



## **CITY OF WESTFIELD, IN**

### **Advisory Planning Commission Meeting Agenda**

---

**BOARD OR COMMISSION: Advisory Planning Commission Meeting**

**MEETING DATE: Monday, August 18, 2025 at 7:00 PM**

**MEETING PLACE: Westfield City Services Center - Main Level Meeting Room**

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION**

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27  
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Stephanie Carlson | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27  
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27  
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27  
Chris Woodard | Council Appointed | 4-year term | 1/1/24-12/31/27

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to [planners@westfield.in.gov](mailto: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 APC MEETING**

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - August 4, 2025

Review Rules of Procedure

#### **CONSENT AGENDA**

##### **2507-DDP-19**

##### **Central Indiana Insulation Building Expansion**

*1030 East 169th Street.*

Gary McHugh, represented by William A. Cash, requests a Detailed Development Plan review for a 3,500 square-foot enclosed industrial building addition on 1.77 acres +/- in the EI: Enclosed Industrial District.

(Planner: Ryan Collingwood - [Rcollingwod@westfield.in.gov](mailto:Rcollingwod@westfield.in.gov))

##### **2508-DDP-20**

##### **Grand Millennium Mixed-Use**

*Generally located at 17250 Westfield Boulevard.*

CRG Residential, LLC by American Structurepoint, Inc. requests a Detailed Development Plan review of 177,000 square-feet of mixed-use residential and retail space on 17.1 acres +/- in the Grand Millennium Center Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - [Rcollingwood@westfield.in.gov](mailto:Rcollingwood@westfield.in.gov))

#### **2508-DDP-21**

##### **Vikan North American Headquarters**

*2255 East 196th Street.*

Vikan North America by American Structurepoint requests a Detailed Development Plan review for an 81,179 square foot enclosed industrial building on a single 12.65 acre +/- lot in the 196th & East Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))

### **WORKSHOP ITEMS**

#### **2507-PUD-14**

##### **199<sup>th</sup> & Monon Planned Unit Development (PUD)**

*North Side of 199<sup>th</sup> Street, West of the Monon Trail.*

Onyx and East, LLC by Nelson & Frankenberger, LLC requests a change in zoning for approximately 39 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))

### **ITEMS CONTINUED TO A FUTURE MEETING**

#### **2508-PUD-17**

##### **Lantern Commons Planned Unit Development (PUD), Amendment II (Ord. 25-46)**

*16170 Westfield Boulevard/John Burtwell Drive.*

MB Lantern, LLC, represented by Church Church Hittle + Antrim requests an amendment to the standards of Area C of the Lantern Commons Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham-Teague - [Lgillingham@westfield.in.com](mailto:Lgillingham@westfield.in.com))

#### **2504-PUD-04**

##### **Towne 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](mailto: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

---



## **OPENING OF THE APC & CITY COUNCIL JOINT MEETING**

Note the presence of a quorum - APC

Note the presence of a quorum - City Council

Announce any changes to Agenda

Review Rules of Procedure

## **WORKSHOP ITEMS**

### **Comprehensive Plan Workshop**

The Council and Advisory Planning Commission will participate in a Comprehensive Plan Workshop led by Rundell Ernstberger Associates, Inc.

(Planner: Caleb Ernest - [Cernest@westfield.in.gov](mailto:Cernest@westfield.in.gov))

## **ADJOURNMENT**

Adjourn



**Petition Number:** 2507-DDP-19  
**Project Name:** Central Indiana Insulation Building Expansion  
**Subject Site Address:** 1030 E. 169<sup>th</sup> Street  
**Petitioner:** Central Indiana Insulation  
**Representative:** William A. Cash  
**Request:** Detailed Development Plan review for a 3,500 square-foot enclosed industrial building addition on 1.77 acres +/- in the EI: Enclosed Industrial District.  
**Current Zoning:** EI: Enclosed Industrial District  
**Current Land Use:** Light Industrial  
**Approximate Acreage:** 1.77 acres +/-  
**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.**

- 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.

COMMENT: Please provide width

- 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.**

- 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 El: Enclosed Industrial District (UDO Article 4.24).**

28) Minimum Lot Frontage 70 feet

29) Minimum Front Yard Setback 40 feet

**COMMENT:** *Informational; Via approval of 2508-VS-11, Front Yard Setback for the Property has been modified from forty (40) feet to thirty-six (36) 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.

- (2) 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. 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.

- (3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

- 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) Minimum Lot Landscaping Requirements
- b) 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.
- c) 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*)

37) Sign Standards (*UDO Article 6.17*)

---

### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

38) Easement Standards (*UDO Article 8.3*)

39) 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.

b) 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.

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

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

42) Surety Standards (*UDO Article 8.12*)

43) Utility Standards (*UDO Article 8.13*)

---

**DEPARTMENT COMMENTS:**

**The plans presented comply with the applicable zoning ordinances.**

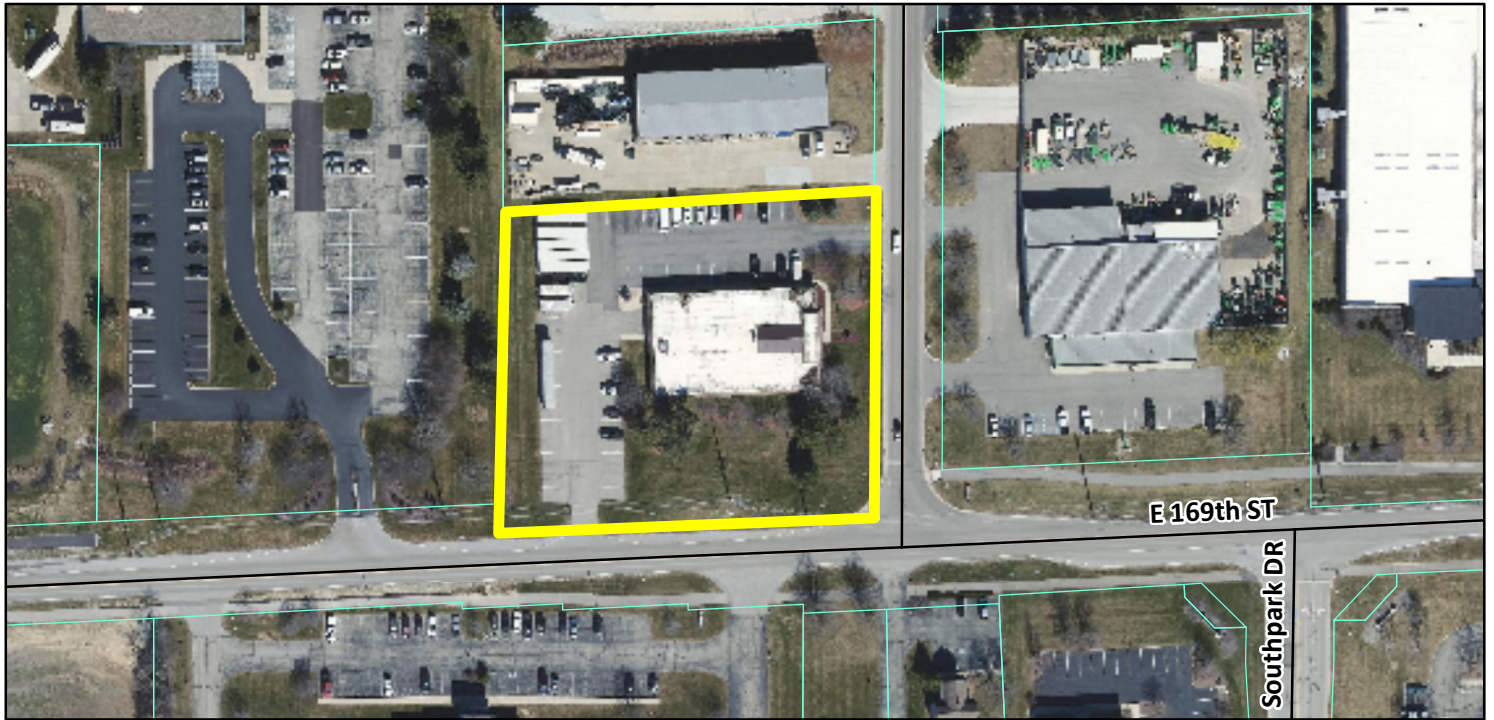
Requested Action: Approve 2507-DDP-19 with the following conditions:

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

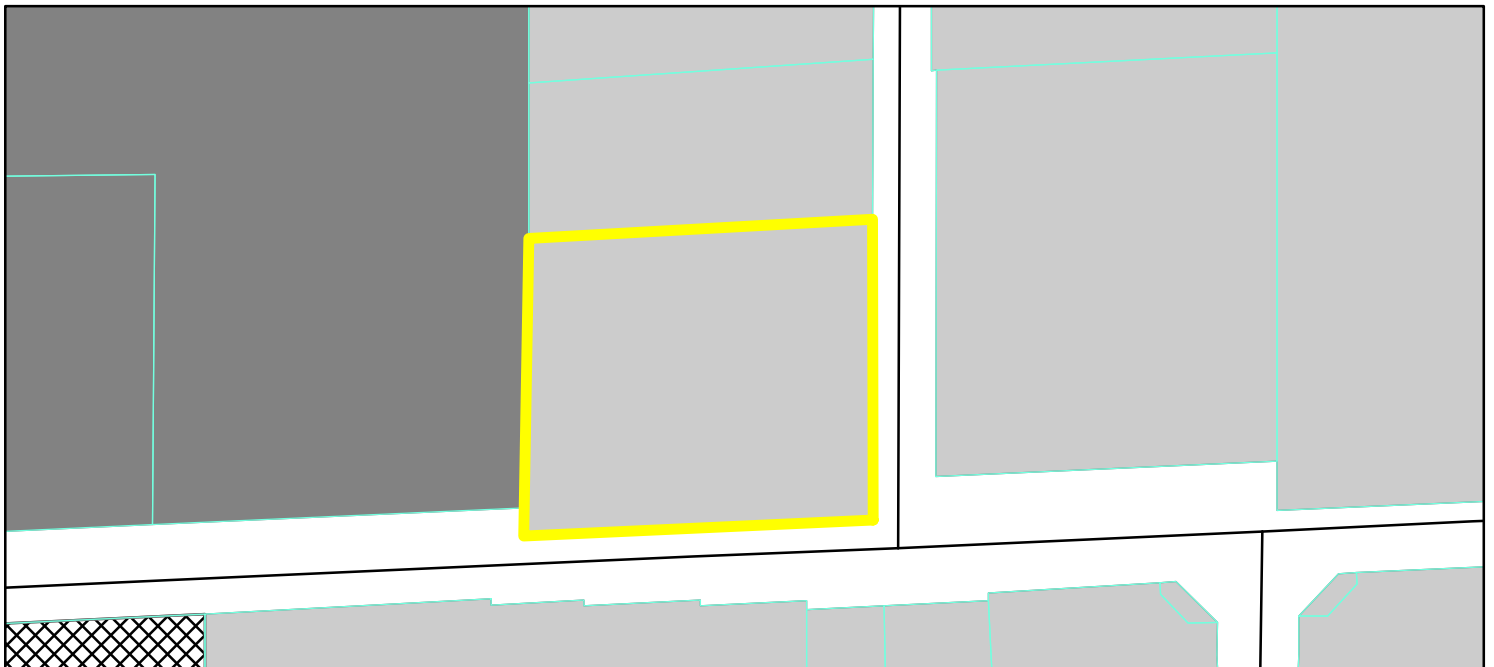
Please contact Ryan Collingwood at [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov) or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 Site



Zoning Map

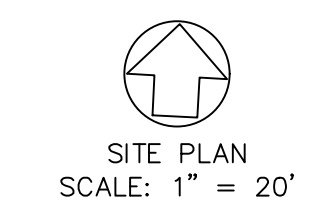
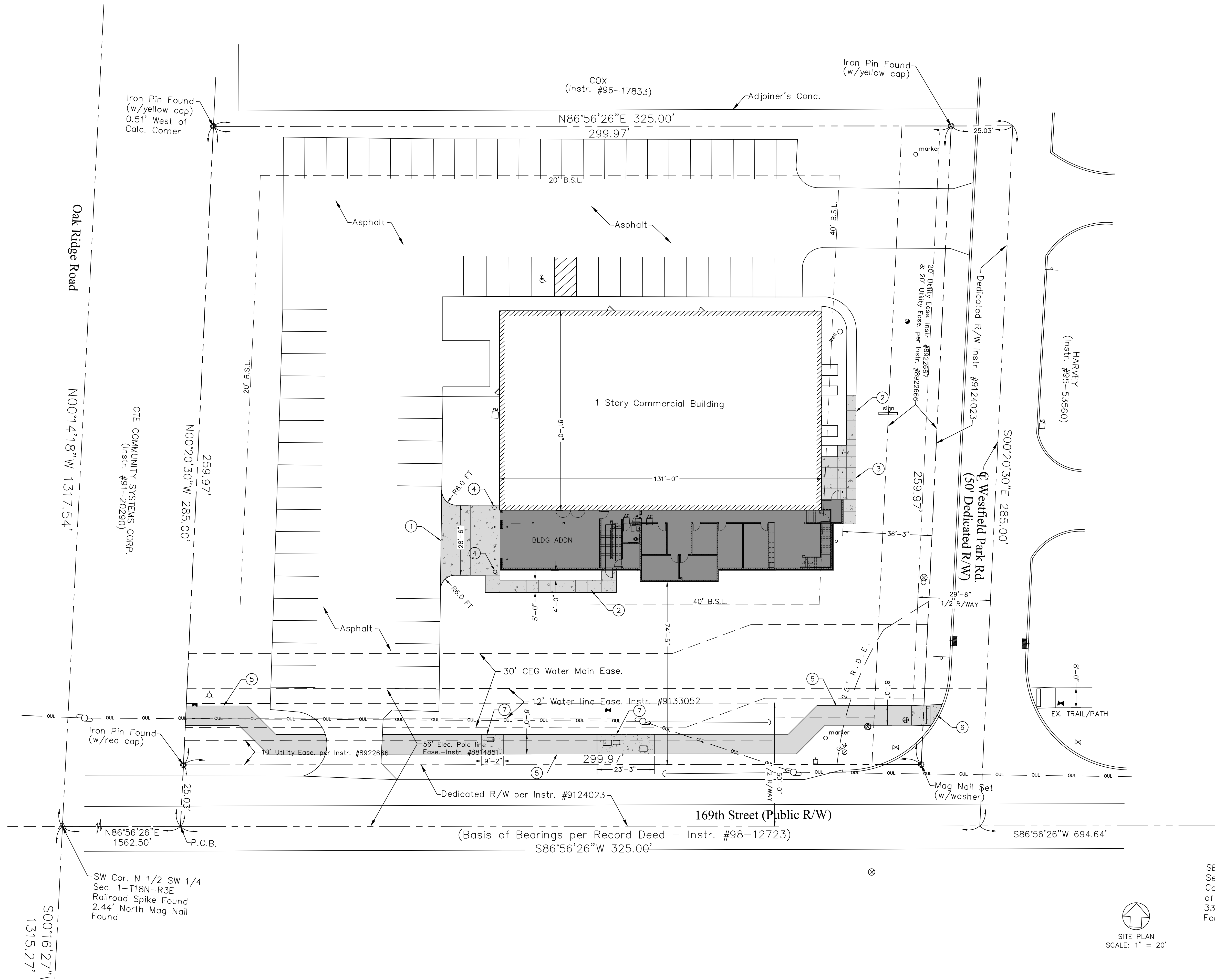


GIS.DBO.PW\_Streets Zoning  
Parcel  
Zoning - All  
EI (Enclosed Industrial)  
OI (Open Industrial)  
PUD (Planned Unit Development)

0 0.0175 0.035  
Miles



LOCATION: C:\WA Cash\2025\18-2025 1030 E 169th Street Westfield\DWG\C200 Site Plan.dwg  
DATE/TIME: June 30, 2025 - 3:38pm  
PLOTTER: B7: Admin



SE (Sec. Corn of M 33.0 Foun

**GENERAL NOTES**

1. ALL DIMENSIONS MEASURE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK WITHIN THE R/WAY SHALL COMPLY WITH THE CITY OF WESTFIELD DPW STANDARDS.

**SITE PLAN KEYNOTES**

- ① 6" DEPTH CONCRETE PAVEMENT
- ② 4" DEPTH CONCRETE SIDEWALK
- ③ 4" DEPTH EXTERIOR CONCRETE ENTRY AREA
- ④ STEEL BOLLARD WITH CONCRETE FOUNDATION AND YELLOW PVC SLEEVE AT OVERHEAD DOOR OPENING
- ⑤ 8' WIDTH ASPHALT MULTI-USE PATH
- ⑥ FLAIR CONCRETE RAMP WITH DETECTABLE WARNING SURFACE
- ⑦ 4" DEPTH CONCRETE LEVELING PANEL FOR UTILITY HAND-HOLES

| No. | Revision/Issue         | Date      |
|-----|------------------------|-----------|
| B   | SETBACK VARIANCE       | 6/30/2025 |
| A   | WESTFIELD SITE PERMITS | 5/15/2025 |

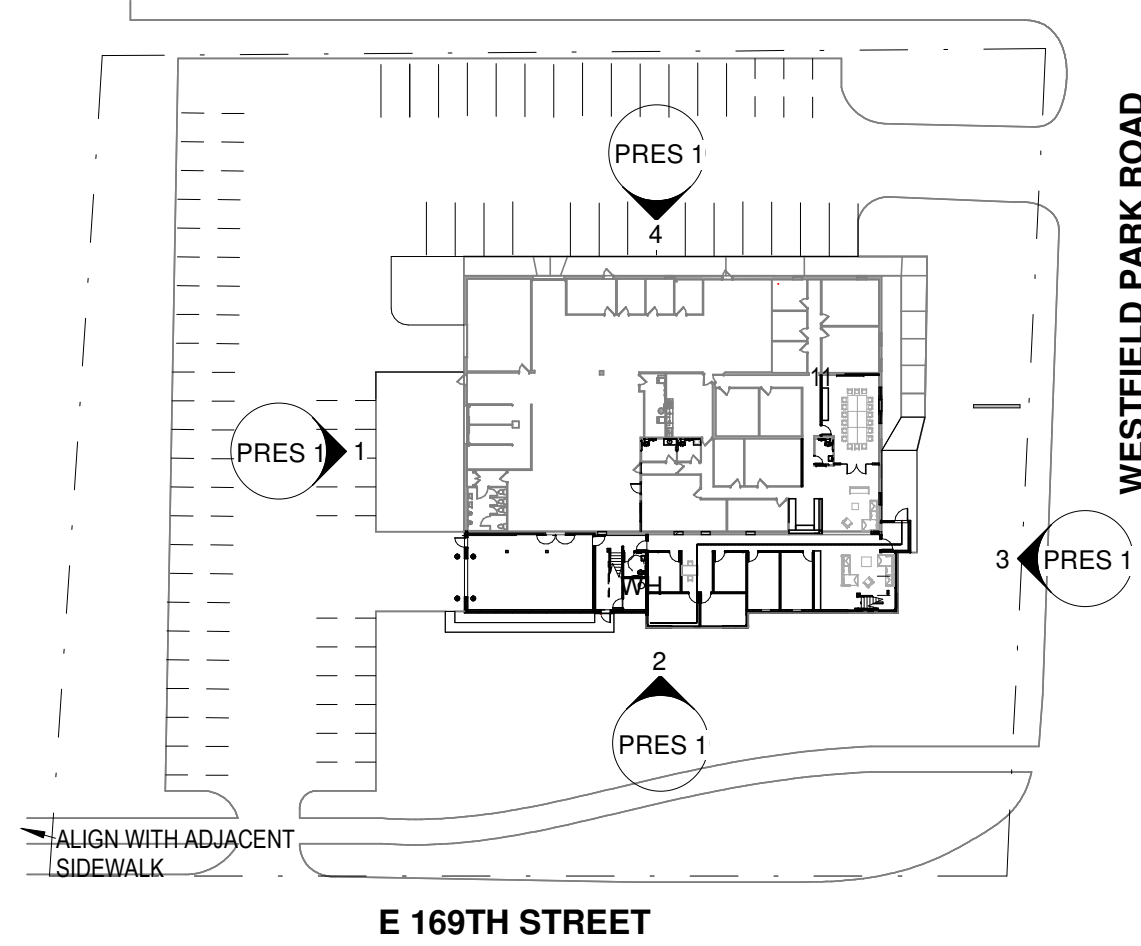
Firm Name and Address  
WILLIAM A. CASH  
212 REDWOOD CIRCLE  
NOBLESVILLE, IN 46062  
wacash71@gmail.com  
317-490-4036

