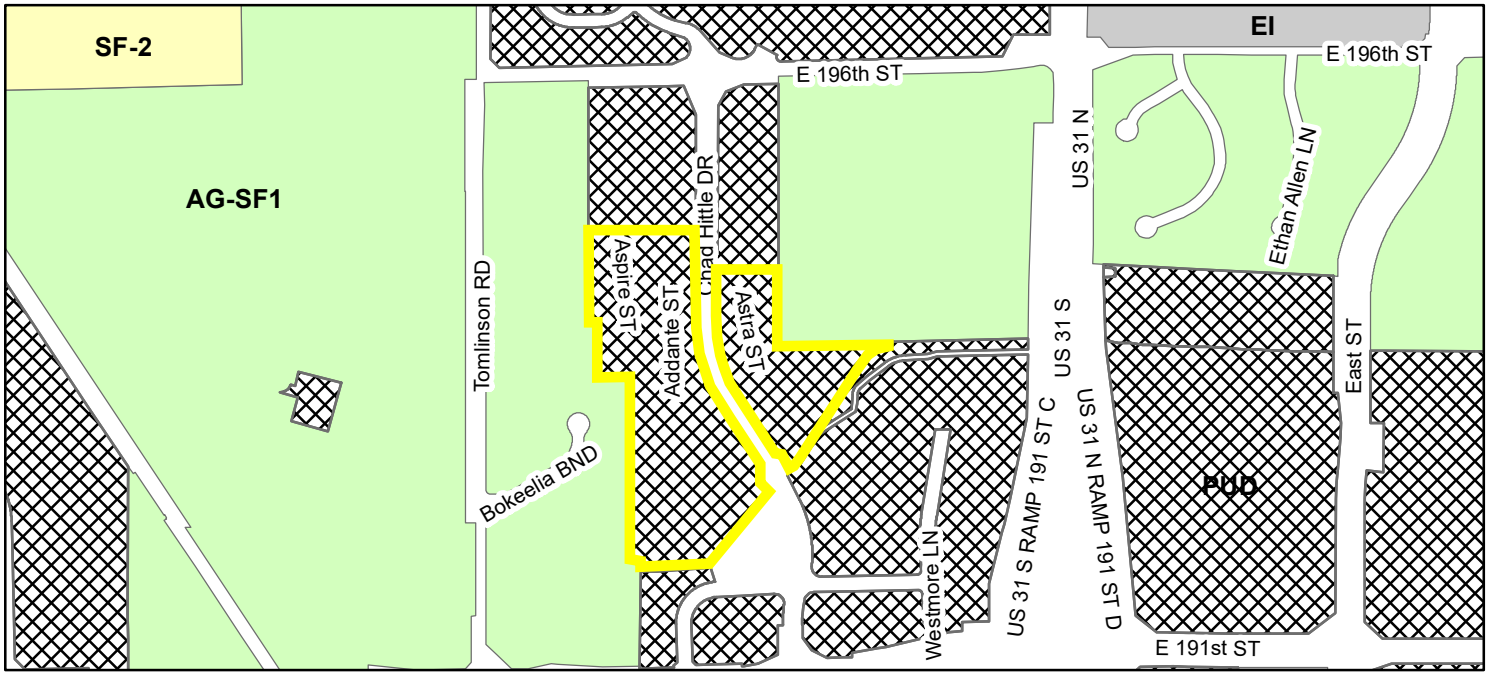
Property Location Map
Villages at Chatham Hills
2401-DDP-02

Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)

Petition Number:	2401-DDP-02
Project Name:	Village at Westfield
Subject Site Address:	19298 & 19399 Chad Hittle Dr. ("the Property")
Petitioner:	Empire Group
Representative:	Cripe Engineering
Request:	Detailed Development Plan approval for a 145-lot single-family for-rent housing community
Current Zoning:	Chatham Hill Planned Unit Development (PUD) Zoning District.
Current Land Use:	Vacant
Approximate Acreage:	23.62 acres +/-
Property History:	Chatham Hills PUD (Ord. 13-24)
	Chatham Hills PUD Amendment VII (Ord. 19-51)
	Secondary Plat (2401-SFP-02; concurrently under review)
Staff Reviewer:	Weston Rogers, Senior Planner

PROCEDURAL

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

BACKGROUND

The Original Chatham Hills PUD (Ord. 13-24) was approved at the January 13, 2014, City Council meeting. This Property was incorporated into the PUD District with an amendment adopted on November 11, 2019 (Ord. 19-51). The proposed project would develop a new 145-lot single-family for-rent housing community on the Property.

DEVELOPMENT PLAN REQUIREMENTS

(Article 10.7(G) of the UDO)

The plans comply.

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

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply.

23) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51)

a) The "Concept Plan", is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unite Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

24) Underlying Zoning District

a) District VI (the "Southern Subdistrict"): GB: General Business District

25) Permitted Uses

a) Southern Subdistrict

i) All uses permitted in the GB: General Business District
ii) All uses permitted in the SF-4: Single-Family High-Density District
iii) All uses permitted in the SFA: Single-Family Attached District
iv) Dwelling, Multi-family (north of the Bokeelia subdivision)
v) Assisted Living Facility, Nursing Home, Hospice, Educational Institution (with dormitory accommodations), School (professional trade or business).

26) Prohibited Uses

a) Southern Subdistrict

i) Special Exception Uses (except as otherwise permitted herein), Adult Entertainment Establishment, Helipad

27) General Regulations

a) Minimum Lot Area: No Minimum

b) Minimum Lot Frontage: No Minimum;

however, all Lots shall have vehicular access to a Street

		or Alley (e.g., via a shared ingress / egress easement)
c)	Minimum Lot Width:	No Minimum
d)	Maximum Lot Coverage:	No Maximum
e)	Minimum Front Yard Building Setback	
	i) US Highway 31	30 feet
	ii) Tomlinson Road	30 feet
	iii) Chad Hittle Boulevard	
	(1) Southern Subdistrict	No minimum
	iv) 196th Street	20 feet
	v) 203rd Street	20 feet
	vi) All Other Streets (e.g., internal)	10 feet
f)	District Perimeter Setback Not Abutting Street	
	i) Southern Subdistrict	
	(1) Along east property line of Bokeelia Bend Neighborhood	50 feet
	(2) All other instances	20 feet
g)	Minimum Internal Side Yard Setback	
	i) Southern Subdistrict	20 feet

h) Maximum Building Height

i) Southern Subdistrict

(1) Any Buildings, or portions of a building, along the east property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in Exhibit E.

(2) No buildings along the east property line adjacent to Bokeelia Bend neighborhood shall be greater than sixty (60) feet in height as shown in Exhibit E.

(3) For all other locations, no maximum.

i) Maximum number of Dwelling Units

i) Southern Subdistrict

(1) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

j) Variations:

i) The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standards or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

DEVELOPMENT STANDARDS

Chapter 6 of UDO and Section 8 of Ord. 19-51

The plans comply.

34) Accessory Use and Building Standards (Article 6.1, Ord. 19-51)

A. Screening of Receptacles and Loading Areas:

i. These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

ii. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

B. Per Ord. 19-51

i. Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

35) Architectural Standards (Article 6.3, Article 5.3(K), Ord. 19-51)

A. Character Imagery Exhibit

i. The “Character Imagery”, attached hereto as Exhibit C is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Southern Subdistrict

i. The State Road 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

a. Each Building Façade shall utilize more than one (1) building material

b. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

c. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

(a) A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

(b) No More than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

(c) No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

C. State Road 32 Overlay Architectural Design Requirements

i. Building Elevation

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

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

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

ii. Openings

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

b. Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

c. Exceptions may be permitted if openings are organized in an aesthetically pleasing

manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

iii. Gutters and Downspouts

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

iv. Roof

a. Pitched Roofs:

(a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12

(b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

(c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

b. Flat Roofs:

(a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.

(b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements.

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

(i) A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

(ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

c. Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

d. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall

be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

v. Main Entrances:

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

vi. Windows:

a. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
b. Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames.

vii. Awnings:

a. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
b. Awnings shall be made of a nonreflective material.
c. All awnings shall be kept in good repair.
d. Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

viii. Building Materials:

a. See PUD Standards regarding minimum building material quantities.

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

c. Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

d. In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5, Ord. 19-51)

A. Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).

B. Height Limitations:

i. Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.

ii. Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.

iii. Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.

iv. Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.

C. Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.

D. Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.

E. Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.

F. Per Ord. 19-51

i. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).

ii. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8)

A. Content of Landscape Plan

i. Landscape Plans show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

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

b. 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.

c. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.

d. Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.

e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.

f. Planting and installation details as necessary to ensure conformance with required standards.

g. Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.

h. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.

i. 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. Preservation and Replacement of Trees

i. Preservation Areas Per Ord. 19-51

a. Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area") and more particularly described in the attached **Exhibit D,** the "Preservation Areas". A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g. drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal,

county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

ii. Preservation and Replacement of Trees Per UDO

a. Tree Inventory:

(a) 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.

b. Tree Preservation Plans

(a) 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.

c. Replacement

(a) 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.

d. 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:

(i) Shall be greater than four-inch (4") Caliper.
(ii) Shall be in a good condition and have a life expectancy greater than ten (10) years.
(iii) Shall have a trunk with no extensive decay.
(iv) Shall have no more than one (1) major or several minor dead limbs.
(v) 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.
(vi) Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.

(b) 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.

e. Tree Protection

(a) 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.

(b) 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.

f. Tree Preservation Easement

(a) A tree preservation easement 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:

a. The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

(a) 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
(b) Evergreen Trees: A minimum of six (6) feet in height.
(c) Ornamental Trees: A minimum of two (2) inches in Caliper.
(d) Shrubs: A minimum of eighteen (18) inches in height.

D. General Landscaping Design Standards

i. Groundcover:

a. Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; Inert stabilization in areas subject to severe runoff or erosion; and low impact development areas (e.g., rain gardens).
b. 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.

ii. Placement:

a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

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

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

f. Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

(a) Per Ord. 19-51 - Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

g. In-lieu Fee:

(a) If the Director of Parks and Recreation, or their designee, determines that the site cannot feasible accommodate a required tree, all or part of the applicable planting requirement may be waived.

(b) All waived trees shall be subject to a mandatory in-lieu fee of three hundred dollars ($300) per tree, to be paid into the Greenspace Beautification Fund or clustered where possible to simulate natural tree stands.

E. General Screening Standards

i. Mechanical Screening:

a. Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design.

b. Screening may be achieved by using either:

(a) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment, b) a solid evergreen screen with a combination of trees and shrubs; or c) a combination of the aforementioned.

F. Detention and Retention Areas

i. Natural Appearances:

a. 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.

b. 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.

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

ii. Per Ord. 19-51

a. Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

G. Minimum Lot Landscaping Requirements:

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	4
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Open Space / Common Area (per acre)	10		0

i. Calculation for Open Space/Common Areas:

a. 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.

b. 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.

H. Foundation Plantings

i. Per Ord. 19-51 Building Foundation Plantings shall only be required along a Front Building Façade.

ii. Per the UDO Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement.

I. External Street Frontage Landscaping Requirements

i. Per Ord. 19-51 External Street Frontage Landscaping Requirements (Article 6.8(M)) shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street.

ii. Per the UDO, the landscaping in this section below shall be required where any portion of a development abuts an External Street:

a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a) (i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

b. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

J. Buffer Yard Requirements

i. Per Ord. 19-51 Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.

a. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.

b. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.

c. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District.

d. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.

e. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is:

(a) a minimum height of six (6) feet;
(b) located within a minimum ten (10) foot wide easement, and
(c) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

K. Parking Area Landscape

i. Interior Parking Area Landscaping:

a. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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

b. Interior Parking Area Islands:

(a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the

surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, from back of curb to back of curb.

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

(d) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with Article 6.19 Vision Clearance Standards.

c. Perimeter Parking Area Landscaping:

(a) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

40) Lighting Standards (Article 6.9 and Ord. 19-51)

A. General Lighting Standards:

i. The following standards shall apply:

a. All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

b. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

c. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

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

e. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

B. Multi-family Residential, Business and Industrial Standards:

i. The following shall apply to all Multi-family, Business, and Industrial Uses:

a. All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

b. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines.

(a) Per Ord. 19-51 - Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

c. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

d. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

e. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

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

(a) Per Ord. 19-51 - Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.

g. No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

h. The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

C. Per Ord. 19-51

i. Decorative Fixtures and Uniformity:

a. Light fixtures shall be decorative throughout the District.

b. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

c. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Parking and Loading Standards (Article 6.14)

A. Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

i. Use: Except as may otherwise be provided for the parking of trucks or for special Uses, required accessory off-street parking facilities required as accessory to Uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.

ii. Location: Parking Spaces shall be located on the same Lot as the Use served with the exception of parking facilities located on land other than the Lot on which the building or Use served is located, in which case the Parking Spaces shall be located within three hundred (300) feet walking distance from the main entrance to the Use served.

iii. Computation: When determination of the number of off-street parking spaces required by this Article results in a requirement of fractional space, any fraction of one-half (0.5) or less may be disregarded; while a fraction in excess of one-half (0.5) shall be counted as one (1) parking space.

iv. Collective Provisions for Nonresidential Uses: Off-street parking facilities for separate Uses may be provided collectively if the total number of Parking Spaces so provided is not less than the sum of the separate requirements of each such Use, and if all regulations governing the location of accessory Parking Spaces in relation to the Use served are observed. But no Parking Space, or portion thereof, shall serve as the required space for more than one (1) Use unless otherwise authorized.

v. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

vi. Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements.

vii. Surfacing and Curbs:

a. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.

b. The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

c. A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.

d. If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

viii. Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.

ix. Shared Parking: Groups of users requiring Parking Spaces may join in establishing group Parking Area if all of the following criteria are met, with the approval of the Plan Commission or Director:

a. Minimum Number of Parking Spaces Required: The shared Parking Spaces shall provide at least eighty percent (80%) of the cumulative total of Parking Spaces required for each Use.

b. Reciprocal Parking Agreement: A written reciprocal parking agreement, or other similar document, signed by all Property Owners involved is required and shall include provisions concerning at least the following items: easements (if applicable), maintenance, snow removal ownership, and liability. The agreement or other similar document shall be recorded in the County Recorder's office and a copy shall be provided to the Department.

x. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

xi. Required Spaces: Off-street Parking Spaces shall be provided as follows:

a. Single-family Dwellings:

(a) SF5: One (1) space per Dwelling Unit.

(b) All other Zoning Districts: Two (2) spaces per Dwelling Unit.

(c) Duplex Dwelling: Two (2) spaces per Dwelling Unit.

B. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles

shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

44) Setback Standards (Article 6.16)

45) Sign Standards (Article 6.17)

46) Vision Clearance Standards (Article 6.19)

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

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

ii. Seventy-five (75) feet from intersections of Expressways or Arterials.

iii. Ten (10) feet from intersections of Driveways or Alleys.

iv. Twenty-five (25) feet from intersections of Private Streets.

47) Yard Standards (Article 6.21)

DESIGN STANDARDS

(Chapter 8 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

48) Block Standards (Article 8.1)

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6)

52) Pedestrian Network Standards (Article 8.7)

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:

a. 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.

b. 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.

c. 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).

53) Storm Water Standards (Article 8.8)

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

55) Street Light Standards (Article 8.10)

56) Street Sign Standards (Article 8.11)

57) Surety Standards (Article 8.12)

58) Utility Standards (Article 8.13)

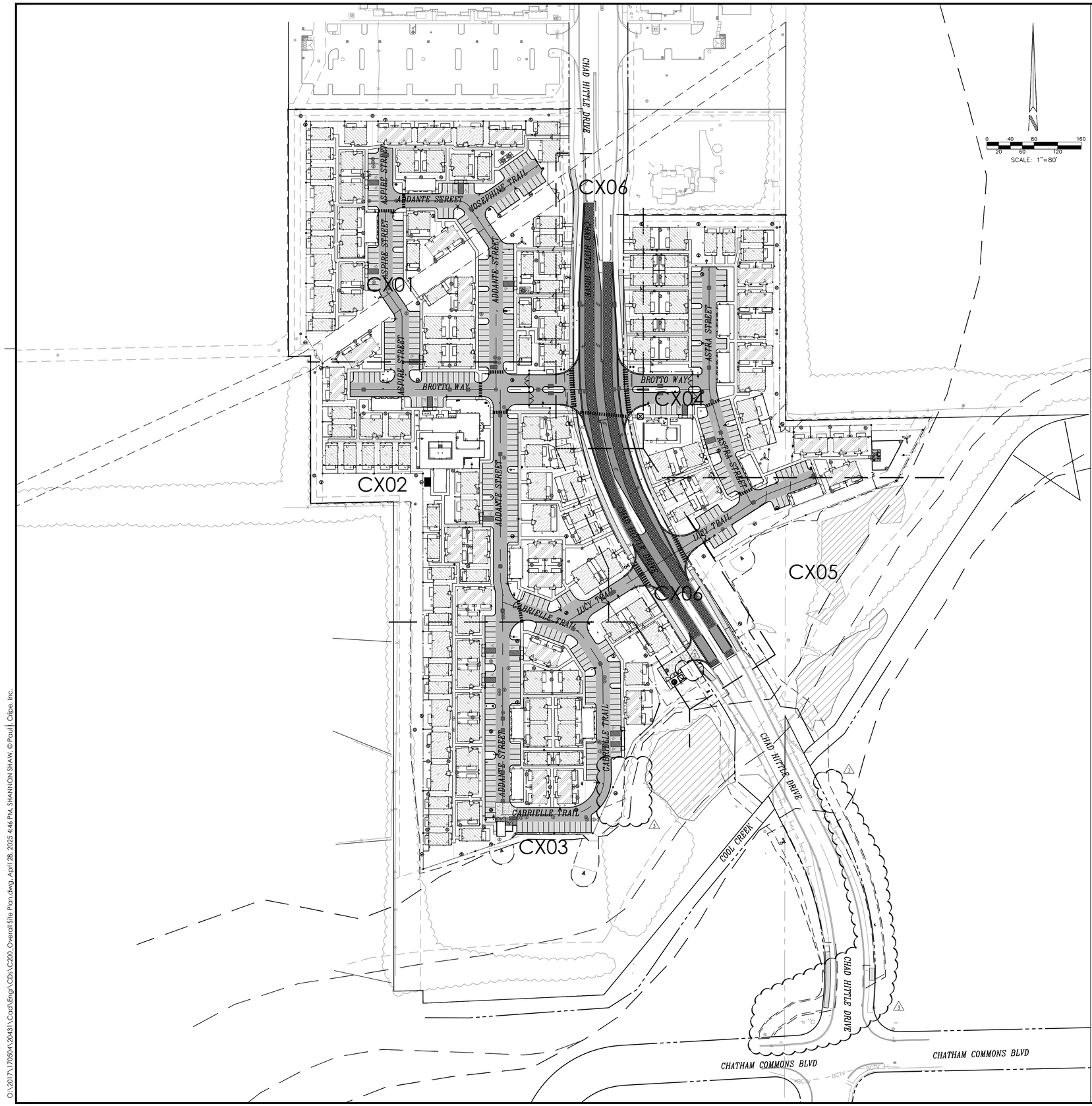
DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**

2) **Action: Approve Detailed Development Plan 2401-DDP-02 with the following condition:**

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

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



SITE INFORMATION

UNIT BREAKDOWN	# OF UNITS	# OF BEDROOMS
PLAN 1	46	1
PLAN 2	54	2
PLAN 3	17	3
PLAN 4	51	2
	168	
PROPOSED PARKING BREAKDOWN		
PARKING SPACES	320	
GARAGE SPACES	44	
ACCESSIBLE SPACES	22	
TOTAL PROPOSED PARKING SPACES	386	
		REQUIRED PARKING
SINGLE FAMILY UNITS	122	244
DUPLEX UNITS	23	92
		336
SITE ADDRESS	19298 CHAD HITTLE DR., WESTFIELD, IN 46074	
ZONING DISTRICT	PUD	
OVERALL LOT SIZE	27.234 ACRES	
IMPERVIOUS AREA	11.96 ACRES	

CONTRACTOR TO COORDINATE WITH BUCKEYE PRIOR TO CROSSING PIPELINE EASEMENT

BUCKEYE PARTNERS, L.P.
CONTACT: TYLER MILLER
PHONE: 317-431-6651
EMAIL: TMILLER@BUCKEYE.COM

Revisions					
Mark	Date	Description	Mark	Date	Description
A	04-15-2025	AGENCY REVISIONS			

Cripe
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, INDIANA 46240
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OVERALL SITE PLAN

Village at Chatham Hills

The Village at Chatham Hills, LLC
19298, 19399 Chad Hittle Drive
Westfield, IN 46074

CERTIFIED BY:

DAVID A. LACH
REGISTERED
PE 10000126
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 04-15-2025

Indiana 811
Know what's below. Call before you dig.
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1-800-382-5544 CALL 2 DAYS PRIOR

Drawn By: N. KOENIG, EI
Checked By: C. WISEMAN, PE
Quality Assurance: D. LACH, PE, LEED BD+C
Scale: 1" = 80'
Sheet C200
Date 02/14/2025
Project Number 170504-20431

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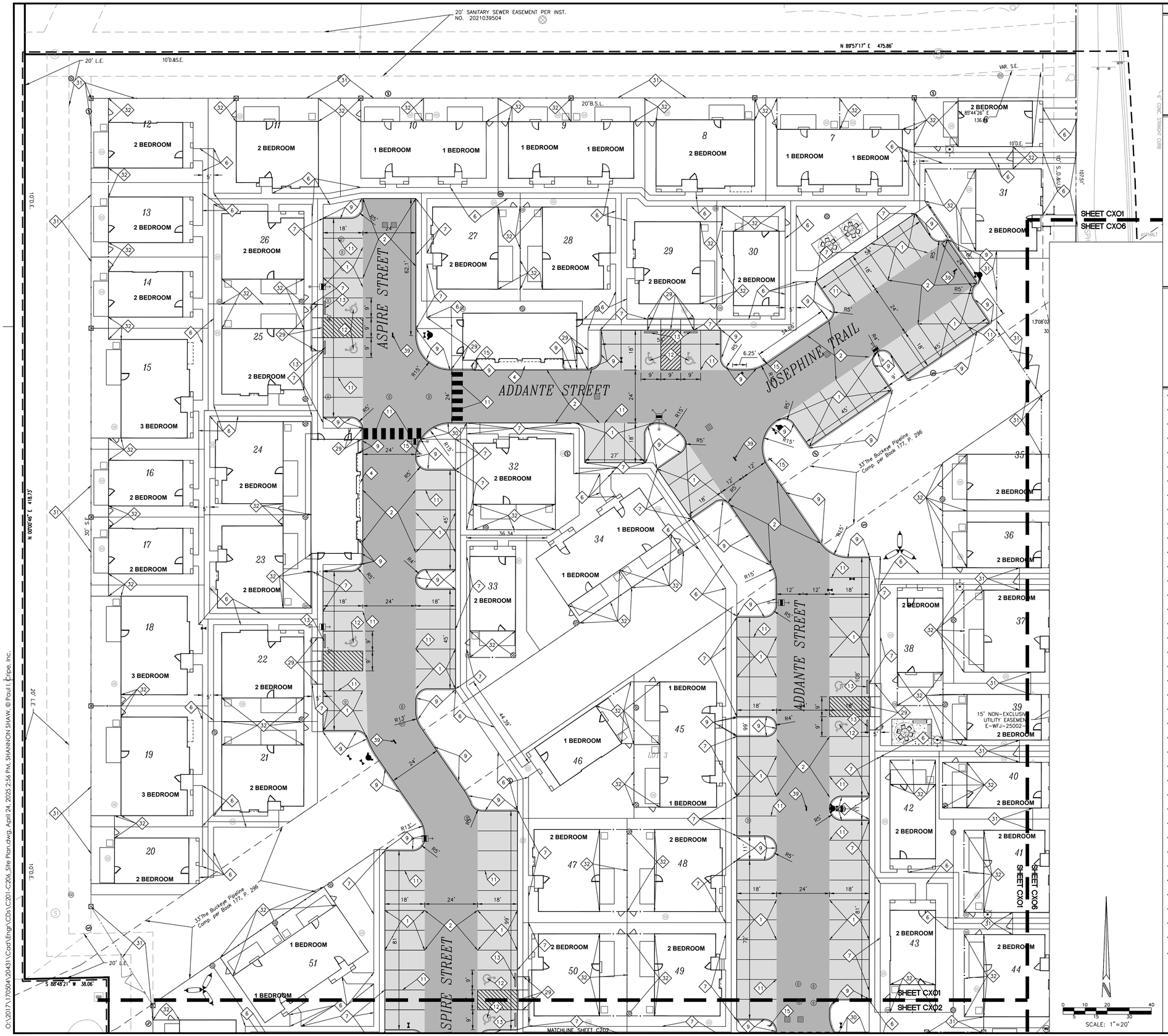

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL
- BUILDING LIMITS
- (22) PARKING COUNT
- STREET SIGN

SITE WORK GENERAL NOTES AND SPECIFICATIONS

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5. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
6. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
8. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
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2. ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALTAS AND SECONDARY PLATS FOR EXACT INFORMATION.
4. ALL PARKING STALLS SHALL BE 9' X 18' WHERE ADJACENT TO SIDEWALK OR GRASS AREA. WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL, TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
5. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
6. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
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1. STANDARD ASPHALT PAVEMENT SECTION
2. HEAVY DUTY ASPHALT PAVEMENT SECTION
3. TYPICAL PAVEMENT SECTION – ARTERIAL (FIGURE 2500-003)
4. REINFORCED CONCRETE PAVEMENT SECTIOM
5. TRASH COMPACTOR AND RECYCLE ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
6. CONCRETE SIDEWALK (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS).
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8. CHAIRBACK CURB AND GUTTER TYPE II (FIGURE 2500-008)
9. CONCRETE STRAIGHT CURB
10. CURB END TRANSITION
11. PAVEMENT MARKINGS
12. ACCESSIBLE PARKING SPACE
13. CONCRETE PARKING BUMPER
14. PROTECTIVE POST
15. STOP SIGN (FIGURE 2500-15d AND 2500-05a)
16. BIKE RACKS (REFER TO LANDSCAPE PLANS)
17. LIGHT POLE AND FOUNDATION (REFER TO ELECTRICAL PLANS)
18. 1 ½" MILL AND 1 ½" HMA RESURFACE ASPHALT
19. PAVEMENT PATCHING DETAIL (FIGURE 2500-019)
20. TIMBER GUARDRAIL DETAIL (FIGURE 2501-01)
21. WOOD RAILING DETAIL (FIGURE 2505-004 AND 2505-005
22. PERIMETER TRAIL (FIGURE 2505-001)
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27. ACCESSIBLE RAMP
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Date 04-15-2025

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Checked By: C. WISEMAN, PE
Quality Assurance: D. LACH, PE, LEED BD+C
Scale: 1" = 20'
Sheet C201
Date 02/14/2025
Project Number 170504-20431

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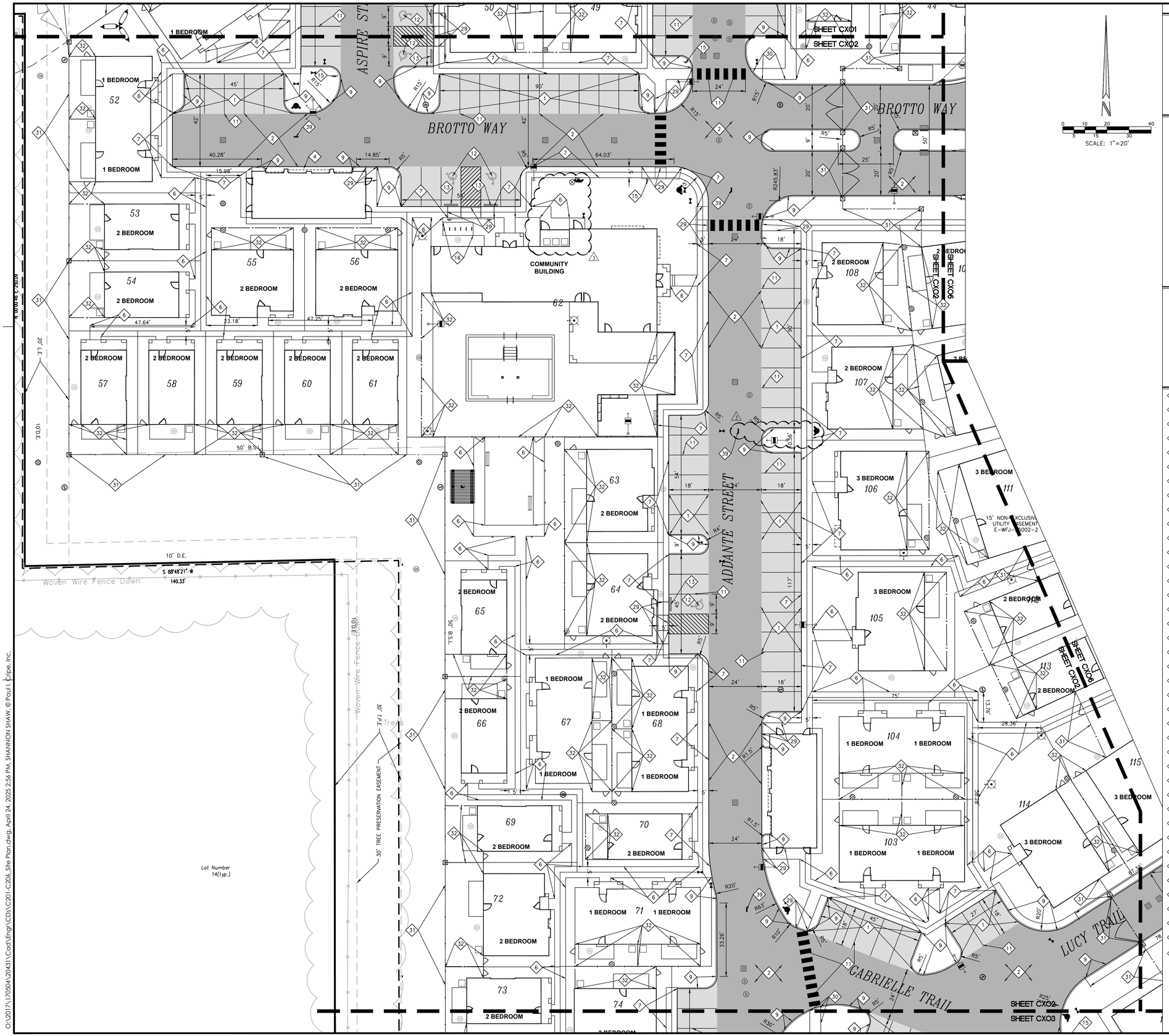

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL
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- STREET SIGN

0 10 20 40
5 15 30
SCALE: 1"=20'

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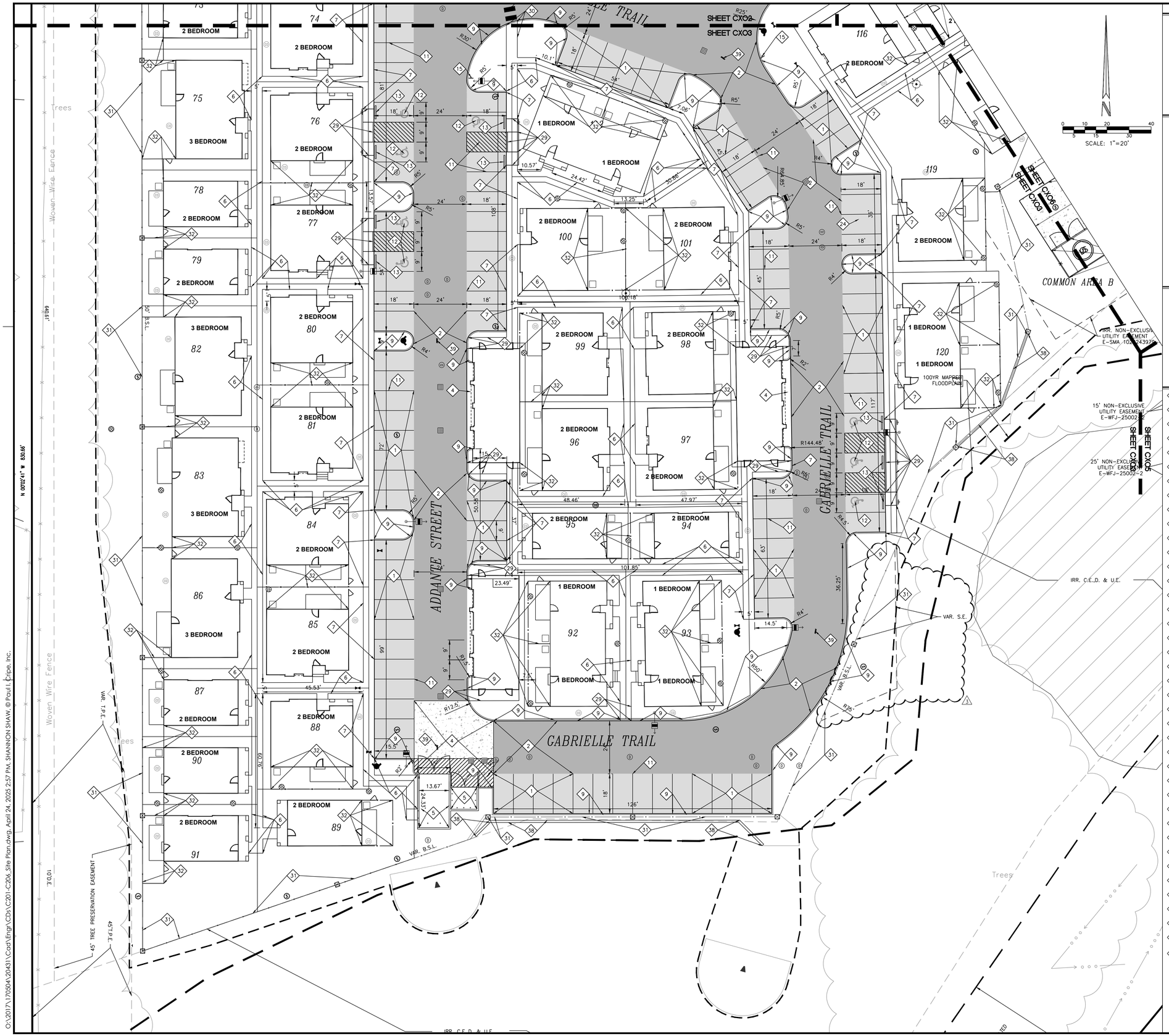

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Scale: 1" = 20'
Sheet C203
Date 02/14/2025
Project Number 170504-20431

O:\2017\170504\20431\Cad\Engr\CDs\C201-C206_Site Plan.dwg April 24, 2025 2:57 PM. SHANNON SHAW. © Paul I. Cripe, Inc.

SCALE: 1"=20'

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL
- BUILDING LIMITS
- (22) PARKING COUNT
- STREET SIGN

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2. HEAVY DUTY ASPHALT PAVEMENT SECTION
3. TYPICAL PAVEMENT SECTION – ARTERIAL (FIGURE 2500-003)
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EMAIL: TMILLER@BUCKEYE.COM

Revisions			
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2	03-14-2025	REVISIONS AND AGENCY COMMENTS	
3	04-15-2025	AGENCY REVISIONS	

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SITE PLAN
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19298, 19399 Chad Hittle Drive
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CERTIFIED BY:
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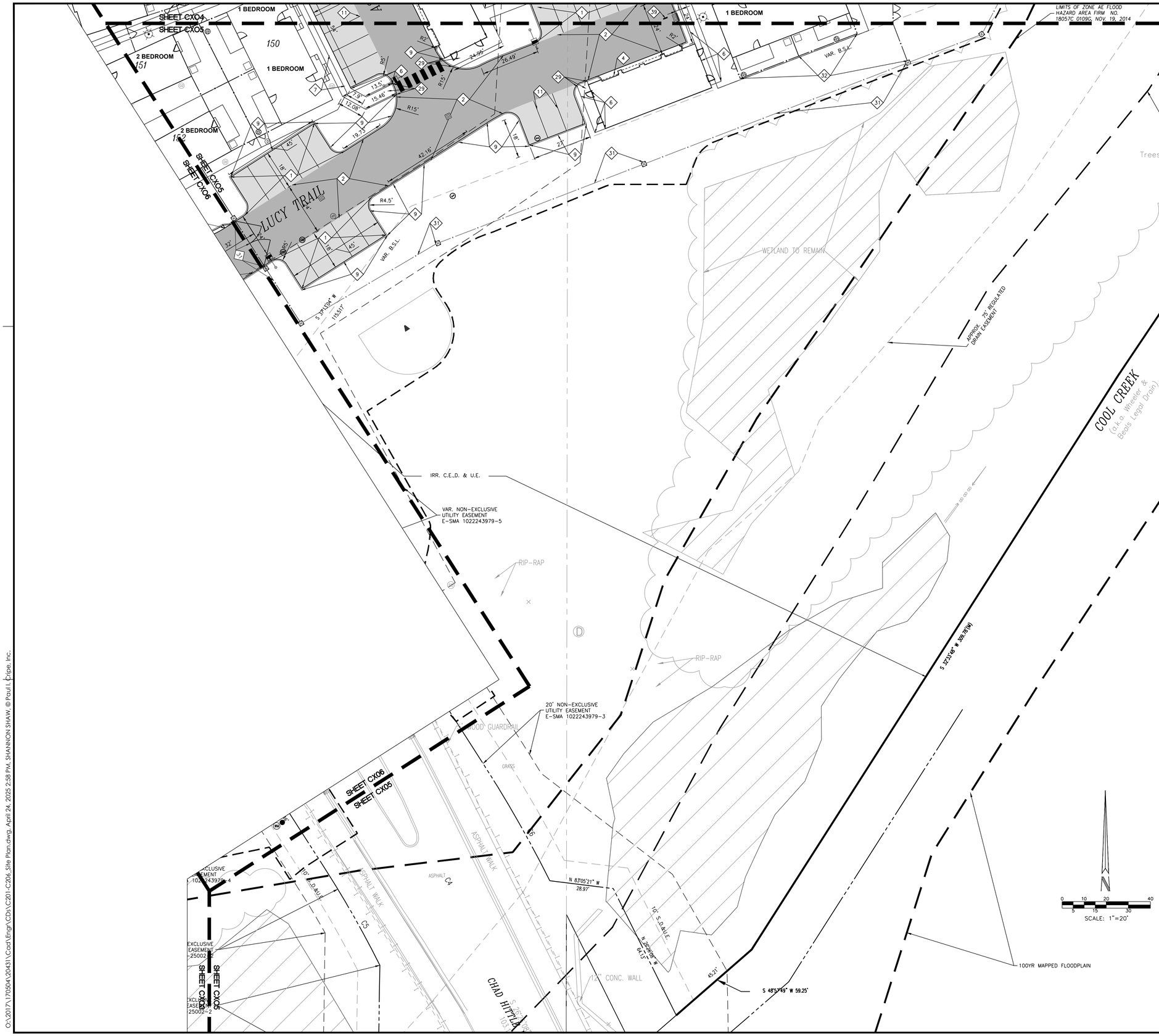

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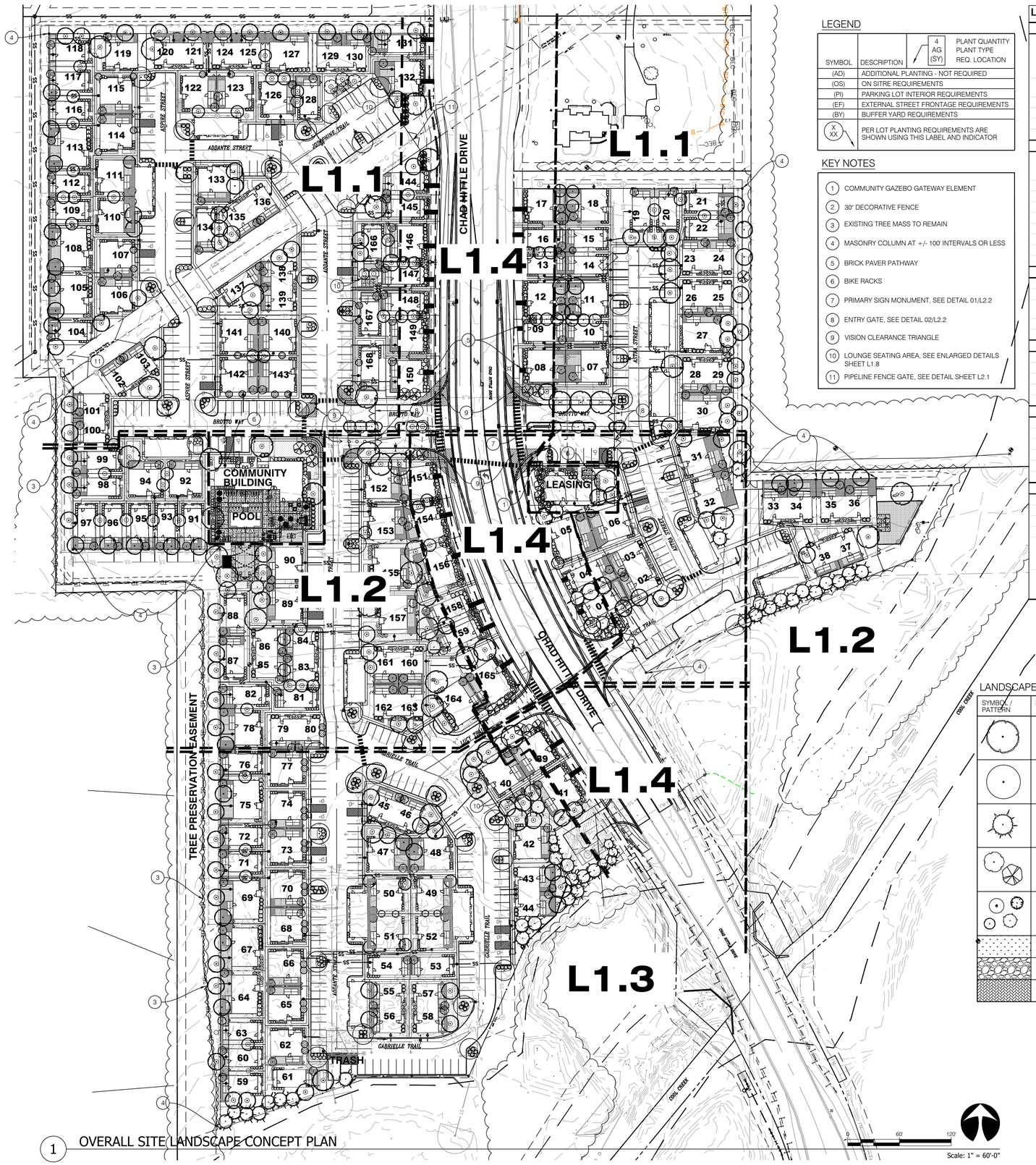

1 OVERALL SITE LANDSCAPE CONCEPT PLAN

LEGEND

SYMBOL	DESCRIPTION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED
(OS)	ON SITRE REQUIREMENTS
(PI)	PARKING LOT INTERIOR REQUIREMENTS
(EF)	EXTERNAL STREET FRONTAGE REQUIREMENTS
(BY)	BUFFER YARD REQUIREMENTS
X/XX	PER LOT PLANTING REQUIREMENTS ARE SHOWN USING THIS LABEL AND INDICATOR

4 AG (SY) — PLANT QUANTITY / PLANT TYPE / REQ. LOCATION

KEY NOTES

1. COMMUNITY GAZEBO GATEWAY ELEMENT
2. 30" DECORATIVE FENCE
3. EXISTING TREE MASS TO REMAIN
4. MASONRY COLUMN AT +/- 100' INTERVALS OR LESS
5. BRICK PAVER PATHWAY
6. BIKE RACKS
7. PRIMARY SIGN MONUMENT, SEE DETAIL 01/L2.2
8. ENTRY GATE, SEE DETAIL 02/L2.2
9. VISION CLEARANCE TRIANGLE
10. LOUNGE SEATING AREA, SEE ENLARGED DETAILS SHEET L1.8
11. PIPELINE FENCE GATE, SEE DETAIL SHEET L2.1

LANDSCAPE REQUIREMENTS

EF — External Street Frontage

A landscape area with a minimum depth of 30 feet shall be required abutting an external street along any residential development. The landscaping area shall include a minimum 4 Evergreen Trees, 3 Shade Trees, 3 Ornamental Trees, and 25 shrubs per 100 LF - Applicable to Chad Hittle Drive frontage only.

Length	Type	Required	Provided	Provided Elsewhere Due to Restrictions
1,000 LF +/-	Evergreen Tree	40	16	39
	Shade Tree	30	8	Banked = 25
	Ornamental Tree	30	25	6
	Shrubs	250	386	

PI — Parking Lot Interior Islands

10% of parking lot areas should be in islands and should include a minimum of 1 Shade Tree and 4 Shurbs per island

Total Area:	143,781 SF total parking lot area
Minimum Parking Area	14,378 SF total island area
Provided on East Islands:	3,433 SF total
Provided on West Islands:	11,571 SF total
	15,004 SF total island area provided

Type	Required	Provided	Conflict = Banked
Shade Tree	1 Per Island/ 56 total	57	
Shrubs	4 Per Island/ 224 total	229	

OS — Open Space

10 Shade or Evergreen Trees required per acre of Open Space or Common Area per acre (area

Total Area: 418,176 SF or 9.6 Acres

Type	Required	Provided	Provided Elsewhere Due to Restrictions
Shade Tree	96	62	
Evergreen Tree		40	

FF — Fence Foundation

Plant material shall be required intermittently (approximately every forty (40) feet) along long expanses (over eighty (80) feet) of Building, Façade, fences, and other barriers to create a softening effect.

Length	Type	Required	Provided	Conflict = Banked
3,593 LF +/-	6' Perimeter Privacy	90	107	
245 LF +/-	4' Aluminum Fence	6	7	

LT — Per Lot Planting

Single-family Residential (per lot under 8,000 sf)

Total Number of Lots: 159

Required Per Lot	Type	Total Required	Provided	Conflict = Banked
2	Shade Tree	318	291	Banked = 27
1	Ornamental/Evergreen	159	214	
4	Shrubs	More than 4 per lot/unit	More than 4 per lot/unit	

BY — Buffer Yard

A masonry wall or a combination of masonry and wood or iron fencing may be substitued and replace

Location	Type	Length	Provided
North	No Buffer Required		None
South	No Buffer Required		None
East	Type B	579 LF	6' Wood Privacy Fence and Masonry Columns with plants at 40' intervals within 10' wide easement
West	Type B	1,487 LF	6' Wood Privacy Fence and Masonry Columns with plants at 40' intervals within 10' wide easement

LANDSCAPE LEGEND

SYMBOL / PATTERN	SIZE	TYPE	PLANT DESCRIPTION
	2 1/2" CAL. 8' HT MIN.	SHADE TREE	COMMON AREA SHADE TREE - HONEYLOCUST - HYBRID ELM - OAK VARIETIES - MAPLE VARIETIES
	2 1/2" CAL. 8' HT MIN.	SHADE TREE	PARKING LOT ISLAND SHADE TREE - KENTUCKY COFFEE TREE - ZELKOVA - LONDON PLANETREE - OAK VARIETIES
	6'-8' HT.	EVERGREEN TREE	PERIMETER BUFFER YARD SCREENING - WHITE PINE - SPRUCE VARIETIES - CEDAR
	2" CAL.	ORNAMENTAL TREE	COMMON AREA ORNAMENTAL TREE - RED BUD - SERVICEBERRY - TREE LILAC - MAGNOLIA
	18" HT MIN.	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS - HYDRANGEA, VIBURNUM, ROSE, ALPINE CURRANT, BOXWOOD, JUNIPER, YEW
		SYNTHETIC TURF	SYNTHETIC TURF IN PRIVATE REAR PATIO
		DECORATIVE STONE	DECORATIVE STONE IN PRIVATE REAR PATIO
		PAVER WALKWAY	PAVER WALKWAY AT RESIDENCES ALONG CHAD HITTLE DRIVE

117	1	1			1	4+		3
118	2				1	4+		3
119	2				1	4+		3
120/121	3				2	8+		5
122		1	1		1	4+		3
123		1	1		1	4+		3
124/125	2				2	8+		4
126		2			1	4+		3
127	1	1			1	4+		3
128		2			1	4+	Yes	3
129/130	2				2	8+		4
131	2				1	4+		3
132	2			5	1	4+	Yes	8
133	2				1	4+		3
134	2				1	4+		3
135/136	2				2	8+		4
137	2				1	4+		3
138/139	2				2	8+		4
140		1	1		1	4+		3
141		1	1		1	4+		3
142			2		1	4+		3
143			2		1	4+		3
144	2			3	1	4+	Yes	6
145	1	1		2	1	4+	Yes	5
146	1	1			1	4+		3
147		2			2	4+		4
148		2			1	4+		3
149		1			2	4+		3
150					3	4+		3
151	1	1			1	4+		3
152	2				1	4+	Yes	3
153		1			1	4+		2
154		2			1	4+		3
155	1	1			1	4+		3
156	2				1	4+		3
157	2				1	4+		3
158	1				1	4+		2
159	1			1	1	4+		3
160/161	1	1			2	8+		4
162/163	2				2	8+		4
164	3			1	1	4+		5
165	2				5	4+		7
166	2				3	4+		5
167			2		1	4+		3
168	1		1		1	4+		3
Leasing	1				4			5
Club Hs.	4				3	55		7
Totals	179	69	43	30	184			505

Per Lot Landscape Counts

Unit/Lot No.	Shade Tree	Columnar Tree	Slender Tree	Evergreen Tree	Ornamental Tree	Shrubs	Adjacent to Lot	Total Per Lot
1	2				1	4+	Yes	3
2/3	2				2	8+	Yes	4
4	2			1	1	4+		4
5	2			1	1	4+		4
6	2				1	4+	Yes	3
7	2				1	4+	Yes	3
8	2				3	4+	Yes	5
9		3			1	4+		4
10		3				4+		3
11	2				1	4+		3
12	2				2	4+		4
13		2			1	4+		3
14						4+		0
15			1			4+		1
16		1	1		1	4+		3
17		2			1	4+		3
18		2			1	4+		3
19	2				1	4+		3
20	1	1			1	4+		3
21	1	1			1	4+	Yes	3
22	1	1			1	4+	Yes	3
23/24	3				2	8+	Yes	5
25/26	2				2	8+	Yes	4
27	3				1	4+		4
28/29	2				2	4+	Yes	4
30	3				1	4+		4
31	2				1	4+		3
32	2				1	4+		3
33/34	2				2	8+	Yes	4
35/36	2				2	8+	Yes	4
37/38	2					8+		2
39	1			1	1	4+	Yes	3
40	3				1	4+	Yes	4
41	3			1	2	4+		6
42	2			3	1	4+		6
43/44	3			3	2	8+		8
45/46	3				2	8+		5
47	3				1	4+		4
48	2				1	4+		3
49		1	1		1	4+		3
50		2	1		1	4+		4
51		2	1		1	4+		4
52			1		1	4+		2
53					1	4+		1
54					1	4+		1
55/56	2				2	8+		4
57/58	2				2	8+		4
59	2			4	1	4+		7
60	1				1	4+		2
61	2			3	1	4+		6
62			2		1	4+		3
63		1			1	4+		2
64	2				1	4+		3
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66			2		1	4+		3
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68			2		1	4+		3
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70			2		1	4+		3
71	1	1			1	4+		3
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74			2		1	4+		3
75	2				1	4+		3
76	1	1			1	4+		3
77			2		1	4+		3
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79/80			2		2	8+		4
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110	2				1	4+		3
111		2			1	4+		3
112		2			1	4+		3
113	2				1	4+		3
114			2		1	4+		3
115			2		1	4+		3
116			2		1	4+		3

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Project Info

Village at Chatham Hills

Westfield, IN

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Seal

Drawing Scope

OVERALL SITE LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	03/27/2024
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Sheet No.

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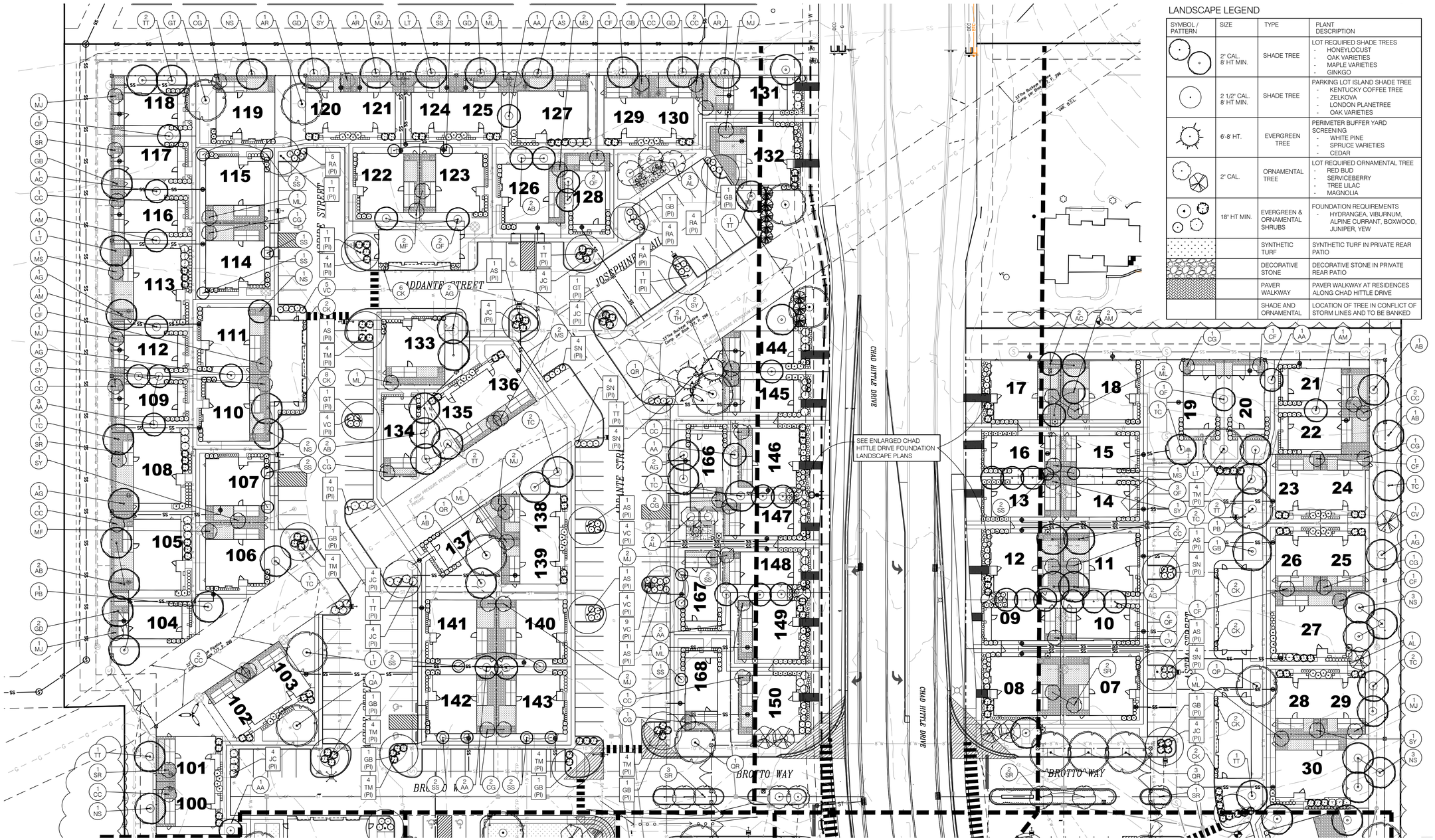

1 ENLARGED LANDSCAPE PLAN

LANDSCAPE LEGEND

SYMBOL / PATTERN	SIZE	TYPE	PLANT DESCRIPTION
	2" CAL. 8' HT MIN.	SHADE TREE	LOT REQUIRED SHADE TREES - HONEYLOCUST - OAK VARIETIES - MAPLE VARIETIES - GINKGO
	2 1/2" CAL. 8' HT MIN.	SHADE TREE	PARKING LOT ISLAND SHADE TREE - KENTUCKY COFFEE TREE - ZELKOVA - LONDON PLANETREE - OAK VARIETIES
	6'-8' HT.	EVERGREEN TREE	PERIMETER BUFFER YARD SCREENING - WHITE PINE - SPRUCE VARIETIES - CEDAR
	2" CAL.	ORNAMENTAL TREE	LOT REQUIRED ORNAMENTAL TREE - RED BUD - SERVICEBERRY - TREE LILAC - MAGNOLIA
	18" HT MIN.	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS - HYDRANGEA, VIBURNUM, ALPINE CURRANT, BOXWOOD, JUNIPER, YEW
		SYNTHETIC TURF	SYNTHETIC TURF IN PRIVATE REAR PATIO
		DECORATIVE STONE	DECORATIVE STONE IN PRIVATE REAR PATIO
		PAVER WALKWAY	PAVER WALKWAY AT RESIDENCES ALONG CHAD HITTLE DRIVE
		SHADE AND ORNAMENTAL	LOCATION OF TREE IN CONFLICT OF STORM LINES AND TO BE BANKED

PLANT SCHEDULE

ORNAMENTAL TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AL	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" CAL.	Orna.	AS SHOWN	20' H x 15' W	Clump, Min. 3 Stems
CC	15	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CF	6	Cornus florida	Red Flowering Dogwood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CG	11	Cornus kousa	Kousa Dogwood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CV	2	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
MF	3	Malus floribunda	Pink Flowering Crabapple	2" CAL.	Orna.	AS SHOWN	15' H X 20' W	4' Clear Trunk
ML	9	Malus x 'Lollipop'	Lollipop Crab	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop
MJ	13	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Orna.	AS SHOWN	15' H x 10' W	Clump, Min. 3 Stems
MS	5	Magnolia stellata 'Royal Star'	Star Magnolia	2" CAL.	Orna.	AS SHOWN	10' H X 8' W	4' Clear Trunk
SR	11	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
SY	7	Syringa 'Palibin'	Dwarf Korean Lilac Tree	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop

SHADE TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AA	8	Acer x freemanii 'Armstrong'	Armstrong Maple	2" CAL.	Columnar	AS SHOWN	50' H x 15' W	8' Height min.
AB	9	Acer buergerianum	Trident Maple	2" CAL.	Shade	AS SHOWN	25' H x 20' W	8' Height min.
AC	3	Acer platanoides 'Columnare'	Norway Maple	2" CAL.	Columnar	AS SHOWN	30' H x 15' W	8' Height min.
AG	10	Acer griseum	Paperbark Maple	2" CAL.	Shade	AS SHOWN	20' H x 15' W	8' Height min.
AM	5	Acer saccharum "Barrett Cole'	Apollo Maple	2" CAL.	Shade	AS SHOWN	30' H x 10' W	8' Height min.
AR	3	Acer rubrum 'October Glory'	October Glory Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
AS	8	Acer saccharum	Sugar Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
GB	11	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL.	Shade	AS SHOWN	45' H x 35' W	Male Only, 8' ht min.
GD	5	Gymnocladus dioicus	Kentucky Coffee Tree	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' H x 35' W	8' Height min.
LT	4	Liriodendron tulipifera	Tulip Poplar	2" CAL.	Shade	AS SHOWN	55' H x 25' W	8' Height min.
NS	10	Nyssa sylvatica	Tupelo/Blackgum	2" CAL.	Shade	AS SHOWN	40' H x 20' W	8' Height min.
PB	2	Platanus x acerifolia 'Bloodgood'	London Planetree	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
QA	1	Quercus bicolor	Swamp White Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QF	13	Quercus robur 'Fastigiata'	Columnar English Oak	2" CAL.	Columnar	AS SHOWN	50' x 10' W	8' Height min.
QR	6	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QP	1	Quercus palustris	Pin Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
SS	19	Liquidambar styraciflua 'Slender Silhouette'	Slender Shilouette Sweetgum	2" CAL.	Columnar	AS SHOWN	50' H x 6' W	8' Height min.
TC	11	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL.	Shade	AS SHOWN	50' H x 35' W	8' Height min.
TT	15	Tilia tomentosa 'Pnil 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' H x 30' W	8' Height min./Small Canopy

SHRUBS AND GRASSES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
CK	24	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	#2	Grass	36" O.C.		
JC	28	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" H.T.	Shrub	36" O.C.		F.T.B.
RA	17	Ribies a. 'Green Mound'	Green Mound Currant	18" H.T.	Shrub	36" O.C.		F.T.B.
SN	20	Spiraea nipponica 'Snow mound'	Snow mound Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.
TM	32	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.
TO	4	Thuja occidentalis 'Golden Globe'	Golden Arborvitae	18" H.T.	Shrub	4' O.C.		F.T.B.
VC	26	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.

EVERGREEN TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
PA		Picea abies	Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
TH	2	Thuja occidentalis	Arborvitae / Northern White Cedar	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
PS		Pinus strobus	White Pine	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.

GENERAL NOTES

1. ALL AREAS NOT IDENTIFIED TO RECEIVE ASTRO-TURF, STONE, OR LANDSCAPE MATERIAL TO BE SEEDED WITH TURF GRASS SEED MIX.
2. SEE ENLARGED BUILDING LANDSCAPE PLANS FOR TYPICAL FOUNDATION PLANT CALL-OUTS

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ENLARGED LANDSCAPE PLAN

Drawing Info

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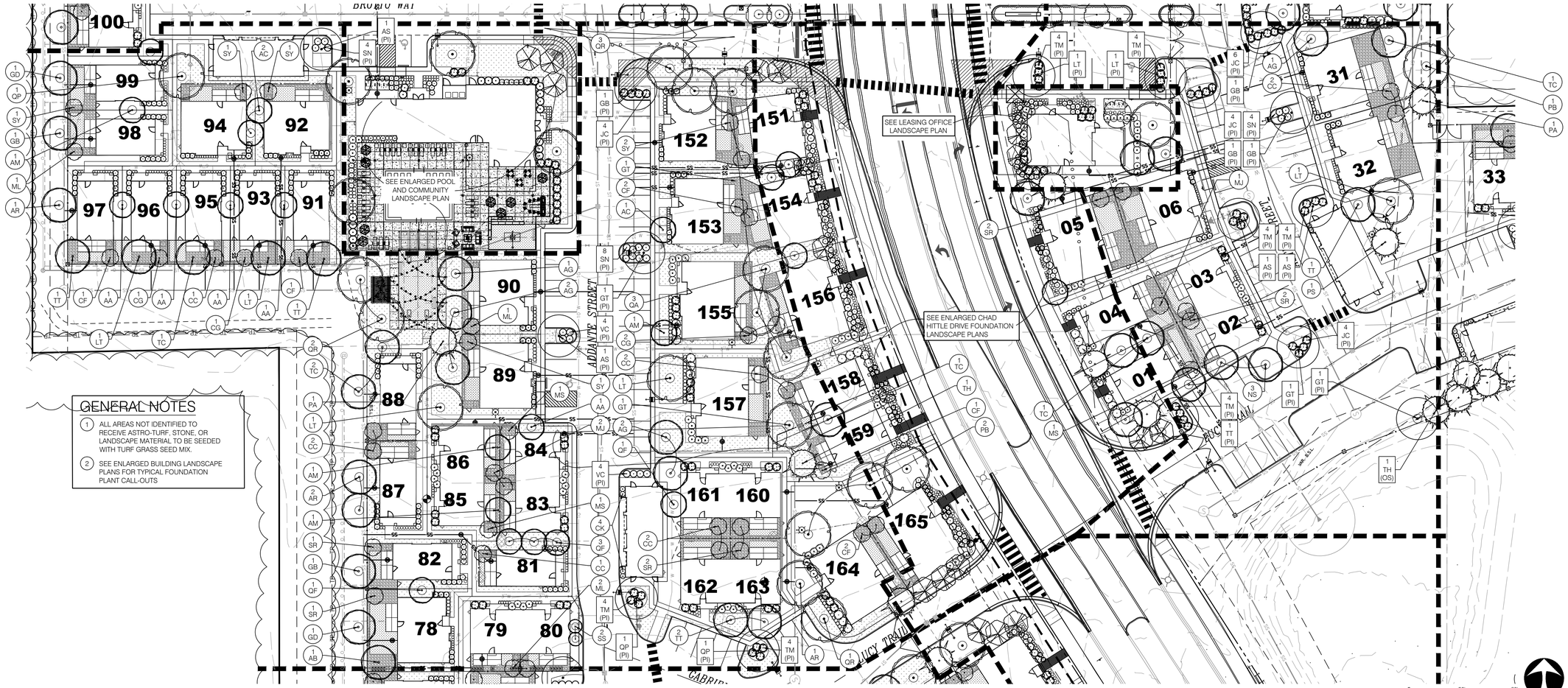


1 ENLARGED LANDSCAPE PLAN

GENERAL NOTES

1. ALL AREAS NOT IDENTIFIED TO RECEIVE ASTRO-TURF, STONE, OR LANDSCAPE MATERIAL TO BE SEEDED WITH TURF GRASS SEED MIX.
2. SEE ENLARGED BUILDING LANDSCAPE PLANS FOR TYPICAL FOUNDATION PLANT CALL-OUTS

PLANT SCHEDULE

ORNAMENTAL TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AL		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" CAL.	Orna.	AS SHOWN	20' H x 15' W	Clump, Min. 3 Stems
CC	12	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CF	9	Cornus florida	Red Flow ering Dogw ood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CG	4	Cornus kousa	Kousa Dogw ood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CV		Crataegus viridis 'Winter King'	Winter King Haw thorn	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
ML	4	Malus x 'Lollipop'	Lollipop Crab	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop
MJ	3	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Orna.	AS SHOWN	15' H x 10' W	Clump, Min. 3 Stems
MS	3	Magnolia stellata 'Royal Star'	Star Magnolia	2" CAL.	Orna.	AS SHOWN		4' Clear Trunk
SR	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
SY	6	Syringa 'Palibin'	Dw arf Korean Lilac Tree	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop

SHADE TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AA	5	Acer x freemanii 'Armstrong'	Armstrong Maple	2" CAL.	Columnar	AS SHOWN	50' H x 15' W	8' Height min.
AC	3	Acer platanoides 'Columnare'	Norw ay Maple	2" CAL.	Columnar	AS SHOWN	30' H x 15' W	8' Height min.
AB	1	Acer buergerianum	Trident Maple	2" CAL.	Shade	AS SHOWN	25' H x 20' W	8' Height min.
AG	6	Acer griseum	Paperbark Maple	2" CAL.	Shade	AS SHOWN	20' H x 15' W	8' Height min.
AM	4	Acer saccharum 'Barrett Cole'	Apollo Maple	2" CAL.	Shade	AS SHOWN	30' H x 10' W	8' Height min.
AR	5	Acer rubrum 'October Glory'	October Glory Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
AS	4	Acer saccharum	Sugar Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
GB	8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL.	Shade	AS SHOWN	45' H x 35' W	Male Only, 8' ht min.
GD	3	Gymnocladus dioicus	Kentucky Coffee Tree	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
GT	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' H x 35' W	8' Height min.
LT	7	Liriodendron tulipifera	Tulip Poplar	2" CAL.	Shade	AS SHOWN	55' H x 25' W	8' Height min.
NS	3	Nyssa sylvatica	Tupelo/Blackgum	2" CAL.	Shade	AS SHOWN	40' H x 20' W	8' Height min.
PB	4	Platanus x acerifolia 'Bloodgood'	London Planetree	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
QA	3	Quercus bicolor	Sw amp White Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QF	5	Quercus robur 'Fastigiata'	Columnar English Oak	2" CAL.	Columnar	AS SHOWN	50' H x 10' W	8' Height min.
QR	7	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QP	3	Quercus palustris	Pin Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
SS	2	Liquidambar styracifula 'Slender Silhouette'	Slender Shlouette Sw eetgum	2" CAL.	Columnar	AS SHOWN	50' H x 6' W	8' Height min.
TC	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL.	Shade	AS SHOWN	50' H x 25' W	8' Height min.
TT	7	Tilia tomentosa 'PNI 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' H x 30' W	8' Height min./Small Canopy

SHRUBS AND GRASSES

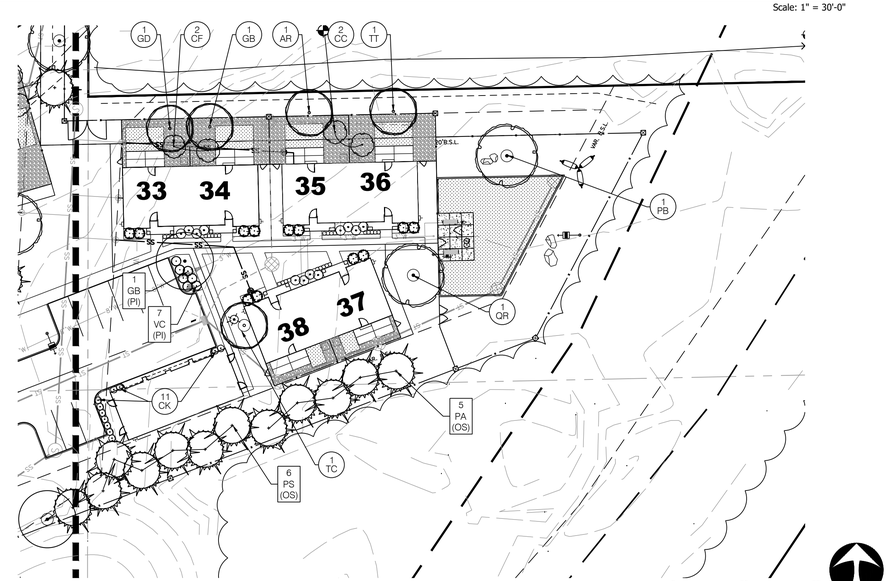
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
CK	15	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	#2	Grass	36" O.C.		
JC	14	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" H.T.	Shrub	36" O.C.		F.T.B.
SN	16	Spiraea nipponica 'Snow mound'	Snow mound Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.
TM	28	Taxus x media 'Densiformis'	Dense Y ew	18" H.T.	Shrub	36" O.C.		F.T.B.
VC	15	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.

EVERGREEN TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
PA	7	Picea abies	Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
TH	2	Thuja occidentalis	Arborvitae / Northern White Cedar	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
PS	7	Pinus strobus	White Pine	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.

LANDSCAPE LEGEND

SYMBOL / PATTERN	SIZE	TYPE	PLANT DESCRIPTION
	2" CAL. 8' HT MIN.	SHADE TREE	LOT REQUIRED SHADE TREES - HONEYLOCUST - OAK VARIETIES - MAPLE VARIETIES - GINKGO
	2 1/2" CAL. 8' HT MIN.	SHADE TREE	PARKING LOT ISLAND SHADE TREE - KENTUCKY COFFEE TREE - ZELKOVA - LONDON PLANETREE - OAK VARIETIES
	6'-8' HT.	EVERGREEN TREE	PERIMETER BUFFER YARD SCREENING - WHITE PINE - SPRUCE VARIETIES - CEDAR
	2" CAL.	ORNAMENTAL TREE	LOT REQUIRED ORNAMENTAL TREE - RED BUD - SERVICEBERRY - TREE LILAC - MAGNOLIA
	18" HT MIN.	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS - HYDRANGEA, VIBURNUM, ALPINE CURRANT, BOXWOOD, JUNIPER, YEW
		SYNTHETIC TURF	SYNTHETIC TURF IN PRIVATE REAR PATIO
		DECORATIVE STONE	DECORATIVE STONE IN PRIVATE REAR PATIO
		PAVER WALKWAY	PAVER WALKWAY AT RESIDENCES ALONG CHAD HITTLE DRIVE
		SHADE AND ORNAMENTAL	LOCATION OF TREE IN CONFLICT OF STORM LINES AND TO BE BANKED



2 ENLARGED LANDSCAPE PLAN

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ENLARGED LANDSCAPE PLAN

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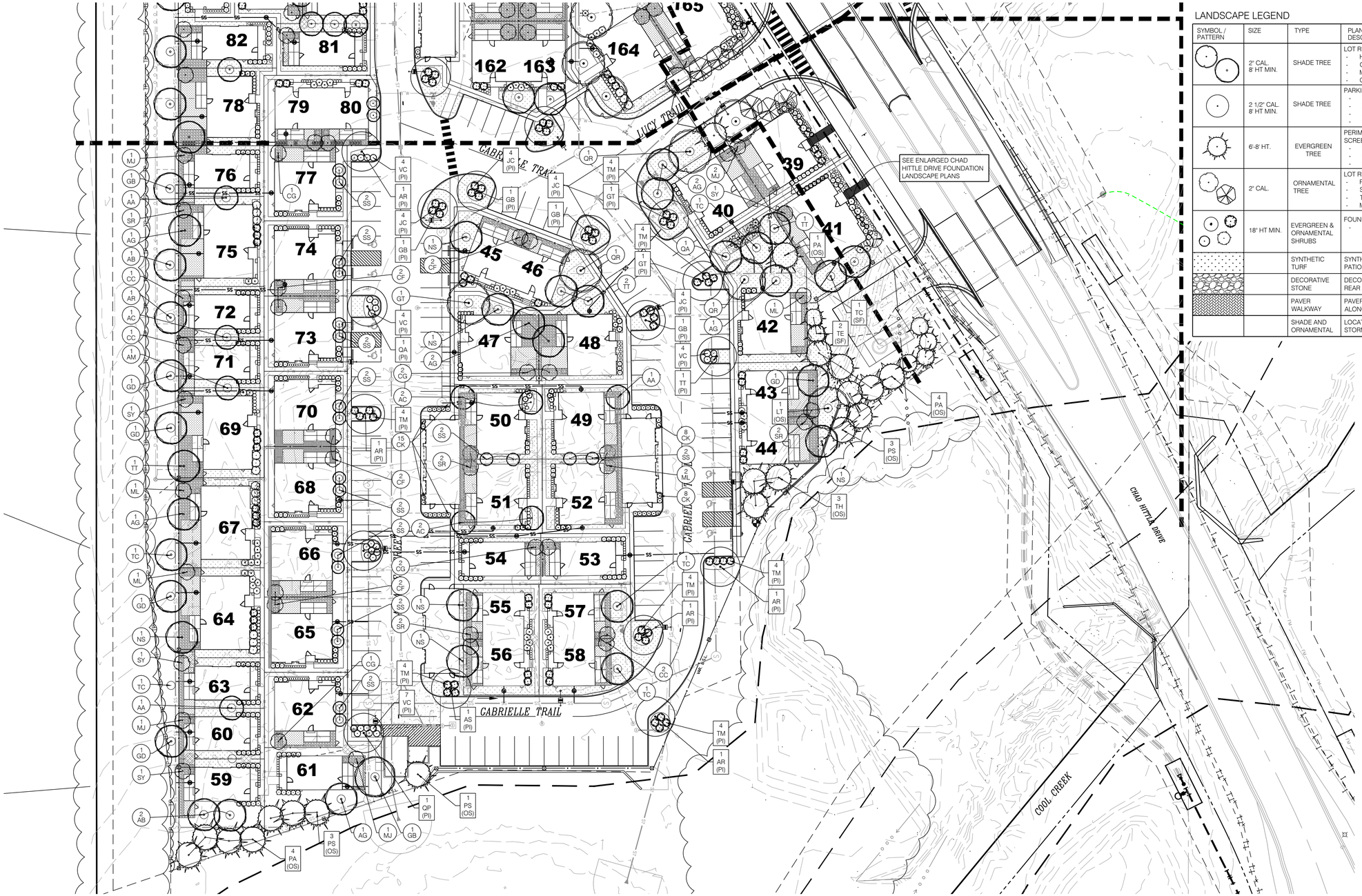
L1.2



LANDSCAPE LEGEND

SYMBOL/ PATTERN	SIZE	TYPE	PLANT DESCRIPTION
	2" CAL. 8' HT MIN.	SHADE TREE	LOT REQUIRED SHADE TREES - HONEYLOCUST - OAK VARIETIES - MAPLE VARIETIES - GINKGO
	2 1/2" CAL. 8' HT MIN.	SHADE TREE	PARKING LOT ISLAND SHADE TREE - KENTUCKY COFFEE TREE - ZELKOVA - LONDON PLANETREE - OAK VARIETIES
	6'-8' HT.	EVERGREEN TREE	PERIMETER BUFFER YARD SCREENING - WHITE PINE - SPRUCE VARIETIES - CEDAR
	2" CAL.	ORNAMENTAL TREE	LOT REQUIRED ORNAMENTAL TREE - RED BUD - SERVICEBERRY - TREE LILAC - MAGNOLIA
	18" HT MIN.	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS - HYDRANGEA, VIBURNUM, ALPINE CURRANT, BOXWOOD, JUNIPER, YEW
		SYNTHETIC TURF	SYNTHETIC TURF IN PRIVATE REAR PATIO
		DECORATIVE STONE	DECORATIVE STONE IN PRIVATE REAR PATIO
		PAVER WALKWAY	PAVER WALKWAY AT RESIDENCES ALONG CHAD HITTLE DRIVE
		SHADE AND ORNAMENTAL	LOCATION OF TREE IN CONFLICT OF STORM LINES AND TO BE BANKED

1 ENLARGED LANDSCAPE PLAN

Scale: 1" = 30'-0"

PLANT SCHEDULE

ORNAMENTAL TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
CC	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CF	6	Cornus florida	Red Flow ering Dogw ood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CG	6	Cornus kousa	Kousa Dogw ood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
ML	5	Malus x 'Lollipop'	Lollipop Crab	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop
MJ	5	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Orna.	AS SHOWN	15' H x 10' W	Clump, Min. 3 Stems
SR	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
SY	4	Syringa 'Palibin'	Dw arf Korean Lilac Tree	2" CAL.	Orna.	AS SHOWN	15' H x 15' W	Tree form lollipop

SHADE TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AA	3	Acer x freemanii 'Armstrong'	Armstrong Maple	2" CAL.	Columnar	AS SHOWN	50' H x 15' W	8' Height min.
AB	3	Acer buergerianum	Trident Maple	2" CAL.	Shade	AS SHOWN	25' H x 20' W	8' Height min.
AC	5	Acer platanoides 'Columnare'	Norw ay Maple	2" CAL.	Columnar	AS SHOWN	30' H x 15' W	8' Height min.
AG	8	Acer griseum	Paperbark Maple	2" CAL.	Shade	AS SHOWN	20' H x 15' W	8' Height min.
AM	1	Acer saccharum 'Barrett Cole'	Apollo Maple	2" CAL.	Shade	AS SHOWN	30' H x 10' W	8' Height min.
AR	6	Acer rubrum 'October Glory'	October Glory Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
AS	1	Acer saccharum	Sugar Maple	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
GB	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL.	Shade	AS SHOWN	45' H x 35' W	Male Only , 8' ht min.
GD	5	Gymnocladus dioicus	Kentucky Coffee Tree	2" CAL.		AS SHOWN	60' H x 40' W	8' Height min.
GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' H x 35' W	8' Height min.
LT	1	Liriodendron tulipifera	Tulip Poplar	2" CAL.	Shade	AS SHOWN	55' H x 25' W	8' Height min.
NS	6	Nyssa sylvatica	Tupelo/Blackgum	2" CAL.		AS SHOWN	40' H x 20' W	8' Height min.
QA	2	Quercus bicolor	Sw amp White Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QF		Quercus robur 'Fastigiata'	Columnar English Oak	2" CAL.		AS SHOWN	50' H x 10' W	8' Height min.
QR	3	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
QP	1	Quercus palustris	Pin Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
SS	18	Liquidambar styraciflula 'Slender Silhouette'	Slender Shilouette Sw eetgum	2" CAL.		AS SHOWN	50' H x 6' W	8' Height min.
TC	6	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL.		AS SHOWN	50' H x 25' W	8' Height min.
TT	5	Tilia tomentosa 'PNI 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' H x 30' W	8' Height min./Small Canopy

SHRUBS AND GRASSES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
CK	31	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	#2	Grass	36" O.C.		
JC	16	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" H.T.	Shrub	36" O.C.		F.T.B.
PH		Pennisetum alopecuroides 'Hameln'	Hameln Dw arf Fountain Grass	#1	Grass	24" O.C.		
TM	28	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.
VC	19	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.

EVERGREEN TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
PA	9	Picea abies	Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
TE	2	Thuja occidentalis	Arborvitae / Northern White Cedar	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
TH	3	Thuja occidentalis	Arborvitae / Northern White Cedar	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.
PS	7	Pinus strobus	White Pine	6' H.T.	Evergreen	AS SHOWN	50' H x 25' W	F.T.B.

GENERAL NOTES

1. ALL AREAS NOT IDENTIFIED TO RECEIVE ASTRO-TURF, STONE, OR LANDSCAPE MATERIAL TO BE SEEDED WITH TURF GRASS SEED MIX.
2. SEE ENLARGED BUILDING LANDSCAPE PLANS FOR TYPICAL FOUNDATION PLANT CALL-OUTS

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Consultants

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Project Info

Village at Chatham Hills

Westfield, IN

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Seal

Drawing Scope

ENLARGED LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	03/27/2024
Project No:	23522
Revision:	06/14/2024
	11/01/2024
	11/12/2024
	SITE PLAN UPDATE 03/19/2025
	SITE PLAN UPDATE 04/15/2025

Sheet No.

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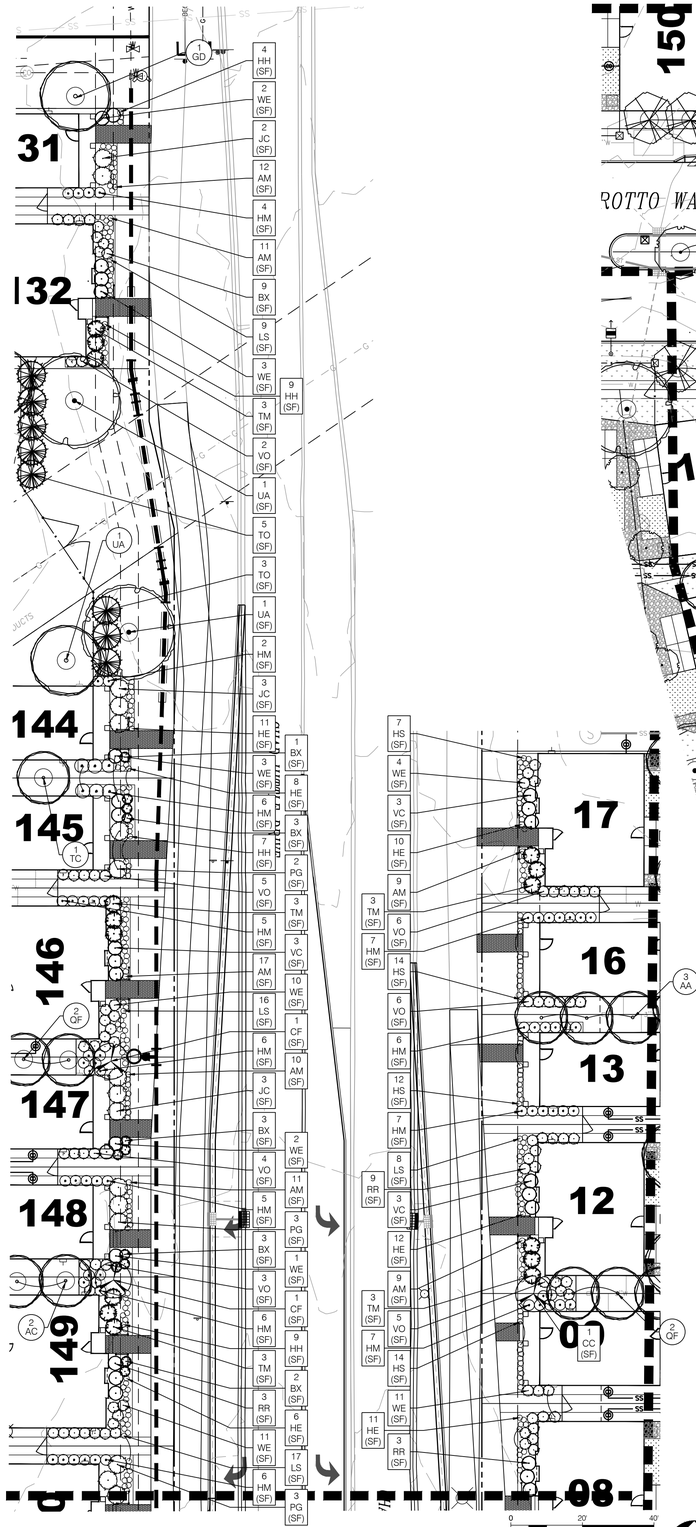
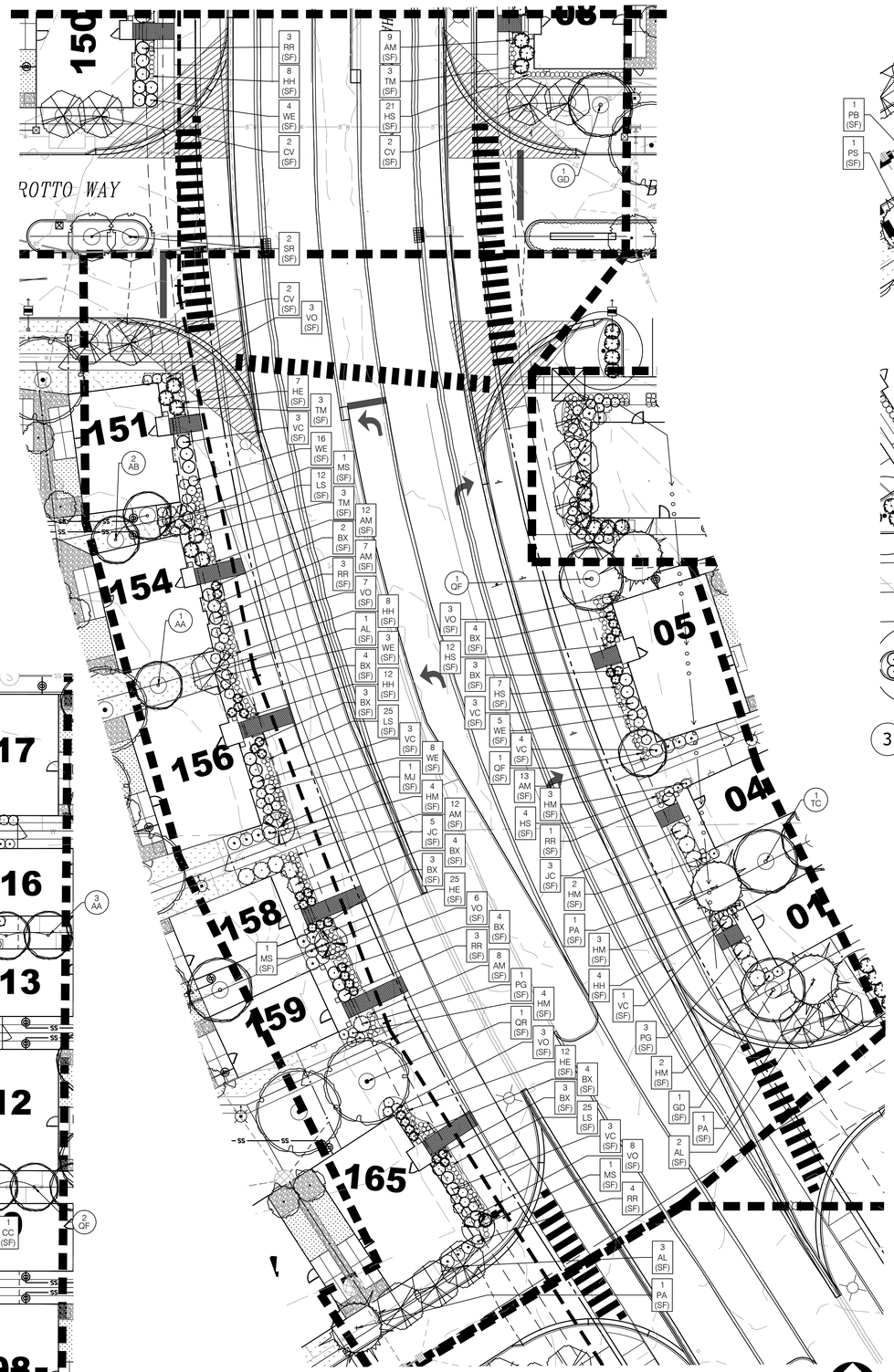


1 ENLARGED CHAD HITTLE DRIVE FOUNDATION LANDSCAPE PLAN

Scale: 1" = 20'-0"



2 ENLARGED CHAD HITTLE DRIVE FOUNDATION LANDSCAPE PLAN

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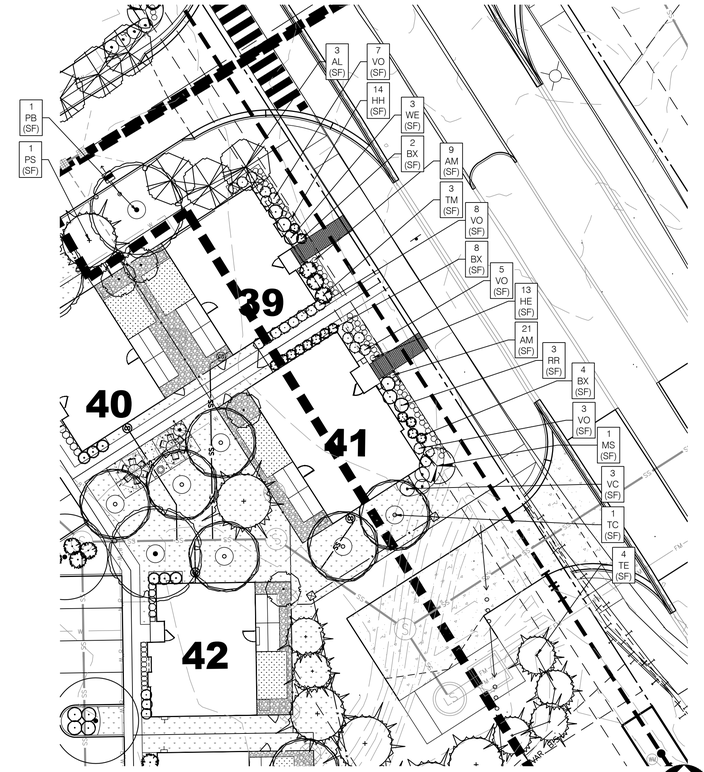

3 ENLARGED CHAD HITTLE DRIVE FOUNDATION LANDSCAPE PLAN

Scale: 1" = 20'-0"

PLANT SCHEDULE

ORNAMENTAL TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AL	9	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" CAL.	Orna.	AS SHOWN	20' Hx 15' W	Clump, Min. 3 Stems
CC	1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL.	Orna.	AS SHOWN	25' Hx 25' W	4' Clear Trunk
CF	2	Cornus florida	Red Flow ering Dogw ood	2" CAL.	Orna.	AS SHOWN	25' Hx 25' W	4' Clear Trunk
CG		Cornus kousa	Kousa Dogw ood	2" CAL.	Orna.	AS SHOWN	25' Hx 25' W	4' Clear Trunk
CV	6	Crataegus viridis 'Winter King'	Winter King Haw thorn	2" CAL.	Orna.	AS SHOWN	20' Hx 25' W	4' Clear Trunk
ML		Malus x 'Lollipop'	Lollipop Crab	2" CAL.	Orna.	AS SHOWN	15' Hx 15' W	Tree form lollipop
MJ	1	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Orna.	AS SHOWN	15' Hx 10' W	Clump, Min. 3 Stems
MS	4	Magnolia stellata 'Royal Star'	Star Magnolia	2" CAL.	Orna.	AS SHOWN		4' Clear Trunk
SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Orna.	AS SHOWN	20' Hx 25' W	4' Clear Trunk
SY		Syringa 'Palibin'	Dw arf Korean Lilac Tree	2" CAL.	Orna.	AS SHOWN	15' Hx 15' W	Tree form lollipop

SHADE TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AA	4	Acer x freemanii 'Armstrong'	Armstrong Maple	2" CAL.	Columnar	AS SHOWN	50' Hx 15' W	8' Height min.
AB	2	Acer buergerianum	Trident Maple	2" CAL.	Shade	AS SHOWN	25' Hx 20' W	8' Height min.
AC	2	Acer platanoides 'Columnare'	Norw ay Maple	2" CAL.	Columnar	AS SHOWN	30' Hx 15' W	8' Height min.
GD	3	Gymnocladus dioicus	Kentucky Coffee Tree	2" CAL.	Shade	AS SHOWN	60' Hx 40' W	8' Height min.
PB	1	Platanus x acerifolia 'Bloodgood'	London Planetree	2" CAL.	Shade	AS SHOWN	50' Hx 40' W	8' Height min.
QF	6	Quercus robur 'Fastigiata'	Columnar English Oak	2" CAL.	Columnar	AS SHOWN	50' x 10' W	8' Height min.
QR	1	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' Hx 40' W	8' Height min.
UA	3	Ulmus x 'Frontier'	Frontier Elm	2" CAL.	Shade	AS SHOWN	40' Hx 30' W	8' Height min./Narrow Spread
TC	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL.	Shade	AS SHOWN	50' Hx 35' W	8' Height min.