BAXTER ENGINEERING LLC  
570 TRACY ROAD, SUITE 610  
NEW WHITELAND, IN 46184  
baxterengineeringllc@gmail.com  
317-509-4142

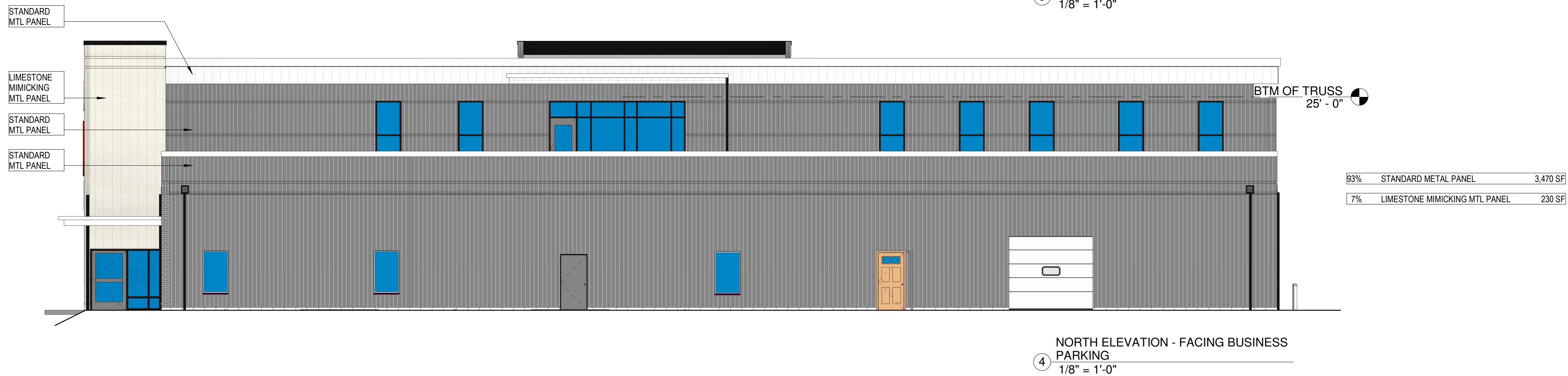
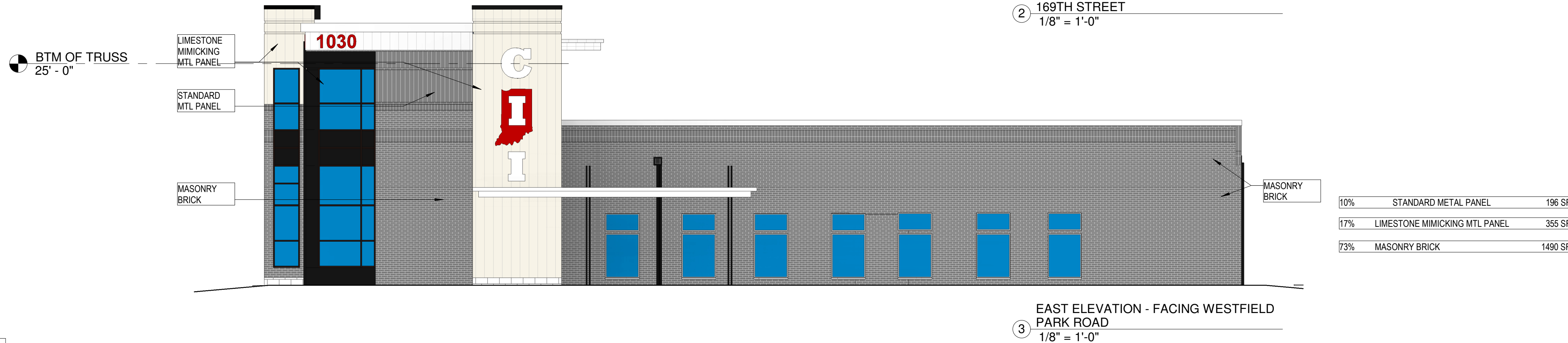
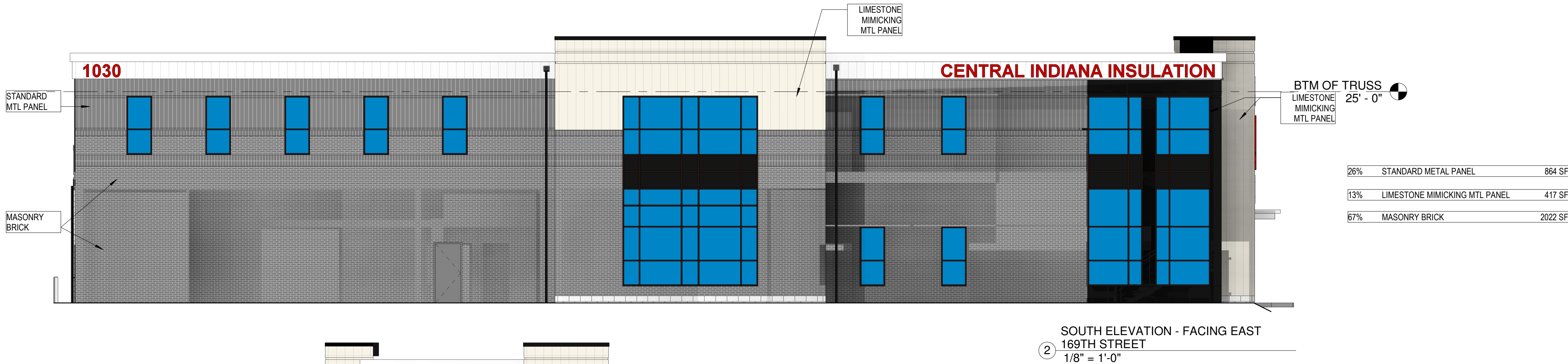
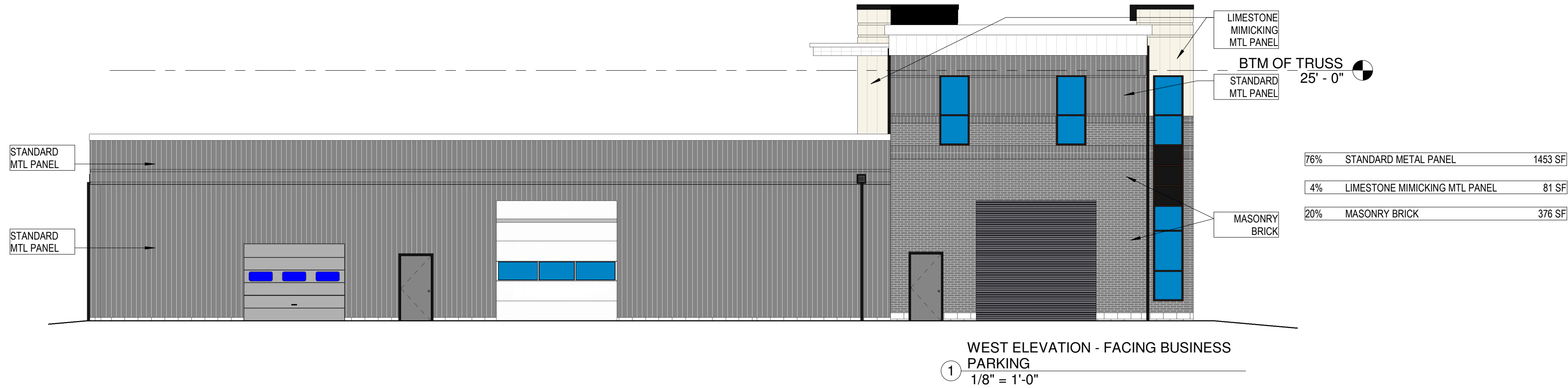
Project Name and Address  
CENTRAL INDIANA INSULATION  
1030 E 169TH STREET  
WESTFIELD, IN 46074  
WESTFIELD TWN, HAMILTON CO

| Sheet Title | Sheet    |
|-------------|----------|
| SITE PLAN   | C200     |
| Date        | 4/9/2024 |
| Scale       | AS NOTED |





5 SITE PLAN  
1" = 60'-0"



0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

ALLEGORY  
DESIGN STUDIO

CENTRAL INDIANA INSULATION  
HEADQUARTERS RENOVATION



CENTRAL INDIANA INSULATION  
**HEADQUARTERS  
RENOVATION**  
1030 E 169th St, Westfield, IN 46074, US  
06.27.2025 / CONSTRUCTION DRAWINGS

|            |            |
|------------|------------|
| PROJECT    |            |
| DATE       | 06.27.2025 |
| DRAWN BY   |            |
| CHECKED BY |            |

| No. | Descrip<br>tion | Date |
|-----|-----------------|------|
|     |                 |      |
|     |                 |      |
|     |                 |      |

EXTERIOR  
PERCENTAGES

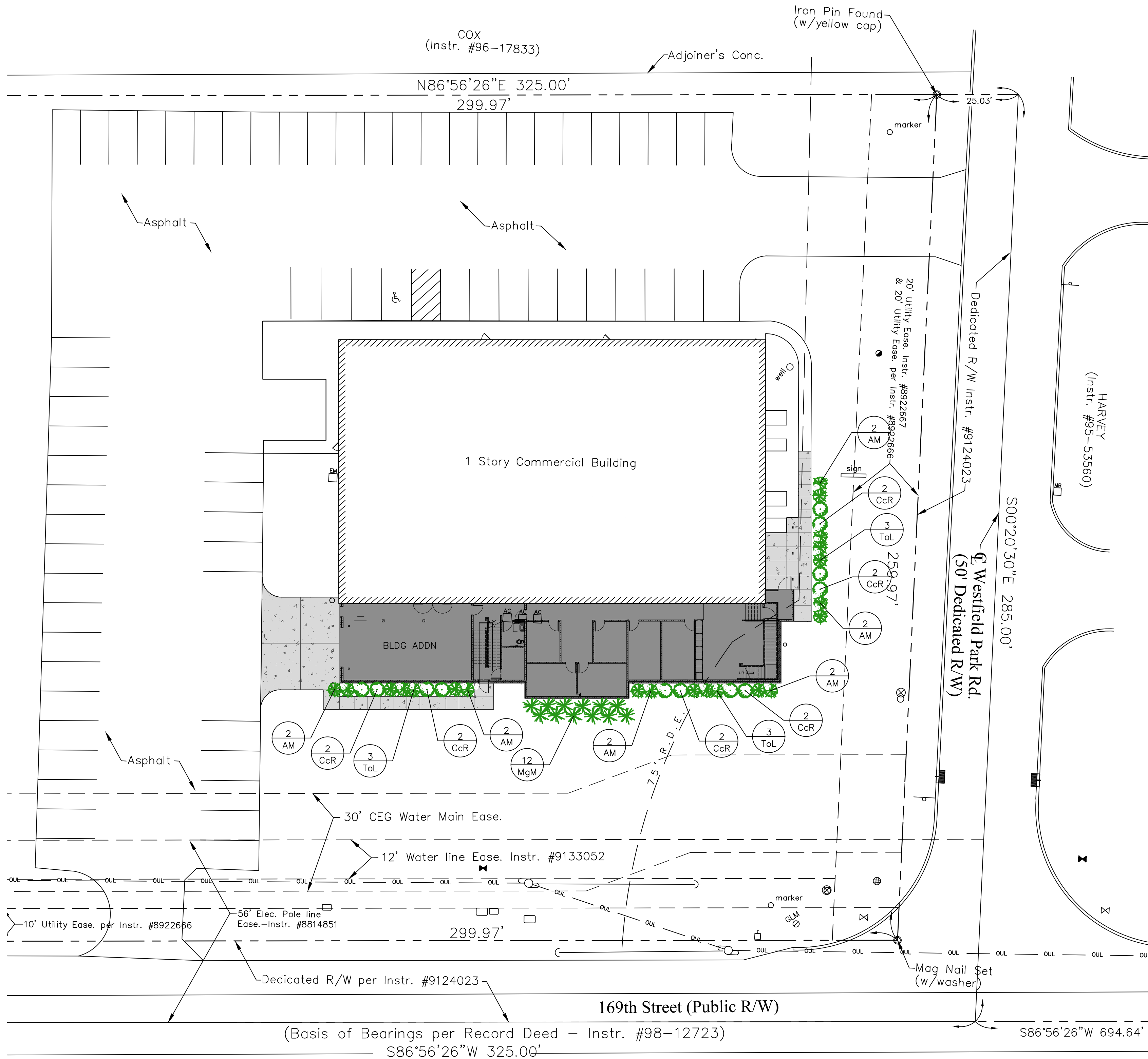
PRES 1

SHEET SIZE : ARCH D - 24" X 36"

THIS DRAWING SET TO BE PRINTED IN COLOR



LOCATION: D:\WA\_Cash\2025\18-2025 1030 E 169th Street Westfield\DWG\700 Landscape Plan.dwg  
LAYOUT: C600  
DATE/TIME: May 15, 2025 - 3:14pm  
PLOTTER: B7: Admin



PLANTING SCHEDULE

| SCIENTIFIC NAME             | COMMON NAME             | SIZE  | QUANTITY |
|-----------------------------|-------------------------|-------|----------|
| <b>DECIDUOUS SHRUBS</b>     |                         |       |          |
| AM ARONIA MELANOCARPA       | BLACK CHOKEBERRY        | 24"   | 12       |
| CcR COTINUS COGGYGRIA       | ROYAL PURPLE SMOKEBUSH  | 24"   | 12       |
| <b>EVERGREEN SHRUBS</b>     |                         |       |          |
| ToL THUJA OCCIDENTALIS      | LITTLE GIANT ARBORVITAE | 24"   | 9        |
| <b>ORNAMENTAL GRASS</b>     |                         |       |          |
| MgM MISCANTHUS GRAECILLIMUS | MAIDEN GRASS            | 1 GAL | 12       |

LANDSCAPE GENERAL NOTES

- INDUSTRY STANDARDS - ALL REQUIRED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ORNAMENTAL TREES - ORNAMENTAL TREES, WHERE REQUIRED BY THIS RESOLUTION, SHALL BE INSTALLED BALLED AND BURLAPPED OR FROM A CONTAINER WHEN PLANTED. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET OR A MINIMUM CALIPER OF 1.5 INCHES AT THE TIME OF PLANTING UNLESS SPECIFIED OTHERWISE IN THIS RESOLUTION.
- SHRUBS AND HEDGES - SHRUBS AND HEDGES MAY BE INSTALLED BALLED AND BURLAPPED OR FROM A CONTAINER AT THE TIME OF PLANTING. SHRUBS AND HEDGES USED FOR SCREENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE SIZED AND SPACED IN ORDER TO ACHIEVE THE REQUIRED SCREENING WITHIN 3 YEARS OF THE TIME OF PLANTING.
- TURF GRASS - GRASS OF THE FAMILY FESCUE (GRAMINEAE), PERENNIAL RYEGRASS (LOLIUM PERENNE), BLUEGRASS (POACEAE), OR ANY COMBINATION THEREOF SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN CENTRAL OHIO. EROSION REDUCING NET, OR SUITABLE MULCH SHALL BE USED, PROVIDED THAT TURF-GRASS SEED SHALL BE SOWN FOR IMMEDIATE PROTECTION UNTIL COMPLETE COVERAGE OTHERWISE IS ACHIEVED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS SHOWN ON THE GRADING PLAN. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPES INDICATED, AND AREAS OF POTENTIAL PONDING SHALL BE RE- GRADED TO BLEND WITH THE SURROUNDING GRADES AND ELIMINATE THE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLAN AND INDUSTRY STANDARDS AND/OR GOOD PRACTICES, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH AREAS TO THE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL ENSURE THAT WHEN NECESSARY THE GRADE IN SOD AREAS REMAIN 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE, OF WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF CONCRETE.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOP-DRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH) DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- HYDROSEED ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE GENERAL CONTRACTOR OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALL-OUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IN WRITING WHEN MATERIALS ARE UNAVAILABLE.
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS: PRUNING, RE-STAKING OF TREES; RE-SETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RE-SEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROSEEDDED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE LANDSCAPE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE KEYNOTES

- PERIMETER SEEDING AND MULCHING REQUIRED
- 4 FT. HARDWOOD MULCH BED ON GEO-TEXTILE. CUT NOTCHED BOUNDARY TO DEFINE BED EDGE

REVISION BLOCK

| No. | Revision/Issue         | Date      |
|-----|------------------------|-----------|
| A   | WESTFIELD SITE PERMITS | 5/15/2025 |

Firm Name and Address  
WILLIAM A. CASH  
212 REDWOOD CIRCLE  
NOBLESVILLE, IN 46062  
wacash71@gmail.com  
317-490-4036

BAXTER ENGINEERING LLC  
570 TRACY ROAD, SUITE 610  
NEW WHITELAND, IN 46184  
baxterengineeringllc@gmail.com  
317-509-4142

Project Name and Address

CENTRAL INDIANA INSULATION  
1030 E 169TH STREET  
WESTFIELD, IN 46074  
WESTFIELD TWN, HAMILTON CO

Sheet Title  
LANDSCAPE PLAN

Date  
4/9/2024

Scale  
AS NOTED

Sheet

C600

PRELIMINARY - NOT FOR CONSTRUCTION



**Petition Number:** 2508-DDP-20  
**Project Name:** Grand Millennium Mixed-Use  
**Subject Site Address:** Generally located at 17250 Westfield Blvd.  
**Petitioner:** CRG Residential, LLC  
**Representative:** American Structurepoint, Inc.  
**Request:** Detailed Development Plan review of 177,000 square-feet of mixed-use residential and retail space on 17.1 acres +/- within the Grand Millennium Center PUD District.  
**Current Zoning:** Grand Millennium Center PUD District  
**Current Land Use:** Vacant  
**Approximate Acreage:** 17.1 acres +/-  
**Staff Reviewer:** Ryan Collingwood, Senior 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.**

- 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.**

- 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 the Grand Millennium Center PUD District, as amended & the applicable underlying zoning districts as assigned.**

#### 28) General Regulations (*Ord. 16-51, Section 7.1*)

##### a) **MF2: Multi-family Medium Density District**

i) Maximum Density North of Drain 370 units (*Ord. 24-71*)

ii) Maximum Dwelling Units per Structure 500 in Multi-Family,  
250 in Mixed-Use

##### iii) Minimum Setback Lines

###### (1) Multi-Family District

- a. Setback from West District Line 20 feet
- b. From East & South District Lines 40 feet
- c. All Other Setbacks 10 feet

(2) Mixed-Use District 0 feet

iv) Maximum Building Height (*Ord. 24-71*)

(1) Townhouse Dwellings

3 stories

(2) Dwellings West of Westfield Blvd.

5 stories if parking is  
located on ground floor,  
otherwise 4 stories

v) Minimum Distance Between Bldgs.