SHRUBS AND GRASSES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
BX	69	Buxus x 'Green Gem'	Green Gem Boxw ood	18" H.T.	Shrub	36" O.C.		F.T.B.
HM	85	Hydrangea macrophylla 'HORTMAVI' PP	Seaside Serenade Martha's Vin. Hyd.	18" H.T.	Shrub	36" O.C.		F.T.B.
JC	16	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" H.T.	Shrub	36" O.C.		F.T.B.
PG	12	Picea pungens 'Globosa'	Globe Blue Spruce	18" H.T.	Shrub	36" O.C.		F.T.B.
RR	32	Rosa 'Radko'	Double Knockout Rose	18" H.T.	Shrub	36" O.C.		F.T.B.
TM	27	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.
VC	29	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.
VO	84	Viburnum opulus 'Compactum'	European Cranberry Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.
WE	86	Weigela florida 'Variegata'	Variegated Weigela	18" H.T.	Shrub	4' O.C.		F.T.B.

EVERGREEN TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
PA	3	Picea abies	Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	50' Hx 25' W	F.T.B.
TE	4	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' H.T.	Evergreen	AS SHOWN	25' Hx 20' W	F.T.B.
TO	8	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' H.T.	Evergreen	AS SHOWN	25' Hx 20' W	F.T.B.
PS	1	Pinus strobus	White Pine	6' H.T.	Evergreen	AS SHOWN	50' Hx 25' W	F.T.B.

PERENNIALS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AM	170	Allium 'Millennium'	Allium	#1 GAL.	Perennial	18" O.C.		
HE	115	Heuchera 'Palace Purple'	Palace Purple Coral Bell	#1 GAL.	Perennial	18" O.C.		
HH	75	Hosta 'Golden Tiara'	Golden Tiara Hosta	#1 GAL.	Perennial	18" O.C.		
HS	91	Hemerocallis x 'Happy Returns'	Happy Returns Daylilly	#1 GAL.	Perennial	18" O.C.		
LS	112	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 GAL.	Perennial	18" O.C.		

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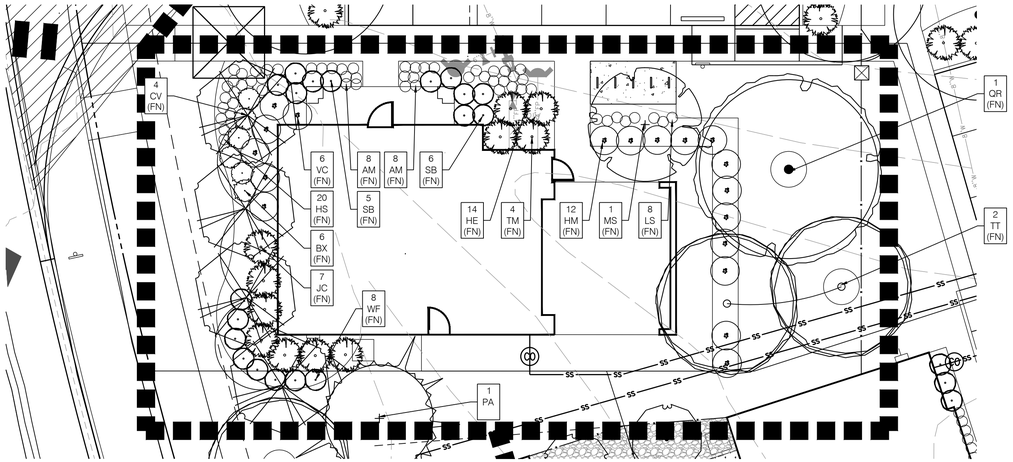

1 ENLARGED LEASING OFFICE LANDSCAPE PLAN

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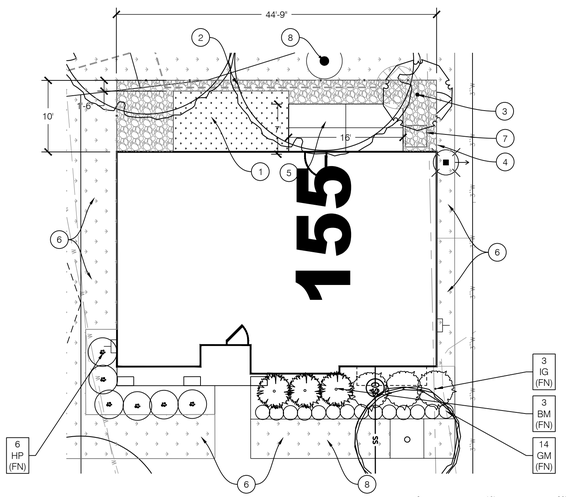
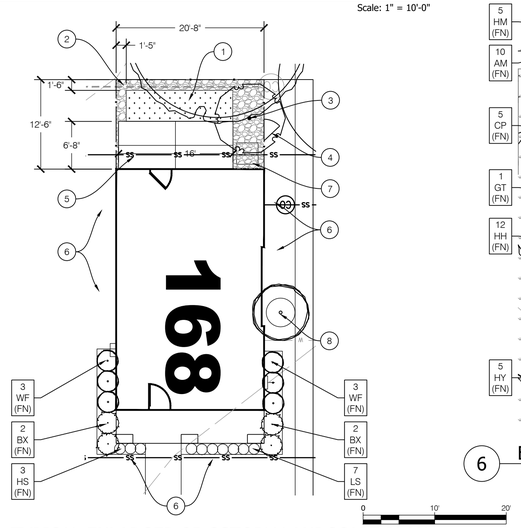


2 TYPICAL ENLARGED 3B LANDSCAPE PLAN

Scale: 1" = 10'-0"



4 TYPICAL ENLARGED 2B-2STORY LANDSCAPE PLAN

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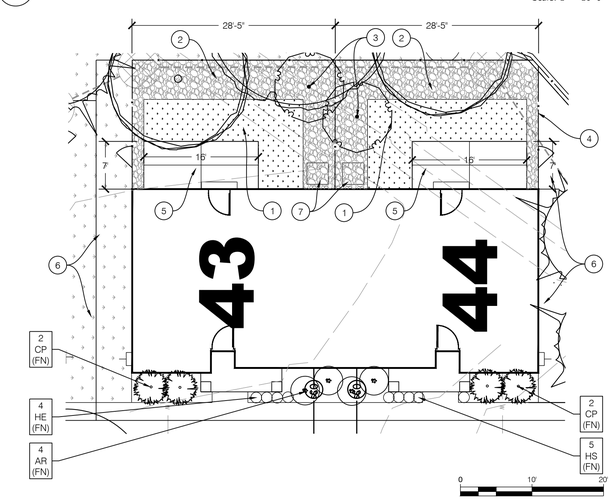

3 TYPICAL ENLARGED 1B DUPLEX LANDSCAPE PLAN

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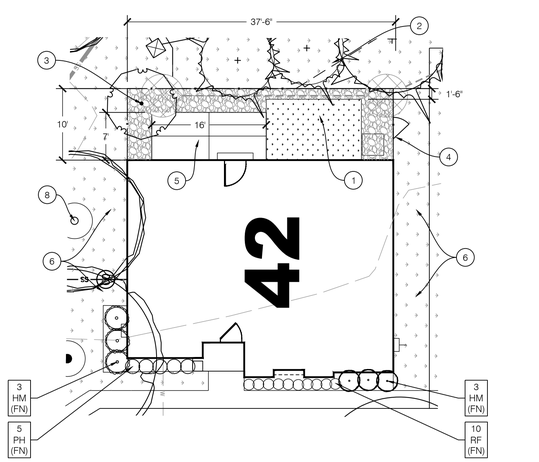

5 TYPICAL ENLARGED 2B LANDSCAPE PLAN

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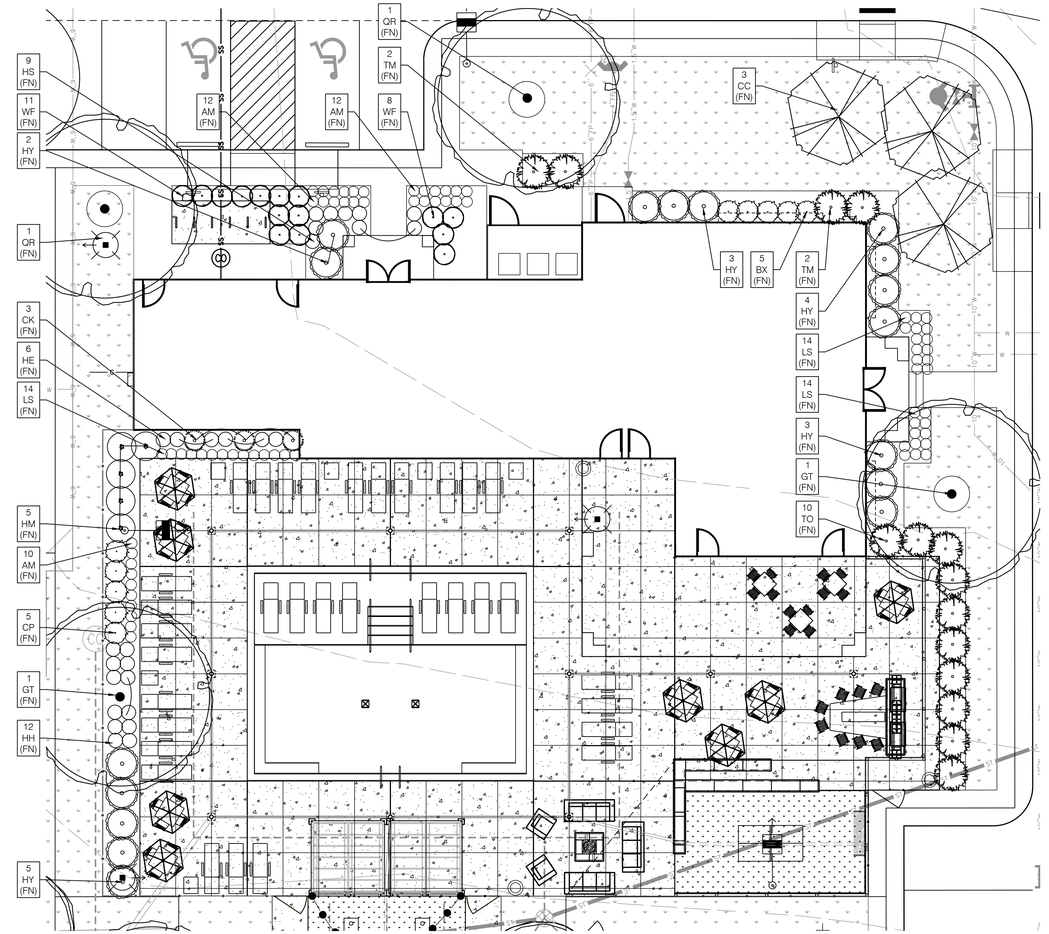

6 ENLARGED POOL, COMMUNITY BUILDING, AND AMENITY AREA LANDSCAPE PLAN

Scale: 1" = 10'-0"

LEASING CENTER AND CLUBHOUSE LANDSCAPE SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AM	50	Allium Cernuum	Nodding Onion	#1 GAL.	Perennial	18" O.C.		
BX	11	Buxus x 'Green Gem'	Green Gem Boxw ood	18" H.T.	Shrub	36" O.C.		F.T.B.
CA	1	Cornus florida 'Rubra'	Pink Flow ering Dogw ood	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CC	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL.	Orna.	AS SHOWN	25' H x 25' W	4' Clear Trunk
CK	3	Calamagrostis acutiflora 'Karl Forester'	Karl Foreste r's Feather Reed Grass	#2	Grass	36" O.C.		
CP	5	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Cypress	18" H.T.	Shrub	36" O.C.		F.T.B.
CV	4	Crataegus viridis 'Winter King'	Winter King Haw thorn	2" CAL.	Orna.	AS SHOWN	20' H x 25' W	4' Clear Trunk
GT	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' H x 35' W	8' Height min.
HE	20	Heuchera 'Palace Purple'	Palace Purple Coral Bell	#1 GAL.	Perennial	18" O.C.		
HH	12	Hosta 'Halcyon'	Halcyon Hosta	#1 GAL.	Perennial	18" O.C.		
HM	17	Hydrangea macrophylla 'Blue Wave'	Blue Wave Hydrangea	18" H.T.	Shrub	36" O.C.		F.T.B.
HS	29	Hemerocallis x 'Happy Returns'	Happy Returns Daylilly	#1 GAL.	Perennial	18" O.C.		
HY	17	Hydrangea arborescens 'Annabelle'	Smooth Annabell Hydrangea	18" H.T.	Shrub	60" O.C.		F.T.B.
JC	7	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" H.T.	Shrub	36" O.C.		F.T.B.
LS	50	Liriope spicata 'Silver Dragon'	Silver Dragon Lily Turf	#1 GAL.	Perennial	18" O.C.		
MS	1	Magnolia stellata 'Royal Star'	Star Magnolia	2" CAL.	Orna.	AS SHOWN	10' H X 8' W	4' Clear Trunk
PA	1	Picea abies	Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	50' X 25' W	F.T.B.
QR	3	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' H x 40' W	8' Height min.
SB	11	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.
TO	10	Thuja occidentalis 'Golden Globe'	Golden Arborvitae	18" H.T.	Shrub	4' O.C.		F.T.B.
TM	8	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.
TT	2	Tilia tomentosa 'PN 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' H x 30' W	6' Height min./Small Canopy
VC	6	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.
WF	27	Weigela florida 'Java Red'	Java Red Weigela	18" H.T.	Shrub	36" O.C.		F.T.B.

UNIT LANDSCAPE SCHEDULE

TYPICAL 3 BEDROOM PER-UNIT PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
BM	3	Buxus microphylla 'Green Velvet'	Littleleaf Boxw ood	18" H.T.	Shrub	36" O.C.		F.T.B.
GM	14	Geranium maculatum	Wild Geranium	#1 GAL.	Perennial	18" O.C.		
IG	3	Ilex glabra 'Compacta'	Compact Inkberry	18" H.T.	Shrub	36" O.C.		F.T.B.
HP	6	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	18" H.T.	Shrub	36" O.C.		F.T.B.

TYPICAL 2 BEDROOM/2 STORY PER UNIT PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
BX	4	Buxus x 'Green Gem'	Green Gem Boxw ood	18" H.T.	Shrub	36" O.C.		F.T.B.
HS	3	Hemerocallis x 'Happy Returns'	Happy Returns Daylilly	#1 GAL.	Perennial	18" O.C.		
LS	7	Liriope spicata 'Silver Dragon'	Silver Dragon Lily Turf	#1 GAL.	Perennial	18" O.C.		
WF	6	Weigela florida 'Java Red'	Java Red Weigela	18" H.T.	Shrub	36" O.C.		F.T.B.

TYPICAL 1 BEDROOM DUPLEX PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AR	4	Aronia melancarpa 'Low Scape Hedge'	Low Scape Hedge Black Chokeberry	18" H.T.	Shrub	36" O.C.		F.T.B.
CP	4	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Cypress	18" H.T.	Shrub	36" O.C.		F.T.B.
HE	4	Heuchera 'Palace Purple'	Palace Purple Coral Bell	#1 GAL.	Perennial	18" O.C.		
HS	5	Hemerocallis x 'Happy Returns'	Happy Returns Daylilly	#1 GAL.	Perennial	18" O.C.		

TYPICAL 2 BEDROOM UNIT PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
HM	6	Hydrangea macrophylla 'Blue Wave'	Blue Wave Hydrangea	18" H.T.	Shrub	36" O.C.		F.T.B.
PH	5	Pennisetum alopecuroides 'Hamelin'	Hameln Dw arf Fountain Grass	#1 GAL.	Grass	18" O.C.		
RF	10	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	#1 GAL.	Perennial	18" O.C.		

KEY NOTES

1. ASTRO-TURF AREA, SIZE VARIES AT EACH LOCATION. SEE INSTALLATION DETAILS.
2. STONE BANDING, MIN. WIDTH 18" OFF FENCE, DEPTH VARIES, SEE PLANS AND INSTALLATION DETAILS
3. ORNAMENTAL PATIO TREE, SEE ENLARGED LANDSCAPE PLANS FOR DETAIL
4. PATIO FENCE, SIZE VARIES AT EACH LOCATION, SEE PLAN AND DETAILS
5. TYPICAL 7' X 16' CONCRETE PATIO, SEE CIVIL PLANS
6. SEEDED TURF AREA, TYP.
7. TYPICAL LOCATION FOR AC MECHANICAL UNITS WITHIN FENCED IN PATIO.
8. SEE LANDSCAPE PLANS FOR LOT REQUIRED TREES

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jlapp@lappdesigngroup.com

Consultants

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6617 N. Scottsdale Road
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Scottsdale, AZ 85250

Project Info

Village at Chatham Hills

Westfield, IN

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Drawing Scope

ENLARGED FOUNDATION LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	03/27/2024
Project No:	23522
Revision:	06/14/2024
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	11/12/2024
	SITE PLAN UPDATE 03/19/2025
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Sheet No.

L1.5

2 ANOVA - AIRI STIX 6' CONTOUR BENCH

Scale: N.T.S.

3 RESORT CABANA - MARINA WITH SLATTED BACK WALL

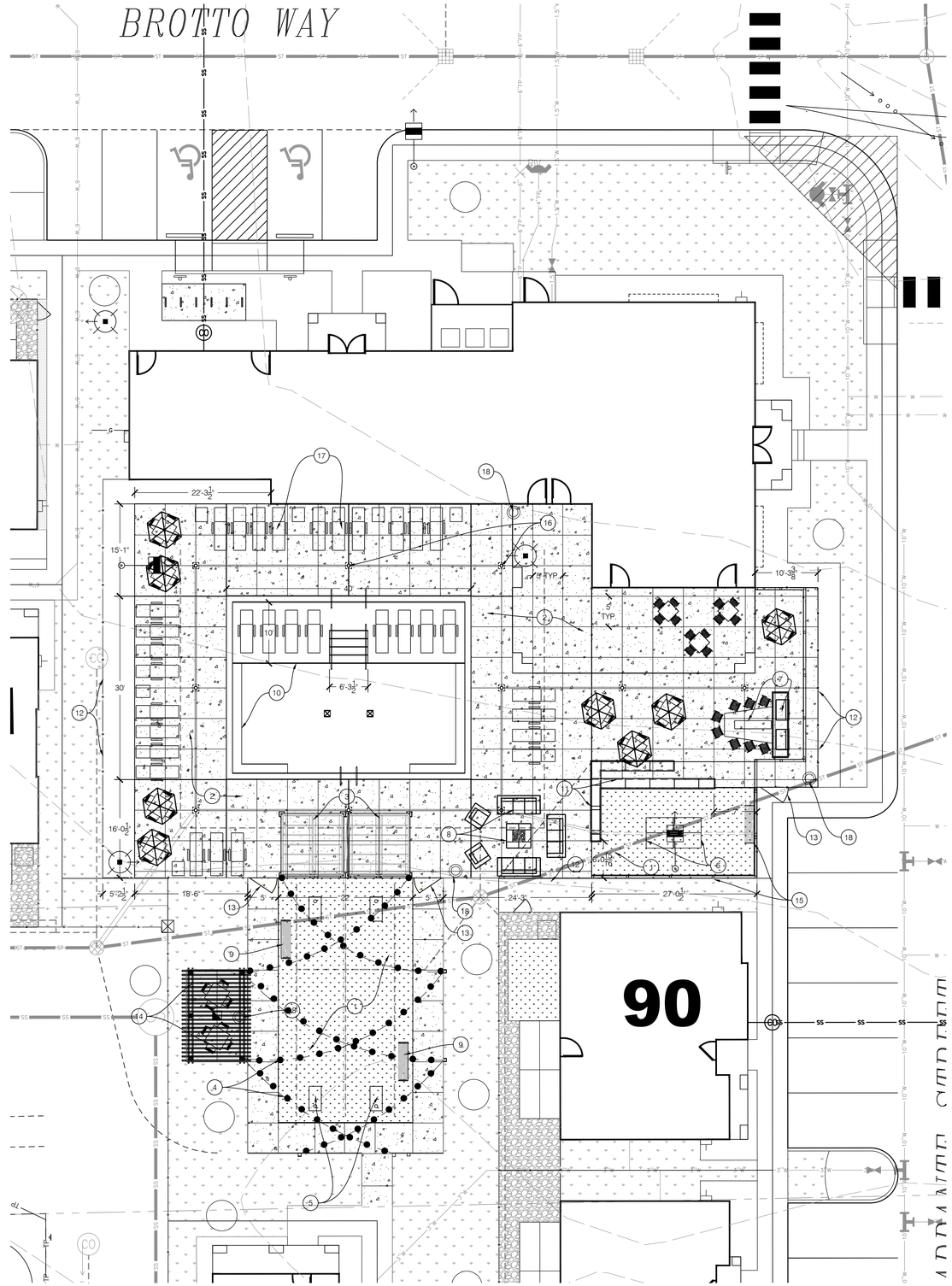
Scale: N.T.S.

4 RESORT CABANA - MARINA WITH CURTINS AND SLATTED BACK WALL

Scale: N.T.S.

KEY NOTES

1. ASTRO-TURF AREA. SEE INSTALLATION DETAILS.
2. CONCRETE POOL DECK. CONTROL JOINTS AT 5' INTERVALS AS SHOWN. EXPANSION JOINTS AS SHOWN.
3. 10' X 10' RESORT CABANA - MARINA STYLE WITH PRIVACY SLATS
4. STRING LIGHTING ON POLES
5. CORNHOLE GAME AREA
6. PING PONG TABLES
7. DUAL GRILL STATION WITH BAR HEIGHT LINEAR FIRE TABLE
8. FIRE PIT, SEE DETAILS.
9. ANOVA BENCH - AIRI STIX 6' COUNTOUR. ITEM #AE2680STX. FRAME COLOR: BRONZE, SEAT COLOR: TEXTURED SANDSTONE
10. POOL WITH IN-WATER SUN SHELF AND PERIMETER BENCH
11. MASONRY SEAT WALL WITH STONE CAP, SEE DETAILS.
12. 6' ALUMINUM PICKET FENCE ENCLOSURE, SEE DETAILS.
13. 4' ALUMINUM PICKET FENCE GATE AND LOCKING HARDWARE. SEE DETAILS.
14. WOOD PERGOLA SHADE STRUCTURE OVER CONCRETE SEATING AREA.
15. WOOD SLAT SCREENING FENCE.
16. 6" DECK DRAIN AND BOX, SEE DETAILS.
17. POOL AREA FURNISHINGS TO BE SELECTED AND PROVIDED BY OWNER.
18. ANOVA LATITUDE TRASH RECEPTACLE. SEE DETAIL 01/L2.4



1 ENLARGED POOL, COMMUNITY BUILDING, AND AMENITY AREA LAYOUT PLAN

Scale: 1" = 10'-0"

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LA20100152
STATE OF INDIANA
LANDSCAPE ARCHITECT

Drawing Scope

ENLARGED FOUNDATION LANDSCAPE PLAN

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L1.6

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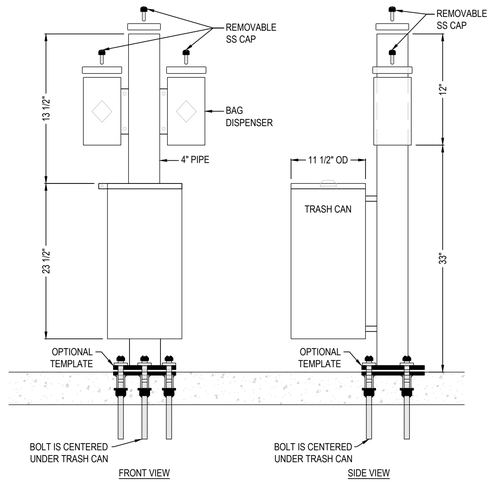
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com

MODEL 395 SM WASTE STATION
COLOR TO BE BLACK



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.91.

3 MDF PET WASTE STATION AND BAG DISPENSER

Scale: N.T.S.

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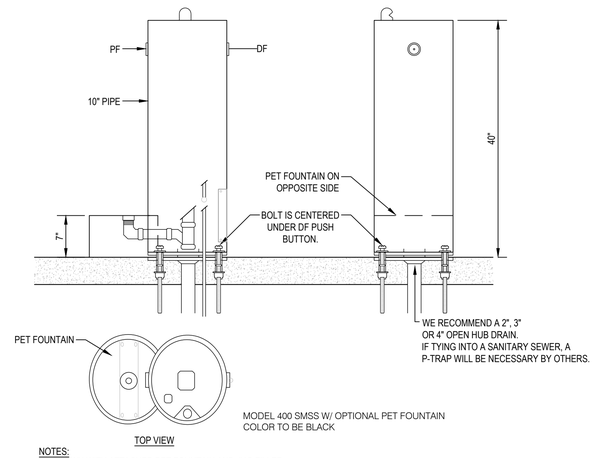


MODEL 400 SMSS W/ OPTIONAL PET FOUNTAIN
COLOR TO BE BLACK

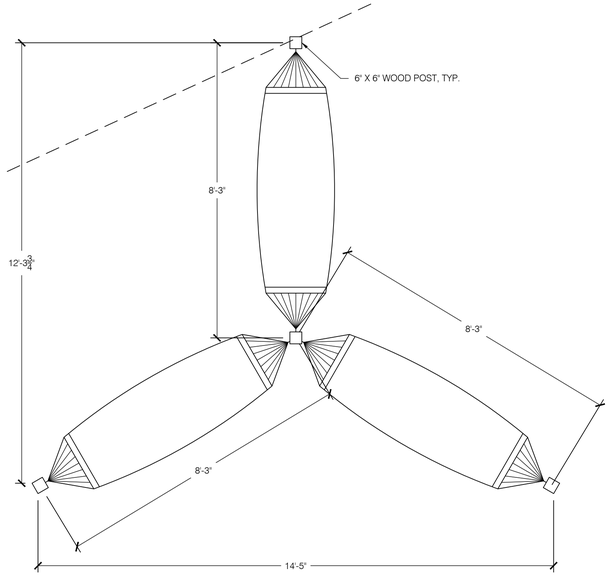
NOTES:
1. SHOWN WITH ATTACHED PET FOUNTAIN AND JUG FILLER.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. PET FOUNTAIN IS PROVIDED WITH AN IN LINE VACUUM BREAKER, PLUS A 1 GPM FLOW RESTRICTOR.
4. SHOWN WITH OPTIONAL 10 SS SURFACE CARRIER, PET FOUNTAIN.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.13.

2 MDF DRINKING FOUNTAIN WITH PET BOWL

Scale: N.T.S.

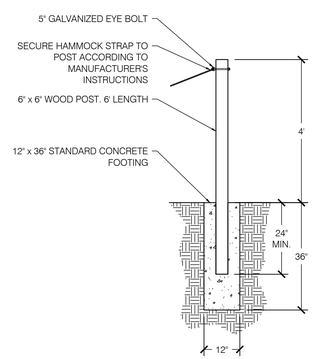
KEY NOTES

1. 4" BROOM FINISH CONCRETE PAD
2. MDF DRINKING FOUNTAIN WITH PET BOWL, SEE DETAIL 02/L1.7
3. MDF PET WASTE STATION WITH BAG DISPENSER, SEE DETAIL 03/L1.7
4. ANOVA BENCH - AIRI STIX 6' COUNTOUR. ITEM #AE2680STX. FRAME COLOR: BRONZE, SEAT COLOR: TEXTURED SANDSTONE
5. ASTRO-TURF AREA. SEE INSTALLATION DETAILS.
6. FLUSH CONCRETE CURB. SEE DETAIL
7. TRIPLE HAMMOCK POST STATION, SEE LAYOUT AND DETAIL
8. DOUBLE WIDE MAINTENANCE GATE.
9. LARGE LANDSCAPE BOULDERS



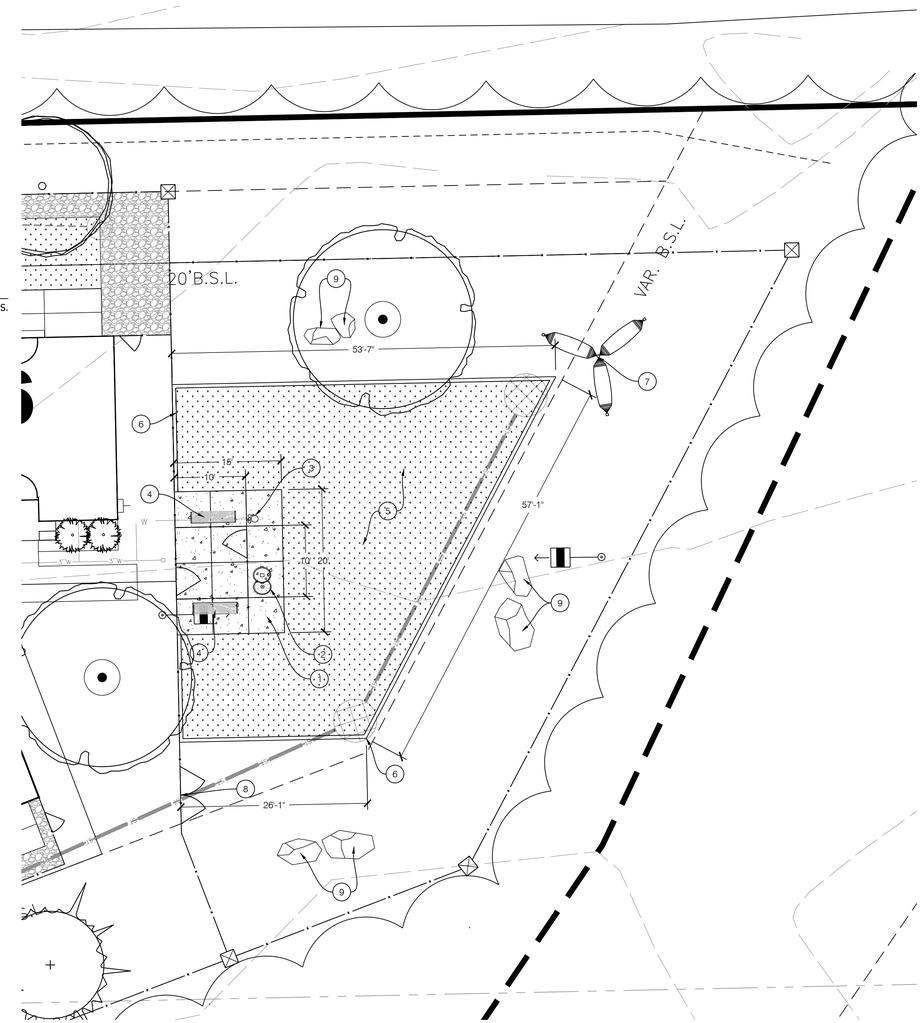
3 HAMMOCK POLE LAYOUT

Scale: 1/2" = 1' - 0"



3 HAMMOCK POLE ELEVATION

Scale: 1/2" = 1' - 0"



1 ENLARGED DOG PARK AREA LAYOUT PLAN

Scale: 1" = 10'-0"

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Consultants

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Project Info

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Drawing Scope

ENLARGED DOG PARK FENCING AND LAYOUT PLAN AND DETAILS

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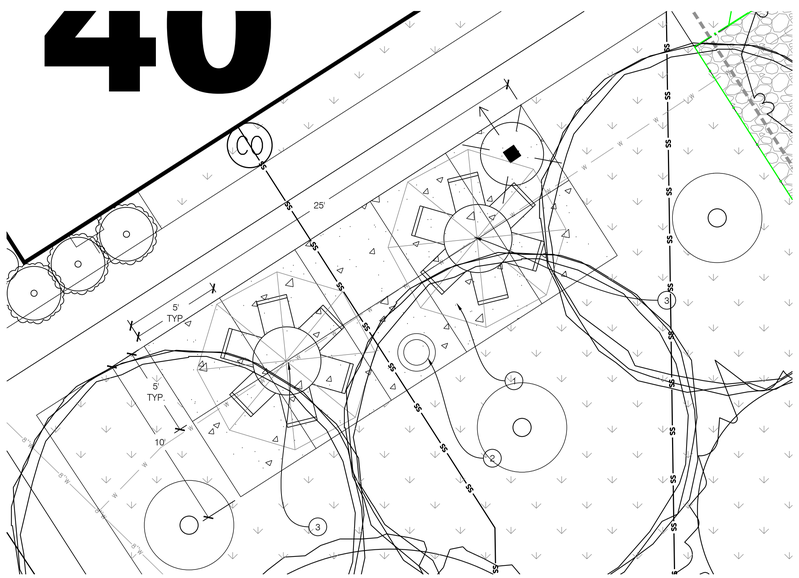
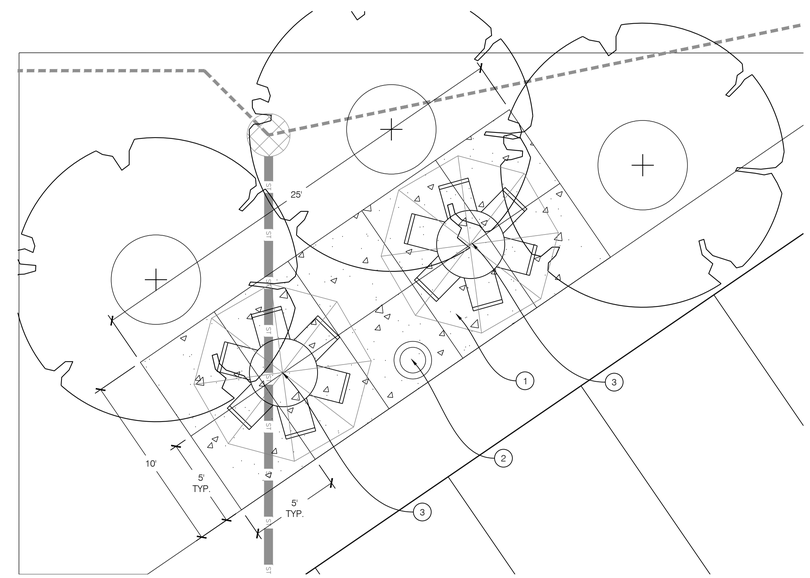
L1.7



4 ENLARGED LOUNGE AREA #4 LAYOUT PLAN

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

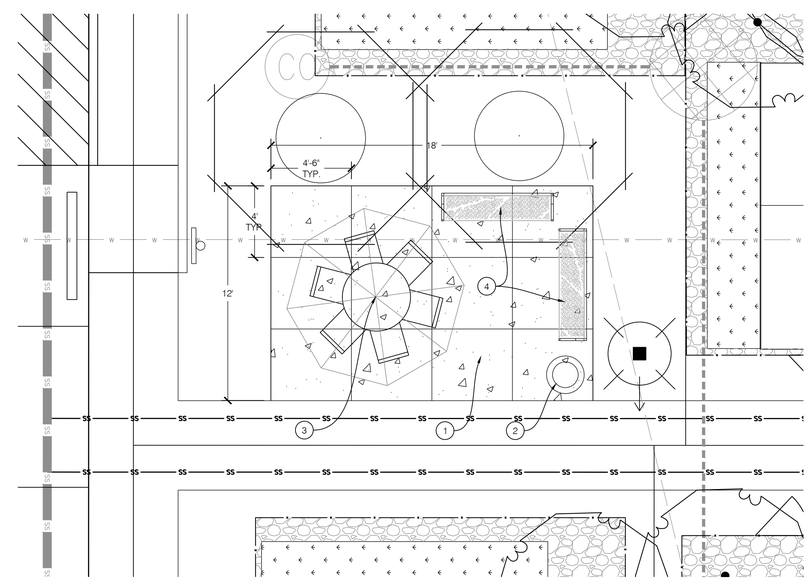


3 ENLARGED LOUNGE AREA #3 LAYOUT PLAN

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

KEY NOTES

1. 4" BROOM FINISH CONCRETE PAD
2. ANOVA LATITUDE TRASH RECEPICLE, SEE DETAIL 01/L2.4
3. TABLE AND UMBRELLA TO BE SUPPLIED BY OWNER.
4. ANOVA BENCH - AIRI STIX 6' COUNTOUR. ITEM #AE2680STX. FRAME COLOR: BRONZE, SEAT COLOR: TEXTURED SANDSTONE



1 ENLARGED LOUNGE AREA #1 LAYOUT PLAN

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

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Project Info

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ENLARGED LOUNGE SEATING AREA LAYOUT PLANS

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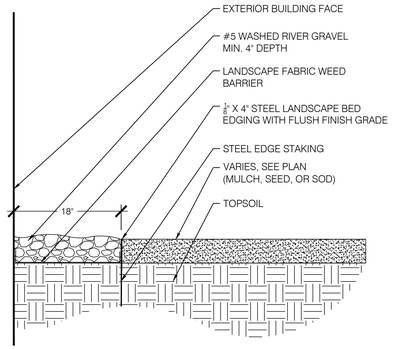
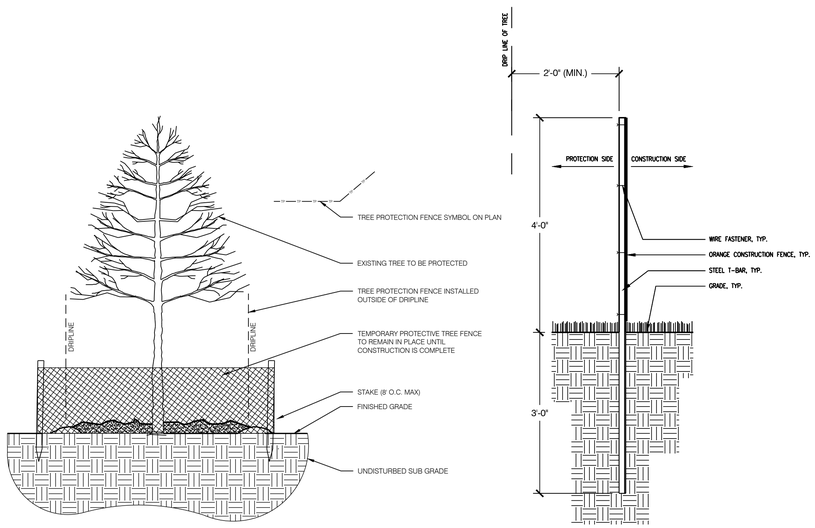
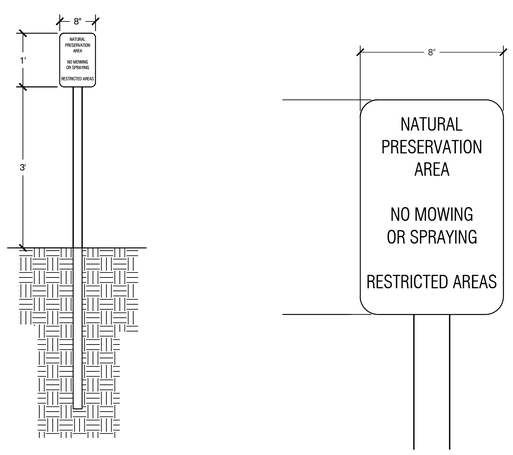


5 24" MAINTENANCE STRIP



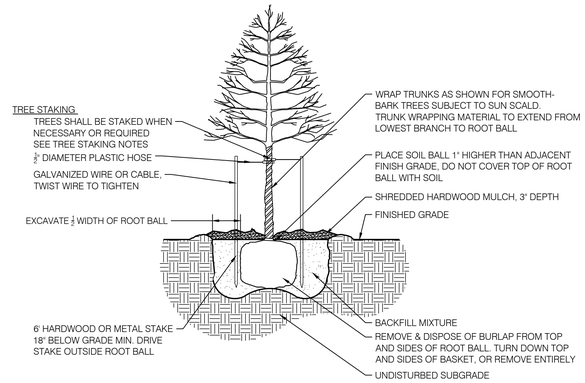
6 TREE PROTECTION FENCE DETAIL

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

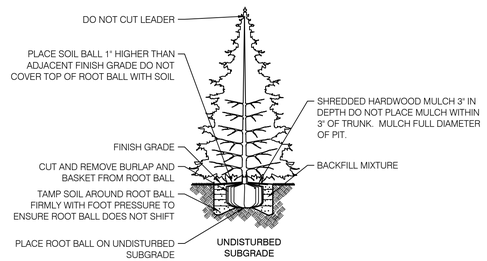


7 TREE PROTECTION SIGNAGE

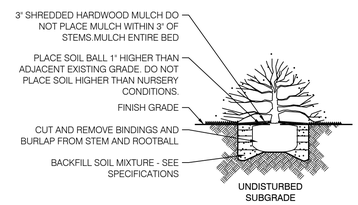
N.T.S.



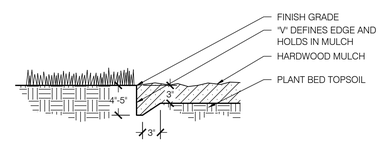
1 DECIDUOUS TREE



2 EVERGREEN TREE



3 SHRUB



4 TYPICAL SPADE EDGE DETAIL

NOTES

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
5. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE .
6. CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
7. TOPSOIL NOTE: TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
2. BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
3. THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE .
6. THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
7. LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
9. CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
4. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
6. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP 'PREMIUM' GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
   40% KENTUCKY BLUEGRASS
   30% PERENNIAL RYE GRASS
   30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
9. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

1. CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
2. STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
5. WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

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Project Info

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LA20100152
STATE OF INDIANA
LANDSCAPE ARCHITECT

Drawing Scope

LANDSCAPE NOTES AND DETAILS

Drawing Info

Drawn:	JML
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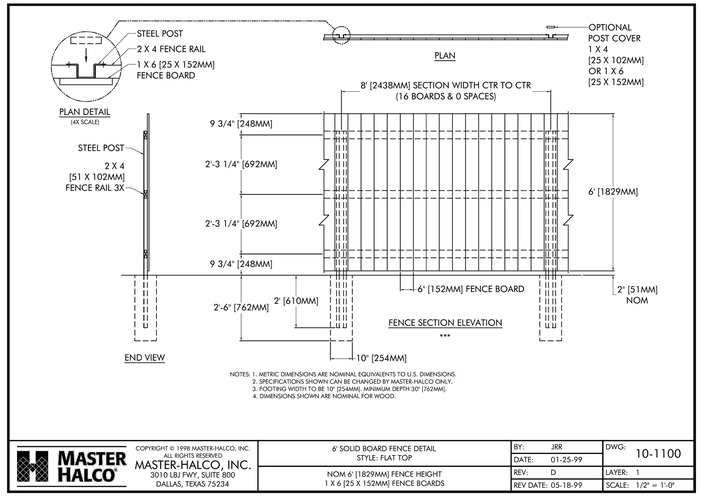
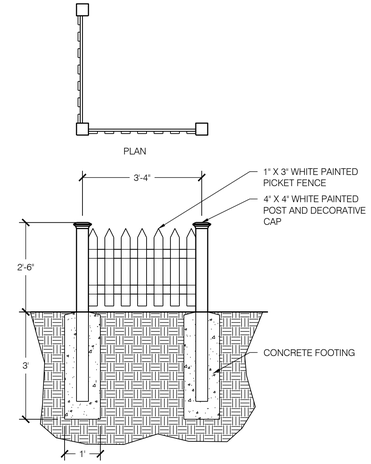
L2.0



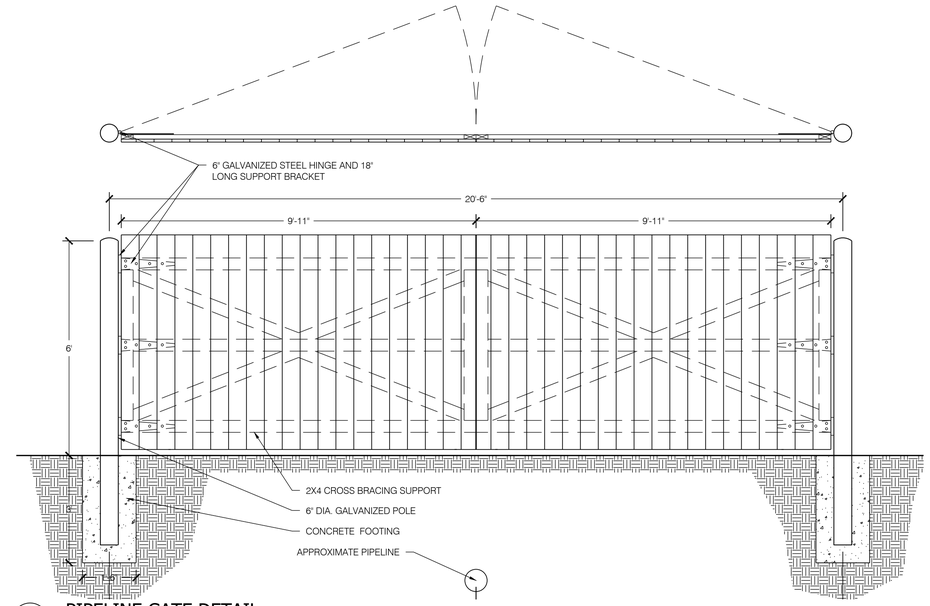
4 PERIMETER AND PATIO PRIVACY FENCE

N.T.S.



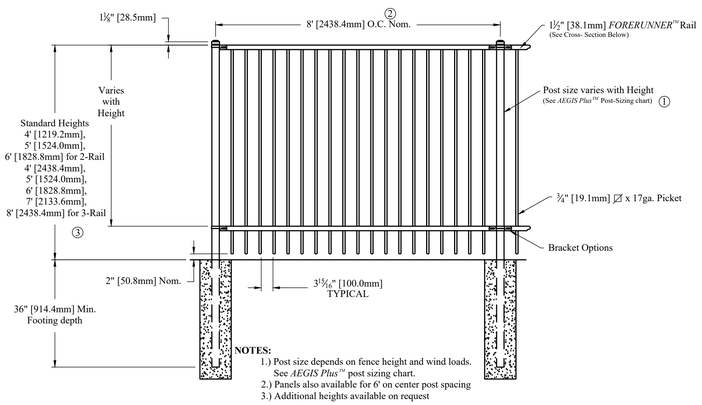
5 30" DECORATIVE ORNAMENTAL FENCE

N.T.S.

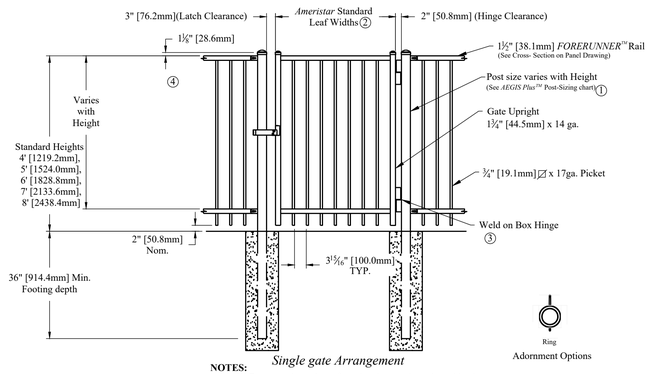


6 PIPELINE GATE DETAIL

Scale: 1/2" = 1' - 0"

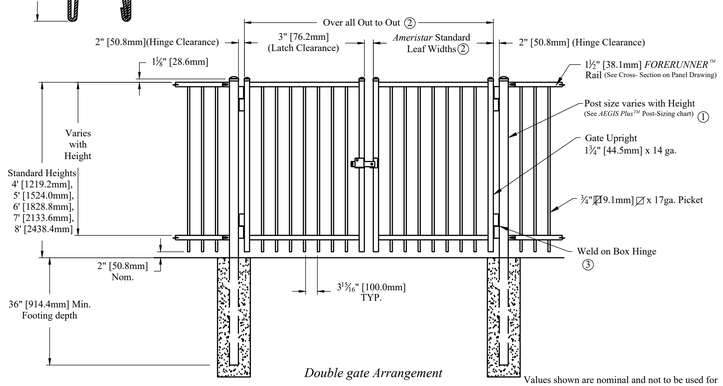


NOTES:
1.) Post size depends on fence height and wind loads. See *AEGIS Plus™* post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request



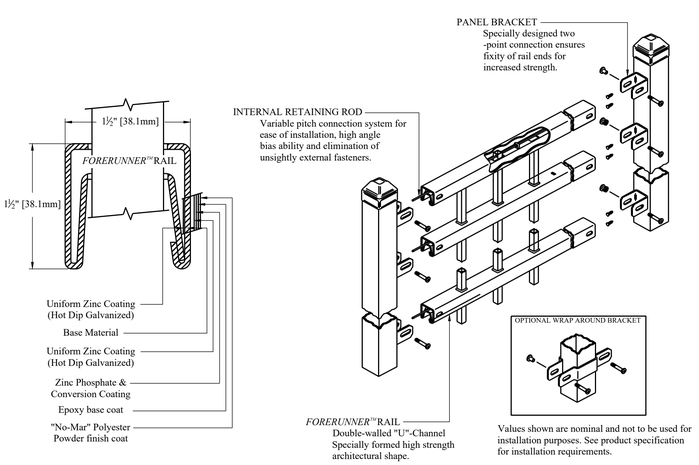
Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *AEGIS Plus™* post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths
3.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.

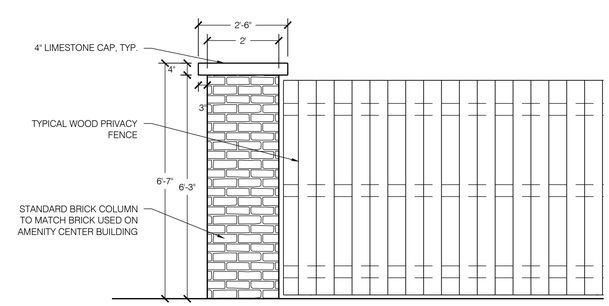


Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



1 6' AND 4' ALUMINUM ORNAMENTAL FENCE

N.T.S.

2 6' AND 4' ALUMINUM ORNAMENTAL GATE

N.T.S.

3 TYPICAL PERIMETER FENCE MASONRY COLUMN

1/2" = 1' - 0"

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FENCE AND GATE DETAILS

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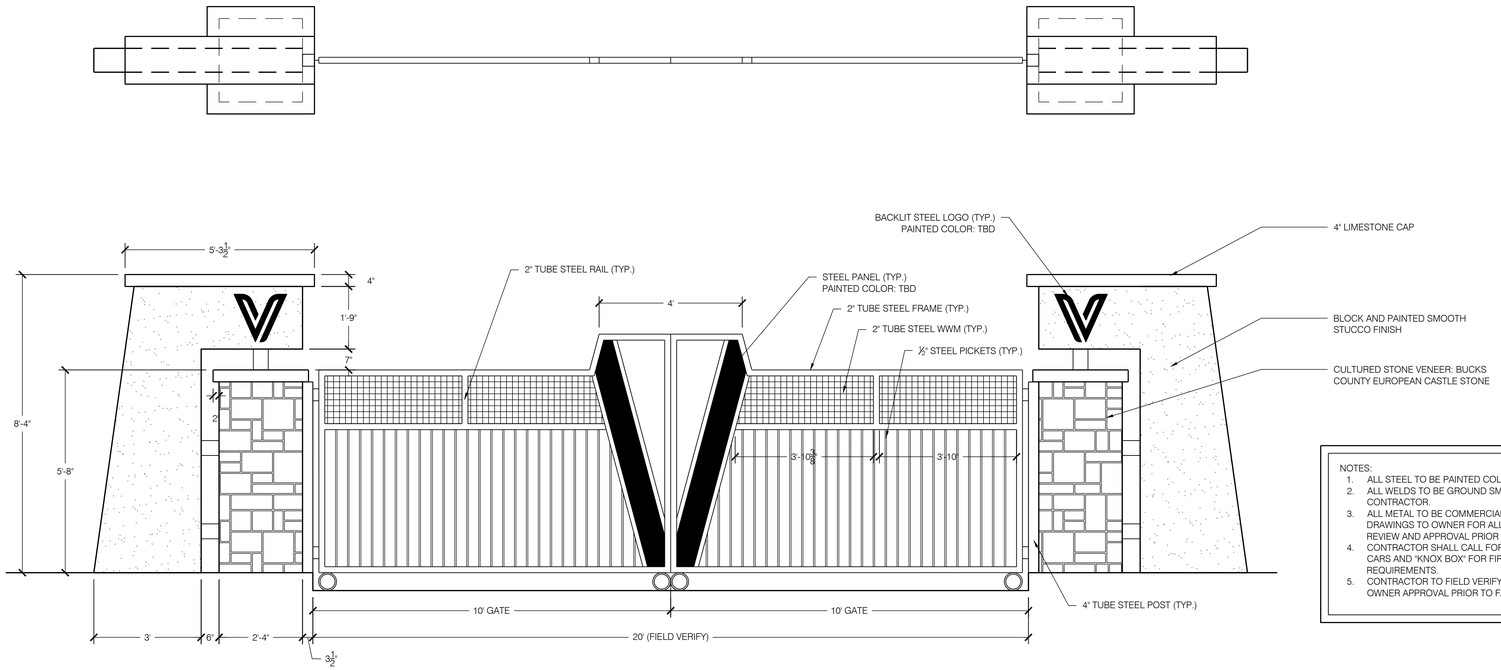
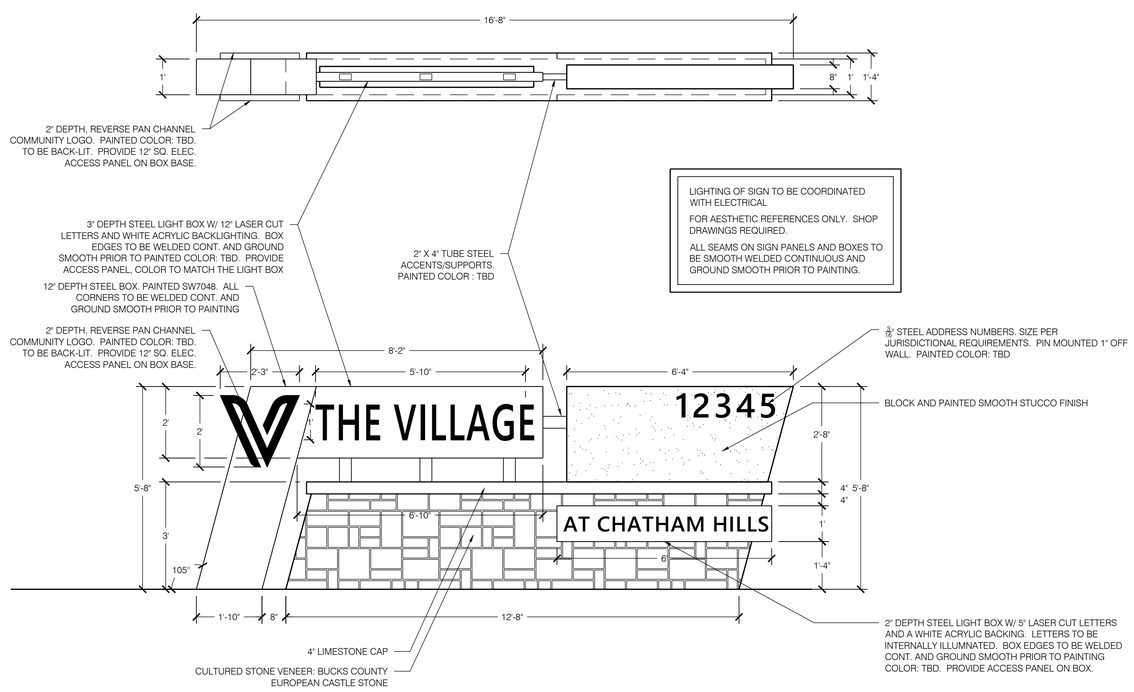


NOTES:
1. ALL STEEL TO BE PAINTED COLOR: TBD
2. ALL WELDS TO BE GROUND SMOOTH AND PRIMED AND PAINTED BY FENCE CONTRACTOR.
3. ALL METAL TO BE COMMERCIAL GRADE STEEL. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL FENCE PANELS, GATES AND CONNECTIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL CALL FOR FREE ACCESS LOOP AND NON-CLOSURE FOR EXITING CARS AND "KNOX BOX" FOR FIRE DEPARTMENT ACCESS PER MUNICIPAL REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO FABRICATION OF GATES

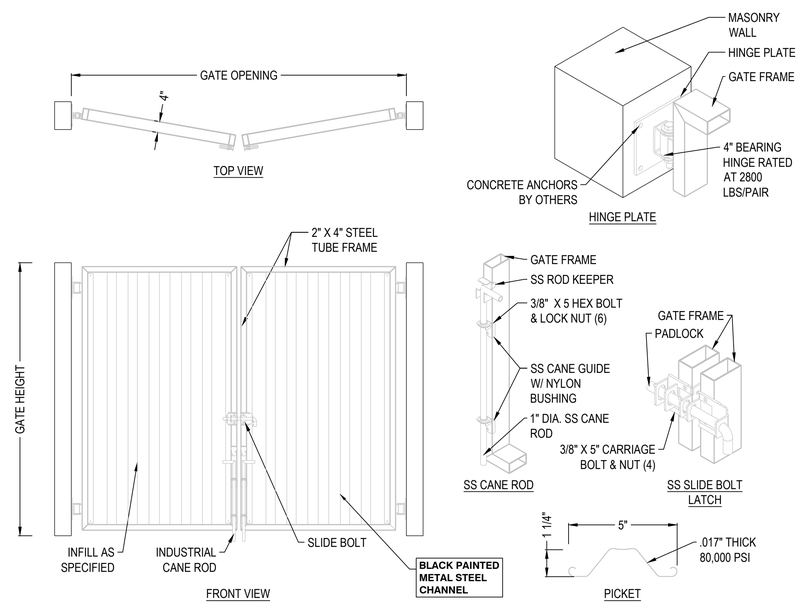
2 ENTRY GATE ELEVATION

SCALE: 1/2" = 1' - 0"



1 PRIMARY SIGN MONUMENT

SCALE: 1/2" = 1' - 0"



3 TRASH AND RECYCLING ENCLOSURE GATE SYSTEM

N.T.S.

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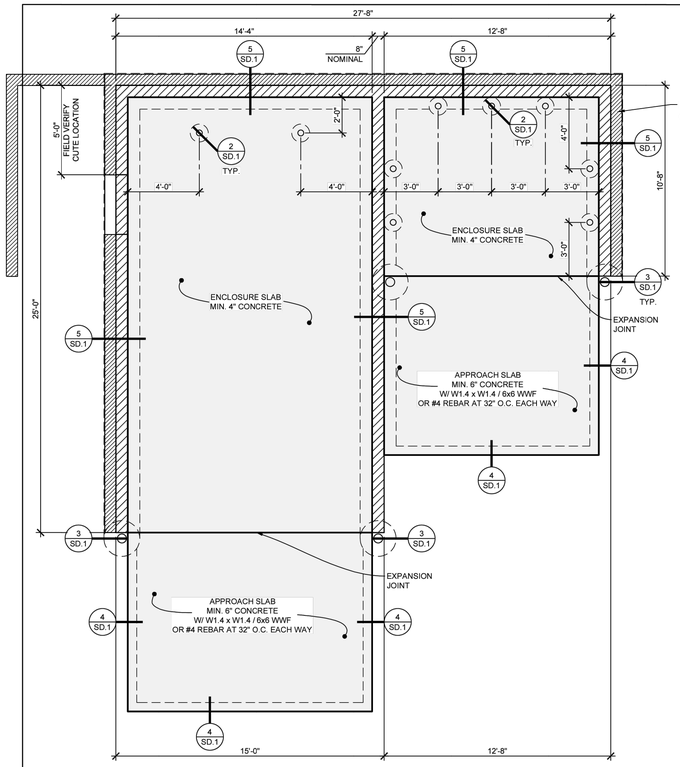
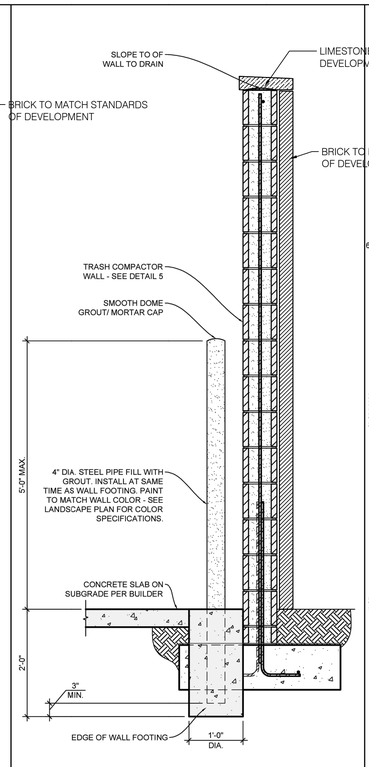


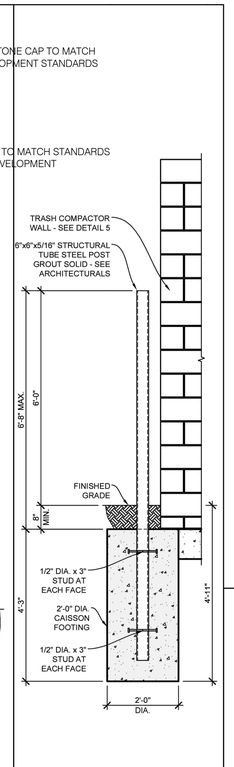
1 TRASH COMPACTOR/ RECYCLE ENCLOSURES FOUNDATION PLAN

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



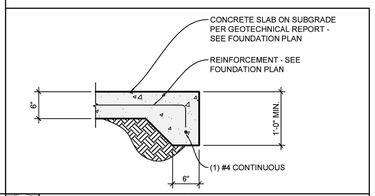
2 PIPE BOLLARD FOOTING

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



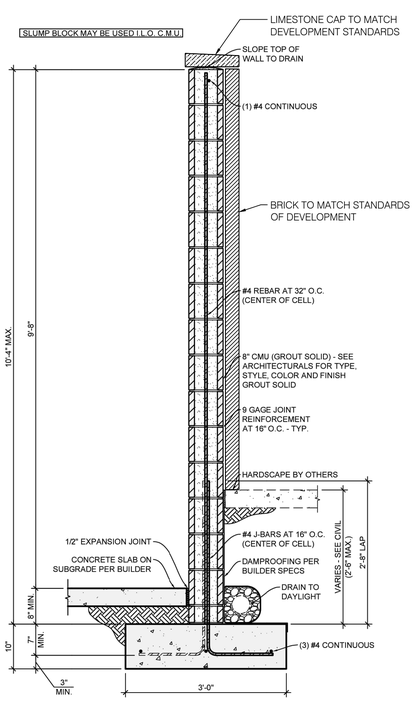
3 GATE POST FOOTING

SCALE: 1/2" = 1'-0"

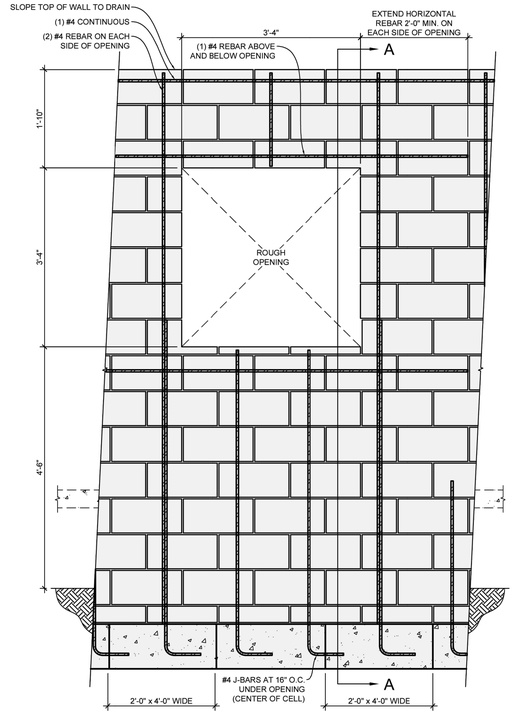


4 TYPICAL SLAB EDGE

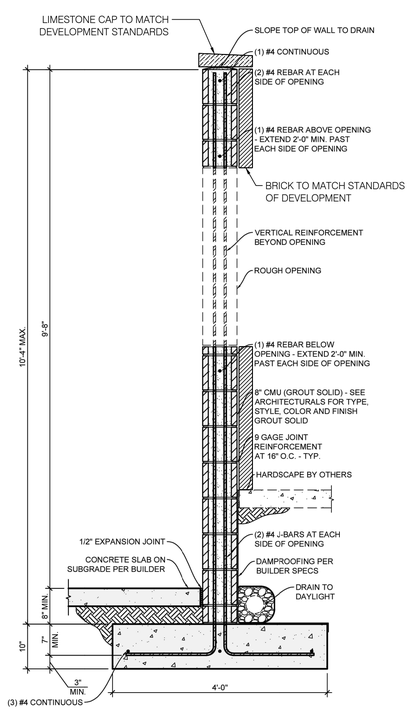
SCALE: 3/4" = 1'-0"



TYP. WALL SECTION



CHUTE OPENING



SECTION A-A

5 TRASH COMPACTOR WALL

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

CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE II CEMENT U.N.O. MINIMUM STRENGTHS AT 28 DAYS SHALL BE AS FOLLOWS, U.N.O. CONCRETE FOOTINGS - 2500 PSI ; CONCRETE WALLS 3000 PSI ; CONCRETE SLABS = 4000 PSI
3. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR C33.
4. MAXIMUM SLUMP TO BE 8 INCHES.
5. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
6. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 20% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL FOR CONCRETE STRENGTH UP TO AND INCLUDING 3000 PSI.
7. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
8. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
9. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.

MASONRY

1. ALL MATERIALS, PROCEDURES, PLACEMENT, LAPS, ETC. TO CONFORM TO THE LATEST ACI STANDARDS.
2. CONCRETE MASONRY UNITS - NET AREA COMPRESSIVE STRENGTH OF CMU = 2000 PSI, ASTM C90, GRADE N
3. GROUT - 2000 PSI CONFORMING TO ASTM C476.
4. MORTAR - TYPE S - 2000 PSI PORTLAND CEMENT / LIME OR MORTAR CEMENT CONFORMING TO ASTM C270. MORTAR MAY BE USED IN LIEU OF GROUT IN THE PILASTER CELL PROVIDED THAT THE MORTAR IS PLACED IN 8 INCH LIFTS AS THE FENCE IS BUILT.
5. JOINT REINFORCING fy = 70000 PSI CONFORMING TO ASTM A951.
6. IN 4" FENCE BLOCK: JOINT REINFORCING TO BE CONTINUOUS (NO SPLICES) AT THE BOTTOM OF THE FIRST AND THIRD COURSE FROM THE TOP OF THE WALL AS SHOWN IN THE DRAWINGS. AS AN ALTERNATE, JOINT REINFORCING MAY BE SPLICED WITH NO LAP, PROVIDED THAT AN ADDITIONAL ROW OF JOINT REINFORCING IS PLACED AT THE BOTTOM OF THE SECOND AND FOURTH COURSE FROM THE TOP OF THE WALL AND PROVIDED THAT THE SPLICES BETWEEN ADJACENT ROWS OF JOINT REINFORCEMENT ARE STAGGERED BY A MINIMUM OF 4 FEET.
7. ALL REINFORCED CELLS OR PILASTERS SHALL BE SOLID GROUTED.
8. MASONRY UNITS AND MORTAR THAT ARE IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER SOLUBLE SULFATES SHALL BE ADDRESSED BY THE CONTRACTOR.
9. CMU EXPOSURE TO WATER (BOTH ABOVE AND BELOW GRADE) IS NOT ADDRESSED IN THIS DESIGN AND SHALL BE ADDRESSED BY THE CONTRACTOR.
10. PROVIDE VERTICAL CONTROL JOINTS IN WALL AT APPROXIMATELY 24' SPACING.
11. MAXIMUM VERTICAL GROUT LIFT IS 4'-0" WITHOUT CLEAN OUTS AND 8'-0" WITH CLEANOUTS - U.N.O. CLEANOUTS: PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR WHEN THE GROUT POUR HEIGHT EXCEEDS 4'-0". CONSTRUCT CLEANOUTS SO THAT THE SPACE TO BE GROUTED CAN BE CLEANED AND INSPECTED. IN SOLID GROUTED MASONRY, SPACE CLEANOUTS HORIZONTALLY A MAXIMUM OF 32" O.C.. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS. THE MINIMUM OPENING DIMENSION SHALL BE 3". AFTER CLEANING, CLOSE CLEANOUTS WITH CLOSURES BRACED TO RESIST GROUT PRESSURE.
12. MASONRY VENEERS SHALL BE ANCHORED PER ONE OF THE METHODS SPECIFIED IN THE CURRENT ADOPTED CODE WITH A MINIMUM OF ONE 22 GAUGE GALVANIZED METAL ANCHOR FOR EACH TWO SQUARE FEET OF WALL AREA.
13. STEEL LINTELS OVER MASONRY OPENINGS SHALL BE MANUFACTURED BY POWERS STEEL, PS8 L2, ER-9597E.

STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 1 1/2"
   NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 3/4"
4. UNLESS NOTED OTHERWISE, LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.
6. IN ADDITION TO TYPICAL REINFORCEMENT USE (1) #4 VERTICAL REBAR AT ALL WALL INTERSECTIONS, CORNERS, EACH SIDE OF OPENINGS, ENDS OF WALLS, CONTROL JOINTS, AND AT ALL LOCATIONS INDICATED ON PLANS.

GRADING AND DRAINAGE

1. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
2. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE. (SHALLOW WATERING, MOISTURE NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
3. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

SULFATES

SULFATE EXPOSURE = SEE SOILS REPORT

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: SO $<$ 0.10%
NO SPECIAL REQUIREMENTS.

MODERATE: 0.10% $<$ SO $<$ 0.20%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.

SEVERE: 0.20% $<$ SO $<$ 2.00%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.

VERY SEVERE: SO $>$ 2.00%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.

WIND

1. 13.5 PSF LATERAL WIND PRESSURE. 2021 IBC, 105 MPH, EXP. C ASCE 7-16 : A NET FORCE COEFFICIENT OF 1.3 MAY BE USED

DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

DAMPPROOFING

1. DAMPPROOFING OF THOSE PORTIONS OF FENCES BELOW GRADE IS NOT REQUIRED PER CODE, BUT MAY BE USED BY CONTRACTOR AT THEIR DISCRETION.
2. AS AN ALTERNATE TO DAMPPROOFING, INTEGRAL WATER REPELLANT UNITS AND WATER REPELLANT MORTAR MAY BE USED.

METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND SHALL BE RESOLVED BEFORE PRECEDING WITH THE WORK AFFECTED.

GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. UNLESS SHOWN IN DRAWINGS, RETAINING WALLS ARE DESIGNED WITHOUT SURCHARGE LOADING OR SLOPING GRADES.
5. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER IN ADVANCE OR AS SHOWN ON THESE DRAWINGS.
6. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
7. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
8. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER: FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTOR'S WORK
9. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
10. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. WALL HEIGHT SHOWN BASED ON ACTUAL 8" TALL BLOCK HEIGHT
12. TOP OF FENCE SHALL NOT STEP BETWEEN PILASTERS
13. PER IBC: WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8. REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
14. IN LIEU OF A GEOTECHNICAL REPORT THE BUILDER ACCEPTS ALL RESPONSIBILITY FOR PRESUMPTIVE SOILS VALUES USE FOR THE PROJECT.

SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD IN WRITING.

SPECIAL INSPECTION

1. SPECIAL INSPECTION SHALL BE PROVIDED AS REQUIRED BY THE LOCAL BUILDING OFFICIAL

NO SOILS REPORT PROVIDED

PRESUMPTIVE SOIL

1. EFP = 35 PSF, LATERAL SOIL PASSIVE PRESSURE OF 200 PSF/FT (PRESUMPTIVE), COEFFICIENT OF FRICTION = 0.35
2. ALLOWABLE BEARING VALUE OF 1500 PSF (PRESUMPTIVE)

L|A P|P
design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

The Empire Group of Companies
6617 N. Scottsdale Road
Suite 101
Scottsdale, AZ 85250

Project Info

Village at Chatham Hills

Westfield, IN

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

Seal

JOHN M. LAPP
LA20100152
STATE OF INDIANA
REGISTERED LANDSCAPE ARCHITECT

Drawing Scope

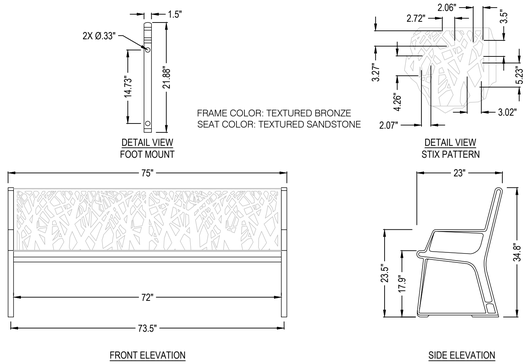
TRASH ENCLOSURE DETAILS

Drawing Info

Drawn:	JML
Checked:	JML
Date:	03/27/2024
Project No:	23522
Revision:	06/14/2024
	11/01/2024
	11/12/2024
	SITE PLAN UPDATE 03/19/2025
	SITE PLAN UPDATE 04/15/2025

Sheet No.

L2.3

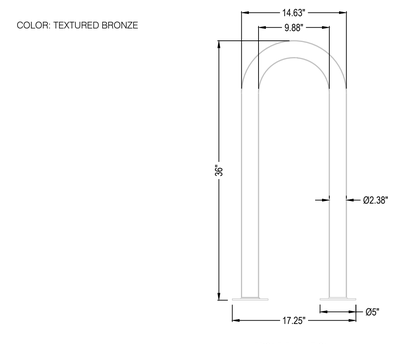


Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.
Material: 10-gauge steel contour seat with unique perforated Stix tree line pattern and cast aluminum legs.
Capacity: 200 lbs. per linear foot.
Unit Weight: 134 lbs.
Assembly: The bench requires some assembly. Stainless steel assembly hardware is included.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

3 ANOVA AIRI STIX 6' CONTOUR BENCH

N.T.S.



Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Fade-resistant, powder coated steel finish features a state-of-the-art primer proven to prevent rusting.
Material: 11-gauge wall steel tubing.
Capacity: 3 Bikes.
Unit Weight: 21 lbs.
Assembly: Bike rack requires no assembly except for the surface mounting.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew, and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:
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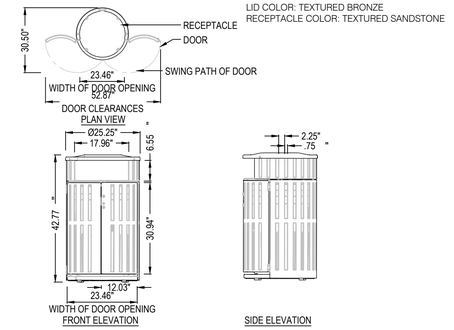
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 23522 Village at Chatham Landscape.

2 ANOVA STREETSIDE BIKERACK

N.T.S.



Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Receptacle: Protected by patented Fusion Advantage™, a heat fused plastisol coating that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading. Bonnet Top: Fade-resistant, powder coated steel features a state-of-the-art primer proven to prevent rusting.
Material: 12-gauge steel with a .75" gap vertical slotted pattern and built-in bonnet top made of 16-gauge galvannealed steel. Reusable plastic liner is made of high-density polyethylene.
Capacity: 40-gallon
Unit Weight: 162 lbs.
Assembly: Receptacle ships fully assembled and ready for use. Using an optional anchor may require some assembly.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: Fusion Advantage : 7-year warranty against fading, rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. Powder Coat: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:
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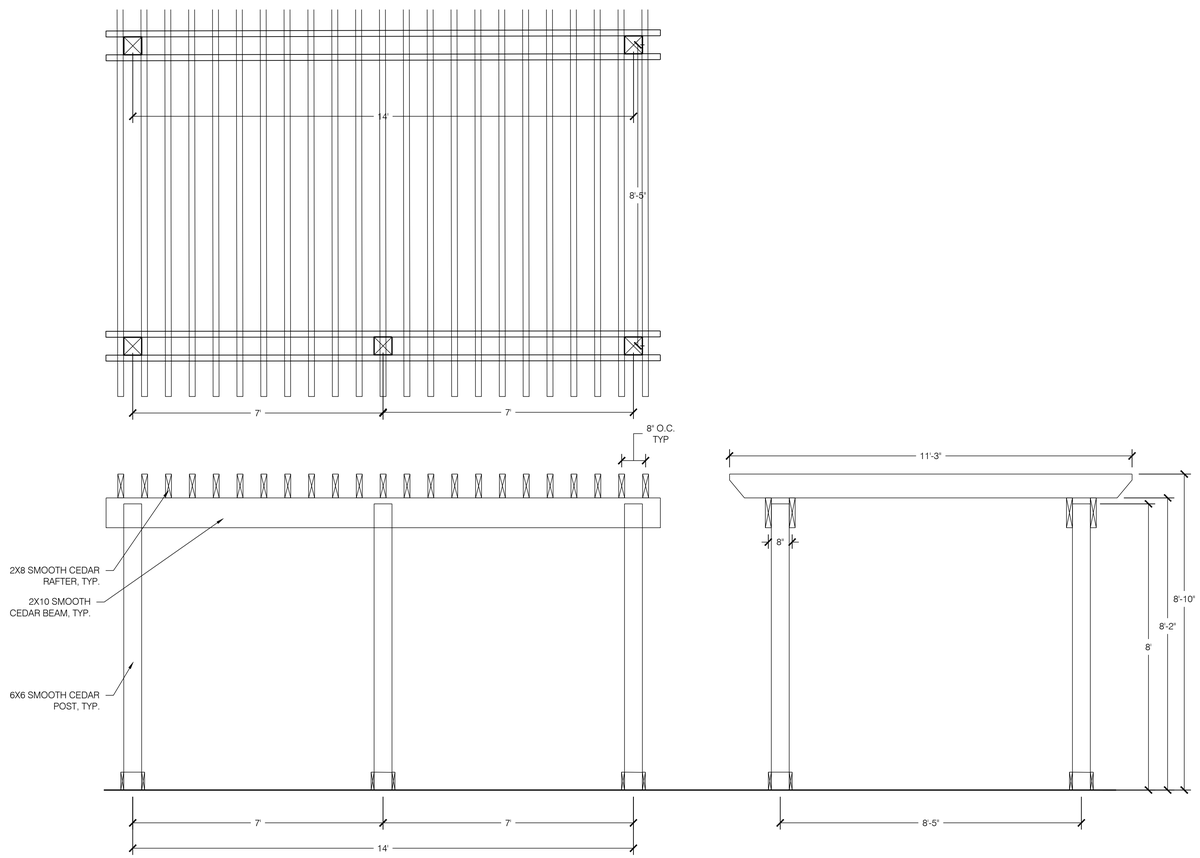
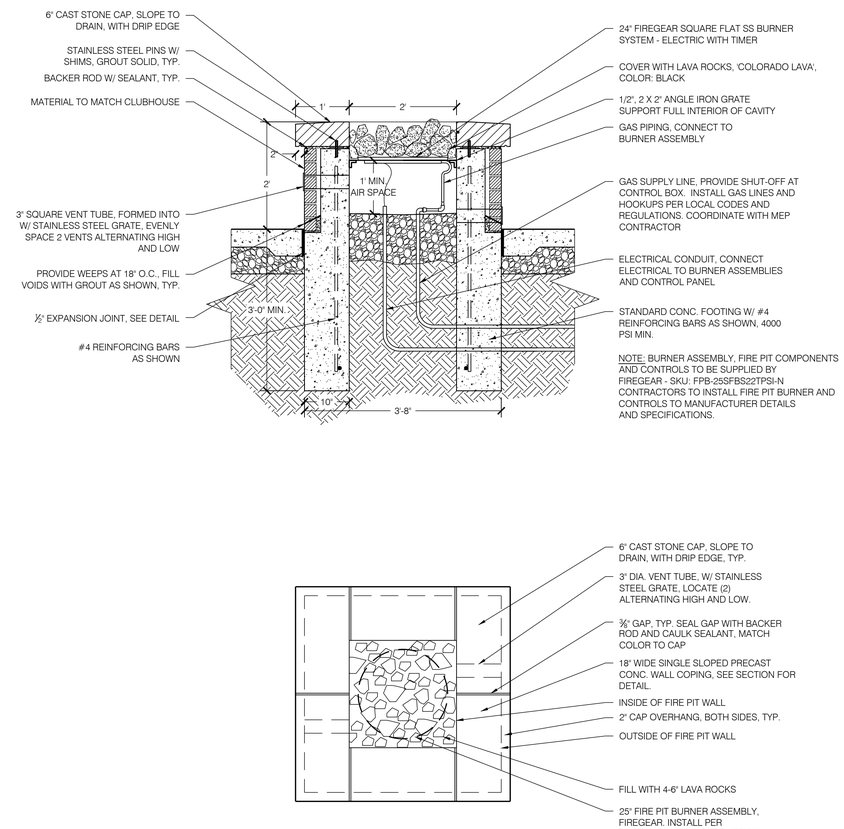
1 ANOVA LATITUDE COLLECTION TRASH RECEPTACLE

N.T.S.



4 AMENITY AREA PERGOLA DETAILS

Scale: 1/2" = 1' - 0"



4 FIRE PIT DETAILS

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

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317.258.5229
jlapp@lappdesigngroup.com

Consultants

The Empire Group of Companies
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Project Info

Village at Chatham Hills

Westfield, IN

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

Seal

JOHN M. LAPP
LA20100152
STATE OF INDIANA
LANDSCAPE ARCHITECT

Drawing Scope

SITE AMENITY DETAILS

Drawing Info

Drawn:	JML
Checked:	JML
Date:	03/27/2024
Project No:	23522
Revision:	06/14/2024
	11/01/2024
	11/12/2024
	SITE PLAN UPDATE 03/19/2025
	SITE PLAN UPDATE 04/15/2025

Sheet No.

L2.4

West Elevation

1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
SOUTH	1268	1019	80%	250	20%
WEST	691	457	66%	235	34%
EAST	646	433	67%	214	33%
NORTH	1229	808	66%	421	34%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Community Center | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

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East Elevation
1/4" = 1'-0"

North Elevation
1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
SOUTH	1268	1019	80%	250	20%
WEST	691	457	66%	235	34%
EAST	646	433	67%	214	33%
NORTH	1229	808	66%	421	34%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Community Center | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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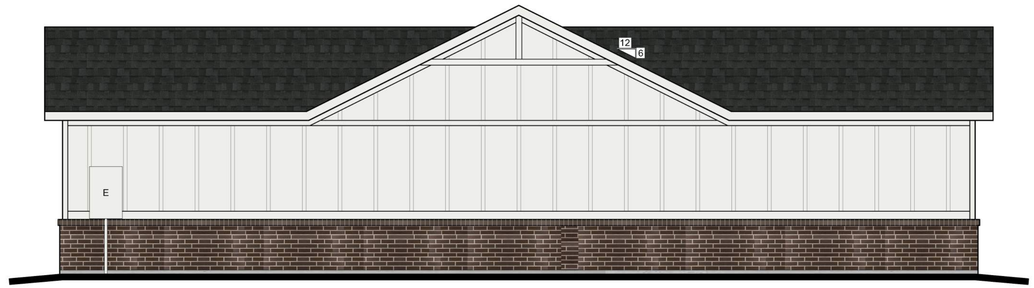
Right Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

Left Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	284	217	76%	67	24%
LEFT	196	152	78%	44	22%
RIGHT	196	152	78%	44	22%
REAR	488	352	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Garage with Storage | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
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Rear Elevation
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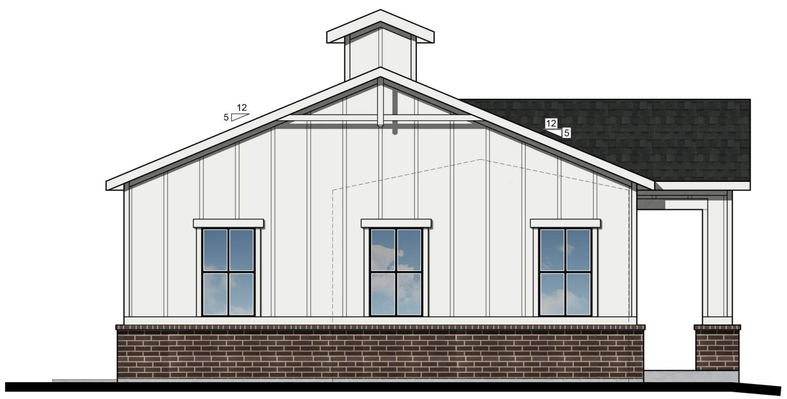

Left Elevation
1/4" = 1'-0"

Right Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	496	380	77%	116	23%
LEFT	389	294	76%	94	24%
RIGHT	402	316	79%	84	21%
REAR	410	298	73%	112	27%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Leasing Office | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
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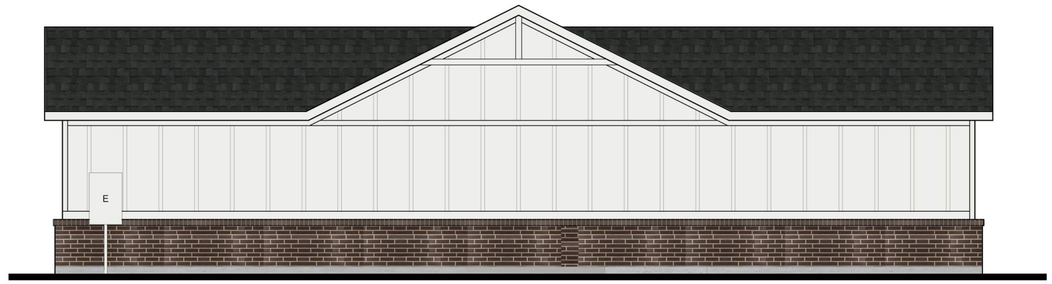
Right Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

Left Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	284	217	76%	67	24%
LEFT	196	152	78%	44	22%
RIGHT	215	169	79%	46	21%
REAR	488	352	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Oversized Garage | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

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Right Elevation
Elevation A 1/8" = 1'-0"

Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	712	519	73%	194	27%
LEFT	242	154	64%	88	36%
RIGHT	242	154	64%	88	36%
REAR	580	416	72%	164	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Plan 1 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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Right Elevation
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Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	439	313	71%	126	29%
LEFT	433	330	76%	105	24%
RIGHT	433	335	77%	101	23%
REAR	287	176	61%	111	39%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Plan 2 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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Right Elevation
Elevation A 1/8" = 1'-0"

Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	514	357	69%	159	31%
LEFT	472	367	78%	106	22%
RIGHT	475	370	78%	106	22%
REAR	387	247	64%	139	36%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Plan 3 | Village at Chatham Hills | Westfield, Indiana

EMPIRE GROUP OF COMPANIES
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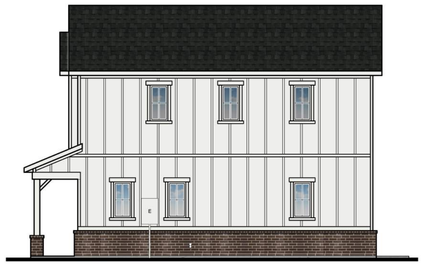

Right Elevation
Elevation A 1/8" = 1'-0"

Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	385	316	82%	69	18%
LEFT	668	600	90%	68	10%
RIGHT	654	555	83%	108	17%
REAR	407	359	88%	48	12%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 1 - FARMHOUSE

Plan 4 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
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Right Elevation
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Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	712	519	73%	194	27%
LEFT	242	154	64%	88	36%
RIGHT	242	154	64%	88	36%
REAR	580	416	72%	164	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 2 - FARMHOUSE

Plan 1 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
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Rear Elevation
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Left Elevation
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Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	439	313	71%	126	29%
LEFT	433	330	76%	105	24%
RIGHT	433	335	77%	101	23%
REAR	287	176	61%	111	39%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 2 - FARMHOUSE

Plan 2 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
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REAR	387	247	64%	139	36%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 2 - FARMHOUSE

Plan 3 | Village at Chatham Hills | Westfield, Indiana

EMPIRE GROUP OF COMPANIES
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(480) 951-2207

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Right Elevation
Elevation A 1/8" = 1'-0"

Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	385	316	82%	69	18%
LEFT	668	600	90%	68	10%
RIGHT	654	555	83%	108	17%
REAR	407	359	88%	48	12%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 2 - FARMHOUSE

Plan 4 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	712	519	73%	194	27%
LEFT	242	154	64%	88	36%
RIGHT	242	154	64%	88	36%
REAR	580	416	72%	164	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 3 - FARMHOUSE

Plan 1 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

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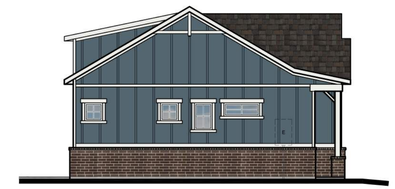

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	439	313	71%	126	29%
LEFT	433	330	76%	105	24%
RIGHT	433	335	77%	101	23%
REAR	287	176	61%	111	39%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 3 - FARMHOUSE

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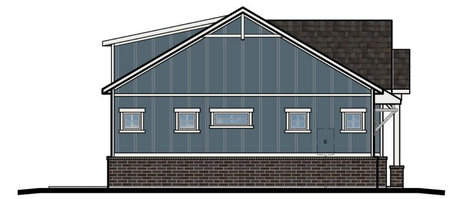

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	514	357	69%	159	31%
LEFT	472	367	78%	106	22%
RIGHT	475	370	78%	106	22%
REAR	387	247	64%	139	36%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 3 - FARMHOUSE

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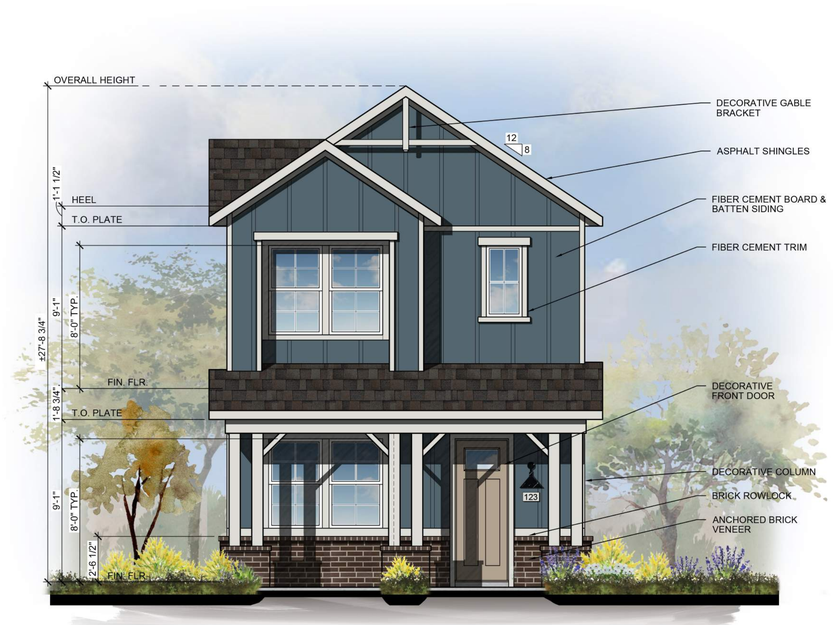

Front Elevation
Elevation A 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION A	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	385	316	82%	69	18%
LEFT	668	600	90%	68	10%
RIGHT	654	555	83%	108	17%
REAR	407	359	88%	48	12%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 3 - FARMHOUSE

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Front Elevation
Elevation B 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	528	375	71%	154	29%
LEFT	243	155	64%	88	36%
RIGHT	243	155	64%	88	36%
REAR	513	344	67%	167	33%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

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Elevation B 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	451	379	84%	72	16%
LEFT	421	321	76%	102	24%
RIGHT	296	196	66%	100	34%
REAR	406	295	73%	111	27%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

Plan 2 | Village at Chatham Hills | Westfield, Indiana

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Elevation B - Enhanced 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	478	265	55%	215	45%
LEFT	421	302	72%	117	28%
RIGHT	296	191	65%	104	35%
REAR	406	295	73%	111	27%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

Plan 2 - Enhanced Elevations | Village at Chatham Hills | Westfield, Indiana

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MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	498	351	70%	148	30%
LEFT	305	200	66%	105	34%
RIGHT	488	382	78%	106	22%
REAR	479	343	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

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FRONT	498	240	48%	258	52%
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REAR	479	343	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

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MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	344	284	83%	59	17%
LEFT	768	669	87%	99	13%
RIGHT	767	610	80%	157	20%
REAR	329	281	85%	48	15%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

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MATERIAL CALCULATIONS

ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	296	29	10%	266	90%
LEFT	666	567	85%	99	15%
RIGHT	767	610	80%	157	20%
REAR	329	281	85%	48	15%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 4 - TRADITIONAL

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REAR	513	344	67%	167	33%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 5 - TRADITIONAL

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COLOR SCHEME 5 - TRADITIONAL

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COLOR SCHEME 5 - TRADITIONAL

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ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
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ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	528	375	71%	154	29%
LEFT	243	155	64%	88	36%
RIGHT	243	155	64%	88	36%
REAR	513	344	67%	167	33%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

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MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	451	379	84%	72	16%
LEFT	421	321	76%	102	24%
RIGHT	296	196	66%	100	34%
REAR	406	295	73%	111	27%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

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Elevation B - Enhanced 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	478	265	55%	215	45%
LEFT	421	302	72%	117	28%
RIGHT	296	191	65%	104	35%
REAR	406	295	73%	111	27%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

Plan 2 - Enhanced Elevations | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 602.867.2600 WWW.FELTENGROUP.COM
www.feltengroup.com
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Right Elevation
Elevation B 1/8" = 1'-0"

Rear Elevation
Elevation B 1/8" = 1'-0"

Left Elevation
Elevation B 1/8" = 1'-0"

Front Elevation
Elevation B 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	498	351	70%	148	30%
LEFT	305	200	66%	105	34%
RIGHT	488	382	78%	106	22%
REAR	479	343	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

Plan 3 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com

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Right Elevation
Elevation B - Enhanced 1/8" = 1'-0"

Rear Elevation
Elevation B - Enhanced 1/8" = 1'-0"

Left Elevation
Elevation B - Enhanced 1/8" = 1'-0"

Front Elevation
Elevation B - Enhanced 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	498	240	48%	258	52%
LEFT	305	200	66%	105	34%
RIGHT	488	382	78%	115	22%
REAR	479	343	72%	136	28%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

Plan 3 - Enhanced Elevations | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
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PHONE: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com

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Right Elevation
Elevation B 1/8" = 1'-0"'

Rear Elevation
Elevation B 1/8" = 1'-0"'

Left Elevation
Elevation B 1/8" = 1'-0"'

Front Elevation
Elevation B 1/4" = 1'-0"'

MATERIAL CALCULATIONS

ELEVATION B	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	344	284	83%	59	17%
LEFT	768	669	87%	99	13%
RIGHT	767	610	80%	157	20%
REAR	329	281	85%	48	15%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

Plan 4 | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
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PHONE: 602.867.2500 WWW.FELTENGROUP.COM
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Right Elevation

Elevation B - Enhanced 1/8" = 1'-0"

Rear Elevation

Elevation B - Enhanced 1/8" = 1'-0"

Left Elevation

Elevation B - Enhanced 1/8" = 1'-0"

Front Elevation

Elevation B - Enhanced 1/4" = 1'-0"

MATERIAL CALCULATIONS

ELEVATION B ENHANCED	WALL AREA (SQ FT)	FIBER CEMENT SIDING (SQ FT)	FIBER CEMENT SIDING %	MASONRY (SQ FT)	MASONRY %
FRONT	296	29	10%	266	90%
LEFT	666	567	85%	99	15%
RIGHT	767	610	80%	157	20%
REAR	329	281	85%	48	15%
NOTE: WALL AREA DOES NOT INCLUDE OPENINGS (WINDOWS AND DOORS)					

COLOR SCHEME 6 - TRADITIONAL

Plan 4 - Enhanced Elevations | Village at Chatham Hills | Westfield, Indiana

3-28-2024

EMPIRE GROUP OF COMPANIES
6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com
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Petition Number:	2505-DDP-14
Project Name:	Vision HQ Building Addition
Subject Site Address:	221 E. 175th Street
Petitioner:	Design & Build Corporation
Representative:	Schneider Geomatics
Request:	Detailed Development Plan review for a 4,800 square-foot building addition on 1 acre +/- in the EI: Enclosed Industrial District.
Current Zoning:	EI: Enclosed Industrial District
Current Land Use:	Light Industrial
Approximate Acreage:	1 acre +/-
Staff Reviewer:	Ryan Collingwood, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Detailed Development Plan has been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

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

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

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

6) 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.

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

9) 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.

10) 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.

11) 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.

12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

15) Location and dimensions of all existing structures and paved areas.

16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

17) Location of all Floodplain areas within the boundaries of the property.

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

19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

20) Identify buildings proposed for demolition.

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

22) 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).

23) Misc.

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

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

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

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

26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT & DEVELOPMENT STANDARDS

The plans comply with EI: Enclosed Industrial District (*UDO Article 4.24*), **except for those items identified as outstanding below:**

28) Minimum Lot Frontage	70 feet
29) Minimum Front Yard Setback	40 feet
30) Minimum Side & Rear Yard Setback	20 feet
31) Maximum Building Height	60 feet

---

32) Accessory Use and Building Standards (*UDO Article 6.1*)
   a) Screening of Receptable and Loading Areas

33) Architectural Standards (*UDO Article 6.3(G)*)
   a) Mechanical Screening
      i) All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all

sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

b) Building Façades
   i) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:
      (1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
   ii) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

c) Building Additions: All additions or expansions to existing Buildings shall be architecturally compatible with the existing portion of the Building being expanded.

34) Landscaping Standards (*UDO Article 6.8*)

a) Foundation Plantings Requirement

   i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

   ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

   iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

b) Parking Area Landscaping

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

ii) Perimeter Parking Area Landscaping
   (1) Design
      (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

      (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
      (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

35) Lighting Standards (*UDO Article 6.9)*

36) Parking and Loading Standards (*UDO Article 6.14*)

<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

37) Easement Standards (*UDO Article 8.3*)

38) Pedestrian Network Standards (*UDO Article 8.7*)

a) Internal Pedestrian Network Standards

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

ii) 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.

a) Perimeter/External Pedestrian Network Standards

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

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

39) Storm Water Standards (*UDO Article 8.8*)

40) Street and Right-of-Way Standards (*UDO Article 8.9*)

DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2505-DDP-14 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Hamilton County, Indiana

4/2/2025, 4:04:32 PM

1:3,106

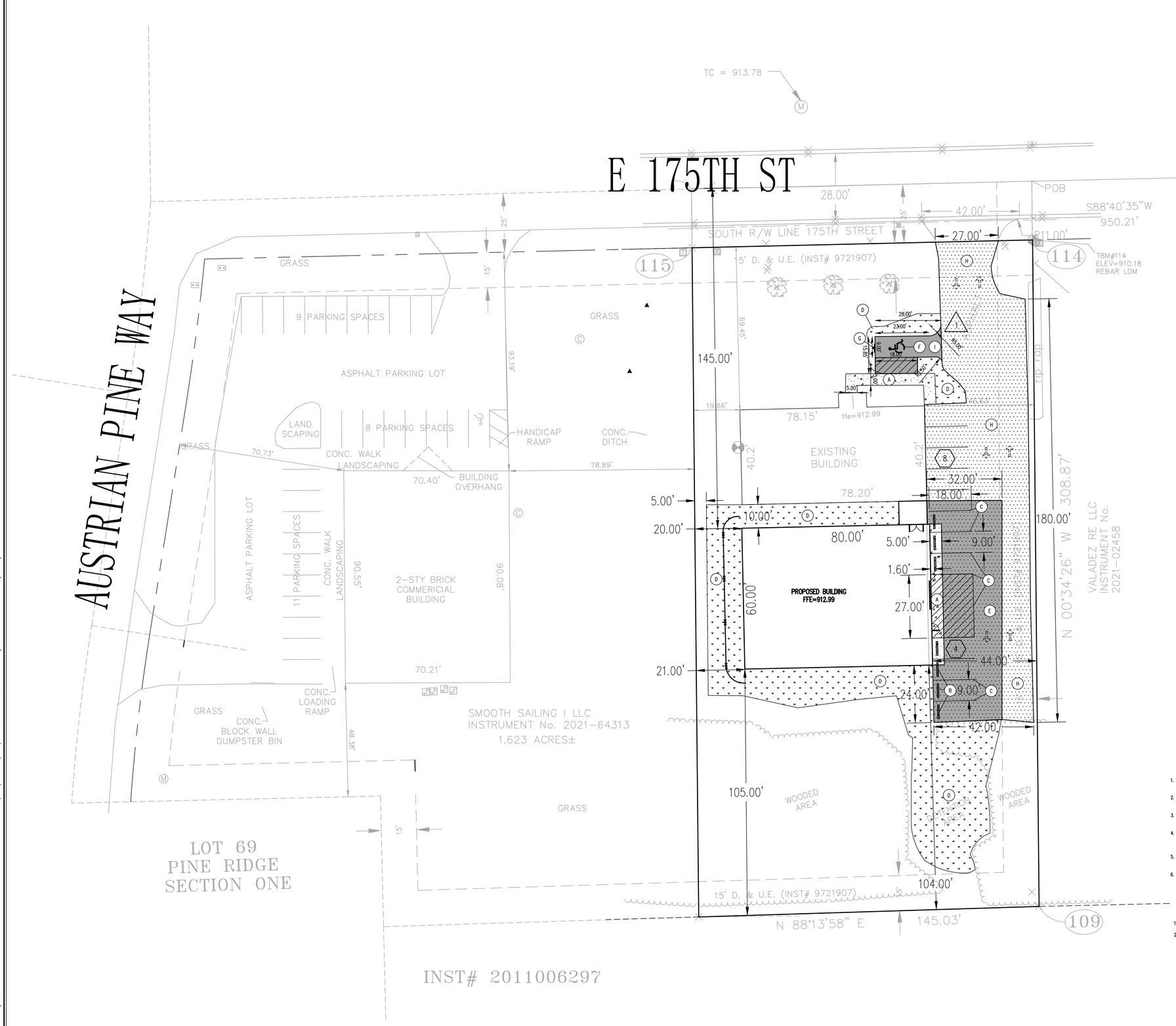
0 0.03 0.06 0.12 mi

0 0.04 0.09 0.18 km

Author: Hamilton County

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any errors or omission.

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



0 20' 40'
SCALE: 1" = 20'

LEGEND

2 C804	A	PROPOSED CONCRETE PAVEMENT
1 C804	B	PROPOSED CONCRETE WHEELSTOP
	C	PROPOSED 4" WHITE TRAFFIC PAINT PARKING MARKER, TYPICAL
	D	PROPOSED LAWN/LANDSCAPE RESTORATION (REFER TO LANDSCAPE PLAN SHEET L101.)
3 C804	E	REPLACE EXISTING ASPHALT PAVEMENT
8 C804	F	PROPOSED ACCESSIBLE PARKING/SYMBOL
6 C804 / 5 C804	G	PROPOSED ADA PARKING SIGN
9 C804	H	RESURFACE EXISTING ASPHALT
3 C804	I	PROPOSED ASPHALT PAVEMENT
		TRAFFIC FLOW DIRECTION ARROW
		EXISTING LIGHT POLE/FIXTURE
		EXISTING UTILITY POLE
		EXISTING FIRE HYDRANT
		EXISTING WATER VALVE
		EXISTING CURB INLET/CATCH BASIN
		EXISTING MANHOLE
		EXISTING TREE

PARKING CALCULATION

REQUIRED	SPACES PROVIDED
ONE SPACE PER TWO (2) EMPLOYEES ACCORDING TO WESTFIELD ENCLOSED INDUSTRIAL PARKING REQUIREMENT 4 EMPLOYEES = 2 SPACES TOTAL REQUIRED = 2 SPACES ADA REQUIRED VAN SPACE = 1 SPACE	12 STANDARD PARKING SPACES + 1 ADA PARKING VAN SPACE 13 TOTAL SPACES PROVIDED

GENERAL NOTES

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL MONUMENTS ELIMINATED OR DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. MONUMENTS SHALL BE REPLACED BY A LICENSED INDIANA LAND SURVEYOR.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. BENCHMARKS SHALL BE REPLACED/RELOCATED BY A LICENSED INDIANA LAND SURVEYOR.
4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES WITHIN PAVED AREAS (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, TUNNELS, TELECOMMUNICATIONS, SLEEVES, AND OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE PAVEMENT BASE COURSE MATERIAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
6. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AND OWNER.

SITE LAYOUT NOTES

1. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND CURB IN GRADE AND ALIGNMENT.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FIRE DEPARTMENT NOTE:
EMERGENCY FIRE DEPARTMENT KEY ACCESS BOX TO BE MOUNTED TO BUILDING FACADE (KNOX BOX OR APPROVED EQUIVALENT)

SURVEY NOTE:
SURVEY INFORMATION SHOWN IS PER CERTIFIED SITE SURVEY DATED MARCH 04, 2025 BY MILLER SURVEYING INC.

REVISIONS:

MAY R. MAHARA, REGISTERED No. 12400634 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: 5/22/205

SCHNEIDER GEOMATICS (2025)

Schneider GEOMATICS
a division of Schneider Engineering Corp
INDIANAPOLIS OFFICE
8901 OTIS AVE.
SUITE 100
INDIANAPOLIS, IN 46216
TELEPHONE: 765.448.6661
WWW.SCHNEIDERGEOMATICS.COM

VISION HQ. LLC BUILDING ADDITION

221 EAST 175TH STREET WESTFIELD, INDIANA 46074

DESIGN & BUILD CORPORATION
10029 EAST 126TH STREET FISHERS, INDIANA 46038

DATE: 05/21/2025	PROJECT NO.: 2519988
DRAWN BY: LT	CHECKED BY: MRM

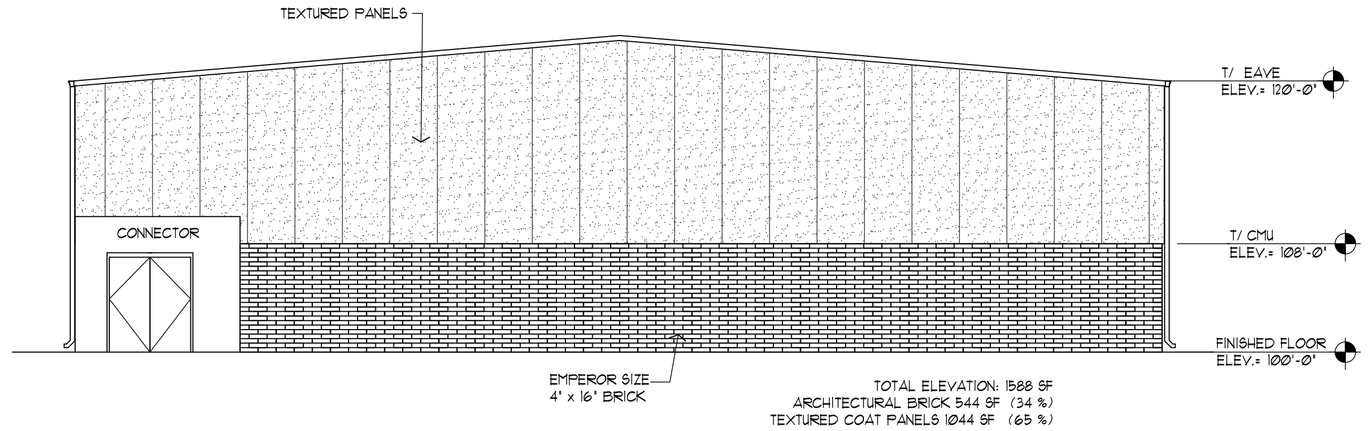
SHEET TITLE: SITE LAYOUT PLAN

DRAWING FILE: I:\25K\2519988\CAD\2519988_C101.DWG

XREF(S):

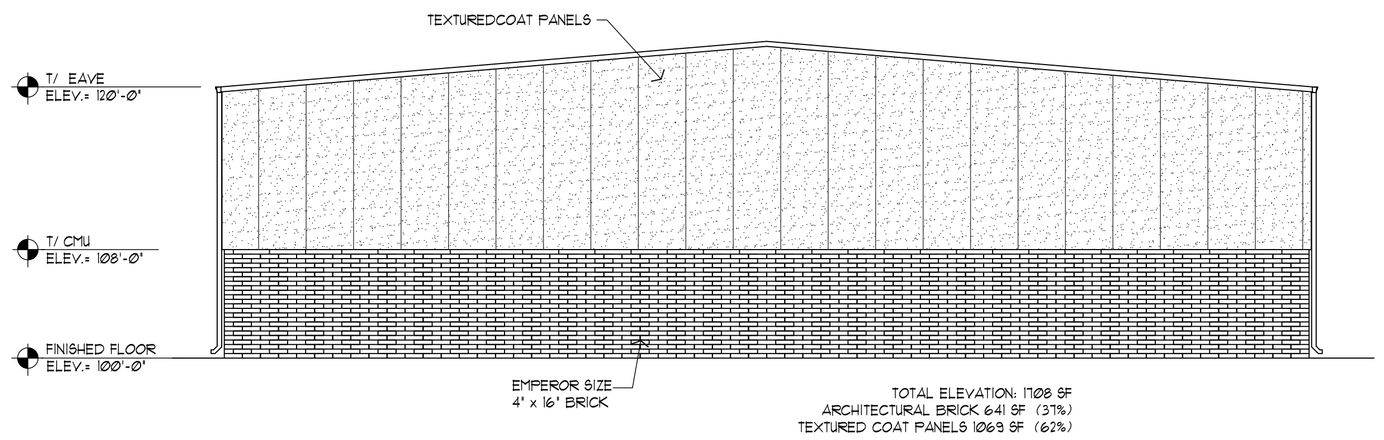
SHEET NO.: C101

Plot Date: May 21, 2025 Plot Time: 10:30 AM File Name: I:\25K\2519988\CAD\2519988_C101.DWG, Layout: C101 By: LTrejo



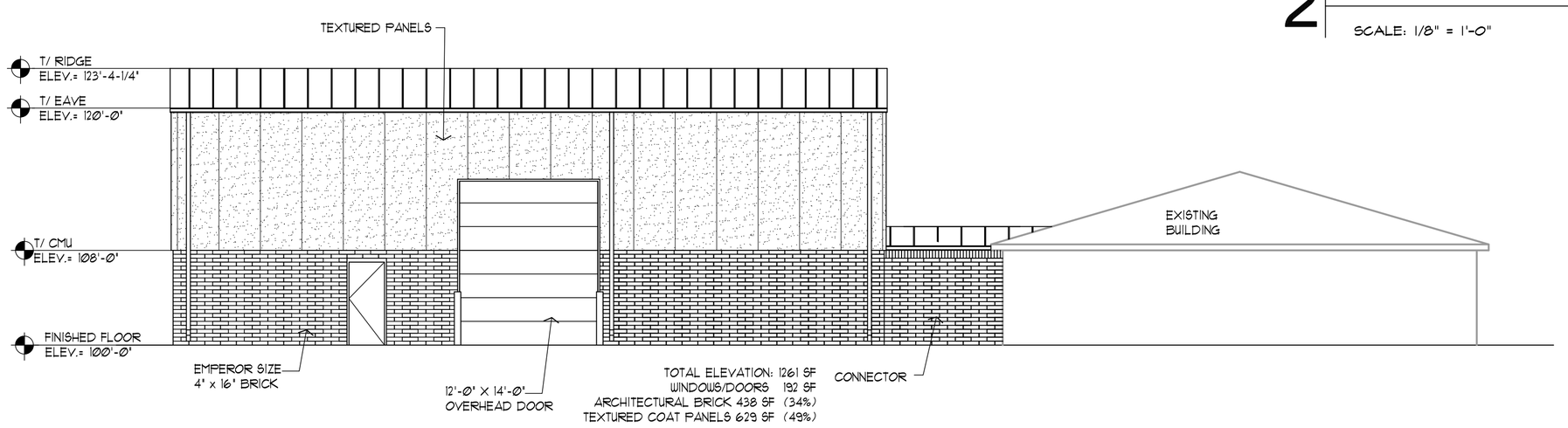
1 NORTH ELEVATION

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



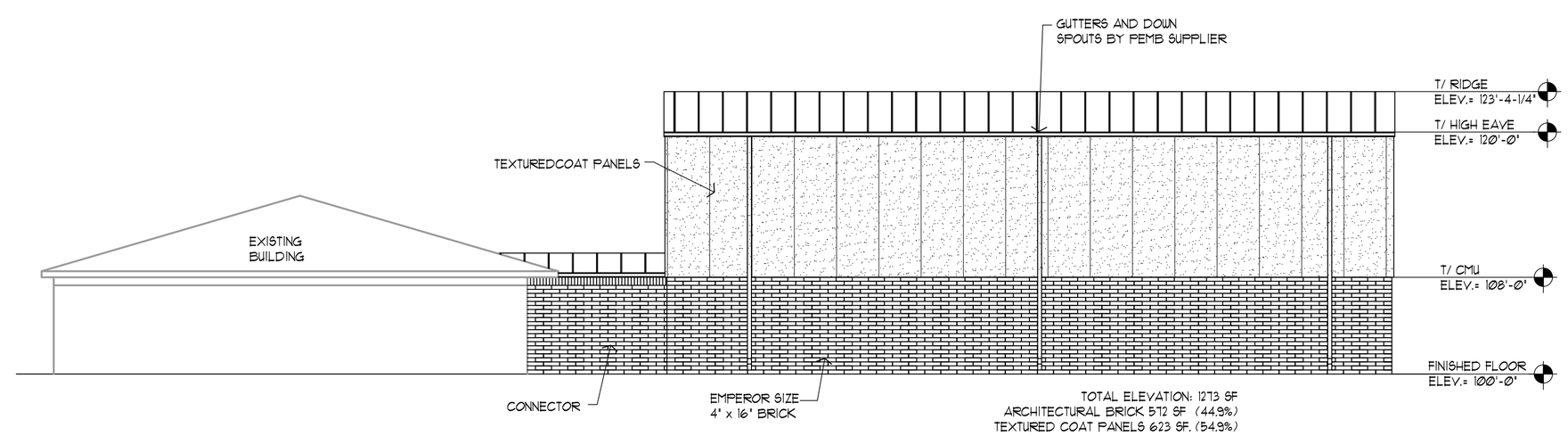
2 SOUTH ELEVATION

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



3 EAST ELEVATION

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



4 WEST ELEVATION

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

DARREN L. PETERSON
REGISTERED
No.
AR19500143
INDIANA

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

NEW CONSTRUCTION
VISION HQ. LLC
221 EAST 116th STREET
WESTFIELD, INDIANA
DESIGN & BUILD CORP.

STATE SUBMIT
MARCH 31, 2025

REVISIONS:

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

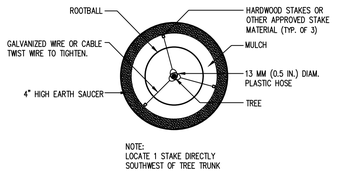
DRAWN BY:	B. HOFMANN
CHECKED BY:	D PETERSON
PROJECT NUMBER:	25-0035

EXTERIOR ELEVATIONS

A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
PETERSON ARCHITECTURE, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

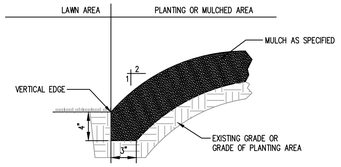
May 27, 2025 A201 EXTERIOR ELEVATIONS.dwg



PLAN VIEW

TREE STAKING DETAIL

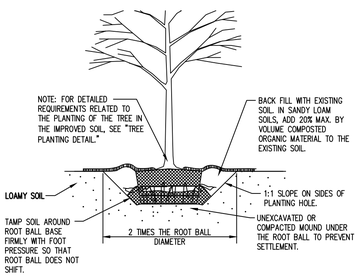
NOT TO SCALE



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

SPADE EDGE

NOT TO SCALE



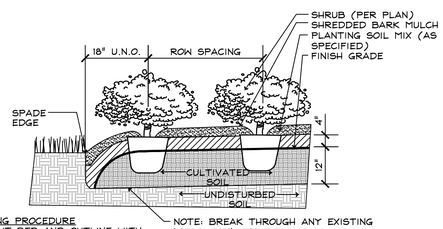
LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

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

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

SOIL IMPROVEMENT DETAIL

NOT TO SCALE



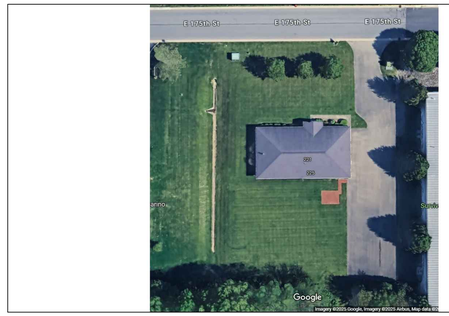
PLANTING PROCEDURE
1. LAYOUT BED AND OUTLINE WITH SPADE EDGE.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY.

NOTE: BREAK THROUGH ANY EXISTING 'HARD-PAN' AND REMOVE AS NECESSARY TO PROVIDE GOOD PERCOLATION AND POSITIVE DRAINAGE.

SHRUB MASS PLANTING

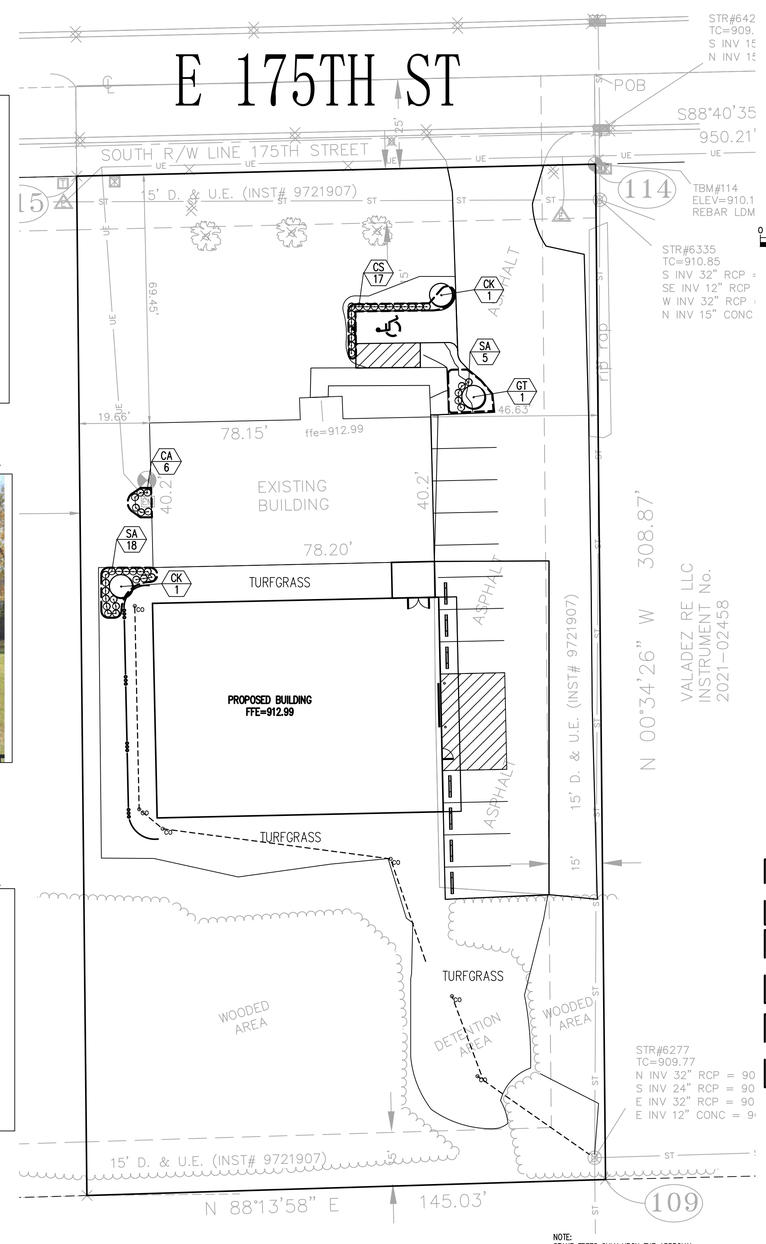
NOT TO SCALE

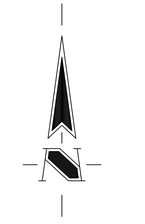
EXISTING LANDSCAPE



EXISTING LANDSCAPE - FRONTAGE S/E

EXISTING LANDSCAPE - FRONTAGE S/W





LEGEND

- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- HARDWOOD MULCH BED (2"-3" SHREDDED HARDWOOD BARK MULCH.)
- ST — EXISTING STORM SEWER

PLANTING NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL SHRUB PLANTING AREAS, GROUND COVER AND PERENNIAL BEDS TO BE COVERED WITH A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE INSPECTED, APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT. NO CHANGES OF PLANT MATERIAL OR APPROVED LANDSCAPE PLAN SHALL BE MADE WITHOUT THE APPROVAL OF THE WEST LAFAYETTE GRENSPACE ADMINISTRATOR.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS/HER PORTION OF WORK.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
11. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. CONTRACTOR TO SUBMIT UNIT PRICES FOR EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
13. BACK FILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACK FILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACK FILL AT APPROVED RATES.
14. FOR ALL PERENNIAL BEDS, SPREAD 2" OF ORGANIC MATTER OVER THE PLANTING BED AND WORK INTO THE TOP 4" OF PLANTING MIX OR TOPSOIL.
15. CONTRACTORS WHO ARE INSTALLING THE TREES SHALL REVIEW THE CITY OF WESTFIELD PLANTING STANDARDS AND ENSURE THEY REMOVE THE TOP ONE-THIRD OF THE BURLAP AND BASKET, AS WELL AS REMOVE TWINE, ROOT FLARE PRESENT, AND ENSURE NO MULCH TOUCHING THE TRUNK OF THE TREE.

LANDSCAPE NOTE:
REPLACE ANY EXISTING DEAD PLANTING AS NEEDED WITHIN PROJECT LIMITS.

NOTE:
REFER TO SHEET C101, C804, AND PROJECT SPECIFICATIONS FOR SITE FURNISHINGS INFORMATION.

NOTE:
THIS SHEET TO BE USED FOR LANDSCAPE PURPOSED ONLY FOR ANY OTHER INFORMATION SEE SITE LAYOUT PLAN, SHEETS C101.

SURVEY NOTE:
SURVEY INFORMATION SHOWN IS PER CERTIFIED SITE SURVEY DATED MARCH 04, 2025 BY MILLER SURVEYING INC.

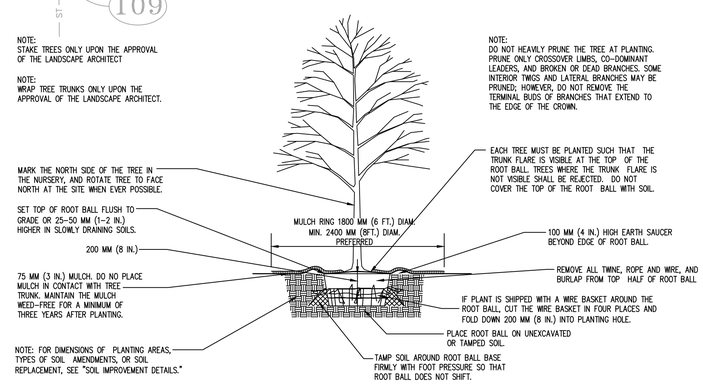
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
DECIDUOUS ORNAMENTAL TREES						
CK	Cornus Kousa	Kousa Dogwood	2	8"	B & B	PER PLAN
GT	Gleditsia Triacanthos Inermis	Skyline Honey Locust	1	8"	B & B	PER PLAN
SHRUBS						
SA	Sesleria Autumnails	Autumn Moor Grass	23	18"	#3 Cont.	PER PLAN
CS	Cornus serica 'Farrow'	Artic Fire Dogwood	17	22"	#3 Cont.	36" O.C.
CA	Calamagrostis Acutiflora	Karl Foerster Feather Reed Grass	6	22"	#3 Cont.	36" O.C.

NOTE:
STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

NOTE:
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

TREE PLANTING DETAIL FOR B&B IN ALL SOIL TYPES

NOT TO SCALE

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

REVISIONS:

M.A.Y. R. MAHARAJ REGISTERED No. 12400634 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE: 5/22/205

SCHNEIDER GEOMATICS (2025)

Schneider GEOMATICS
a division of Schneider Engineering Corp
INDIANAPOLIS OFFICE
8901 OTIS AVE.
SUITE 100
INDIANAPOLIS, IN 46216
TELEPHONE: 765.448.6661
WWW.SCHNEIDERGEOMATICS.COM

VISION HQ. LLC
BUILDING ADDITION
221 EAST 175TH STREET WESTFIELD, INDIANA 46074

DESIGN & BUILD CORPORATION
10029 EAST 126TH STREET FISHERS, INDIANA 46038

DATE: 05/21/2025	PROJECT NO.: 2519988
DRAWN BY: LT	CHECKED BY: MRM

SHEET TITLE: SITE LANDSCAPE PLAN

DRAWING FILE: T:\JOB\2519988\CAD\2519988_L101.DWG

XREF(S):

SHEET NO.: L101

Plot Date: May 21, 2025 Plot Time: 10:31 AM File Name: T:\JOB\2519988\CAD\2519988_L101.DWG Layout: L101 By: LTrep

Petition Number:	2506-DDP-18
Project Name:	Westfield Police HQ
Subject Site Address:	18224 Grand Park Blvd.
Petitioner:	City of Westfield
Representative:	Kimley-Horn and Associates
Request:	Detailed Development Plan review of a 42,780 square foot police headquarters facility on 11.69 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD
Current Land Use:	Vacant
Approximate Acreage:	11.69 +/-
Property History:	Wheeler Landing PUD District (Ord. 18-04, 09/24/2018) Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/2019) Secondary Plat (2503-SFP-08)
Staff Reviewer:	Caleb Ernest, Long-Range Planning Manager

PROCEDURAL

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

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

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

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

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

6) 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.

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

9) 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.

10) 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.

11) 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.

12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

15) Location and dimensions of all existing structures and paved areas.

16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

17) Location of all Floodplain areas within the boundaries of the property.

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

19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

20) Identify buildings proposed for demolition.

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

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

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

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

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

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

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

25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and** Wheeler Landing PUD District (Ord. 18-04 **except for those items identified as outstanding below:**

27) GB: General Business District

a) Minimum Lot Area:	No minimum
b) Minimum Lot Frontage:	80 feet
c) Minimum Rear Yard Setback:	20 feet
d) Minimum Lot Width:	No minimum
e) Minimum Building Size:	No minimum

28) Area III Development Standards:

a) Minimum Front Yard Setback:	25 feet
b) Minimum Side Yard Setback (internal to District):	0 feet
c) Minimum Side Yard Setback (abutting District perimeter):	20 feet

d) Maximum Building Height: 75 feet

e) Minimum Distance Between Buildings: 15 feet

29) Overlay Districts

a) Article 5.3 State Highway 32 Overlay District shall not apply to the development of Areas I, III and IV.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Wheeler Landing PUD District Ord. 18-04)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

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

a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

iv) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

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

31) Architectural Standards (Article 6.3)

a) Architectural Standards (Wheeler Landing PUD, Ord. 18-04, Section 8.2):

i) Article 6.3 The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

ii) Architectural Design Requirements of the 32 Overlay:

(1) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

(2) Building Elevation:

(a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

(b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.

The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

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

(3) Openings:

(a) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

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

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

(5) Roof:

(a) Flat Roofs:

(i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

(ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

1. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

2. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(b) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(c) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(6) Main Entrances:

(a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(c) The location, orientation, proportion and style of doors shall complement the style of the building.

(7) Windows:

(a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements

designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(b) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(8) Awnings:

(a) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(b) Awnings shall be made of a nonreflective material.

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

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

(9) Building Materials:

(a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(b) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

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

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

(e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

32) Building Standards (Article 6.4)

a) Industrial and Businesses Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to industrial or Business Uses.

33) Fence Standards (Article 6.5)

34) Height Standards (Article 6.6)

35) Home Business Standards (Article 6.7)

36) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas (Wheeler Landing PUD, Ord. 18-04, Section 8.3 A.)

i) Shall apply to regional detention or retention basins unless otherwise approved by the Director or Public Works.

ii) 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.

b) Minimum Lot Landscaping

Institutional Uses (per acre @ 12 Acres)			
	Required	Provided	Remaining
2 Shade Trees	**24**	**61**	**0**
3 Ornamental or Evergreen Trees	**36**	**36**	**0**
10 Shrubs	**120**	**287**	**0**

Comment: Compliant.

c) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

Comment: Compliant.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

Front Building Façade (est. 354')			
Standard	Required	Provided	Remaining
1 shrub or ornamental tree per 12 lineal feet	**30**	**31**	**0**

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

d) External Street Frontage Landscaping Requirements (Wheeler Landing PUD, Ord. 18-04, Section 8.3 B.)

i) Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the

Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirements shall apply.

Grand Park Blvd (est. 641')				
3 shade or evergreen, 2 ornamental and 25 shrubs per 100 lineal feet	Standard	Required	Provided	Remaining
	Shade or Evergreen	**20**	**28**	**0**
	Ornamental	**13**	**33**	**0**
	Shrub	**161**	**185**	**0**

<u>Comment:</u> Compliant.

Buffer Yard Requirements:

<u>Comment:</u> Not required per Section Landscaping Standards 6.8(N)(2) Location where Buffer Yards shall not be required: (i) between Uses within a Planned Unit Development District). No Buffer Yard is required.

e) General Landscape Design Standards

i) Placement:

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

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

f) Street Trees

g) Parking Area Landscaping (Wheeler Landing PUD, Ord. 18-04, Section 8.3 C.)

i) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).

h) Screening of Gas, Electric and Other Utility Services (Wheeler Landing PUD, Ord. 18-04, Section 8.3 D.)

i) Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.

ii) Interior Parking Area Landscaping:

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

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

Comment: Compliant.

(2) Interior Parking Area Islands:

(a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

iii) Perimeter Parking Area Landscaping:

(1) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way

line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

(2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

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

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

Perimeter Parking Landscaping (est. 218'-east parking lot)			
	Required	**Provided**	**Remaining**
1 tree per 30 linear feet	**8**	**11**	**0**
1 shrub per 3 linear feet	**73**	**80**	**0**

Comment: Compliant.

(3) Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

37) Lighting Standards (Article 6.9)

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

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

a) Outside Storage: Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

i) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

ii) Location: Outside Storage areas:

(1) Shall be located immediately adjacent to the Principal Building.

(2) Shall not encroach into any required Rear or Side Yard.

(3) Shall be prohibited in an Established Front Yard.

(4) Shall be delineated on an approved Development Plan.

iii) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

(1) Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.

(2) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that compliment the Principal Building.

(3) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

iv) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

40) Outdoor Café and Eating Areas (Article 6.13)

a) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

i) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

ii) Proposed outdoor cafés and eating areas that would occupy or extend into public Rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path noncompliant with Federal, State, or City Building Code.

41) Parking and Loading Standards (Article 6.14)

a) Off-street Parking:

i) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

ii) Access: 45 degree angle of parking space requires 14 feet aisle width and 60 degree angle of parking space requires 18 feet aisle width.

b) Required Spaces:

i) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

c) Bicycle Parking:

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii) Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

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

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

ii) Ten (10) feet from intersections of Driveways or Alleys.

iii) Twenty-five (25) feet from intersections of Private Streets.

46) Yard Standards (Article 6.21)

47) Public Art (Wheeler Landing PUD, Ord. 18-04, Section 12)

a) Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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

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

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

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

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

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

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

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

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

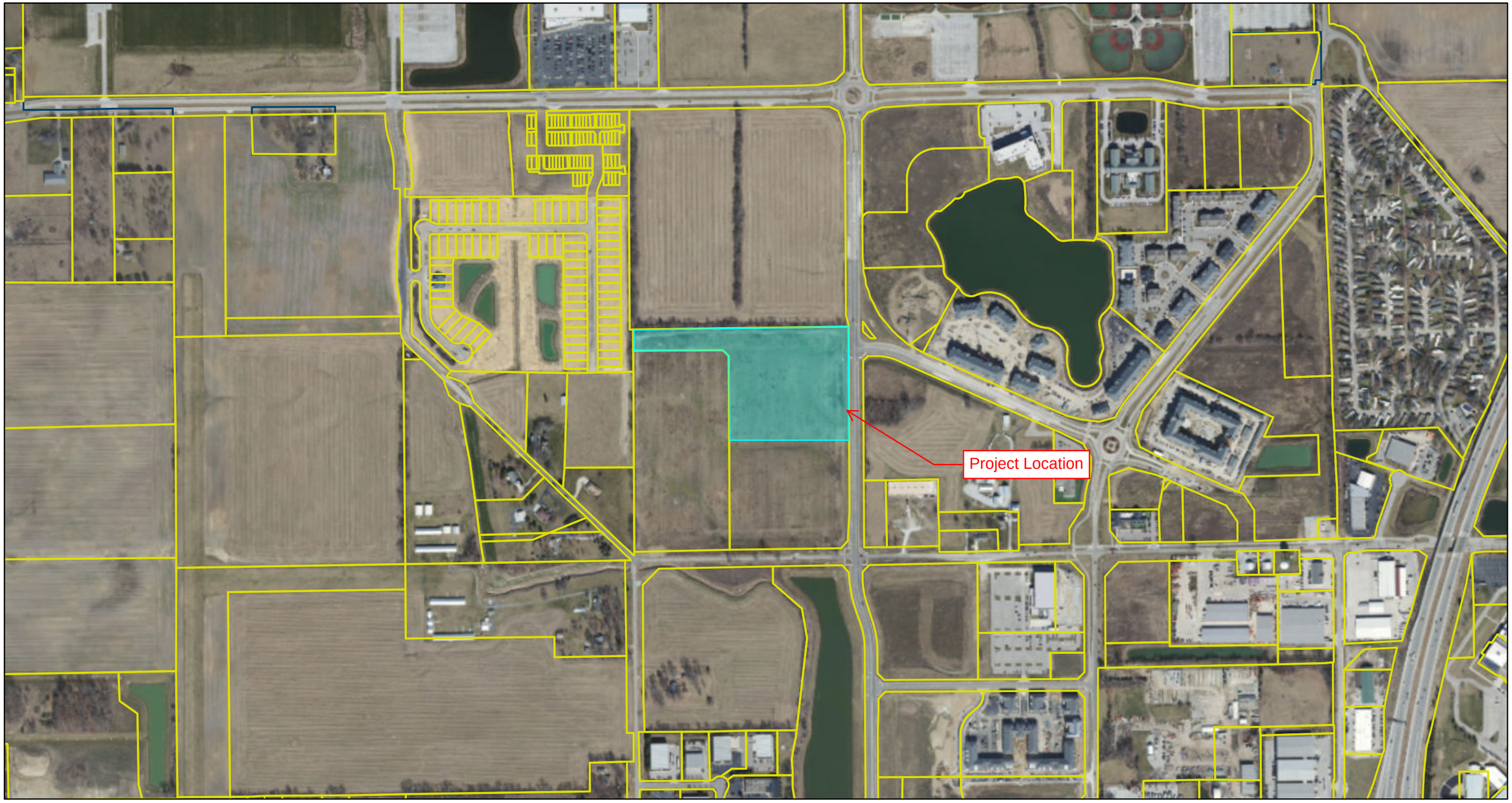
The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2506-DDP-18 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

Please contact Caleb Ernest at cernest@westfield.in.gov or (317) 519-8630 with questions prior to the meeting.

City of Westfield, Indiana



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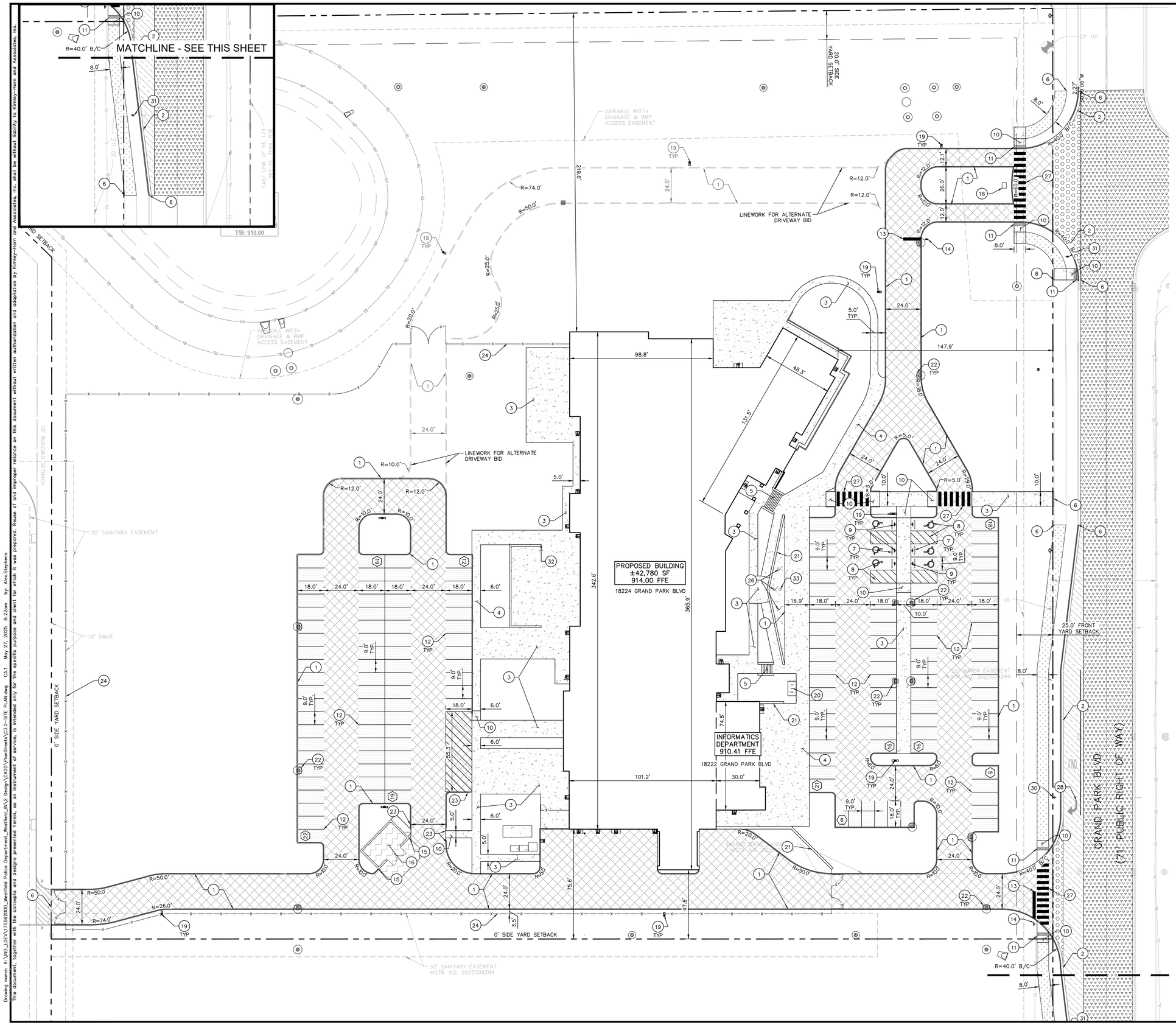
0 0.13 0.25 0.5 km

Hamilton County Parcels

Westfield Boundary



Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — REFER TO C7.0/2500-002 COLLECTOR FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
- INDOT CLASS III APPROACH — SEE CONSTRUCTION DETAILS FOR INDOT CLASS III APPROACH PAVEMENT SECTION
- MILL & OVERLAY — 1.5" MILL AND OVERLAY

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	11.69 AC.±
BUILDING AREA	=	42,780 SF
BUILDING HEIGHT	=	34' FT
REQUIRED PARKING: 1 SPACE PER 300 SF OF BUILDING AREA		
PARKING SPACES (STANDARD) REQUIRED	=	143 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	5 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	148 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	6 SPACES
TOTAL PARKING SPACES PROVIDED	=	154 SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. STAIRS
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER AND GENERATOR ENCLOSURE (SEE TO MEP PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. MR. MANHOLE CONCRETE COLLAR
23. 3-FT TRANSITION CURB (SEE DETAILS)
24. SECURITY FENCE
25. GUARDRAIL / WOODEN POSTS
26. FLAG POLE
27. CROSSWALK STRIPING
28. DIRECTIONAL PAVEMENT MARKING
29. RELOCATED PEDESTRIAN CROSSING SIGN
30. RELOCATED SPEED LIMIT SIGN
31. RELOCATED INTERSECTION WARNING SIGN
32. SCREEN WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
33. PUBLIC ART PIECE (STATUE)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	PLANNING COMMENTS	05/23/25	AMS
2	PLANNING COMMENTS	05/27/25	AMS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST 96TH STREET, SUITE 100,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: CWF
CHECKED BY: AMS

ALEXANDER M. SIPHERS REGISTERED PE 10800108 INDIANA PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

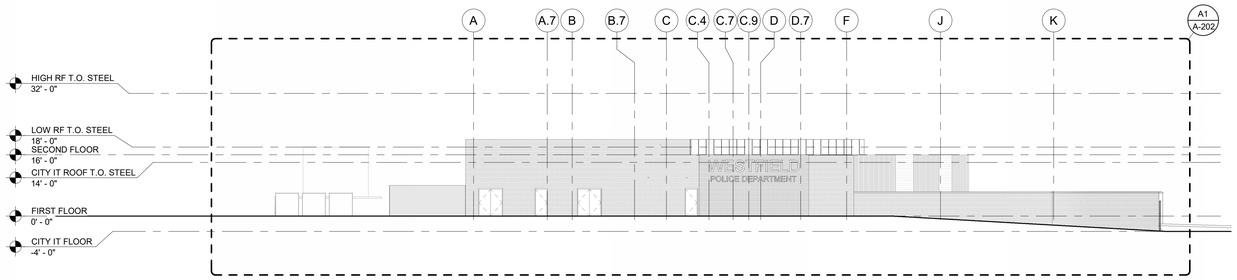
CITY OF Westfield INDIANA

SITE PLAN

WESTFIELD POLICE DEPARTMENT
GRAND PARK BLVD
WESTFIELD, IN 46074

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170562000
SHEET NUMBER
C3.1

Drawing name: K:\IND_LDEV\170562000_Westfield Police Department_Westfield_IN\2 Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.1 May 27, 2025, 8:22am by: Alex.Siphers
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



E1 SOUTH ELEVATION
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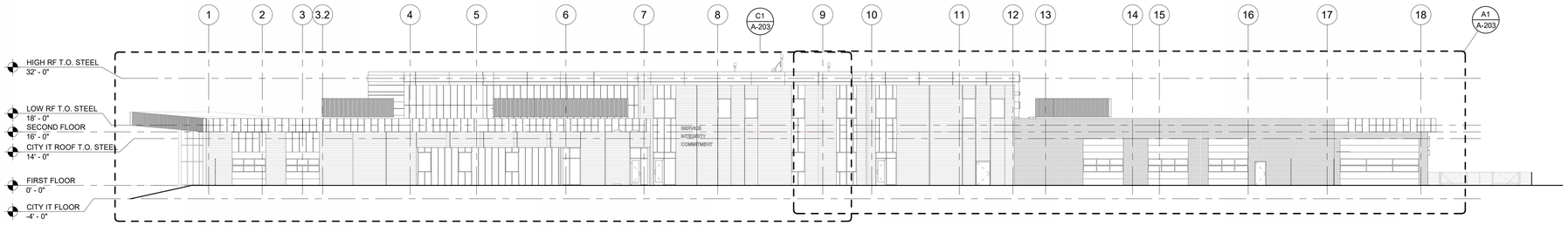

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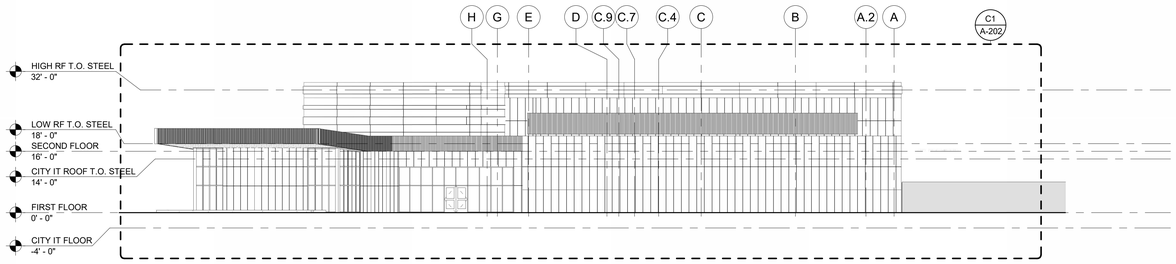

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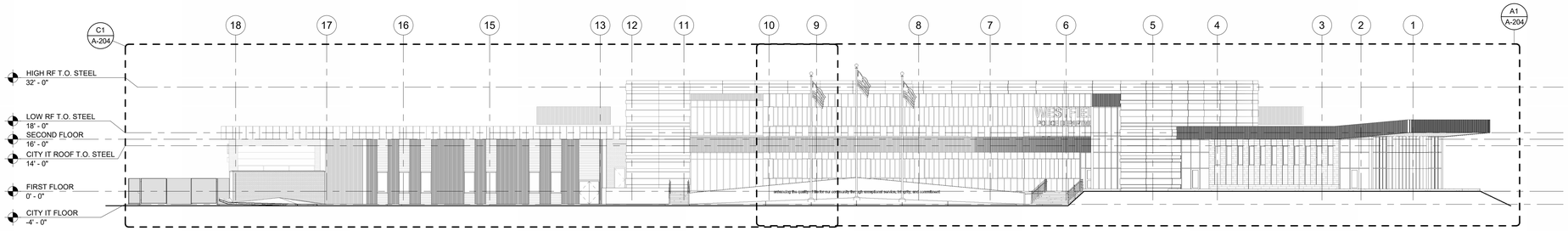

A1 EAST ELEVATION
Scale: 1/16" = 1'-0"

Dewberry

Dewberry Architects Inc.
132 North York Street
Suite 2C
Elmhurst, IL 60126-3079
309.282.8000

WESTFIELD POLICE DEPARTMENT

WESTFIELD POLICE DEPARTMENT

GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074

T.O.C. FILING

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 8' 16' 32'
SCALE: 1/16" = 1' - 0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	JGSIII
APPROVED BY	JT
CHECKED BY	KF
DATE	5/1/25

TITLE

OVERALL EXTERIOR ELEVATIONS

PROJECT NO. 50182057

A-201

SHEET NO.

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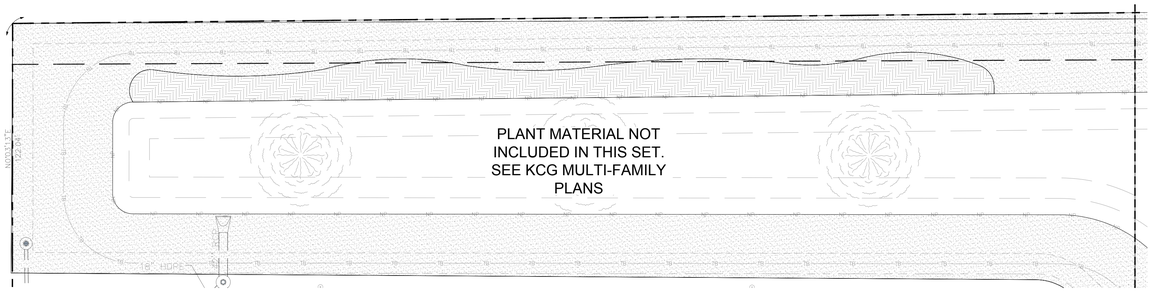
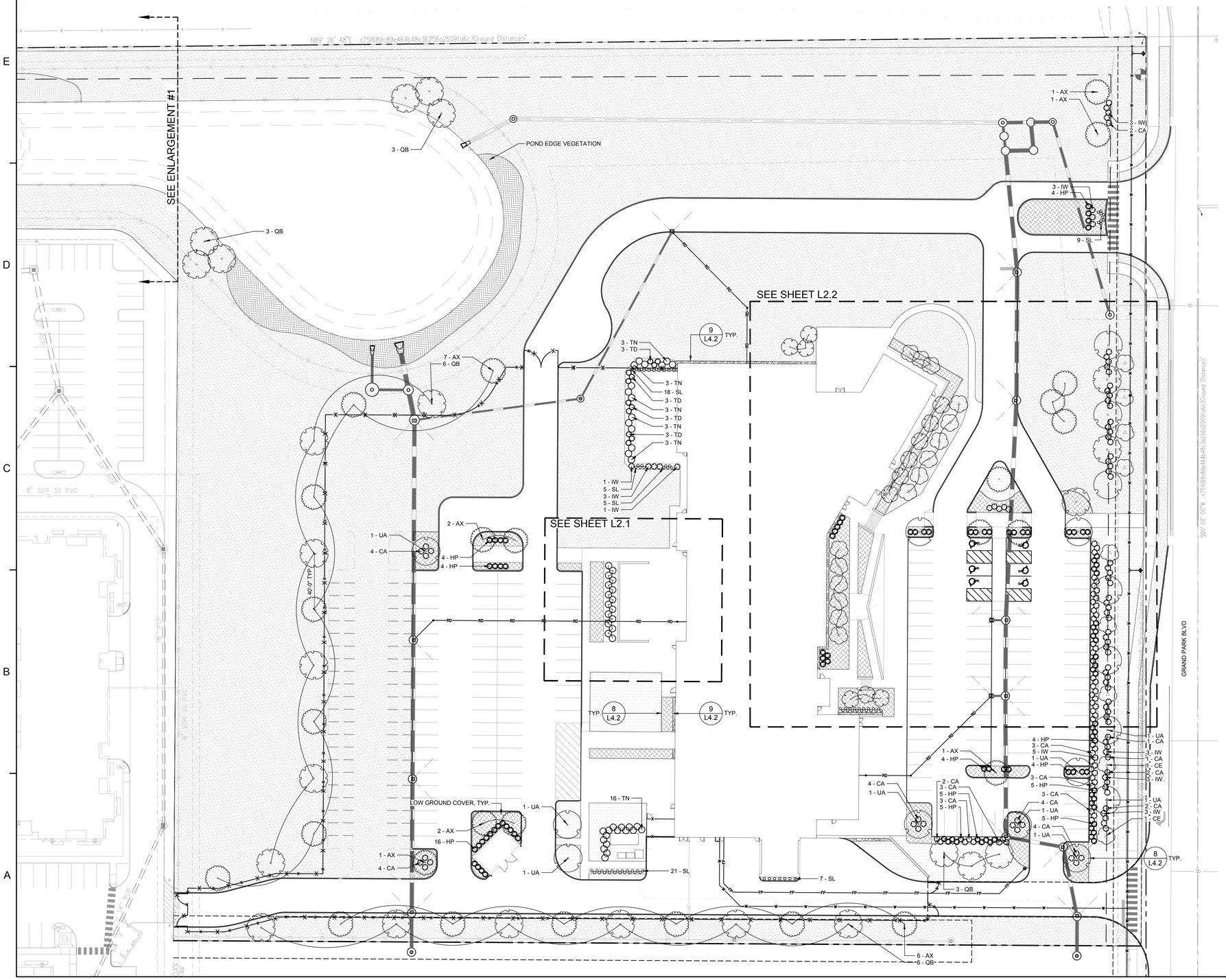


ENLARGEMENT #1



LAYOUT NOTES

A. ALL TOPOGRAPHIC AND SURVEY INFORMATION WAS PROVIDED BY OTHERS. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED. VERIFY AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.

C. CONTRACTOR RESPONSIBLE FOR FIELD LAYOUT OF ALL NEW IMPROVEMENTS. DIGITAL FILES OF GEOMETRIC INFORMATION WILL BE PROVIDED UPON REQUEST IN AUTOCAD FORMAT.

D. STAKE AND CONFIRM ALL DIMENSIONS AND GRADES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE IMMEDIATELY. DRAWINGS SHALL NOT BE SCALED FOR LAYOUT PURPOSES.

E. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.

F. WHERE NEW PAVEMENT IS SHOWN TO MEET EXISTING, SAW CUT EXISTING PAVEMENT VERTICALLY, REMOVE DELETERIOUS MATERIAL, AND PREPARE FOR NEW WORK.

G. ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING PAVEMENT THE EXISTING PAVEMENT EDGE SHALL BE SAW CUT VERTICALLY AND PROPERLY SEALED WITH A TACK COAT MATERIAL.

H. ALL DIMENSIONS IN CURBED AREAS SHALL BE TO FACE OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURBING SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS AT INTEGRAL CURB AND WALK SHALL BE TO FACE OF CURB. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.

I. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.

J. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS. ALL CURBS AND ARCS SHALL INTERSECT OTHER CURBS AND LINES AT POINTS OF TANGENCY TO FORM SMOOTH TRANSITIONS UNLESS CLEARLY SHOWN OTHERWISE.

K. RADII SHALL BE 5'-0" ON PARKING LOTS, CONCRETE WALKS AND ASPHALT TRAILS UNLESS OTHERWISE NOTED OR WHERE DRAWING APPEARS SIGNIFICANTLY DIFFERENT.

L. WHERE NOT SHOWN, CONCRETE SIDEWALK AND RETAINING WALL EXPANSION JOINTS SHALL BE 30'-0" O.C. AND CONTROL JOINTS 5'-0"O.C. MAX. CURB EXPANSION JOINTS SHALL BE 50'-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL JOINTS SHALL ALIGN WITH ADJACENT SIDEWALK WHERE APPLICABLE, OTHERWISE 10'-0" MAXIMUM SPACING SHALL BE USED.

M. ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES (WHICHEVER HAS JURISDICTION). SEE SITE PLANS FOR LOCATIONS AND SITE DETAILS FOR SPECIFICATIONS.

N. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT CALLED OUT TO BE PAVED OR PLANTED WITH OTHER PLANT MATERIAL.

O. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE WITH LOCAL REGULATORY AGENCIES AS REQUIRED BY LOCAL JURISDICTIONS.

P. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES.

CONCEPT PLANT SCHEDULE

LOW GROUNDCOVER Liriope muscari / Lilyturf	10,057 sf
MAINTENANCE STRIP TENNESSEE RIVER SLICKS BY STONE CENTER OF INDIANA	526 sf
SEED DROUGHT TOLERANT FESCUE BLEND	206,580 sf
SOD DROUGHT TOLERANT FESCUE BLEND	13,898 sf
POD EDGE VEGITATION PRODUCT: LSMM01 SEDGE MEADOW NATIVE SEED MIX SUPPLIER: OPN SEED, 866-569-3380 APPLICATION: APPLY AT 8 PLS LBS PER ACRE COVER CROP: ANNUAL RYEGRASS OR WINTER RYE ACCORDING TO PLANTING SEASON, APPLY AT 20 LBS PER ACRE	5,016 sf

2

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EVERGREEN TREES				
TN	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	8` Ht.	47
ORNAMENTAL TREE				
CE	Cercis canadensis	Eastern Redbud Multi-trunk	8` Ht. Multi-Stem	24
CK	Cornus kousa	Kousa Dogwood	2" Cal.	12
SHADE TREES				
AX	Acer x freemanii	Freeman Maple	2.5" Cal.	27
QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	24
UA	Ulmus americana	American Elm	2.5" Cal.	16
SHRUBS				
CA	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	24" Ht.	86
HP	Hydrangea paniculata	Panicle Hydrangea	24" Ht.	102
IW	Ilex verticillata	Winterberry	24" Ht.	62
TD	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	12
ORNAMENTAL GRASSES				
SL	Schizachyrium scoparium	Little Bluestem	24" Ht.	83

REQUIRED PLANT MATERIALS

ZONING ORDINANCE SECTION		REQUIRED	PROPOSED
6.K	MINIMUM LOT LANDSCAPE (11.69 AC) (INSTITUTIONAL) 2 SHADE TREE / ACRE 3 ORNAMENTAL TREE / ACRE 10 SHRUBS / ACRE	 23 TREES 35 TREES 117 SHRUBS	 61 TREES 36 TREES 256 SHRUBS
6.L	FOUNDATION PLANTING (1,244 LF) 1 SHRUB OR TREE / 12 LF	103 PLANTS	113 PLANTS
6.M	EXTERNAL STREET FRONTAGE UNIMPROVED RIGHT OF WAY (648 LF) = 50% REDUCTION 3 SHADE TREE / 100 LF 2 ORNAMENTAL TREE / 100 LF 25 SHRUB / 100 LF	 10 TREES 7 TREES 81 SHRUBS	 10 TREES 7 TREES 81 SHRUBS
6.N	BUFFER YARDS	N/A	N/A
6.O.1	INTERIOR PARKING AREA LANDSCAPING INTERIOR PARKING AREA 1 TREE / PARKING ISLAND 4 SHRUBS / PARKING ISLAND	 10%	 14.3% 1+ TREE / ISLAND 4+ SHRUBS / ISLAND
6.O.2	PERIMETER PARKING AREA LANDSCAPING (350 LF) 1 TREE PER 30 LINEAR FEET 1 SHRUB PER 3 LINEAR FEET	 9 91	 9 91

SCALE IN FEET
1" = 30'
0' 15' 30' 90'

Dewberry

Dewberry Architects Inc.
132 North York Street
Suite 2C
Elmhurst, IL 60126-3079
309.282.8000

HITCHCOCK DESIGN GROUP
405 Massachusetts Ave.
Suite 3B
Indianapolis, IN 46204
T 317.536.6161
F 317.613.6043
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WESTFIELD POLICE DEPARTMENT

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GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074

DESIGN DEVELOPMENT

SEAL

PRELIMINARY DOCUMENTS
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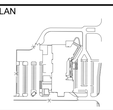
KEY PLAN



SCALE

REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING REVIEW COMMENTS	05/27/2025
2	PLANNING REVIEW COMMENTS 2	05/27/2025

DRAWN BY	JJM
APPROVED BY	DRR
CHECKED BY	DRR
DATE	05/02/25

TITLE

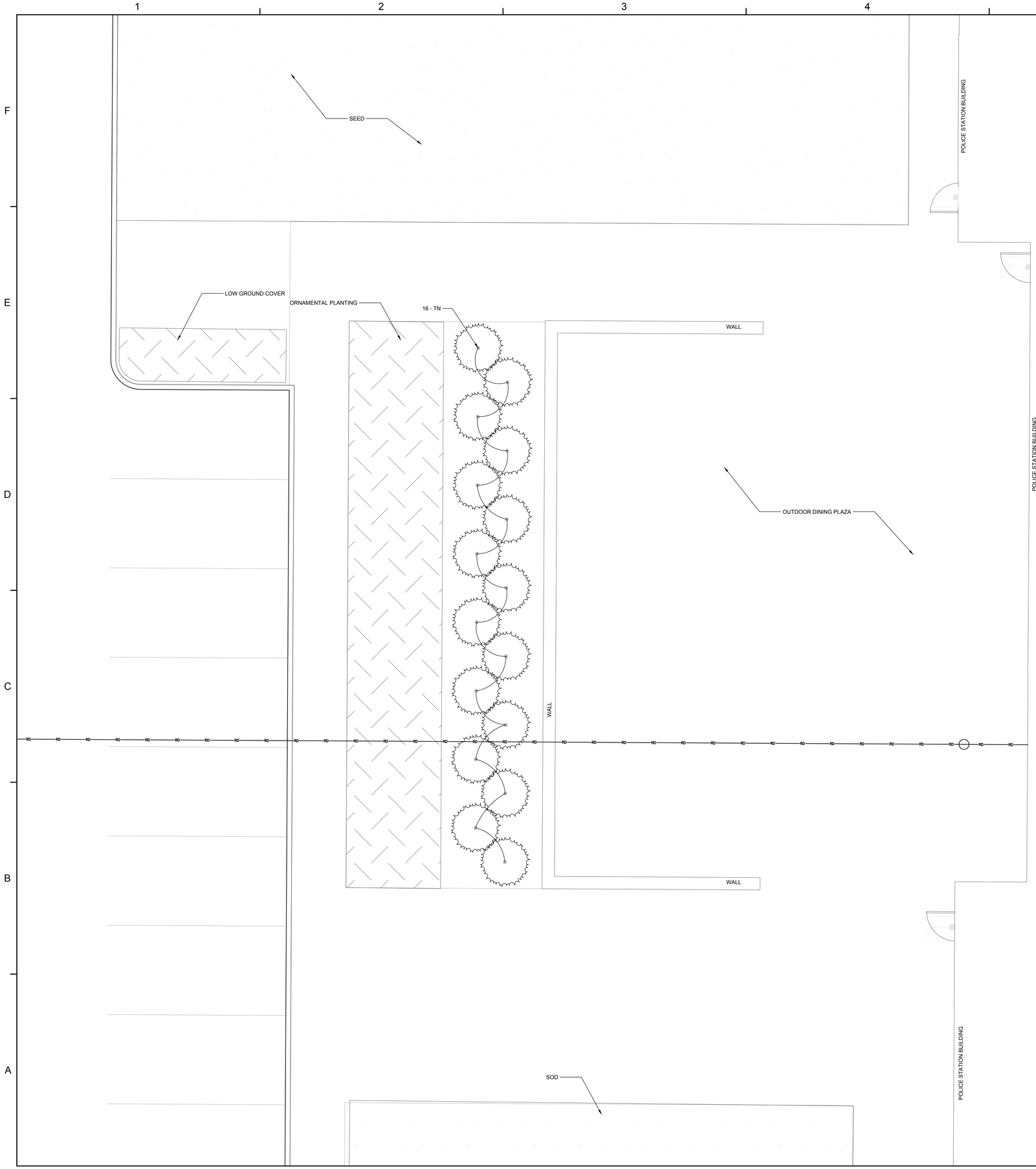
Planting Plan

PROJECT NO. 50182057

L2.0

SHEET NO.

9/3/2024 6:30:24 PM



LAYOUT NOTES

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B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.

C. CONTRACTOR RESPONSIBLE FOR FIELD LAYOUT OF ALL NEW IMPROVEMENTS. DIGITAL FILES OF GEOMETRIC INFORMATION WILL BE PROVIDED UPON REQUEST IN AUTOCAD FORMAT.

D. STAKE AND CONFIRM ALL DIMENSIONS AND GRADES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE IMMEDIATELY. DRAWINGS SHALL NOT BE SCALED FOR LAYOUT PURPOSES.

E. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.

F. WHERE NEW PAVEMENT IS SHOWN TO MEET EXISTING, SAW CUT EXISTING PAVEMENT VERTICALLY, REMOVE DELETERIOUS MATERIAL, AND PREPARE FOR NEW WORK.

G. ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING PAVEMENT THE EXISTING PAVEMENT EDGE SHALL BE SAW CUT VERTICALLY AND PROPERLY SEALED WITH A TACK COAT MATERIAL.

H. ALL DIMENSIONS IN CURBED AREAS SHALL BE TO FACE OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURBING SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS AT INTEGRAL CURB AND WALK SHALL BE TO FACE OF CURB. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.

I. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.

J. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS. ALL CURBS AND ARCS SHALL INTERSECT OTHER CURBS AND LINES AT POINTS OF TANGENCY TO FORM SMOOTH TRANSITIONS UNLESS CLEARLY SHOWN OTHERWISE.

K. RADII SHALL BE 5'-0" ON PARKING LOTS, CONCRETE WALKS AND ASPHALT TRAILS UNLESS OTHERWISE NOTED OR WHERE DRAWING APPEARS SIGNIFICANTLY DIFFERENT.

L. WHERE NOT SHOWN, CONCRETE SIDEWALK AND RETAINING WALL EXPANSION JOINTS SHALL BE 30'-0" O.C. AND CONTROL JOINTS 5'-0"O.C. MAX. CURB EXPANSION JOINTS SHALL BE 50'-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL JOINTS SHALL ALIGN WITH ADJACENT SIDEWALK WHERE APPLICABLE, OTHERWISE 10'-0" MAXIMUM SPACING SHALL BE USED.

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N. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT CALLED OUT TO BE PAVED OR PLANTED WITH OTHER PLANT MATERIAL.

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P. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES.

CONCEPT PLANT SCHEDULE

LOW GROUNDCOVER Liriope muscari / Lilyturf	10,057 sf
MAINTENANCE STRIP TENNESSEE RIVER SLICKS BY STONE CENTER OF INDIANA	526 sf
SEED DROUGHT TOLERANT FESCUE BLEND	206,580 sf
SOD DROUGHT TOLERANT FESCUE BLEND	13,898 sf
POD EDGE VEGITATION PRODUCT: LSMM01 SEDGE MEADOW NATIVE SEED MIX SUPPLIER: OPN SEED, 866-569-3380 APPLICATION: APPLY AT 8 PLS LBS PER ACRE COVER CROP: ANNUAL RYEGRASS OR WINTER RYE ACCORDING TO PLANTING SEASON, APPLY AT 20 LBS PER ACRE	5,016 sf

2

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EVERGREEN TREES				
TN	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	8` Ht.	47
ORNAMENTAL TREE				
CE	Cercis canadensis	Eastern Redbud Multi-trunk	8` Ht. Multi-Stem	24
CK	Cornus kousa	Kousa Dogwood	2" Cal.	12
SHADE TREES				
AX	Acer x freemanii	Freeman Maple	2.5" Cal.	27
QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	24
UA	Ulmus americana	American Elm	2.5" Cal.	16
SHRUBS				
CA	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	24" Ht.	86
HP	Hydrangea paniculata	Panicle Hydrangea	24" Ht.	102
IW	Ilex verticillata	Winterberry	24" Ht.	62
TD	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	12
ORNAMENTAL GRASSES				
SL	Schizachyrium scoparium	Little Bluestem	24" Ht.	83

REQUIRED PLANT MATERIALS		
ZONING ORDINANCE SECTION	REQUIRED	PROPOSED
6.K MINIMUM LOT LANDSCAPE (11.69 AC) (INSTITUTIONAL) 2 SHADE TREE / ACRE 3 ORNAMENTAL TREE / ACRE 10 SHRUBS / ACRE	 23 TREES 35 TREES 117 SHRUBS	 61 TREES 36 TREES 256 SHRUBS
6.L FOUNDATION PLANTING (1,244 LF) 1 SHRUB OR TREE / 12 LF	103 PLANTS	113 PLANTS
6.M EXTERNAL STREET FRONTAGE UNIMPROVED RIGHT OF WAY (648 LF) = 50% REDUCTION 3 SHADE TREE / 100 LF 2 ORNAMENTAL TREE / 100 LF 25 SHRUB / 100 LF	 10 TREES 7 TREES 81 SHRUBS	 10 TREES 7 TREES 81 SHRUBS
6.N BUFFER YARDS	N/A	N/A
6.O.1 INTERIOR PARKING AREA LANDSCAPING INTERIOR PARKING AREA 1 TREE / PARKING ISLAND 4 SHRUBS / PARKING ISLAND	 10%	 14.3% 1+ TREE / ISLAND 4+ SHRUBS / ISLAND
6.O.2 PERIMETER PARKING AREA LANDSCAPING (350 LF) 1 TREE PER 30 LINEAR FEET 1 SHRUB PER 3 LINEAR FEET	 9 91	 9 91

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

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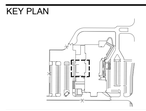

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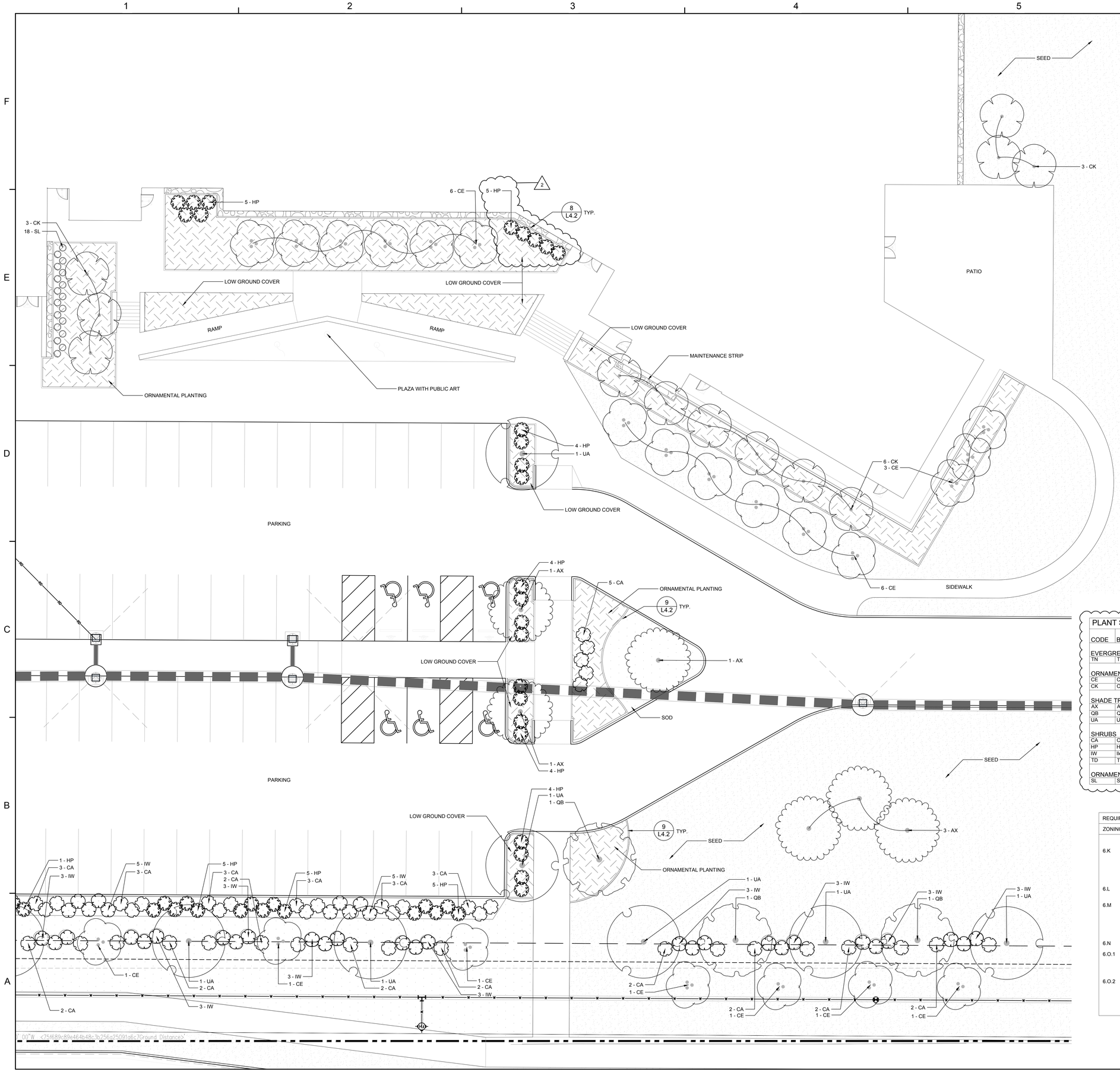

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1" = 10'
0' 5' 10' 30'

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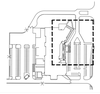

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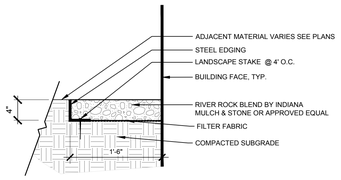
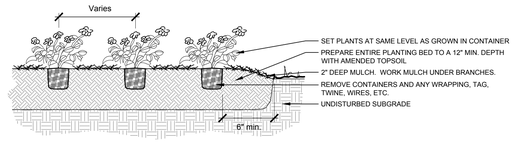


9 GRAVEL MAINTENANCE EDGE

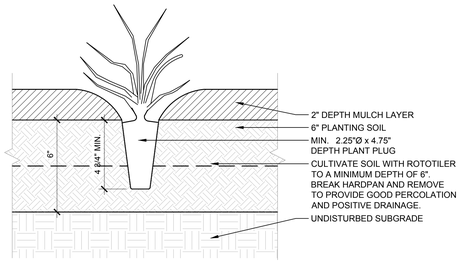
1" = 1'-0"



NOTE: ROOT MASS OF POT BOUND PLANTS SHOULD BE LOOSENED BEFORE PLANTING

5 PERENNIAL PLANTING

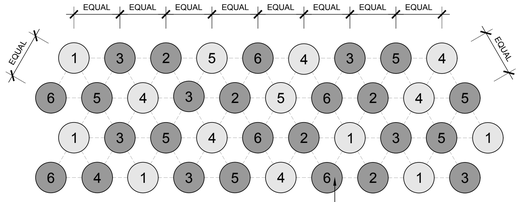
1/2" = 1'-0"



6 PLUG PLANTING

3" = 1'-0"

P-INDY-DEW-WEST-07

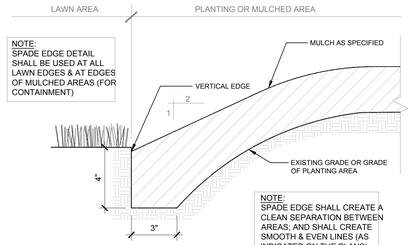


NOTE:
1. SPACING IS TO BE TRIANGULAR
2. INTENT IS FOR PLANT SPECIES TO BE RANDOMLY PLACED WHEN MULTIPLE SPECIES ARE WITHIN ONE BED

PLANT SPECIES QUANTITIES SPACINGS VARY PER PLANTING BED, SEE PLANTING PLANS FOR INDIVIDUAL BEDS.