15 feet

b) **GB: General Business District**

i) Minimum Building Setback Lines

(1) Front, Side, and Rear Yards

10 feet

ii) Maximum Building Height

8 stories

29) US Highway 31 Overlay District Standards (*Ord. 16-51, Section 8*)

a) Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

i) In addition to the uses permitted within the U.S. 31 Overlay, "Hotels", "Convention Center", and "Multi-Story Parking Garage" shall be permitted uses within the U.S. 31 Overlay.

b) Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

c) Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

d) Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

e) Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

i) Multi-Family District: 20 feet

ii) Mixed-Use District: 0 feet

iii) Commercial District: 20 feet

- f) Minimum Lot Width: Article 5.2(E)(7) shall not apply.
- g) Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.
- h) Landscaping Requirements: Article 5.2(G) shall not apply.
- i) Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.
- j) Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

30) Architectural Standards (*Ord. 16-51, Section 9.1*)

a) Multi-Family District

- i) Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii) Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Facade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.
- iii) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet. (*Ord. 24-71*)
- iv) Article 6.3 (E)(4) shall be modified to allow for a flat roof as an option on buildings west of Westfield Blvd. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet and cornice standards. (*Ord. 24-71*)

b) Mixed-Use District

- i) Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all

architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

c) Commercial District

- i) Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii) Article 6.3(F)(2)(a)(ii) shall be modified to require an External Facade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building facade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design). If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

d) Multi-Story Parking Garage Standards

- i) Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.
- ii) The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.
- iii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
- iv) Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as Exhibit G within the PUD.

31) Landscaping Standards (*Ord. 16-51, Section 9.2*)

- a) There shall be no buffering required between Districts within the Real Estate.
- b) There shall be no buffering required around the perimeter of the Mixed-Use District.
- c) Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on Exhibit H. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.
- d) Westfield Boulevard Buffer: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on Exhibit H. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works Department.
- e) Parking Area Landscaping: Article 6.8(0) shall not apply to Multi-Story Parking Garages.
- f) The developer shall give a best effort to preserve existing trees within the Multi-Family District.
- g) The developer shall preserve existing trees within the Commercial District as follows:
  - i) On the north side of the Anna Kendall Drain, all existing trees 4" caliper or greater within 100 feet of the centerline of the drain, shall be preserved.
  - ii) A best effort shall be given to preserve existing trees elsewhere within the Commercial District.
- h) Tree Preservation: Section 9.2(G) shall apply to all districts. (*Ord. 24-71*)
- i) Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, and between the Cherry Wood Estates and Southridge subdivisions, as depicted in Exhibit B. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards. (*Ord. 24-71*)
- j) Minimum Lot Landscaping: Article 6.8(K) shall apply to all Districts. Minimum Lot Landscaping standards may be reduced at Plan Commission discretion for developments located west of Westfield Blvd. All reductions shall be approved by the Plan Commission with the Detailed Development Plan. (*Ord. 24-71*)
- k) External Street Frontage Landscaping: Article 6.8(M)(l) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail. Street Tree standards shall apply instead. (*Ord. 24-71*)



32) Parking Standards (*Ord. 24-71, Section 5.3*)

- a) Required Spaces: Article 6.14(0)(11) shall be modified to require 1.5 off street parking spaces per Dwelling Unit.

33) Misc PUD Requirements (*Ord. 16-51, Sections 9.3-9.6*)

- a) Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.
- b) Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.
- c) Outdoor Storage and Display: Not permitted.
- d) Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

34) Accessory Use and Building Standards (*UDO Article 6.1*)

35) Architectural Standards (*UDO Article 6.3*)

36) Landscaping Standards (*UDO Article 6.8*)

37) Lighting Standards (*UDO Article 6.9*)

38) Outdoor Café & Eating Areas (*UDO Article 6.13*)

- a) 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.

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

40) Sign Standards (*UDO Article 6.17*)

## **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

### 41) Design Standards (*Ord. 16-51, Section 11*)

- a) Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.
- b) A minimum number of amenities shall not be required in the Multi-Family Area.
- c) Trail Access: The Multi-Family Area shall include direct access to the proposed Cool Creek Trail and Greenway.
- d) Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.
- e) The following amenities shall be required for all multi-family developments west of Westfield Blvd. Amenities may be located in separate buildings with a single apartment complex as long as they remain accessible to all residents. (*Ord. 24-71*)
  - i) Outdoor Public Space (including but not limited to plazas, courtyards, gardens, public squares, and similar usable spaces)
  - ii) Fitness Center
  - iii) Resort Style Pool
  - iv) Business Center/Conference Room
  - v) Grilling Cabana
  - vi) Dog Park
  - vii) Connections to Pedestrian Walkways and Paths

### 42) Easement Standards (*UDO Article 8.3*)

### 43) Storm Water Standards (*UDO Article 8.8*)

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

### 45) Surety Standards (*UDO Article 8.12*)



46) Utility Standards (*UDO Article 8.13*)

---

**DEPARTMENT COMMENTS:**

**The plans presented comply with the applicable zoning ordinances.**

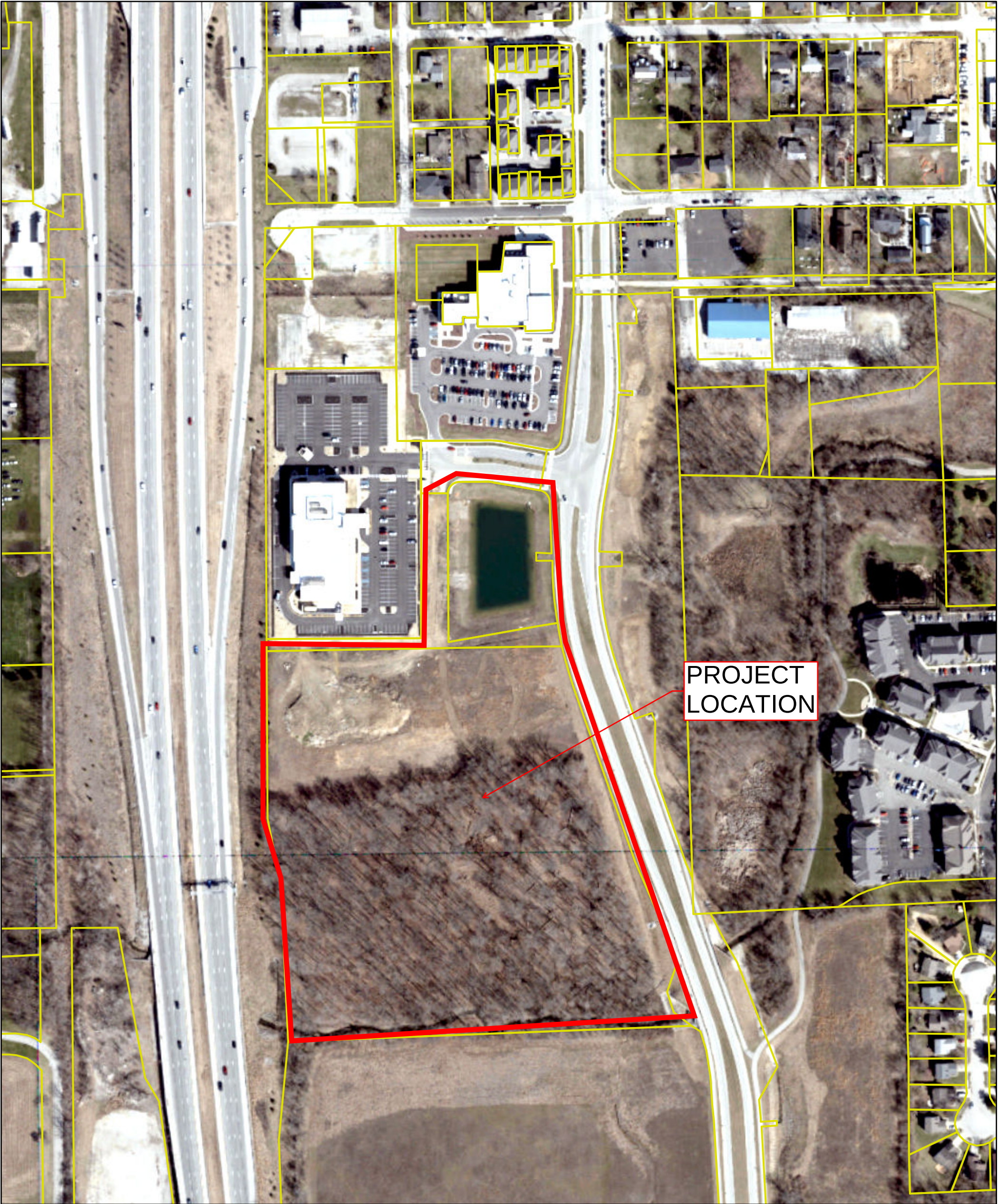
Requested Action: Approve 2508-DDP-20 with the following conditions:

- 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](mailto:rcollingwood@westfield.in.gov) or (317) 741-8857 with questions prior to the meeting.



City of Westfield, Indiana



7/2/2025, 10:17:48 AM

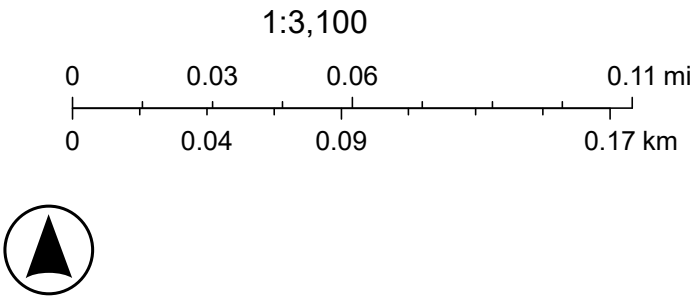
Hamilton County Parcels

Hamilton 2025 prelim

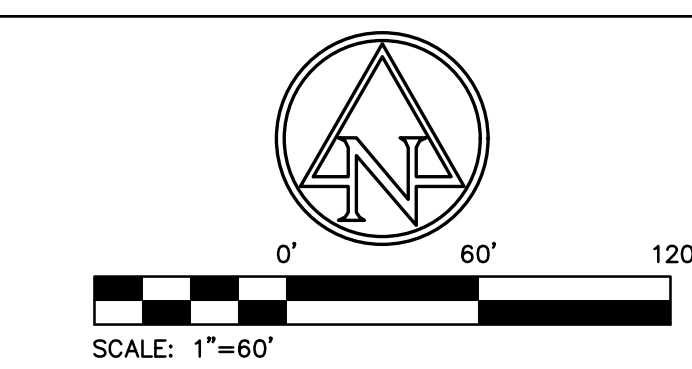
Red: Red

Green: Green

Blue: Blue







- |                                                                                     |                 |                                                                                     |                      |
|-------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|----------------------|
|  | Curb Inlet      |  | Sanitary MH          |
|  | Delineator Post |  | Sign                 |
|  | Drainage Inlet  |  | Stand Pipe           |
|  | Drainage MH     |  | Telephone Handhole   |
|  | Flag            |  | Water Marker         |
|  | Gas Marker      |  | Water Valve          |
|  | Gas Valve       |  | Buried Electric Line |
|  | Light Pole      |  | Buried Gas Line      |
|  | Post            |  | Buried Water Line    |

- |                                                                                     |                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  | MILL AND RESURFACE ASPHALT<br>PAVEMENT PER CITY OF WESTFIELD<br>DETAIL 2501-013 |
|  | HEAVY DUTY ASPHALT PAVEMENT                                                     |
|  | CITY OF WESTFIELD - TYPICAL<br>PAVEMENT SECTION ARTERIAL                        |
|  | STANDARD DUTY ASPHALT PAVEMENT                                                  |
|  | CONCRETE PAVEMENT                                                               |
|  | ASPHALT TRAIL                                                                   |

|                               |           |
|-------------------------------|-----------|
| SITE ZONING:                  | PUD       |
| PROJECT AREA:                 | 12.50± AC |
| BUILDING AREA:                | 17697 SQ  |
| SITE IMPERVIOUS AREA:         | 7.09 AC   |
| SURFACE PARKING:              | 107       |
| GARAGE PARKING (BLDG 1):      | 283       |
| GARAGE PARKING (BLDG 2)       | 155       |
| ADA PARKING PROVIDED:         | 5         |
| ( INCLUDES 2 VAN ACCESSIBLE ) |           |
| TOTAL PROPOSED PARKING:       | 547       |
| GOLF CART PARKING:            | 6         |

1. DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO JOY OF WESTFIELD STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
2. TEMPORARY ADDRESS SIGNAGE SHALL BE PROVIDED DURING CONSTRUCTION.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS; BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS VISIBLE AND EASY TO READ FROM THE MAIN ROAD FRONTING THE PROPERTY, INCLUDING MONUMENT SIGNS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (FOR MULTI-FAMILY RESIDENTIAL BUILDINGS ADDRESS NUMBERING MUST BE 6" TO 12" IN HEIGHT AND 1 1/2" STROKE WIDTH).

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

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

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

# C200



WESTFIELD FIRE DEPARTMENT NOTES:

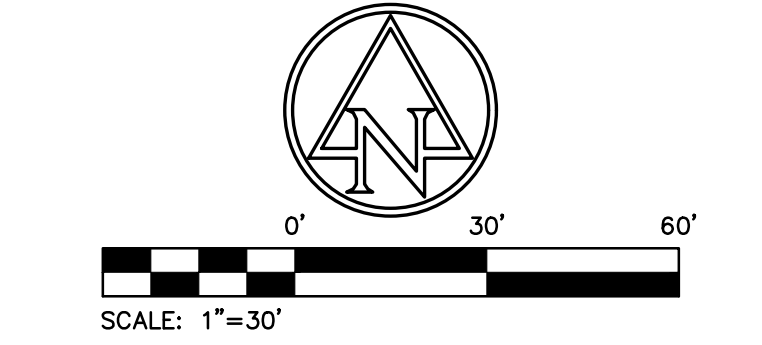
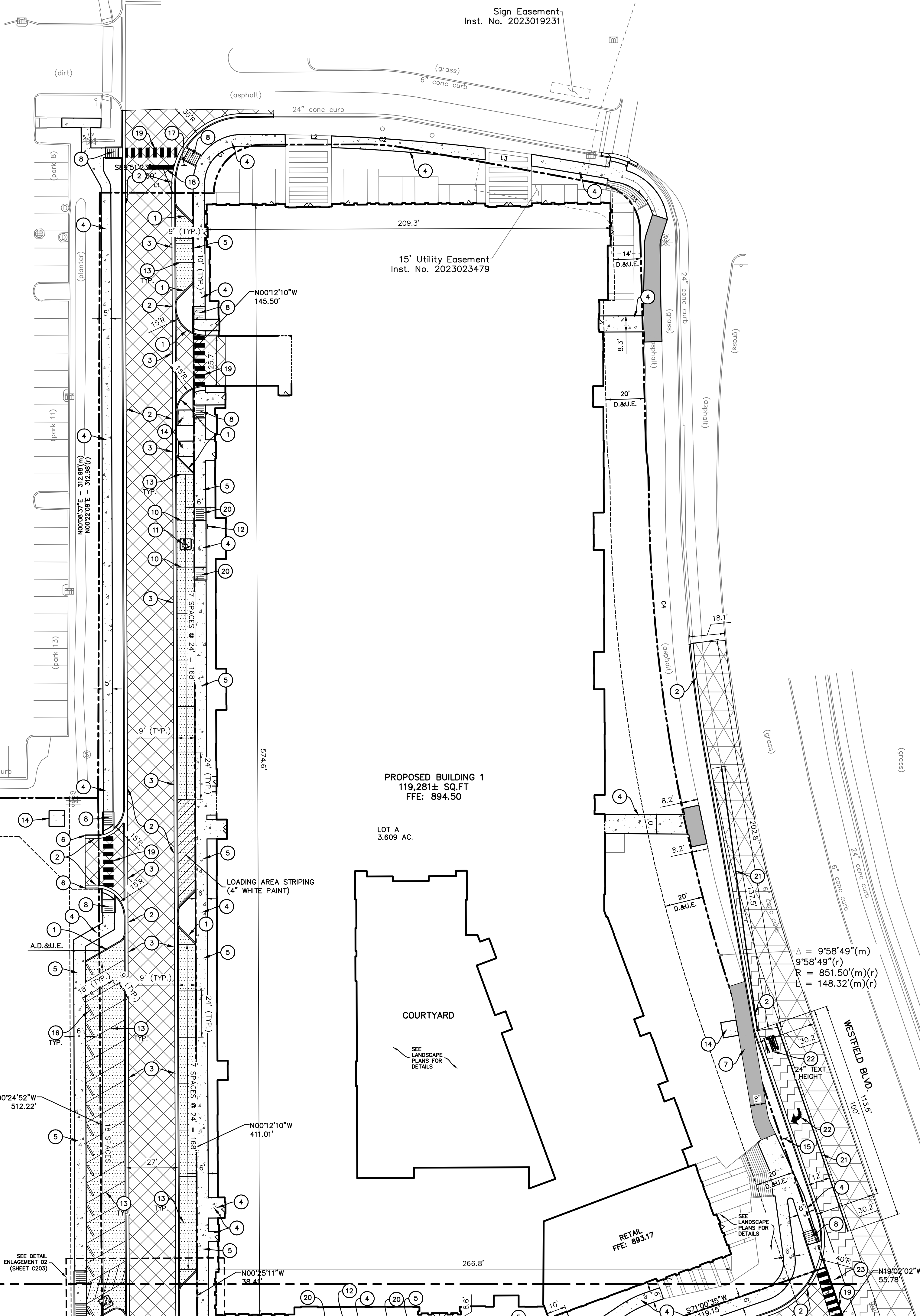
1. DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OF IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
2. TEMPORARY ADDRESS SIGNAGE SHALL BE PROVIDED DURING CONSTRUCTION.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS: BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, INCLUDING MONUMENT SIGNS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (FOR MULTI-FAMILY RESIDENTIAL BUILDINGS ADDRESS NUMBERING MUST BE 6" TO 12" IN HEIGHT AND 1 1/2" STROKE WIDTH.)

PLOT DATE: 8/12/2025 5:26 PM  
PLOT SCALE: 1"=30'  
DRAWING FILE: P:\2022\000925.Dwg  
DRAWING TITLE: Construction Documents\000925.DWG  
C201-C202.SP.dwg  
EDIT DATE: 8/1/2025  
EDITED BY: DWELCH

MATCH LINE - C201

MATCH LINE - C202

LOT C  
4.054 AC.