7 PLANT SPACING

1/2" = 1'-0"

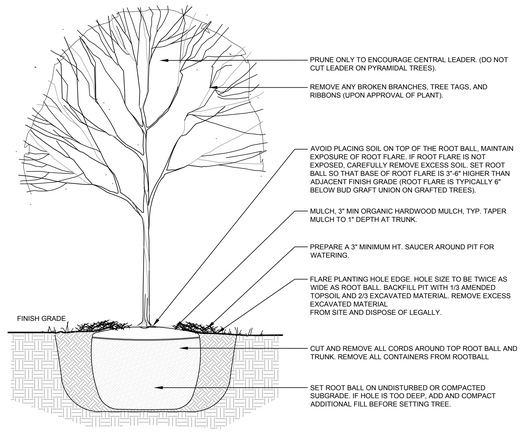


NOTE:
SPADE EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREAS (FOR CONTAINMENT)

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

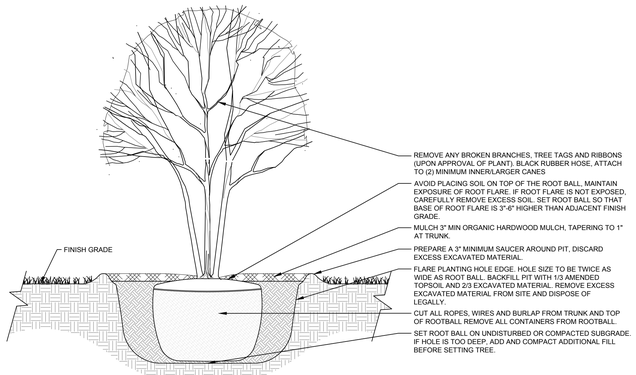
8 SPADE EDGE

3" = 1'-0"



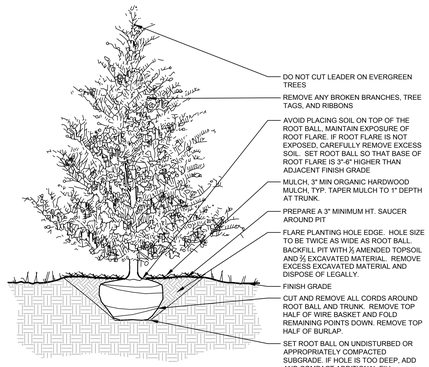
1 DECIDUOUS TREE

1/2" = 1'-0"



2 ORNAMENTAL TREE PLANTING

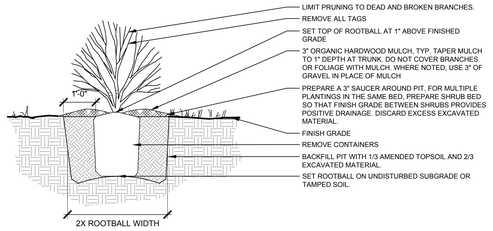
1/2" = 1'-0"



3 EVERGREEN TREE PLANTING

1/2" = 1'-0"

P-INDY-DEW-WEST-08



4 SHRUB PLANTING

1/2" = 1'-0"

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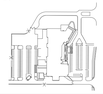

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TITLE

Details

PROJECT NO. 50182057

L3.2

SHEET NO.

9/3/2024 6:30:24 PM

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument No. 2023007281.

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

WHEREAS, the parcels described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") are currently zoned as part of the Chatham Hills Planned Unit Development zoning district;

WHEREAS, the Developer filed a Detailed Development Plan under Docket Number 2401-DDP-02 with the City of Westfield Community Development Department to develop the Real Estate;

WHEREAS, pursuant to a Replat of Lot 3 and Lot 4 of the Replat of Block "A" of Chatham Villages Multifamily Part of Section 25, Township 19 North, Range 3 East, Hamilton County, Indiana (the "Replat"), the Real Estate will be subdivided into 145 Lots numbered 6 thru 151 (each, a "Lot" and collectively, the "Lots"); and

WHEREAS, the Developer is offering the following commitments to the Westfield Washington Township Advisory Plan Commission (the "Commitments").

NOW THEREFORE, the Developer makes the following Commitments to the Westfield Washington Township Advisory Plan Commission regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

A. Developer will not convey by deed to any third party any Lot or Lots separately or apart from the Real Estate as a whole.

B. Notwithstanding the foregoing, Developer's Commitment in Section 1.A shall not apply with respect to: (1) any lease of a Lot or Lots; and/or (2) any Lot or Lots which are being sold, exchanged or transferred to an Affiliated Party (as defined herein). "**Affiliated Party**" is a party who controls, is controlled by or is under common control with Developer. However, Affiliated Party is also subject to the Developer's Commitment in Section 1.A.

Section 2. Definitions.

1. Developer. THE VILLAGE AT CHATHAM HILLS, LLC, a Delaware limited liability company, and its successors and assigns.

2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated in accordance with Ind. Code § 36-7-4-1015 and Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Westfield Washington Township Advisory Plan Commission approval date of the Commitments.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the Westfield Washington Township Advisory Plan Commission approval of the Commitments. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the City in accordance with Ind. Code § 36-7-4-1015 and Chapter 11 of the UDO.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

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I**N WITNESS WHEREOF**, EC New Vision Indiana, LLC and the Owner have caused these Commitments to be executed as of the dates identified below.

"Developer"
THE VILLAGE AT CHATHAM HILLS, LLC,
a Delaware limited liability company

_____
Geoffrey Jacobs
Authorized Agent
Date: _____, 2025

STATE OF ARIZONA)
) SS:
COUNTY OF MARICOPA)

Before me, a Notary Public in and for said County and State, personally appeared Geoffrey Jacobs, of THE VILLAGE AT CHATHAM HILLS, LLC, a Delaware limited liability company , who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of_____, 2025.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

My commission expires: _____.

"Owner"

Village at Chatham Hills LLC

By:_____

_____
Printed Name

_____
Title

Date:_____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____, of Village at Chatham Hills LLC, as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this_____ day of_____, 2025.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

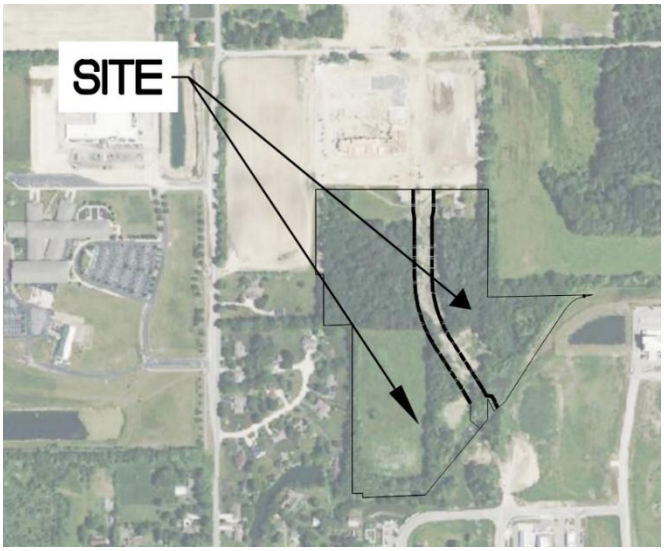
My commission expires: _____.

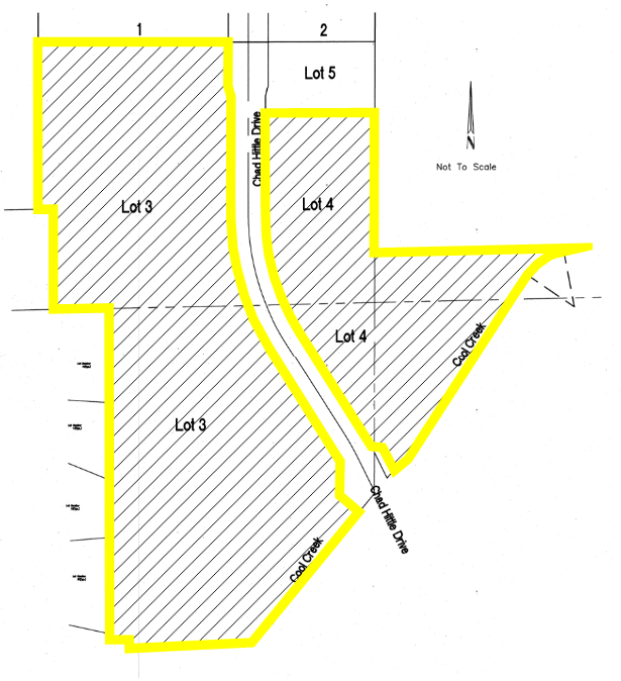
This instrument prepared by _____, of _____, located at _____.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law.

EXHIBIT A
REAL ESTATE

The parcels consist of Lot 3, (16.698 acres) and Lot 4 (6.923 acres) in the Replat of Block A of the Chatham Villages – Multifamily Plat part of Section 25, Township 19 North, Range 3 East, Hamilton County, Indiana as per plat thereof recorded March 8, 2023 as Instrument Number 2023007281.





RESOLUTION NO. 25-05

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission"), pursuant to IC 36-7-14 (the "Act"), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the "East Side Economic Development Area" (the "Area"), (ii) designated and expanded a portion of the Area as an allocation area, known as the "East Side Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and (iii) approved and amended a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on May 19, 2025, adopted its Resolution No. 17-2025 (the "Declaratory Resolution") which (i) removed the parcels described in Exhibit A of the Declaratory Resolution from the Existing Allocation Area, (ii) designated the area identified on Exhibit B of the Declaratory Resolution as a separate allocation area within the Area, to be known as the "Park & Poplar Allocation Area", pursuant to Section 39 of the Act, and (iii) adopted a supplement to the Plan which was attached as Exhibit C thereto (the "2025 Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement, and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 2nd day of June, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin M. Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham.

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 17-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and expanded an economic development area known as the "East Side Economic Development Area" (the "Area"), designated and expanded a portion of the Area as an allocation area known as the "East Side Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution and Plan in order to (i) remove the parcels identified on Exhibit A hereto from the Existing Allocation Area, (ii) designate the parcels so removed from the Existing Allocation Area, together with certain additional parcels, all as identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Park & Poplar Allocation Area" (the "Park & Poplar Allocation Area"), and (iii) adopt a supplement to the Plan attached hereto as Exhibit C (the "2025 Plan Supplement") (clauses (i) through and including (iii), collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area (including the Park & Poplar Allocation Area) as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan, as supplemented by the 2025 Plan Supplement, for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the 2025 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described in Exhibit B is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Park & Poplar Allocation Area" for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Park & Poplar Allocation Area hereby designated as the "Park & Poplar Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

14. The foregoing allocation provision shall apply to the Park & Poplar Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in of the Park & Poplar Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit C. The base assessment date for the Park & Poplar Allocation Area is January 1, 2025.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Park & Poplar Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Park & Poplar Allocation Area.

16. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Area Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 19th day of May, 2025, by a vote of 3 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice President

Absent

Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member

Brian Pawlowski, Member

EXHIBIT A

Parcels Removed from the Existing East Side Allocation Area

The following parcels are removed from the existing East Side Allocation Area, and will become part of the Park & Poplar Allocation Area.

PARCEL ID NUMBER:

09-09-01-00-00-006.003
09-09-01-02-09-002.000
09-09-01-02-09-002.001

EXHIBIT B

Description of the Park & Poplar Allocation Area

The Park & Poplar Allocation Area consists of the following parcels depicted in the orange-shaded area of the map on the following page, generally located south of Park Street and east of Westfield Boulevard.

PARCEL ID NUMBERS:

09-09-01-00-00-006.003
09-09-01-02-07-006.000
09-09-01-02-07-007.000
09-09-01-02-07-008.000
09-09-01-02-07-008.001
09-09-01-02-07-025.000
09-09-01-02-09-001.000
09-09-01-02-09-002.000
09-09-01-02-09-002.001

East Side - EDA
Park and Poplar Allocation Area (New)

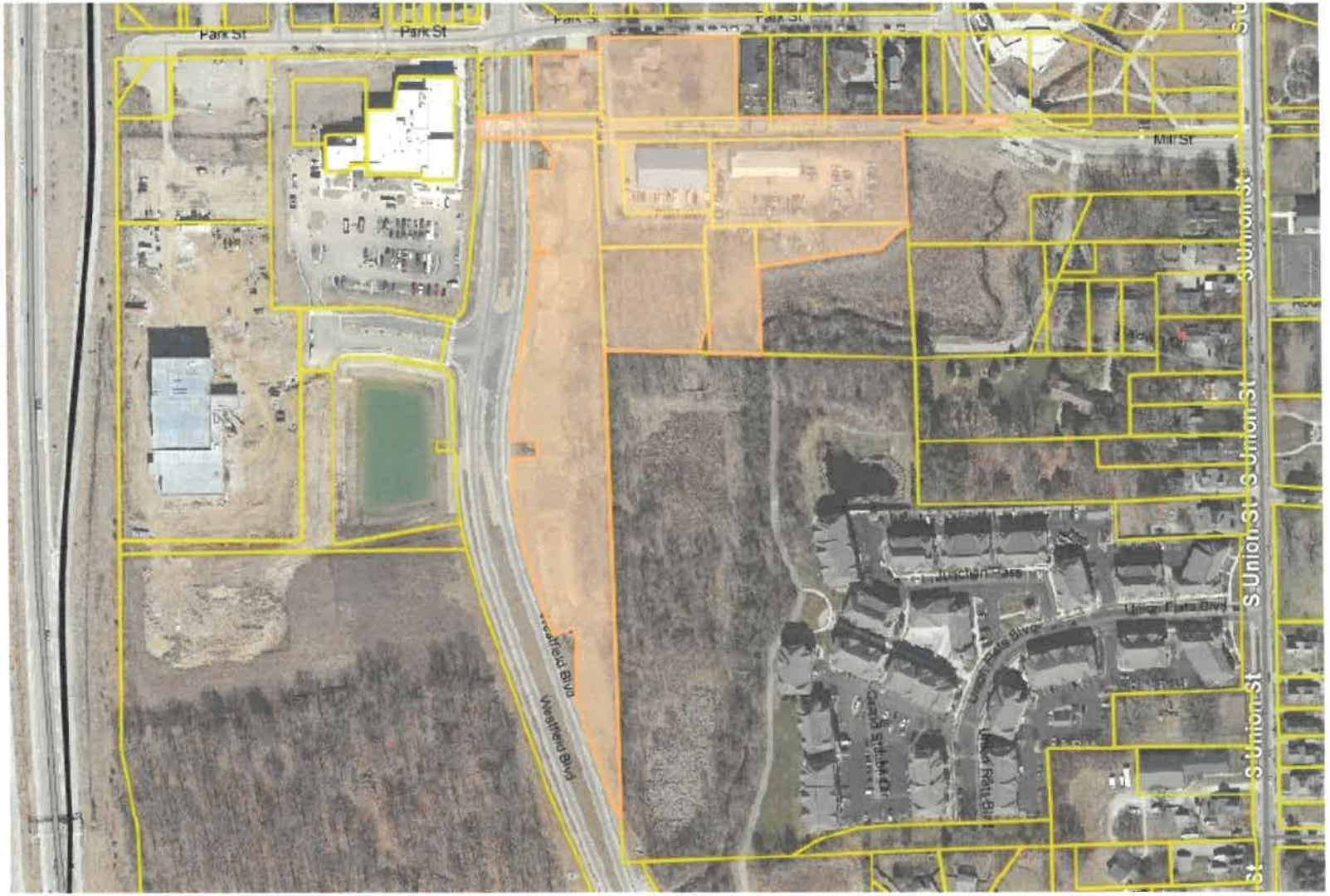


EXHIBIT C

2025 Plan Supplement

The existing Plan for the Area is hereby supplemented by adding the following project to the Plan:

Park & Poplar Project

Old Town Properties, L.L.C. or an affiliate thereof (the "Park & Poplar Developer") is developing a 9-acre area within the downtown core of the City of Westfield generally described as being bounded by Park Street to the north, along the Midland Trace Trail, and between Westfield Boulevard to the west and Mill Street to the east. Such mixed-use development will occur in phases and includes: (i) approximately 240 apartments, (ii) approximately 56 for-rent brownstones, (iii) an approximately 40,000 square foot office building with three-stories, (iv) a three-story building with approximately 29,200 square fee of retail and restaurant space, and (v) a 523-space public parking garage to benefit and serve the development and the adjacent Grand Junction Plaza (collectively, the "Park & Poplar Development"). The Park & Poplar Development has a current estimated total development cost of $123,000,000.

However, due to the lack of adequate local public improvements serving or benefitting the development site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Park & Poplar Allocation Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the "Park & Poplar Projects"). The Park & Poplar Projects are estimated to cost the Commission approximately $22,000,000; however, such estimated costs will be refined as specific details and timing of the Park & Poplar Projects are determined. The Park & Poplar Projects will support the Park & Poplar Development. The Commission anticipates capturing tax increment revenues from the Park & Poplar Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse all or a portion of the costs of the Park & Poplar Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from one or more of the Park & Poplar Allocation Area and purchased by the Park & Poplar Developer or an affiliate thereof, including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Park & Poplar Projects.

Findings of Fact

Based on representations of the Park & Poplar Developer, the Commission has determined that the full development of the Park & Poplar Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Park & Poplar Allocation Area to the Park & Poplar Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Park & Poplar Allocation Area. The establishment of the Park & Poplar Allocation Area is planned as part of the

Commission's strategy to contribute tax increment revenues derived from Park & Poplar Allocation Area to the proposed Park & Poplar Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Park & Poplar Projects, respectively. The private development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Park & Poplar Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Park & Poplar Allocation Area. The Commission hereby finds that designating the Park & Poplar Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Park & Poplar Projects) located in or serving or benefitting the Park & Poplar Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

Petition Number:	2505-PUD-09
Project Name:	Woods Robinson Briggs PUD Amendment III
Subject Site Address:	Generally located northwest of the intersection at E 191st Street and Winter Wheat Lane (the "Property")
Petitioner:	David Weekley Homes
Representative:	David Weekley Homes
Request:	Amendment to the Woods Robinson Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units
Current Zoning:	Woods Robinson Briggs Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	10.98 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Proposed Ordinance 25-27
	5. Concept Plan
	6. Home Character Imagery
	7. Community Amenities
	8. Proposed Developer Commitments re: Rental Restrictions
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-27) received its first reading on the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

A public hearing was held at the May 5, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. The workshop meeting requirement was waived at this meeting. Discussion regarding this item can be viewed here.

This item is eligible for recommendation at the June 2, 2025, APC meeting.

PROJECT OVERVIEW

Location:

The 10.98 acre +/- Property is generally located northwest of the intersection at E 191st Street and Winter Wheat Lane, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned as part of the Woods Robinson Briggs Planned Unit Development (PUD) district. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend 10.98-acres of the Woods Robinson Briggs PUD, specifically the District 4 section of the PUD. As described in **Exhibit 3**, *Project Narrative* supplied by the applicant, the proposed ordinance would allow for the development of up to thirty-five (35) additional single-family residential lots (currently 235 are permitted in District 4 of the PUD), integrate proposed on-site resident amenities, and modify existing development standards. In addition, the proposed ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan*.

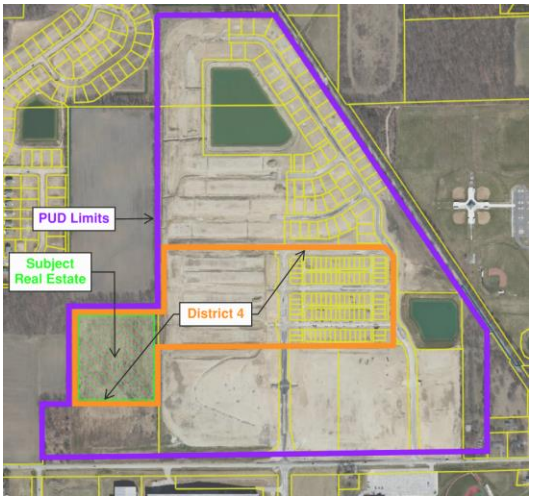
ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* as determined by the Director of Community Development.

Maximum Dwellings:

- The proposed Ordinance would permit an additional thirty-five (35) Dwellings to be developed within District 4 of the existing Woods Robinson Briggs PUD. The requested increase would allow for a total of two-hundred and seventy (270) units within District 4.



General Regulations:

The proposed ordinance would amend the following standards within existing PUD Ordinance 21-10:

Standard	Proposed PUD Ordinance Amendment Standard	Existing PUD Ordinance Standard
Minimum Lot Area	2,100 SF	2,880 SF
Minimum Lot Frontage	22 Feet	30 Feet
Minimum Lot Width at Building Line	27 Feet	36 Feet
Minimum Living Area	1590 SF	1,700 SF
Maximum Number of Lots	270 Lots	235 Lots

Development Standards:

Architectural Standards

- The proposed ordinance would incorporate **Exhibit 6**; *Home Character Imagery* and supplement the existing architectural Character Exhibits made part of the existing Woods Robinson Briggs PUD ordinance 21-10.

Design Standards:

Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 15% open space by default.
        - Proposed ordinance would concur with this standard and require 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial conformance at time of development plan review.
    - Amenities
        - The UDO does not currently require specific amenities to be installed as part of a single-family development.
        - Proposed ordinance would require the following amenities as shown on **Exhibit 7**, *Community Amenities*.

CHANGES SINCE LAST MEETING

Since the item was last before the Plan Commission on May 5, 2025, the petitioner has incorporated the following changes into the proposed ordinance:

- Landscape plantings consisting of three (3) Shade Trees, three (3) Evergreen Trees, and 10 Shrubs per every one-hundred (100) lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD

COMPREHENSIVE PLAN

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

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

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 5, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

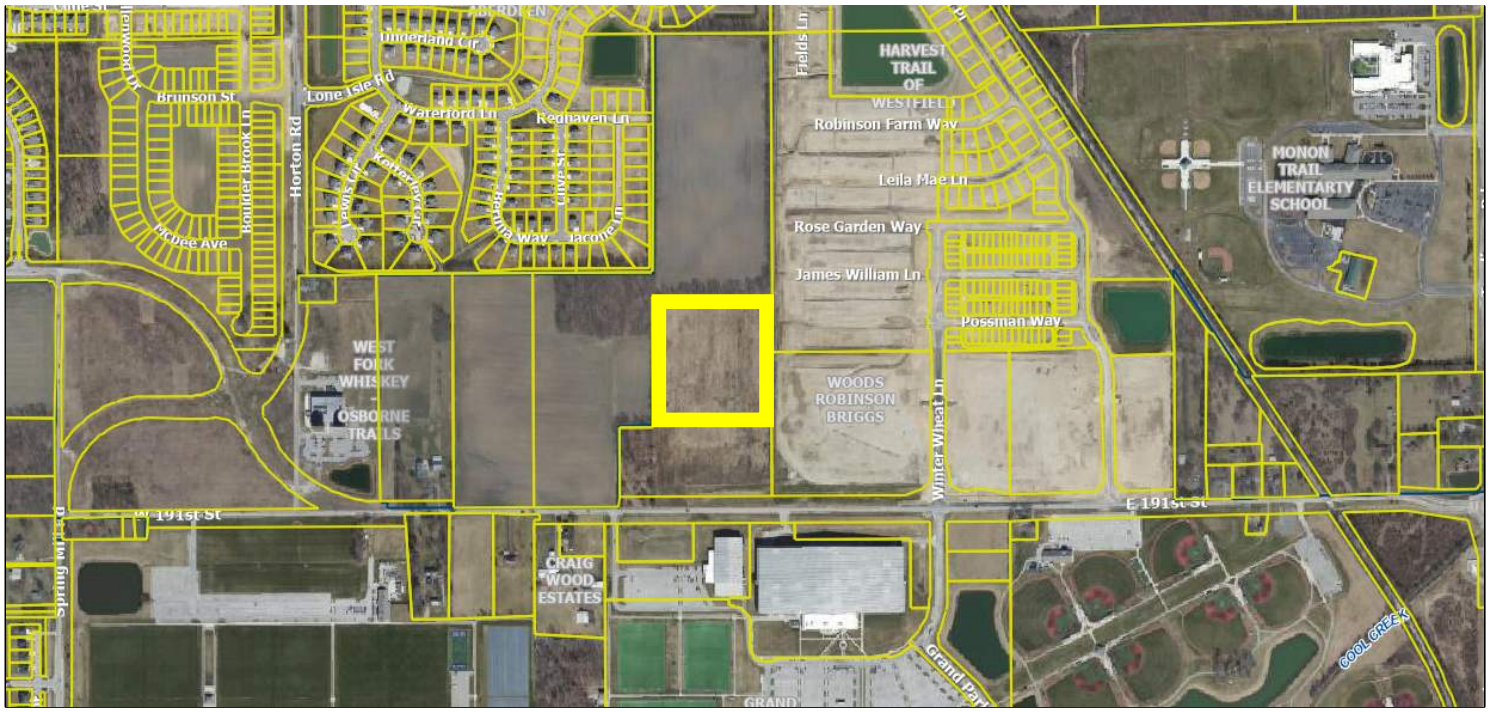
DEPARTMENT COMMENTS

1. Action: Forward a recommendation to the City Council at the June 2, 2025, Plan Commission Meeting with the following condition:
    a. That the recommendation includes the proposed developer commitments regarding short-term rental restrictions as noted in Exhibit 8.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

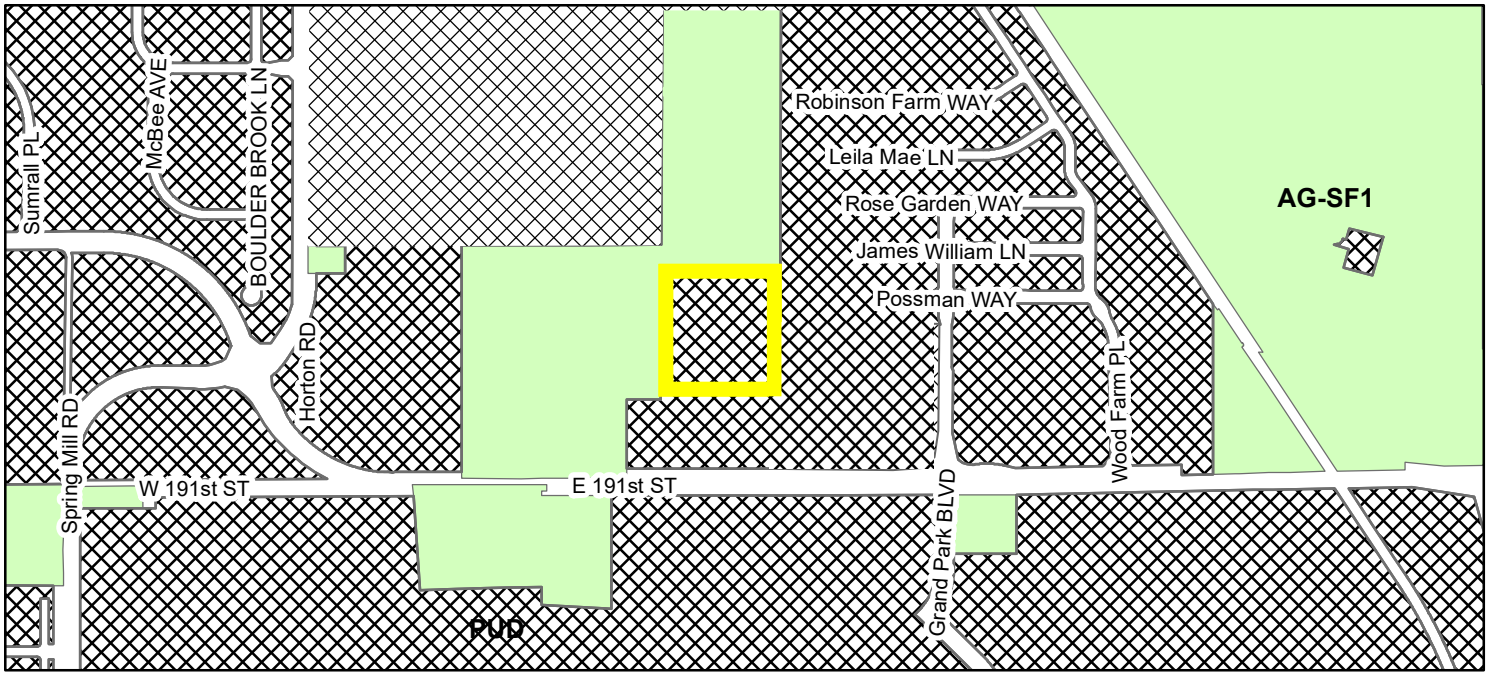
Property Location Map
Woods Robinson Briggs PUD Amendment III
2505-PUD-09

Not To Scale

Aerial Location Map



Zoning Map



Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture - Single Family - 1)

Project Narrative

David Weekley Homes is pleased to present an upscale residential neighborhood that enhances the vibrancy of Westfield, Indiana. Building on the success of the nearby **Harvest Trails** subdivision, this proposed development is designed to integrate seamlessly with the city's core corridor, fostering increased walkability and connectivity while offering high-quality housing options that complement the surrounding area.

Located on **10.98 acres**, this community will feature an increase of **35 additional residential units**, thoughtfully designed to align with the character and quality that David Weekley Homes is known for. The homes will showcase timeless architectural design and premium craftsmanship, catering to a variety of homebuyers seeking an elevated living experience.

A key feature of this project is its **commitment to walkability and community engagement**. The neighborhood will incorporate pedestrian-friendly streetscapes, sidewalks, and trails, ensuring residents have safe and convenient access to nearby retail, dining, and recreational amenities. These features support Westfield's vision of a well-connected and dynamic urban environment.

To further enhance the resident experience, the community will include a centrally located **amenity area**, featuring:

- **Gathering Spaces** – Thoughtfully designed common areas that foster neighborly interactions, including shaded seating areas, open lawns, and fire pits.
- **Sport Courts** – Dedicated courts for recreational activities, such as pickleball and basketball, promoting a healthy and active lifestyle.
- **All-Season Seating Area** – A covered, weather-protected space with comfortable seating, allowing residents to enjoy the outdoors year-round.

Additionally, the **frontage along 191st Street, located at the northern boundary of the project, will remain commercial**, ensuring a balanced land-use approach that aligns with Westfield's development vision and economic goals.

This neighborhood represents an exciting opportunity to **enhance Westfield's urban fabric**, offering a blend of walkability, thoughtfully designed homes, and engaging community spaces. By increasing the unit count while maintaining high-quality standards, this project aligns with Westfield's long-term planning objectives and contributes to the city's continued growth as a premier destination for families and professionals alike.

David Weekley Homes is excited to continue its investment in Westfield and looks forward to bringing this vision to life in collaboration with the city and community stakeholders.

A N ORDINANCE O F THE CITY O F WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING

AMENDMENT T O UNIFIED DEVELOPMENT ORDINANCE

Cross Reference the following Instrument Numbers: 2021027349, 20220262, 2023006573, and 2021076504 as recorded in the Hamilton County Recorder's Official Records

This is an ordinance to amend the Westfield Washington Township UDO of the city of Westfield and Washington Township, Hamilton County, Indiana UDO enacted by the city of Westfield pursuant to its authority under the laws of the state of Indiana, Ind. Code § 36-7-4 et seq., as amended

WHEREAS, the city of Westfield IN (the "City") and the Township of Washington, 'both of Hamilton County, Indiana are subject to a unified development ordinance;

WHEREAS, the common council enacted ordinance number 21-10, the Woods Robinson Briggs Planned Unit Development ("PUD") on March 22, 2021;

WHEREAS, the Westfield Washington Advisory Plan Commission (the "Commission") enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment I on May 11, 2022

WHEREAS, the Westfield Washington Advisory Plan Commission enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment II on February 15, 2023.

WHEREAS, THE Commission considered a petition (2505-PUD-09), requesting: (i) an amendment to the Unified Development ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibits A which is a legal description of the 10.98 acres of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD (the "Real Estate "), Exhibit B, which shows the Briggs Parcel, Exhibit C which is legal description from the Original Woods Robinson Briggs PUD real estate, Exhibit D the concept plan for this Amendment III and Exhibit E which are the illustrative renderings of the homes proposed in the Amendment III to the Woods Robinson Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. 2505-PUD-09 to the Common Council with a _____recommendation (_____(__) in favor, _____ (___) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the secretary of the Commission certified the action of the commission to Common Council on , 2025;

WHEREAS, the common council is subject to the provisions of the Indiana Code § 36-7-4' et seq., as amended and Indiana Code § 36-7-4-15'12 concerning and action on this request.

Now, Therefore, Be it Ordained by the common Council of the City of Westfield, Hamilton County Indiana, meeting inregular session that the Woods Robinson Briggs PUD Ordinance, Unified Development ordinance, and The zoning Map are hereby amendment as follows:

Section 1 Applicability of Ordinance.

1.1 'This PUD District Ordinance Amendment (this "Ordinance") applies to the subject Real Estate,

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

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Amendment to the Woods Robinson Briggs Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance,

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

Section 3 Concept Plan, attached hereto as Exhibit D, is hereby incorporated in accordance with Article 10.9(E)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate.

Section 4 Section 8.4 of Ordinance 21-10, District 4, Small Lot Single-Family (South) District shall be amended as follows:

Minimum Lot area	2,100 SF
Minimum Lot Frontage	22 Feet
Minimum Lot Width at Building Line	27 Feet
Minimum Living Area	1590 SF
Maximum Number of Lots	270 Lots

Character exhibits, attached hereto as Exhibit E, are to be incorporated herein for illustrative purposes. Exhibit E shall supplement the character exhibits incorporated as part of Sec. 8.4 of Ordinance 21-10, Exhibit G.

Section 5 Section 5 Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

5.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum open space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity throughout the Real Estate as generally depicted on the Concept Plan Exhibit D. These open space amenities, which shall include two (2) pickleball courts, one (1) playground, one (1) covered picnic shelter, and one (1) fire pit/gathering area shall be constructed in substantially similar design as shown on the Concept Plan Exhibit D as determined by the Director of Community

Development.

Section 6 Section 6 of Ordinance 22-05, landscape buffering standards shall be amended as follows:

6.1 In addition to the perimeter Buffer Yard plan standards made part of Ordinance 22-05, landscape plantings consisting of three (3) Shade Trees, three (3) Evergreen Trees, and 10 Shrubs per every one-hundred (100) lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD.

Section 7 Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by June 9, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the previous zoning).

Section 8 Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORBAINED/RESOLVED THIS _____ DAT OF_____, 2025

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____

_____, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable oars to redact each Social Security Number in this document, unless required by law: Ed Freeman

This Instrument prepared by: Ed Freeman, David Weekley Homes, Indianapolis, Indiana 46260

I hereby certify that ORDINANCE_____was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____.

_____, Clerk-Treasurer

I hereby APPROVE ORDINANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

I hereby VETO ORDIANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of the Briggs Property a portion of "District 4"
Exhibit B	Depiction of the Residential Area of Briggs
Exhibit C	Overall Woods Robinson Brigg's Real Estate
Exhibit D	Concept Plan for the Cottages at Harvest Trail.
Exhibit E	Illustrative Renderings of the homes at the Cottages at Harvest-Trail

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

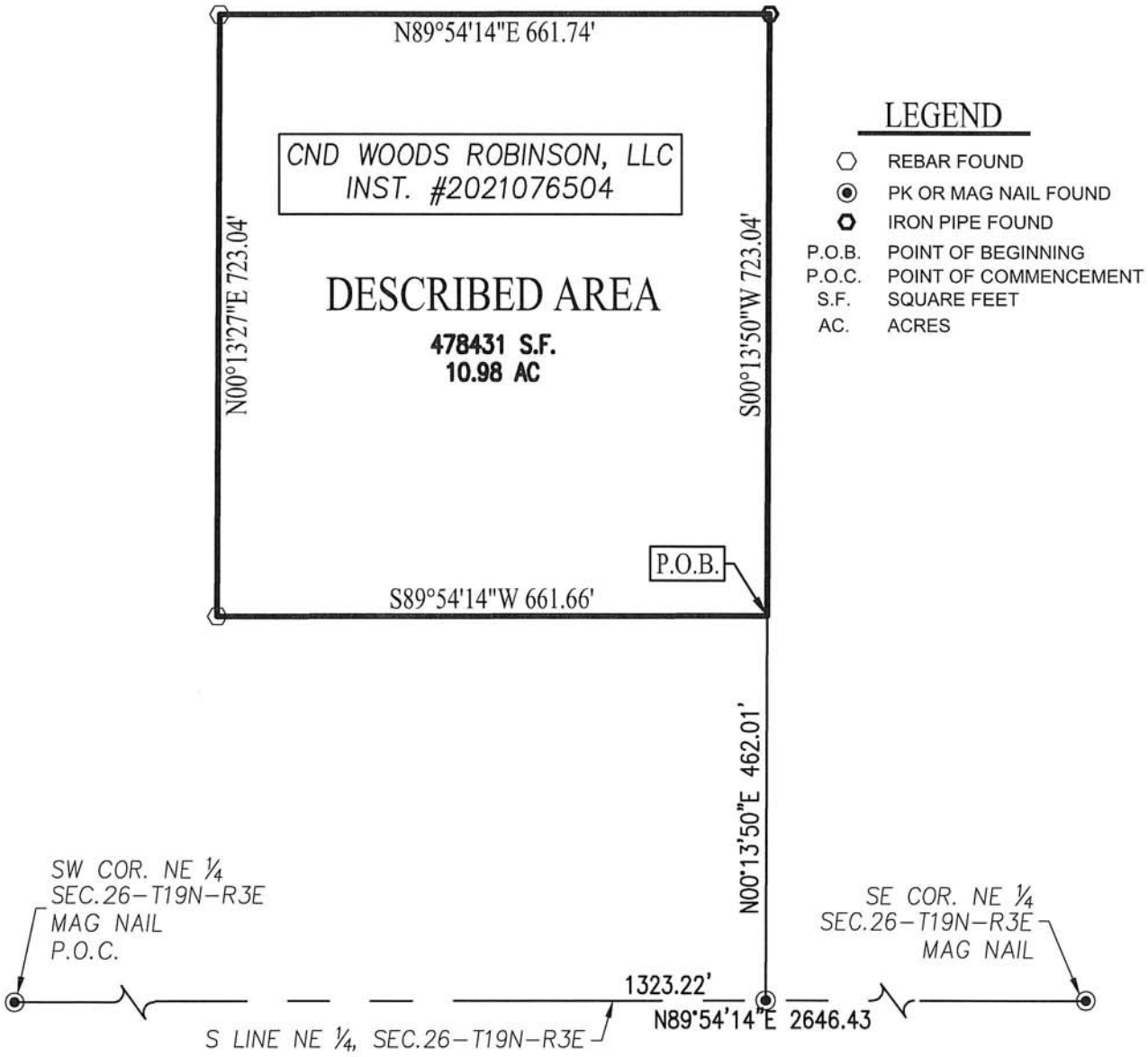
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 1 OF 2

DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

LOCATION: H:\2020\W200155\Section 3\Surveying\Easements&Exhibits\W200155-3 Briggs Property Legal Description 1 Exhibit.dwg
DATE/TIME: 1/15/2025 3:14:41 PM
PLOTTED BY: Mason Tweddell



LEGEND

⬡	REBAR FOUND
◉	PK OR MAG NAIL FOUND
⬢	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
AC.	ACRES

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 2 OF 2

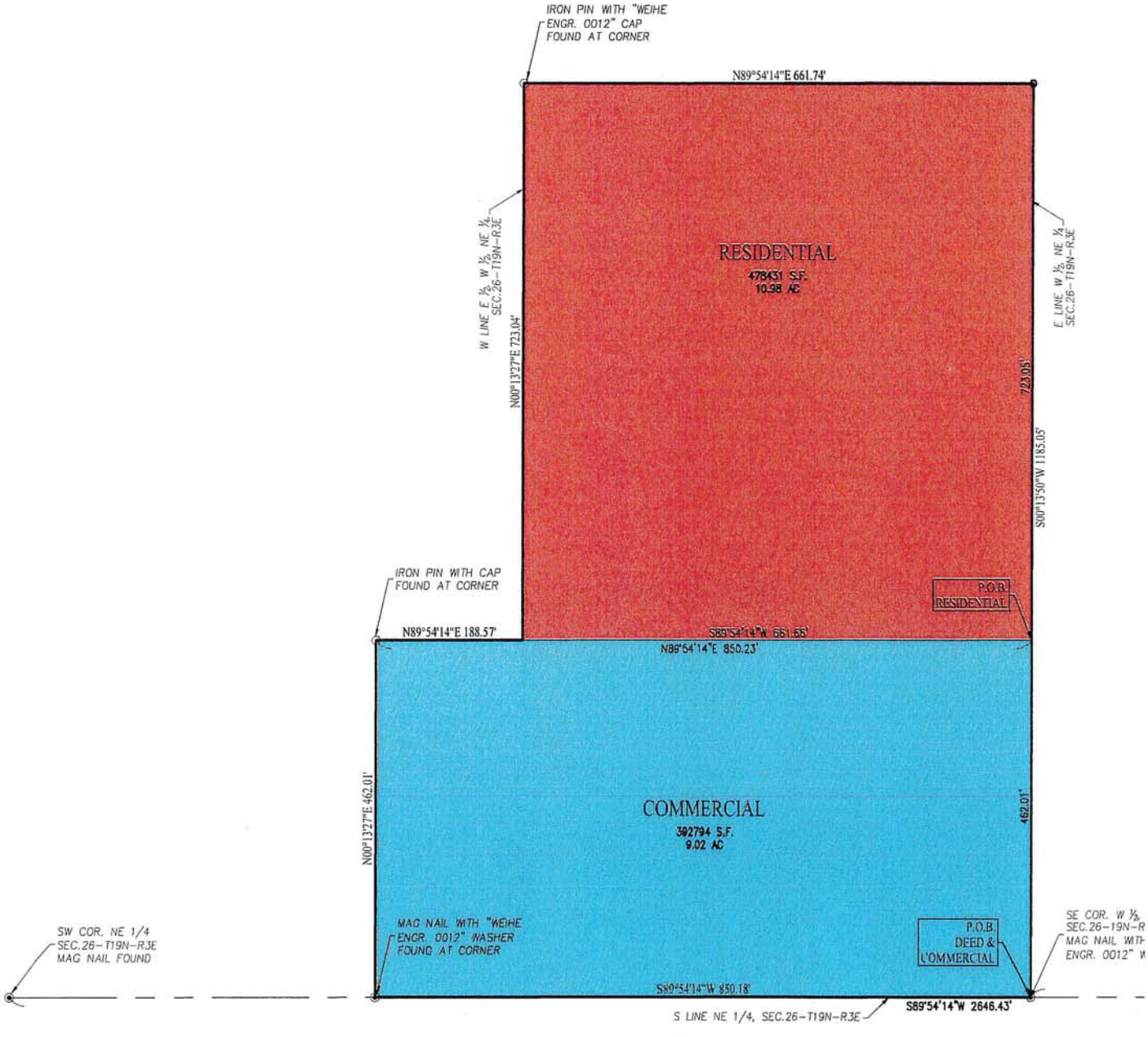
DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 200'
0 50 150 200

N W E S

EXHIBIT B



BRIGGS PROPERTY

PAGE 1 OF 1

DATE: MARCH 06, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

This drawing is nc
survey, or a Surve

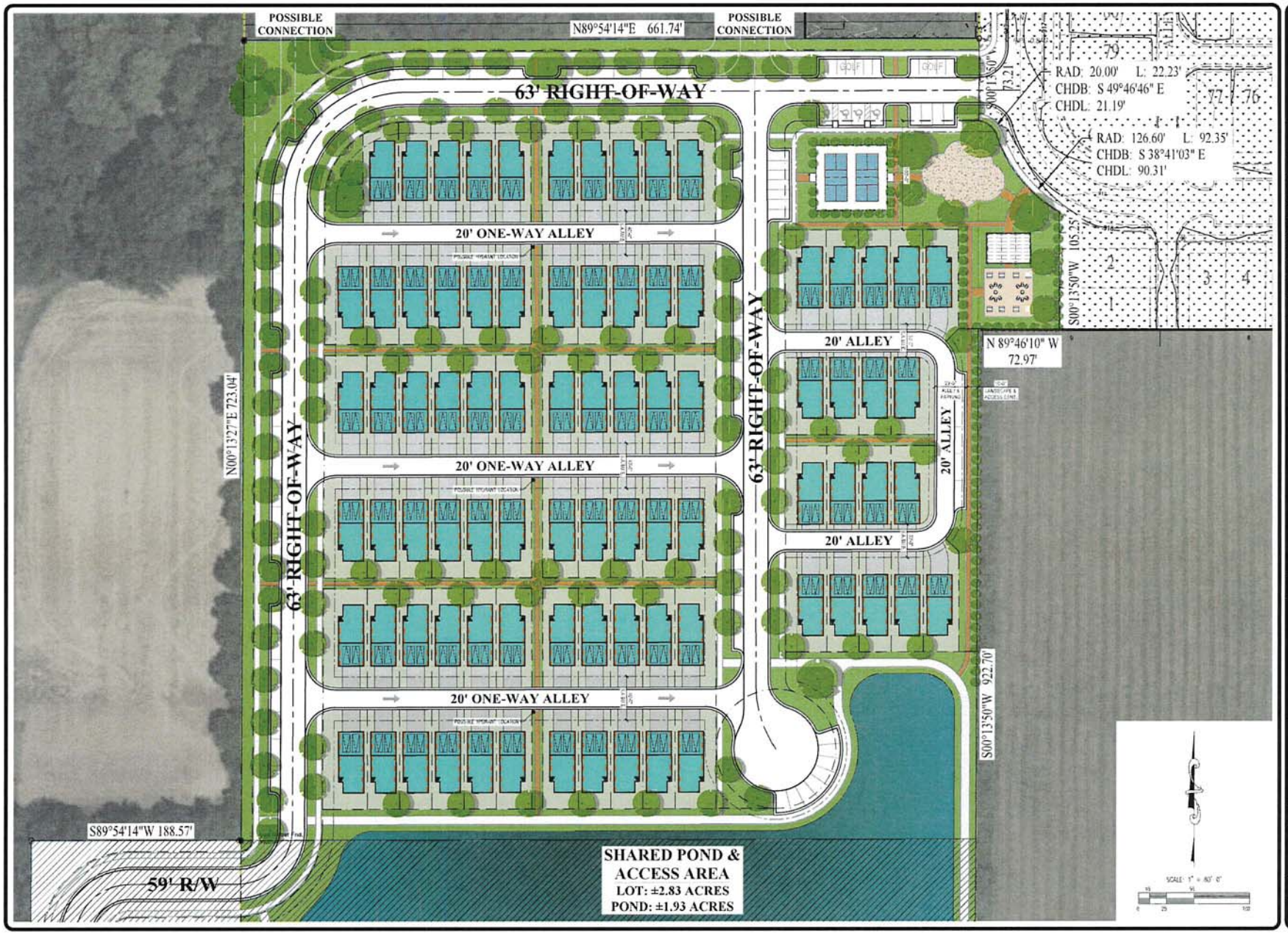
EXHIBIT C

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT D



David Weekley Homes

N·C·B·D·C

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PRODUCT INFO.

Product # & Color	Unit Count		
GREEN	83	Similar Community and/or Plans: GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
		Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
		Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
		Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

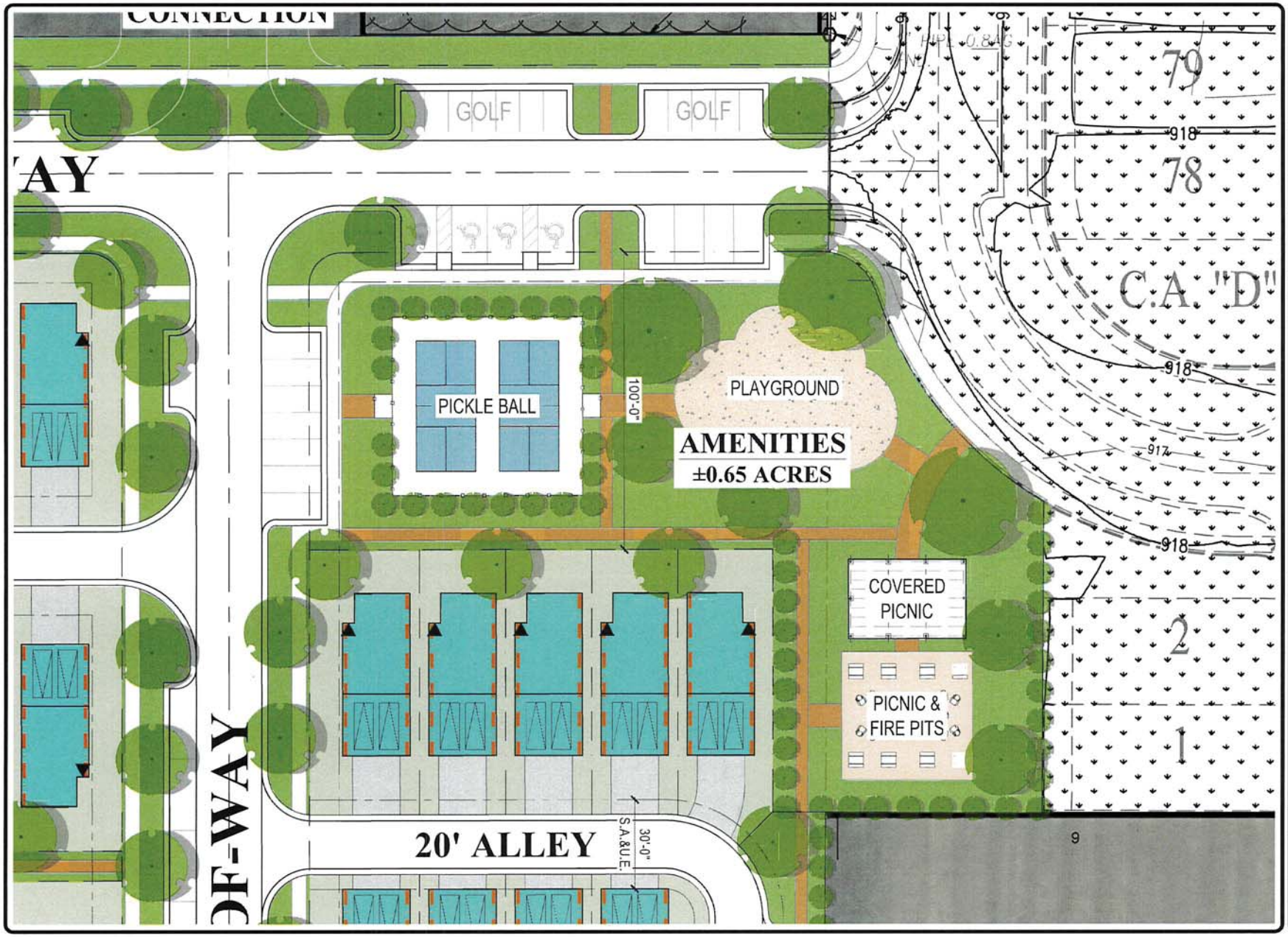
TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 80'-0"	SCALE: 1" = 40'-0"



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83

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AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

AMENITY AREA

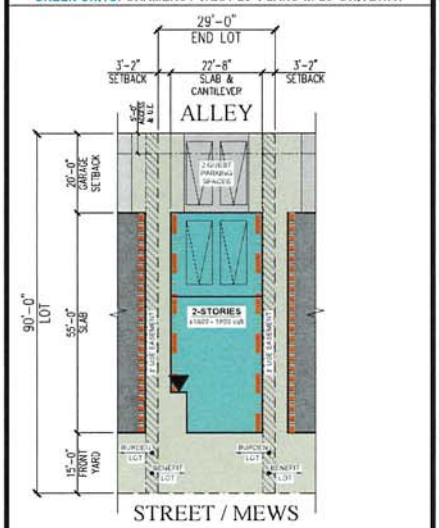
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

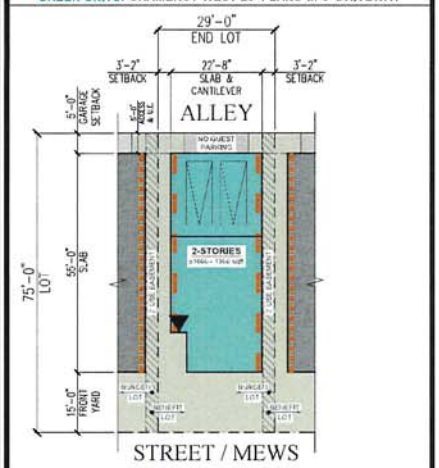
TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 5' DRIVEWAY



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PRODUCT INFO.

Product # & Color	Unit Count		
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		Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
		Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

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DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	8'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

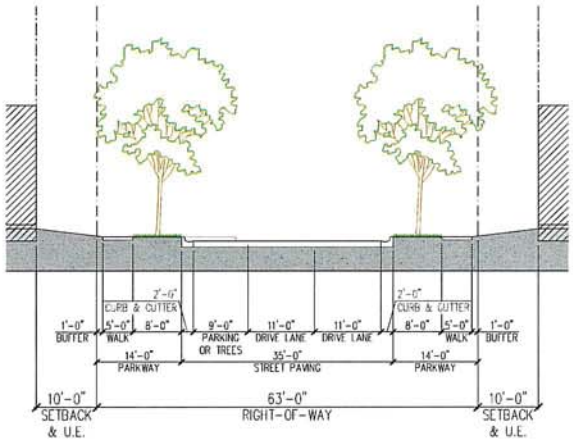
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

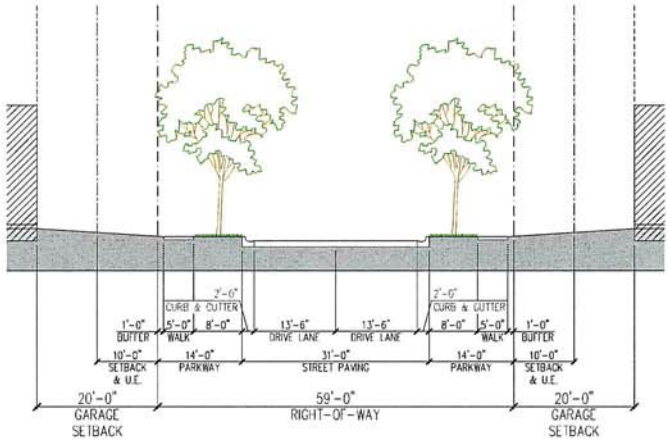
TYPICAL STREET SECTION

RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



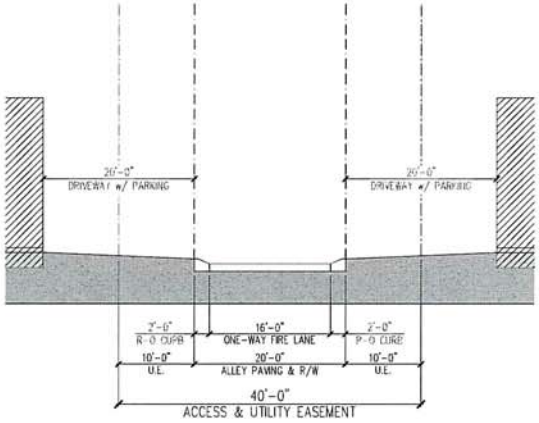
TYPICAL STREET SECTION

RESIDENTIAL STREET with NO PARKING: 59' RIGHT-OF-WAY



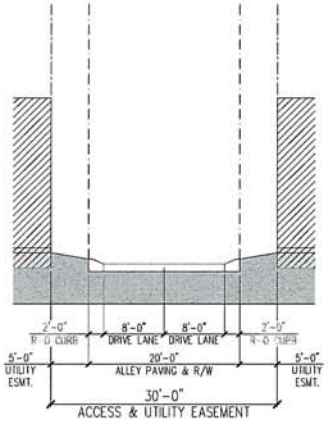
TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

RESIDENTIAL ALLEY with NO FIRE LANE: 30' ACCESS & UTILITY EASEMENT



David Weekley Homes

N·C·B·D·C

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PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
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	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

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ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE
Media @ 11"x17"	Media @ 22"x34"	
VARIES	VARIES	

EXHIBIT E

804

810

811

817

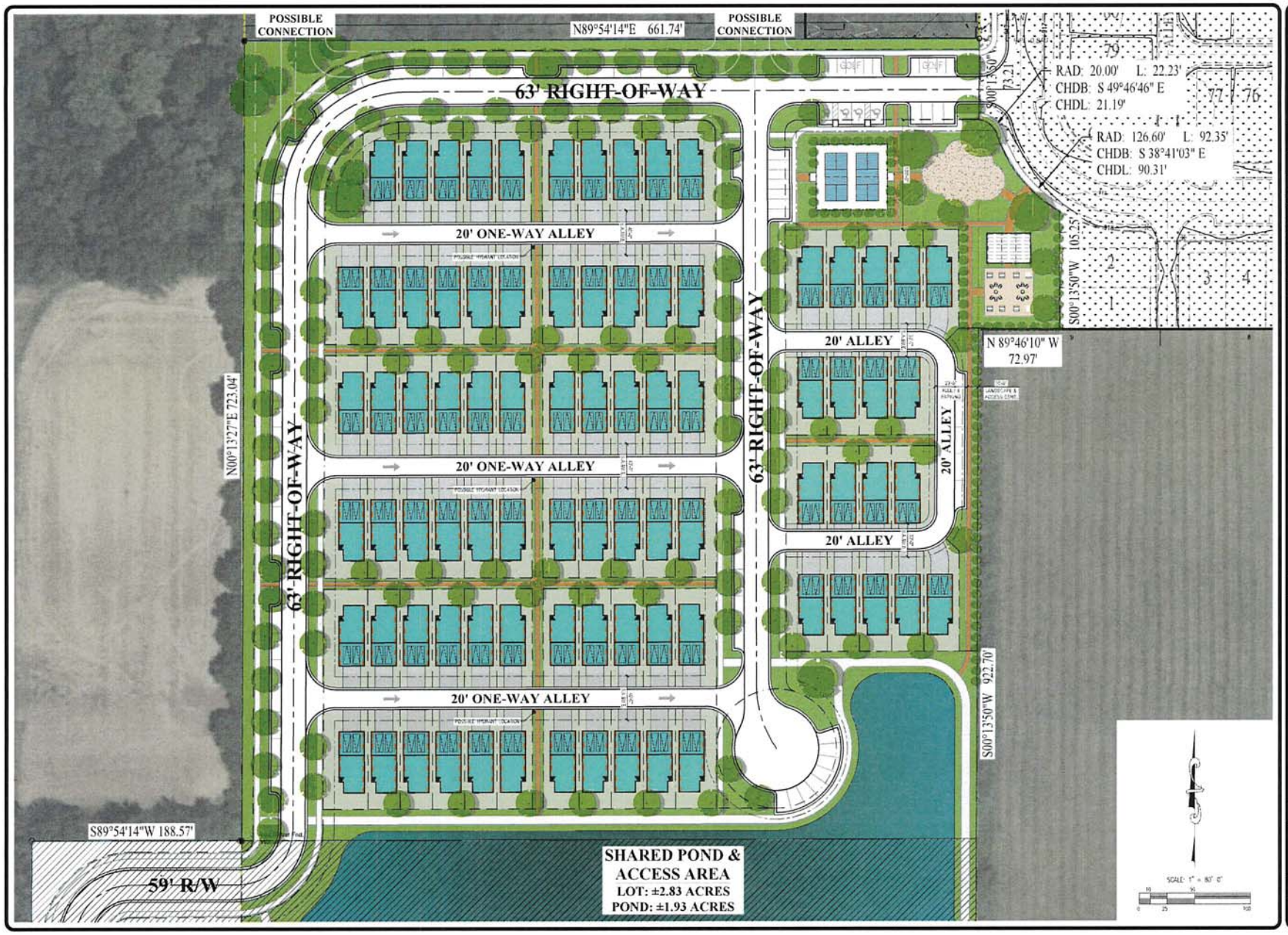
822

823

1926
The Sterling

19326
The Sterling

445



David Weekley Homes

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PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product / & Color GREEN	Pad Size 22'-8" x 55'	Typical Lot Size 29' x 75' / 90'
	Number of Floors 2 STORIES	Target Living Area ±1600 - 1900 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd

TOTAL UNIT COUNT

83

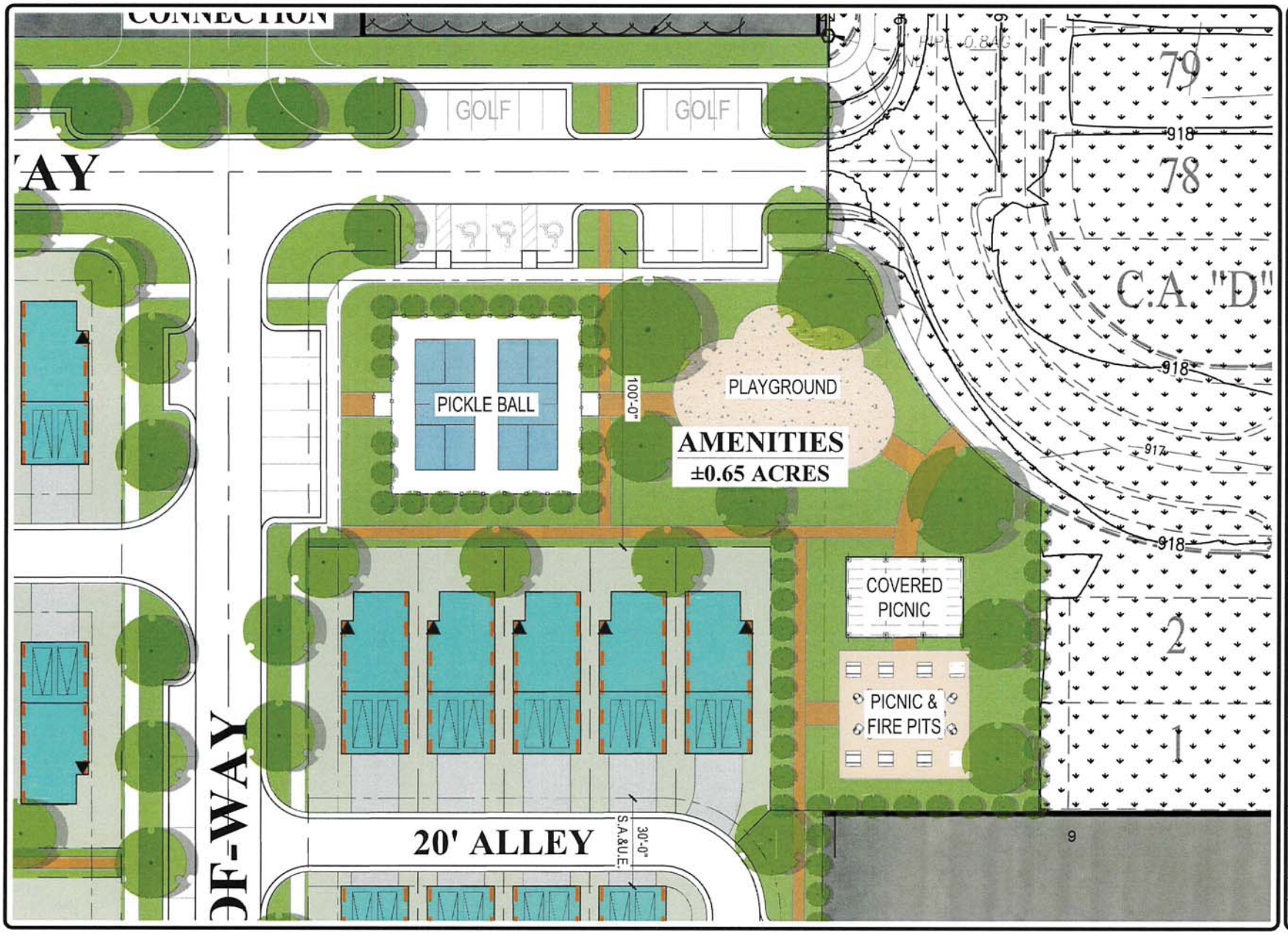
COMMUNITY INFO.

TOTAL SITE AREA:	±881,669 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE
Media @ 11"x17" SCALE: 1" = 80'-0"		Media @ 22"x34" SCALE: 1" = 40'-0"



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AMENITY AREA

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IND-0024
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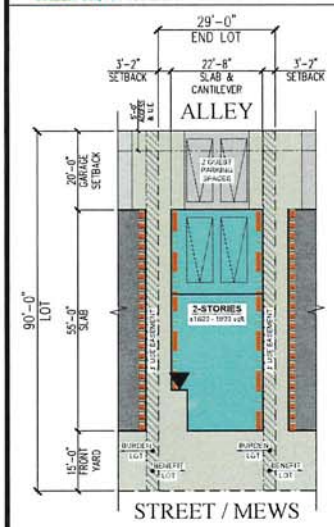
Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

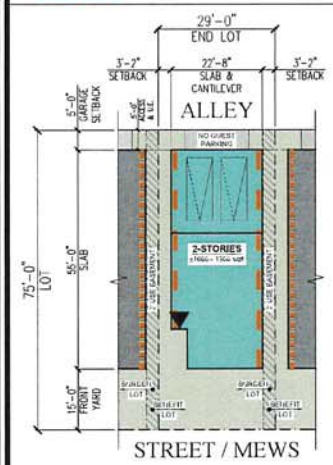
TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 5' DRIVEWAY



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RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

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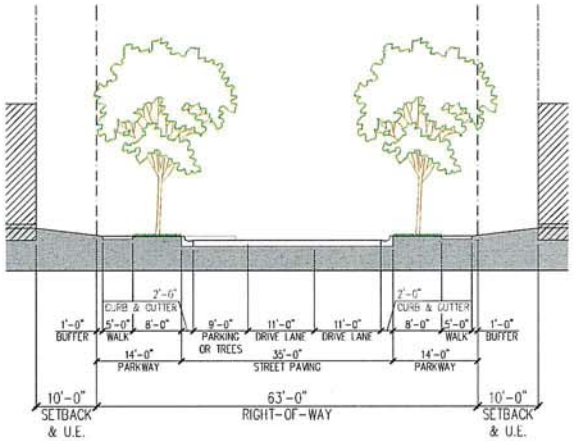
VARIES	VARIES	

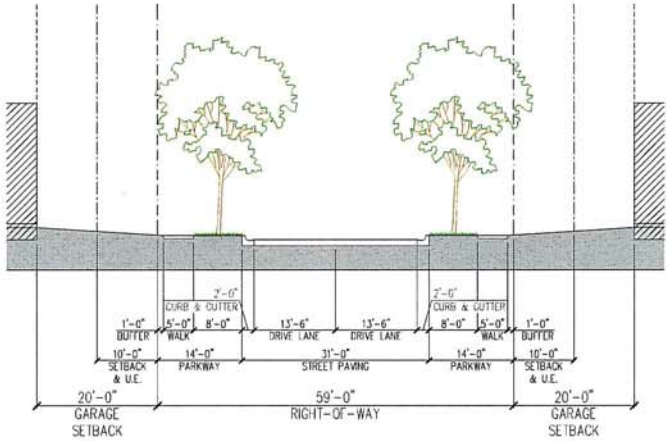
TYPICAL STREET SECTION

RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



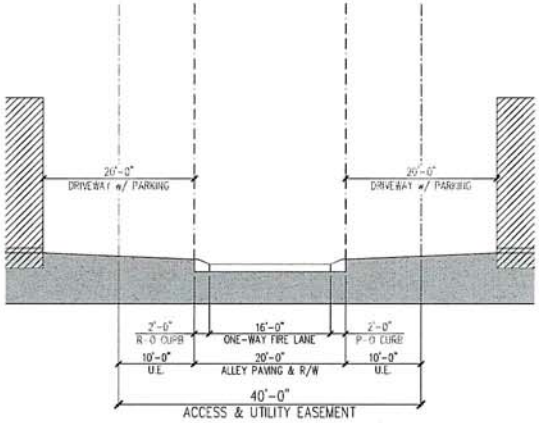
TYPICAL STREET SECTION

RESIDENTIAL STREET with NO PARKING: 59' RIGHT-OF-WAY



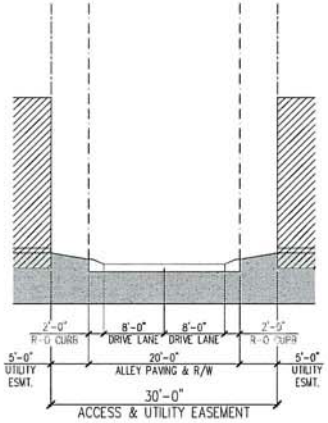
TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

RESIDENTIAL ALLEY with NO FIRE LANE: 30' ACCESS & UTILITY EASEMENT



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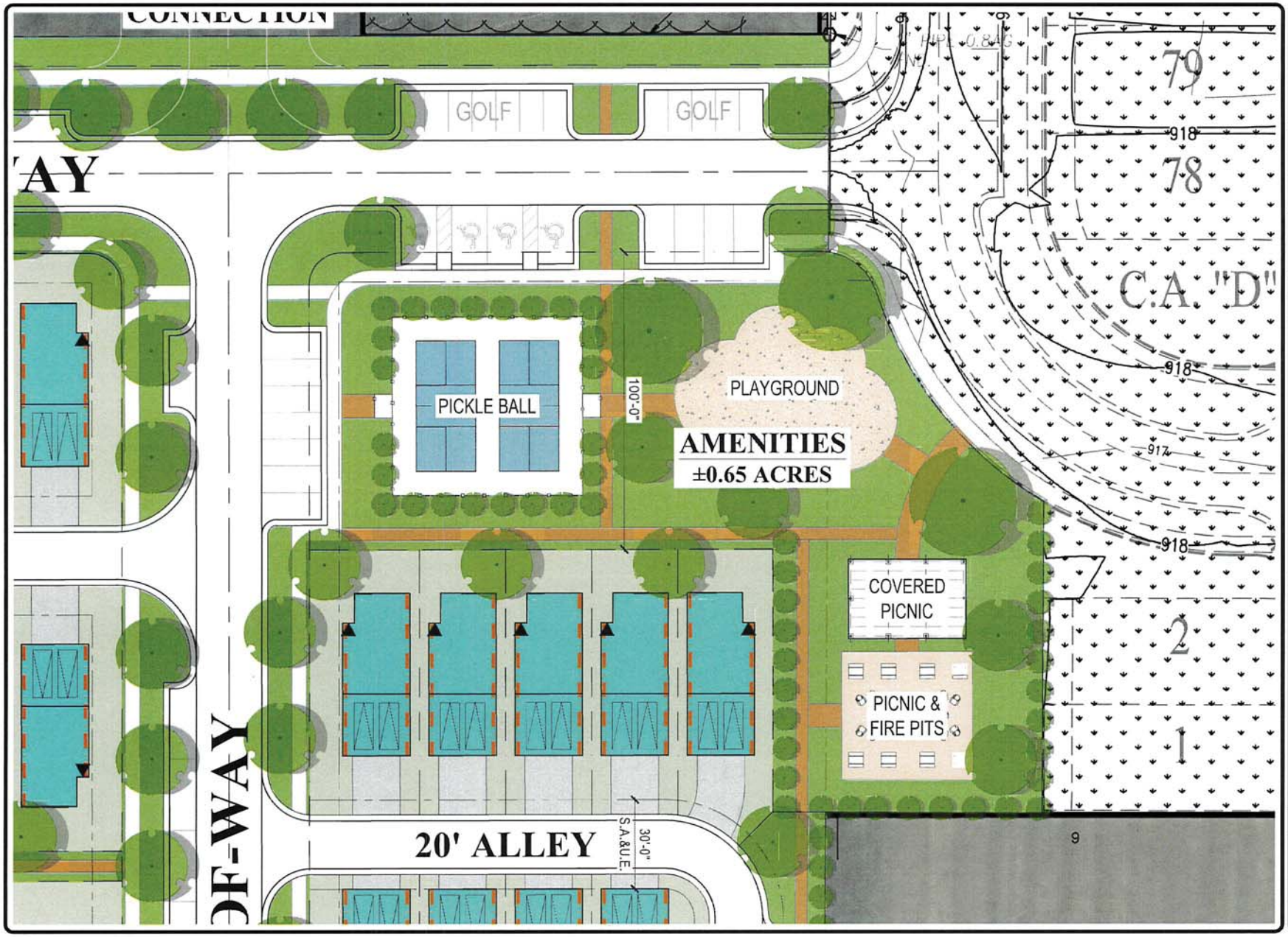

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AMENITY AREA

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COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE
Document Cross Reference Instrument Nos. 2021-27349, 2022-26290 and 2023-06573

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

WHEREAS, the Developer filed a petition under Docket Number 2505-PUD-09 (Ordinance 25-27) with the Plan Commission and City Council to amend the Unified Development Ordinance and the Zoning Map with regard to that certain real estate consisting of 10.98 acres out of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD, which is legally described on **Exhibit A** (the "Real Estate") along with the proposed concept plan for the Real Estate; and

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to consider approval of the Woods Robinson Briggs PUD Amendment III subject to the following commitments (the "Commitments").

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") applicable to the Real Estate:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least Eighty-five percent (85%) of the Residential Units shall be owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, would result in significant financial harm to the owner. The owner must inform the homeowner association ("Association") of the specific circumstances of the hardship and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. CND Woods Robinson, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. The Commitments shall continue in effect until modified or terminated. The Commitments shall only be modified or terminated by the Plan Commission in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. The Commitments shall be effective upon the City Council's approval of the Woods Robinson Briggs PUD Amendment III.

Section 5. Recording. The Commitments shall be recorded in the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Woods Robinson Briggs PUD Amendment III. Within fifteen (15) days after recording the Commitments, the Developer shall provide a recorded copy of the Commitments to the Department.

Section 6. Enforcement. The Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. The Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, the Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

I**N WITNESS WHEREOF**, CND Woods Robinson, LLC have caused the Commitments to be executed as of the dates identified below.

"Developer"

CND Woods Robinson, LLC

By: _____
Name: _____
Title: _____
Date: _____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ _____, _____, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires: _____
Notary Public

_____

Residing in _____ _____
County of _____ Printed Name

This instrument prepared by Richard K. Anderson of Weekley Homes, LLC.

Return to: Edward Freeman, Weekley Homes, LLC, 9310 N. Meridian Street, Suite 100, Indianapolis, Indiana 46260.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Richard K. Anderson

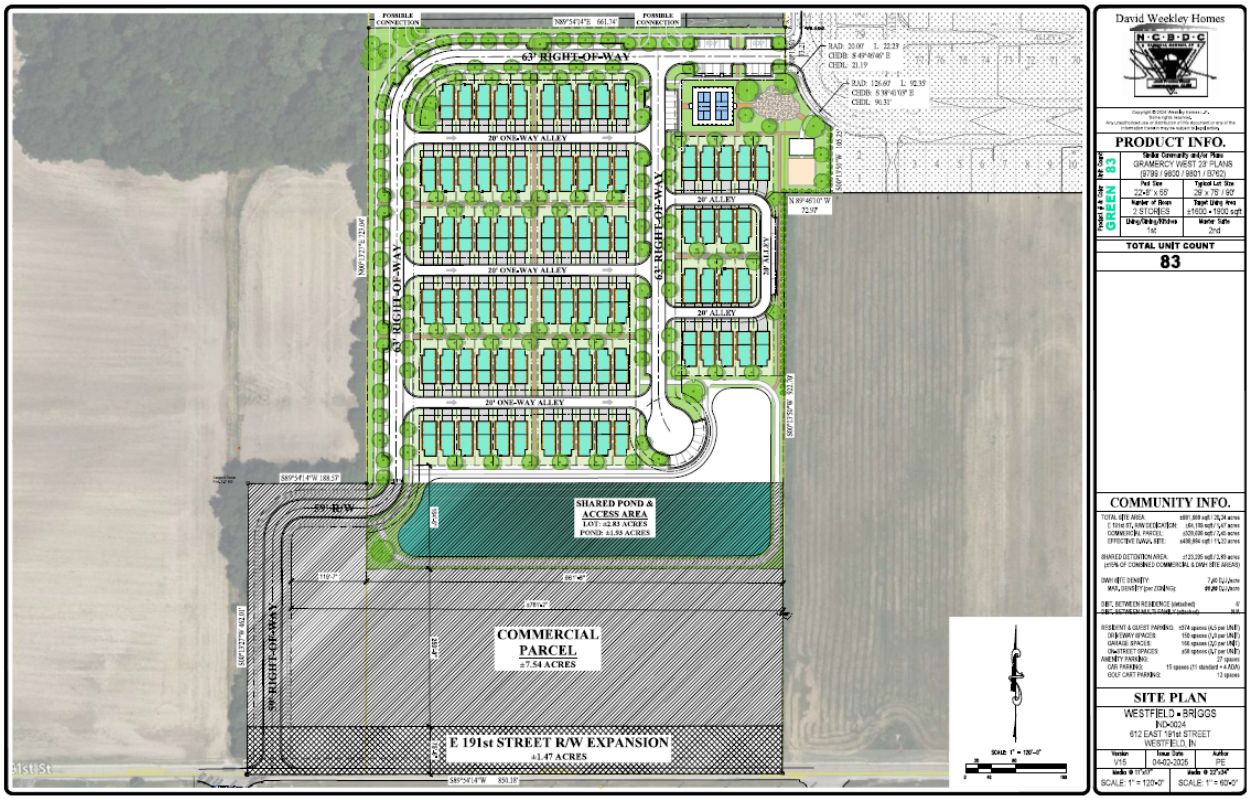
EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

EXHIBIT A
CONCEPT PLAN



Petition Number:	2505-PUD-11
Project Name:	Osborne Trails PUD Amendment VI
Subject Site Address:	Generally located northeast of the intersection at E 191st Street and Horton Road (the "Property")
Petitioner:	West Fork Whiskey Real Estate JV, LLC
Representative:	Clark Quinn Law
Request:	Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community
Current Zoning:	Osborne Trails Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	24.93 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Proposed Ordinance 25-28
	5. Concept Plan
	6. Landscape Plan Exhibit
	7. Townhome Architectural Character Exhibits
	8. Commercial Recreational Facility Character Exhibits
	9. Amenity Character Exhibits
	10. Public Comment Exhibit
	11. Proposed Developer Commitments re: Rental Restrictions
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-28) received its first reading at the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petition will receive a public hearing at the May 5, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

This item is eligible for adoption consideration at the June 2, 2025, APC meeting.

PROJECT OVERVIEW

Location:

The 24.93 acre +/- Property is generally located northeast of the intersection at E 191st Street and Horton Road, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned as part of the Osborne Trails PUD. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend the 24.93 acres +/- of the Osborne Trails PUD for the development of a residential townhome community and Commercial Recreational Facility.

As described in **Exhibit 3,** *Project Narrative* supplied by the applicant, the proposed ordinance would permit up to one-hundred and four (104) Townhome Dwellings, require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan*, and require specific architectural, landscape, open space, and amenity standards. Specific ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

The proposed Ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* as determined by the Director of Community Development.

Permitted Uses:

The original Osborne Trails PUD (Ord. 16-44) identified the Property as part of "Area A" of the PUD. The underlying zoning district of Area A is LB: Local and Neighborhood Business District.

As such, all the uses permitted in the LB zoning district of the UDO are also permitted on the Property. In addition, Commercial Recreational Facilities and Assisted Living Facilities were added as additional uses.

Through the second amendment to the PUD (Ord. 20-29), a distillery use and light industrial uses which are specifically ancillary to a distillery use were also permitted on the Property.

The Proposed Amendment would add Townhouse Dwelling Units to be permitted on the Real Estate (a maximum of 104 dwelling units) as well as a permanent stage/amphitheater as part of the amenities for the area.

The aforementioned Assisted Living Facility use is requested to be removed as a permitted use on the Property through the Proposed Amendment. In addition the following uses would no longer be permitted on the property: Childcare/daycare center, Civic Club, Private Club, Tavern / nightclub, as a

stand alone use (microbrewery shall be permitted), takeout and Deli-style restaurant, and the following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop (cigar shop / cigar bar shall be permitted).

Maximum Dwellings:

- The proposed Ordinance would permit a maximum of one-hundred and four (104) Townhome Dwellings to be developed on the Property.

General Regulations:

The proposed amendment would specify the following general regulations on the Property.

Townhome Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	No minimum	50 feet
Minimum Building Setback Lines		
Front Yard	0 feet	60 feet
Side Yard	0 feet	15 feet
Rear Yard	0 feet	20 feet
Minimum Lot Width	No minimum	n/a
Maximum Bldg. Height	35 feet	45 feet
Minimum Bldg. Height	25 feet	18 feet
One Story Dwellings		n/a
Minimum Living Area (Total)	1,400 square feet	n/a
Maximum Lot Coverage	No maximum	n/a
Minimum Distance between buildings	10 feet	n/a
Maximum Dwelling Units / building	5 dwelling units	n/a

Commercial Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	None	50 feet
Minimum Building Setback Lines		
Front Yard	60 feet	60 feet

Side Yard	15 feet	15 feet
Rear Yard	20 feet	20 feet
Project Perimeter Setback	None	1:3 proximity slope
Maximum Building Height	45 feet	45 feet
Minimum Business (Bldg.) Size	800 square feet	800 square feet
Maximum Business (Bldg.) Size	35,000 square feet	30,000 square feet

Development Standards:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 6.3 – Architectural Standards

- The Original Osborne Trails PUD made the architectural standards of the State Highway 32 Overlay (Article 5.3(K)) applicable to the Property. These are not proposed to be modified (except as further mentioned below).
    - Residential Area Architectural Standards:
        - Townhome Dwellings would be required to be developed in substantial compliance with **Exhibit 7**, *Townhome Architectural Character Exhibits.*
        - The proposed ordinance would incorporate specific architectural standards to be applicable in regard to permitted and prohibited building materials.
        - In addition, all Townhouse Dwellings would be required to have a minimum 2-car garage.
    - Commercial Area Architectural Standards
        - Recreational Facility Standards
            - Recreational Facilities buildings and/or improvements would be required to be developed in substantial compliance with **Exhibit 8**, *Commercial Recreational Facility Character Exhibits.*
            - The proposed ordinance would incorporate specific architectural standards to be applicable in regards to permitted and prohibited building materials for primary and secondary facades.
        - Non-Recreational Facility Standards
            - Non-Recreational Facility buildings and/or improvements would be required to be developed per the State Road 32 Overlay architectural standards.

Article 6.8 – Landscaping Standards

- The Original Osborne Trails PUD made specific landscaping standards applicable to Area C of the PUD, which is the residential area. No modifications were made to Area A. As such, landscaping standards of the UDO will continue to be applicable with the exception of the items noted below:
    - Lot Landscaping
        - The proposed ordinance would specify one (1) Shade Tree and four (4) Shrubs per Townhouse Dwelling. Corner lots shall have one (1) additional Shade Tree.
        - Street trees would not be required in front of Townhouse Dwellings that meet the standards noted above.
    - Buffer Yard Landscaping
        - The proposed ordinance would specify the following Buffer Yard landscaping:
            - North Property Line of Development
                - 5 trees (2 Shade Trees and 3 Ornamental Trees / 100 LF)
                - Existing trees within 10 feet of property line shall remain undisturbed.
            - North Boundary of Commercial Area
                - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF
            - Perimeter Buffer Yards
                - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF

Design Standards:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance require the following Open Space and Amenity Standards
    - The proposed ordinance would require over 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review.
    - The proposed ordinance would require the following amenities – auxiliary building / rack house, permanent stage, seating areas, gathering areas, sidewalks, walking paths, and yard games as generally shown on the Concept Plan and as generally depicted **Exhibit 9**, *Amenity Character Exhibits*.

ANNEXATION

The proposed ordinance would require the property to be annexed into the City of Westfield prior to the recording of a Secondary Plat for the property.

CHANGES SINCE LAST MEETING

Since the item was last before the Plan Commission on May 5, 2025, the petitioner has incorporated the following changes into the proposed ordinance:

- General Regulations and Development Standards language was further organized for clarity purposes within the proposed ordinance
- Maximum building size within commercial area noted as 35,000 square feet
- Commercial Area architectural design language refined and updated to demonstrate better clarity on proposed design quality and intent
- Additional commercial recreational facility architectural character images provided
- Landscape buffering further defined and clarified via the introduction of Exhibit 6, Landscape Plan Exhibit
- Concept Plan updated to reflect further refinement of "S"-Curve in north / south roadway

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "New Suburban" land use as the appropriate land use for the Property. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

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

- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 5, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

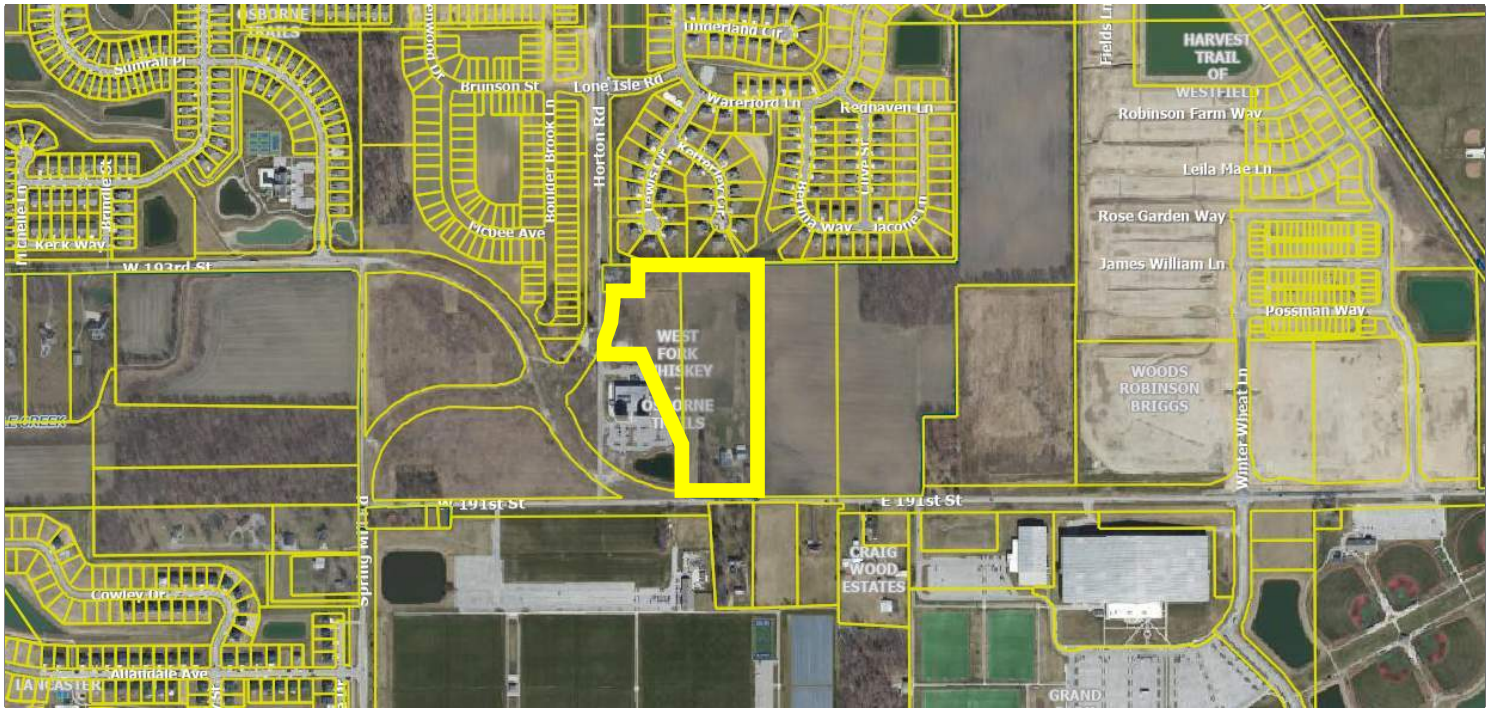
DEPARTMENT COMMENTS

1. Action: Forward a recommendation to the City Council at the June 2, 2025, Plan Commission Meeting with the following condition:
    a. That the recommendation includes the proposed developer commitments regarding short-term rental restrictions as noted in Exhibit 10.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

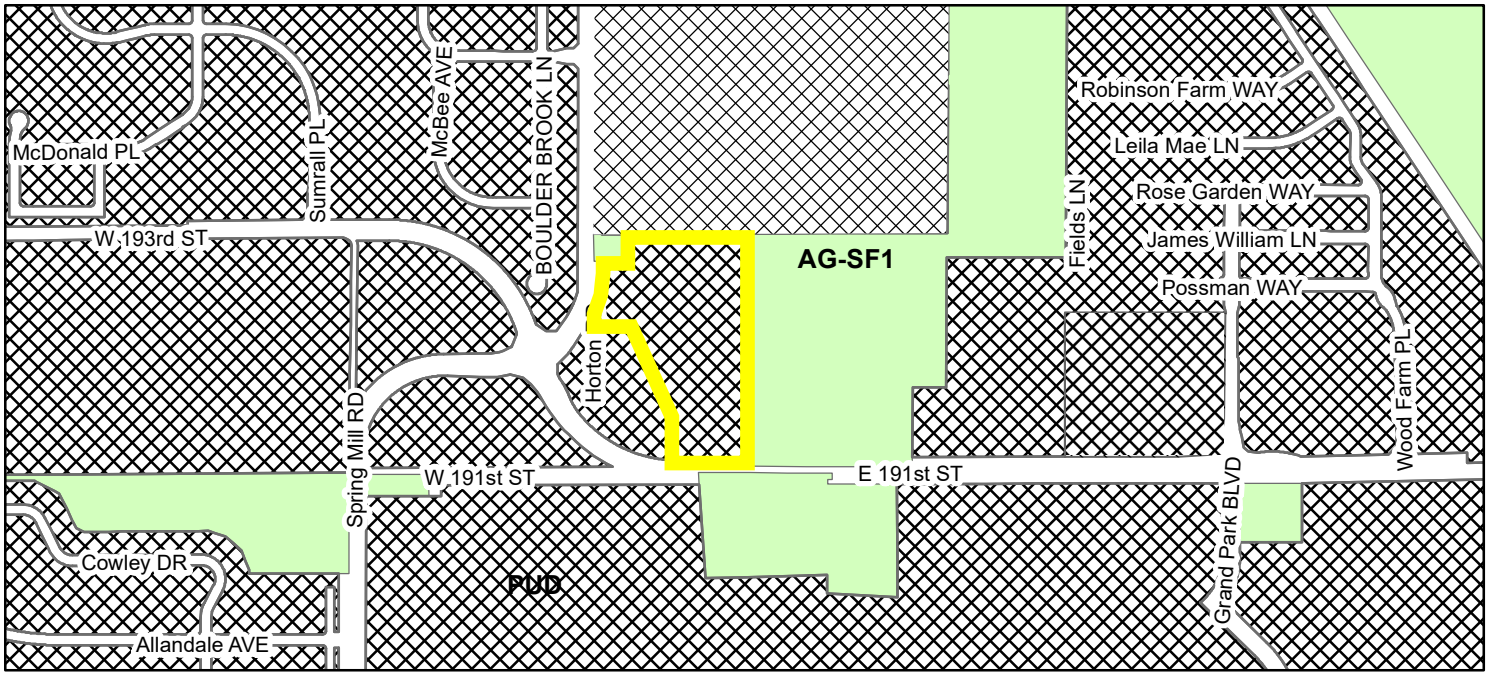
Property Location Map
Osborne Trails Amendment VI
2505-PUD-11

Not To Scale

Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Project Narrative

Osborne Trails Amendment VI

West Fork District

2025

The purpose of Osborne Trails Amendment VI is to support the creation of the West Fork District, which will surround the existing West Fork Whiskey Distillery with townhome development while adding Commercial Recreational Facility as a new community serving commercial opportunity accessible from 191st Street. This amendment is necessary to permit Townhome Dwellings and Community Recreational Facilities as permitted uses within Area A of the Osborne Trails PUD.

The proposed concept plan included with the Amendment shows the interaction between current and future permitted uses on the West Fork Whiskey property and the new proposed residential and commercial uses. The site plan has been reviewed and revised following stakeholder input and a previous rezoning attempt.

The proposed concept plan will allow for the completion of the West Fork Whiskey development with aging facilities and permanent outdoor improvements to support public and outdoor events desired for the West Fork experience. These improvements will be located in such a way to be a visual amenity for the new townhome product. The amendment provides for architectural elevations which will be complimentary to West Fork's existing and future buildings, tying the uses together as part of the West Fork District. The proposed commercial recreational facility will provide a new amenity to visitors and guests to Westfield, West Fork and Grand Park. The commercial recreational facility is intended to have indoor and outdoor components and to be complimentary in design to the existing West Fork Facility.

The West Fork District anticipates meshing the existing distillery use, townhome uses and commercial recreational facility via shared infrastructure and via walking paths and interconnectivity to encourage walkability to and from West Fork Distillery and the various new uses proposed by this amendment.

ORDINANCE NUMBER 25-28

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

This is an Ordinance (this "Ordinance") to amend the Osborne Trails Planned Unit Development District that of Ordinance 16-44 (as amended) ("Osborne Trails Ordinance") and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Osborne Trails Ordinance as Ordinance 16-44, which has been amended on five (5) occasions through Ordinances 17-21, 20-29, 21-60, 21-23, and 22-10;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No**. **2505 - PUD - 11)** filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2505 - PUD - 11** to the Common Council with a _____recommendation (_____(__) in favor, ____ (__) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trails Ordinance except as revised, modified supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District,

except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

2.1 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development and subject to minor deviations required or based on final engineering or compliance with City engineering or public works standards; this shall include, but is not limited to, the size and scope of buildings, parking area, vehicular ways, and general design of Commercial Area. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate. The area shown as Commercial Area on the concept plan shall be utilized only for uses permitted in Area A of Osborne Trails Ordinance (as amended).

Section 4. **Uses.** Section 5 of the Osborne Trails Ordinance (as amended) shall apply to the Real Estate, except as otherwise modified below:

A. Additional uses: The following uses shall be added to Section 5.1 and 5.3 of the Osborne Trails Ordinance (Area A) and permitted in the areas shown on the Concept Plan attached hereto:

1. Townhouse Dwellings. A maximum of 104 Townhouse Dwellings shall be permitted on the Real Estate.
    a. Home Businesses shall be permitted in Townhouse Dwellings. However, no standalone commercial use shall be permitted in a Townhouse Dwelling.
2. A permanent stage or amphitheater installation for use in conjunction with a Temporary Use and Event.
3. Commercial Recreational Facility, including indoor and outdoor operations.

B. Prohibited uses: The following uses shall be prohibited on the Real Estate:

1. Assisted Living Facility
2. Childcare/daycare center
3. Civic Club
4. Private Club
5. Tavern/nightclub, as a standalone use
    - Microbrewery shall be permitted
6. Takeout and Deli-style restaurant, with drive-thru facilities
7. The following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop
    - Cigar shop/cigar bar shall be permitted

Section 5. **General Regulations .** Section 6 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 4 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. The following standards shall apply to the development of Townhouse Dwellings in the residential area depicted on the Concept Plan:

Standard	**Residential Area**
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	10’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	35’
Minimum Building Height	25’

Minimum Living Area (Total) Per Dwelling Unit	1400 SF

B. The following standards shall apply to the development of the commercial area depicted on the Concept Plan:

Standard	**Commercial Area**
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum*
* however all lots shall have vehicular access to a street	
Minimum Building Setback	
Front Yard	60’
Side Yard	15’
Rear Yard	20’
Minimum Lot Width	No Minimum
Maximum Building Height	45’
Maximum Building Size	35,000 SF

C. Project perimeter Proximity Slope Line setback shall not apply.

Section 6. **Development Standards.** Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. Article 6.3 Architectural Standards: Residential Area:

i. Section 6.3 of UDO shall not apply to the development of Townhouse Dwellings on the Real Estate, rather, the following shall apply:

a. Townhouse Elevations: The Townhouse Dwellings are intended to complement the architecture style of Westfork Distillery building utilizing a Modern Farmhouse Architecture. All of the buildings may be permitted to have identical exterior architecture and may utilize the same colors to each other. The Townhouses shall be constructed in substantial compliance with **Exhibit C** (the “**Townhouse Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhouse Elevations, the Townhouse Elevations shall prevail.

b. Building Materials: Vinyl and aluminum siding shall be prohibited. The Townhouse Elevations shall include the following materials: masonry, fiber cement siding and

aluminum gutters.

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

C. Article 6.3 Architectural Standards: Commercial Area:

i. As to any Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall not apply. Rather, the following architectural standards shall apply:

a. Facade Materials.

i) Permitted building finish materials include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural concrete block (textured, ground face or other architectural finish) wood, and EIFS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) and pre-finished metal panel systems.

ii) Prohibited building finish materials include: plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding and reflective glass.

iii) Primary Facades may have window glazing or glass storefronts.

iv) Permitted building trim and accent materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, pre-finished metal panels and EIFS (Dryvit).

v) Colors used on building facades must be complementary.

vi) Overhead doors utilized for indoor/outdoor restaurant and entertainment space shall utilize at least one decorative feature (e.g. decorative windows, decorative hardware) in substantial compliance with the character images shown on **Exhibit D** hereto. There shall be no more than one (1) overhead door utilized for deliveries/loading/unloading, which may only be located on a façade screened in accordance with Section 6.8(H) of the UDO.

b. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

ii. As to any non-Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall apply to the Commercial Area on the Concept Plan, except as modified hereby:

a. References to State Road 32 Right of Way within Article 5.3(K) shall apply to the 191st Street Right of Way.

b. Sections 5.3(G)(1), 5.3(I) and 5.3(M) shall apply.

iii. Commercial Recreational Facility buildings and/or improvements to be located on the Commercial Area as shown on the Concept Plan shall be developed in substantial compliance with the images and design features shown **Exhibit D** as determined by the Director of Community Development. In the event that a proposed building/improvement is deemed as substantially compliant with the images and design features in **Exhibit D** but is in conflict with the architectural standards hereof, the character images in **Exhibit D** shall control.

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

i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to the Townhouse Dwellings except as modified and enhanced below:

a. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

b. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.

c. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Tree in either Front Yard.

d. No Street Trees shall be required for in front of a Townhouse Building which landscaping plantings meet the requirements herein.

ii. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

a. North Property Line Buffer Yard landscaping shall be provided per the following:

1. Existing trees within 10 feet of the property line shall remain undisturbed with the exception of diseased, dying or invasive instances. Trees may also be removed to accommodate required drainage easements required for approved engineering plans at the discretion of the Public Works Department.

2. A minimum of 5 trees (2 Shade Trees and 3 Ornamental Trees) per each linear 100 feet as measured along the property line.

3. The minimum landscape buffer width shall be 40 feet.

b. No internal buffer yards shall be required on the Real Estate between different uses, except as specifically provided herein.

1. A ten (10) foot buffer yard shall be located on the north boundary of the Commercial Area in the areas shown on **Exhibit E** attached hereto. This buffer yard shall be improved with three (3) trees (either Shade Tree or Evergreen Trees) and five (5) Shrubs per one hundred lineal feet. No mounding shall be required.

c. Perimeter buffer yards in the areas shown on **Exhibit E** attached hereto shall be required to be at least ten (10) feet in depth. This buffer yard shall be improved with three (3) trees (either Shade Trees or Evergreen Trees) and five (5) Shrubs per one hundred lineal feet.

d. Buffering consisting of plantings of at least one (1) Shade Tree and four (4) Shrubs shall be planted at the east and west end of Alley A, the west end of Alley C and D, and the south end of Alley B as shown on the Concept Plan and as shown on **Exhibit E** hereto.

E. Parking. Article 6.14(G)(11) of the UDO shall apply, except as modified below:

i. Attached garages shall count toward the required off-street parking spaces for Townhouse Dwellings. On-street parking shall still be required and available for Townhouse Dwelling visitors and guests on Streets A and B adjacent to lots developed with Townhouse Dwellings.

i. Subject to final engineering, on-street parking areas adjacent to Townhouse Dwellings for Streets A and B shall be developed as shown on the Concept Plan with the bump out areas being required to be provided no less than every six (6) parking spaces on Street A and B in the area adjacent to the Townhouse Dwellings.

Section 6. **Infrastructure Standards**: The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 7. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

7.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum Open Space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity to the West Fork Distillery and adjacent Townhouse Dwellings. The Concept Plan shows approximate locations of the proposed open space amenities.

Images made a part of **Exhibit F** are hereby incorporated to show intended design and quality of improvements to be constructed as open space amenities. These open space amenities, which shall include an auxiliary building/rack house, permanent stage, multiple seating areas, and gathering areas shall be constructed in substantially similar design as shown in these exhibits as determined by the Director of Community Development.

Open spaces will be connected through the use of sidewalks, walking paths and/or trails. In addition to sidewalks adjacent to public rights-of-way required by City of Westfield Construction Standards, a multi-modal path shall be constructed on the Property that has the ability to accommodate pedestrian, bicycle, and golf cart traffic. This path shall provide connectivity to all commercial and residential areas on the Property.

There shall be other passive recreational facilities such as bocce ball and bean bag toss. The locations of amenities are approximate and are subject to utility and drainage conflicts. If the amenities cannot be located in the areas shown in on the Concept Plan due to a conflict, the Director of Community Development shall determine an alternate location. The amenity plan shall be reviewed as part of a Detailed Development Plan for the Townhouse Development.

Section 8. **Annexation**. The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 9. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	John Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-__ was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-___

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

I hereby VETO Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Townhouse Elevations

Exhibit D Representative Commercial Recreational Facility Buildings and Improvements

Exhibit E Landscaping Exhibit

Exhibit F Amenity Character Exhibits

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

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ALSO

BLOCK "A" IN WEST FORK WHISKEY – OSBORNE TRAILS, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER MINOR PLAT THEREOF RECORDED MAY 12, 2021 IN PLAT CABINET 6, SLIDE 106, AS INSTRUMENT 2021039145, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
WEST FORK DISTRICT CONCEPT PLAN

WEST FORK DISTRICT

CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

BLACKLINE

EXHIBIT C
TOWNHOUSE ELEVATIONS

EXHIBIT D

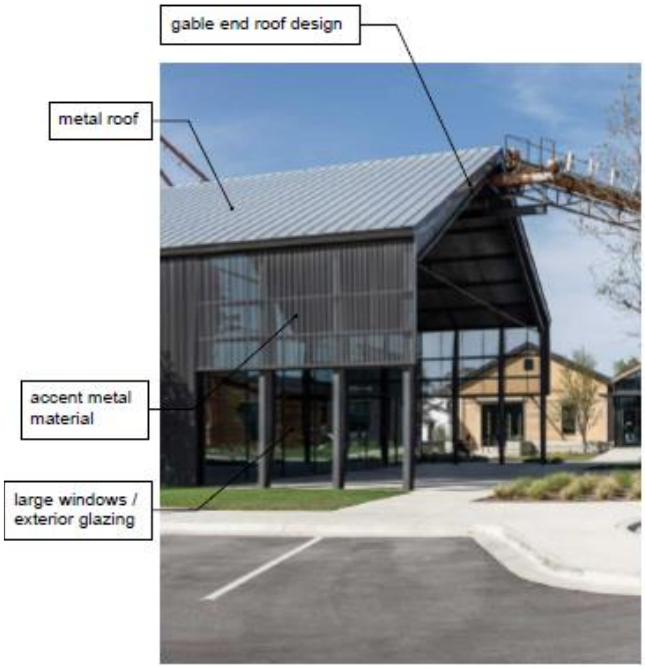
REPRESENTATIVE COMMERCIAL RECREATIONAL FACILITY BUILDINGS AND IMPROVEMENTS

Design Elements

Modern approach and styling to miniature golf.
Open and family appropriate spaces that are incorporated into overall site design.
Active spaces for both day and night, allowing for different experiences and use-groups**.**

Commercial Recreational Facility Design Features

gable end roof design
pre-finished metal panel systems
wood accent materials
accent metal awnings
building overhangs with open and communal spaces
wood accent materials
large windows / exterior glazing
large windows / exterior glazing


gable end roof design
metal roof
accent metal material
large windows / exterior glazing

building overhangs with open and communal spaces
large windows / exterior glazing

Use of overhead doors in restaurant/bar area

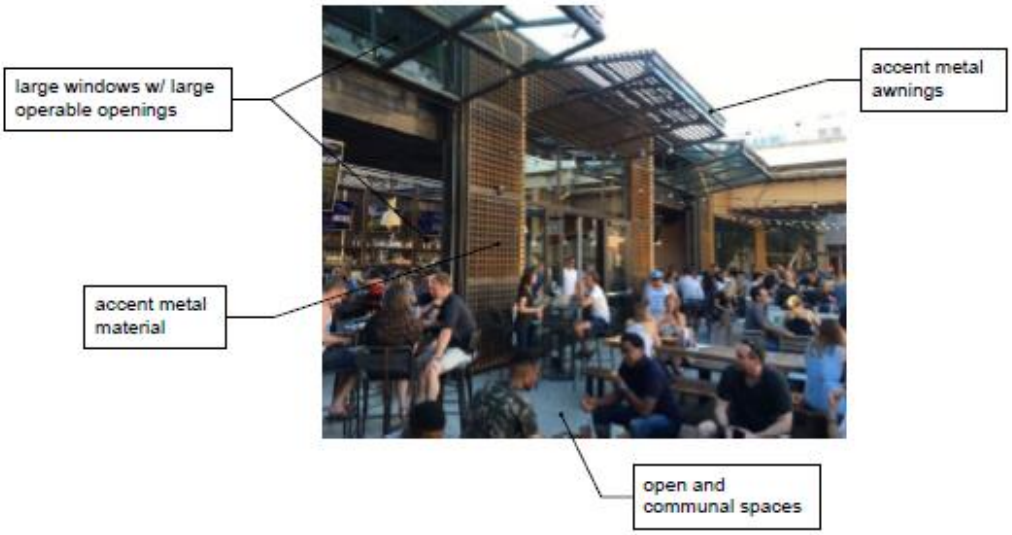
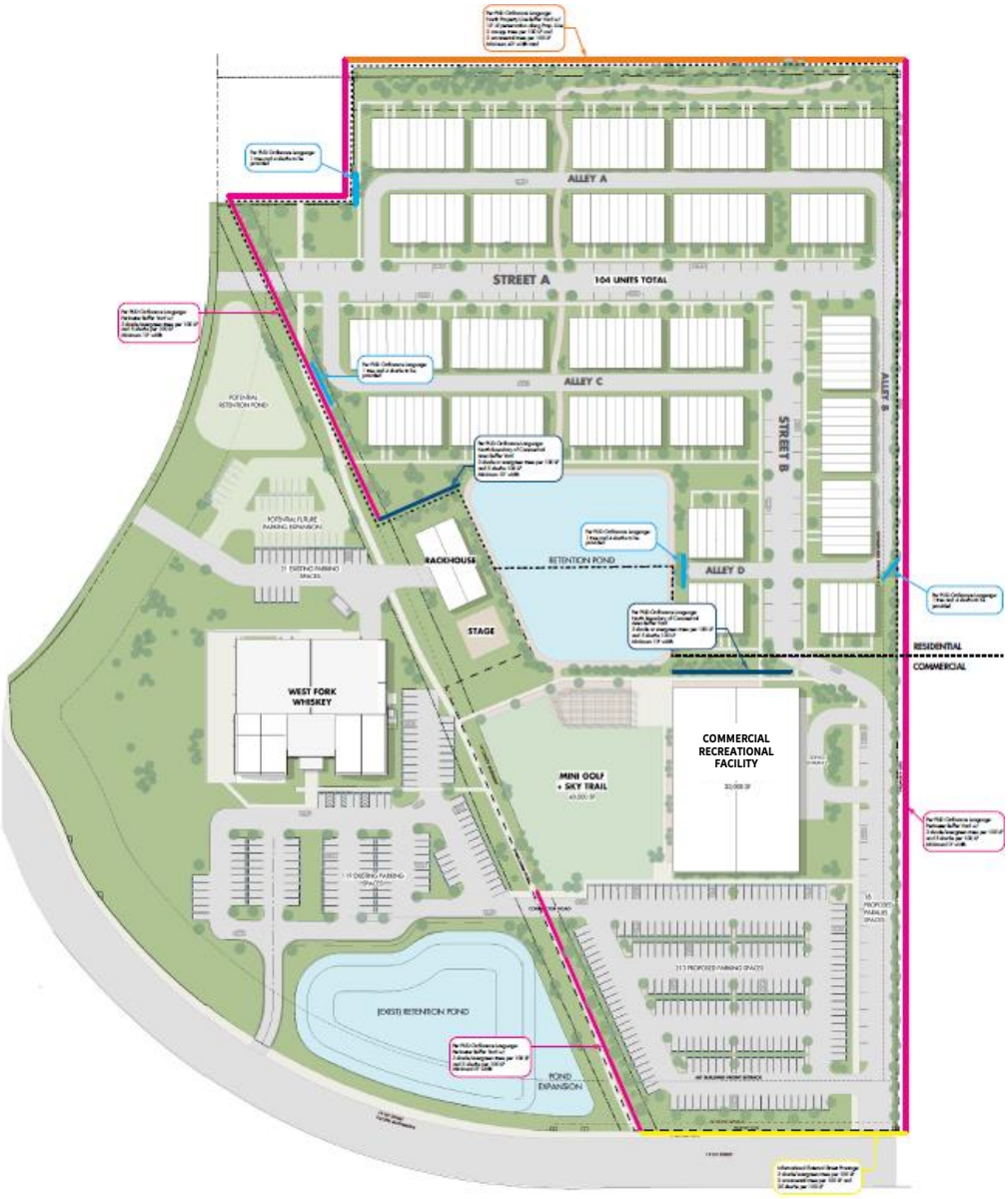


EXHIBIT E

LANDSCAPING EXHIBIT



WEST FORK DISTRICT

LANDSCAPING EXHIBIT SCALE: 1" = 60'-0"

BLACKLINE

EXHIBIT F

AMENITY CHARACTER EXHIBITS

WEST FORK DISTRICT

CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

BLACKLINE

WEST FORK DISTRICT

LANDSCAPING EXHIBIT SCALE: 1" = 60'-0"

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EXHIBIT C
TOWNHOUSE ELEVATIONS

EXHIBIT F

AMENITY CHARACTER EXHIBITS

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE
Document Cross Reference Instrument Nos. 2005-25459 and 2018-07905

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

WHEREAS, the Developer filed a petition under Docket Number 2505-PUD-11 (Ordinance 25-28) with the Plan Commission and City Council to amend the Unified Development Ordinance and the Zoning Map with regard to that certain real estate consisting of 24.93 acres within Area A of the Osborne Trails PUD, which is legally described on **Exhibit A** (the "Real Estate") along with the proposed concept plan for the residential development located on the Real Estate; and

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to consider approval of the Osborne Trails PUD Amendment VI subject to the following commitments (the "Commitments").

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") applicable to the Real Estate:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least Eighty-five percent (85%) of the Residential Units shall be owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, would result in significant financial harm to the owner. The owner must inform the homeowner association ("Association") of the specific circumstances of the hardship and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. West Fork Whiskey Real Estate JV, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. The Commitments shall continue in effect until modified or terminated. The Commitments shall only be modified or terminated by the Plan Commission in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. The Commitments shall be effective upon the City Council's approval of the Osborne Trails PUD Amendment VI.

Section 5. Recording. The Commitments shall be recorded in the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Osborne Trails PUD Amendment VI. Within fifteen (15) days after recording the Commitments, the Developer shall provide a recorded copy of the Commitments to the Department.

Section 6. Enforcement. The Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. The Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, the Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

I**N WITNESS WHEREOF**, West Fork Whiskey Real Estate JV, LLC, have caused the Commitments to be executed as of the dates identified below.

"Developer"

West Fork Whiskey Real Estate JV, LLC

By: _____
Name: _____
Title: _____
Date: _____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ _____ as _____ of West Fork Whiskey Real Estate JV, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires: _____
Notary Public

_____

Residing in _____ _____
County of _____ Printed Name

This instrument prepared by Russell L. Brown, Clark Quinn Moses Scott & Grahn, LLP

Return to: Edward Freeman, Weekley Homes, LLC, 9310 N. Meridian Street, Suite 100, Indianapolis, Indiana 46260.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Russell L. Brown

EXHIBIT A
REAL ESTATE

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EXHIBIT A
CONCEPT PLAN

WEST FORK DISTRICT
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

BLACKLINE

WRITTEN PUBLIC COMMENTS

Docket Number: 2505-PDU-11

Petitioner: West Fork Whiskey Real Estate JV, LLC by Clark Quinn Law

Request: Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community.

Enclosed Attachments ***(as of 5:00pm., Monday, May 5, 2025)***

May 5, 2025 - Advisory Plan Commission Meeting

1. Cheryl Austin 158 Parksville Path 04/29/2025

Weston Rogers

From: Cheryl Austin <cheraust3@gmail.com>
Sent: Tuesday, April 29, 2025 9:09 AM
To: planners
Subject: Ord 25-28 Input

WARNING: This external email is from cheraust3@gmail.com <mailto:cheraust3@gmail.com> .

Hello,

I just closed on my Osborn Trails 55+ community home on 3/28/2025. When I read the City Council notes this morning, my reaction to this project update was, “Oh no!”.

My concerns are rooted in traffic and road improvements and maintenance. I’ve learned quickly to avoid making left turns onto 191st from Horton road heading south, ever! I go to the stop sign at Spring Mill and 191st (out of my way, but safety first!) then make my left turn. And, Horton Road, Spring Mill (OT origination point at 193 going east..I think), and 191st heading north from US 31 are VERY narrow and pot hole laden. I can’t imagine more traffic on these roads!

I’ll look forward to early updates on the plan for for road and traffic management. Please don’t make me regret my home purchase in Osborn Trails, all the way from NV!

Thank you,
Cheryl Austin
158 Parksville Path
Westfield, IN 46074

Sent from my iPhone

Docket Number: 2506-PUD-12 (Ord. 25-34)

Petitioner: Jersey 32, LLC, represented by Nelson & Frankenberger, LLC

Request: A change in zoning for roughly 4.78 acres from MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) district.

Current Zoning: MF1: Multi-family Low Density District

Current Land Use: Single-family residential, commercial office, State right-of-way

Acreage: Approx. 4.78 acres

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-34
4. Concept Plan
5. Renderings and Elevations
6. Economic Development Letter of Review
7. Neighborhood Meeting Summary

Staff Reviewer: Lauren Gillingham-Teague, AICP - Senior Planner

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PETITION HISTORY

The petition was introduced for first reading at the May 27, 2025 City Council meeting.

A public hearing will be held at the June 2, 2025 Advisory Plan Commission Meeting. At this time, staff has not received any public comments related to the petition. A neighborhood meeting was held on May 22, 2025; A summary of the meeting is attached as **Exhibit 7**. Economic Development has provided a favorable letter of review (see **Exhibit 6**).

PROJECT OVERVIEW

Location: This subject real estate is approximately 4.78 acres in size and is generally located at the southeast corner of Poplar St and US 32, bound to the south by Jersey St, and to the east by Mill St, as shown in **Exhibit 2**. The site consisting of 10 established lots totaling 3.28 acres and roughly 1.5 acres of excess INDOT right-of-way.

The parcels making up the subject Property are zoned MF1: Multi-family Low Density District. Adjacent zones are MF1 to the west on the other side of Poplar St; MF1 and Najem PUD to the south; Union Square at Grand Junction PUD to the east; and GB, SF3, LB, and The Junction PUD to the north.

Project Description: The petitioner requests the change in zoning to allow for the creation of a mixed-use district which is planned to include a stand-alone, sit-down restaurant, 15,000 sq. ft of office space, 43,000 sq. ft of retail space, up to 235 market-rate apartments, over 530 parking spaces, and a public art and retail plaza. Skender Construction plans to use 10,000 sq. ft of the 15,000 sq. ft of office space for their Indiana headquarters.

A new curbs cut will be added to Jersey St to provide vehicular access into the parking garage. Of the parking spaces provided, up to 30% may be permanently reserved for apartment residents. As with any downtown-style development, residents without the use of a reserved parking space will have the ability to park in any public parking space, either on-street, in a public surface lot, or within one of the three downtown parking garages.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions. Capitalized terms not otherwise defined in the ordinance shall have the means ascribed to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires substantial conformance with the *intent* of the Concept Plan. The site design, including the location and arrangement of uses, may change pending a full engineering review of the site.

Underlying Zoning: As proposed, the PUD Ordinance assigns LB-H: Local Business/Historic District as the underlying zoning district for the entire development. This zone allows for large scale development of LB-H: Local Business-Historic District uses.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district but waives all Special Exception uses, Prohibited uses, and the Childcare/Daycare Center use. Multifamily Dwelling (up to 235 units), Public or Private Park, and Commercial Parking Lots and Structures (in conjunction with a mixed-use building) are added as permitted uses.

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the LB-H District, with some modifications. A comparison of the standards is included in the table below. It's important to note that LB-H is intended to be very flexible to accommodate the preservation and restoration of historic buildings as well as the construction of new buildings that match or complement the historic style of surrounding buildings. As a result, the zone does not provide any definite lot standards.

	Proposed in PUD	**UDO (LB-H)**
Min. Lot Area	No Minimum	Shall be compatible with the surrounding area
Min. Lot Width	No Minimum	
Max. Lot Coverage	No Maximum	
Min. Tract Requirement	No Minimum	
Min. Lot Frontage	No Minimum	
Min. Front Yard Setback	0'	
Min. Side Yard Setback	0'	

Min. Rear Yard Setback	0’	
Min. Building Height	Two Stories	
Max. Building Height	No Maximum	

Overlay Districts: The US 31 and SR 32 Overlay Districts shall not apply.

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

Architectural Standards: The proposed PUD Ordinance waives the architectural standards found in Article 6.3. Instead, a character exhibit is provided to “establish a benchmark for quality, vision, and appearance of architecture within the District” (see **Exhibit 5**). Substantial compliance with the character exhibits is not required. Mechanical equipment and utility meters must be screened, and external wall protrusions (gutters, downspouts, vents, etc.) must be integrated into the design of the building.

Landscaping Standards: Article 6.8 Landscape Standards shall not apply. Site plantings shall be generally consistent with those shown in the Concept Plan. Compliance with the Concept Plan, as well as any needed landscape substitutions or omissions, shall be agreed upon by the Director of Community Development, the Director of Public Works, and/or the Director of Parks and Recreation.

Lighting Standards: Standards found in Article 6.9(F)(2) Lighting Standards; Multi-family Residential and Nonresidential Standards shall not apply to Lot Lines adjacent to public Rights-of-Way.

Parking and Loading Standards: The proposed ordinance waives Article 6.14(C) Loading Berths and modifies Article 6.14(G) Off-Street Parking to increase the shared parking reduction from 70% to 80%, decrease the number of off-street parking spaces required per multi-family dwelling unit from 2 spaces to 1.25 spaces, and prohibit off-street parking within Established Front Yards. Standards related to surfacing material, aisle width, parking lot lighting, and bicycle parking remain unchanged.

Design Standards: The PUD waives Article 8.6 Open Space and Amenity Standards and Article 8.9 Street and Right-of-Way Standards. Article 8.6 is not applicable to the development as it only applies to residential districts and doesn’t include residential uses within nonresidential districts.

COMPREHENSIVE PLAN

The 2013 Grand Junction Implementation Plan identifies the site as being entirely within the “Junction Sub-district” (north of the Midland Trail). The 2016 Grand Junction Sub-Districts Addendum further refines the Junction sub-district through the creation of sub-areas. The site lies entirely within the Main Street Corridor Sub-area.

Junction Sub-district:
The 2016 Grand Junction Sub-district Addendum contemplates the Junction sub-district as a focal point for the community by providing a complete range of goods, services, and entertainment. The district

should accommodate mixed-use development and redevelopment while balancing Westfield's historic charm and character.

Main Street Corridor Sub-area:
The vision for this sub-area is to serve as the backbone of the Junction Sub-district. Buildings over three stories are encouraged, however, building facades should be design at a pedestrian-scale and contribute to a desirable public realm. A mix of land uses are encouraged, but residential uses should generally be located on upper floors.

PROCEDURAL

Public Hearing: A change of zoning request must be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the June 2, 2025 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: This petition was introduced for first reading at the May 27, 2025 City Council meeting.

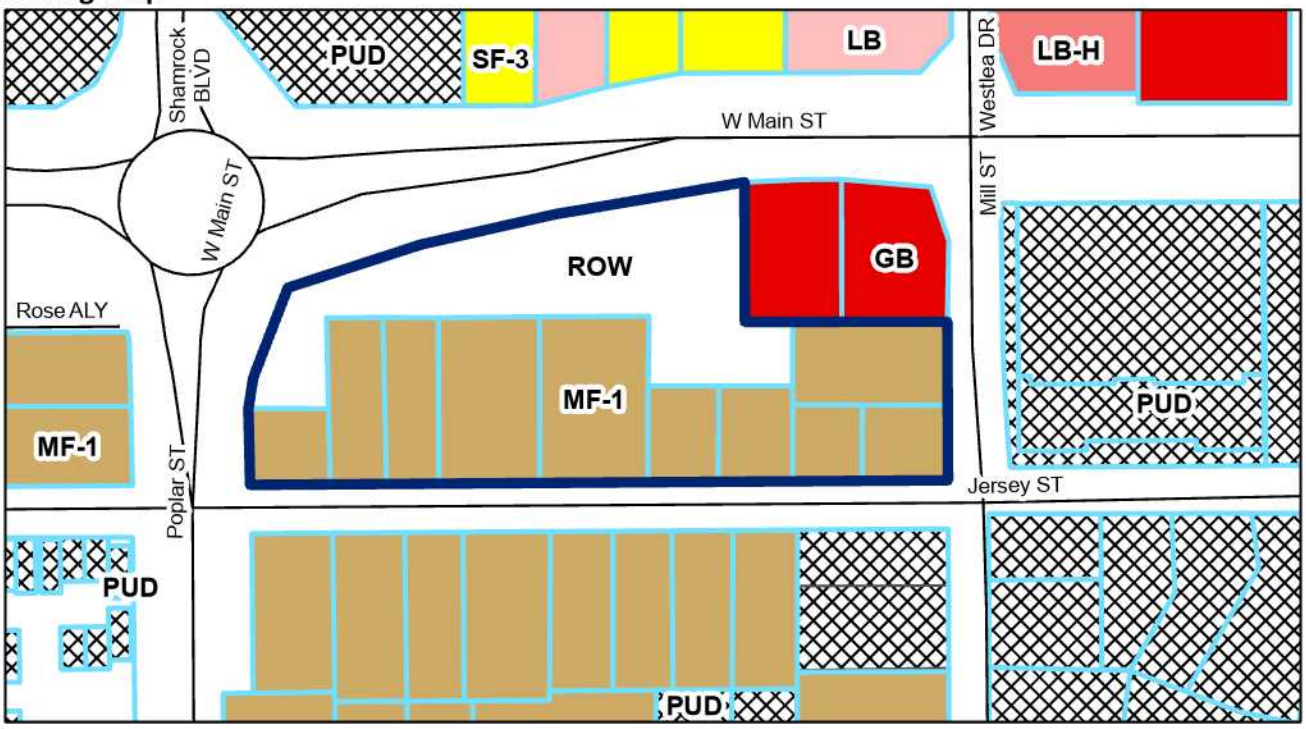
DEPARTMENT COMMENTS

1. **Action:**
    a. Hold a public hearing at the June 2, 2025 Plan Commission meeting.
    b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation, subject to determination by the Plan Commission. Unless substantial concerns are raised at the Public Hearing, Staff suggests the Commission vote to waive the workshop scheduled for July 21st. If the workshop meeting is waived, the Commission will vote on the recommendation at the July 7th meeting.
2. If any Plan Commission member has questions prior to the public hearing, please contact Lauren Gillingham-Teague, AICP at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Jersey 32 PUD
2506-PUD-12

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.01 0.03 0.06 Miles

N

ORDINANCE NUMBER 24-__

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

"Jersey 32"

This is a Planned Unit Development District Ordinance (to be known as the "**JERSEY 32 PUD**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

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

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ___ __, 2025;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Jersey 32 PUD**" (the "District").

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

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

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

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. While final engineering, design and layout may vary from the Concept Plan, the Real Estate shall be developed in general conformance with the Concept Pla while maintaining consistency with the intent set forth in Exhibit B as determined by the Director of Community Development.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

4.1 LB-H: Local Business / Historic District

Section 5. **Overlay Districts.**

5.1 Article 5.2 US Highway 31 Overlay District of the UDO shall not apply to the Real Estate.

5.2 Article 5.3 State Highway 32 Overlay District of the UDO shall not apply to the Real Estate.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 All Special Exception Uses, Prohibited Uses and Childcare /Daycare Centers shall

be prohibited.

6.2 The following additional uses shall be permitted in the District:

A. A maximum of 235 multi-family dwellings shall be permitted.

B. Park, Public or Private

C. Commercial Parking Lots and Structures, Public s

- Permitted only in conjunction wit a mixed-use building. No standalone commercial parking lots and structures shall be permitted.

Section 7. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

7.1 Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Jersey 32 PUD**
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height*	Two (2) Stories
Maximum Building Height	No Maximum

* Minimum Building Height is measured at the highest point of a building.

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

8.1 Article 6.3 Architectural Standards: Shall not apply; rather:

A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture

within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development I the District shall be consistent with the Character Exhibit as determined by the Director of Community Services.

B. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.

C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

8.2 Article 6.8 Landscaping Standards: Shall not apply. Rather, plantings shall be generally consistent with those shown on the Concept Plan, though landscaping may include substitutions, omissions, or relocations where appropriate to fulfil the overall design and effect within the District. Landscaping placement, substitutions, omissions, and ultimately general compliance with the Concept Plan shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation.

8.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way.

8.4 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

A. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

B. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:

i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

ii. Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.

iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to

the development of the District.

9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

Jersey 32 PUD Draft 3 050225

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

COMBINED LAND DESCRIPTION (PER THIS SURVEY)

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; SAID POINT BEING ON THE NORTH LINE OF JERSEY STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST 716.81 FEET ALONG THE NORTH LINE OF JERSEY STREET TO THE EAST LINE OF WESTFIELD BOULEVARD, PER THE PLANS FOR INDOT PROJECT 1298685; THENCE NORTH 00 DEGREES 17 MINUTES 36 SECONDS WEST 78.37 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 35 OF ABEL DOAN'S ADDITION TO THE CITY OF WESTFIELD, THE PLAT OF WHICH IS RECORDED IN DEED RECORD 49, PAGES 516-517 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 74.76 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024023423 IN SAID RECORDER'S OFFICE; THENCE NORTH 01 DEGREES 00 MINUTES 34 SECONDS EAST 93.45 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 329.94 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024022157 IN SAID RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 14 MINUTES 59 SECONDS EAST 71.23 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE TRACTS DESCRIBED IN INSTRUMENT 2018022225 AND INSTRUMENT 2002099473, BOTH IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 41 MINUTES 18 SECONDS EAST 151.20 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 IN SAID ROBERT'S ADDITION; THENCE NORTH 00 DEGREES 46 MINUTES 12 SECONDS WEST 64.81 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 156.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF MILL STREET; THENCE SOUTH 00 DEGREES 46 MINUTES 12 SECONDS EAST 165.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; CONTAINING 2.386 ACRES, OR MORE LESS.

(INCLUSIVE OF LOTS 3 AND 4 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433; AND THE EAST HALF OF LOT 35 IN ABEL DOAN'S, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER THE PLAT THEREOF RECORDED IN DEED RECORD 49, PAGES 516-517, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.)

EXHIBIT A

REAL ESTATE

Page 2 of 2

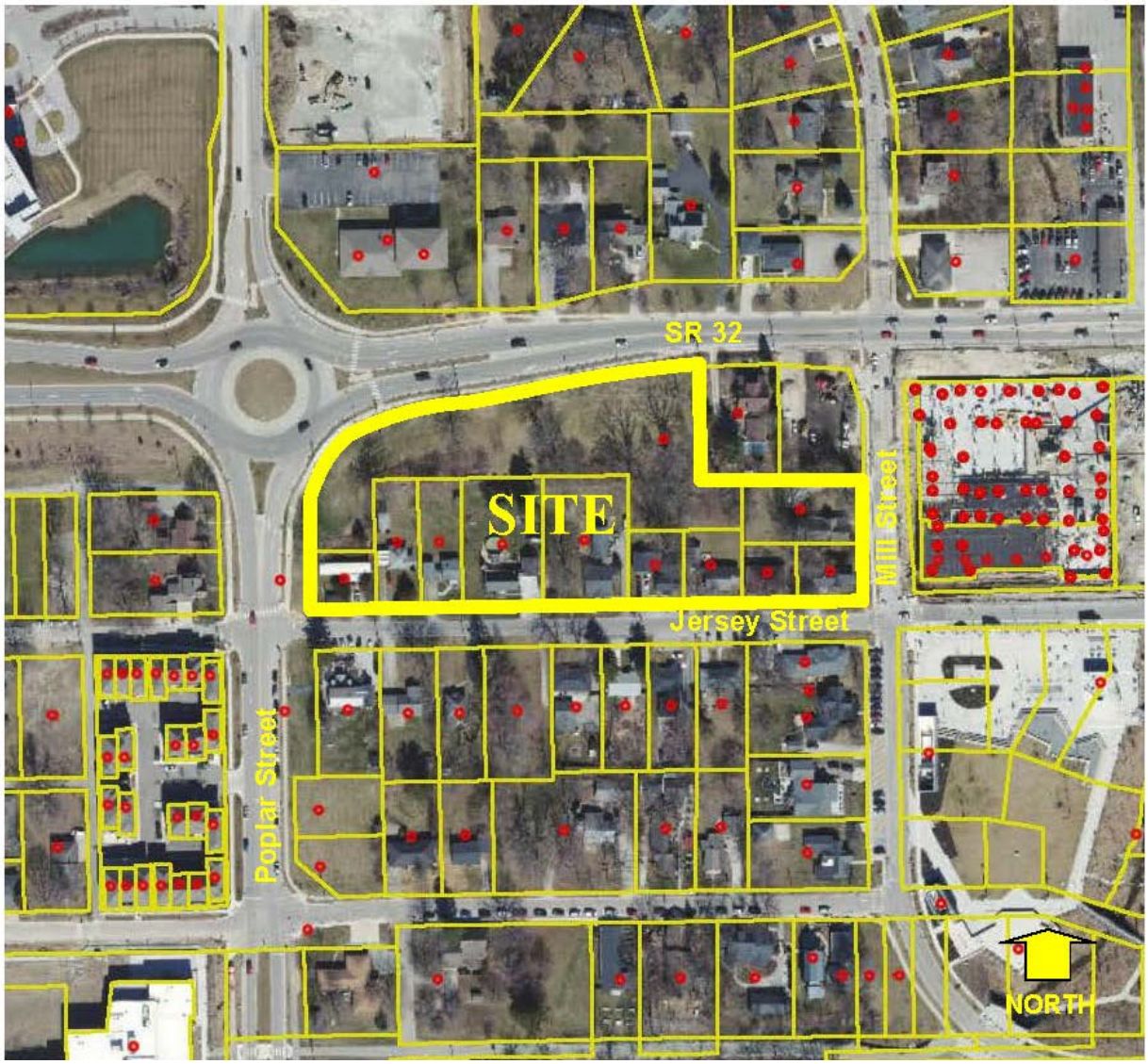


EXHIBIT B

CONCEPT PLAN
(Page 1 of 1)

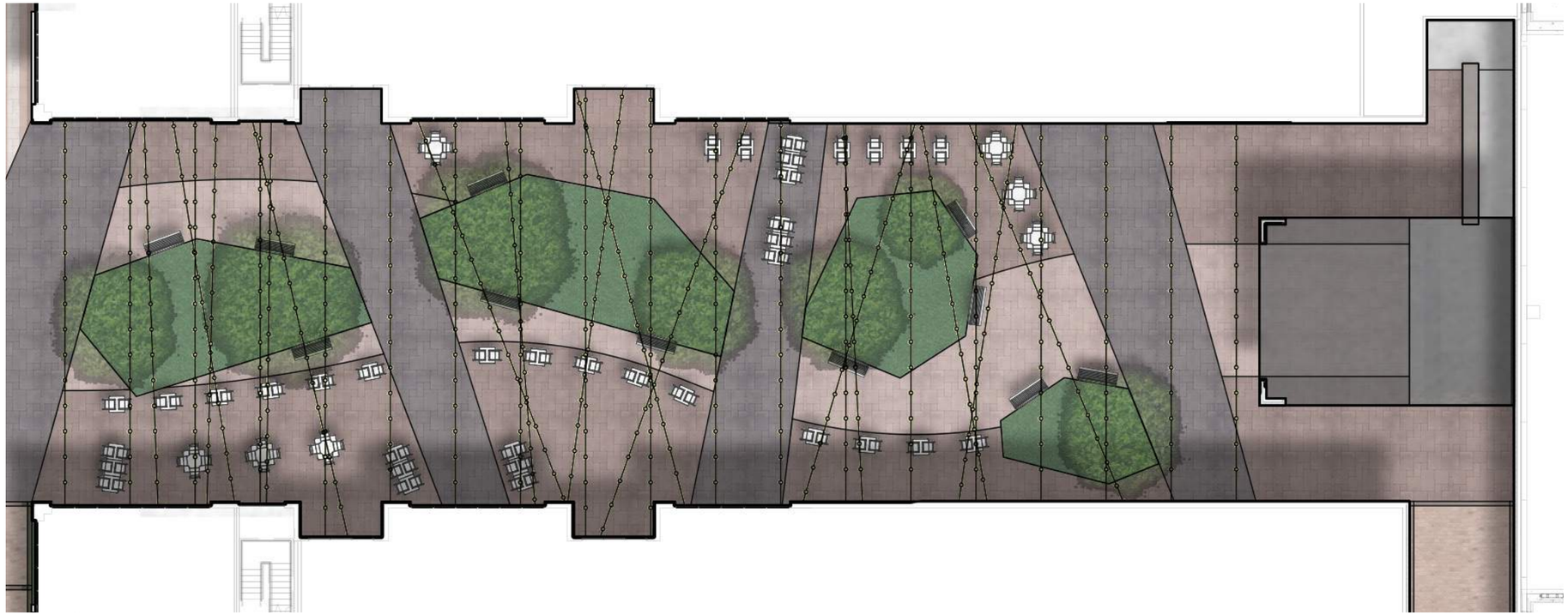
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 25__-PUD-__.

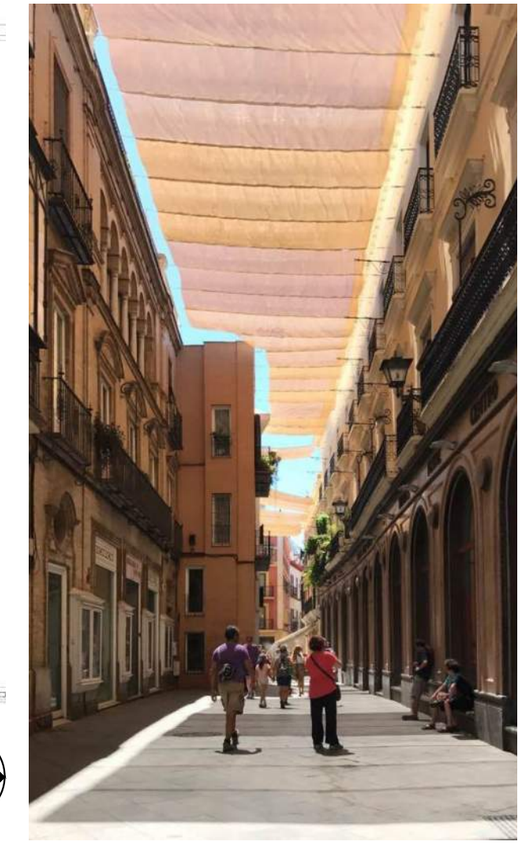
EXHIBIT C

CHARACTER EXHIBIT

(See following 11 pages)

RETAIL PLAZA ENLARGED PLAN





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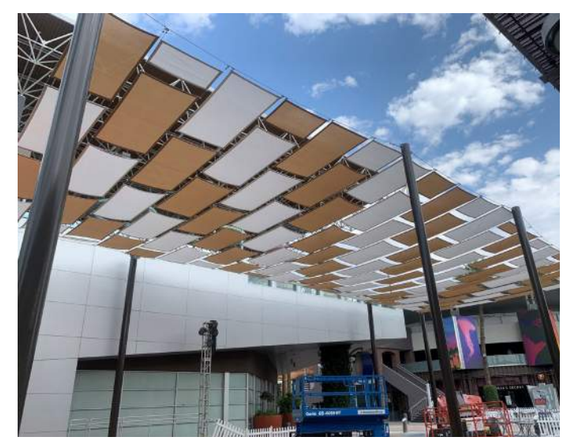
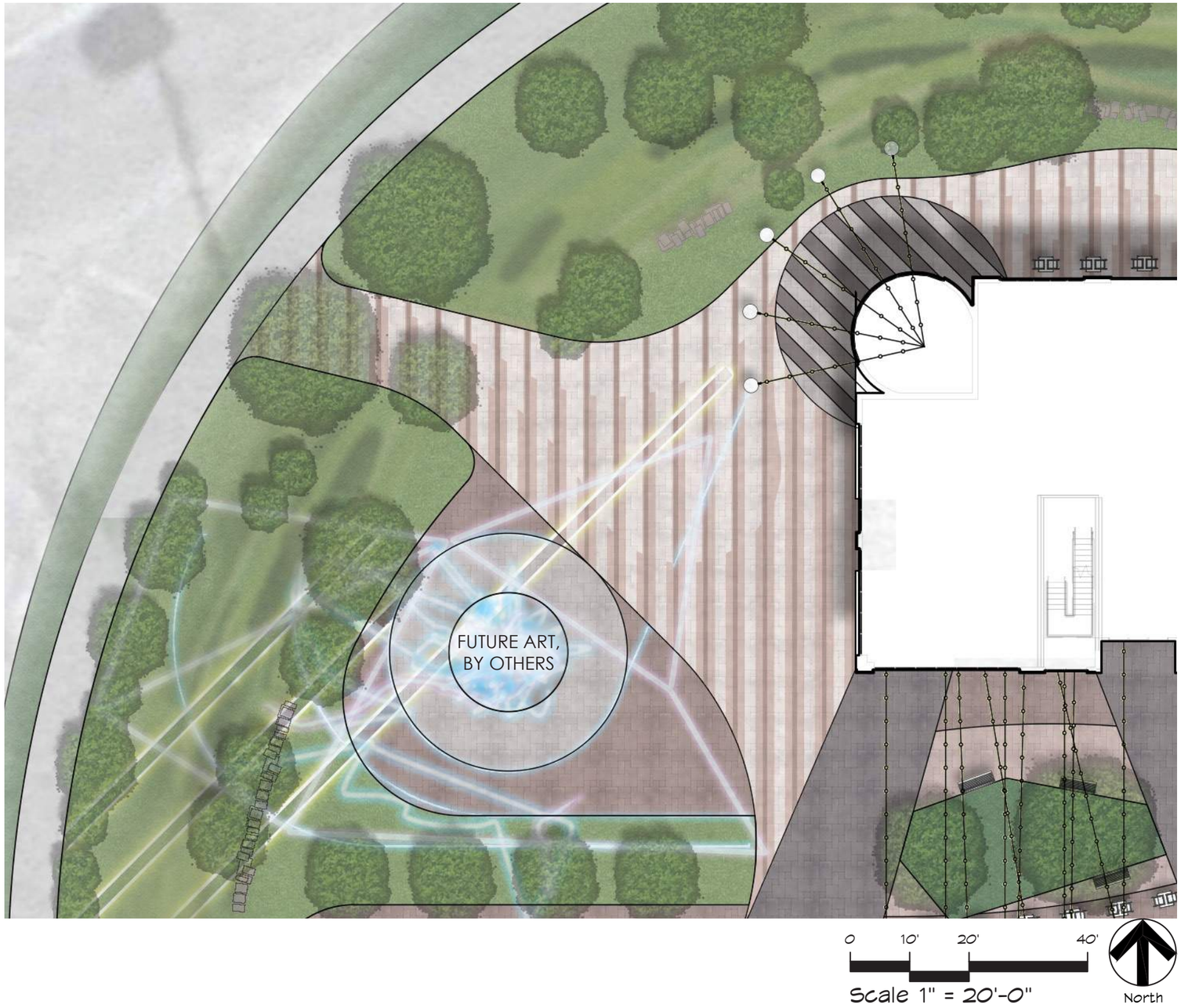
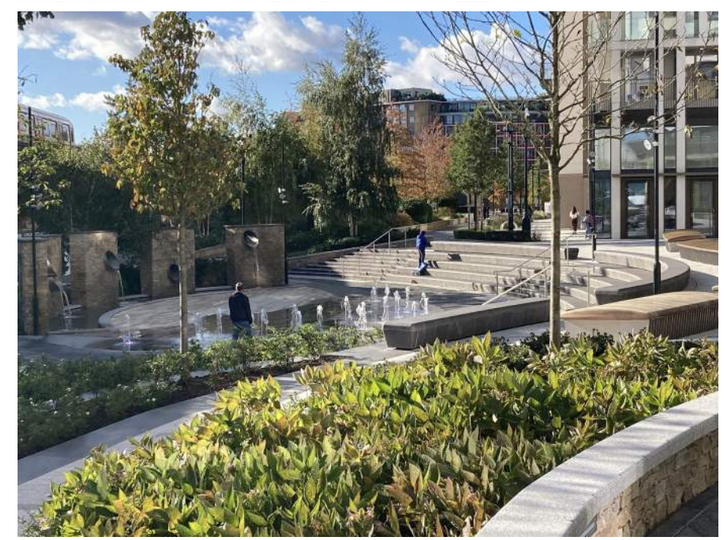
North



ART PLAZA ENLARGED PLAN





STUDIO M
ARCHITECTURE & PLANNING

32 RETAIL PLAZA ENLARGED PLAN

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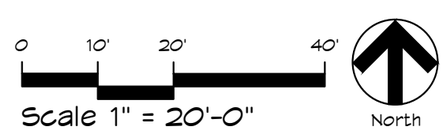
North

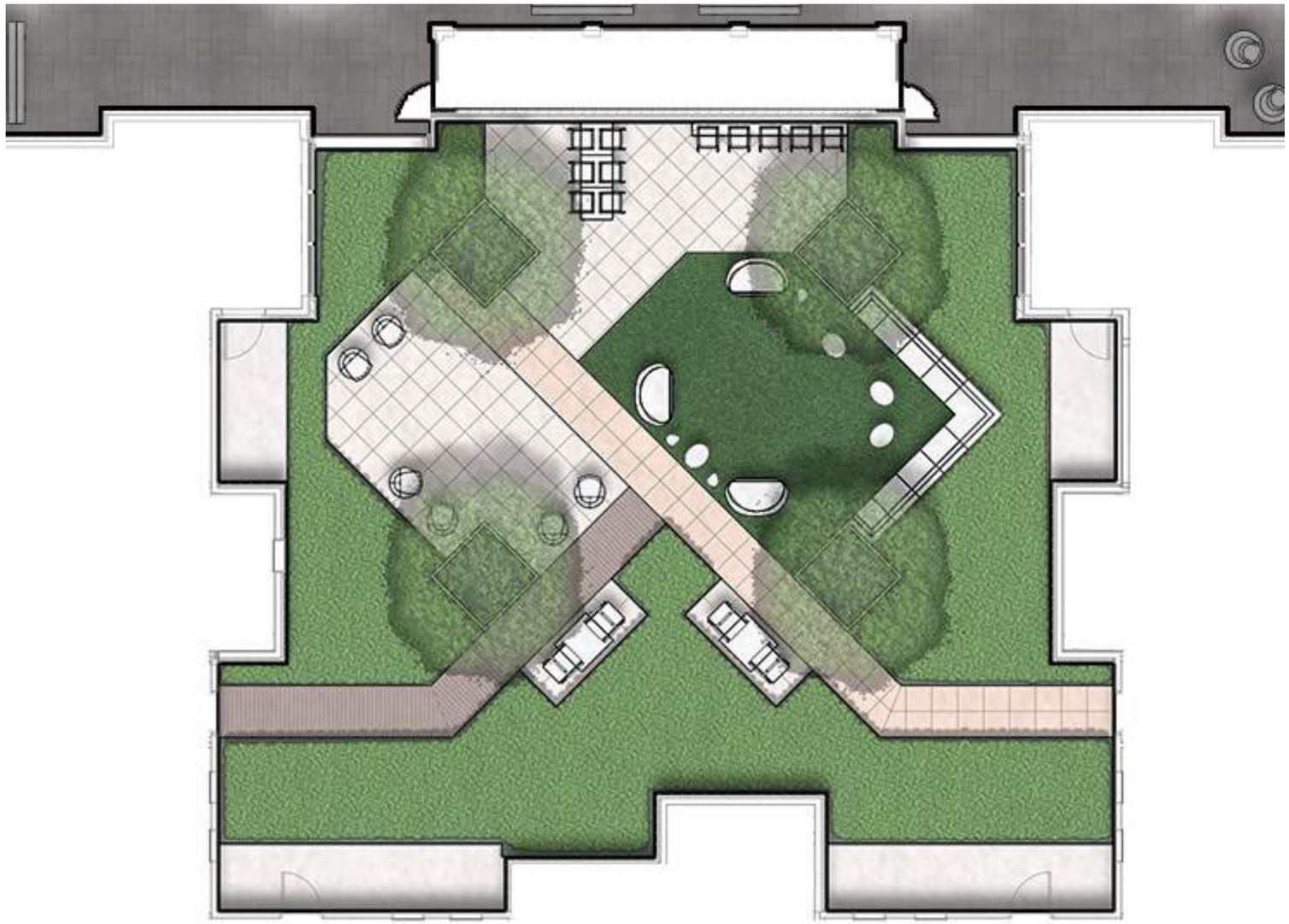
STUDIO M
ARCHITECTURE & PLANNING

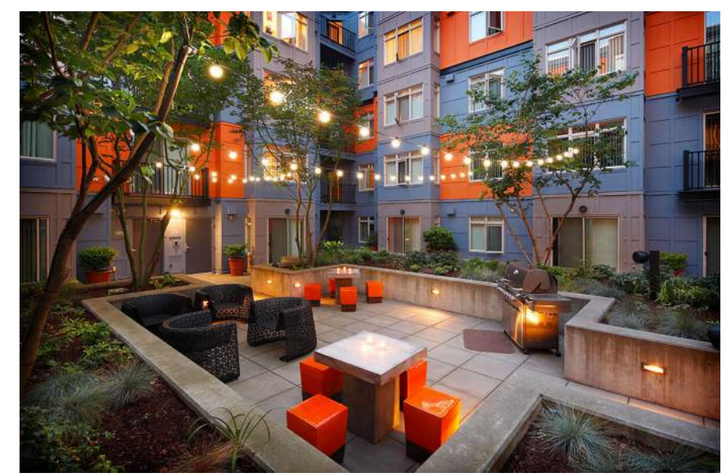
OFFICE PLAZA ENLARGED PLAN

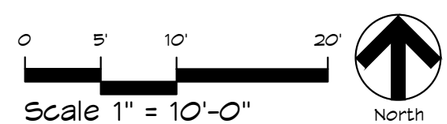


STUDIO M
ARCHITECTURE & PLANNING

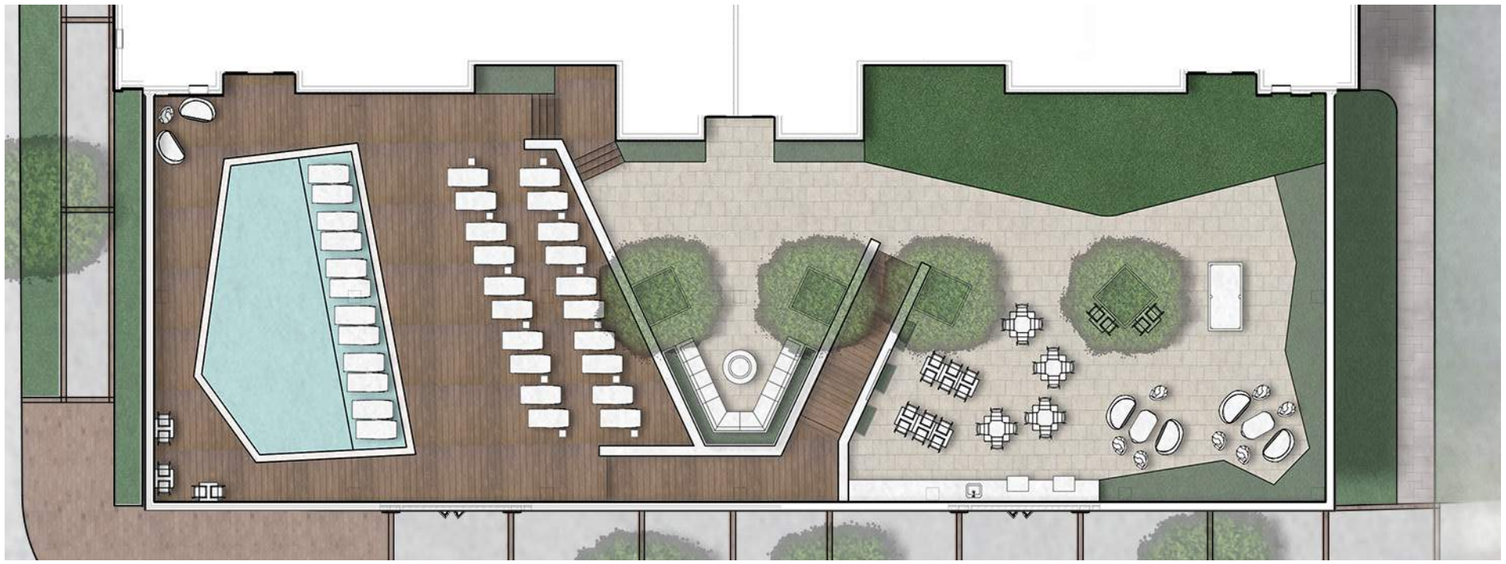
PASSIVE ROOF DECK ENLARGED PLAN

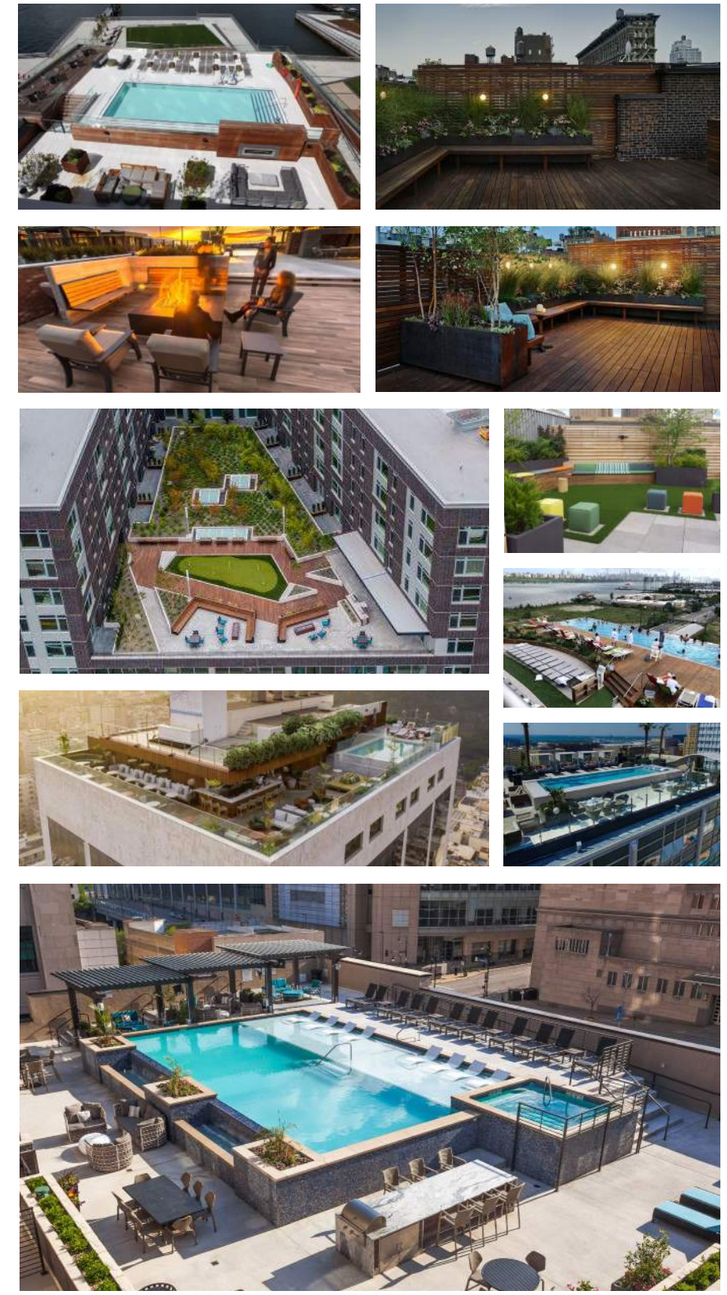






ACTIVE ROOF DECK ENLARGED PLAN





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Scale 1" = 20'-0"

North

STUDIO M
ARCHITECTURE & PLANNING

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

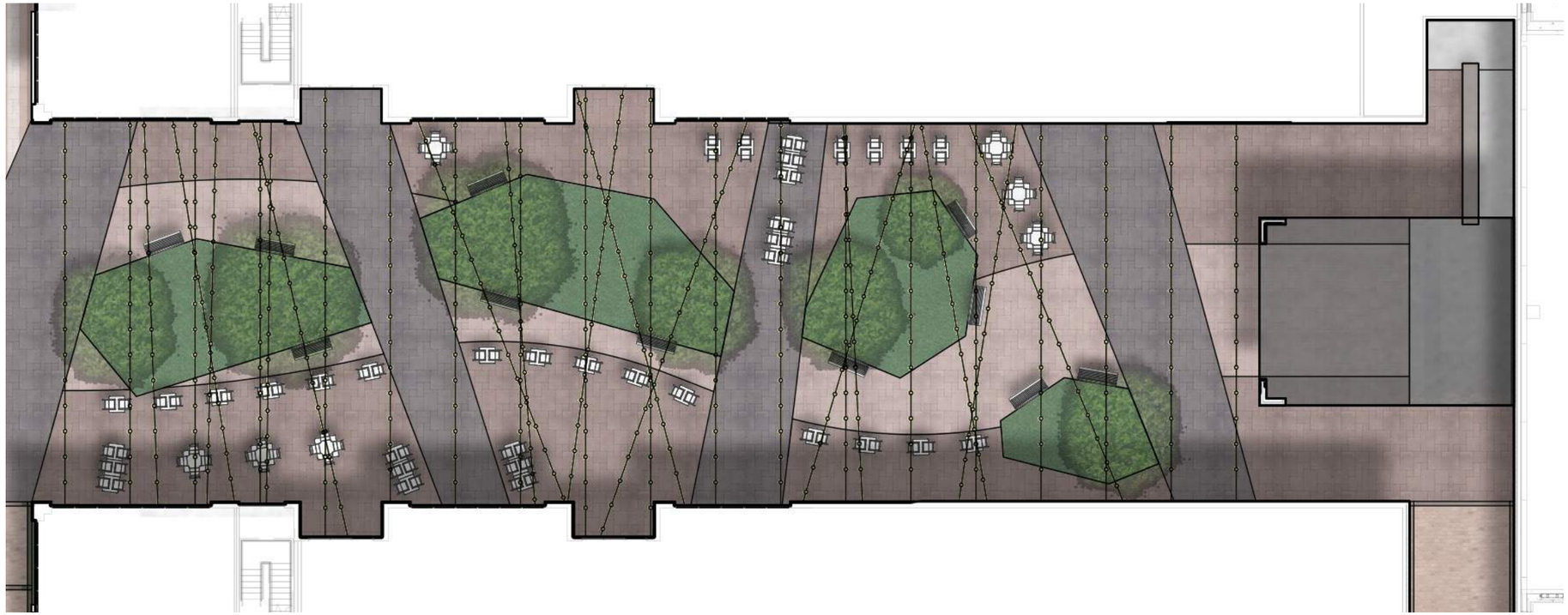
RENDERED VIEW

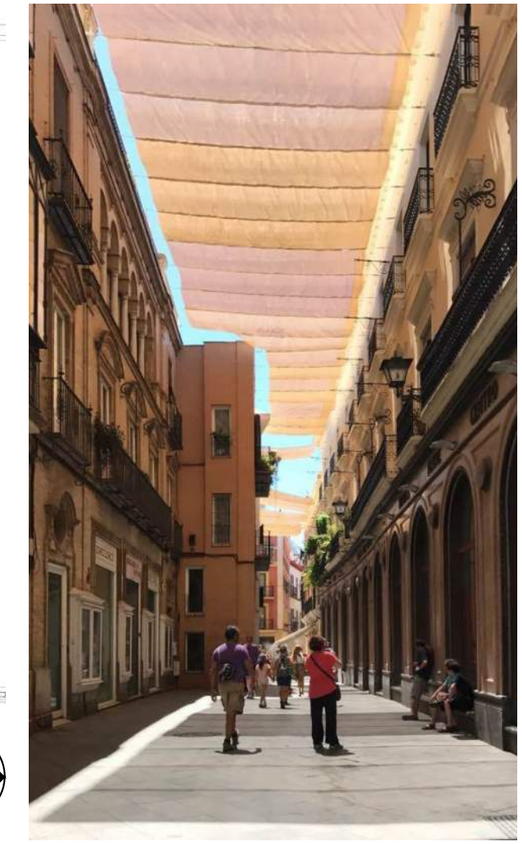
RENDERED VIEW

CONCEPTUAL SITE PLAN RENDERING

STUDIO M
ARCHITECTURE & PLANNING

RETAIL PLAZA ENLARGED PLAN





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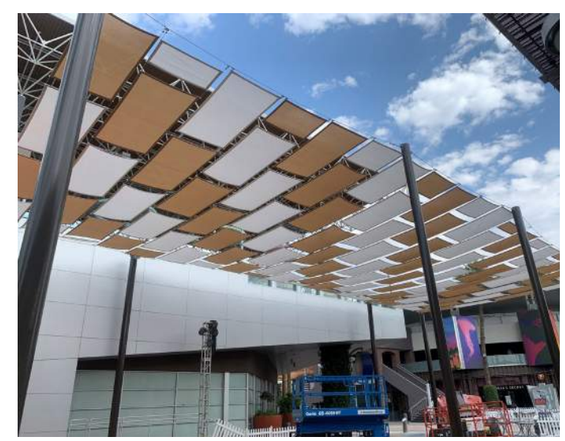
North



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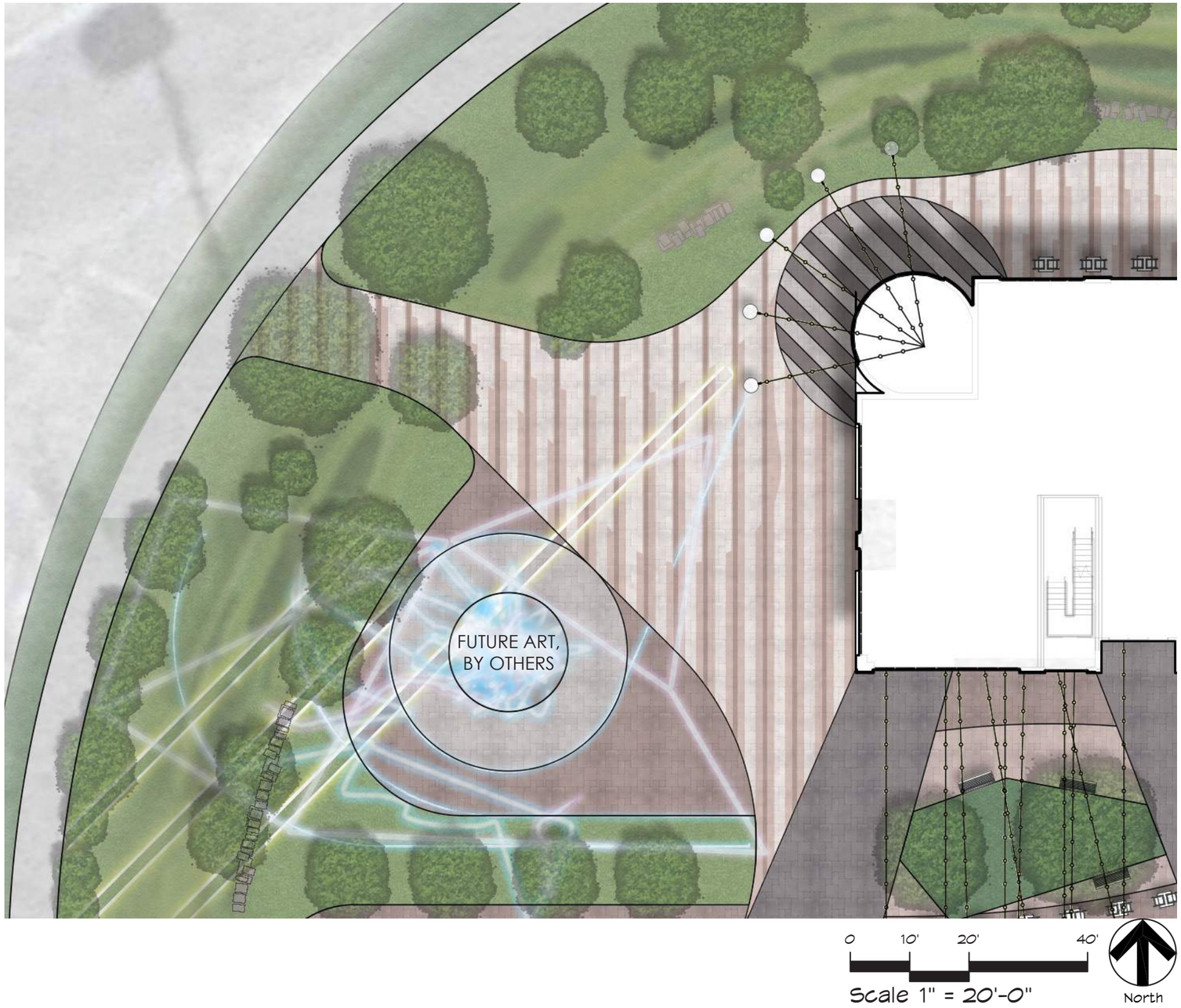

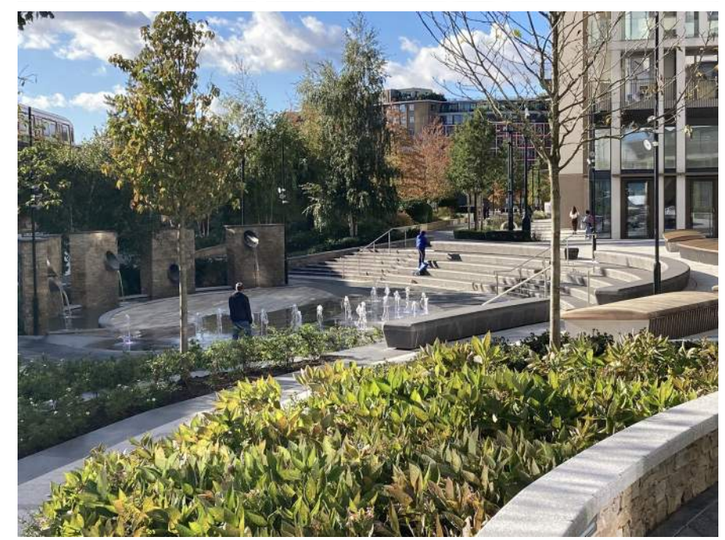

STUDIO M
ARCHITECTURE & PLANNING

32 RETAIL PLAZA ENLARGED PLAN

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Scale 1" = 30'-0"

North

STUDIO M
ARCHITECTURE & PLANNING

OFFICE PLAZA ENLARGED PLAN

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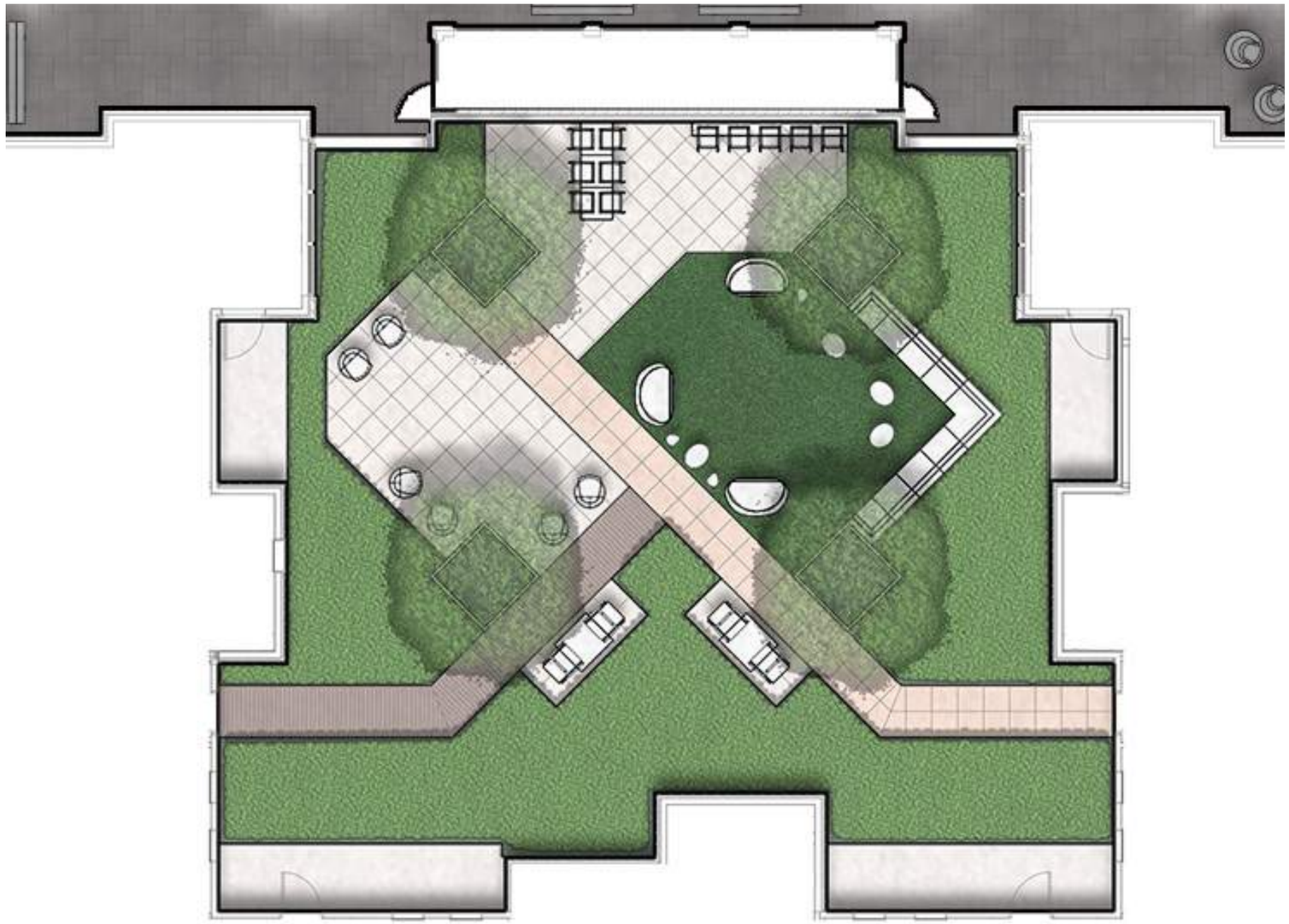
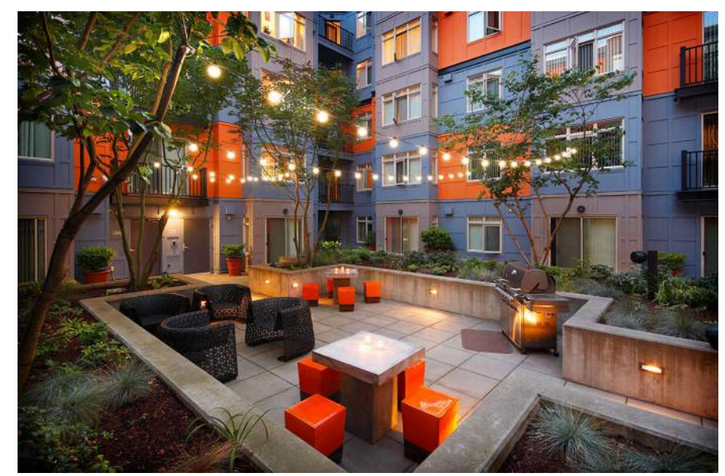
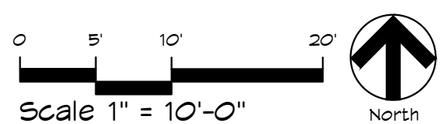
Scale 1" = 20'-0"

North

PASSIVE ROOF DECK ENLARGED PLAN

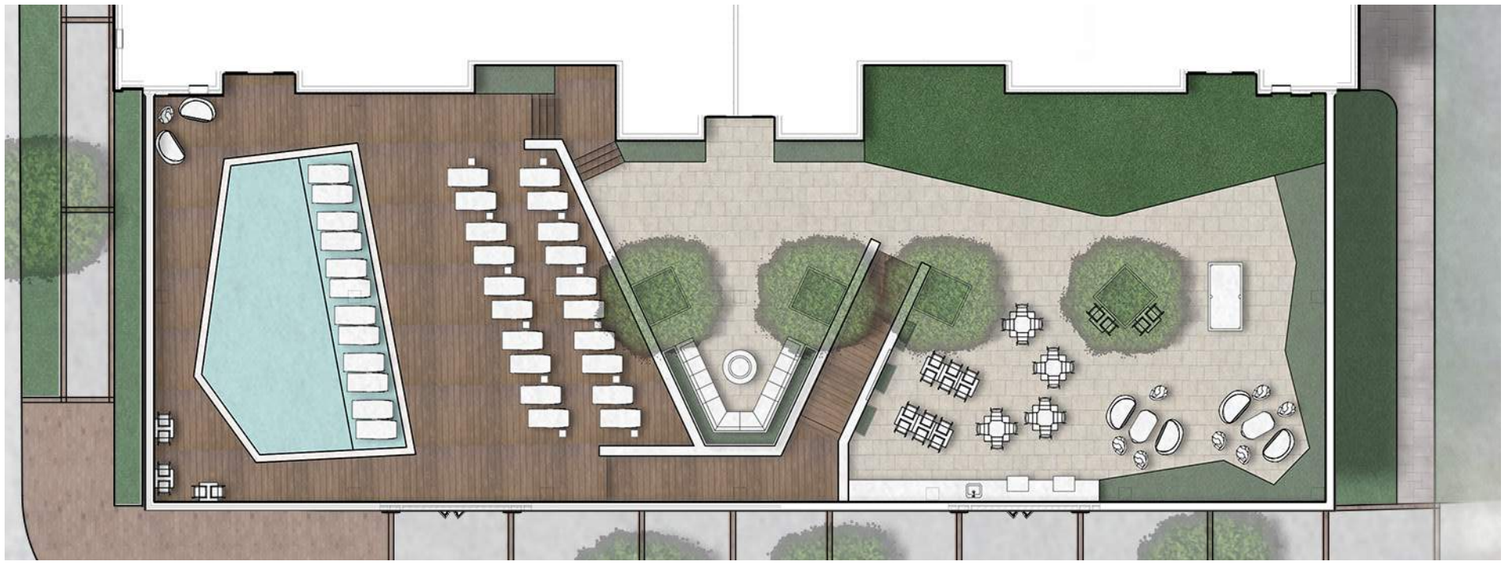


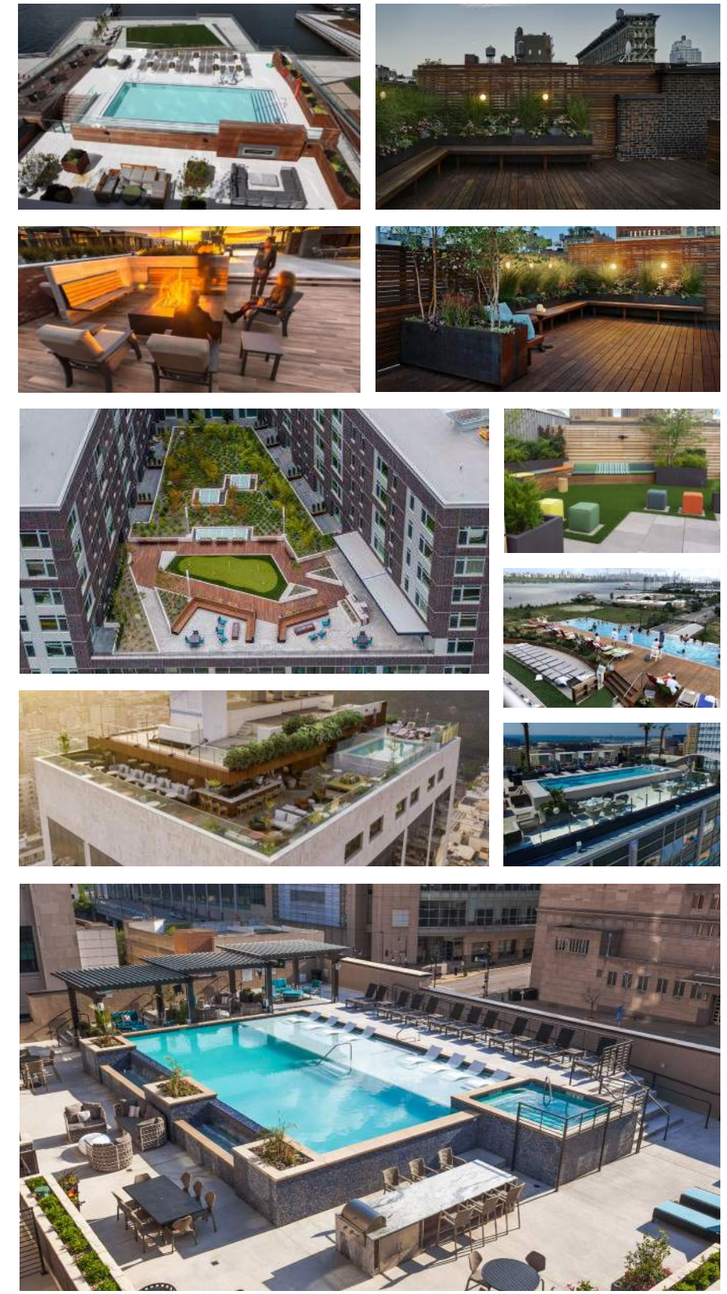




STUDIO M
ARCHITECTURE & PLANNING

ACTIVE ROOF DECK ENLARGED PLAN





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Scale 1" = 20'-0"

North

RENDERED VIEW

RENDERED VIEW

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RENDERED VIEW

RENDERED VIEW

May 1, 2025

Brian Simons- Skender

Jersey 32 Project

bsimons@skender.com

Dear Mr. Simons,

The City of Westfield Economic Development department has reviewed your proposed site plan, building elevations, and renderings for your proposed development, Jersey 32. In conjunction with incentives being requested from the City of Westfield and the Westfield Redevelopment Commission, the attached concept design has been recommended to move forward toward zoning and development plan approvals, with modifications requested as noted on the plans as shown in Exhibit A. Any and all changes to the design following this review must be reviewed and accepted by our department to ensure that the City of Westfield's goals for the project are maintained.