EXISTING LEGEND

- |  |                 |  |                      |
|--|-----------------|--|----------------------|
|  | Curb inlet      |  | Sanitary MH          |
|  | Delineator Post |  | Sign                 |
|  | Drainage Inlet  |  | Stand Pipe           |
|  | Drainage MH     |  | Telephone Handhole   |
|  | Flag            |  | Water Marker         |
|  | Gas Marker      |  | Water Valve          |
|  | Gas Valve       |  | Buried Electric Line |
|  | Light Pole      |  | Buried Gas Line      |
|  | Post            |  | Buried Water Line    |

SITE LEGEND

- |  |                                                                                 |
|--|---------------------------------------------------------------------------------|
|  | MILL AND RESURFACE ASPHALT<br>PAVEMENT PER CITY OF WESTFIELD<br>DETAIL 2501-013 |
|  | HEAVY DUTY ASPHALT PAVEMENT                                                     |
|  | CITY OF WESTFIELD - TYPICAL<br>PAVEMENT SECTION ARTERIAL                        |
|  | STANDARD DUTY ASPHALT PAVEMENT                                                  |
|  | CONCRETE PAVEMENT                                                               |
|  | ASPHALT TRAIL                                                                   |

SITE DATA TABLE

|                               |              |
|-------------------------------|--------------|
| SITE ZONING:                  | PUD          |
| PROJECT AREA:                 | 17.09± ACRES |
| BUILDING AREA:                | 176977 SQ.FT |
| SITE IMPERVIOUS AREA:         | 7.09 ACRES   |
| SURFACE PARKING:              | 107          |
| GARAGE PARKING (BLDG 1):      | 283          |
| GARAGE PARKING (BLDG 2):      | 155          |
| ADA PARKING PROVIDED:         | 5            |
| ( INCLUDES 2 VAN ACCESSIBLE ) |              |
| TOTAL PROPOSED PARKING:       | 547          |
| GOLF CART PARKING:            | 6            |

KEYNOTES

1. 6" CONCRETE CURB
2. 24" CONCRETE CURB & GUTTER
3. 24" DEPRESSED CONCRETE CURB
4. CONCRETE SIDEWALK
5. COMBINED CONCRETE CURB & WALK
6. CURB TAPER
7. ASPHALT PATH
8. INDOT ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH BUFFER
9. INDOT DEPRESSED CORNER CURB RAMP
10. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
11. ADA PARKING SYMBOL
12. ADA ACCESSIBLE PARKING SIGN
13. PARKING SPACE (4" WHITE PAINT STRIPE)
14. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
15. RELOCATED SIGN
16. CONCRETE WHEEL STOP
17. STOP SIGN
18. STOP BAR (24" WHITE PAINT)
19. CROSSWALK
20. ADA ACCESSIBLE RAMP, TYPE 'K'
21. 4" WHITE PAINT STRIPE (THERMOPLASTIC)
22. RIGHT TURN ONLY SYMBOL PAINT (WHITE THERMOPLASTIC)
23. INDOT CLASS III DRIVE (COMMERCIAL)

GENERAL NOTES:

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

CAUTION

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

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

CRG RESIDENTIAL



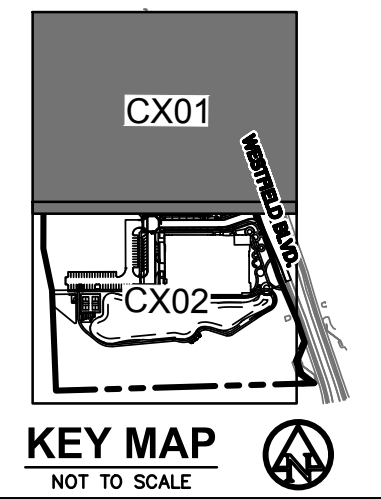
805 City Center Dr.  
Suite 160  
Carmel, IN 46032



9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com

WESTFIELD GRAND MILLENNIUM APARTMENTS

17250 WESTFIELD BLVD  
WESTFIELD, IN



APPROVAL PENDING  
NOT FOR CONSTRUCTION  
IN SUBMITTING BIDS IN RELIANCE ON  
THESE PLANS THE CONTRACTOR  
ASSUMES ALL RISKS OF ADDITIONAL  
COSTS OF REVISIONS DUE TO  
REQUIREMENTS OF THE OWNER OR  
GOVERNMENTAL AUTHORITIES AND  
MATERIAL REVISIONS IN THE COURSE OF  
COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX

|                        |  |
|------------------------|--|
| DATE:                  |  |
| 7/3/2025               |  |
| PROJECT PHASE:         |  |
| CONSTRUCTION DOCUMENTS |  |

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Project Number 2022.00925

SITE PLAN

C201







PROJECT SUMMARY

PROJECT SUMMARY

**PROJECT DESCRIPTION**  
The project consists of a 4-story multi-family building of occupancy R-2, S-2, M, & A-3. The building has (144) units of Type VA construction. The parking garage will be of Type IIB construction. The project is equipped throughout with approved fire protection systems that comply with Section 903.3.1 of the 2012 IBC.

**CONSTRUCTION TYPES**

|          |                                                       |
|----------|-------------------------------------------------------|
| Type IIB | Parking Garage                                        |
| Type VA  | Leasing Office<br>Apartment Units<br>Mercantile Shell |

**OCCUPANCY**

|     |                          |
|-----|--------------------------|
| S-2 | Structure Parking        |
| A-3 | Leasing Office / Fitness |
| M   | Mercantile Shell         |
| R-2 | Residential Apartments   |

**FIRE PROTECTION**

|          |               |          |
|----------|---------------|----------|
| NFPA 1B  | per 903.3.1.1 | Type IIB |
| NFPA 1BR | per 903.3.1.2 | Type VA  |

**ALLOWABLE BUILDING HEIGHTS & AREAS**

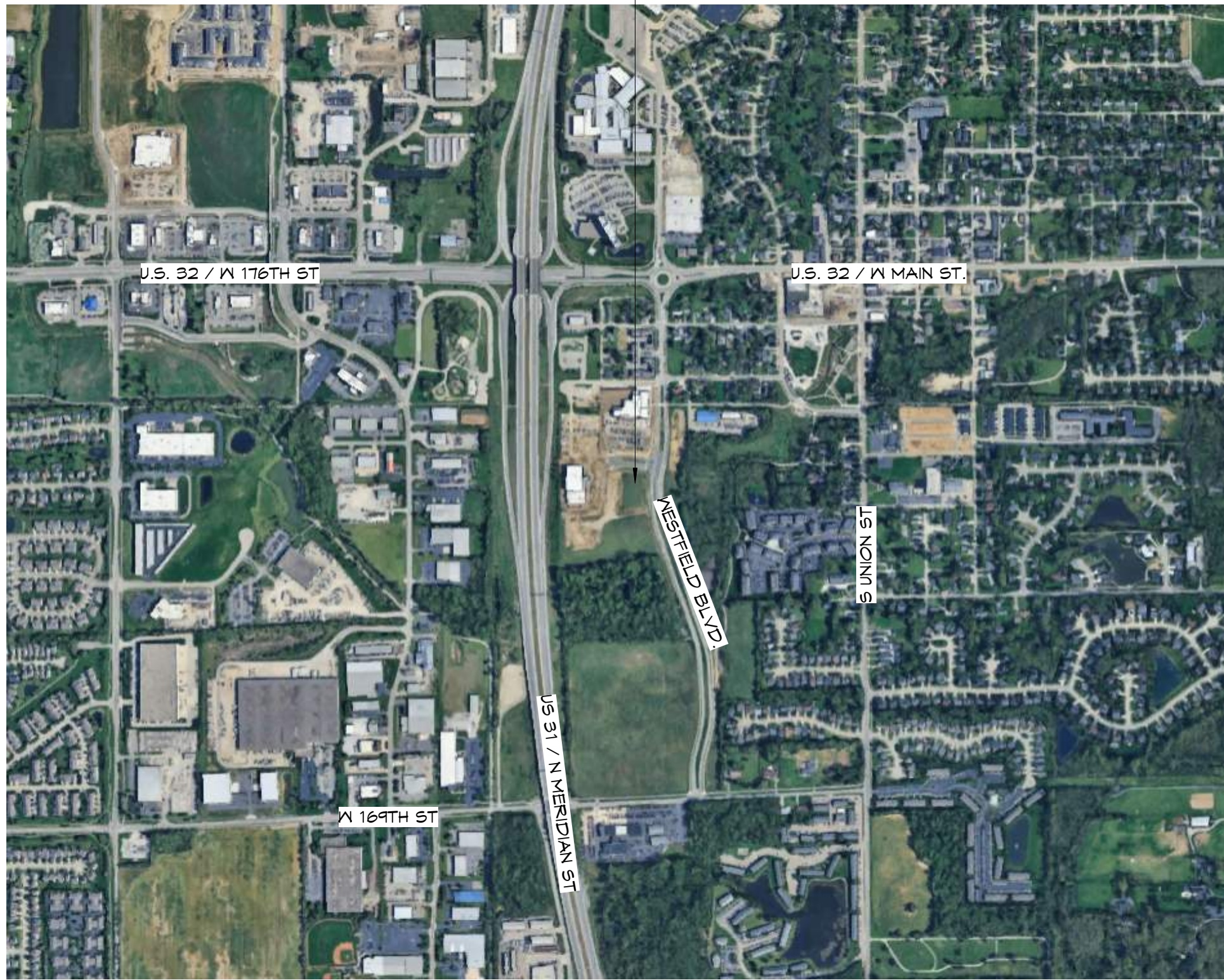
|                         |                             |
|-------------------------|-----------------------------|
| Type IIB 1 S-2          | 4-stories (75 ft) per 504.2 |
|                         | 75,000 sf/floor per 506.3   |
| Type VA 1 A-3, M, & R-2 |                             |
| (A-3)                   | 3-stories (60 ft) per 504.2 |
|                         | 11,500 sf/floor             |
| (M)                     | 4-stories (70 ft) per 504.2 |
|                         | 14,000 sf/floor             |
| (R-2)                   | 4-stories (60 ft) per 504.2 |
|                         | 12,000 sf/floor             |

**TYPES OF CONSTRUCTION**

|                           |                 |                |
|---------------------------|-----------------|----------------|
| Primary Structural Frame  | Type IIB (0) HR | Type VA (1) HR |
| Bearing Walls             |                 |                |
| Exterior                  | (0) HR          | (1) HR         |
| Interior                  | (0) HR          | (1) HR         |
| Nonbearing Interior Walls | (0) HR          | (0) HR         |
| Floor Construction        | (0) HR          | (1) HR         |
| Roof Construction         | (0) HR          | (1) HR         |

VICINITY MAP

PROJECT LOCATION



RENDERINGS



PROJECT STATS

|                                       |   |   |   |   |   |         |
|---------------------------------------|---|---|---|---|---|---------|
| Apartments                            | - | - | - | - | - | 155,125 |
| Merchandise (Household)               | - | - | - | - | - | 4,553   |
| Retail                                | - | - | - | - | - | 13,436  |
| Common Space                          | - | - | - | - | - | 50,614  |
| Other (Medical, etc.)                 | - | - | - | - | - | 28,117  |
| Garage                                | - | - | - | - | - | 41,403  |
| Total (Gross, Heated & Unconditioned) | - | - | - | - | - | 293,238 |

|                             |        |        |        |        |                     |
|-----------------------------|--------|--------|--------|--------|---------------------|
| Units Building A            |        |        |        |        |                     |
| Floors                      | 1      | 2      | 3      | 4      | Total               |
| B1                          | 0      | 0      | 2      | 2      | 4                   |
| B2                          | 0      | 0      | 4      | 4      | 8                   |
| A1                          | 13     | 14     | 16     | 16     | 59                  |
| A2                          | 1      | 1      | 1      | 1      | 4                   |
| A3                          | 0      | 1      | 1      | 1      | 3                   |
| A4                          | 0      | 0      | 1      | 1      | 2                   |
| A5                          | 0      | 0      | 2      | 2      | 4                   |
| B3                          | 1      | 4      | 10     | 10     | 25                  |
| B4                          | 1      | 1      | 1      | 1      | 4                   |
| B5                          | 6      | 6      | 10     | 10     | 32                  |
| B6                          | 0      | 0      | 2      | 2      | 4                   |
| B7                          | 2      | 2      | 3      | 3      | 10                  |
| B8                          | 0      | 0      | 1      | 1      | 2                   |
| B9                          | 1      | 1      | 1      | 1      | 4                   |
| B10                         | 0      | 0      | 0      | 0      | 0                   |
| B11                         | 0      | 0      | 0      | 0      | 0                   |
| C1                          | 0      | 0      | 1      | 1      | 2                   |
| C2                          | 0      | 0      | 2      | 2      | 4                   |
| C3                          | 0      | 0      | 1      | 1      | 2                   |
| C4                          | 0      | 0      | 0      | 0      | 0                   |
| C5                          | 0      | 0      | 0      | 0      | 0                   |
| Total Apt                   | 38     | 41     | 58     | 58     | 194                 |
| Building gross garage gross |        |        |        |        |                     |
|                             | 31,220 | 45,114 | 10,687 | 10,563 | 97,584              |
|                             | 32,445 | 52,445 | 21,013 |        | 106,903             |
|                             |        |        |        |        | Total gross 204,487 |

VARIANCES

- CODE NAME: 2014 IMC 1102.2**  
**CONDITIONS**  
A newly developed A2L refrigerant (R-454B or equivalent) will be used in the cooling systems for the project, which is not recognized by the currently adopted Mechanical Code. The variance request is to permit the proposed refrigerant based upon compliance with ASHRAE 15, 2022 Edition for installation requirements.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 706**  
**CONDITIONS**  
A 2-hour fire barrier will be provided in lieu of a fire wall to separate the 4-story S-2 parking garage from the surrounding 4-story R-2 Occupancy apartment structure.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 714.4.1.2**  
**CONDITIONS**  
The double top plate of non-rated interior partitions interrupts the Fire-rated ceiling membrane on 1-HR floor-ceiling and roof-ceiling assemblies in Type VA apartment buildings.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IMC 918.6, exc 5.1**  
**CONDITIONS**  
Dwelling unit kitchen air within the open floor of typical dwelling units will be returned to the warm-air furnace. Code requires the return-air to serve the kitchen only.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: ISFC, Sec. 26(f), Rule 2**  
**CONDITIONS**  
The swimming pool barrier will consist of a 4-ft high fence for the outdoor pool for residents and guests. The current Indiana Swimming Pool Code requires a 6-ft high barrier around the pool.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare

- CODE NAME: ISFC, Sec. 27(a), Rule 2**  
**CONDITIONS**  
A bathroom providing showers and a dressing area will not be provided for the common area outdoor pool provided for residents.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 1007.8**  
**CONDITIONS**  
The 2-way communication system will not be provided at the elevator landings on the upper levels of the building. The system is required on each accessible floor that is one story above or below the level of exit discharge.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 3004.1**  
**CONDITIONS**  
Elevator hoistway venting will not be provided for the elevator serving the residential floors of each building. An elevator with four (4) or more stops requires hoistway venting where the building contains an R Occupancy.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 706.5.2**  
**CONDITIONS**  
Balconies in two (2) locations on floors 1-4 are located within 4 feet of fire walls. The 2-hour fire walls will terminate at the exterior wall in lieu of extending to a line even with the outer edge of the balconies. The exterior wall will have non-rated exterior openings to the balconies.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare - additional sprinklers will be placed at underside of balconies and within 12 inches of windows addressed by variance request.
- CODE NAME: 2014 IMC 501.3.1, Item 3**  
**CONDITIONS**  
Operable windows in the exterior walls will be less than 3 feet from some of the bath exhaust outlets or dryer vent outlets in the exterior walls of the building. See unit plans for locations.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare

GRAND MILLENNIUM - BUILDING A

WESTFIELD, IN

ARCHITECTURAL/LANDSCAPE/INTERIORS:

STUDIO M  
ARCHITECTURE & PLANNING

STUDIO M ARCHITECTURE & PLANNING  
275 VETERANS WAY  
SUITE 200  
CARMEL, IN 46032  
P: 317.810.1502

CIVIL ENGINEER:

AMERICAN  
STRUCTUREPOINT  
INC.

AMERICAN STRUCTUREPOINT  
4025 River Rd  
SUITE 200  
INDIANAPOLIS, IN 46240  
P: 317.547.9900

MEP CONSULTANT:

Dodd  
Engineering

668 S. Home Ave., Franklin, IN 46131  
Phone: (317) 786-9376 Fax: (317) 536-9216  
DODD ENGINEERING  
668 S HOME AVE  
FRANKLIN, IN 46131  
P: 317.706.4376

STRUCTURAL ENGINEER:

Lynch,  
Harrison &  
Brumleve,  
Inc.

LYNCH, HARRISON & BRUMLEVE INC.  
550 VIRGINIA AVENUE  
INDIANAPOLIS, IN 46203  
P: 317.423.1550

STUDIO M  
ARCHITECTURE & PLANNING

275 Veterans Way  
Carmel, Indiana 46032  
317.810.1502

Architect / Interiors / Site

CRG  
RESIDENTIAL

805 City Center Dr  
Suite 160  
Carmel, Indiana 46032  
317-575-9400

Client Information

Consultant Information

Consultant Information

Grand Millennium -  
Building A

WESTFIELD, IN

Project Information

DESCRIPTION DATE

Revisions

NOT FOR  
CONSTRUCTION

STATE SUBMITTAL SET

AUGUST 6, 2025  
C\_21068

Project Status

COVER SHEET

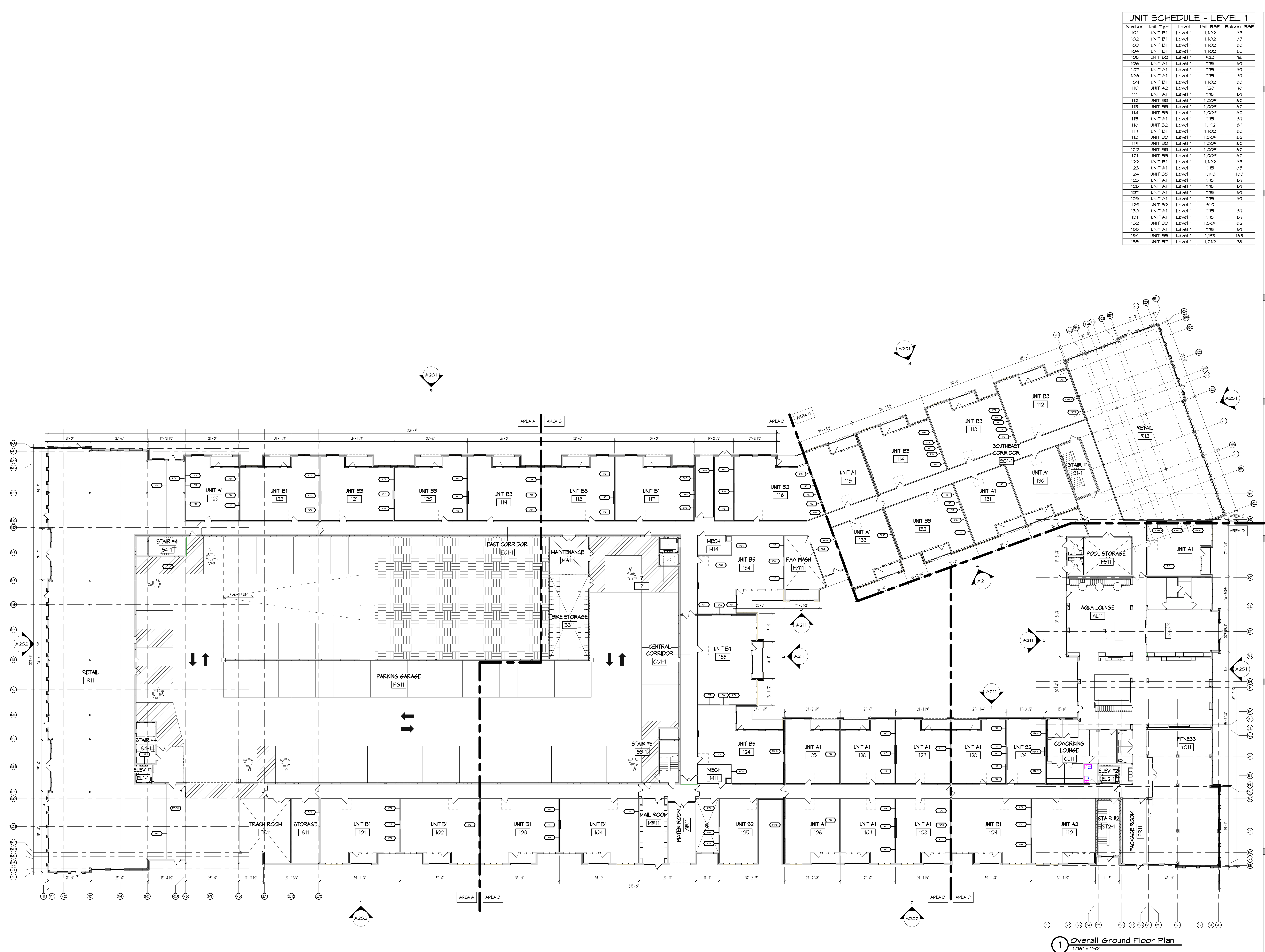
A000



| UNIT SCHEDULE - LEVEL 1 |           |         |          |             |  |
|-------------------------|-----------|---------|----------|-------------|--|
| Number                  | Unit Type | Level   | Unit RSF | Balcony RSF |  |
| 101                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 102                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 103                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 104                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 105                     | UNIT S2   | Level 1 | 420      | 76          |  |
| 106                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 107                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 108                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 109                     | UNIT A1   | Level 1 | 1,102    | 63          |  |
| 110                     | UNIT A2   | Level 1 | 420      | 76          |  |
| 111                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 112                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 113                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 114                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 115                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 116                     | UNIT B2   | Level 1 | 1,192    | 69          |  |
| 117                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 118                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 119                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 120                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 121                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 122                     | UNIT B1   | Level 1 | 1,102    | 63          |  |
| 123                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 124                     | UNIT B5   | Level 1 | 1,193    | 165         |  |
| 125                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 126                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 127                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 128                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 129                     | UNIT S2   | Level 1 | 610      | -           |  |
| 130                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 131                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 132                     | UNIT B3   | Level 1 | 1,009    | 62          |  |
| 133                     | UNIT A1   | Level 1 | 775      | 67          |  |
| 134                     | UNIT B5   | Level 1 | 1,193    | 165         |  |
| 135                     | UNIT B7   | Level 1 | 1,210    | 90          |  |