We look forward to reviewing final plans for this project as the design progresses toward construction documents and working with your team through the incentive approval process.

Sincerely,

Jenell Fairman

Jenell Fairman

Executive Director, Westfield Redevelopment Commission

EXHIBIT A

JERSEY 32

Conceptual Package

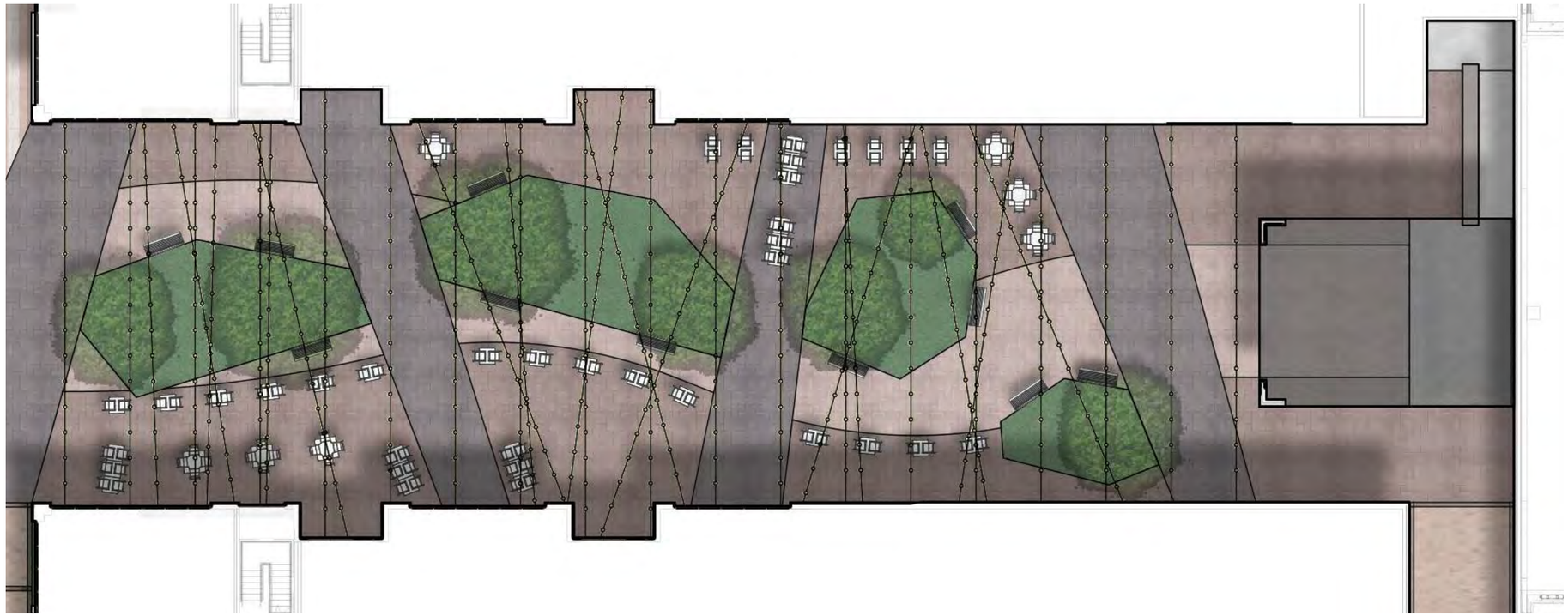
Westfield, Indiana

STUDIO M
ARCHITECTURE & PLANNING

CONCEPTUAL SITE PLAN RENDERING

STUDIO M
ARCHITECTURE & PLANNING

RETAIL PLAZA ENLARGED PLAN



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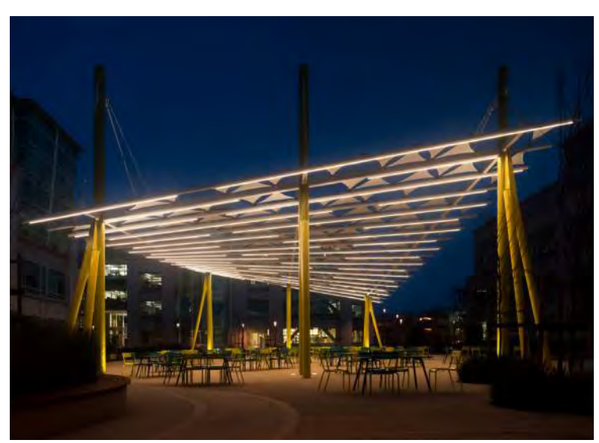

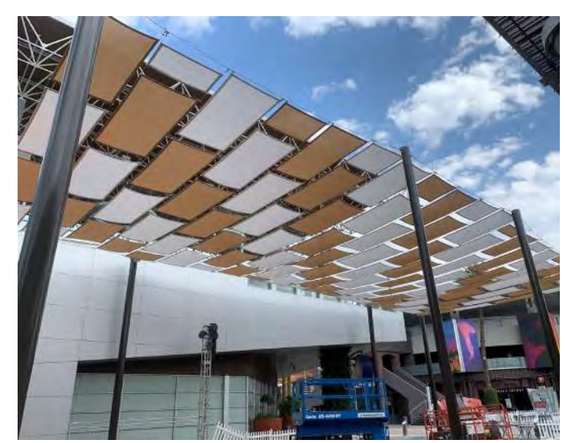

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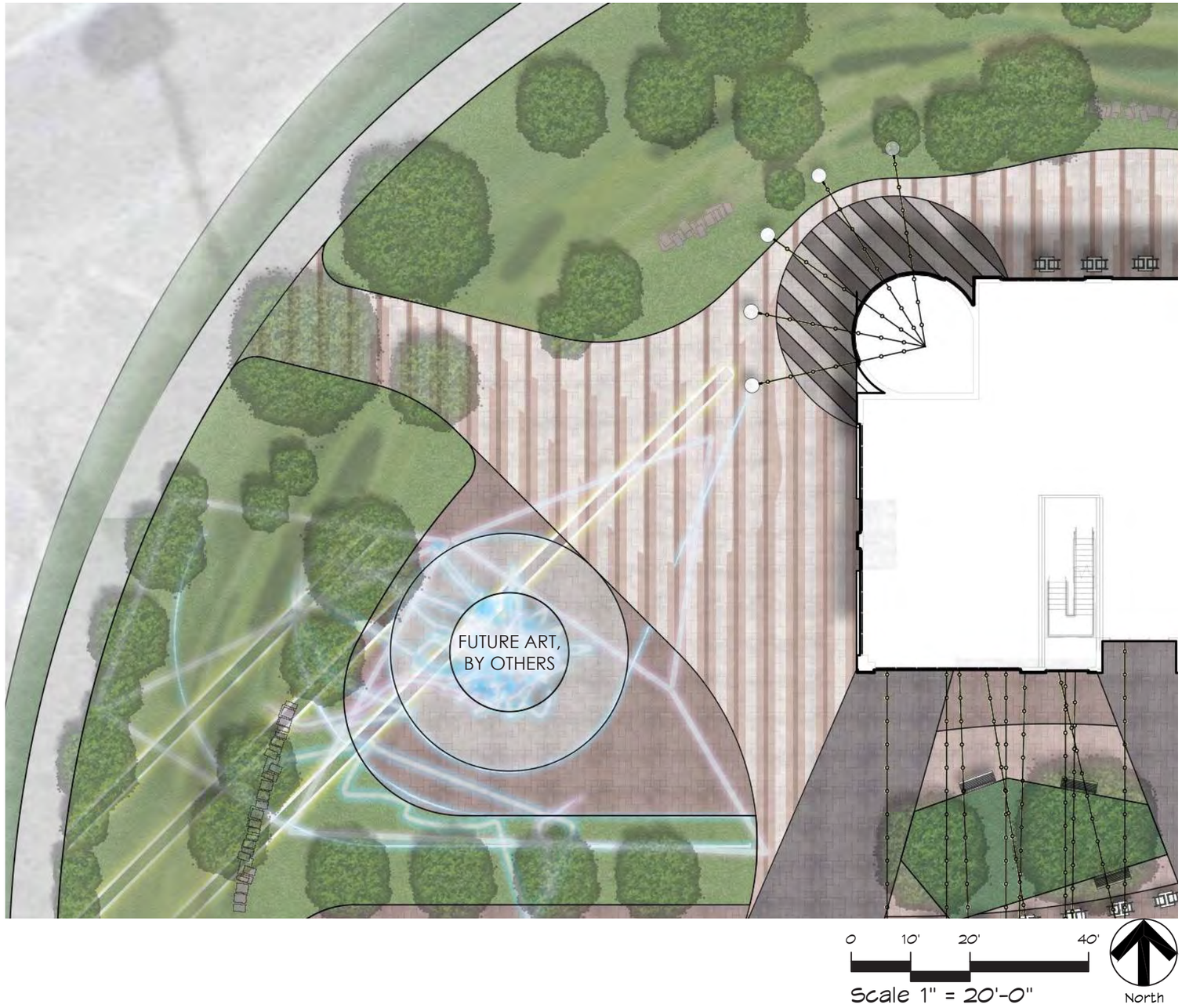
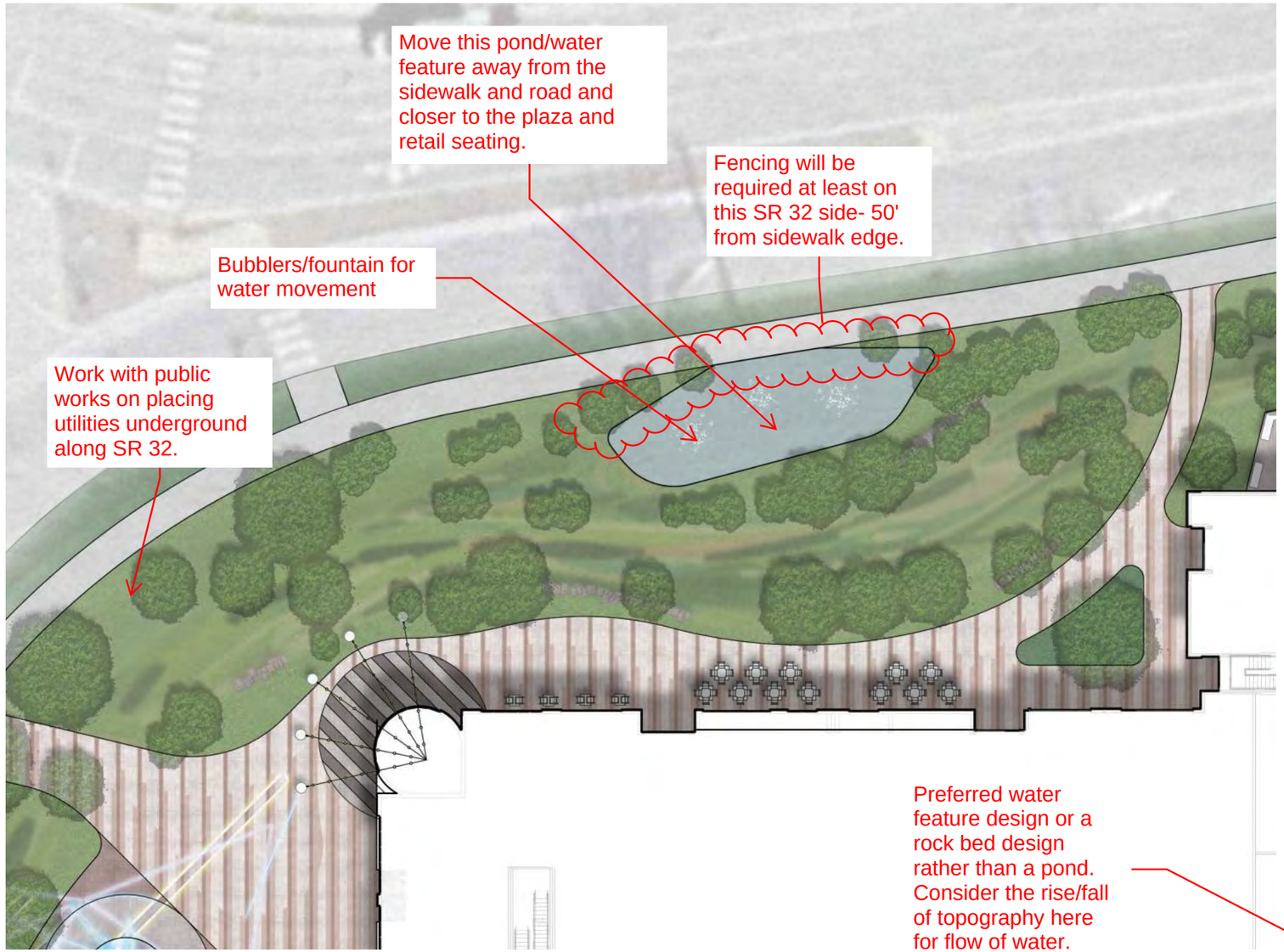


STUDIO M
ARCHITECTURE & PLANNING

32 RETAIL PLAZA ENLARGED PLAN



STUDIO M
ARCHITECTURE & PLANNING

OFFICE PLAZA ENLARGED PLAN

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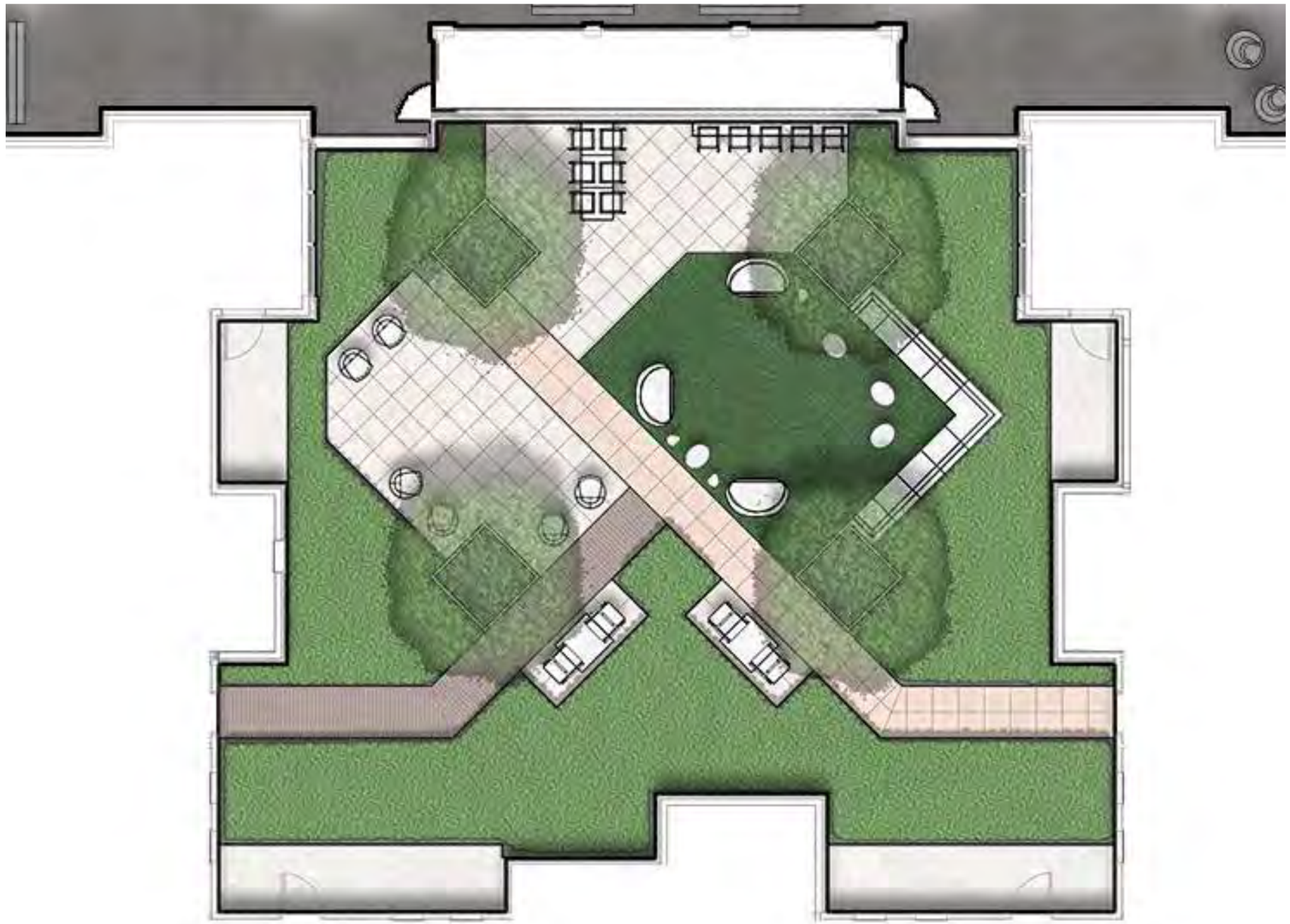
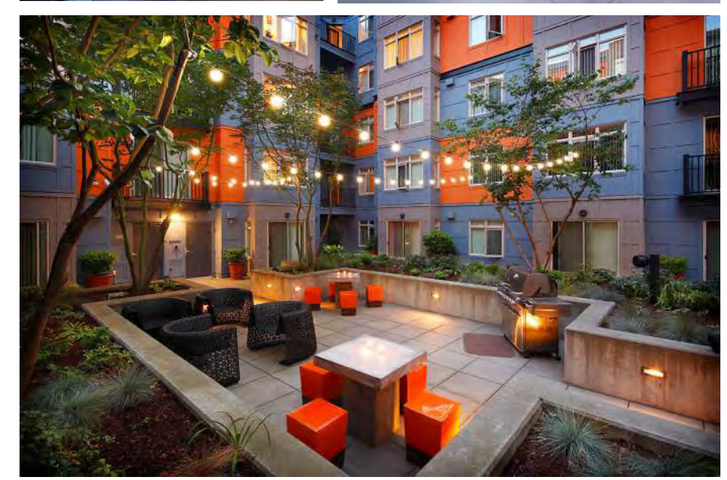
Scale 1" = 20'-0"

North

STUDIO M
ARCHITECTURE & PLANNING

PASSIVE ROOF DECK ENLARGED PLAN





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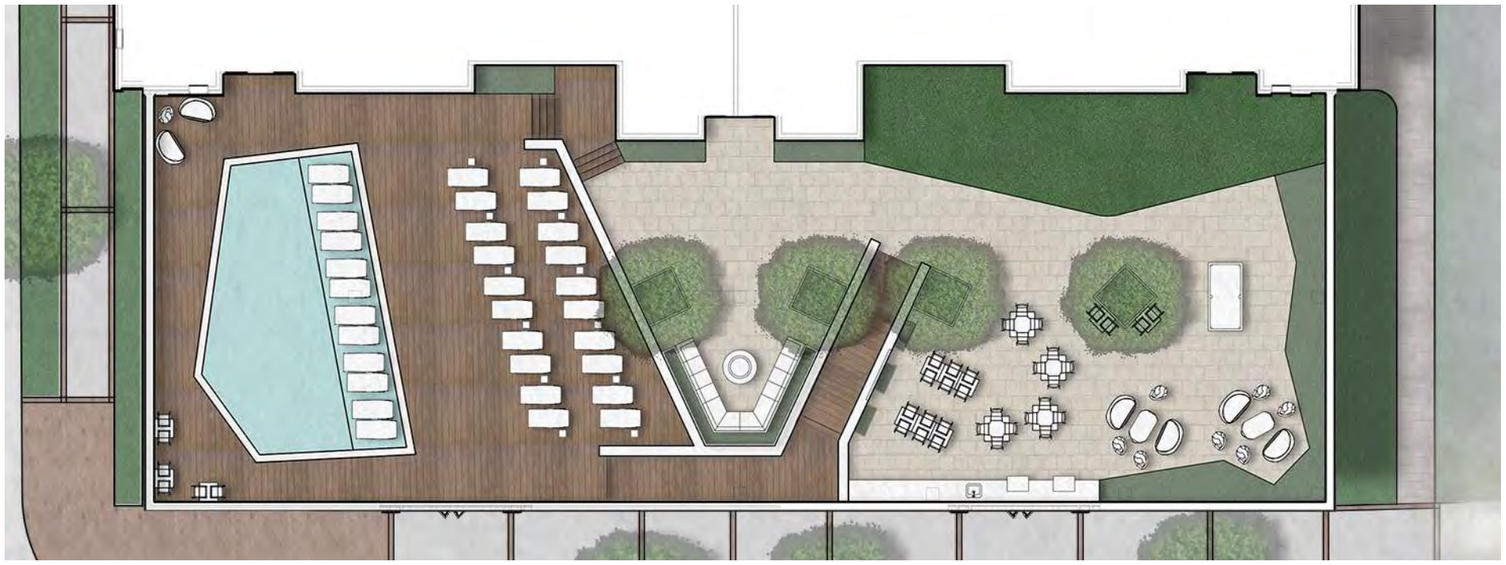
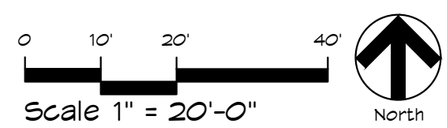
STUDIO M
ARCHITECTURE & PLANNING

ACTIVE ROOF DECK ENLARGED PLAN





STUDIO M
ARCHITECTURE & PLANNING

RENDERED VIEW

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ARCHITECTURE & PLANNING

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RENDERED VIEW

STUDIO M
ARCHITECTURE & PLANNING

Summary of Jersey 32, LLC Neighborhood Meeting

Project/Applicant: **Jersey 32, LLC**
Jersey 32 PUD Rezone Request
Docket Number: 2506-PUD-12

Date: **May 22, 2025, at 6:30 pm**

Location: **Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074**

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Robbie Waggoner, Jersey 32, LLC

Attendees: **See attached Ex. A Sign-In-Sheet**
See attached Ex. B Council Quorum Sign Posted on Site
Lauren Gillingham Teague, Westfield Community Development Department
Jenell Fairman, Director Economic Development

A. **Jon Dobosiewicz (JD) and Robbie Waggoner (RW) provided overview summary of the proposal and the following topics were discussed:**

1. How many stories will the building be?
2. What is the water feature near SR 32?
3. Comments about traffic in the area.
4. Question about nearby alleys and what would happen to them.
5. Are there sidewalks around the building?
6. What type of buffering and landscaping will there be around the surrounding properties?
7. Is part of the proposed park area in the development related to the Underground Railroad?
8. Are you required to provide historic artwork as part of the agreement with the State for the SR 32 project?
9. If the request is approved, what is the construction timeframe and when will the buildings be completed? Would any of the businesses or restaurants be open before the multi-family units are completed?
10. Why is child-care a prohibited use in your PUD? Are child-care uses permitted in the core of the City?
11. Who do you expect to live in the multi-family units?
12. How close is the nearest fire station?
13. Will on-street parking be provided?

The meeting ended at approximately 7:05 p.m.

Neighborhood Meeting Sign In-Sheet

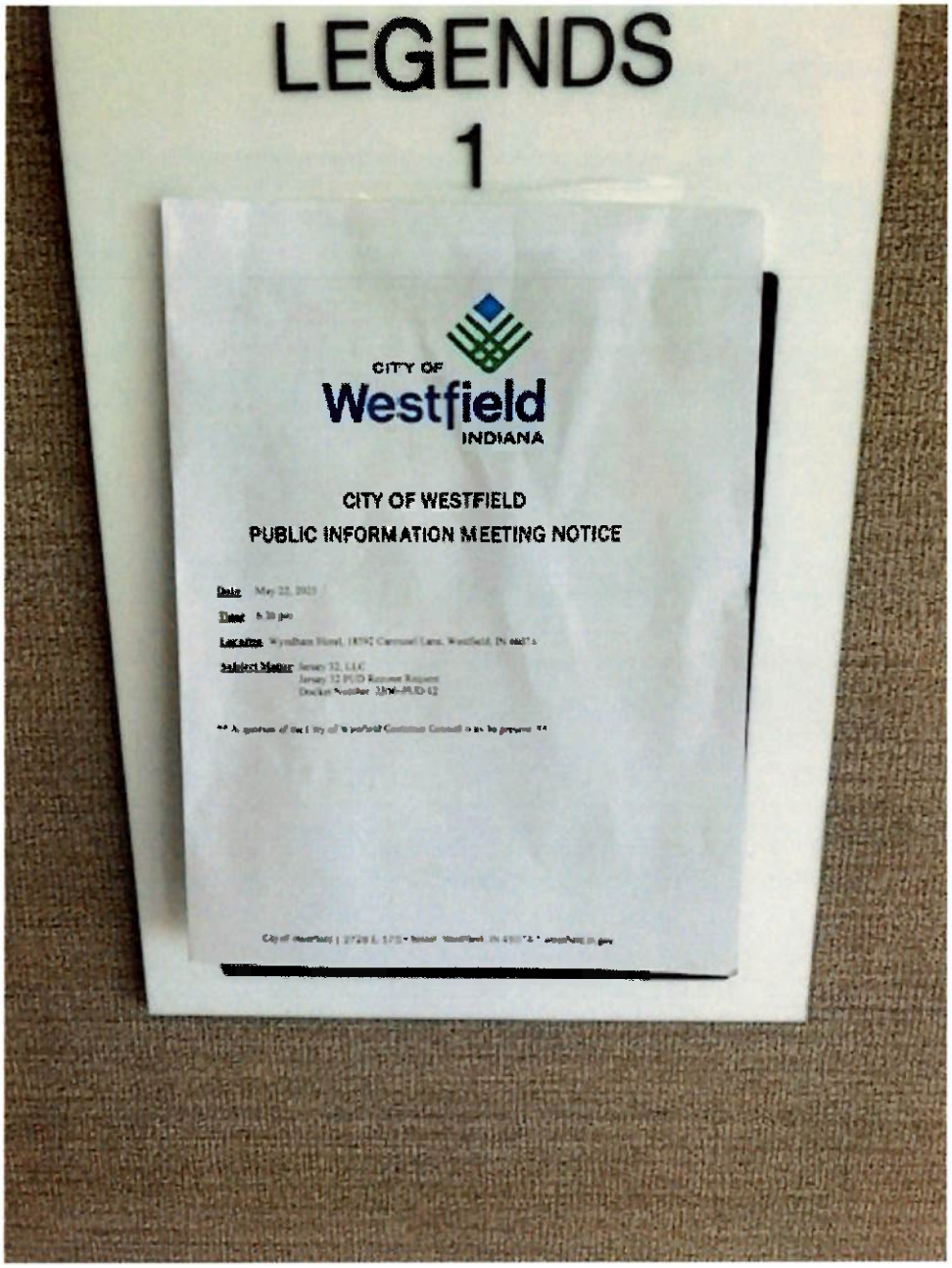
RE: **Neighborhood Meeting**
Jersey 32 PUD Rezone Request
Docket Number: 2506-PUD-12

Date: **Thursday, May 22, 2025, at 6:30 pm**
Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074 (317-896-3000).

NAME	ADDRESS	PHONE	EMAIL
1. Bob & Michelle	16415 Westfield Blvd	317-445-8275	RCB1640@aol.com
2. Beam Nemp			
3. Erik Angelotti	211 Jersey St	317-766-3355	erik@ellpharmacy.com
4. Jnai Stanley Shuck	209 W. Main St	317-370-5296	grammie jrshuck@comcast.net
5. Linda Naas	1188 E 161	317-691-0209	LNAAS@LOGICKEY.COM
6. Jenell Fairman	2728 E 171st St	317-663-9530	jfairman@westfield.in.gov
7. Lauren Gillingham-Teague	"		lgillingham@westfield.in.gov
8. Frances LaBerge	337 Jersey St.	317-315-9880	frances@riret.coffee.com
9. Mike Sitoup	214 W Main	765-652-3279	mikesoup@yahoo.com
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			

Allie Commins 3174099601
allie@riretcoffee.com
caroline@riretcoffee.com

EXHIBIT
A


LEGENDS
1
CITY OF
Westfield
INDIANA
CITY OF WESTFIELD
PUBLIC INFORMATION MEETING NOTICE

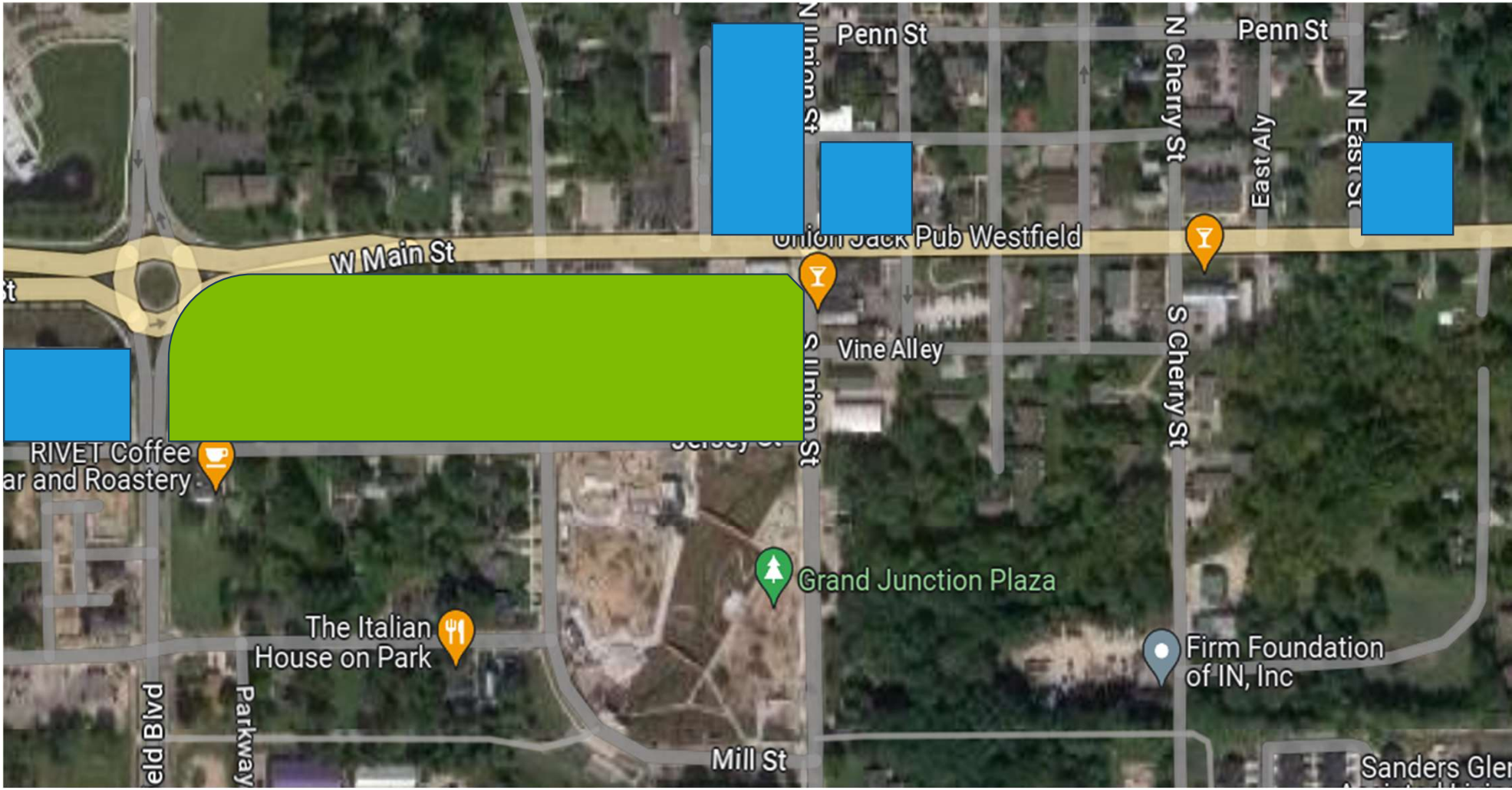
EXHIBIT

B

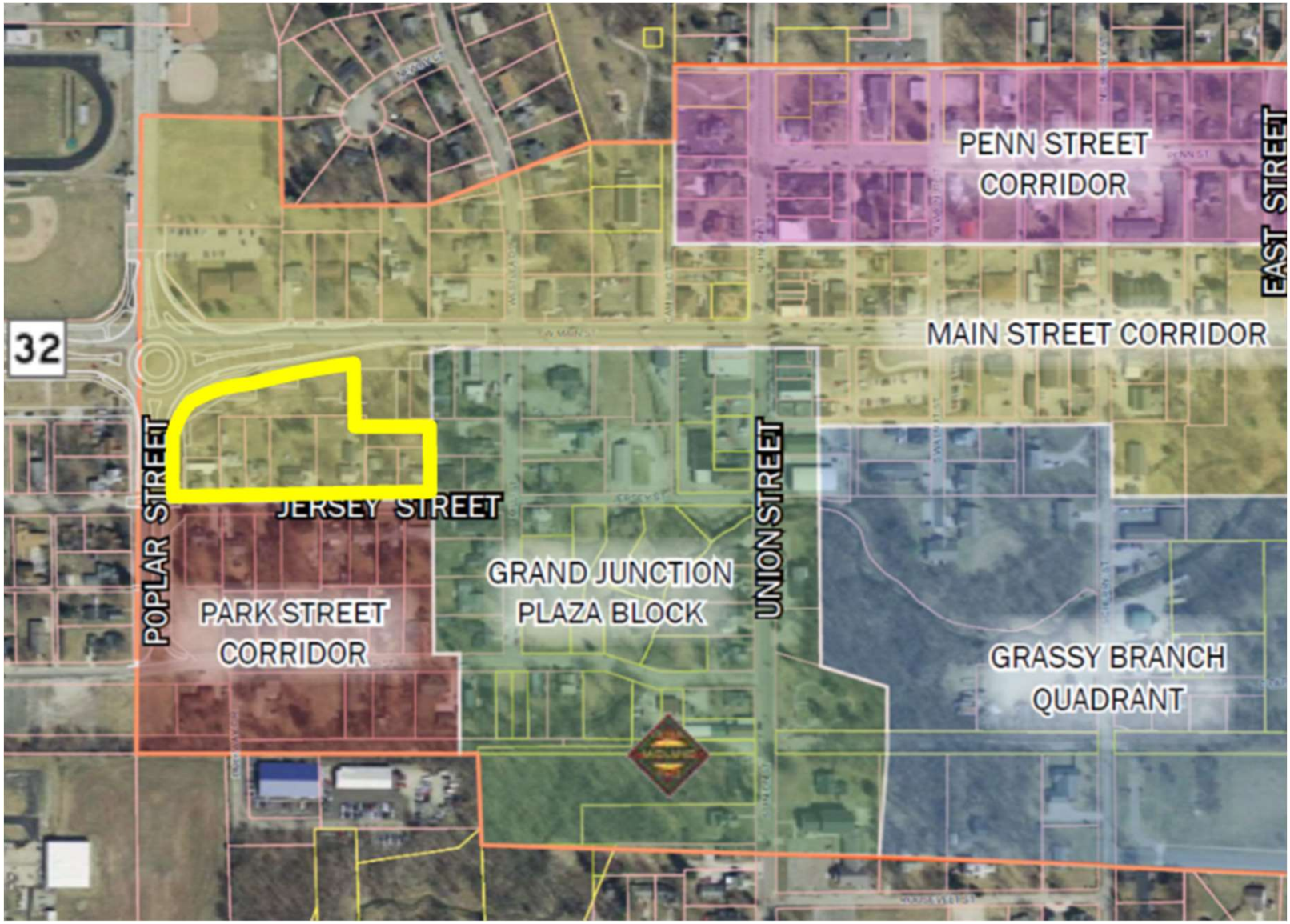
JERSEY 32

DEVELOPMENT

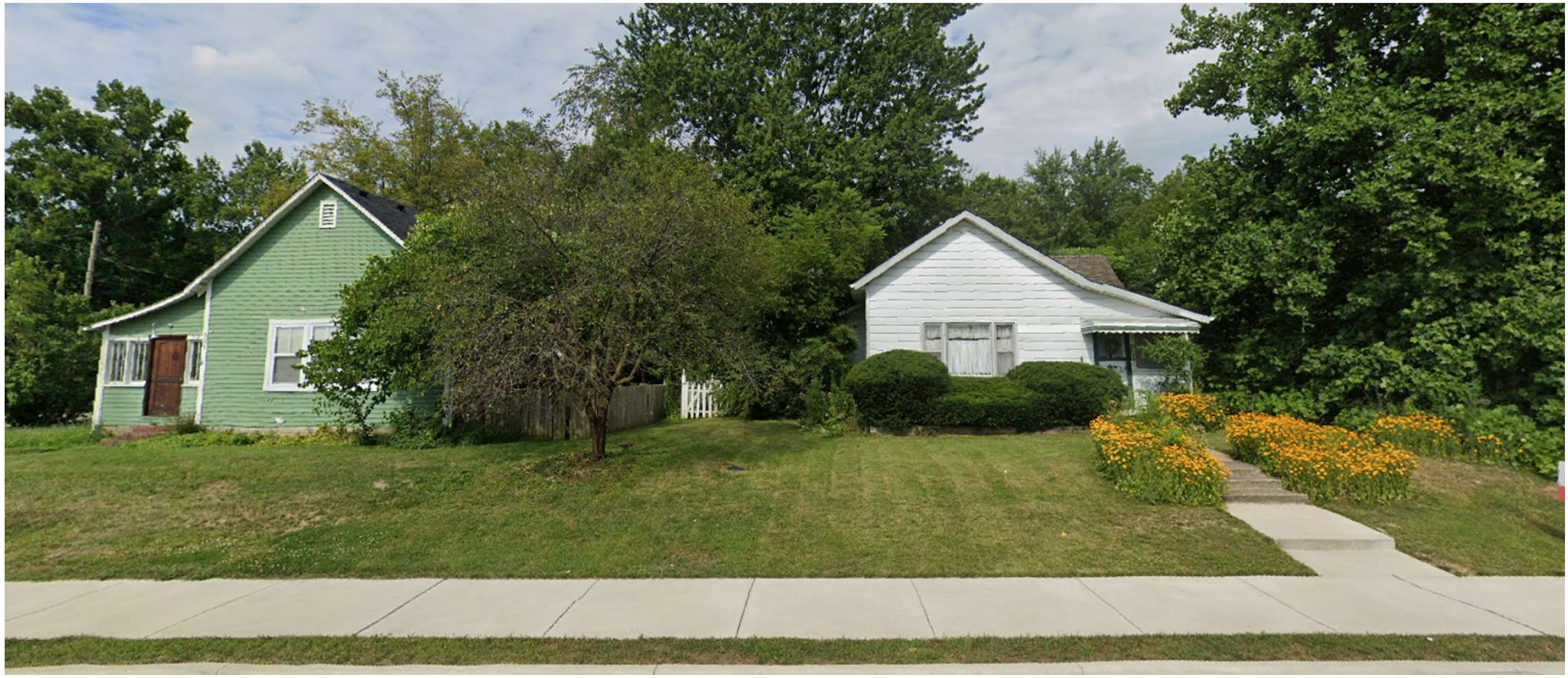
BACKGROUND


Penn St
Penn St
N Cherry St
East Aly
N East St
W Main St
Union Jack Pub Westfield
Vine Alley
S Cherry St
RIVET Coffee
ar and Roastery
Grand Junction Plaza
The Italian
House on Park
Firm Foundation
of IN, Inc
Parkway
Mill St

SITE
Poplar Street
Jersey Street
SR 32
Mill Street


PENN STREET
CORRIDOR
EAST STREET
32
MAIN STREET CORRIDOR
POPLAR STREET
JERSEY STREET
UNION STREET
GRAND JUNCTION
PLAZA BLOCK
PARK STREET
CORRIDOR
GRASSY BRANCH
QUADRANT

Share
NO PARKING
330



DESIGN

DESIGN / **SITE PLAN**

Signage
Signage

Signage
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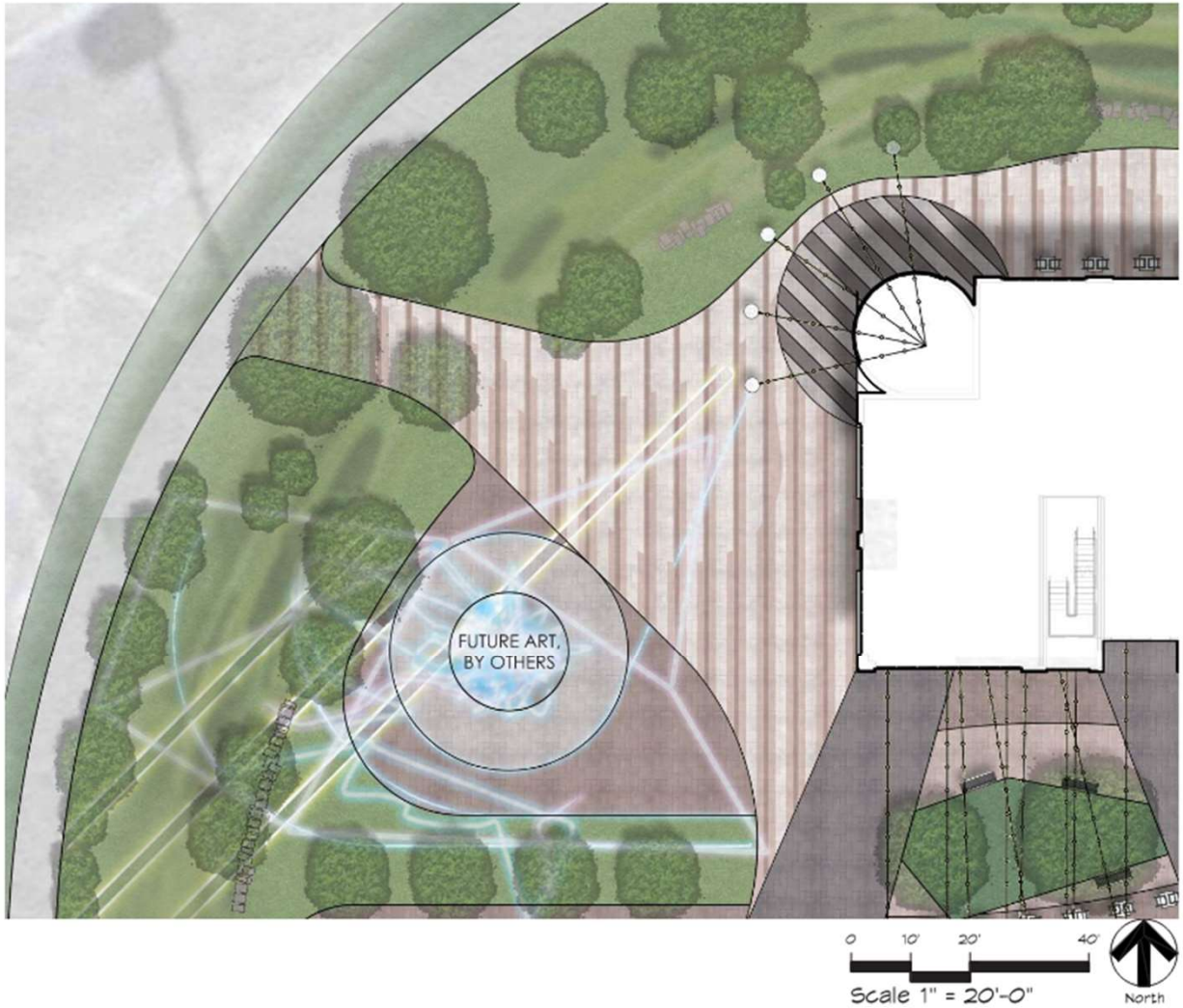
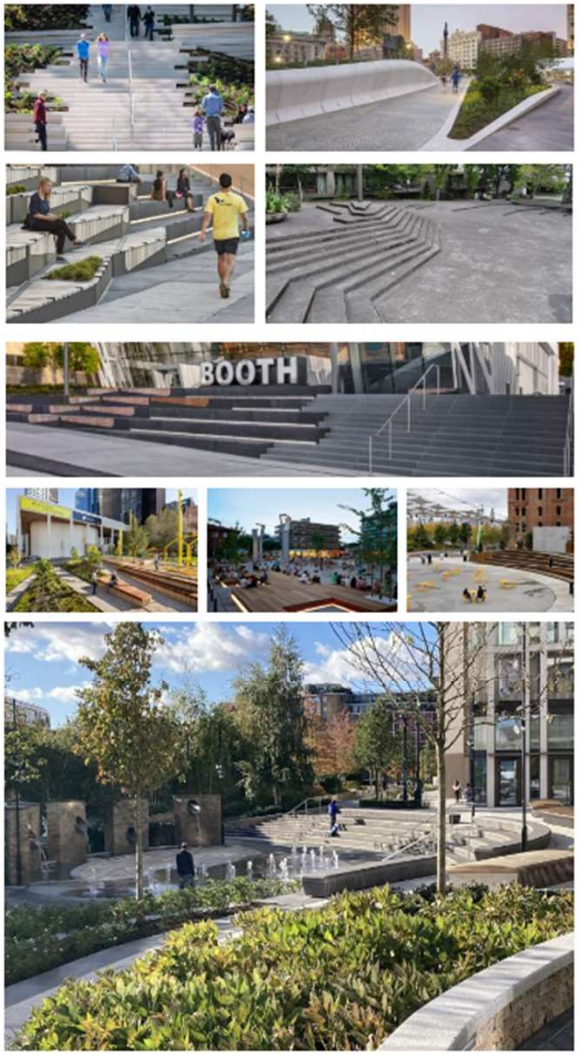
SIGNAGE
SIGNAGE

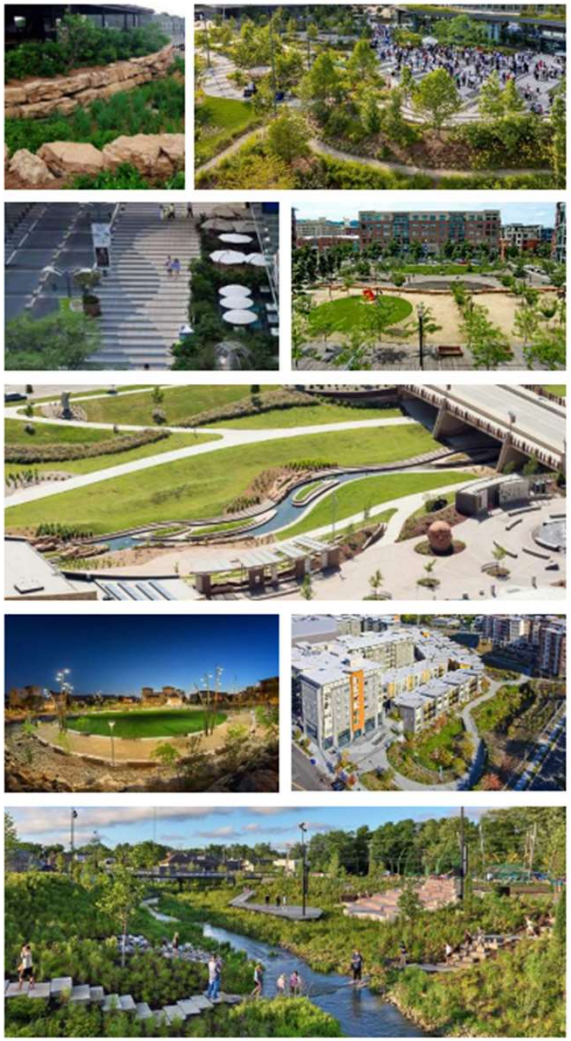
CHARACTER EXHIBITS

ART PLAZA ENLARGED PLAN

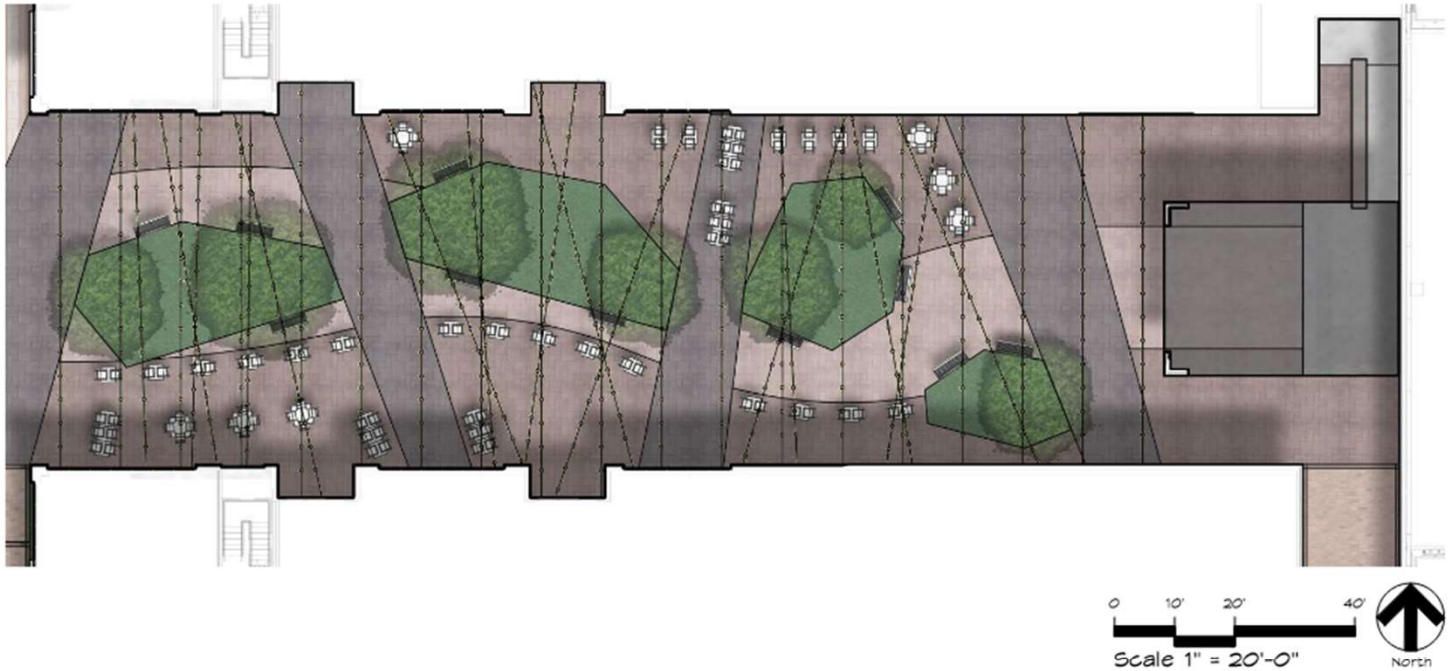


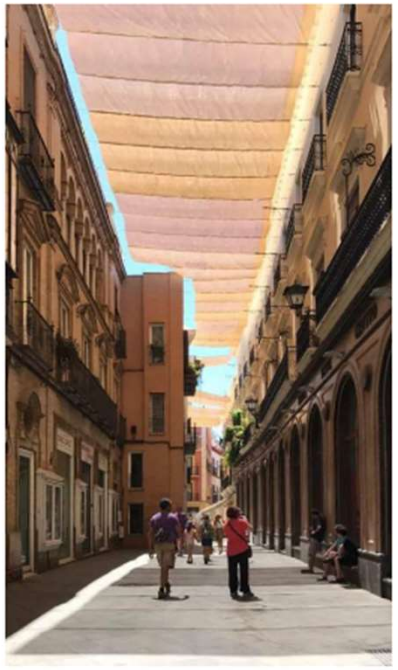


32 RETAIL PLAZA ENLARGED PLAN

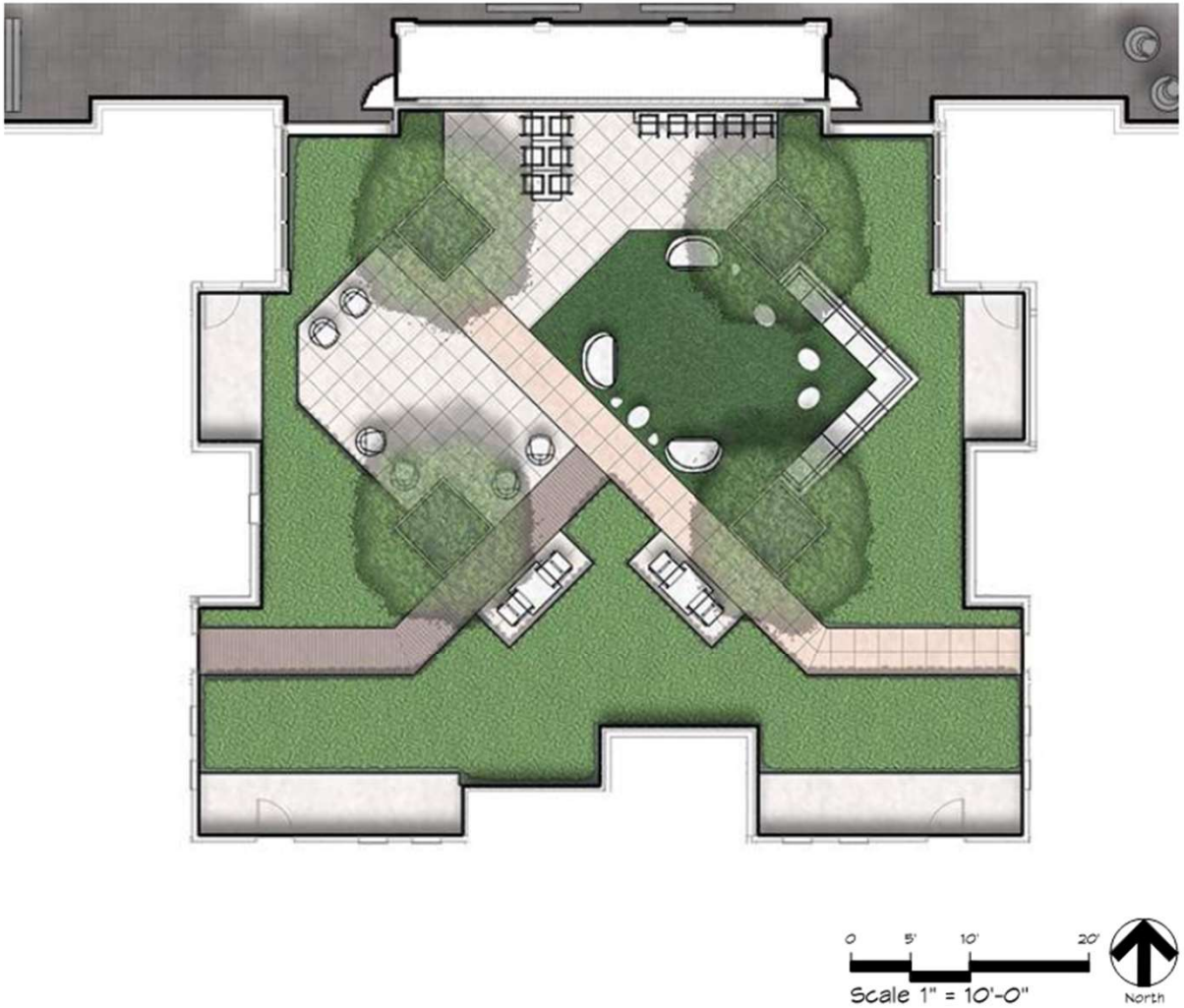


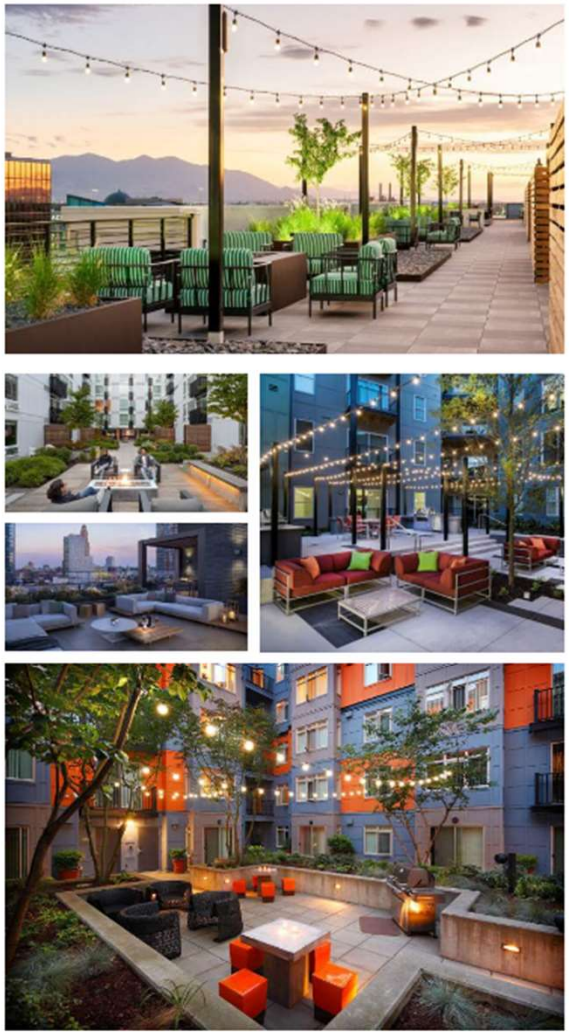
RETAIL PLAZA ENLARGED PLAN



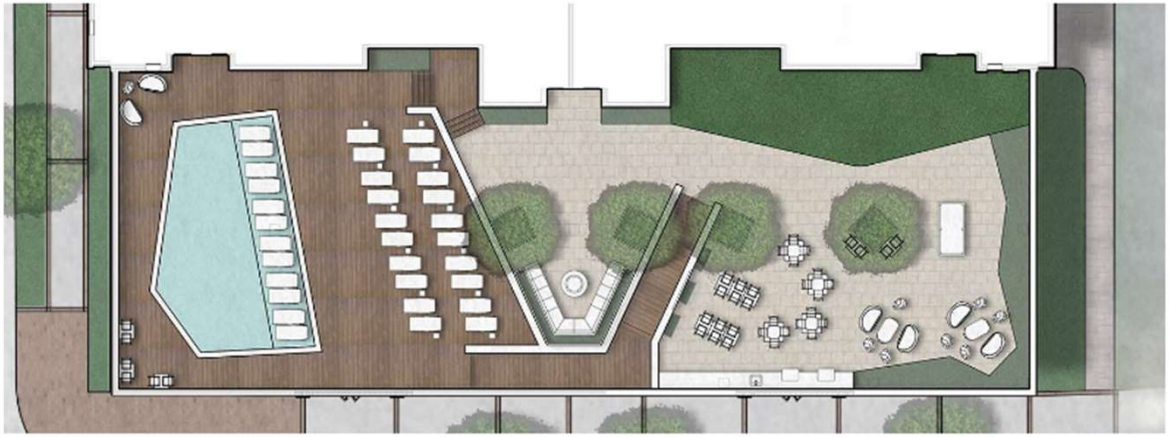


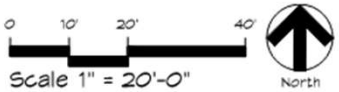
PASSIVE ROOF DECK ENLARGED PLAN

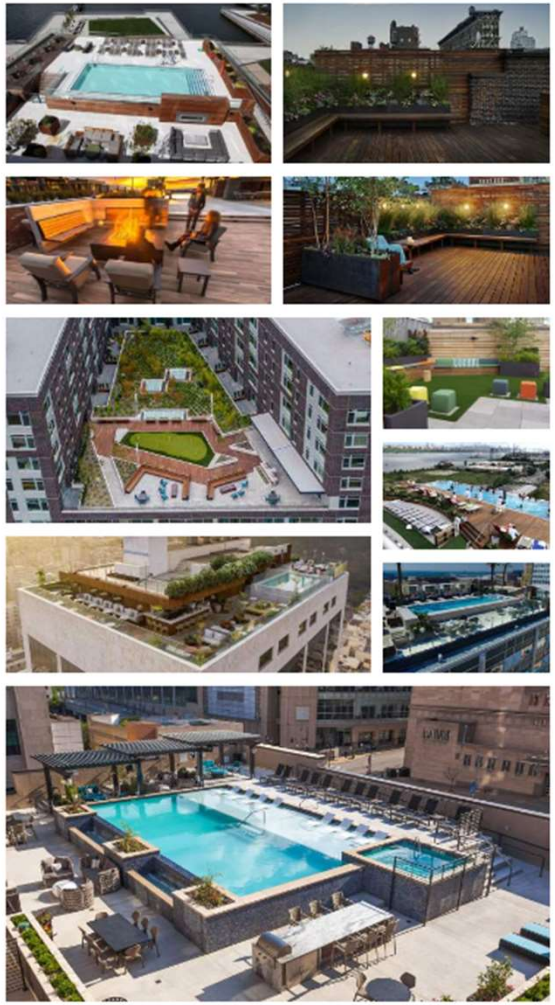




ACTIVE ROOF DECK ENLARGED PLAN







QUESTIONS?

Petition Number:	2506-PUD-13
Project Name:	Trailside Business Center PUD
Subject Site Address:	Generally located at 947 West State Road 32 (the "Property")
Petitioner:	I3 Investors
Representative:	Church Church Hittle + Antrim
Request:	Change in zoning from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business park.
Current Zoning:	OI: Open Industrial District
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	26.44 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Proposed Ordinance 25-35
	5. Concept Plan
	6. Architectural Elevations
	7. Lighting Plan
	8. Site Amenities
	9. Neighborhood Meeting Summary
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-35) received its first reading at the May 27, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petitioner held a neighborhood meeting on May 21, 2025, at Oak Trace Elementary School. A summary from this meeting can be found within **Exhibit 9**, *Neighborhood Meeting Summary*.

The petition will receive a public hearing at the June 2, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. A workshop meeting is scheduled to follow on July 21, 2025, at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 26.44 acre +/- Property is generally located at 947 West State Road 32, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned OI: Open Industrial District since the 1980's. The Property is currently used primarily for agricultural purposes with one (1) existing residential Dwelling.

Project Description:

The petitioner is requesting to re-zone the 26.44-acre Property to the Trailside Business Center Planned Unit Development (PUD) District. As described in **Exhibit 3**, *Project Narrative* supplied by the applicant, the proposed ordinance would permit the development of a business park on the property designed in substantial compliance with **Exhibit 5**, *Concept Plan*, require proposed buildings to be constructed in substantial compliance with **Exhibit 6**, *Architectural Elevations*, and require the development of on-site amenities as noted in **Exhibit 8**, *Site Amenities*. Specific ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial compliance with **Exhibit 5**, *Concept Plan* as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the EI: Enclosed Industrial District as the underlying Zoning District to the Property.

Permitted Uses:

- The proposed Ordinance would allow for all permitted uses within the Underlying Enclosed Industrial (EI) Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property unless otherwise noted below:
    - Additional defined permitted use:
        - Business Center Uses – as defined per the proposed ordinance language
        - Development Amenities
    - Special consideration permitted uses:
        - Commercial Recreational Facility – permitted subject to the Director's determination on adequate parking facilities to support such use
        - Warehousing and Distribution Operations (Inside Storage) – permitted as an ancillary component of Business Center Uses
    - Excluded uses:
        - Auction Rooms
        - Garden and Lawn Centers

- Data Processing / Call Centers
- Self-storage Facilities
- Trucking Companies
- Heliports
- Wireless Communication Service Facilities
- Bus Stations / Transit Stops

Overlay District Standards:

- The Property is currently located within the State Highway 32 Overlay District.
- As proposed, the PUD Ordinance would omit the following State Highway 32 Overlay District standards from applying to the development of the Property:
  - Omits Article 5.3(F) Access Control Requirements
    - A "frontage road" will not be required as part of development. Rather, vehicle cross-access would be required for the abutting property to the west
    - Vehicular access off of State Highway 32 would be granted under the purview of the Indiana Department of Transportation (INDOT).
  - Omits Article 5.3(K) Architectural Design Requirements
    - The architectural design requirements of the State Highway 32 overlay would not apply to the Property. Rather, the proposed buildings shall be designed in substantial compliance with **Exhibit 6**, *Architectural Elevations*.

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- The proposed ordinance would omit Article 6.3(G)(2) (Architectural Standards, Industrial District) from applying to the property. Rather, the proposed buildings shall be designed in substantial compliance with **Exhibit 7**, *Architectural Elevations*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards applicable to Industrial Districts as noted below:
  - General Screening Standards
    - The proposed ordinance would clarify that service and loading area screening requirements of 6.8(H)(2) would not apply to the east and west property line of the site. However, perimeter landscape buffering standards would still apply.
  - Foundation Plantings
    - The proposed ordinance would not require foundation plantings along the South Elevations of Buildings 1 and 3 and the north elevations of Buildings 2 and 4.

- Buffer Yards
  - The proposed ordinance would require the buffer yard improvements along the entirety of the south property, including the Midland Trace Trail amenity area, to be installed as part of the first phase of development on the Property.
- Parking Area Landscape
  - The proposed ordinance clarifies that the vehicular use areas interior to the property shall not be considered parking areas for the purposes of calculating minimum required parking landscape islands.

Article 6.9 – Lighting Standards

- The proposed ordinance clarifies the default UDO lighting standards would apply to the Property. However, the proposed on-site lighting shall be installed in substantial compliance with the Lighting Plan Exhibit provided.

Design Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would require site amenities to be developed in substantial compliance with the concept plan and building elevations. The proposed ordinance language includes specific types and quantities of amenities to be installed.

COMPREHENSIVE PLAN

The Property falls within the Regional Commercial land use area of the current Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Regional Retail, Office, Attached Residential Dwelling land uses are contemplated as appropriate uses within the New Suburban area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 2, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

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

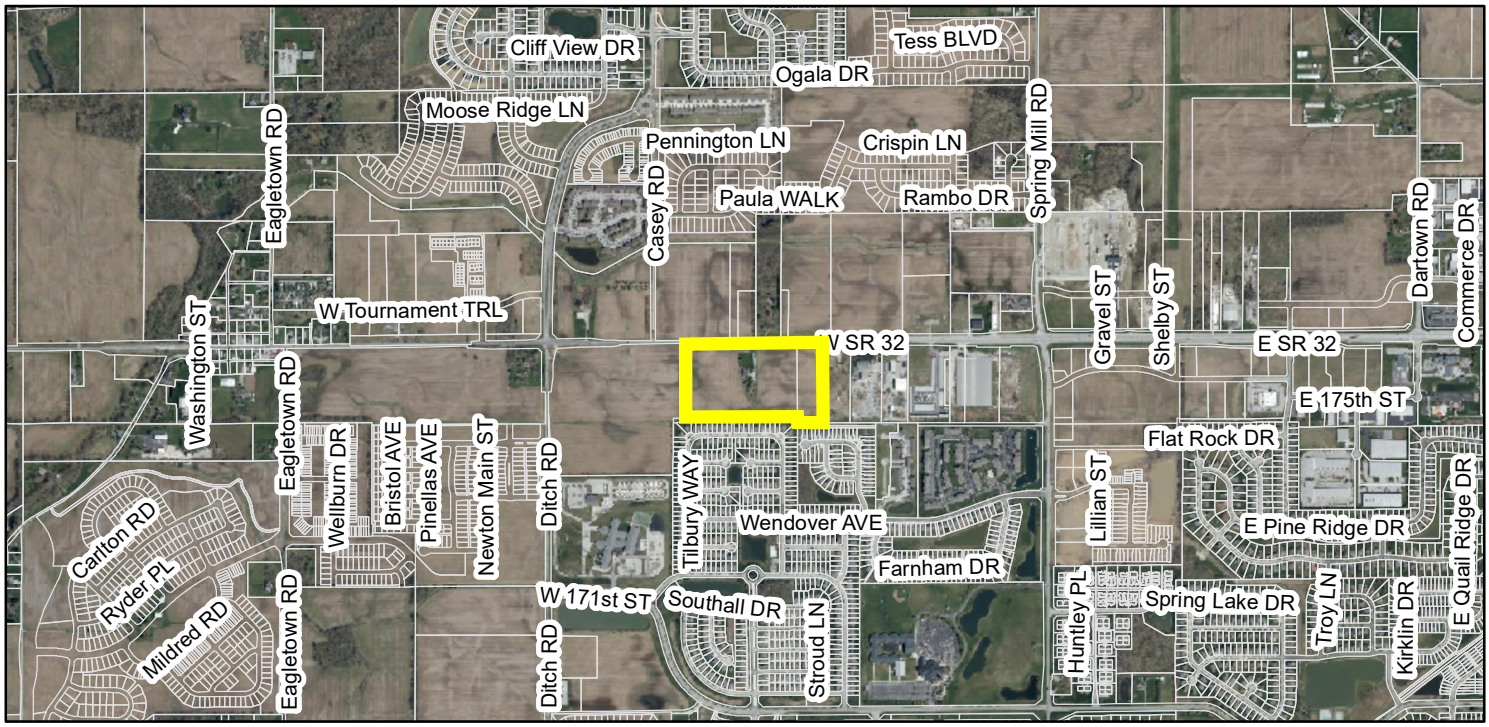
DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the June 2, 2025, Plan Commission Meeting.
2. If APC members are comfortable with the state of the proposal following the Public Hearing, Staff would concur with the APC to waive the workshop requirement for this item.
3. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
4. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

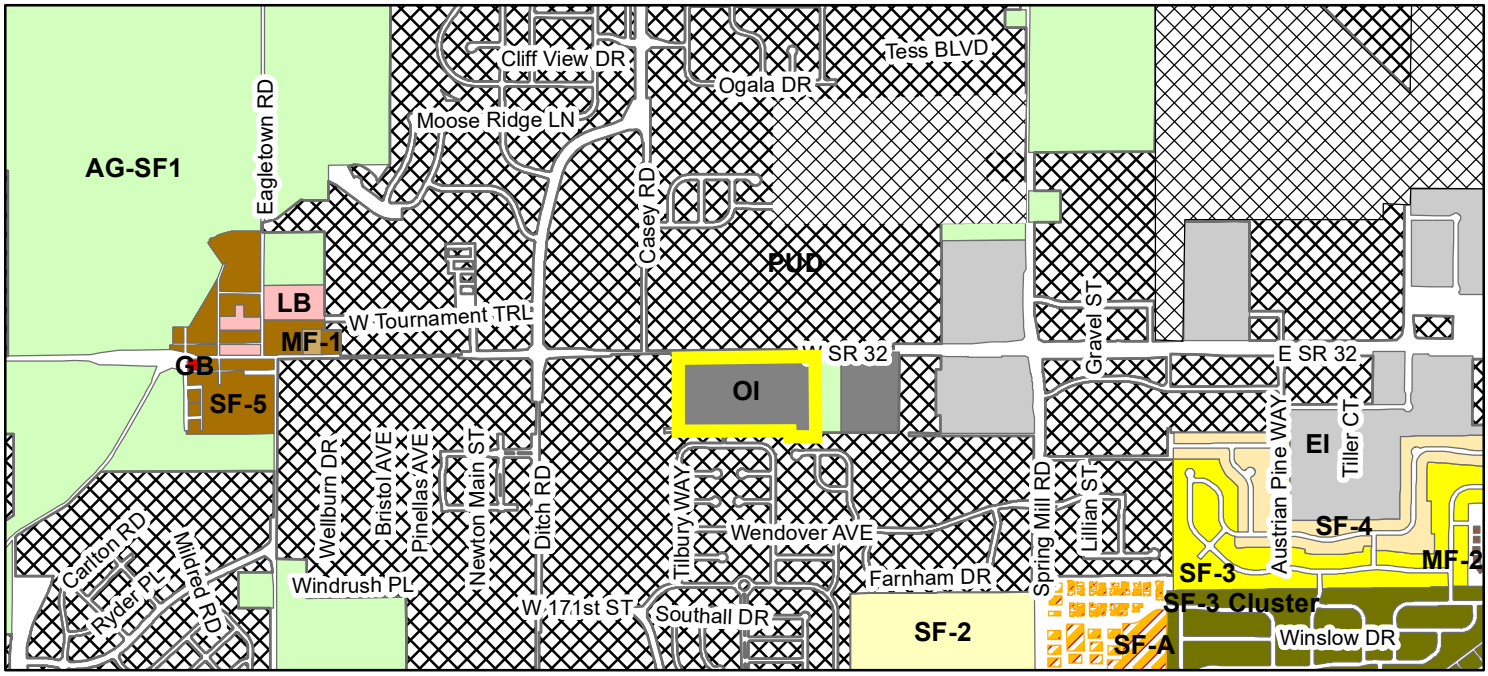
Property Location Map
Trailside Business Center PUD
2506-PUD-13

Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)

Narrative Statement

Trailside Business Center Planned Unit Development

947 West State Road 32

i3 Investors is pleased to present its plans for **Trailside Business Center**, to be located at 947 West State Road 32.

The property is zoned Open Industrial today. However, i3 intends to develop the property as a business park. The Trailside Business Center PUD Ordinance is designed to accommodate this use. The plans include four architecturally well-appointed buildings, each of which may accommodate multiple new business occupants.

Significant buffering and trailside enhancements have been designed along the south property line of the site to appropriately engage the Midland Trace Trail. Loading areas have been carefully designed to be internal to the site.

ORDINANCE NUMBER 25-35

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

"Trailside Business Center PUD"

This is a Planned Unit Development District Ordinance, to be known as the TRAILSIDE BUSINESS CENTER PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**APC**") considered a petition (Petition No. 2506-PUD-13), filed with the APC requesting an amendment to the UDO and the City's Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "**Real Estate**");

WHEREAS, the APC forwarded Petition No. 2506-PUD-13 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a _____ recommendation (Vote: ___ in favor, ___ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the APC certified the action of the APC to the Council on _____ ___, 2025;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Trailside Business Center Planned Unit Development District" (the "**District**").

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

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

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

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

"Business Center Uses" shall mean light industrial uses that combine office, assembly, limited warehousing, and distribution activities within a single facility. Such uses include the storage and movement of goods and materials that are (i) ancillary to a principal use, such as manufacturing, light assembly, research and development, or business services; or (ii) part of a flex industrial facility that combines light fabrication, limited distribution, and office or tech operations within a single tenant suite.

Section 3. Concept Plan. The concept plan (the "**Concept Plan**") attached hereto and made a part hereof as Exhibit B is hereby incorporated in accordance with the UDO's Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of the Real Estate shall be the EI: Enclosed Industrial District (the "**Underlying Zoning District**").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

5.1 Additional Uses: The following additional uses shall be permitted:

- Development Amenities
- Business Center Uses
- Commercial Recreational Facility – permitted subject to the Director's determination of adequate parking facilities to support such use.
- Warehousing and Distribution Operation (Inside Storage) – permitted as an ancillary component of Business Center Uses.

5.2 Prohibited Uses: The following uses shall be explicitly prohibited:

- Special Exception Uses, except as otherwise permitted herein.
- Auction Rooms
- Garden and Lawn Center
- Data Processing / Call Centers
- Self-storage Facility
- Trucking Companies
- Heliports
- Wireless Communication Service Facilities
- Bus Stations / Transit Stops

Section 6. Overlay District. The standards of Article 5.3(F) and 5.3(K) shall not apply to the District. The required eight foot (8') asphalt path along the entire State Highway 32 frontage of the Real Estate shall be installed as part of Phase 1 (defined below).

Section 7. Development Standards. The standards of Chapter 6 Development Standards shall apply to the District, except as otherwise modified below.

7.1 Architectural Standards. Article 6.3(G)(2) shall not apply to the District. Instead, the Buildings in the District shall be constructed in substantial compliance with the renderings and elevations attached hereto as Exhibit C ("**Building Elevations**"). The precise locations of Building entrances and fenestrations may vary from those depicted in the Building Elevations; however, the overall architectural design and character of the Buildings shall remain substantially consistent with the Building Elevations, as determined by the Director.

7.2 Landscaping Standards.

A. General Screening Standards. Article 6.8(H)(2) is hereby clarified and shall not be applicable to the east and west property lines of the site.

B. Foundation Plantings. Article 6.8(L) of the UDO shall not apply to the following Building elevations as identified on the Concept Plan: (i) the south elevations of Buildings 1 and 3; and (ii) the north elevations of Buildings 2 and 4.

C. Buffer Yard Requirements.

a. The Real Estate shall be developed in two phases. The first phase includes Building 1 and Building 2, as identified on the Concept Plan ("**Phase 1**"). The Buffer Yard improvements along the entire south property line of the Real Estate, including the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept Plan, and the Site Amenities (defined below), shall be installed as part of Phase 1.

b. To the extent Article 6.(8)(N) conflicts with the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept Plan, Article 6.8(N) shall not be inapplicable to the Buffer Yard along the south property line of the Real Estate.

c. Fencing shall not be required along the south property line of the Real Estate.

D. Parking Area Landscaping. For the purposes of applying Article 6.8(O)(1), the vehicular use areas between the Buildings, as depicted in the Concept Plan, shall not be considered Parking Areas.

Section 8. Lighting Standards. The standards of Article 6.9 of the UDO shall apply to the District. Lighting shall be installed in substantial compliance with the lighting plan attached hereto as Exhibit D ("**Lighting Plan**"). Minor modifications or substitutions to the Lighting Plan may be approved by the Director.

Section 9. Site Amenities.

A. Site amenities shall be provided in substantial compliance with those amenities depicted on the Concept Plan and Building Elevations.

B. Site amenity improvements to be installed include, but are not limited to, the following:

a. 1 Shawnee Shelter Structure – 16' wide, 24' long
b. 11 Denali Round Surface Mount Tables, 4 Seats Each
c. 2 Oxford Extra Heavy Duty Tables (picnic tables)
d. 4 Denali Park Benches
e. 4 Oxford Trash Receptacles
f. 3 Bike Racks
g. 1 Bike Repair Station

C. Specifications for the Site Amenities are attached hereto as Exhibit E ("**Site Amenities**"). Minor modifications or substitutions to the Site Amenities may be approved by the Director.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-35** was delivered to the Mayor of Westfield on the ___ day of _____, 2025, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

"Legal Description"

Pettijohn Investments, LLC
Instrument #2000-64224

Part of the Northeast and Northwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

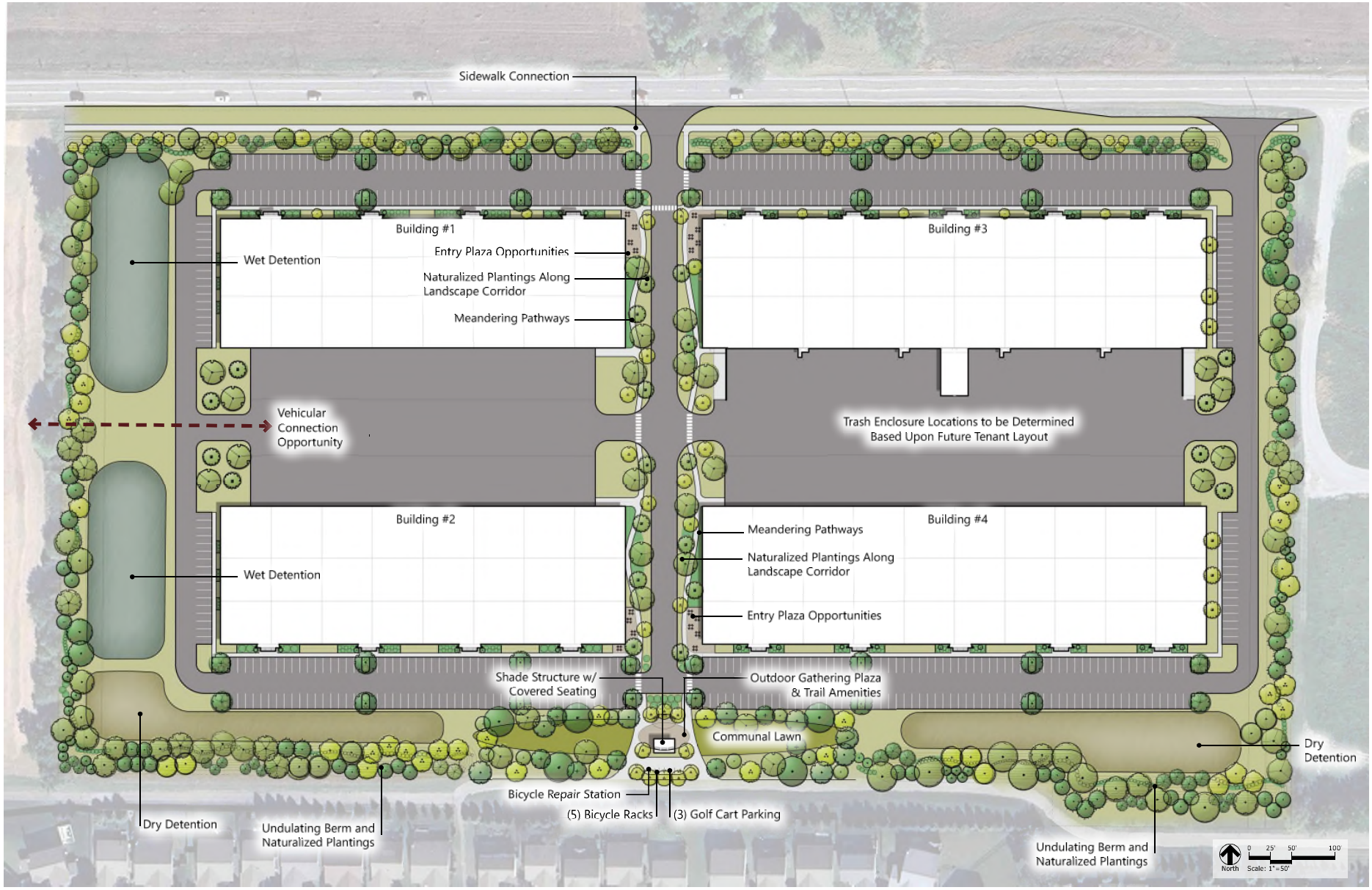
Beginning at the Northwest corner of said Northeast Quarter Section; thence North 89 degrees 41 minutes 15 seconds East (assumed bearing) 286.62 feet to a point on the North line of said Quarter Section being North 00 degrees 00 minutes 00 seconds East 18.38 feet from an existing 5/8" rebar with metal cap; thence South 00 degrees 00 minutes 00 seconds West 822.98 feet to an existing 5/8" rebar with metal cap on the North right of way line of the former Central Indiana Railroad; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 290.73 feet to a 5/8" rebar with red cap on the West line of said Northeast Quarter Section; thence North 00 degrees 17 minutes 12 seconds East along said West line and right of way line 27.00 feet to a 5/8" rebar with red cap; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 1154.61 feet to a 5/8" rebar with red cap; thence North 00 degrees 22 minutes 16 seconds East 787.90 feet to a point on the North line of said Northwest Quarter Section being North 89 degrees 38 minutes 16 seconds East 1452.30 feet from the Northwest corner of said Northwest Quarter Section; thence North 89 degrees 38 minutes 16 seconds East 1153.50 feet to the Point of Beginning. Containing 26.411 acres, more or less.

Commonly known as 947 W State Road 32, Westfield, Indiana 46074

Exhibit B

"Concept Plan"

The Concept Plan appears on the following page of this Ordinance.



Westfield Trailside Business Center

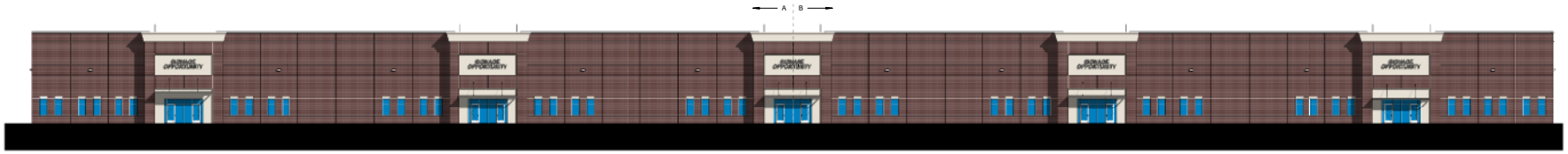
Concept Plan | April 2025

Exhibit C

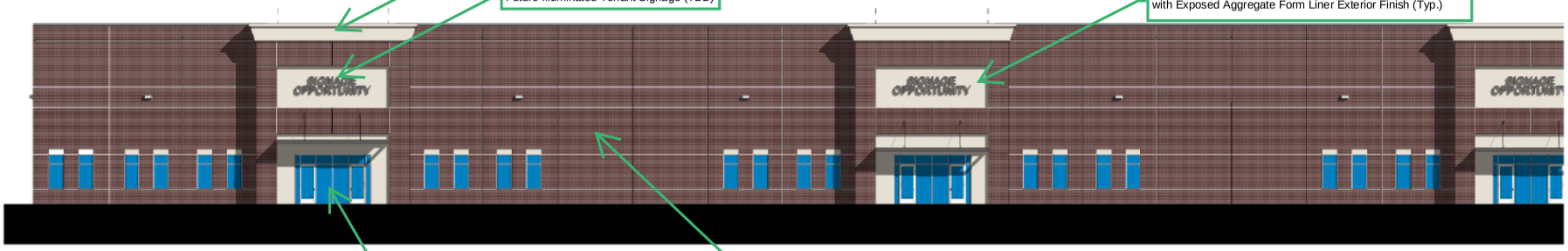
"Building Elevations"

The Building Elevations appear on the following five (5) pages of this Ordinance.

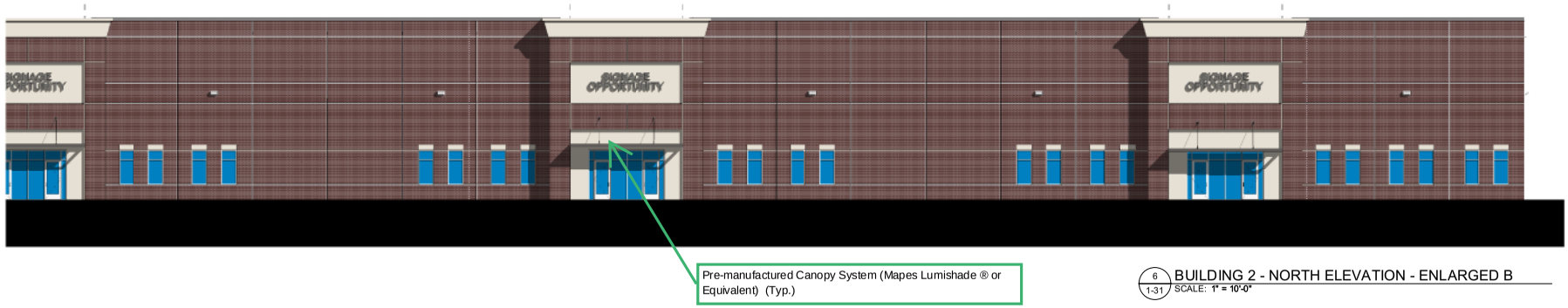
SIGNAGE
OPPORTUNITY



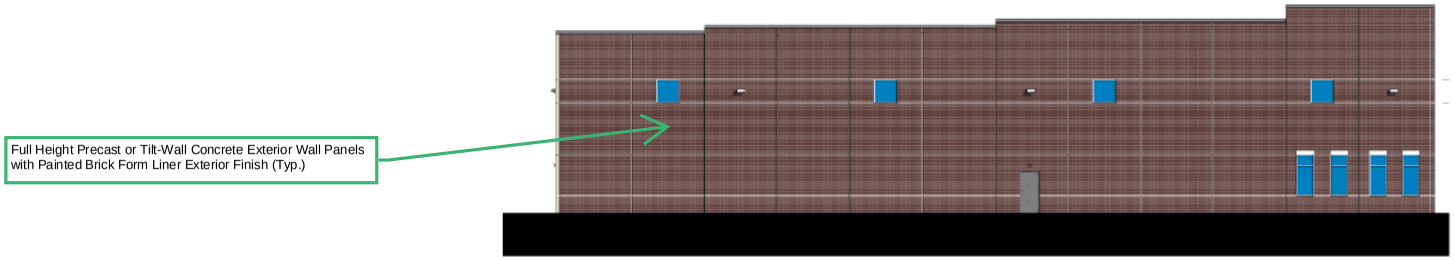
1 / 1-31 BUILDING 2 - NORTH ELEVATION
SCALE: 1" = 20'-0"



5 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED A
SCALE: 1" = 10'-0"



6 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED B
SCALE: 1" = 10'-0"



3 / 1-31 BUILDING 2 - EAST ELEVATION
SCALE: 1" = 10'-0"

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ADB | DESIGN SERVICES
380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700

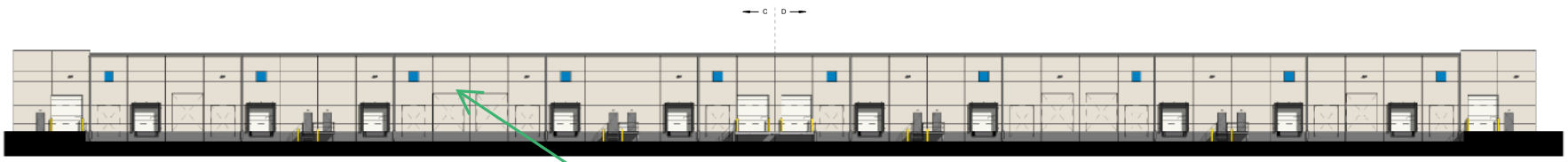
I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

1-31

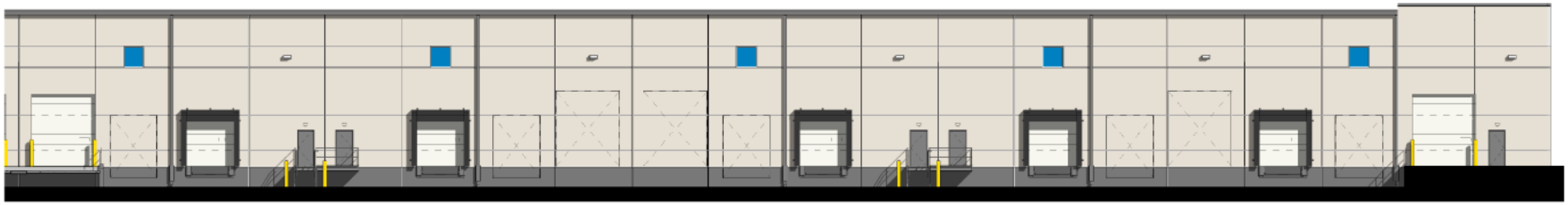
Date 2025.04.22



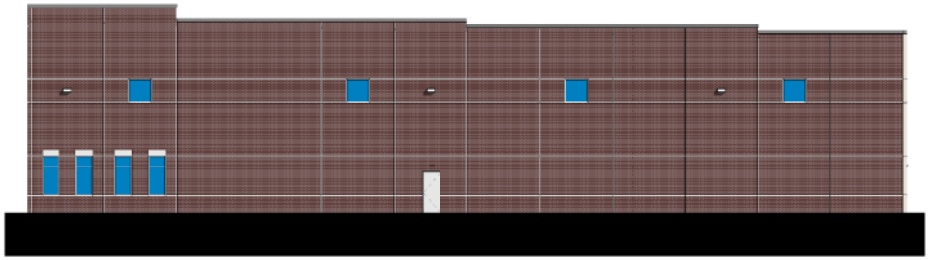
Full Height Precast or Tilt-Wall Concrete Exterior Wall Panels with Painted/ Smooth-Face Exterior Finish (Typ.)

1 / 1-32 BUILDING 2 - SOUTH ELEVATION
SCALE: 1" = 20'-0"

3 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED C
SCALE: 1" = 10'-0"



4 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED D
SCALE: 1" = 10'-0"



2 / 1-32 BUILDING 2 - WEST ELEVATION
SCALE: 1" = 10'-0"

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ADB | DESIGN SERVICES
380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700

I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

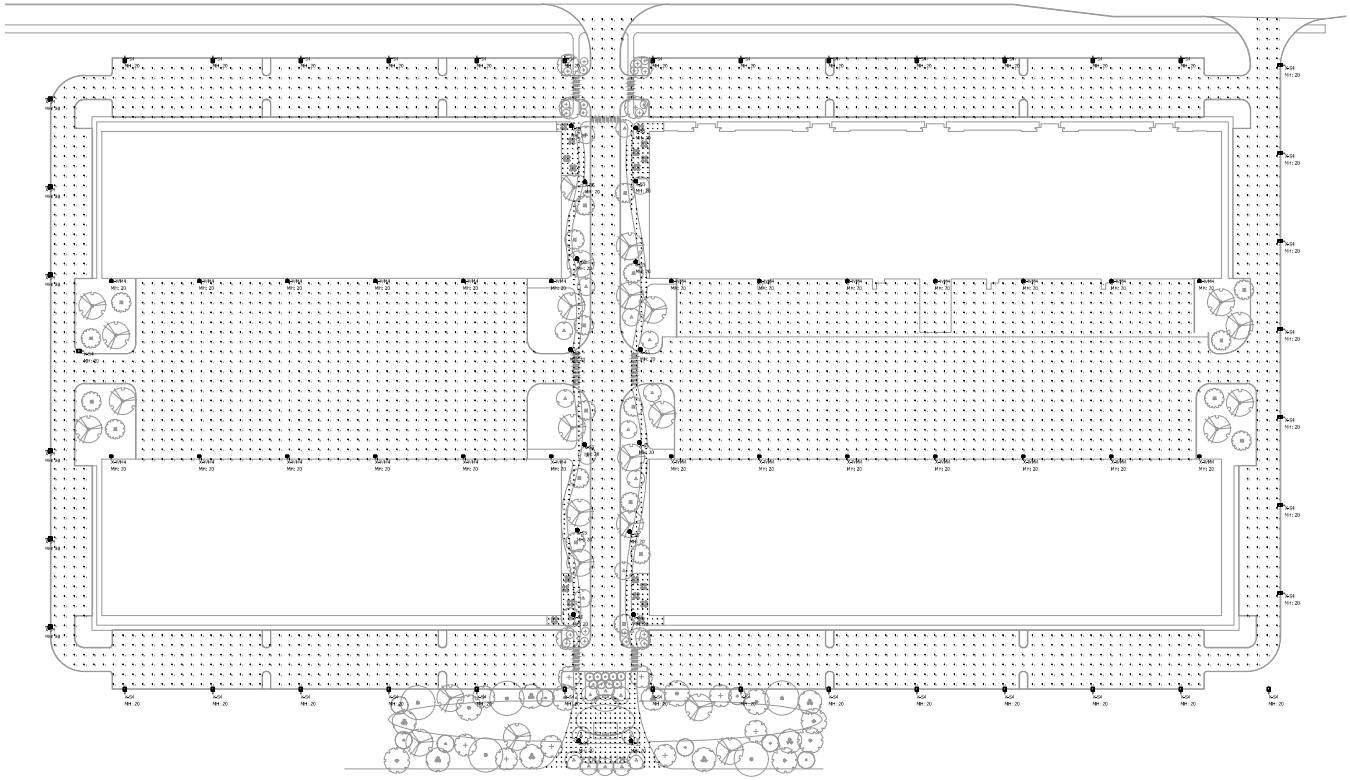
1-32

Date 2025.04.22

<u>Exhibit D</u>

"Lighting Plan"

The Lighting Plan appears on the following six (6) pages of this Ordinance.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	16	X-S5	Single	13372	0.900	100	DL178754
	41	X-S4	Single	25911	0.900	160	DL195919
	26	X-WM4	Wall Mount	21956	0.900	161	DL179372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bottom Left Bldg - Table Area	Illuminance	Fc	2.65	3.9	0.9	2.94	4.33
Bottom Right Bldg - Table Area	Illuminance	Fc	2.50	4.1	0.9	2.78	4.56
Paved Areas & Drives	Illuminance	Fc	2.50	8.3	0.1	25.00	83.00
Sidewalks - Left	Illuminance	Fc	3.01	6.7	0.9	3.34	7.44
Sidewalks - Right	Illuminance	Fc	3.09	7.4	0.7	4.41	10.57
South Trail Entrance Area	Illuminance	Fc	3.12	7.7	0.7	4.46	11.00
Top Left Bldg - Table Area	Illuminance	Fc	3.19	4.2	2.0	1.60	2.10
Top Right Bldg - Table Area	Illuminance	Fc	3.59	4.5	1.5	2.39	3.00

LIGHTING NOTES:

- Mounting Height = 20'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
  50/30/20 (warehouse areas)

National Lighting Vendor:

For pricing and technical assistance contact:
Rob Thomson of CBMC INC, tel#
317-828-4119, rthomson@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate specification) without the written permission of CBMC Lighting Solutions. the contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. **copyright © 2018 CBMC Lighting Solutions all rights reserved.**

CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Business Park - Westfield

SITE LAYOUT

Scale:	1" = 60'	Drawing No:	LP1
Date:	4/22/25	Project No:	CB27590-SITE-3
Drawn By:	SJM		

-

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Bollard (MRB)

Low Level Lighting

IP66

OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant; with 3000K or 2700K color temperature selection.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66

OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	120 - 155
Weight lbs (kg)	25 (11.3)
Control Options	IMSBT, ALBCS, 7-Pin

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight

QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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<u>Exhibit E</u>

"Site Amenities"

The Site Amenities appear on the following twenty-nine (29) pages of this Ordinance.

ultrasite™

A PLAYCORE Company

Model # 413SM-RDR38

413SM-RDR38
DENALI ROUND SURFACE MOUNT TABLE, 4 SEAT

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

Seat Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. Support brackets are 7ga laser cut steel. A 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

Table Frame: 3-1/2” O.D. x 11 gauge pre-galvanized structural steel tubing. Support brackets are 7ga laser cut steel. A 16" x 16" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

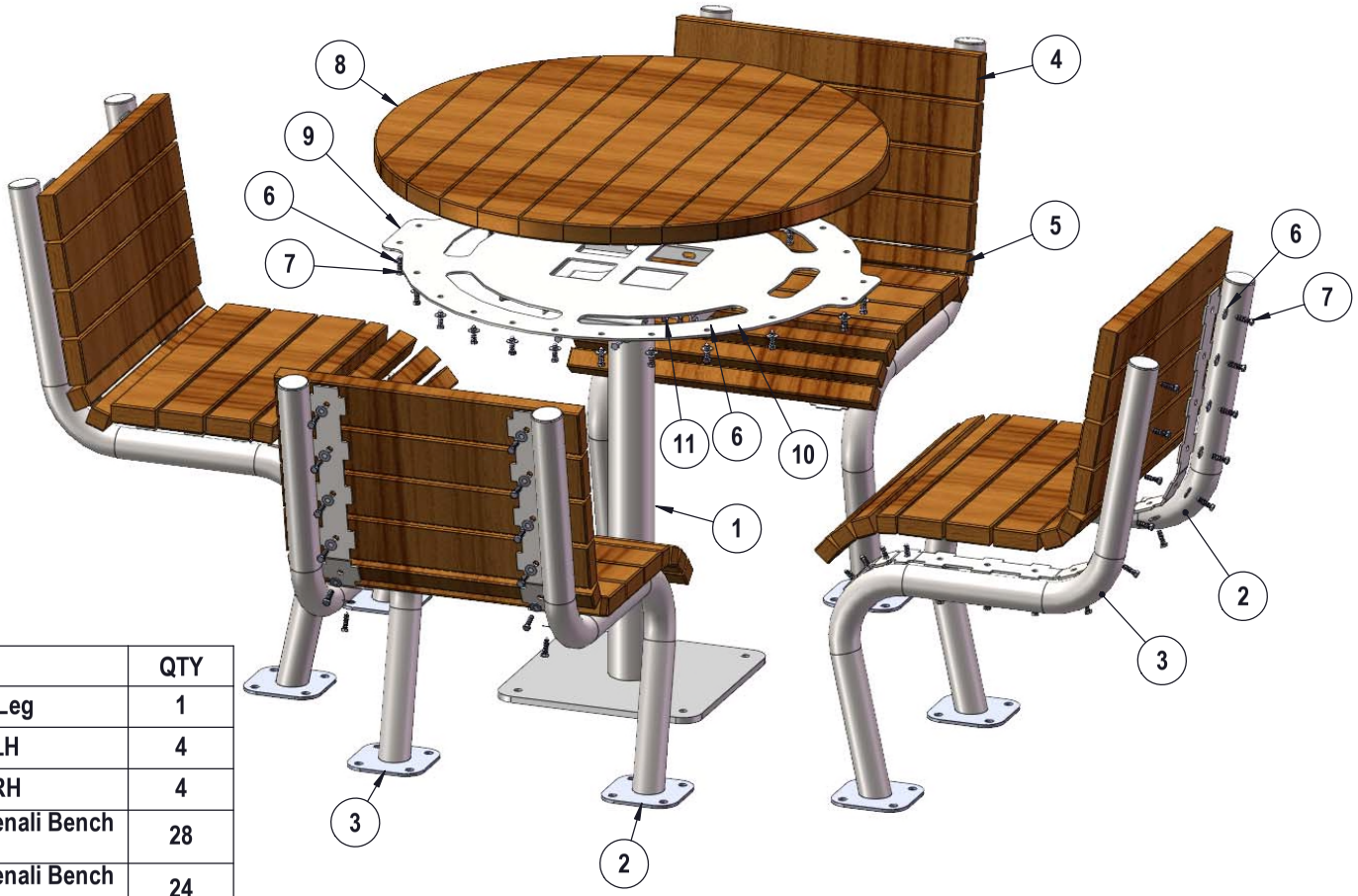
Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: Seats are 26-3/8” wide x 24” long. Seat height is 20” from the ground to the top of the seat. Top is 38" in diameter. Top height is 32-1/8" from the ground to the top of the table. The overall dimensions are 90-1/2” x 90-1/2” x 36-3/4".

COMPONENTS

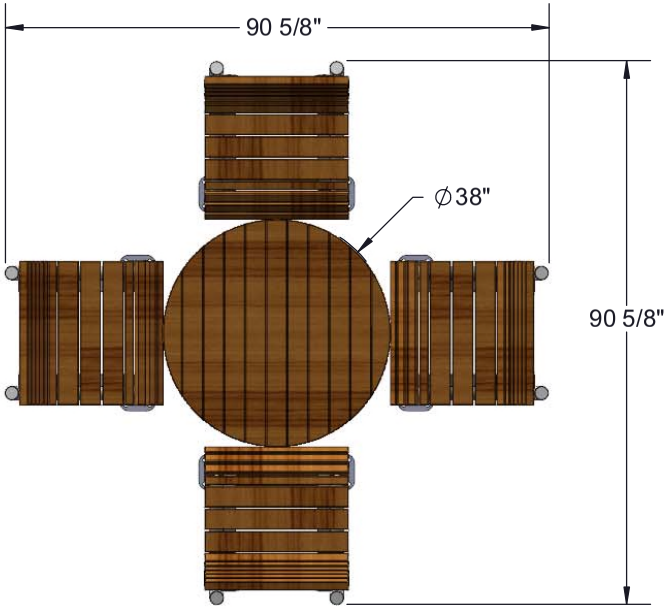
WARNING: Overtightening of lag bolts can cause damage to lumber.

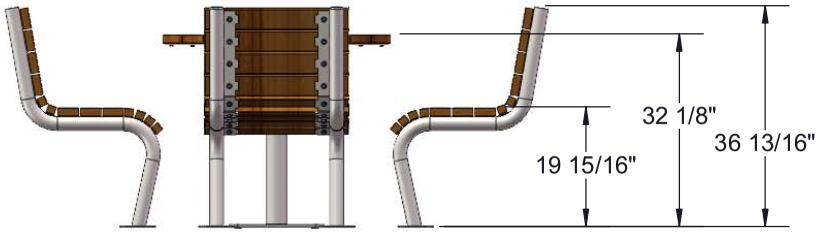


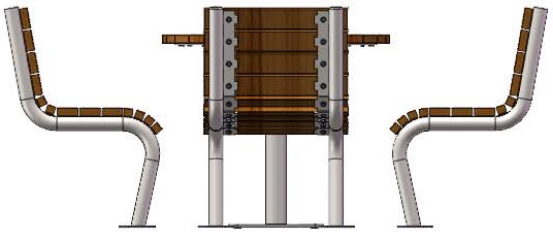
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-04-0735	Denali 413 Table SM Leg	1
2	01-01-1186	410 Denali Leg SM LH	4
3	01-01-1185	410 Denali Leg SM RH	4
4	WGR24-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (2')	28
5	WGR24-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (2')	24
6	33-02-0007	5/16" SS Washer	142
7	33-05-0034	5/16" x 1-1/4" lag bolt, SS	126
8	01-04-0732	Routered Recycled Denali Round Top	1
9	01-04-0746	Denali Table Top Attachment Bracket-Round	1
10	33-05-0029	5/16" x 1" Machine Bolt (SS)	8
11	33-03-0012	5/16" Kep Nut (SS)	8

Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

OVERALL DIMENSIONS







Roof Panel Colors & Options

We take great pride in producing a majority of our roof panel options in-house, which gives us complete control over the quality and production schedule. By doing so, we are able to provide our customers with top-notch products while also passing on cost savings

24" Aluminum Structural "W" Panel

Features:

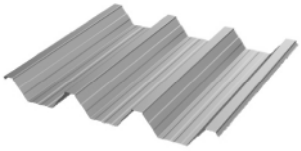
Structural roof panel designed to limit the amount rafters & purlins per structure.

—

Best overall value when comparing cost & strength.

—

Gutters are included for water erosion management.



Coverage Width - 24"
Minimum Slope - 1/2:12
Thickness - .038" & .024" (560 Anodized Only)
Finish - Stucco Embossed
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - 8" on center
Rib Height - 2-1/2"

Compatible with all model shelters except for Pergola

275 SLATE GRAY	285 RED	515 REGAL BLUE	520 BRONZE	540 TAN
545 TERRA COTTA	550 BONE WHITE	555 DARK GREEN	560 ANODIZED	865 LIGHT GREEN

36" Galvalume® 26 Gauge "R" Panel

Features:

Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Edge trim is included for a simple & flawless finish.

Coverage Width - 36"
Minimum Slope - 1/2:12
Gauge - 26
Finish - Smooth
Coatings - Siliconized Polyester (Series 200) | Polyvinylidene Fluride (Series 300)
Rib Spacing - 12" on center
Rib Height - 1-1/4"

Compatible with all model shelters except for Meramec, Colonial & Pergola

Signature 200 Series | High Gloss

POLAR WHITE	HIGH GLOSS WHITE	WHITE	BRITE WHITE	HAWAIIAN BLUE	COBALT BLUE	LIGHT STONE
SADDLE TAN	DESERT SAND	COFFEE BROWN	BURNISHED SLATE	ASH GRAY	DEEP GRAY	CHARCOAL GRAY
EVERGREEN	IVY GREEN	SCARLET RED	RUSTIC RED	WINE RED	TRUE BLACK	

Signature 300 Series | Low Gloss

SNOW WHITE	BONE WHITE	PACIFIC BLUE	HARBOR BLUE	ALMOND	BROWNSTONE	MEDIUM BRONZE
MIDNIGHT BRONZE	TUNDRA	SLATE GRAY	STORM GRAY	CLASSIC GREEN	BRITE RED	COLONIAL RED
MIDNIGHT BLACK	COPPER METALLIC					

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

Roof Panel Colors & Options

18" Galvalume® 24 Gauge Standing Seam Panel

Features:

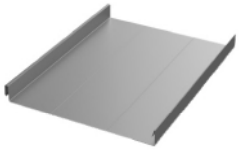
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management. Edge trim is standard with tongue and groove wood substructures applications.



Coverage Width - 18"
Minimum Slope - 1/2:12
Gauge - 24
Finish - Smooth
Coatings - Siliconized Polyester
Rib Spacing - N/A
Rib Height - 1-3/4"

Compatible with all model shelters except for Meramec, Colonial, & Pergola

275 SLATE GRAY | 515 REGAL BLUE | 540 TAN | 830 MATTE BLACK | 860 COPPER PENNY | 880 DARK BRONZE

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

8" Aluminum Structural Flat Panel

Features:

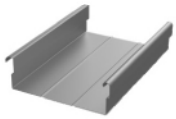
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 8"
Minimum Slope - 1/2:12
Thickness - .024", .032", & .040"
Finish - Smooth Matte Finish
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - N/A
Rib Height - 2-5/8"

Compatible with all model shelters except for Meramec & Pergola

275 SLATE GRAY | 510 BLACK | 520 BRONZE | 550 BONE WHITE | 560 ANODIZED

6" Aluminum Extruded Flat Panel

Features:

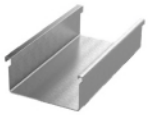
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 6"
Minimum Slope - 1/2:12
Thickness - .065"
Finish - Smooth Gloss Finish
Coatings - Super Durable Polyester
Rib Spacing - N/A
Rib Height - 2-7/8"

Compatible only with Walkways & Entry Covers

Powder coat finish available in all frame colors. Full RAL color palette available at additional cost.

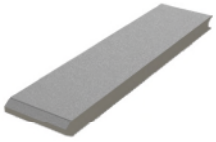
3" Thick Insulated Aluminum Panel White stucco finish with foam core

Features:

Insulated panels for noise and temperature control.

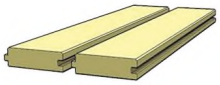
—

Flush fit for a cleaner, sleeker appearance.



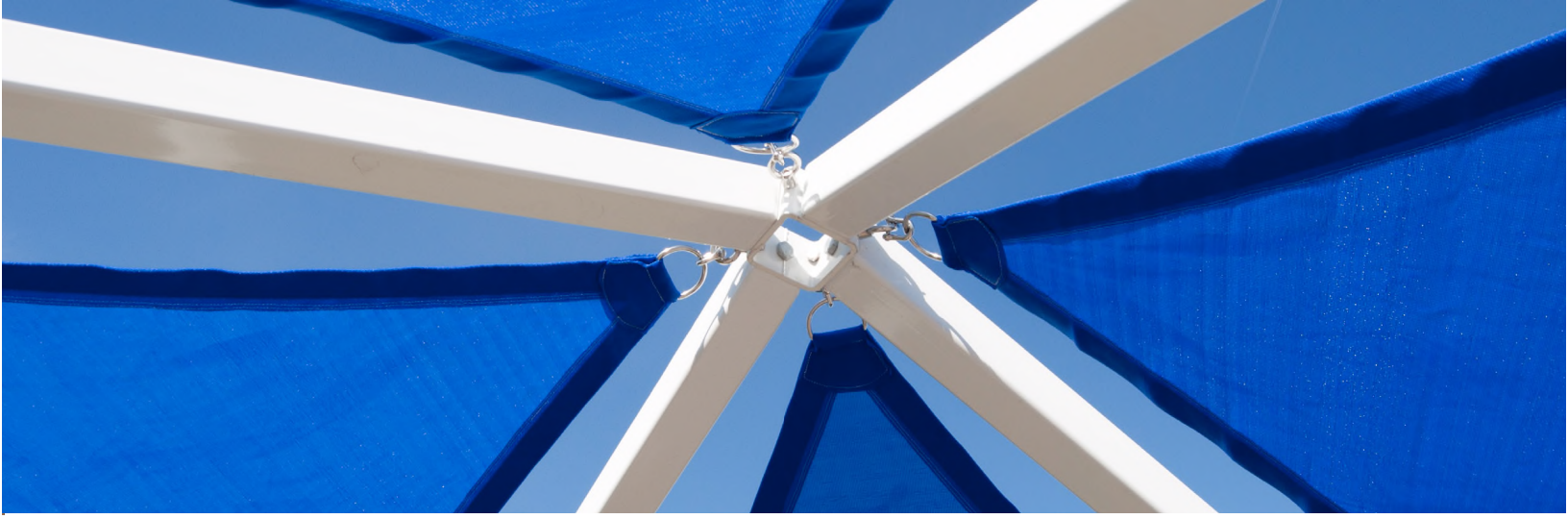
Compatible with all model shelters except for Cherokee, Pergola, Walkways & Entry Covers

Tongue and Groove Wood



1) Southern Yellow Pine
2) Western Cedar

Utilized as sub roofing for shelters using the 18" standing seem panels or shingles.



Frame & Fabric Color Options

Our Americana Industrial Coatings division enables us to powdercoat all of our products in-house, setting us apart from our competitors. This grants us complete authority over pricing, quality, and production times, allowing us to transfer these benefits to our customers.

Super Durable Frame Color Options

205 ORANGE
RAL 2004

215 YELLOW

220 RAVEN (TEXTURED)

235 NAVY BLUE
RAL 5003

240 ROYAL BLUE
RAL 5005

242 SKY BLUE
RAL 5015

245 CAST BRONZE
RAL 8019

265 HUNTER GREEN
RAL 6005

270 QUARTZ GRAY
RAL 7039

275 SLATE GRAY

285 RED
RAL 3001

290 SILVER

815 ASH GRAY

820 CHARCOAL GRAY

840 COLONIAL RED

865 LIGHT GREEN

Super Durable & Anti Graffiti Frame Color Options

510 BLACK

515 REGAL BLUE

520 BRONZE

525 BROWN

530 CLAY

535 IVORY

540 TAN

545 TERRA COTTA

550 WHITE

555 DARK GREEN

Fabric Shelter Color Options

YELLOW

ORANGE

CRIMSON

GRAPE

OCEAN BLUE

SAND

FOREST GREEN

LIME GREEN

GRAPHITE

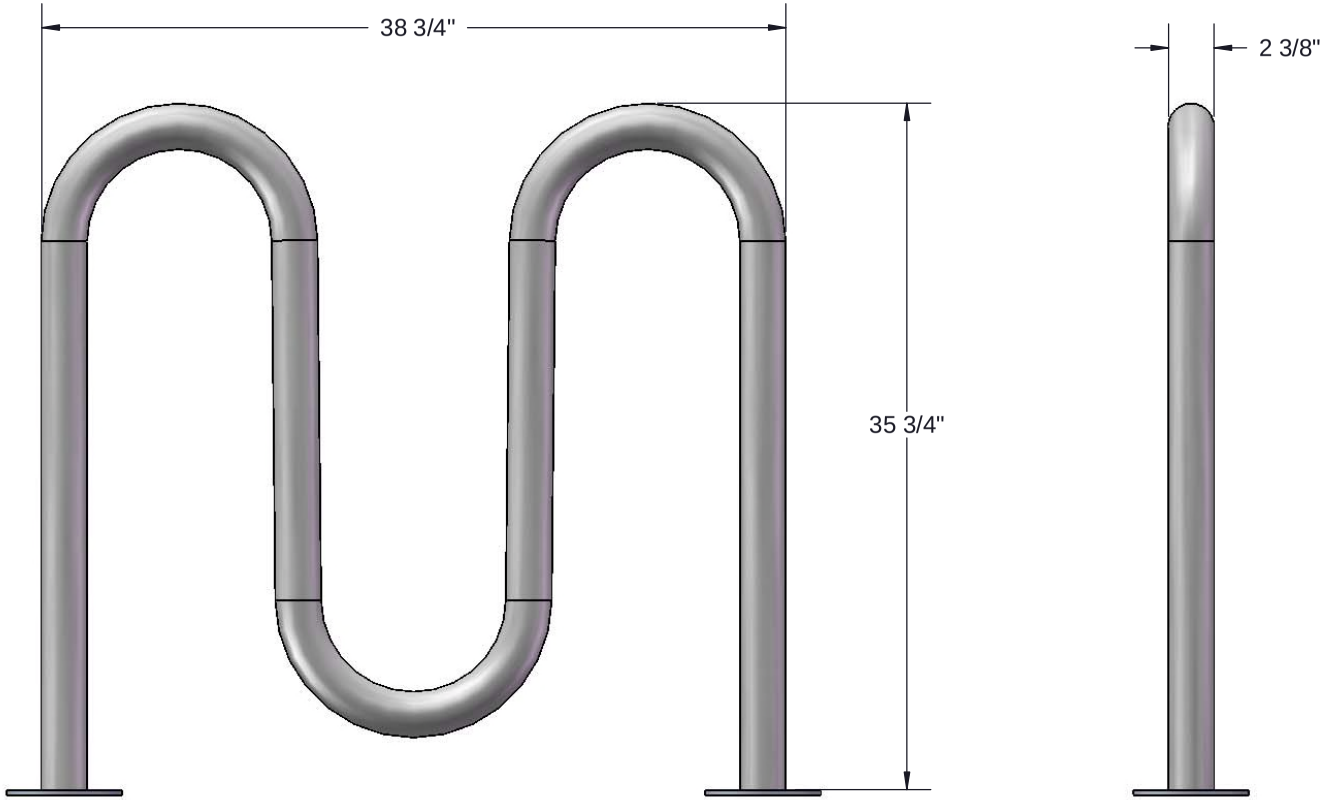
JET BLACK

ultrasite™

A PLAYCORE Company

Model # 5803SM

OVERALL DIMENSIONS



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

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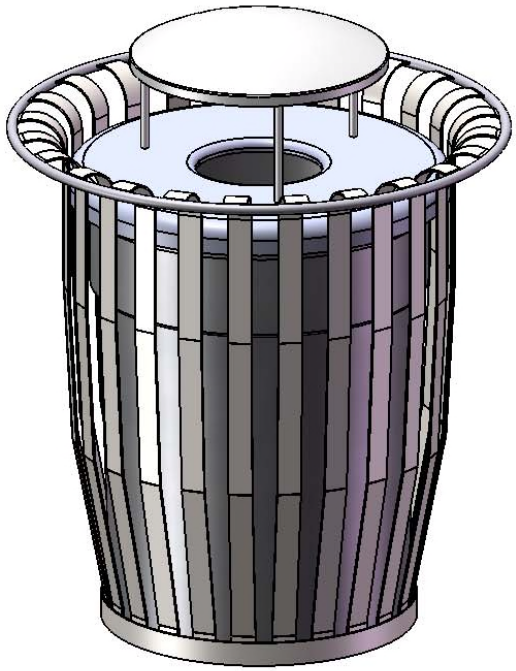


Model #OX-36RB

OX-36
36 GALLON TRASH RECEPTACLE

Material: Sides are fabricated with 1-1/2" x 11 gauge flat steel strips. Top and bottom rings are 1" pipe. Bottom plate fabricated from 10 gauge sheet steel precision punched. All electrically MIG welded.

Receptacle Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

Receptacle Dimensions: 32-1/2" high x 31-1/2" in diameter x 36 gallon capacity.

RBR-32-08
32 GALLON RAIN BONNET TOP

Material: Top plate shall be fabricated from 18 gauge steel flat, spun to form. Vertical posts are 1/2" diameter steel rods. Bonnet top shall be fabricated from 20 gauge steel flat, spun to form. All electrically MIG welded.

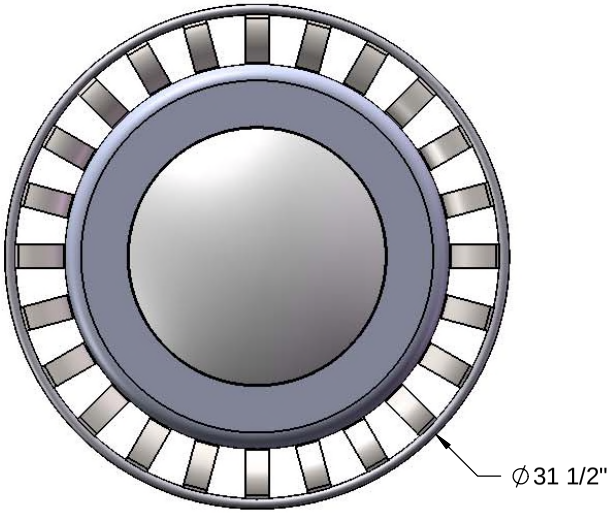
Coating: Steel is sandblasted to near white condition. Then coated with electrostatic powder coat, oven cured.

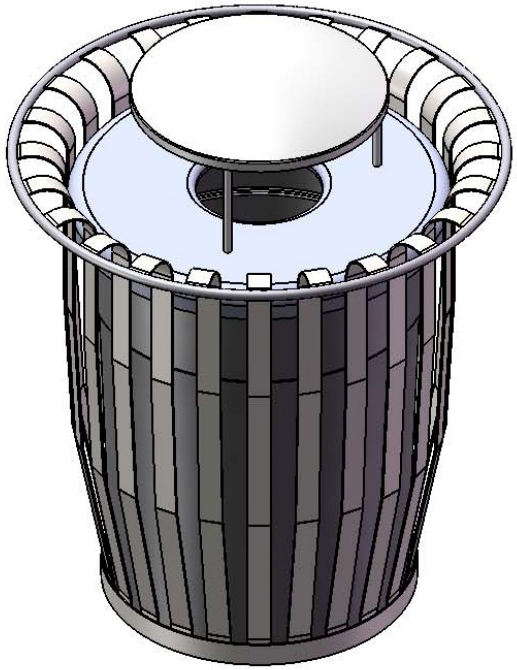
Top Dimensions: Center opening shall be an 8" inside diameter. The overall dimensions shall be 24" x 13" high.

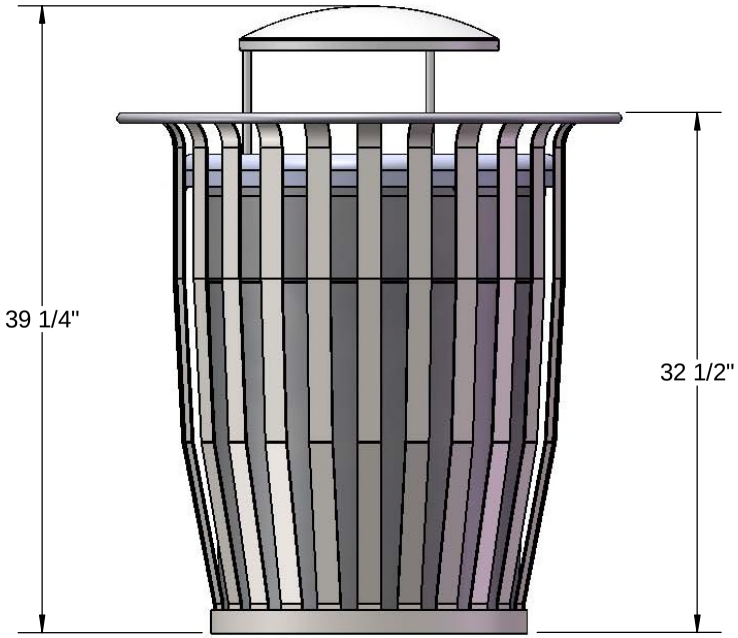
32 GALLON LINER: Made of heavy duty plastic.

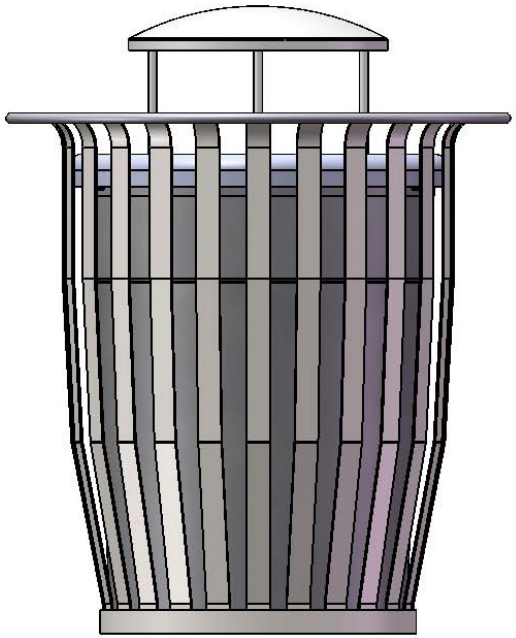
Overall Dimensions Including Top: 31-1/2" in diameter x 39-1/4" high x 36 gallon capacity.

OVERALL DIMENSIONS









800-45-ULTRA

www.ultra-site.com

UltraSite

Powder Coat Color Options

ULTRA BLUE
BURGUNDY
GREEN
BEIGE
BLUE
RED
BROWN
BLACK
YELLOW
ROYAL PURPLE
DARK GREY
MATTE BLACK
WHITE
ORANGE
SKY BLUE
SPRING GREEN
CHAMPAGNE

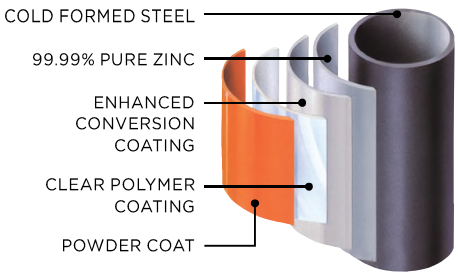
STANDARD POWDER COAT COLORS

The steel framework used in the UltraCoat® product line delivers one of the industry's most durable protective coatings. UltraSite® further enhances the durability by applying a superior powder coated finish. The process provides three layers of protection from harmful environmental elements, with very little maintenance.

BLUE VEIN
SILVER VEIN
SPARTAN BRONZE METALLIC
ULTRA SILVER METALLIC

PREMIUM POWDER COAT COLORS

- Additional upcharge



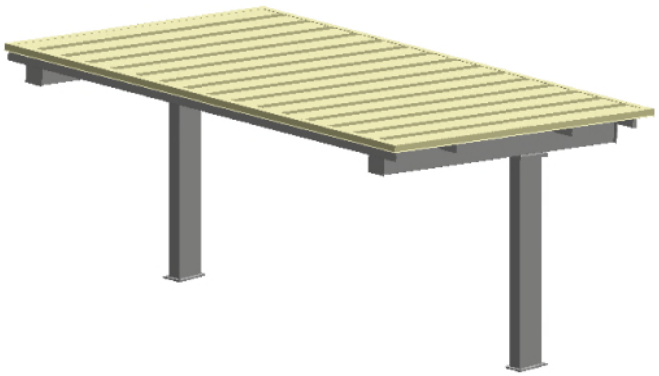
STANDARD POWDER COAT

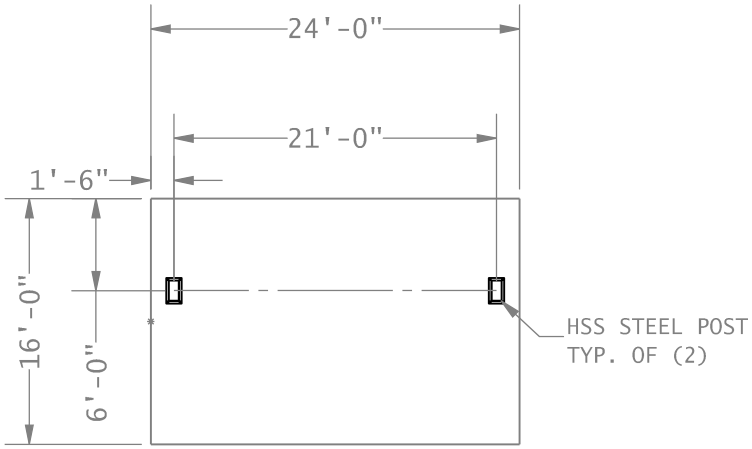
- Uniform coating
- Durability
- High-quality
- Attractive finish

HOT-DIP GALVANIZED

- Galvanized both inside and out
- Superior four-layer adhesion bond
- Excellent abrasion resistance
- Provides cathodic protection to the underlying steel
- Increases the useful life of steel

DOCUMENT NOT FOR CONSTRUCTION:
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY AMERICANA OUTDOORS
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN





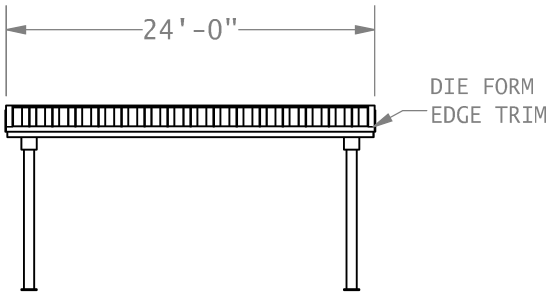
FOUNDATION PLAN

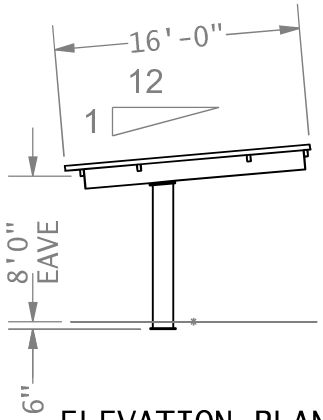
NOT FOR CONSTRUCTION

(800) 851-0865
www.americana.com

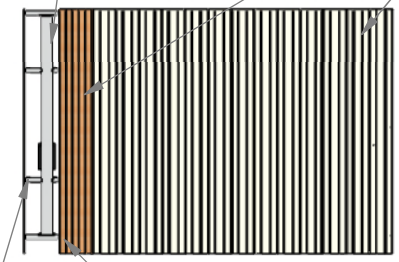
AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 1 of 2	





ELEVATION PLAN



ROOF PLAN

NOT FOR CONSTRUCTION

(800) 851-0865
www.americana.com

AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 2 of 2	

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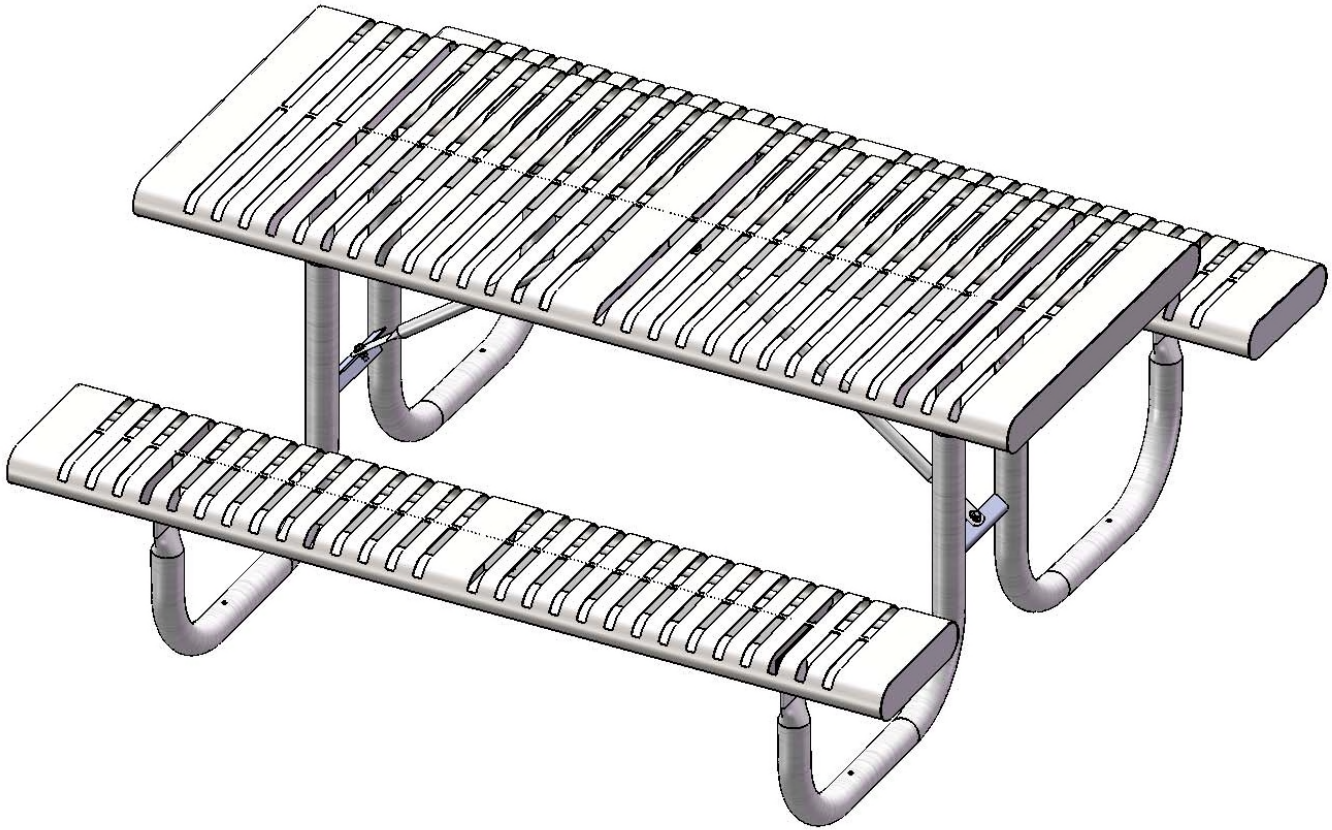
A PLAYCORE Company



Model # 238-SR6

238-SR6
6’ PORTABLE PICNIC TABLE WALK-THROUGH DESIGN

Top & Seats: End plates are fabricated out of 7 gauge x 3” with a 3” diameter corners. 12 gauge sheet steel is precision punched to create the slat pattern. 7 gauge x 1-1/2” flat bar center support and mounting bracket understructure. 5/8” rod to finish off edge. Electrically MIG welded.

Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

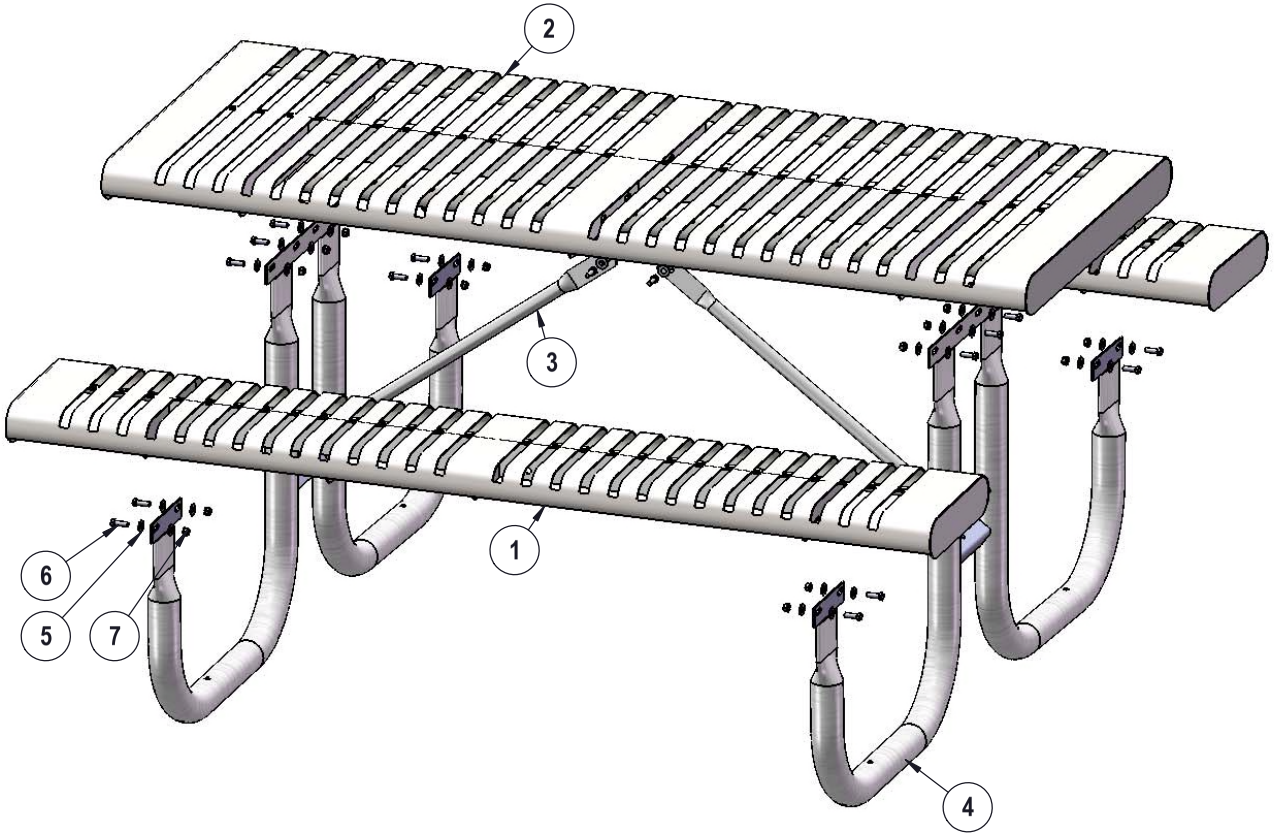
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Cross braces 1" O.D. x 16 gauge pre-galvanized structural steel tubing. Brace attachment points 1-1/2”x1-1/2”x3/16” steel angle. Seat and top mounting points 7 gauge x 1-1/2” die stamped steel flat bar. Legs are bent over a mandrel through the bend radius producing a wrinkle free bend. All electrically MIG welded.

Frame Coating: Electrostatic powder coated application oven cured.

Hardware: All stainless steel hardware fasteners.

Dimensions: 6’ portable picnic table walk-through design. Top is 30” wide x 72” long and is 32” high. Seats are 12” wide x 72” long and 20” high. Outside to outside dimension is 69-7/16” x 72”.

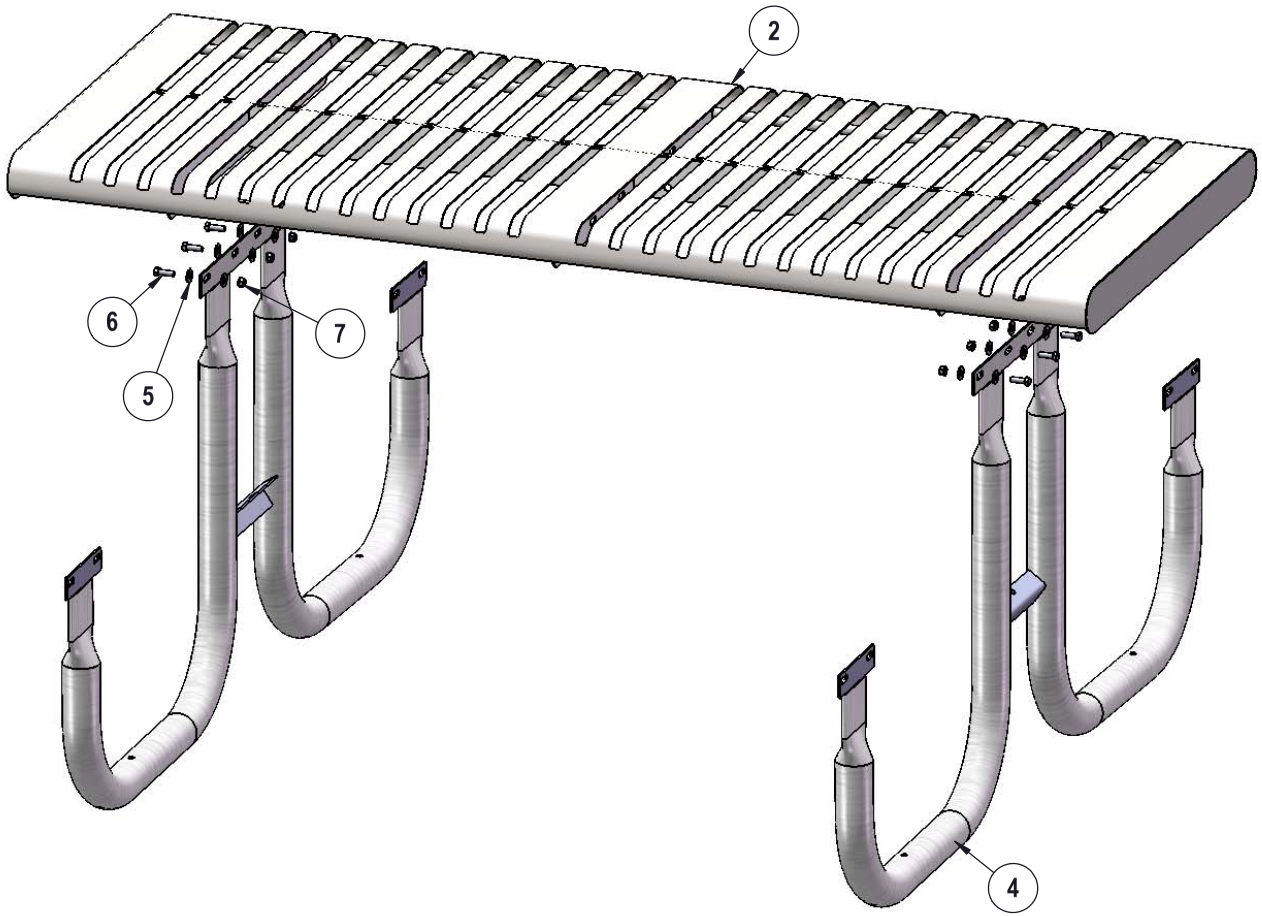
COMPONENTS



ITEM NO.	PartNo	DESCRIPTION	Qty.
1	SR72-S	6' slat rolled seat	2
2	SR72-T	6' slat rolled top	1
3	P-01-04-0125	29 7/8" Brace	2
4	P-V238	238 Vinyl Frame	2
5	33-02-0007	5/16" SS Washer	40
6	33-05-0029	5/16" x 1" Machine Bolt (SS)	20
7	33-03-0012	5/16" Kep Nut (SS)	20

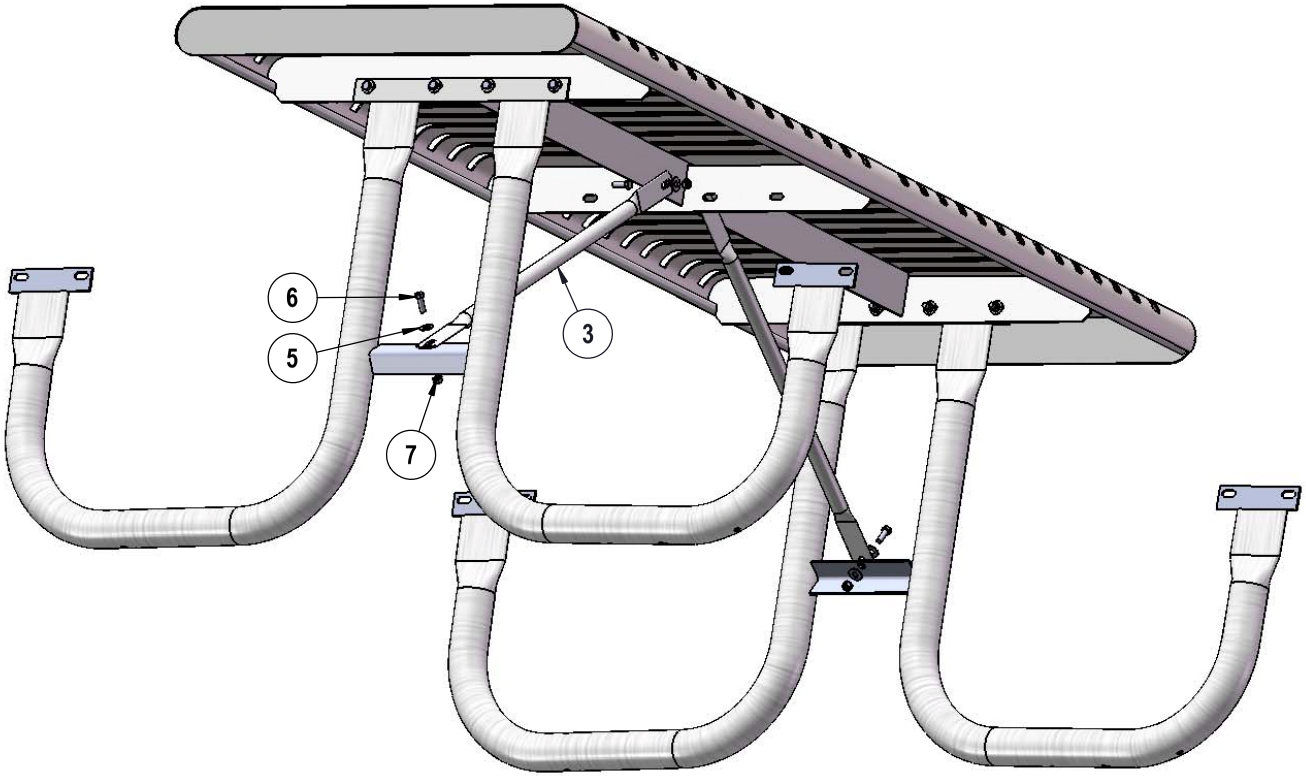
Optional Surface Mount Hardware:
5/16" x 5" Concrete Expansion Anchor Bolts
(Not Included)

STEP 1



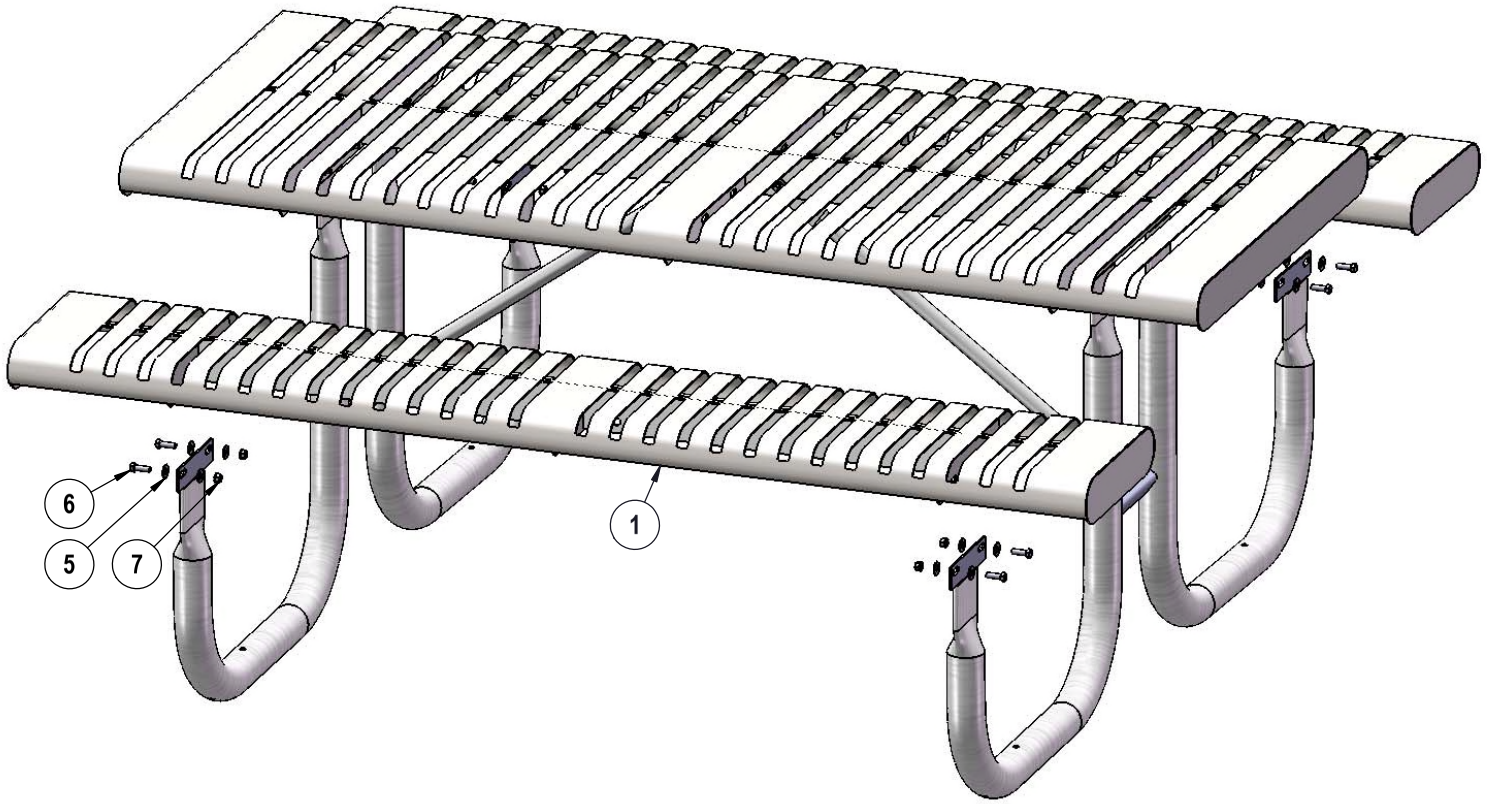
Attach the 6' Rolled Top to the 238 Frames using specified hardware.

STEP 2



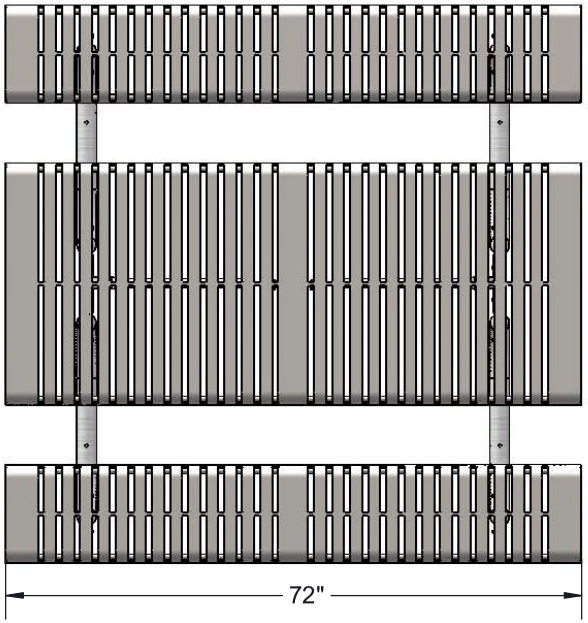
Attach the 29-7/8" Braces to the 6' Rolled Top and
the 238 Frames as shown using specified hardware.

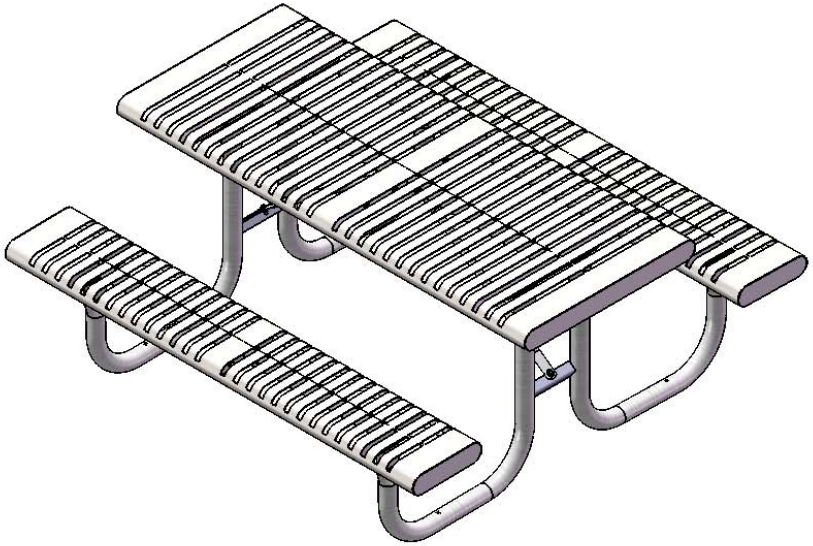
STEP 3

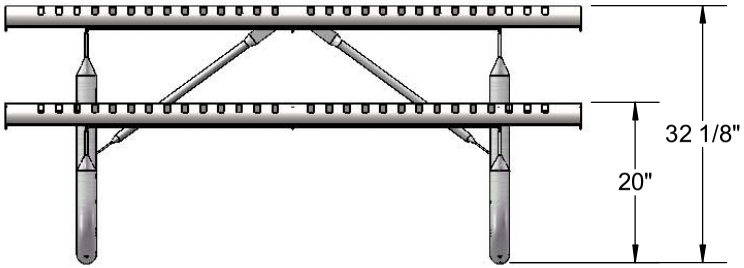


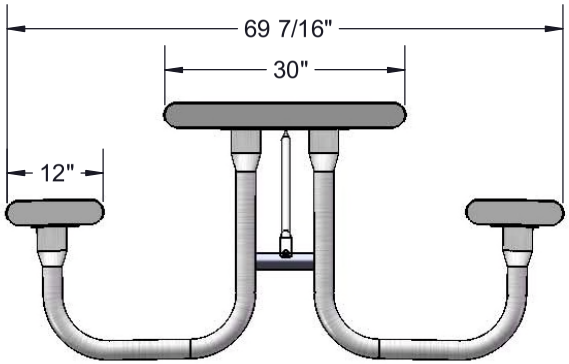
Attach the 6' Rolled Seats to the 238 Frames using specified hardware.

OVERALL DIMENSIONS









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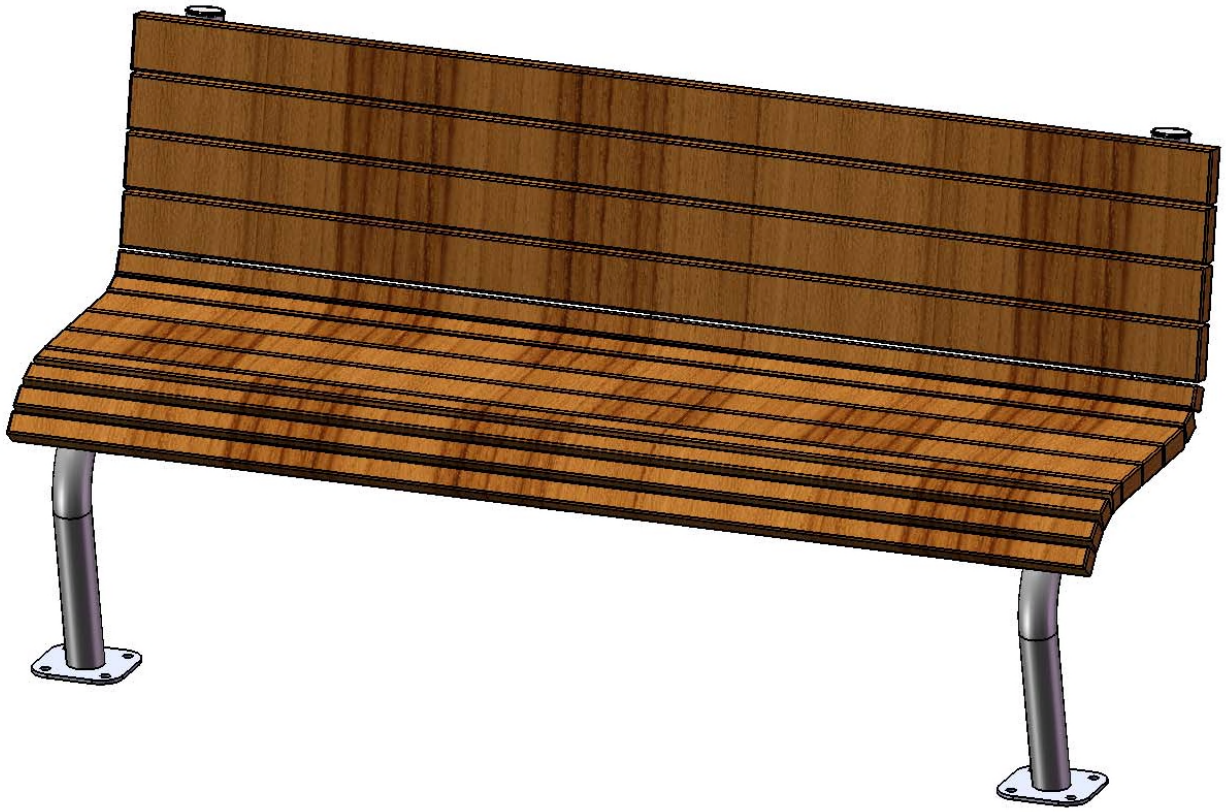


Model # 410SM-R6

410SM-R6
DENALI SURFACE MOUNT BENCH WITH BACK

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

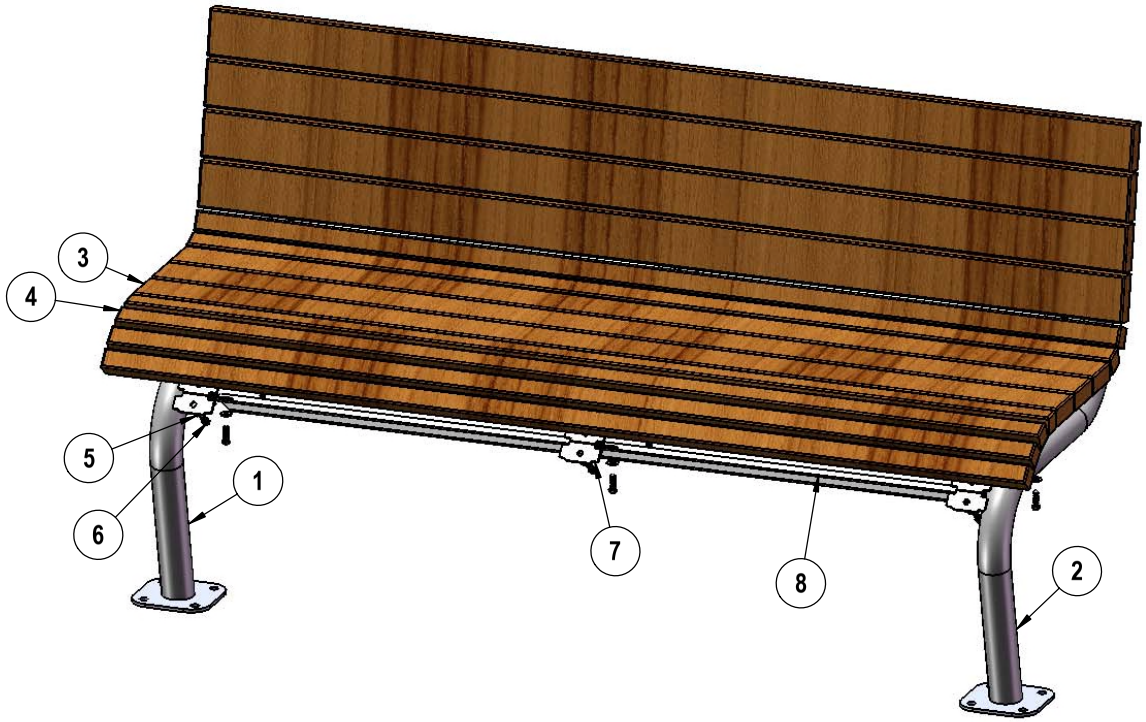
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. a 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting, and rounded corners for a more finished look. Support brackets are 7ga laser cut steel. All electrically MIG welded.

Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: 6’ surface mount bench with back. Seats are 20” wide x 72” long. Seat height is 20” from the ground to the top of the seat. The overall dimensions are 72” x 26-7/16” x 36-5/8".

COMPONENTS



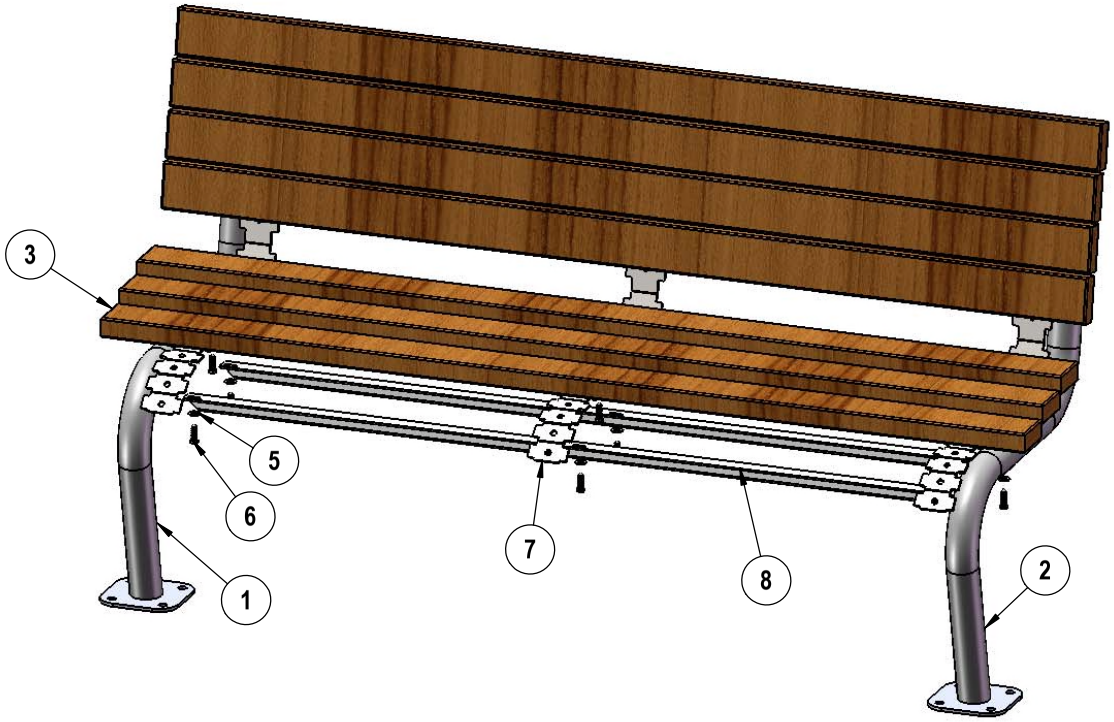
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-01-1186	410 Denali Leg SM LH	1
2	01-01-1185	410 Denali Leg SM RH	1
3	WGR72-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (6')	7
4	WGR72-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (6')	6
5	33-02-0007	5/16" SS Washer	39
6	33-05-0034	5/16" x 1-1/4" lag bolt, SS	39
7	01-01-1184	410 Denali Attachment Bracket	1
8	P-01-01-0105	6' Recycled Bench Angle	2

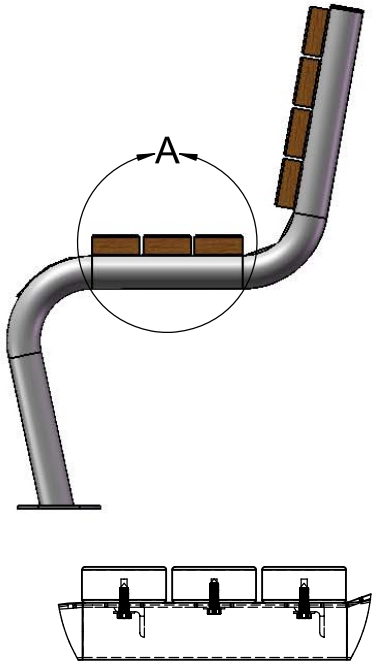
Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

WARNING: Overtightening of lag bolts can cause damage to lumber.

STEP 1

Attach the 2x4 planks to the legs and support bracket as shown below using specified hardware.
The steel support angles should be installed on the bottom side of the legs/ attachment brackets on the first and third seat plank.

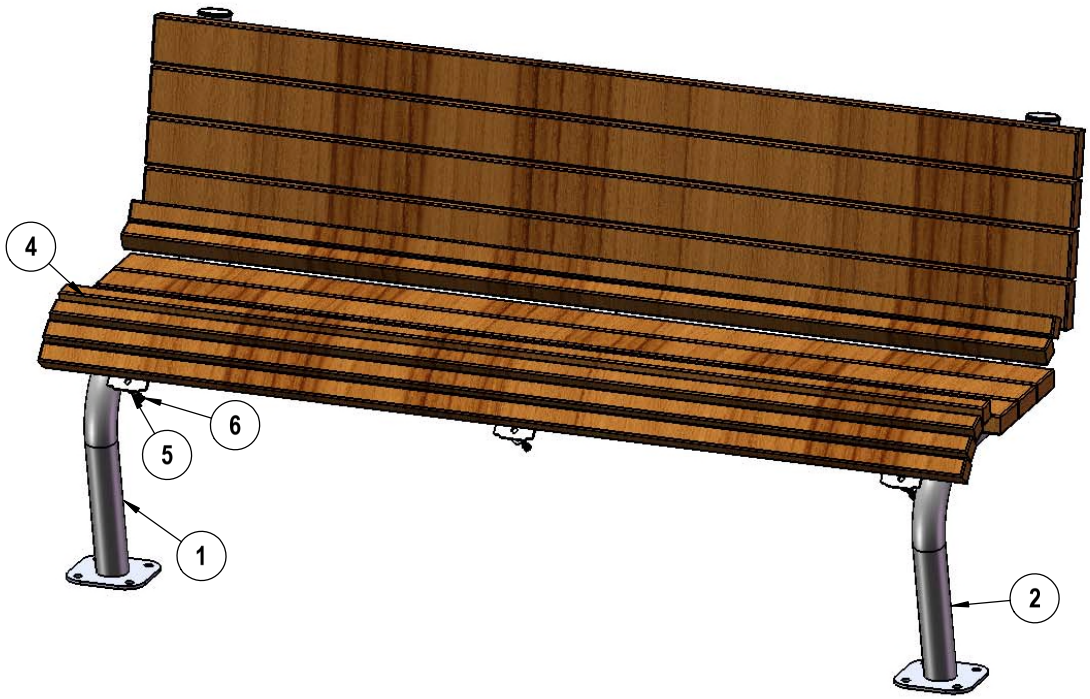


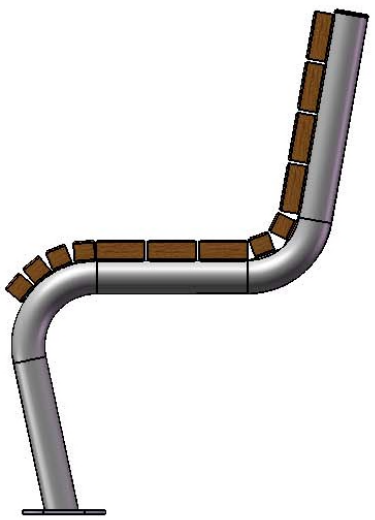


DETAIL A
SCALE 1 : 8

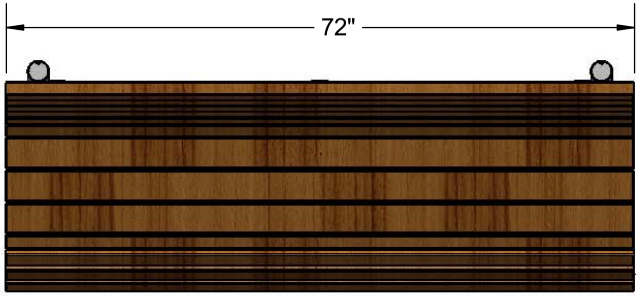
STEP 2

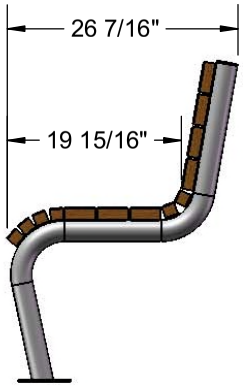
Attach the 2x2 planks to the legs and support bracket as shown below using specified hardware.





OVERALL DIMENSIONS





Patents US 9,498,880 and 9,505,124
Additional patent pending

Fixit® Plus

The Fixit Plus includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. Stainless steel cables and tamper-proof fasteners securely attach tools to the stand, while the hanging arms allow pedals and wheels to spin freely while making adjustments. Add a second hanger for double sided access to the tools!

©2023

Fixit® Plus

Hanger arms accommodate most types of bikes

QR code takes smart phone users to comprehensive bike repair web site

Tools are secured with stainless steel aircraft cables

Large surface area for sponsorship, branding, or way-finding signage

Includes most commonly used tools for simple bike maintenance

Durable covers on hanger arms protect bikes from scratches

A cane-detectable attachment is available for placement under the bike hanger arms for improved safety.

Tamper-resistant fasteners included!

Tools included:

- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- T25 Torx wrench
- 32mm Headset wrench
- 15mm Pedal wrench
- 8, 9, 10, 11mm box wrenches
- Tire levers (2)

Add your choice of an Air Kit bike pump (sold separately) to keep your cyclists' tires topped up and ready to roll. The Air Kits feature our Metal Head™, a sturdy cast aluminum pump head with Presta and Schrader valve compatibility.

These public bike repair products require occasional maintenance and replacing of parts to remain serviceable.

5"

Orient arms to set the preferred height for hanging bikes

Add a second hanger for double sided access!