NOT FOR  
CONSTRUCTION



1 Overall Ground Floor Plan  
1/16" = 1'-0"



EXTERIOR ELEVATIONS - MATERIAL LEGEND

- M1: MASONRY STONE  
ASHLAR PATTERN  
BOD: ARRISGRAFT  
GEORGIA CITADEL  
INDIANA BLEND
- M2: CLAY MASONRY UNIT  
MODULAR RUNNING BOND  
BOD: GLEN-SERY -  
TOASTED FINE ART  
VELOUR
- M3: CAST STONE VENEER  
BOD: CUSTOM CAST STONE  
4" NOMINAL DEPTH  
SMOOTH TEXTURE  
COLOR: INDIANA LIMESTONE
- F1: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
ANCHOR BLACK
- F2: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
SEAL GRAY
- F3: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
SILVER SAND
- F4: FIBER CEMENT LAP SIDING  
BOD: JAMES HARDIE LAP  
SMOOTH TEXTURE  
STORMY GRAY
- F5: ALUMINUM SIDING  
BOD: FAST PLANK  
4" EXPOSURE - VERTICAL  
CHARCOAL
- F6: ALUMINUM SIDING  
BOD: FAST PLANK  
4" EXPOSURE - HORIZONTAL  
LIGHT CHERRY
- F7: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
PURE VANILLA
- C1: CAST STONE  
BOD: CUSTOM CAST STONE  
INDIANA LIMESTONE





PROJECT SUMMARY

PROJECT SUMMARY

| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                                                      |                                     |                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|--|
| The project consists of a 5-Story multi-family building of occupancy R-2, S-2, & M. The building has (150) units of Type VA construction. The parking garage will be of Type IA construction. The project is equipped throughout with approved fire protection systems that comply with Section 903.3.1 of the 2012 IBC. |                                     |                   |  |
| CONSTRUCTION TYPES                                                                                                                                                                                                                                                                                                       |                                     |                   |  |
| Type IA                                                                                                                                                                                                                                                                                                                  | Parking Garage                      |                   |  |
| Type VA                                                                                                                                                                                                                                                                                                                  | Apartment Units<br>Mercantile Shell |                   |  |
| OCCUPANCY                                                                                                                                                                                                                                                                                                                |                                     |                   |  |
| S-2                                                                                                                                                                                                                                                                                                                      | Structure Parking                   |                   |  |
| A-3                                                                                                                                                                                                                                                                                                                      | Lobby                               |                   |  |
| M                                                                                                                                                                                                                                                                                                                        | Mercantile Shell                    |                   |  |
| R-2                                                                                                                                                                                                                                                                                                                      | Residential Apartments              |                   |  |
| FIRE PROTECTION                                                                                                                                                                                                                                                                                                          |                                     |                   |  |
| NFPA 15                                                                                                                                                                                                                                                                                                                  | per 903.3.1.1                       | Type IA           |  |
| NFPA 15R                                                                                                                                                                                                                                                                                                                 | per 903.3.1.2                       | Type VA           |  |
| ALLOWABLE BUILDING HEIGHTS & AREAS                                                                                                                                                                                                                                                                                       |                                     |                   |  |
| Type IA 1 S-2                                                                                                                                                                                                                                                                                                            | Unlimited per 504.2                 |                   |  |
|                                                                                                                                                                                                                                                                                                                          | Unlimited per 506.3                 |                   |  |
| Type VA 1 A-3, M, & R-2                                                                                                                                                                                                                                                                                                  |                                     |                   |  |
| (A-3)                                                                                                                                                                                                                                                                                                                    | 3-stories (60 ft) per 504.2         |                   |  |
| (M)                                                                                                                                                                                                                                                                                                                      | 11,500 sf/Floor                     |                   |  |
| (R-2)                                                                                                                                                                                                                                                                                                                    | 4-stories (70 ft) per 504.2         |                   |  |
|                                                                                                                                                                                                                                                                                                                          | 14,000 sf/Floor                     |                   |  |
| (R-2)                                                                                                                                                                                                                                                                                                                    | 4-stories (60 ft) per 504.2         |                   |  |
|                                                                                                                                                                                                                                                                                                                          | 12,000 sf/Floor                     |                   |  |
| TYPES OF CONSTRUCTION                                                                                                                                                                                                                                                                                                    |                                     |                   |  |
|                                                                                                                                                                                                                                                                                                                          | Type IA<br>(5) HR                   | Type VA<br>(1) HR |  |
| Primary Structural Frame                                                                                                                                                                                                                                                                                                 |                                     |                   |  |
| Bearing Walls                                                                                                                                                                                                                                                                                                            |                                     |                   |  |
| Exterior                                                                                                                                                                                                                                                                                                                 | (3) HR                              | (1) HR            |  |
| Interior                                                                                                                                                                                                                                                                                                                 | (3) HR                              | (1) HR            |  |
| Nonbearing Interior Walls                                                                                                                                                                                                                                                                                                | (2) HR                              | (0) HR            |  |
| Floor Construction                                                                                                                                                                                                                                                                                                       | (2) HR                              | (1) HR            |  |
| Roof Construction                                                                                                                                                                                                                                                                                                        | (1.5) HR                            | (1) HR            |  |

PROJECT LOCATION



RENDERINGS



PROJECT STATS

|                                      |   |  |  |  |  |         |
|--------------------------------------|---|--|--|--|--|---------|
| Apartments                           | - |  |  |  |  | 149,626 |
| Retail                               | - |  |  |  |  | 1,106   |
| Amenities                            | - |  |  |  |  | 3,521   |
| Common Space                         | - |  |  |  |  | 31,451  |
| Total Heated GSF                     |   |  |  |  |  | 186,040 |
| Garage                               |   |  |  |  |  | 51,545  |
| Total Gross (Heated + Unconditioned) |   |  |  |  |  | 237,585 |

| Units Building B            |        | 1      | 2      | 3      | 4      | 5         | Total   |
|-----------------------------|--------|--------|--------|--------|--------|-----------|---------|
| Floors                      |        |        |        |        |        |           |         |
| B1                          |        | 0      | 1      | 3      | 3      | 5         | 10      |
| A1                          |        | 0      | 11     | 11     | 11     | 11        | 44      |
| B1                          |        | 0      | 5      | 5      | 5      | 5         | 20      |
| B3                          |        | 0      | 11     | 11     | 11     | 11        | 44      |
| B5                          |        | 0      | 4      | 4      | 4      | 4         | 16      |
| B5                          |        | 0      | 1      | 1      | 1      | 1         | 4       |
| B4                          |        | 0      | 1      | 1      | 1      | 1         | 4       |
| C4                          |        | 0      | 1      | 1      | 1      | 1         | 4       |
| C5                          |        | 0      | 1      | 1      | 1      | 1         | 4       |
| Total Apt                   |        | 0      | 36     | 35     | 35     | 35        | 150     |
| Building GSF*<br>Garage GSF | 6,181  | 45,023 | 45,010 | 45,010 | 44,860 |           | Total   |
|                             | 51,545 |        |        |        |        |           | 136,040 |
|                             |        |        |        |        |        |           | 51,545  |
|                             |        |        |        |        |        |           |         |
|                             |        |        |        |        |        | Total GSF | 237,585 |

VARIANCES

- CODE NAME: 2014 IMC 1102.2**  
**CONDITIONS**  
A newly developed A2L refrigerant (R-454B or equivalent) will be used in the cooling systems for the project, which is not recognized by the currently adopted Mechanical Code. The variance request is to permit the proposed refrigerant based upon compliance with ASHRAE 15, 2022 Edition for installation requirements.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 106**  
**CONDITIONS**  
A 2-hour fire barrier will be provided in lieu of a fire wall to separate the 4-story S-2 parking garage from the surrounding 4-story R-2 Occupancy apartment structure.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 714.4.1.2**  
**CONDITIONS**  
The double top plate of non-rated interior partitions interrupts the fire-rated ceiling membrane on 1-HR floor-ceiling and roof-ceiling assemblies in Type VA apartment buildings.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IMC 910.6, exc 5.1**  
**CONDITIONS**  
Ducting unit kitchen air within the open floor of typical dwelling units will be returned to the warm-air furnace. Code requires the return-air to serve the kitchen only.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: ISPC, Sec. 26(f), Rule 2**  
**CONDITIONS**  
The swimming pool barrier will consist of a 4-ft high fence for the outdoor pool for residents and guests. The current Indiana Swimming Pool Code requires a 6-ft high barrier around the pool.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare

- CODE NAME: ISPC, Sec. 27(a), Rule 2**  
**CONDITIONS**  
A bathhouse providing showers and a dressing area will not be provided for the common area outdoor pool provided for residents.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 1007.8**  
**CONDITIONS**  
The 2-way communication system will not be provided at the elevator landings on the upper levels of the building. The system is required on each accessible floor that is one story above or below the level of exit discharge.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 3004.1**  
**CONDITIONS**  
Elevator hoistway venting will not be provided for the elevator serving the residential floors of each building. An elevator with four (4) or more stops requires hoistway venting where the building contains an R Occupancy.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare
- CODE NAME: 2014 IBC 706.5.2**  
**CONDITIONS**  
Balconies in two (2) locations on Floors 1-4 are located within 4 feet of fire walls. The 2-hour fire walls will terminate at the exterior wall in lieu of extending to a line even with the outer edge of the balconies. The exterior wall will have non-rated exterior openings to the balconies.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare - additional sprinklers will be placed at underside of balconies and within 12 inches of windows addressed by variance request.
- CODE NAME: 2014 IMC 501.3.1, Item 3**  
**CONDITIONS**  
Operable windows in the exterior walls will be less than 3 feet from some of the bath exhaust outlets or dryer vent outlets in the exterior walls of the building. See unit plans for locations.  
**DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED**  
Non-compliance with the rule will not be adverse to the public health, safety, or welfare

GRAND MILLENNIUM - BLDG B

WESTFIELD, IN

ARCHITECTURAL/LANDSCAPE/INTERIORS:

STUDIO M  
ARCHITECTURE & PLANNING

STUDIO M ARCHITECTURE & PLANNING  
275 VETERANS WAY  
SUITE 200  
CARMEL, IN 46032  
P: 317.810.1502

CIVIL ENGINEER:

AMERICAN  
STRUCTUREPOINT  
INC.

AMERICAN STRUCTUREPOINT  
275 VETERANS WAY  
SUITE 200  
INDIANAPOLIS, IN 46240  
P: 317.810.1502

MEP CONSULTANT:

Dodd  
Engineering

668 S. Home Ave., Franklin, IN 46131  
Phone: (317) 786-9376, Fax: (317) 536-9216  
DODD ENGINEERING  
668 S HOME AVE  
FRANKLIN, IN 46131  
P: 317.786.9376

STRUCTURAL ENGINEER:

Lynch,  
Harrison &  
Brumleve, Inc.

LYNCH, HARRISON & BRUMLEVE INC.  
550 VIRGINIA AVENUE  
INDIANAPOLIS, IN 46223  
P: 317.423.1550

STUDIO M  
ARCHITECTURE & PLANNING

275 Veterans Way  
Carmel, Indiana 46032  
317.810.1502

Architect / Interiors / Site

CRG  
RESIDENTIAL

805 City Center Dr  
Suite 160  
Carmel, Indiana 46032  
317-575-9400

Client Information

Consultant Information

Consultant Information

Grand Millennium -  
Building B

WESTFIELD, IN

Project Status

DESCRIPTION DATE

Revisions

NOT FOR  
CONSTRUCTION

STATE SUBMITTAL SET

AUGUST 6, 2025  
C\_21068

Project Status

COVER SHEET

B000



EXTERIOR ELEVATIONS - MATERIAL LEGEND

- M1: CLAY MASONRY UNIT  
MODULAR RUNNING BOND  
BOD: ARRISCRAFT  
RENAISSANCE COLLECTION  
WHITE - SANDBLASTED
- M2: CLAY MASONRY UNIT  
MODULAR RUNNING BOND  
BOD: GLEN-GERY  
DOLOMITE GREY SMOOTH  
IRONSPOT
- M3: CLAY MASONRY UNIT  
MODULAR RUNNING BOND  
BOD: GLEN-GERY  
TOASTED FINE ART  
VELOUR
- M4: CLAY MASONRY UNIT  
MODULAR RUNNING BOND  
BOD: GLEN-GERY  
CARBON BLACK  
VELOUR
- F1: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
ANCHOR BLACK
- F2: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
SEAL GRAY
- F3: FIBER CEMENT PANEL  
BOD: JAMES HARDIE PANEL  
SMOOTH TEXTURE  
SILVER SAND
- F4: FIBER CEMENT LAP SIDING  
BOD: JAMES HARDIE LAP  
SMOOTH TEXTURE  
STORMY GRAY
- C1: CAST STONE  
BOD: CUSTOM CAST STONE  
INDIANA LIMESTONE

NOT FOR  
CONSTRUCTION

STATE SUBMITTAL SET

AUGUST 6, 2025  
C\_21068

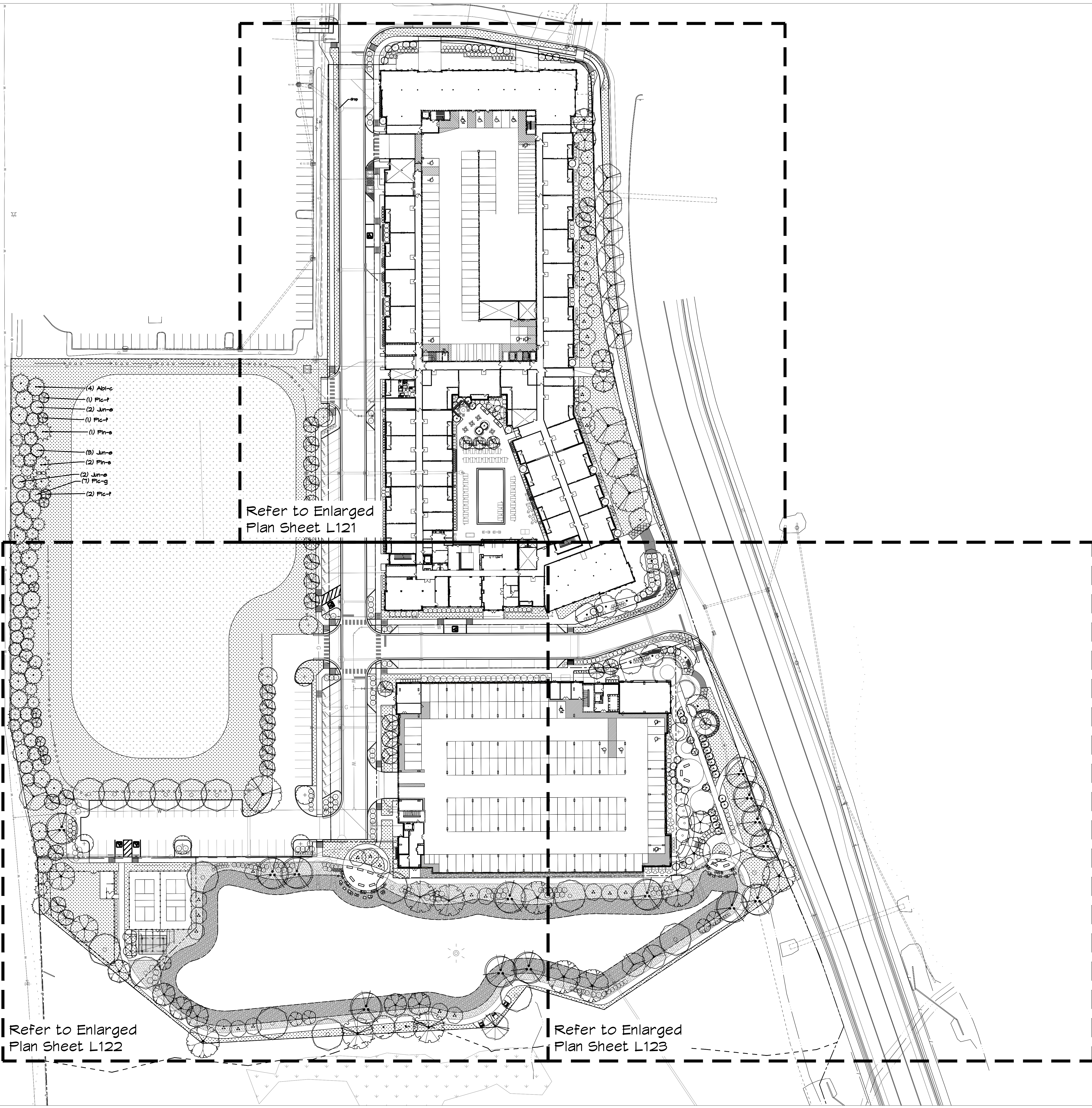
Project Status

EXTERIOR  
BUILDING  
ELEVATIONS

B201







### GENERAL LANDSCAPE & PLANTING NOTES

1. Refer to Sheet L600 for Site Plant Schedule and Site Planting Details.
2. Contractor responsible for locating all utilities in field prior to beginning work. Contractor responsible for repairing any damage to utilities to the satisfaction of the owner, utility owner, and operating authority at no additional cost.
3. Contractor to stake all tree locations prior to planting. Final placement of plant materials shall be approved by Landscape Architect. Contractor responsible for relocation of incorrectly placed plant material at no additional cost.
4. All plants to meet or exceed size standards as set forth by the "Standards for Nursery Stock".
5. Contractor to install irrigation system PRIOR to any plant material.
6. Contractor to seed all disturbed areas not indicated as planting bed or hardscape on the plans.
7. Plan documents indicate minimum plant material required. Contractor responsible for calculating plant quantities based on plans, details, and field conditions.
8. Contractor to install plant material in accordance with all local codes and ordinances. See Landscape Ordinance Chart below.
9. If plant quantities indicated on plan are not available, contractor shall notify Landscape Architect prior to bidding. Otherwise, substitution of plant material will not be permitted.
10. All planting beds shall have a minimum of 2" uncompacted soil, free from weeds or deleterious materials larger than 1".
11. All planting beds to receive a minimum of 2" shredded hardwood bark mulch, except as noted in the planting details.
12. For Mechanical, Electrical, and Plumbing information Refer to MEP Series.
13. For Building Information Refer to Architectural Series.
14. Trees must be planted a minimum distance of 10'-0" from any Sanitary, Water, or Storm Utility.
15. Trees must be planted a minimum 4'-0" from any pavements, walls, or other hardscapes.