FINISH OPTIONS

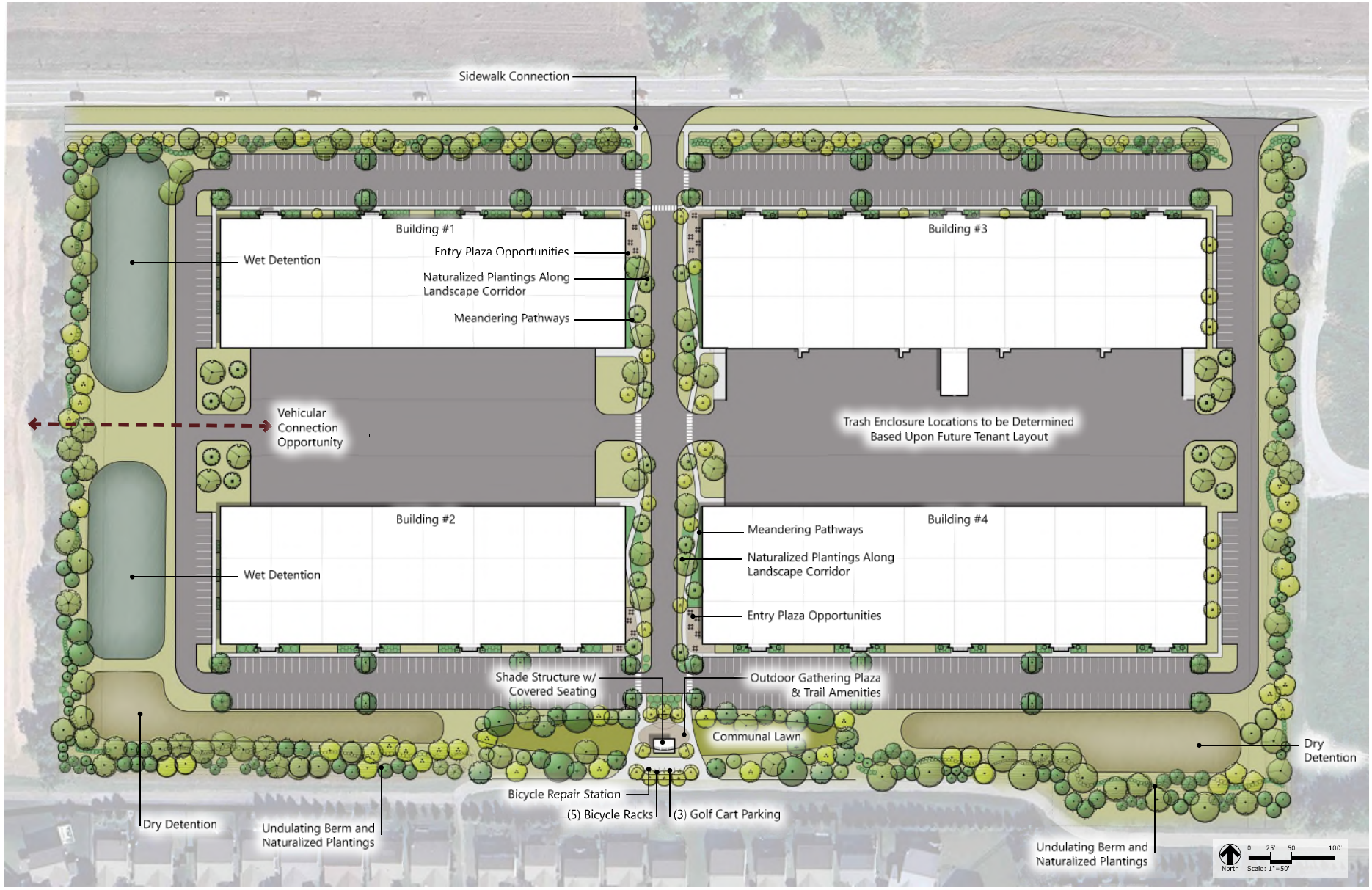
Galvanized

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver RAL 9007
Dark Purple	Flat Black	Wine Red RAL 3005		

©2023

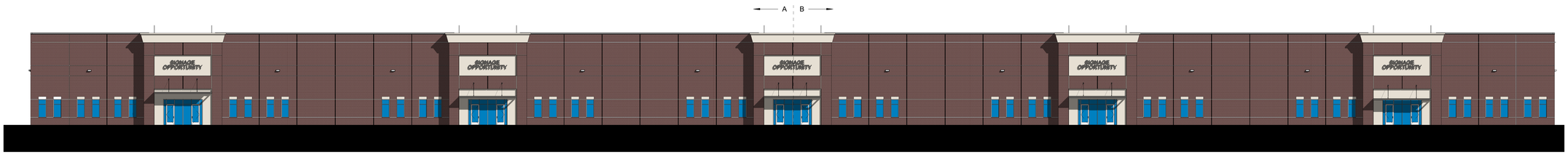
Patents US 9,498,880 and 9,505,124. Additional patent pending



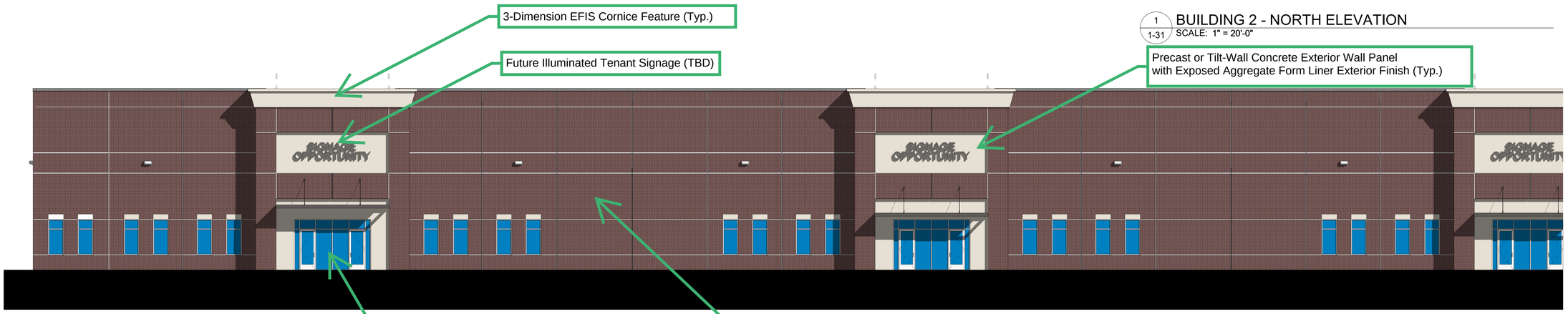
Westfield Trailside Business Center

Concept Plan | April 2025

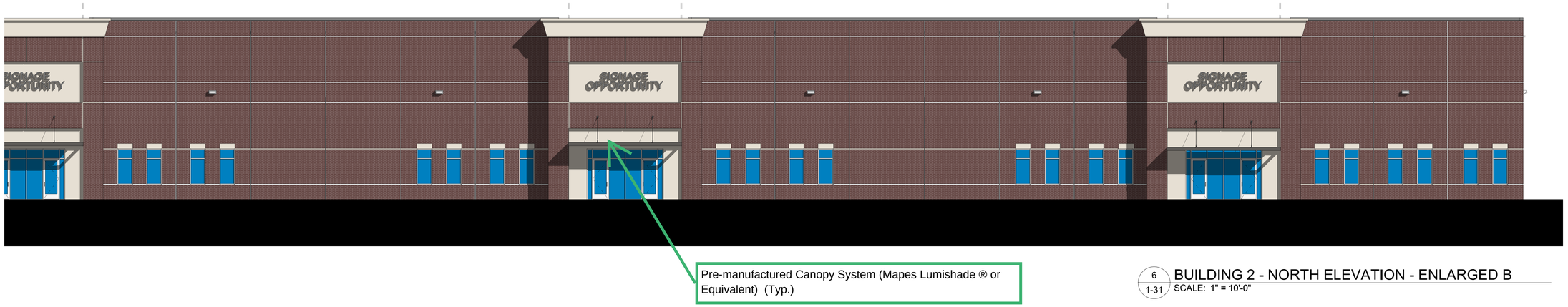
SIGNAGE
OPPORTUNITY



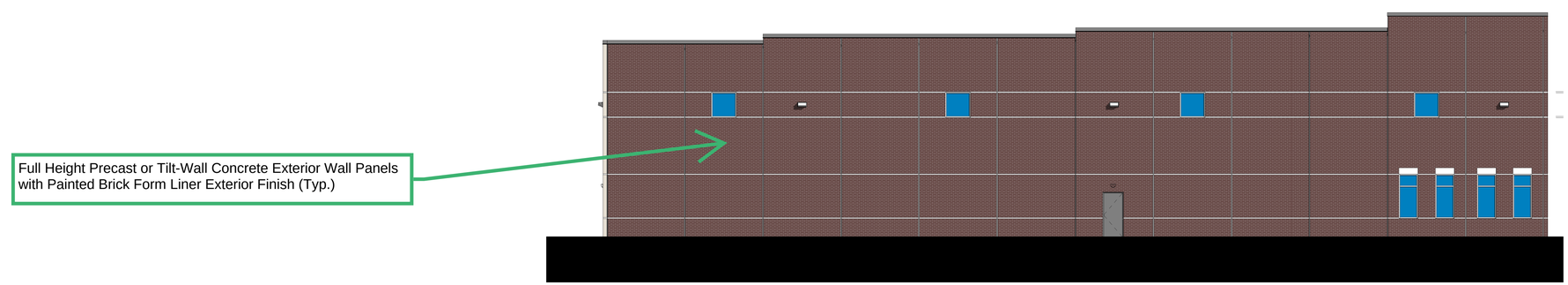
1 / 1-31 BUILDING 2 - NORTH ELEVATION
SCALE: 1" = 20'-0"



5 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED A
SCALE: 1" = 10'-0"



6 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED B
SCALE: 1" = 10'-0"



3 / 1-31 BUILDING 2 - EAST ELEVATION
SCALE: 1" = 10'-0"

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Suite 210 770.541.1700

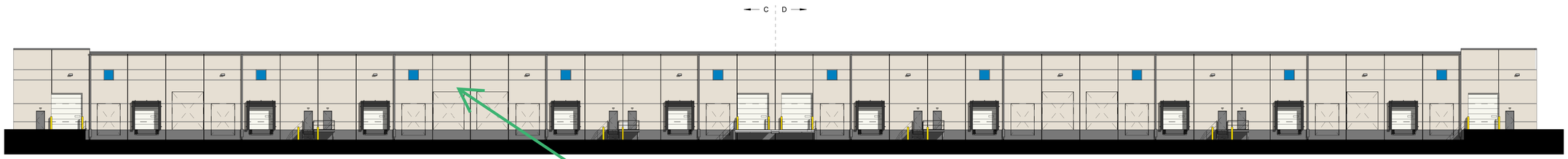
I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

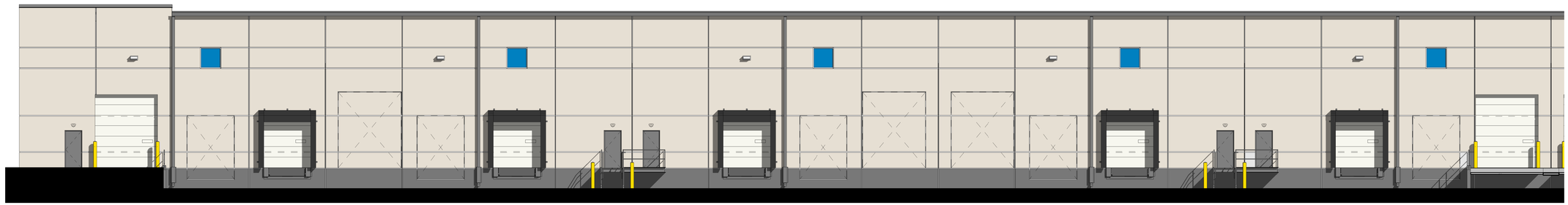
1-31

Date 2025.04.22

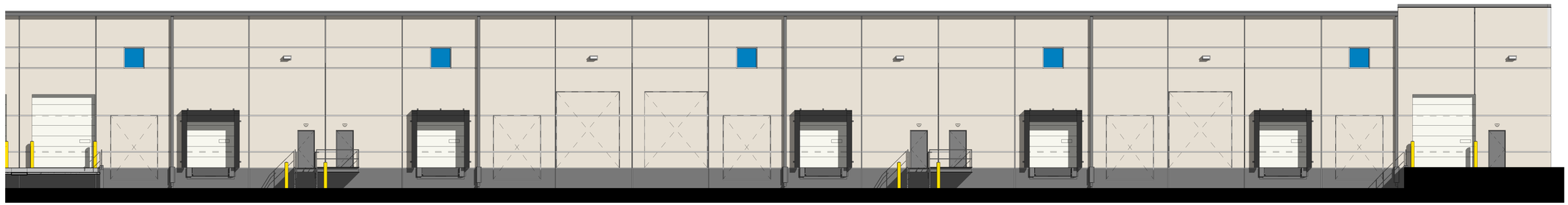


Full Height Precast or Tilt-Wall Concrete Exterior Wall Panels with Painted/ Smooth-Face Exterior Finish (Typ.)

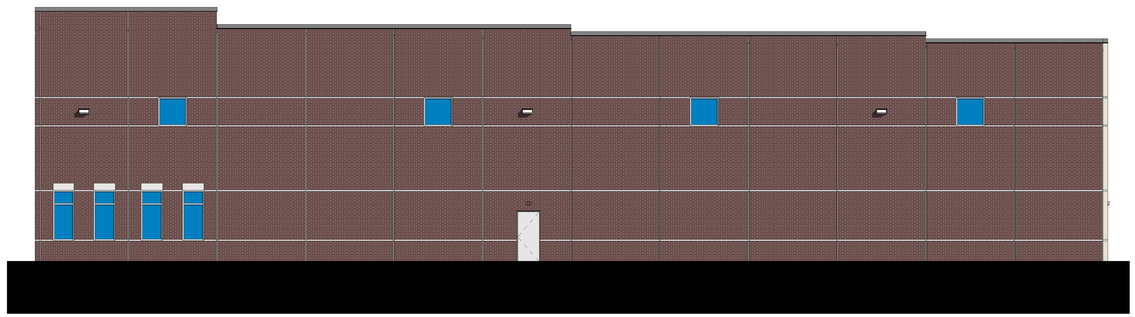
1 / 1-32 BUILDING 2 - SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED C
SCALE: 1" = 10'-0"



4 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED D
SCALE: 1" = 10'-0"



2 / 1-32 BUILDING 2 - WEST ELEVATION
SCALE: 1" = 10'-0"

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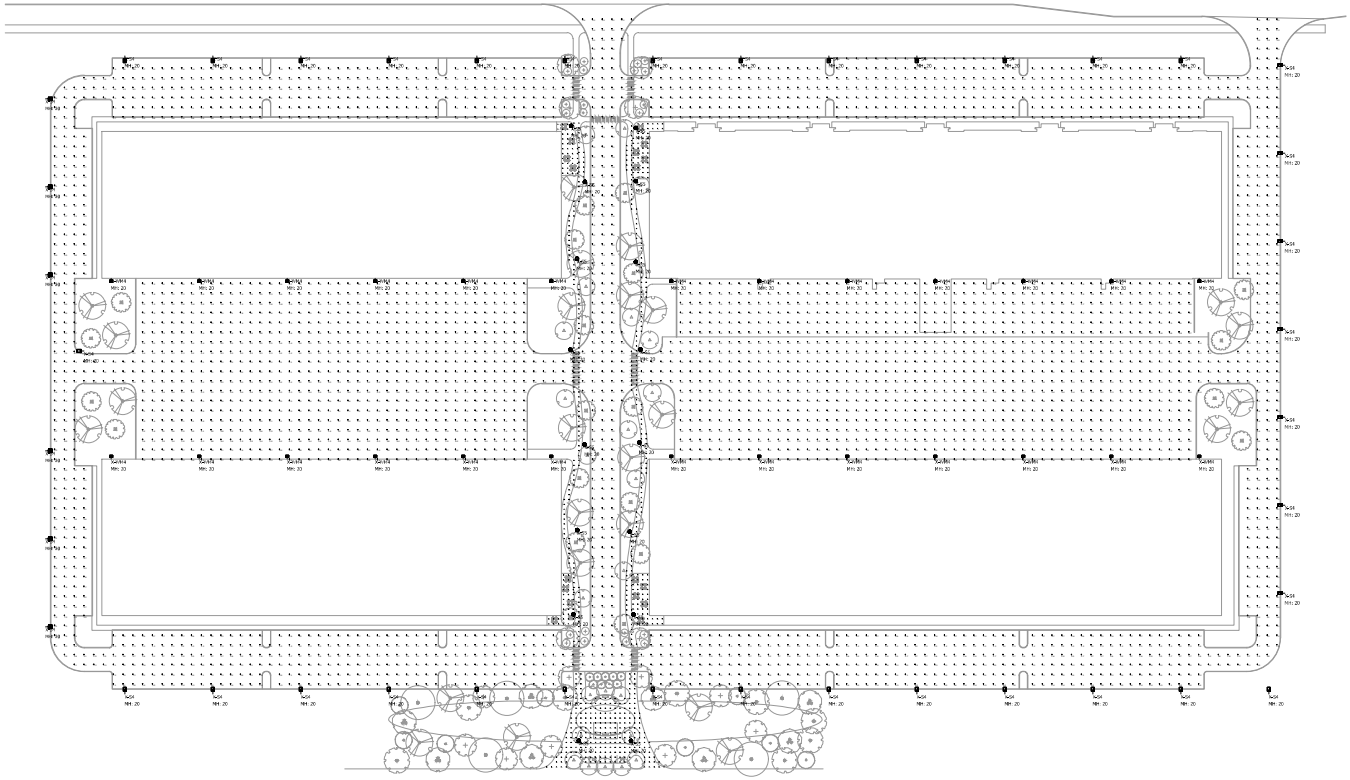
SCHEMATIC ELEVATIONS - BUILDING 2

1-32

Date 2025.04.22



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	16	X-S5	Single	13372	0.900	100	DL178754
	41	X-S4	Single	25911	0.900	160	DL195919
	26	X-WM4	Wall Mount	21956	0.900	161	DL179372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bottom Left Bldg - Table Area	Illuminance	Fc	2.65	3.9	0.9	2.94	4.33
Bottom Right Bldg - Table Area	Illuminance	Fc	2.50	4.1	0.9	2.78	4.56
Paved Areas & Drives	Illuminance	Fc	2.50	8.3	0.1	25.00	83.00
Sidewalks - Left	Illuminance	Fc	3.01	6.7	0.9	3.34	7.44
Sidewalks - Right	Illuminance	Fc	3.09	7.4	0.7	4.41	10.57
South Trail Entrance Area	Illuminance	Fc	3.12	7.7	0.7	4.46	11.00
Top Left Bldg - Table Area	Illuminance	Fc	3.19	4.2	2.0	1.60	2.10
Top Right Bldg - Table Area	Illuminance	Fc	3.59	4.5	1.5	2.39	3.00

LIGHTING NOTES:

- Mounting Height = 20'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
  50/30/20 (warehouse areas)

National Lighting Vendor:
For pricing and technical assistance contact:
Rob Thomson of CBMC INC, tel#
317-828-4119, rthomson@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate such specification) without the written permission of CBMC Lighting Solutions. the contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. **copyright © 2018 CBMC Lighting Solutions all rights reserved.**

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317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Business Park - Westfield

SITE LAYOUT

Scale:	1" = 60'	Drawing No:	LP1
Date:	4/22/25	Project No:	CB27590-SITE-3
Drawn By:	SJM		

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Bollard (MRB)

Low Level Lighting

IP66

OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant; with 3000K or 2700K color temperature selection.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66

OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	120 - 155
Weight lbs (kg)	25 (11.3)
Control Options	IMSBT, ALBCS, 7-Pin

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight

QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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ultrasite™

A PLAYCORE Company

Model # 413SM-RDR38

413SM-RDR38
DENALI ROUND SURFACE MOUNT TABLE, 4 SEAT

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

Seat Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. Support brackets are 7ga laser cut steel. A 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

Table Frame: 3-1/2” O.D. x 11 gauge pre-galvanized structural steel tubing. Support brackets are 7ga laser cut steel. A 16" x 16" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

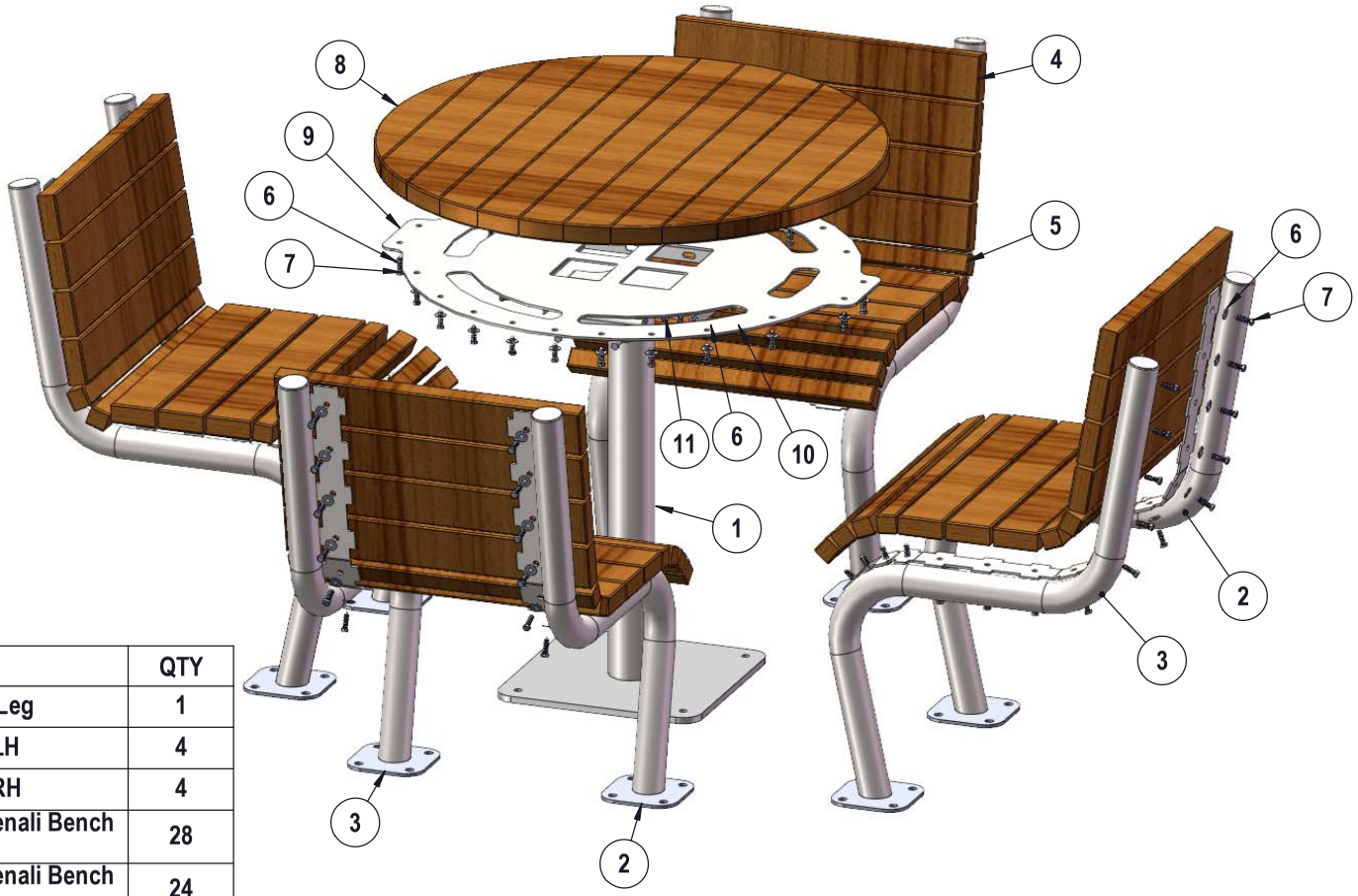
Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: Seats are 26-3/8” wide x 24” long. Seat height is 20” from the ground to the top of the seat. Top is 38" in diameter. Top height is 32-1/8" from the ground to the top of the table. The overall dimensions are 90-1/2” x 90-1/2” x 36-3/4".

COMPONENTS

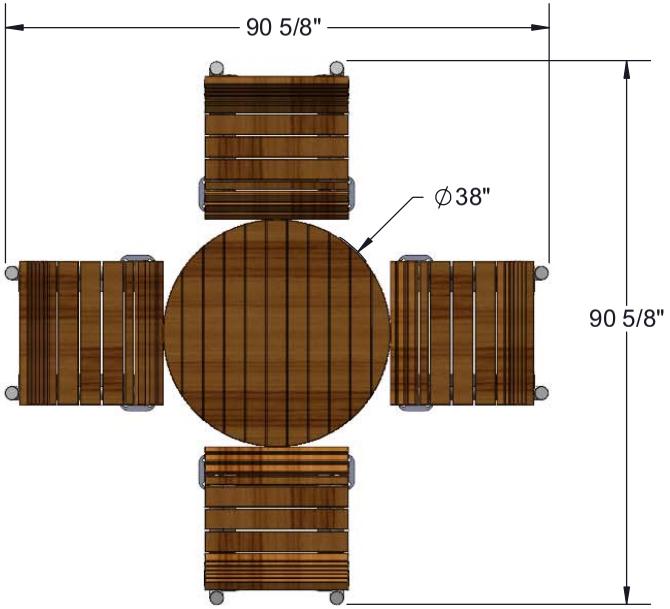
WARNING: Overtightening of lag bolts can cause damage to lumber.

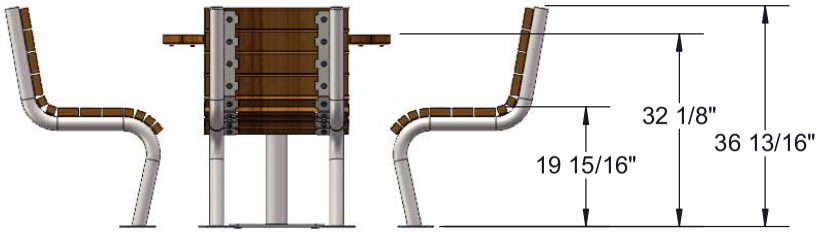


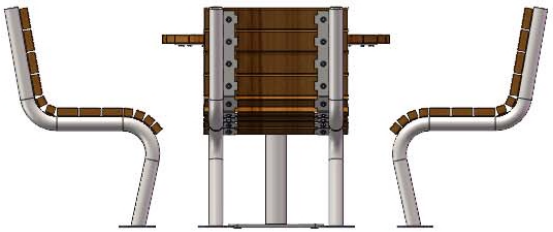
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-04-0735	Denali 413 Table SM Leg	1
2	01-01-1186	410 Denali Leg SM LH	4
3	01-01-1185	410 Denali Leg SM RH	4
4	WGR24-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (2')	28
5	WGR24-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (2')	24
6	33-02-0007	5/16" SS Washer	142
7	33-05-0034	5/16" x 1-1/4" lag bolt, SS	126
8	01-04-0732	Routered Recycled Denali Round Top	1
9	01-04-0746	Denali Table Top Attachment Bracket-Round	1
10	33-05-0029	5/16" x 1" Machine Bolt (SS)	8
11	33-03-0012	5/16" Kep Nut (SS)	8

Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

OVERALL DIMENSIONS







Roof Panel Colors & Options

We take great pride in producing a majority of our roof panel options in-house, which gives us complete control over the quality and production schedule. By doing so, we are able to provide our customers with top-notch products while also passing on cost savings

24" Aluminum Structural "W" Panel

Features:

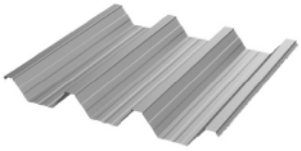
Structural roof panel designed to limit the amount rafters & purlins per structure.

—

Best overall value when comparing cost & strength.

—

Gutters are included for water erosion management.



Coverage Width - 24"
Minimum Slope - 1/2:12
Thickness - .038" & .024" (560 Anodized Only)
Finish - Stucco Embossed
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - 8" on center
Rib Height - 2-1/2"

Compatible with all model shelters except for Pergola

275 SLATE GRAY	285 RED	515 REGAL BLUE	520 BRONZE	540 TAN
545 TERRA COTTA	550 BONE WHITE	555 DARK GREEN	560 ANODIZED	865 LIGHT GREEN

36" Galvalume® 26 Gauge "R" Panel

Features:

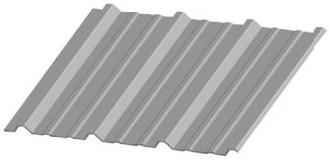
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Edge trim is included for a simple & flawless finish.



Coverage Width - 36"
Minimum Slope - 1/2:12
Gauge - 26
Finish - Smooth
Coatings - Siliconized Polyester (Series 200) | Polyvinylidene Fluride (Series 300)
Rib Spacing - 12" on center
Rib Height - 1-1/4"

Compatible with all model shelters except for Meramec, Colonial & Pergola

Signature 200 Series | High Gloss

POLAR WHITE	HIGH GLOSS WHITE	WHITE	BRITE WHITE	HAWAIIAN BLUE	COBALT BLUE	LIGHT STONE
SADDLE TAN	DESERT SAND	COFFEE BROWN	BURNISHED SLATE	ASH GRAY	DEEP GRAY	CHARCOAL GRAY
EVERGREEN	IVY GREEN	SCARLET RED	RUSTIC RED	WINE RED	TRUE BLACK	

Signature 300 Series | Low Gloss

SNOW WHITE	BONE WHITE	PACIFIC BLUE	HARBOR BLUE	ALMOND	BROWNSTONE	MEDIUM BRONZE
MIDNIGHT BRONZE	TUNDRA	SLATE GRAY	STORM GRAY	CLASSIC GREEN	BRITE RED	COLONIAL RED
MIDNIGHT BLACK	COPPER METALLIC					

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

Roof Panel Colors & Options

18" Galvalume® 24 Gauge Standing Seam Panel

Features:

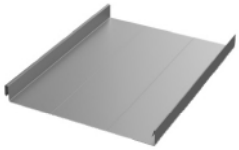
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management. Edge trim is standard with tongue and groove wood substructures applications.



Coverage Width - 18"
Minimum Slope - 1/2:12
Gauge - 24
Finish - Smooth
Coatings - Siliconized Polyester
Rib Spacing - N/A
Rib Height - 1-3/4"

Compatible with all model shelters except for Meramec, Colonial, & Pergola

275 SLATE GRAY | 515 REGAL BLUE | 540 TAN | 830 MATTE BLACK | 860 COPPER PENNY | 880 DARK BRONZE

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

8" Aluminum Structural Flat Panel

Features:

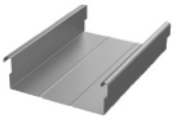
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 8"
Minimum Slope - 1/2:12
Thickness - .024", .032", & .040"
Finish - Smooth Matte Finish
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - N/A
Rib Height - 2-5/8"

Compatible with all model shelters except for Meramec & Pergola

275 SLATE GRAY | 510 BLACK | 520 BRONZE | 550 BONE WHITE | 560 ANODIZED

6" Aluminum Extruded Flat Panel

Features:

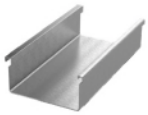
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 6"
Minimum Slope - 1/2:12
Thickness - .065"
Finish - Smooth Gloss Finish
Coatings - Super Durable Polyester
Rib Spacing - N/A
Rib Height - 2-7/8"

Compatible only with Walkways & Entry Covers

Powder coat finish available in all frame colors. Full RAL color palette available at additional cost.

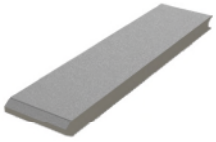
3" Thick Insulated Aluminum Panel White stucco finish with foam core

Features:

Insulated panels for noise and temperature control.

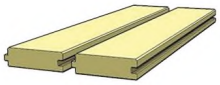
—

Flush fit for a cleaner, sleeker appearance.



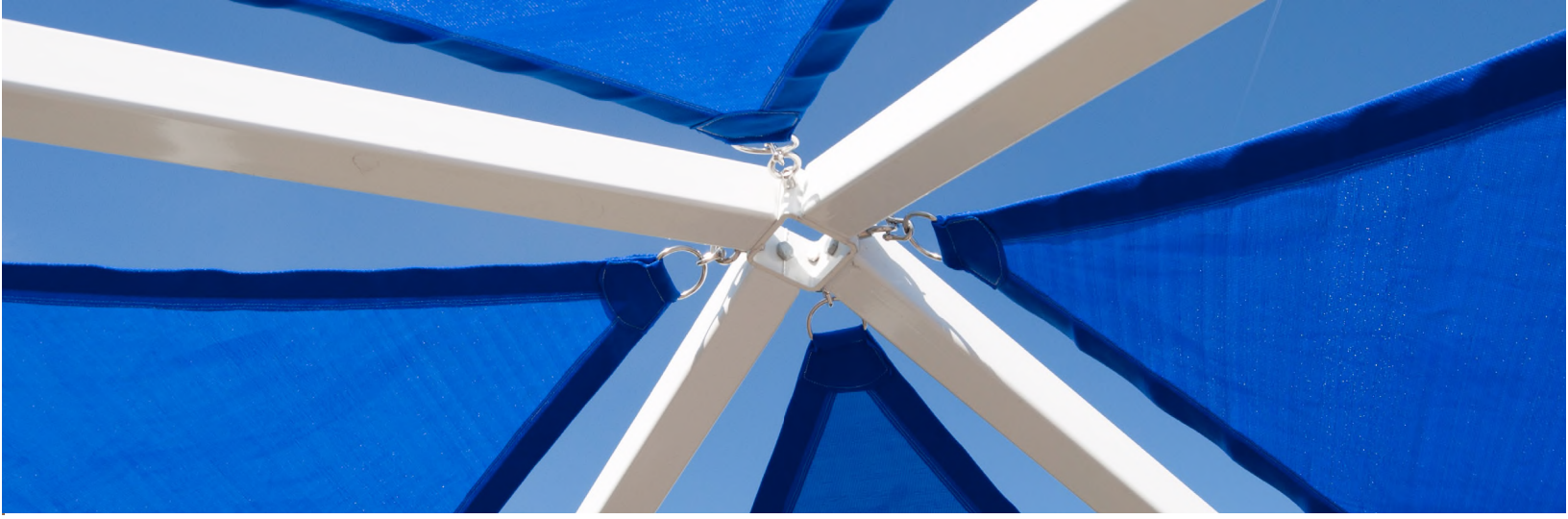
Compatible with all model shelters except for Cherokee, Pergola, Walkways & Entry Covers

Tongue and Groove Wood



1) Southern Yellow Pine
2) Western Cedar

Utilized as sub roofing for shelters using the 18" standing seem panels or shingles.



Frame & Fabric Color Options

Our Americana Industrial Coatings division enables us to powdercoat all of our products in-house, setting us apart from our competitors. This grants us complete authority over pricing, quality, and production times, allowing us to transfer these benefits to our customers.

Super Durable Frame Color Options

205 ORANGE
RAL 2004

215 YELLOW

220 RAVEN (TEXTURED)

235 NAVY BLUE
RAL 5003

240 ROYAL BLUE
RAL 5005

242 SKY BLUE
RAL 5015

245 CAST BRONZE
RAL 8019

265 HUNTER GREEN
RAL 6005

270 QUARTZ GRAY
RAL 7039

275 SLATE GRAY

285 RED
RAL 3001

290 SILVER

815 ASH GRAY

820 CHARCOAL GRAY

840 COLONIAL RED

865 LIGHT GREEN

Super Durable & Anti Graffiti Frame Color Options

510 BLACK

515 REGAL BLUE

520 BRONZE

525 BROWN

530 CLAY

535 IVORY

540 TAN

545 TERRA COTTA

550 WHITE

555 DARK GREEN

Fabric Shelter Color Options

YELLOW

ORANGE

CRIMSON

GRAPE

OCEAN BLUE

SAND

FOREST GREEN

LIME GREEN

GRAPHITE

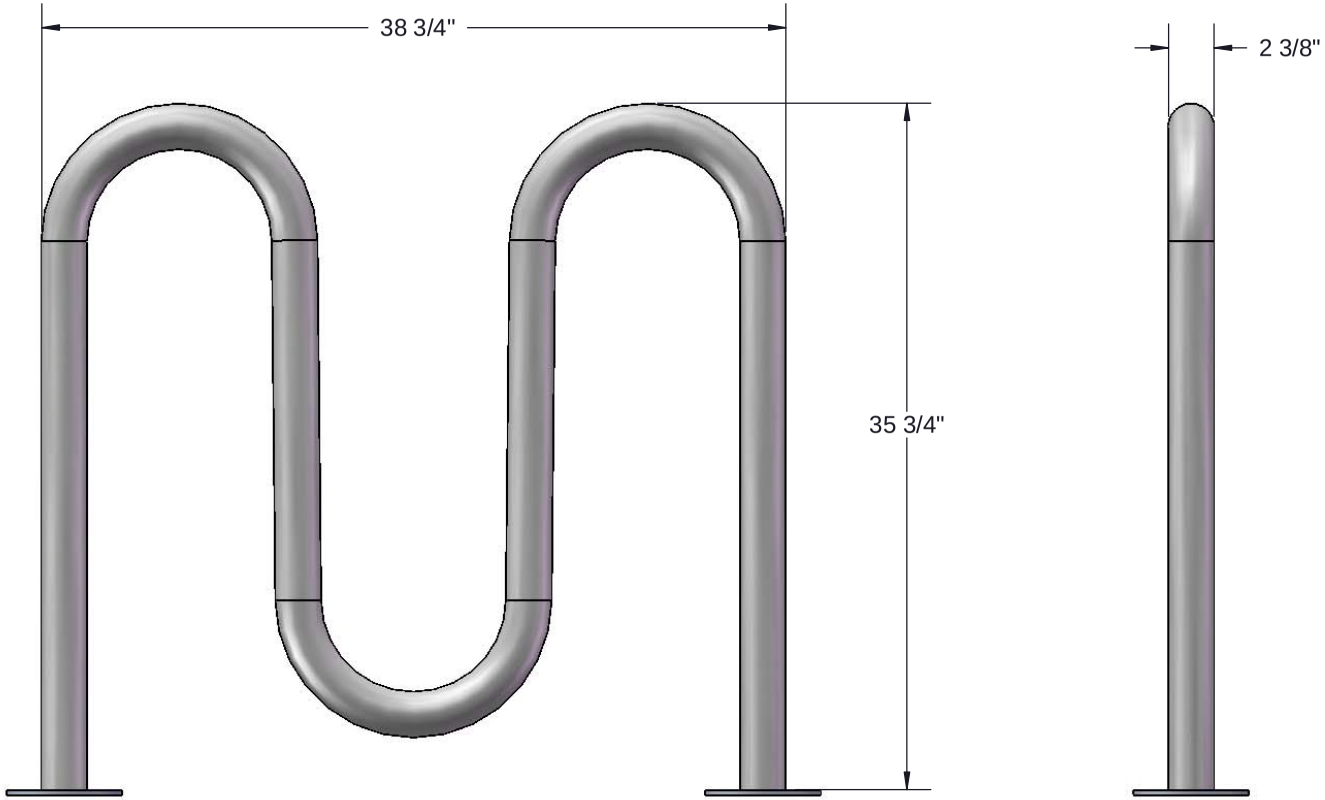
JET BLACK

ultrasite™

A PLAYCORE Company

Model # 5803SM

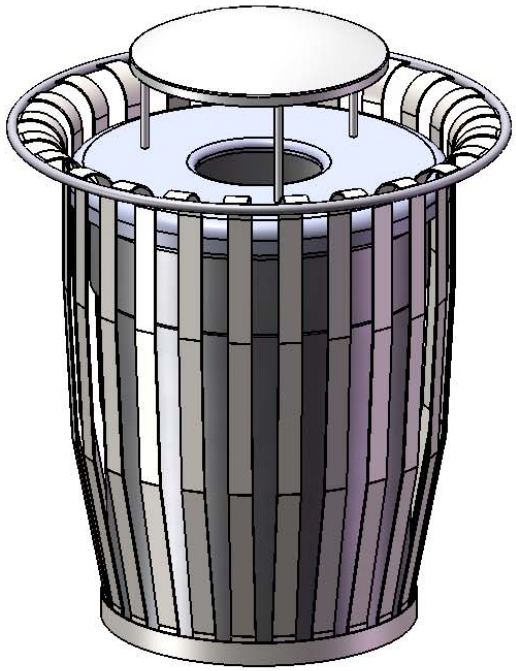
OVERALL DIMENSIONS



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

ultrasite™

A PLAYCORE Company



Model #OX-36RB

OX-36
36 GALLON TRASH RECEPTACLE

Material: Sides are fabricated with 1-1/2" x 11 gauge flat steel strips. Top and bottom rings are 1" pipe. Bottom plate fabricated from 10 gauge sheet steel precision punched. All electrically MIG welded.

Receptacle Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

Receptacle Dimensions: 32-1/2" high x 31-1/2" in diameter x 36 gallon capacity.

RBR-32-08
32 GALLON RAIN BONNET TOP

Material: Top plate shall be fabricated from 18 gauge steel flat, spun to form. Vertical posts are 1/2" diameter steel rods. Bonnet top shall be fabricated from 20 gauge steel flat, spun to form. All electrically MIG welded.

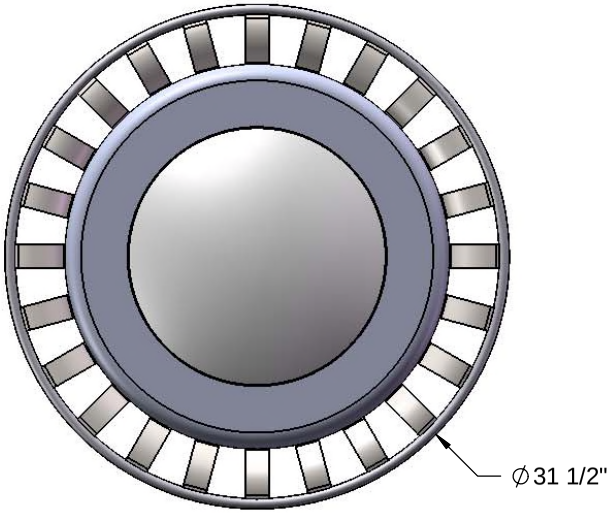
Coating: Steel is sandblasted to near white condition. Then coated with electrostatic powder coat, oven cured.

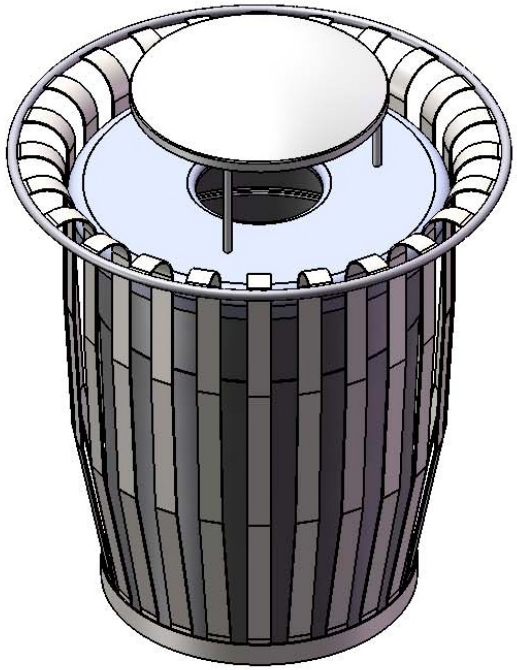
Top Dimensions: Center opening shall be an 8" inside diameter. The overall dimensions shall be 24" x 13" high.

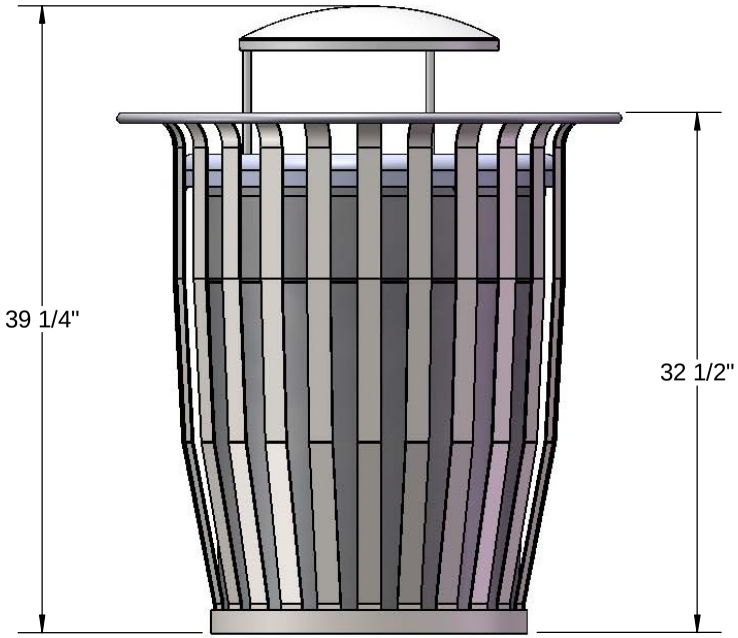
32 GALLON LINER: Made of heavy duty plastic.

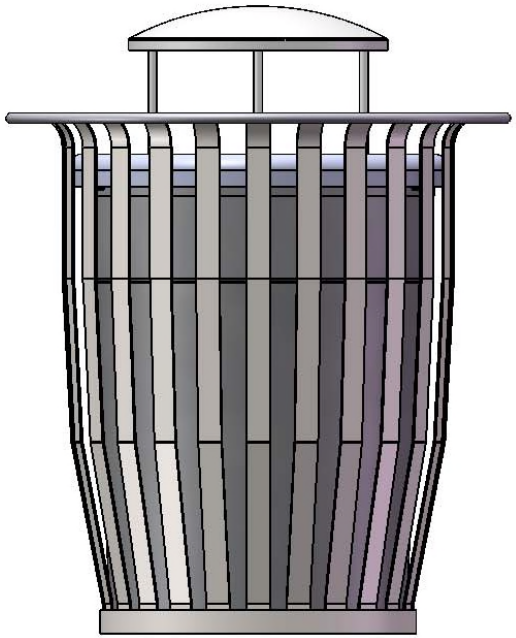
Overall Dimensions Including Top: 31-1/2" in diameter x 39-1/4" high x 36 gallon capacity.

OVERALL DIMENSIONS









800-45-ULTRA

www.ultra-site.com

UltraSite

Powder Coat Color Options

ULTRA BLUE
BURGUNDY
GREEN
BEIGE
BLUE
RED
BROWN
BLACK
YELLOW
ROYAL PURPLE
DARK GREY
MATTE BLACK
WHITE
ORANGE
SKY BLUE
SPRING GREEN
CHAMPAGNE

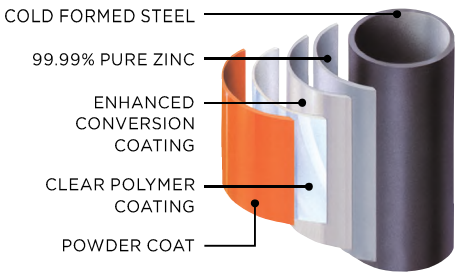
STANDARD POWDER COAT COLORS

The steel framework used in the UltraCoat® product line delivers one of the industry's most durable protective coatings. UltraSite® further enhances the durability by applying a superior powder coated finish. The process provides three layers of protection from harmful environmental elements, with very little maintenance.

BLUE VEIN
SILVER VEIN
SPARTAN BRONZE METALLIC
ULTRA SILVER METALLIC

PREMIUM POWDER COAT COLORS

- Additional upcharge



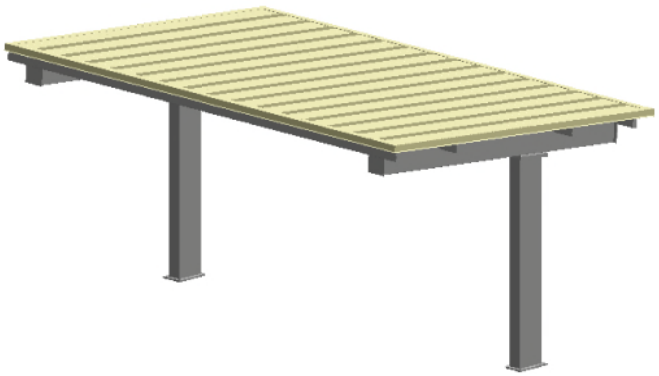
STANDARD POWDER COAT

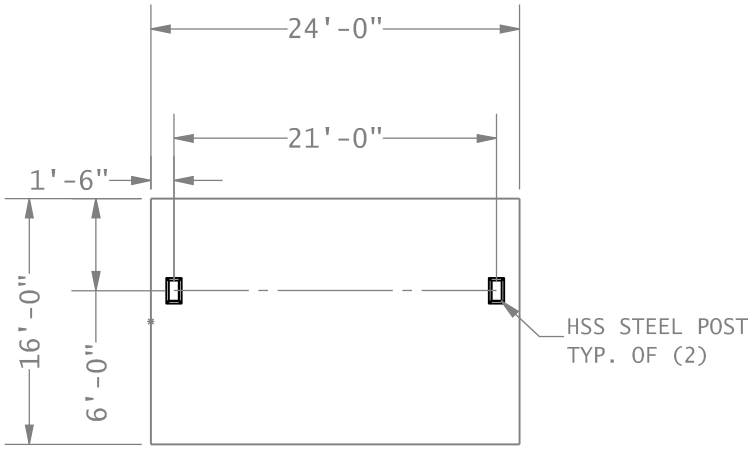
- Uniform coating
- Durability
- High-quality
- Attractive finish

HOT-DIP GALVANIZED

- Galvanized both inside and out
- Superior four-layer adhesion bond
- Excellent abrasion resistance
- Provides cathodic protection to the underlying steel
- Increases the useful life of steel

DOCUMENT NOT FOR CONSTRUCTION:
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY AMERICANA OUTDOORS
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN





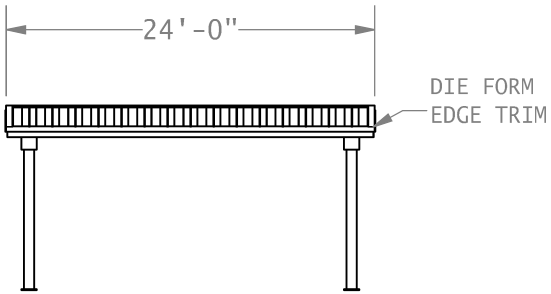
FOUNDATION PLAN

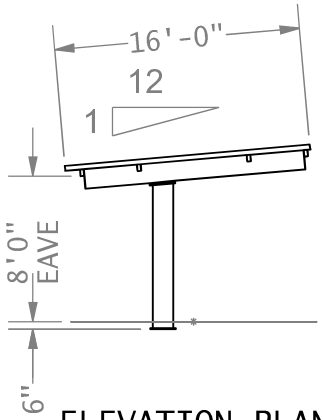
NOT FOR CONSTRUCTION

(800) 851-0865
www.americana.com

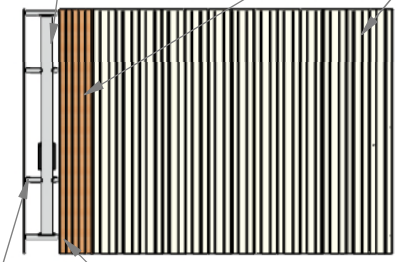
AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 1 of 2	





ELEVATION PLAN



ROOF PLAN

NOT FOR CONSTRUCTION

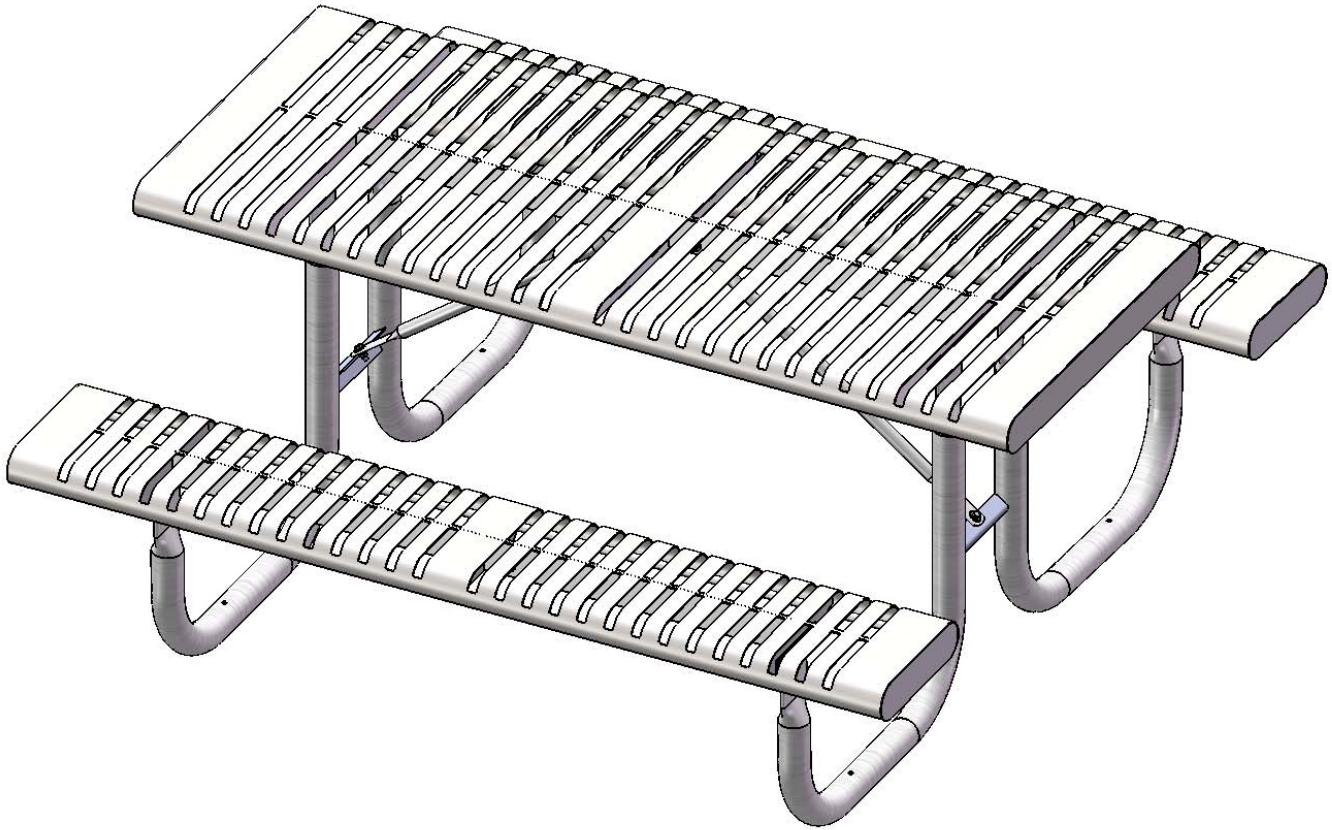
(800) 851-0865
www.americana.com

AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 2 of 2	

ultrasite™

A PLAYCORE Company



Model # 238-SR6

238-SR6
6’ PORTABLE PICNIC TABLE WALK-THROUGH DESIGN

Top & Seats: End plates are fabricated out of 7 gauge x 3” with a 3” diameter corners. 12 gauge sheet steel is precision punched to create the slat pattern. 7 gauge x 1-1/2” flat bar center support and mounting bracket understructure. 5/8” rod to finish off edge. Electrically MIG welded.

Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

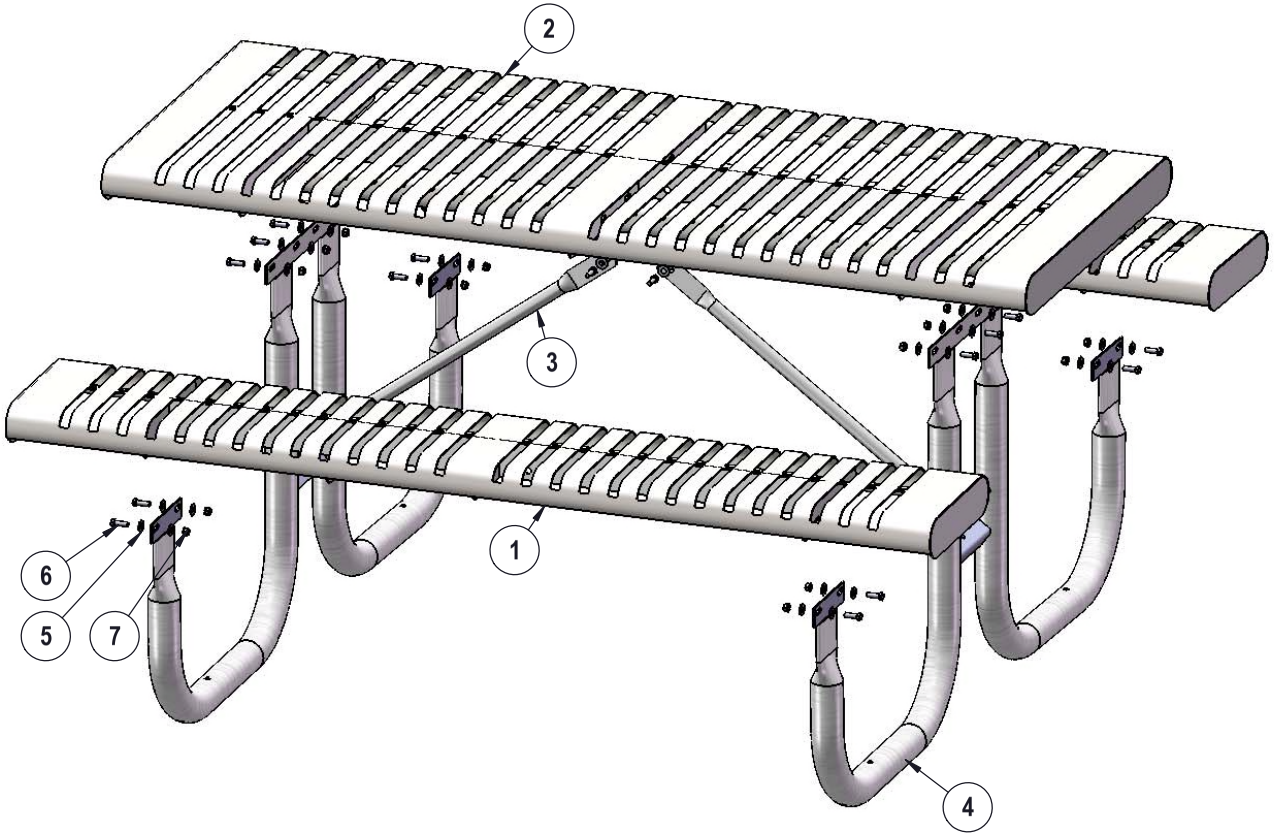
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Cross braces 1" O.D. x 16 gauge pre-galvanized structural steel tubing. Brace attachment points 1-1/2”x1-1/2”x3/16” steel angle. Seat and top mounting points 7 gauge x 1-1/2” die stamped steel flat bar. Legs are bent over a mandrel through the bend radius producing a wrinkle free bend. All electrically MIG welded.

Frame Coating: Electrostatic powder coated application oven cured.

Hardware: All stainless steel hardware fasteners.

Dimensions: 6’ portable picnic table walk-through design. Top is 30” wide x 72” long and is 32” high. Seats are 12” wide x 72” long and 20” high. Outside to outside dimension is 69-7/16” x 72”.

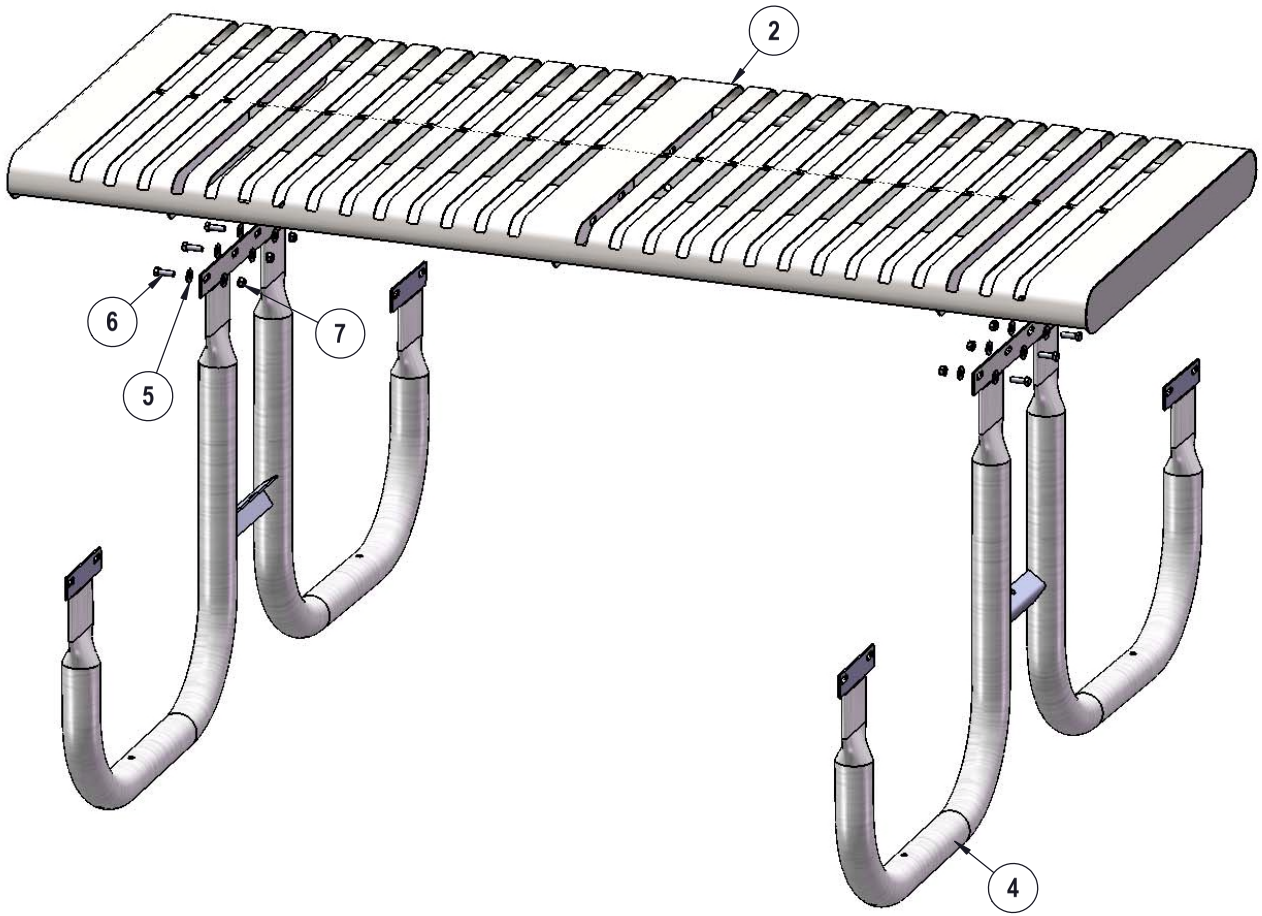
COMPONENTS



ITEM NO.	PartNo	DESCRIPTION	Qty.
1	SR72-S	6' slat rolled seat	2
2	SR72-T	6' slat rolled top	1
3	P-01-04-0125	29 7/8" Brace	2
4	P-V238	238 Vinyl Frame	2
5	33-02-0007	5/16" SS Washer	40
6	33-05-0029	5/16" x 1" Machine Bolt (SS)	20
7	33-03-0012	5/16" Kep Nut (SS)	20

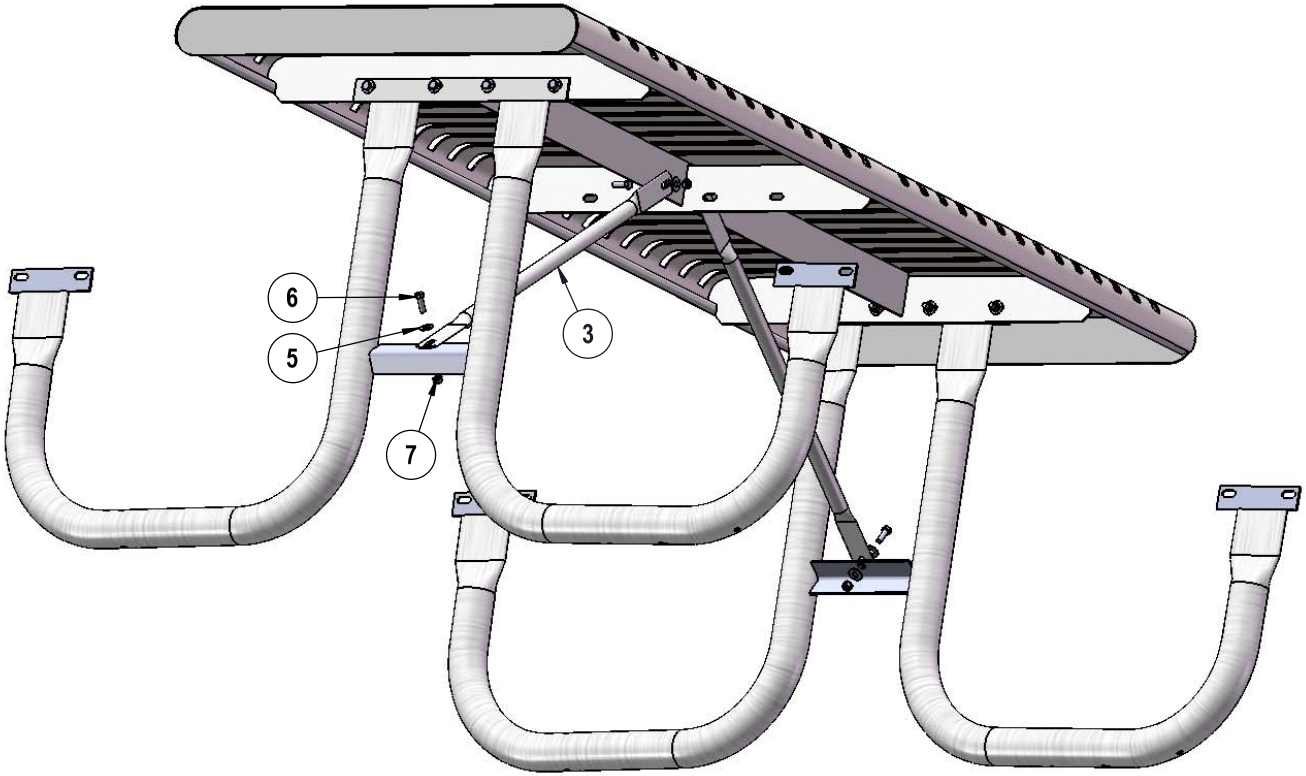
Optional Surface Mount Hardware:
5/16" x 5" Concrete Expansion Anchor Bolts
(Not Included)

STEP 1



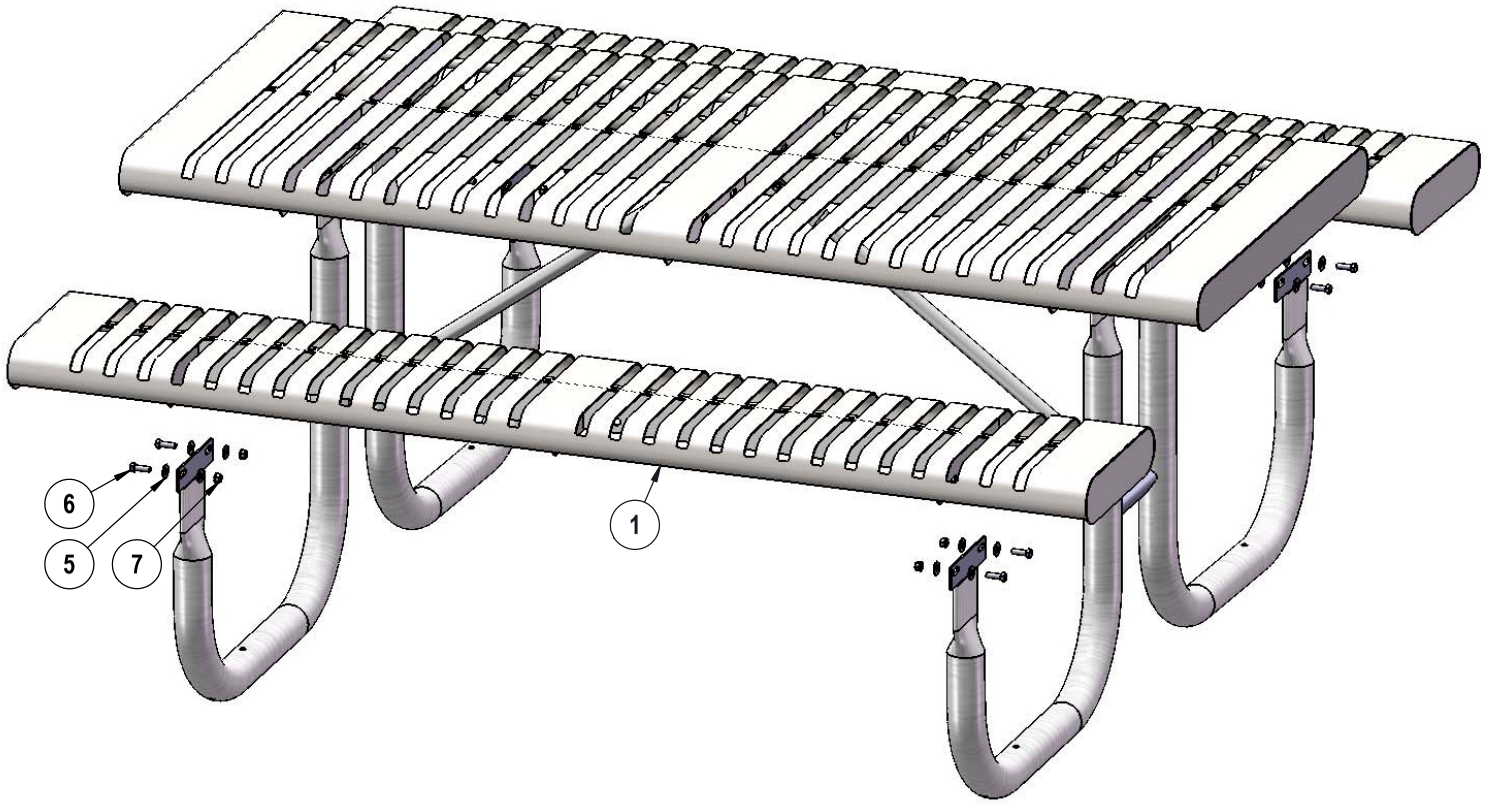
Attach the 6' Rolled Top to the 238 Frames using specified hardware.

STEP 2



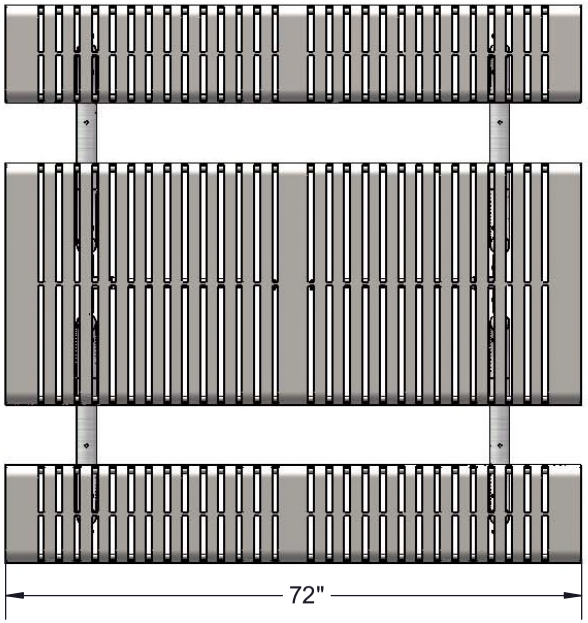
Attach the 29-7/8" Braces to the 6' Rolled Top and
the 238 Frames as shown using specified hardware.

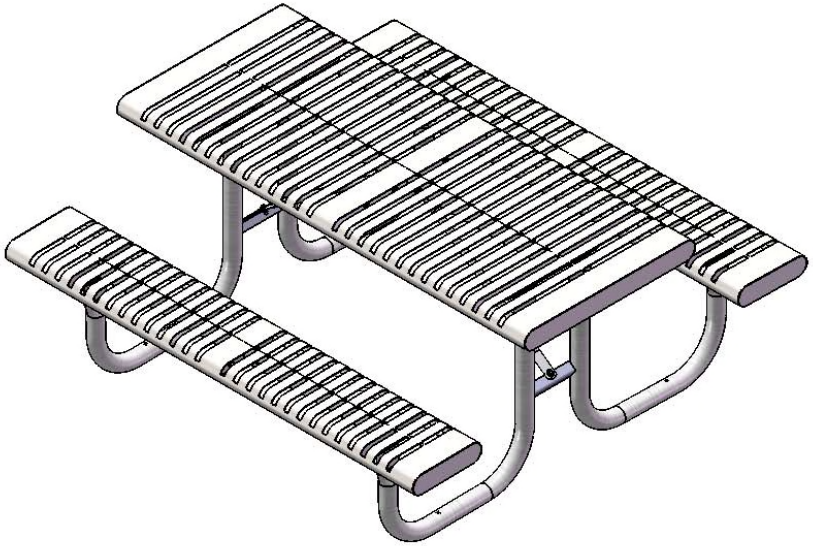
STEP 3

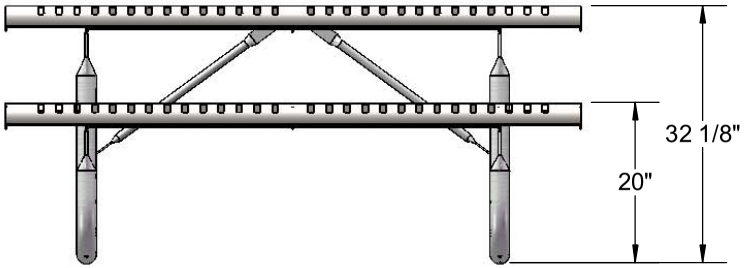


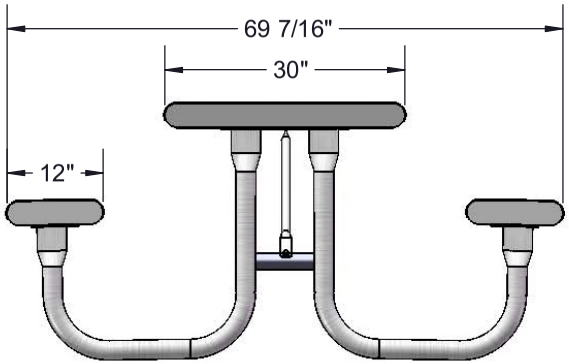
Attach the 6' Rolled Seats to the 238 Frames using specified hardware.

OVERALL DIMENSIONS



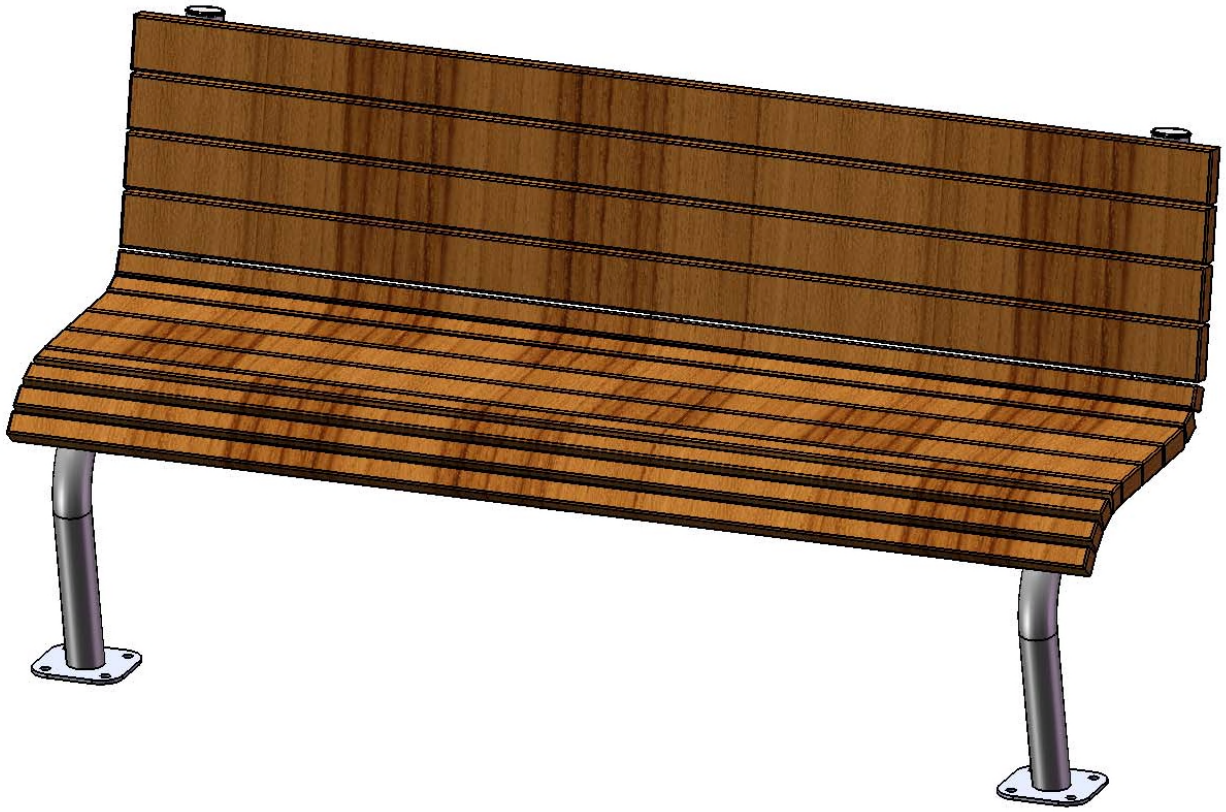






ultrasite™

A PLAYCORE Company



Model # 410SM-R6

410SM-R6
DENALI SURFACE MOUNT BENCH WITH BACK

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

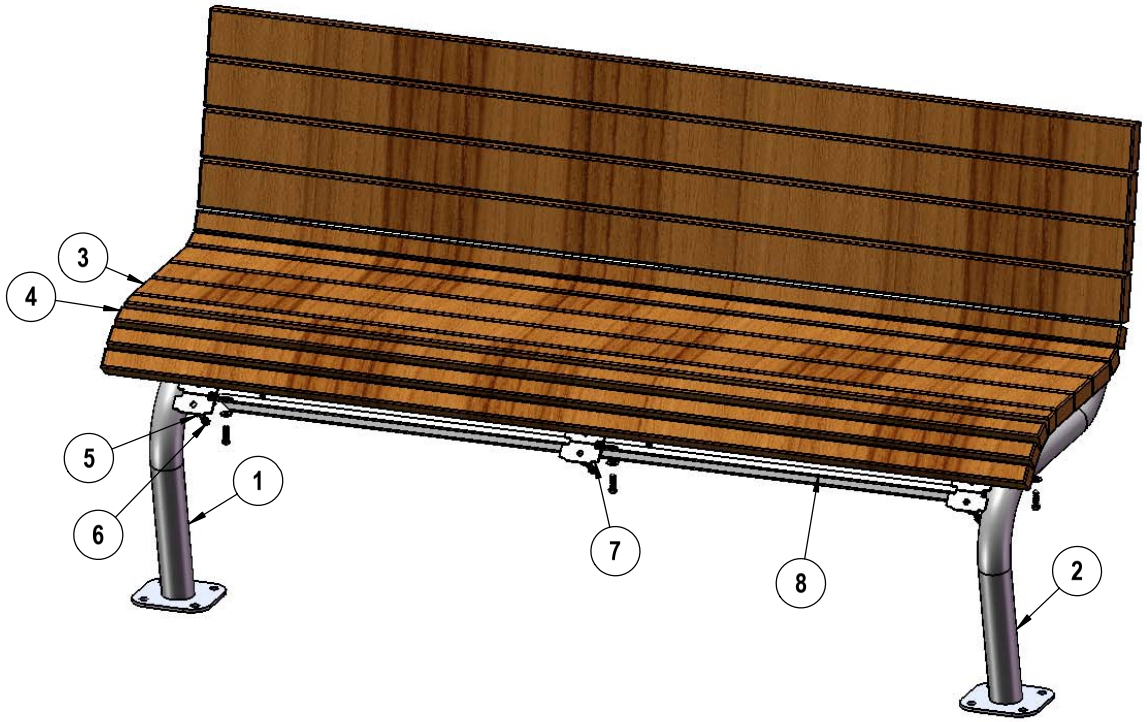
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. a 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting, and rounded corners for a more finished look. Support brackets are 7ga laser cut steel. All electrically MIG welded.

Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: 6’ surface mount bench with back. Seats are 20” wide x 72” long. Seat height is 20” from the ground to the top of the seat. The overall dimensions are 72” x 26-7/16” x 36-5/8".

COMPONENTS



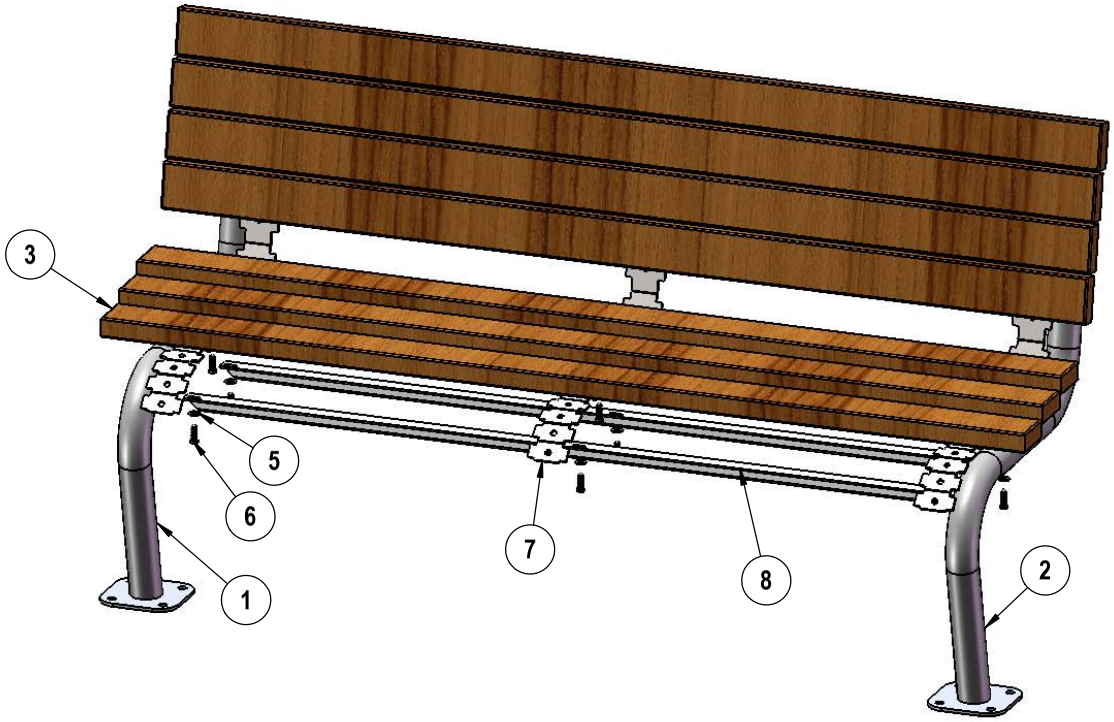
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-01-1186	410 Denali Leg SM LH	1
2	01-01-1185	410 Denali Leg SM RH	1
3	WGR72-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (6')	7
4	WGR72-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (6')	6
5	33-02-0007	5/16" SS Washer	39
6	33-05-0034	5/16" x 1-1/4" lag bolt, SS	39
7	01-01-1184	410 Denali Attachment Bracket	1
8	P-01-01-0105	6' Recycled Bench Angle	2

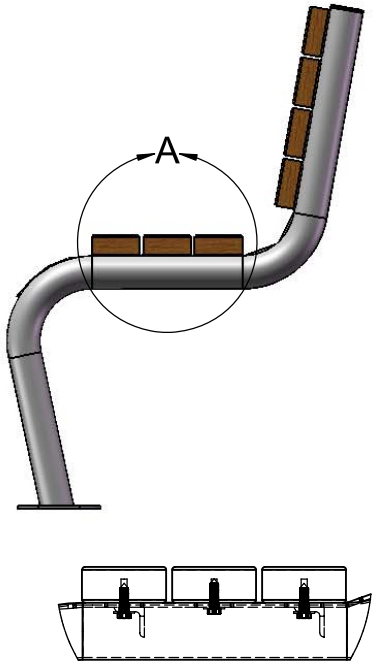
Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

WARNING: Overtightening of lag bolts can cause damage to lumber.

STEP 1

Attach the 2x4 planks to the legs and support bracket as shown below using specified hardware.
The steel support angles should be installed on the bottom side of the legs/ attachment brackets on the first and third seat plank.

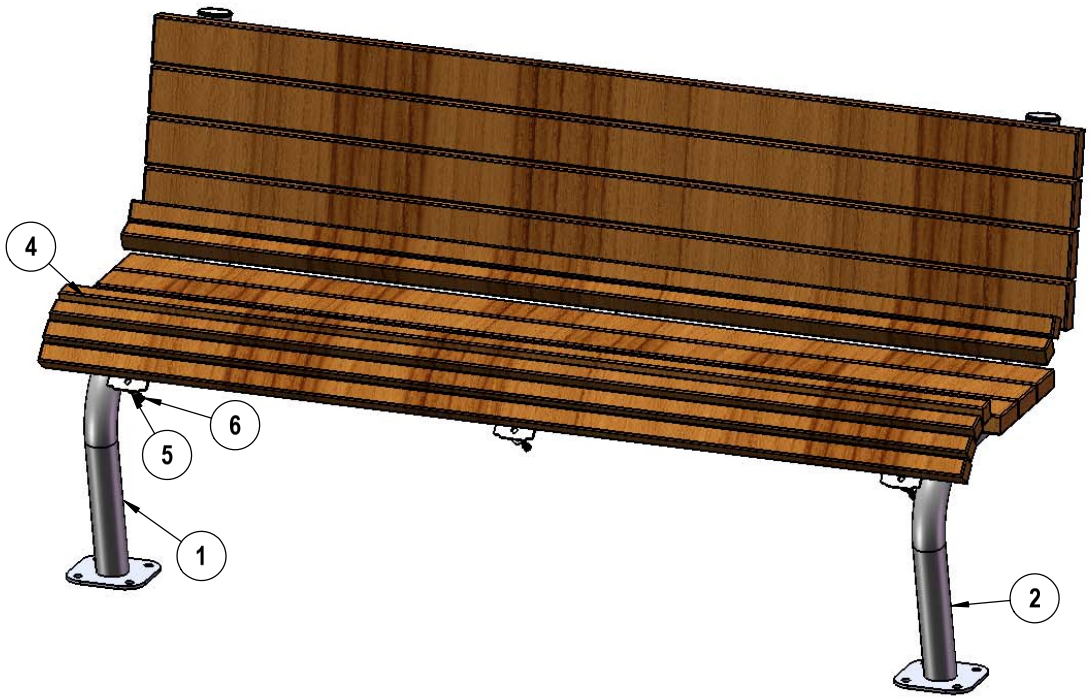


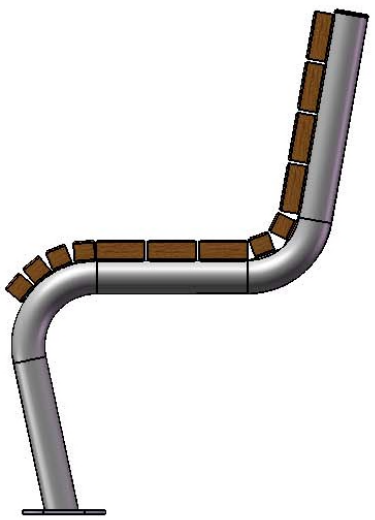


DETAIL A
SCALE 1 : 8

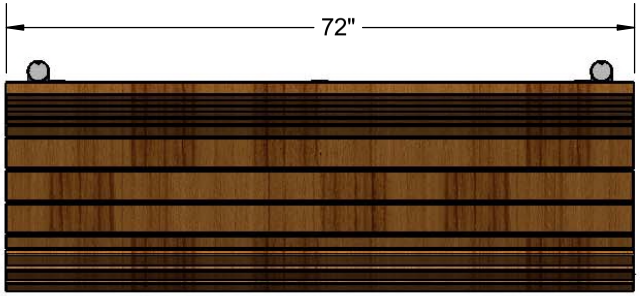
STEP 2

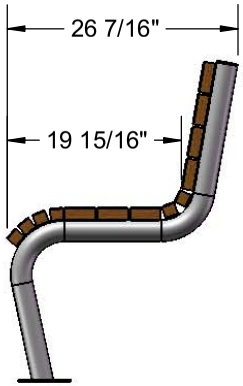
Attach the 2x2 planks to the legs and support bracket as shown below using specified hardware.





OVERALL DIMENSIONS





Patents US 9,498,880 and 9,505,124
Additional patent pending

Fixit® Plus

The Fixit Plus includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. Stainless steel cables and tamper-proof fasteners securely attach tools to the stand, while the hanging arms allow pedals and wheels to spin freely while making adjustments. Add a second hanger for double sided access to the tools!

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Fixit® Plus

Hanger arms accommodate most types of bikes

QR code takes smart phone users to comprehensive bike repair web site

Tools are secured with stainless steel aircraft cables

Large surface area for sponsorship, branding, or way-finding signage

Includes most commonly used tools for simple bike maintenance

Durable covers on hanger arms protect bikes from scratches

A cane-detectable attachment is available for placement under the bike hanger arms for improved safety.

Tamper-resistant fasteners included!

Tools included:

- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- T25 Torx wrench
- 32mm Headset wrench
- 15mm Pedal wrench
- 8, 9, 10, 11mm box wrenches
- Tire levers (2)

Add your choice of an Air Kit bike pump (sold separately) to keep your cyclists' tires topped up and ready to roll. The Air Kits feature our Metal Head™, a sturdy cast aluminum pump head with Presta and Schrader valve compatibility.

These public bike repair products require occasional maintenance and replacing of parts to remain serviceable.

5"

Orient arms to set the preferred height for hanging bikes

Add a second hanger for double sided access!

FINISH OPTIONS

Galvanized

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver RAL 9007
Dark Purple	Flat Black	Wine Red RAL 3005		

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Patents US 9,498,880 and 9,505,124. Additional patent pending

Memorandum

Date: May 22, 2025

To: Weston Rogers, Senior Planner
Community Development Department

From: Matthew S. Skelton
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Trailside Business Center
Summary of Neighbor Meeting

A neighborhood meeting was held on Wednesday, May 21, 2025, from 6:30 p.m. to 7:30 p.m. at Oak Trace Elementary School (16504 Oak Ridge Rd, Westfield, IN 46074) to introduce Trailside Business Center, a new business park development planned for the area.

The development team was represented by Ryan Hahn and Chip Barnes of I3 Investors. The project was presented by Matt Skelton of Church Church Hittle and Antrim (CCHA), with additional support from CCHA land use professionals Andy Wert and Lisa Claghorn.

Five neighbors attended the meeting. Presentation topics included the intended use of the site, planned trail connection, and landscaping improvements.

Attendees inquired about site lighting, location and timing of deliveries, and potential noise. The project team explained Westfield lighting standards and the type of fixtures that will be used to comply with those standards. The project team explained how the site was designed to mitigate any potential noise, such as the strategic placement of buildings and loading areas away from external boundaries, and the placement of landscaping and berms.

Neighbors were happy to learn that heavy industrial uses and more intensive commercial uses are not planned on the project site.

The meeting adjourned at approximately 7:25 PM.