Areas to receive Seeded Lawn

Areas to receive temporary seeding. Refer to Civil Series for extents and additional information.

### LANDSCAPE ORDINANCE CHART

ZONED: PUD (Planned Unit Development)

From the Grand Millennium PUD, Amended Grand Millennium PUD, Westfield - Washington Township Unified Development Ordinance as of 2025-01-02.

Section 6.5 (PUD) - US Highway 31 Overlay District  
Requirements: Article 5.2(6) shall not apply.

Section 4.2.A (PUD) - Buffer Yards  
Requirements: There shall be no buffering required between Districts within the Real Estate.

Section 4.2.C (PUD) - Multi-Family Buffer  
Not applicable per Exhibit H.

Section 4.2.D (PUD) - Westfield Boulevard Buffer  
Not applicable.

Section 4.6 (PUD) - Walls and Fencing  
Requirements: All walls and fencing should be architecturally compatible with the associated building(s). Chain-link fencing and other non-decorative fencing are not permitted in the Grand Millennium Center PUD District.

Chapter 6.8.E.6.a (UDO)- Incentives to Preserve Trees  
Requirements: Shall be greater than four-inch (4") Caliper. Shall be in a good condition and have a life expectancy greater than ten (10) years. Shall have a trunk with no extensive decay. Shall have no more than one (1) major or several minor dead limbs. 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. Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.  
One (1) tree credit per one (1) tree preserved.  
Total Credits - 450 Existing Trees Preserved  
\*Note: Preserved tree locations not required to be shown on plan drawings per coordination with the City of Westfield on 7/2/2025.

Chapter 6.8.H.1.II (UDO)- Mechanical Screening  
Not applicable.

Chapter 6.8.H.2.III (UDO)- Service and Loading Areas  
Not applicable.

Chapter 6.8.J (UDO)- Street Trees  
Requirements: One (1) Tree / Fifty (50) Linear Feet  
\*Note: Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet.  
Westfield Boulevard - 1,164 LF.  
Required: 24 Trees  
Provided: 24 Trees

Chapter 6.8.K (UDO)- Minimum Lot Landscaping Requirements  
Requirements for Multi-Family Residential: One (1) Shade Tree + One (1) Ornamental or Evergreen Tree + Four (4) Shrubs / Duvelling Unit.  
\*Note: Minimum Lot Landscaping standards may be reduced at Plan Commission discretion for developments located West of Westfield Blvd. All reductions shall be approved by the Plan Commission with the Detailed Development Plan.

Total Duvelling Units - 341 Units  
Required: 241 Shade Trees, 341 Ornamental or Evergreen Trees, and 1,364 Shrubs  
Provided: 430 Existing Trees Preserved, 100 Shade Trees, 70 Ornamental Trees, 62 Evergreen Trees, and 1,346 Shrubs and Ornamental Grasses  
\*Note: 24 shade trees provided to meet Street Tree requirements not included in Minimum Lot Landscaping Shade Trees

Chapter 6.8.L (UDO)- Foundation Plantings  
Requirements: 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.  
Requirements: One (1) Shrub or Ornamental Tree / Twelve (12) LF.  
\*Note: 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) feet in width.  
Building A - 1,610 LF.  
Required: 135 Shrubs or Ornamental Trees  
Provided: 135 Shrubs  
Building B - 838 LF.  
Required: 69 Shrubs or Ornamental Trees  
Provided: 69 Shrubs

Chapter 6.8.M (UDO)- External Street Frontage  
Not applicable per section 5.2 of the Amended Grand Millennium PUD.

Chapter 6.8.N.4 (UDO)- Buffer Yard  
Not applicable per section 5.2 of the Amended Grand Millennium PUD.

Chapter 6.8.O.1.a (UDO)- Interior Parking Area Landscaping  
Requirements: Ten Percent of Parking Area to be Islands  
\*Note: 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 to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length. A minimum area of one hundred twenty square feet (120'), and a minimum of seven feet (7') in width.  
Total Parking Lot Spaces - 102 Parking Spaces  
Required: 11 Parking Islands  
Provided: 11 Parking Islands

Chapter 6.8.O.1.b.III (UDO)- Interior Parking Area Landscaping  
Requirements: One (1) Tree + Four (4) Shrubs / Parking Island  
\*Note: One hundred percent (100%) of every island shall be covered with permitted groundcover material to achieve complete coverage.  
Total Parking Islands - 11  
Required: 11 Trees and 44 shrubs  
Provided: 6 trees and 44 shrubs  
\*Note: 5 Trees relocated on site due to Utility conflicts

Chapter 6.8.O.1.b.IV (UDO)- Vision Clearance  
Requirements: No landscaping within Parking Area Islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas

Chapter 6.8.O.2 (UDO)- Perimeter Parking Area Landscaping  
Location: (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  
Requirements: One (1) Tree / 30 LF. + One (1) Shrub / 5 LF.  
Southwest Parking Lot facing US-31 - 60 LF.  
Required: 2 Trees and 20 shrubs  
Provided: 2 trees and 20 shrubs

Chapter 6.8.O.3 (UDO)- Multi-Family Districts  
No such condition, not applicable.

Scale 1" = 40'-0"

North

275 Veterans Way  
Carmel, Indiana 46032  
317.810.1502

Architect / Interiors / Site

805 City Center Dr  
Suite 160  
Carmel, Indiana 46032  
317-575-9400

Client Information

Consultant Information

Consultant Information

**GRAND MILLENNIUM**

WESTFIELD, IN

Project Information

| DESCRIPTION | DATE |
|-------------|------|
|-------------|------|

Revisions

CITY SUBMITTAL

August 1, 2025  
C\_21068

Project Status

**OVERALL PLANTING PLAN**

**L120**

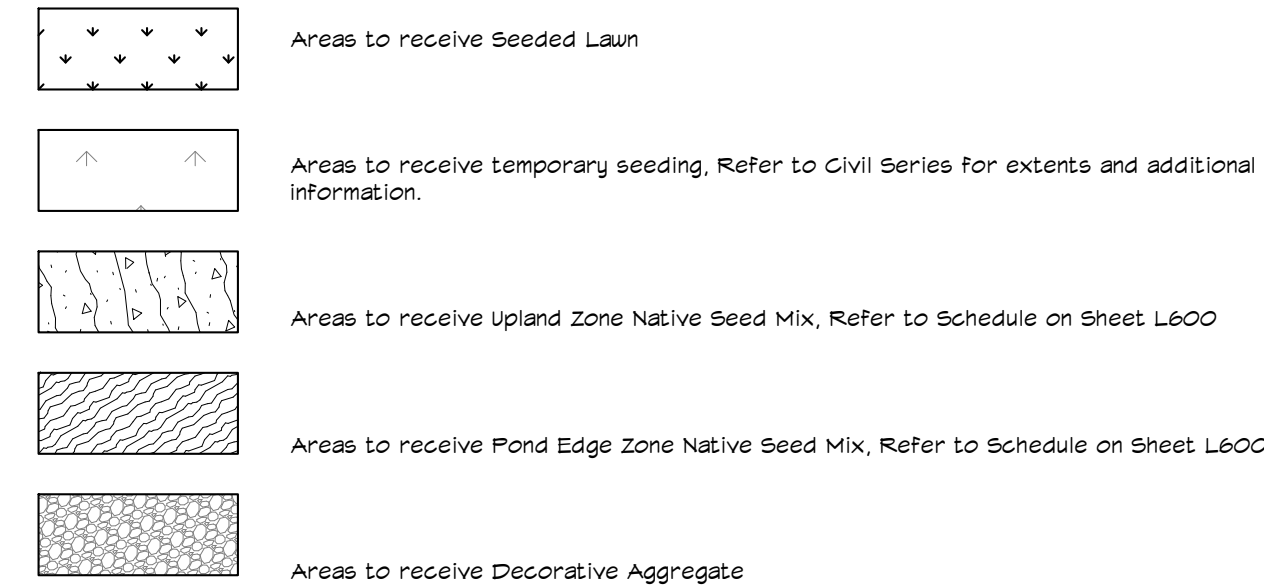






## GENERAL LANDSCAPE & PLANTING NOTES

- Refer to Sheet L600 for Site Plant Schedule and Site Planting Details.
- Contractor responsible for locating all utilities in field prior to beginning work. Contractor responsible for repairing any damage to utilities to the satisfaction of the owner, utility owner, and operating authority at no additional cost.
- Contractor to stake all tree locations prior to planting. Final placement of plant materials shall be approved by Landscape Architect. Contractor responsible for relocation of incorrectly placed plant material at no additional cost.
- All plants to meet or exceed size standards as set forth by the "Standards for Nursery Stock".
- Contractor to install irrigation system PRIOR to any plant material.
- Contractor to seed all disturbed areas not indicated as planting bed or hardscape on the plans.
- Plan documents indicate minimum plant material required. Contractor responsible for calculating plant quantities based on plans, details, and field conditions.
- Contractor to install plant material in accordance with all local codes and ordinances. See Landscape Ordinance Chart below.
- If plant quantities indicated on plan are not available, contractor shall notify Landscape Architect prior to bidding. Otherwise, substitution of plant material will not be permitted.
- All planting beds shall have a minimum of 2" uncompacted soil, free from weeds or deleterious materials larger than 1".
- All planting beds to receive a minimum of 2" shredded hardwood bark mulch, except as noted in the planting details.
- For Mechanical, Electrical, and Plumbing information Refer to MEP Series.
- For Building information Refer to Architectural Series.
- Trees must be planted a minimum distance of 10'-0" from any Sanitary, Water, or Storm Utility.
- Trees must be planted a minimum 4'-0" from any pavements, walls, or other hardscapes.



## LANDSCAPE ORDINANCE CHART

ZONED: PUD (Planned Unit Development)

From the Grand Millennium PUD, Amended Grand Millennium PUD, Westfield - Washington Township Unified Development Ordinance as of 2025-07-02.

Section 8.8 (PUD) - US Highway 31 Overlay District

Requirements: Article 5.2(6) shall not apply.

Section 4.2.A (PUD) - Buffer Yards

Requirements: There shall be no buffering required between Districts within the Real Estate.

Section 4.2.C (PUD) - Multi-Family Buffer

Not applicable per Exhibit H

Section 4.2.D (PUD) - Westfield Boulevard Buffer

Not applicable

Section 4.6 (PUD) - Walls and Fencing

Requirements: All walls and fencing should be architecturally compatible with the associated building(s). Chain-link fencing and other non-decorative fencing are not permitted in the Grand Millennium Center PUD District.

Chapter 6.8.6.A (UDO) - Incentives to Preserve Trees

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

One (1) tree credit per one (1) tree preserved.

Total Credits - 430 Existing Trees Preserved

\*Note: Preserved tree locations not required to be shown on plan drawings per coordination with the City of Westfield on 7/2/2025.

Chapter 6.8.H.1.II (UDO) - Mechanical Screening

Not applicable

Chapter 6.8.H.2.III (UDO) - Service and Loading Areas

Not applicable

Chapter 6.8.I (UDO) - Street Trees

Requirements: One (1) Tree / Fifty (50) Linear Feet

\*Note: Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet.

Westfield Boulevard - 1,164 L.F.

Required: 24 Trees

Provided: 24 Trees

Chapter 6.8.K (UDO) - Minimum Lot Landscaping Requirements

Requirements for Multi-Family Residential: One (1) Shade Tree + One (1) Ornamental or Evergreen Tree + Four (4) Shrubs / Dwelling Unit.

\*Note: Minimum Lot Landscaping standards may be reduced at Plan Commission discretion for developments located West of Westfield Blvd. All reductions shall be approved by the Plan Commission with the Detailed Development Plan.

Total Dwelling Units - 341 units

Required: 341 Shade Trees, 341 Ornamental or Evergreen Trees, and 1,364 Shrubs

Provided: 430 Existing Trees Preserved, 100 Shade Trees, 10 Ornamental Trees, 62 Evergreen Trees, and 1,344 Shrubs and Ornamental Grasses

\*Note: 24 Shade trees provided to meet Street Tree requirements not included in Minimum Lot Landscaping Shade Trees

Chapter 6.8.L (UDO) - Foundation Plantings

Requirements: 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.

Requirements: One (1) Shrub or Ornamental Tree / Twelve (12) L.F.

\*Note: 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) feet in width.

Building A - 1,610 L.F.

Required: 135 Shrubs or Ornamental Trees

Provided: 135 Shrubs

Building B - 400 L.F.

Required: 33 Shrubs or Ornamental Trees

Provided: 33 Shrubs

Chapter 6.8.M (UDO) - External Street Frontage

Not applicable per section 5.2 of the Amended Grand Millennium PUD.

Chapter 6.8.N.4 (UDO) - Buffer Yard

Not applicable per section 5.2 of the Amended Grand Millennium PUD.

Chapter 6.8.O.1.a (UDO) - Interior Parking Area Landscaping

Requirements: Ten Percent of Parking Area to be Islands

\*Note: 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 to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length. A minimum area of one hundred twenty square feet (120'), and a minimum of seven feet (7') in width.

Total Parking Lot Spaces - 102 Parking Spaces

Required: 11 Parking Islands

Provided: 11 Parking Islands

Chapter 6.8.O.1.b.III (UDO) - Interior Parking Area Landscaping

Requirements: One (1) Tree + Four (4) Shrubs / Parking Island

\*Note: One hundred percent (100%) of every island shall be covered with permitted groundcover material to achieve complete coverage.

Total Parking Islands - 11

Required: 11 Trees and 44 shrubs

Provided: 6 trees and 44 shrubs

\*Note: 5 Trees relocated on site due to Utility Conflicts

Chapter 6.8.O.1.b.IV (UDO) - Vision Clearance

Requirements: No landscaping within Parking Area Islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas

Chapter 6.8.O.2 (UDO) - Perimeter Parking Area Landscaping

Location: (1) an Established Front Yard, (1) a required "yard," or (1) 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

Requirements: One (1) Tree / 30 L.F. + One (1) Shrub / 5 L.F.

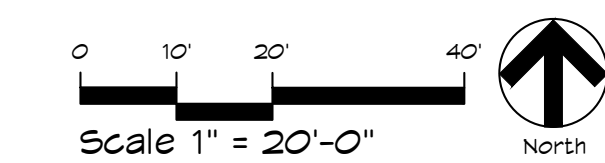
Southwest Parking Lot facing US-31 - 60 L.F.

Required: 2 Trees and 20 shrubs

Provided: 2 trees and 20 shrubs

Chapter 6.8.O.3 (UDO) - Multi-Family Districts

No such condition, not applicable









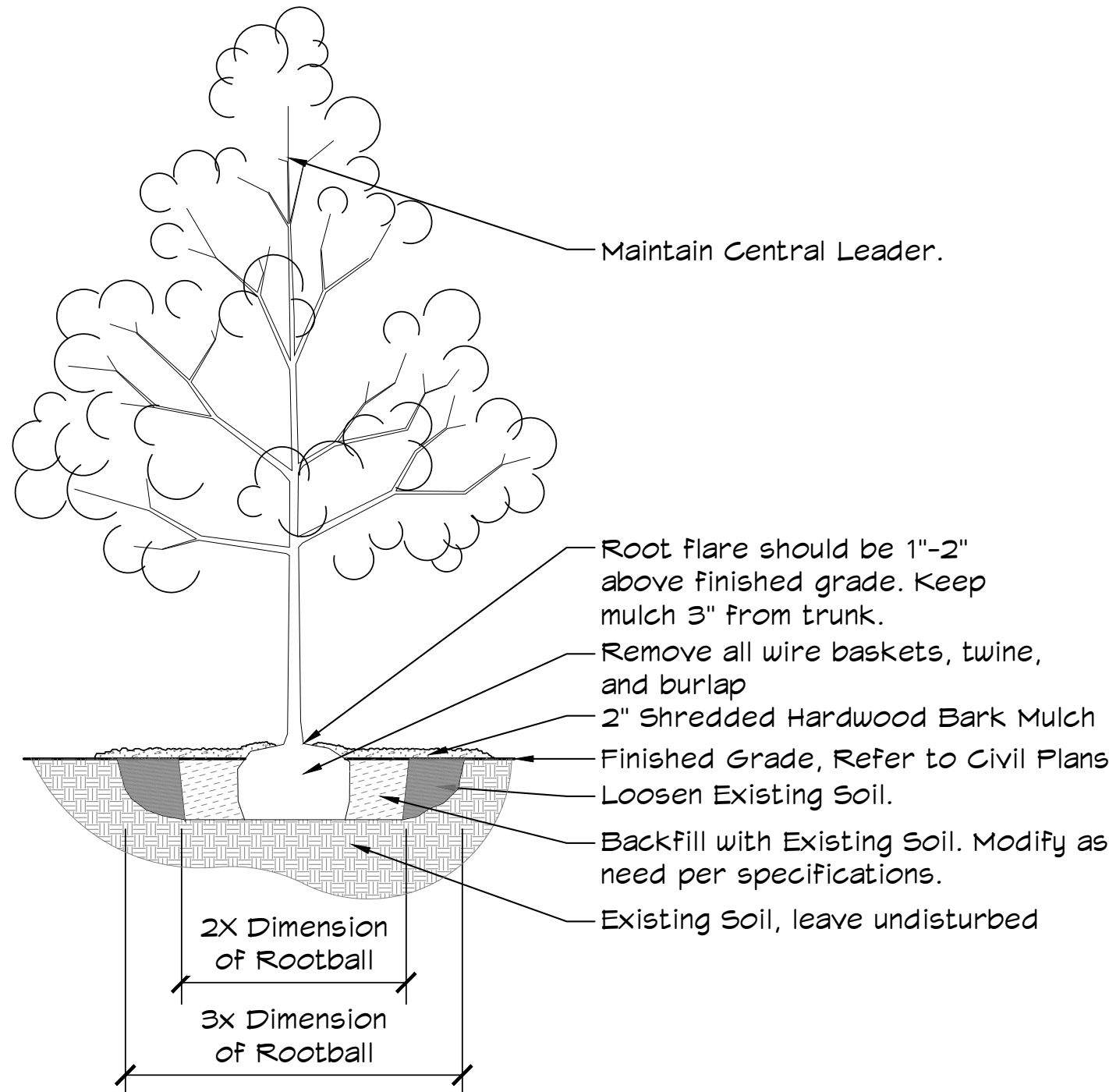
| PLANT SCHEDULE              |     |                                                                                      |                 |           |                                                  |
|-----------------------------|-----|--------------------------------------------------------------------------------------|-----------------|-----------|--------------------------------------------------|
| CODE                        | QTY | BOTANICAL / COMMON NAME                                                              | SIZE            | CONTAINER | REMARKS                                          |
| DECIDUOUS TREES             |     |                                                                                      |                 |           |                                                  |
| Bet-n                       | 14  | Betula nigra / River Birch                                                           | 2" Gal.         | B4B       | Multi-stemmed, 3-5 strong leaders.               |
| Car-a                       | 2   | Carpinus caroliniana / American Hornbeam                                             | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Cal-a                       | 1   | Calypso speciosa / Northern Catalpa                                                  | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Fag-a                       | 2   | Fagus sylvatica / European Beech                                                     | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Gla-k                       | 8   | Gleditsia triacanthos inermis / Skyline Honey Locust                                 | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Gym-d                       | 2   | Gymnocladus dioica / Kentucky Coffeetree                                             | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Liq-a                       | 8   | Liquidambar styraciflua / American Sweetgum                                          | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Liq-r                       | 8   | Liquidambar styraciflua Retundiloba / Round-lobed Sweet Gum                          | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Met-g                       | 27  | Metasequoia glyptostroboides / Dawn Redwood                                          | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Pla-a                       | 16  | Platanus occidentalis / American Sycamore                                            | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Que-a                       | 4   | Quercus bicolor / Swamp White Oak                                                    | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Que-r                       | 4   | Quercus nigra / Northern Red Oak                                                     | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Tax-d                       | 11  | Taxodium distichum / Bald Cypress                                                    | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Tax-m                       | 8   | Taxodium distichum Mickelsoni / Shawnee Brave Bald Cypress                           | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Til-t                       | 3   | Tilia tomentosa / Silver Linden                                                      | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Ulm-p                       | 8   | Ulmus x 'Pioneer' / Triumph Elm                                                      | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| EVERGREEN TREES             |     |                                                                                      |                 |           |                                                  |
| Abi-c                       | 21  | Abies concolor / White Fir                                                           | 6'-0" min. ht.  | B4B       | Full, strong central leader. Matched.            |
| Jun-e                       | 22  | Juniperus virginiana / Eastern Redcedar                                              | 6'-0" min. ht.  | B4B       | Full, strong central leader. Matched.            |
| Pice-f                      | 10  | Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce                              | 6'-0" min. ht.  | B4B       | Full, strong central leader. Matched.            |
| Pice-g                      | 26  | Picea pungens Glauca / Blue Colorado Spruce                                          | 6'-0" min. ht.  | B4B       | Full, strong central leader. Matched.            |
| Pin-s                       | 3   | Pinus sylvestris / Jack Pine                                                         | 6'-0" min. ht.  | B4B       | Full, strong central leader. Matched.            |
| ORNAMENTAL TREES            |     |                                                                                      |                 |           |                                                  |
| Ace-g                       | 16  | Acer griseum / Paperbark Maple                                                       | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Ame-x                       | 25  | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry | 2" Gal.         | B4B       | Multi-stemmed, 5-7 stems.                        |
| Cer-a                       | 26  | Cercis canadensis / Eastern Redbud Multi-trunk                                       | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Cor-f                       | 8   | Cornus florida / Flowering Dogwood                                                   | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| Cor-k                       | 4   | Cornus kousa / Kousa Dogwood                                                         | 2" Gal.         | B4B       | Full, strong central leader. Matched.            |
| SHRUBS & ORNAMENTAL GRASSES |     |                                                                                      |                 |           |                                                  |
| Bux-g                       | 24  | Buxus x 'Green Velvet' / Green Velvet Boxwood                                        | 18" min. ht.    | cont.     | Space @ 3'-6" o.c.. Allow to mass.               |
| Cal-k                       | 81  | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass        | 1 gal.          | cont.     | Space @ 2'-0" o.c..                              |
| Cap-o                       | 27  | Cephaanthus occidentalis / Butterbush                                                | 18" min. ht.    | cont.     | Space @ 6'-0" o.c.. Allow to mass.               |
| Cha-l                       | 126 | Chasmanthium latifolium / Northern Sea Oats                                          | 1 gal.          | cont.     | Space @ 15" o.c., triangular spacing.            |
| Cle-a                       | 18  | Clethra alnifolia / Summersweet                                                      | 18" min. ht.    | cont.     | Space @ 5'-0" o.c.. Allow to mass.               |
| Cor-s                       | 103 | Cornus sericea 'Kelsey' / Kelsey's Red Twig Dogwood                                  | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass.               |
| Col-h                       | 14  | Cotoneaster horizontalis / Spreading Cotoneaster                                     | 18" min. ht.    | cont.     | Space @ 7'-0" o.c.. Allow to mass.               |
| Dap-b                       | 28  | Daphne x burkwoodii / Burkwood Daphne                                                | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass.               |
| Fat-g                       | 10  | Fothergilla gardenii / Dwarf Fothergilla                                             | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass.               |
| Ham-a                       | 38  | Hamamelis vernalis / Ozark Witchazel                                                 | 18" min. ht.    | cont.     | Space @ 6'-0" o.c.. Allow to mass.               |
| Hyd-g                       | 28  | Hydrangea quercifolia / Oakleaf Hydrangea                                            | 18" min. ht.    | cont.     | Space @ 6'-0" o.c.. Allow to mass.               |
| Hyd-p                       | 35  | Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea                          | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass.               |
| Hyd-t                       | 20  | Hydrangea quercifolia 'Toy Soldier' / Toy Soldier Oakleaf Hydrangea                  | 18" min. ht.    | cont.     | Space @ 5'-0" o.c.. Allow to mass.               |
| Ile-v                       | 35  | Ilex verticillata 'Berry Poppins' / Berry Poppins Winterberry                        | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass. Females only. |
| Ile-j                       | 14  | Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry                                | 18" min. ht.    | cont.     | Space @ 4'-0" o.c.. Allow to mass. Males only.   |
| Ile-o                       | 54  | Ilex verticillata 'Little Gable Orange' / Little Gable Orange Winterberry Holly      | 18" min. ht.    | cont.     | Space @ 3'-6" o.c.. Allow to mass. Females only. |
| Ile-w                       | 71  | Ilex verticillata 'Mr. Poppins' / Mr. Poppins Winterberry                            | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass. Males only.   |
| Jun-k                       | 71  | Juniperus chinensis 'Kallida Compact' / Kallida Compact Pfitzer Juniper              | 18" min. spread | cont.     | Space @ 4'-0" o.c.. Allow to mass.               |
| Jun-o                       | 74  | Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar                          | 18" min. spread | cont.     | Space @ 4'-0" o.c.. Allow to mass.               |
| Myr-p                       | 8   | Myrica pensylvanica / Northern Bayberry                                              | 18" min. ht.    | cont.     | Space @ 8'-0" o.c.. Allow to mass.               |
| Pen-n                       | 42  | Panicum virgatum 'Northwind' / Northwind Switch Grass                                | 1 gal.          | cont.     | Space @ 4'-0" o.c..                              |
| Rho-f                       | 27  | Rhamnus frangula 'Ron Williams' / Fine Line Alder Buckthorn                          | 18" min. ht.    | cont.     | Space @ 2'-0" o.c.. Allow to mass.               |
| Rhu-g                       | 63  | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                                    | 18" min. spread | cont.     | Space @ 6'-0" o.c.. Allow to mass.               |
| Rib-g                       | 80  | Ribes alpinum 'Green Mound' / Green Mound Alpine Currant                             | 18" min. ht.    | cont.     | Space @ 5'-0" o.c.. Allow to mass.               |
| Ros-k                       | 10  | Rosa 'Radarazz' Knockout / Knockout Rose                                             | 18" min. ht.    | cont.     | Space @ 3'-0" o.c.. Allow to mass.               |
| Sch-b                       | 12  | Schizachnium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem                   | 1 gal.          | cont.     | Space @ 2'-0" o.c..                              |
| Sch-e                       | 38  | Schizachnium scoparium 'The Blues' / The Blues Little Bluestem                       | 1 gal.          | cont.     | Space @ 18" o.c..                                |
| Spor-t                      | 121 | Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed                                | 1 gal.          | cont.     | Space @ 18" o.c..                                |
| Vib-r                       | 15  | Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum                                   | 18" min. ht.    | cont.     | Space @ 7'-0" o.c.. Allow to mass.               |
| Vib-c                       | 30  | Viburnum dentatum 'Christom' / Blue Muffin Arrowwood Viburnum                        | 18" min. ht.    | cont.     | Space @ 3'-6" o.c.. Allow to mass.               |
| Vib-o                       | 28  | Viburnum x burkwoodii / Burkwood Viburnum                                            | 18" min. ht.    | cont.     | Space @ 6'-0" o.c.. Allow to mass.               |

| BOTANICAL / COMMON NAME                           | FLS OZ/ACRE | CONTAINER |
|---------------------------------------------------|-------------|-----------|
| EDGE ZONE PLANT MIX                               |             |           |
| Grasses / Sedges / Rushes                         |             |           |
| Carex lurida / Lurid Sedge                        | 4           | Seed      |
| Carex vulpinoidea / Brown Fox Sedge               | 12          | Seed      |
| Juncus effusus / Common Rush                      | 15          | Seed      |
| Leersia oryzoides / Rice Cut Grass                | 2           | Seed      |
| Scirpus acutus / Hard-Stemmed Bulrush             | 0.5         | Seed      |
| Scirpus atrovirens / Dark Green Rush              | 1.5         | Seed      |
| Scirpus pungens / Chairmaker's Rush               | 1           | Seed      |
| Scirpus validus creber / Great Bulrush (softstem) | 1.5         | Seed      |
| Subtotal                                          | 24          |           |
| Native Forbs                                      |             |           |
| Aconitum columbianum / Sweet Flag                 | 1           | Seed      |
| Allium subcordatum / Common Water Plantain        | 4           | Seed      |
| Asclepias incarnata / Swamp Milkweed              | 3           | Seed      |
| Aster simplex / Panicled Aster                    | 4           | Seed      |
| Cassia hebecarpa / Wild Senna                     | 3           | Seed      |
| Eupatorium perfoliatum / Common Boneset           | 1           | Seed      |
| Helenium autumnale / Sneezeweed                   | 4           | Seed      |
| Iris virginica shrevei / Blue Flag Iris           | 1           | Seed      |
| Mimulus ringens / Monkey Flower                   | 0.5         | Seed      |
| Peltandra virginica / Arrow Arum                  | 6           | Seed      |
| Polygonum pennsylvanicum / Pinkweed               | 1           | Seed      |
| Pontederia cordata / Pickerel Weed                | 3.5         | Seed      |
| Rosa palustris / Swamp Rose                       | 10          | Seed      |
| Sagittaria latifolia / Common Arrowhead           | 1.5         | Seed      |
| Spiraea alba / Meadowsweet                        | 0.5         | Seed      |
| Verbena hastata / Blue Vervain                    | 1           | Seed      |
| Vernonia fasciculata / Common Ironweed            | 3           | Seed      |
| Subtotal                                          | 48          |           |

\* Note: Contractor to include an annual cover crop consisting of 10 pounds/acre of annual rye (Lolium multiflorum) and 30 pounds/acre of seed oats (Avena sativa) in accordance with industry standards in order to provide cover and establish soil stability for the first winter.

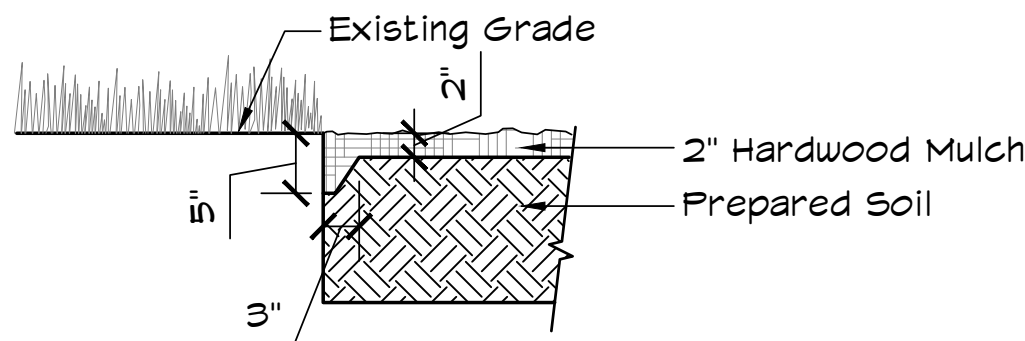
| BOTANICAL / COMMON NAME                        | FLS OZ/ACRE | CONTAINER |
|------------------------------------------------|-------------|-----------|
| UPLAND ZONE PLANT MIX                          |             |           |
| Grasses / Sedges / Rushes                      |             |           |
| Carex comosa / Bristly Sedge                   | 3           | Seed      |
| Carex hystericina / Porcupine Sedge            | 1           | Seed      |
| Carex stricta / Common Tussock Sedge           | 2           | Seed      |
| Carex vulpinoidea / Brown Fox Sedge            | 4           | Seed      |
| Elymus canadensis / Canada Wild Rye            | 7.4         | Seed      |
| Glyceria striata / Fowl Mania Grass            | 2           | Seed      |
| Leersia oryzoides / Rice Cut Grass             | 2           | Seed      |
| Panicum virgatum / Switch Grass                | 2           | Seed      |
| Scirpus atrovirens / Dark Green Rush           | 2           | Seed      |
| Spartina pectinata / Prairie Cord Grass        | 4           | Seed      |
| Subtotal                                       | 49          |           |
| Native Forbs                                   |             |           |
| Allium subcordatum / Common Water Plantain     | 0.5         | Seed      |
| Agalinis tenuifolia / Slender False Foxglove   | 1           | Seed      |
| Asclepias incarnata / Swamp Milkweed           | 2           | Seed      |
| Aster pulchellus / Bristly Aster               | 1           | Seed      |
| Aster simplex / Panicled Aster                 | 0.5         | Seed      |
| Aster umbellatus / Flat-top Aster              | 2           | Seed      |
| Cassia hebecarpa / Wild Senna                  | 2           | Seed      |
| Eupatorium maculatum / Spotted Joe-Pye Weed    | 2           | Seed      |
| Eupatorium perfoliatum / Common Boneset        | 1           | Seed      |
| Helenium autumnale / Sneezeweed                | 2.5         | Seed      |
| Rosa palustris / Swamp Rose                    | 0.5         | Seed      |
| Pycnanthemum virginicum / Common Mountain Mint | 1           | Seed      |
| Silphium perfoliatum / Cup Plant               | 3           | Seed      |
| Solidago rigosa / Rough Goldenrod              | 1           | Seed      |
| Verbena hastata / Blue Vervain                 | 1           | Seed      |
| Vernonia fasciculata / Common Ironweed         | 2           | Seed      |
| Zizia aurea / Golden Alexanders                | 1           | Seed      |
| Subtotal                                       | 24          |           |

\* Note: Contractor to include an annual cover crop consisting of 10 pounds/acre of annual rye (Lolium multiflorum) and 30 pounds/acre of seed oats (Avena sativa) in accordance with industry standards in order to provide cover and establish soil stability for the first winter.



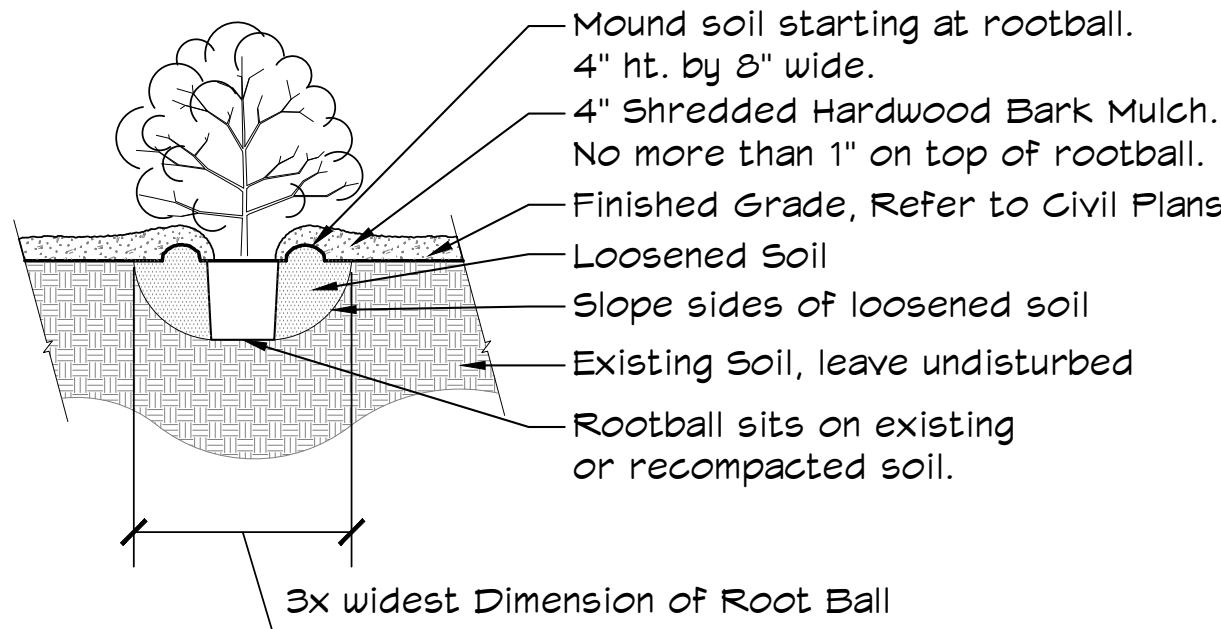
3 TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



2 SPADE EDGE DETAIL

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



1 SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

3/8" = 1'-0"







**Petition Number:** 2508-DDP-21  
**Project Name:** Vikan North American Headquarters  
**Subject Site Address:** 2255 E 196<sup>th</sup> Street  
**Petitioner:** Vikan North America by American Structurepoint  
**Request:** Detailed Development Plan review of a 81,179 square-foot enclosed industrial building located on 12.65 acres +/- in the 196<sup>th</sup> & East PUD District.  
**Current Zoning:** 196<sup>th</sup> & East PUD (Ord. 25-26)  
**Current Land Use:** Vacant  
**Approximate Acreage:** 12.65 acres +/-  
**Staff Reviewer:** Daine Crabtree, Current 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.

---

#### **DEVELOPMENT PLAN**

*(Article 10.7(G) of the UDO)*

##### **The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



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

---

#### **DEVELOPMENT PLAN REVIEW**

*(Article 10.7(E) of the UDO)*

#### **The plans comply.**

- 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.

---

**196<sup>th</sup> & EAST PUD (ORD. 25-26)**

**The plans comply.**

- 23) Concept Plan
- 24) Permitted Uses
- 25) Character Exhibits

---

**DISTRICT STANDARDS**

*Article 4.24 (El District) and 196<sup>th</sup> & East PUD District (Ord. 25-26)*

**The plans comply.**

26) Lot Standards

- |                                   |                                                                            |
|-----------------------------------|----------------------------------------------------------------------------|
| a) Minimum Lot Area:              | 3 acres                                                                    |
| b) Minimum Lot Frontage:          | 70 feet                                                                    |
| c) Minimum Width at Setback Line: | No Minimum                                                                 |
| d) Minimum Front Yard Setbacks:   | 196 <sup>th</sup> Street & Flippins Road: 40 feet<br>East Street: 100 feet |
| e) Minimum Side Yard:             | 20 feet                                                                    |
| f) Minimum Rear Yard:             | 20 feet                                                                    |

---

**DEVELOPMENT STANDARDS**

*(Chapter 6 of UDO & 196<sup>th</sup> & East PUD (Ord. 25-26)*

**The plans comply.**

- 24) Accessory Use and Building Standards (Article 6.1)
- 25) Architectural Standards

- a. Roof Design  
Primary Façade rooflines shall incorporate parapets and/or modulation similar to roof examples shown in Character Exhibits.



All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

b. Façade Materials

c. Wall Planes

Primary Facades with a length greater than 90 feet shall utilize one or more of the following architectural features:

- a) Change in materials on the same vertical plane occurring with a separation of no more than 60 feet between material changes with a width of at least four (4) feet and an offset of no less than eight (8) inches or
- b) A change in paint colors or materials of the same type with a separation of no less than 60 feet and a change in color which is at least six (6) feet in width and an offset in no less than 8 inches. The change in paint colors must be significant enough to provide a meaningful and visually apparent contrast.

d. Roofline Modulation

Roofline modulation shall be required on Primary Facades in a manner consistent with those shown in the Character Exhibits

e. Openings

f. Entrances

26) Fence Standards

27) Height Standards

28) Landscaping Standards (Article 6.8 of the UDO except as modified by Ord. 25-26)

a. Service and Loading Areas

Article 6.8(H)(2) shall apply except that, in addition, a forty-foot (40') tree preservation area shall be provided along the south property line of the Property.

No additional screening shall be required along the south property line of the Property.

b. Foundation Plantings

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.

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.

Article 6.8(L)(1) shall not apply to the south elevation of Buildings on the Property

c. External Street Frontage Landscaping Requirements



Article 6.8(M)(2) shall not apply to the Flippins Road frontage of the Real Estate until such time that an Improvement Location Permit is issued for an addition to the building within the area labeled as “Future Expansion” on the Concept Plan

| East Street frontage (574 LF) |            |            |           |
|-------------------------------|------------|------------|-----------|
| Nonresidential Use            | Required   | Provided   | Deficient |
| 3 Shade/Evergreen per 100 LF  | <b>17</b>  | <b>33</b>  | <b>X</b>  |
| 2 Ornamental per 100 LF       | <b>11</b>  | <b>15</b>  | <b>X</b>  |
| 25 shrubs per 100 LF          | <b>144</b> | <b>150</b> | <b>X</b>  |

| 196 <sup>th</sup> Street frontage (675 LF) |            |            |           |
|--------------------------------------------|------------|------------|-----------|
| Nonresidential Use                         | Required   | Provided   | Deficient |
| 3 Shade/Evergreen per 100 LF               | <b>20</b>  | <b>49</b>  | <b>X</b>  |
| 2 Ornamental per 100 LF                    | <b>14</b>  | <b>21</b>  | <b>X</b>  |
| 25 shrubs per 100 LF                       | <b>169</b> | <b>175</b> | <b>X</b>  |

d. Buffer Yard Requirements

Article 6.8(N) shall not apply to the south property line of the Real Estate. Instead, the aforementioned forty-foot wide (40') tree preservation area shall be provided.

e. Parking Area Landscaping

A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: “50 or more = 10% of Parking Area to be landscape islands”

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.

f. Perimeter Parking Lot Landscaping

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.

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

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

| Perimeter Parking Landscaping – 196 <sup>th</sup> Street (X LF) |           |           |           |
|-----------------------------------------------------------------|-----------|-----------|-----------|
| Industrial Use                                                  | Required  | Provided  | Deficient |
| 1 Tree per 30 LF                                                | <b>7</b>  | <b>7</b>  | <b>X</b>  |
| 1 Shrub per 3 LF                                                | <b>64</b> | <b>75</b> | <b>X</b>  |

Landscaping requirements set forth in Article 6.8(O)(2) shall not apply to the easternmost terminus of the north parking lot shown on the Concept Plan until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as “Future Expansion” on the Concept Plan

g. Minimum Lot Landscaping

| Lot Landscaping (12.65 acres)   |            |            |           |
|---------------------------------|------------|------------|-----------|
| Industrial Use (per acre)       | Required   | Provided   | Deficient |
| 5 Shade Trees                   | <b>63</b>  | <b>65</b>  | <b>X</b>  |
| 5 Ornamental or Evergreen Trees | <b>63</b>  | <b>65</b>  | <b>X</b>  |
| 25 Shrubs                       | <b>316</b> | <b>325</b> | <b>X</b>  |

h. Mechanical Screening:

Wall and ground-mounted Mechanical Equipment for nonresidential 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. Screening may be achieved by using either: (i) 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; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.

i. Detention and Retention Areas

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.

29) Lighting Standards (Article 6.9)



- 30) Lot Standards (Article 6.10)
- 31) Outside Storage and Display
- 32) Parking and Loading Standards (Article 6.14)
- 33) Performance Standards (Article 6.15)
- 34) Sign Standards (Article 6.17)
- 35) Vision Clearance Standards (Article 6.19)

---

**DESIGN STANDARDS (Chapter 8 of UDO and 196<sup>th</sup> & East PUD (Ord. 25-26)**

**The plans comply.**

- 36) Block Standards (Article 8.1)
- 37) Easement Standards (Article 8.3)
- 38) Monument and Marker Standards (Article 8.5)
- 39) Open Space and Amenity Standards (Article 8.6)
- 40) Pedestrian Network Standards (Article 8.7)
  - a. 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).
- 41) Storm Water Standards (Article 8.8)
- 42) Street and Right-of-Way Standards (Article 8.9)
- 43) Street Light Standards (Article 8.10)
- 44) Street Sign Standards (Article 8.11)





45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

---

**Requested Action:** Approve 2508-DDP-21 with the following conditions:

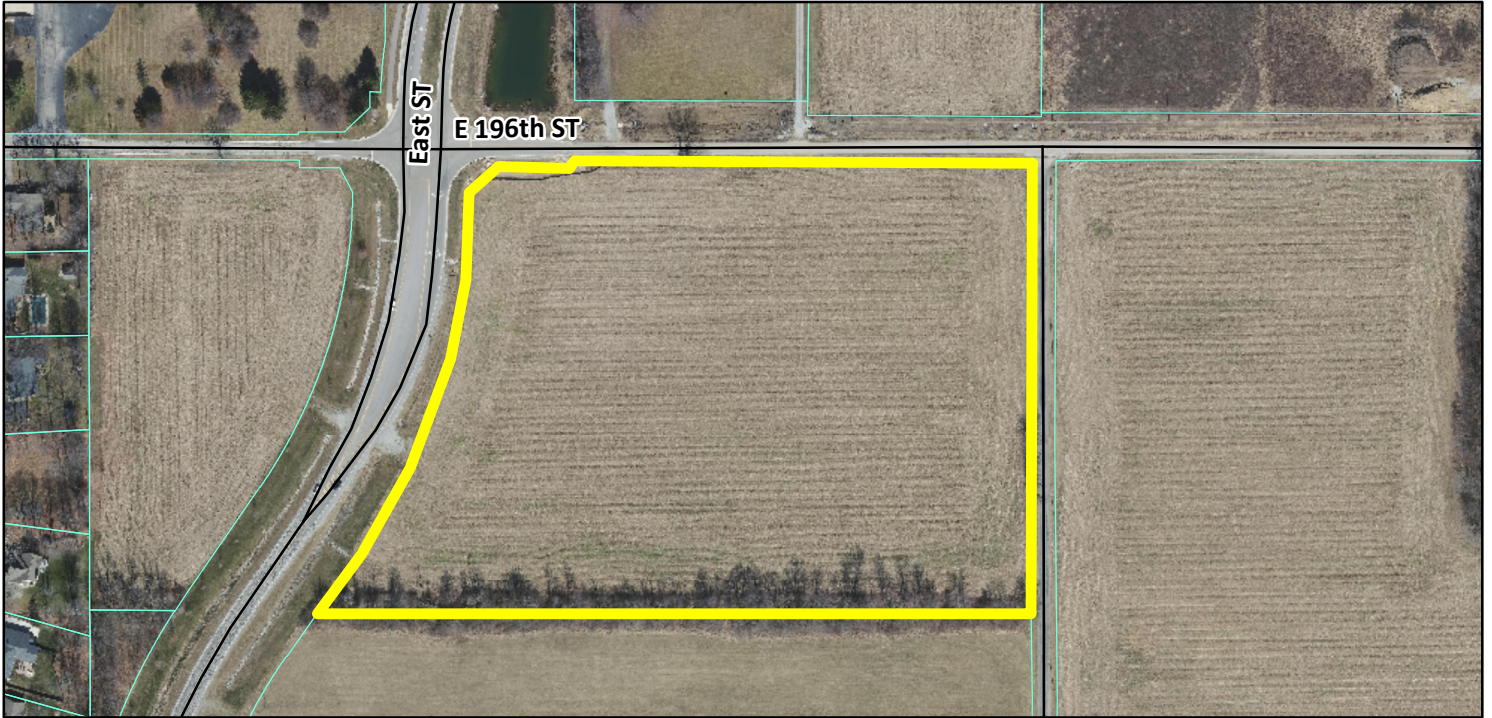
- That associated plat, 2508-SFP-26, is recorded prior to the issuance of an Improvement Location Permit, and
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property

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

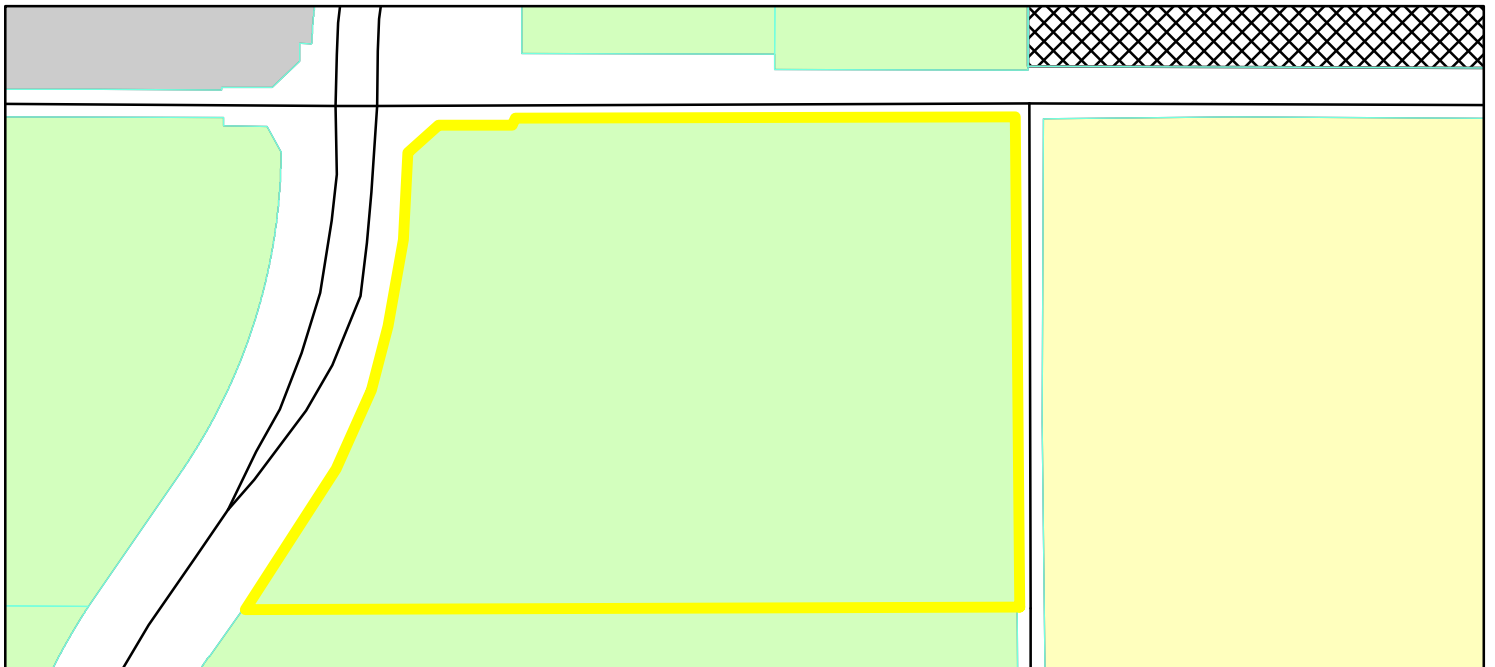


## Aerial Location Map

 Site



## Zoning Map



GIS.DBO.PW\_Streets  
Parcel  
Zoning - All

**Zoning**

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

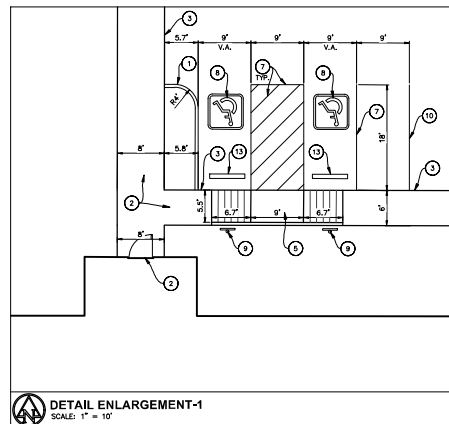
0 0.025 0.05  
Miles











## KEYNOTES

1. 4" CONCRETE CURB
2. CONCRETE SIDEWALK
3. COMBINED CONCRETE CURB & WALK
4. CURB TAPER
5. ADA ACCESSIBLE RAMP TYPE "C"
6. ADA ACCESSIBLE RAMP TYPE "D"
7. ADA STRIPING (4" BLUE PAINT)
8. ADA PARKING SYMBOL
9. ADA ACCESSIBLE PARKING SIGN
10. PARKING STRIPING (4" WHITE PAINT)
11. "DRIVE-IN" RAMP WALL AND RAILING (REFER TO ARCHITECTURAL PLANS)
12. METAL STAIRS AND LANDING (REFER TO ARCHITECTURAL PLANS)
13. CONCRETE WHEEL STOP
14. PEDESTRIAN CROSSWALK (24" WHITE PAINT)
15. STOP SIGN
16. 24" STOP BAR
17. TRUNCATED DOME
18. CONCRETE BOLLARD
19. 3" WIDE STONE SHOULDER
20. MULTI-USE ASPHALT PATH
21. THERMOPLASTIC LANE STRIPING, SOLID, DOUBLE, YELLOW
22. THERMOPLASTIC LANE STRIPING, SOLID, SINGLE, WHITE
23. THERMOPLASTIC LANE STRIPING, DASHED, SINGLE, WHITE
24. THERMOPLASTIC DIRECTIONAL TURN ARROW, WHITE
25. TRANSFORMER PAD FOR UTILITY COMPANY STANDARDS

**GENERAL NOTES:**

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

**!! CAUTION !!**

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

CALL TOLL FREE  
"811" OR 1-800-367-5544  
-- INDIANA UNDERGROUND --



|                                    |  |  |
|------------------------------------|--|--|
| ISSUANCE INDEX                     |  |  |
| DATE:<br>7/3/2025                  |  |  |
| PROJECT PHASE:<br>ISSUE FOR PERMIT |  |  |

|                   |                 |          |
|-------------------|-----------------|----------|
| REVISION SCHEDULE |                 |          |
| NO.               | DESCRIPTION     | DATE     |
| △                 | REVIEW COMMENTS | 07/25/25 |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |

|                |            |
|----------------|------------|
| Project Number | 2024.02013 |
|----------------|------------|

**SITE PLAN**

**C202**





**CURRAN**  
ARCHITECTURE

5745 LAWTON LOOP EAST DR #200  
INDIANAPOLIS, IN 46216  
O :: 317 . 288 . 0681

## KEYED NOTES

- PRE-CAST CONCRETE PANEL WITH PAINTED FINISH. REVEALS CAST IN AS SHOWN. REFER TO ELEVATIONS FOR SPECIFIC REVEAL LAYOUT PER PANEL.
- PRE-CAST CONCRETE PANEL WITH PAINTED FINISH. PANEL CAST WITH BRICK LINER AS SHOWN. PAINT FOR FACE OF BRICK TO BE DIFFERENT COLOR THAN "MORTAR" LINES WITHIN THE PANELS.
- 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM FRAMING. REFER TO STOREFRONT ELEVATIONS FOR MORE INFORMATION.
- PRE-FINISHED COMPOSITE METAL PANEL SYSTEM OVER METAL STUD FRAMING.
- INSULATED STEEL MAN-DOOR AND FRAME. PAINTED TO MATCH WALL COLOR.
- INSULATED STEEL OVERHEAD DOOR, PRE-FINISHED WHITE.
- INSULATED STEEL OVERHEAD DOOR PRE-FINISHED WHITE WITH DOCK SEAL AND DOCK LEVELER, TYPICAL AT ALL DOCK DOORS.
- PRE-CAST CONCRETE PANEL FABRICATED TO ALLOW FOR FUTURE OPENING.
- 2'-0" x 1'-0" OVERFLOW SCUPPER, WRAP WITH ROOF MEMBRANE. COORDINATE FINAL LOCATION WITH ARCHITECT AND STRUCTURAL ENGINEER BEFORE PANEL FABRICATION.
- GALVANIZED STEEL DOCK STAIRS. REFER TO A502.
- CONCRETE FILLED PIPE BOLLARDS, TYPICAL @ DRIVE IN DOORS & DOCK STAIRS.
- PRE-FINISHED METAL PANEL ROOF SCREEN WITH HORIZONTAL ORIENTATION RIBS. COORDINATE ATTACHMENT WITH STRUCTURAL ENGINEERING DRAWINGS AND SCREEN SUPPLIER.
- PRE-MANUFACTURED METAL CANOPY SYSTEM. REFER TO WALL SECTIONS.
- LOCATION OF ROOF DRAIN LEADER ON INTERIOR SIDE OF PRE-CAST WALL. AT DOCKS, COORDINATE PLACEMENT TO BE CENTERED BETWEEN DOCK DOORS AND/OR FUTURE DOCK DOORS. REFER TO FLOOR PLAN AND PLUMBING DRAWINGS FOR MORE INFORMATION. SHOWN FOR REFERENCE ONLY.
- KNOX BOX LOCATION. COORDINATE FINAL PLACEMENT WITH FIRE MARSHAL.
- WALL MOUNT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND MOUNTING HEIGHT. CENTER ON WIDTH OF PANEL UNLESS OTHERWISE NOTED.
- PRE-FINISHED METAL DOWNSPOUT. TIE INTO SUBSURFACE DRAINAGE. PROVIDED BY CANOPY SUPPLIER, COLOR TO MATCH WALL COLOR.
- 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM FRAMING. CENTER ON WIDTH OF PRE-CAST PANEL. REFER TO STOREFRONT ELEVATIONS FOR MORE INFORMATION.
- NO DOCK SEAL AT THIS DOOR.

## CERTIFICATION

## PRELIMINARY NOT FOR CONSTRUCTION

07.30.25

THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF CURRAN ARCHITECTURE, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CURRAN ARCHITECTURE.  
© COPYRIGHT 2025, CURRAN ARCHITECTURE

## PROJECT INFORMATION

VIKAN  
NORTH AMERICA

2255 EAST 196TH STREET  
WESTFIELD, IN

## EXTERIOR COLORS

|                                      |  |
|--------------------------------------|--|
| SHERWIN WILLIAMS SNOWBOUND SW 7004   |  |
| SHERWIN WILLIAMS REPOSE GRAY SW 7015 |  |
| SHERWIN WILLIAMS CYPERSPACE SW 7076  |  |
| METALLIC SILVER/MILL FINISH ALUMINUM |  |
| WHITE METAL PANELS                   |  |
| BLACK ANODIZED ALUMINUM STOREFRONT   |  |

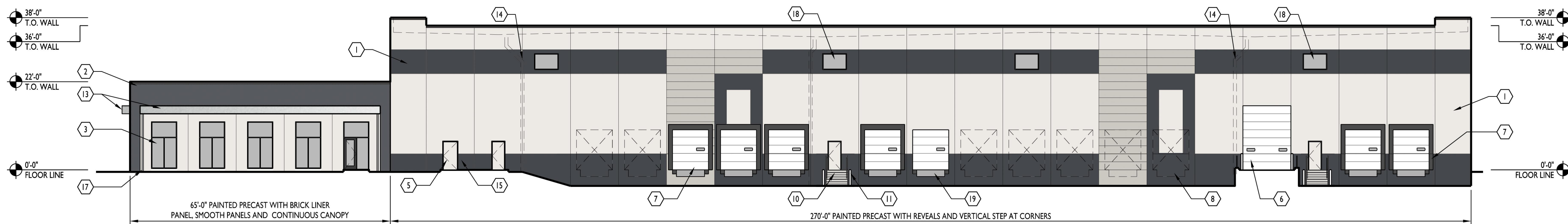
## ISSUE DATES

| ISSUE | DATE |
|-------|------|
|       |      |
|       |      |
|       |      |
|       |      |
|       |      |
|       |      |
|       |      |
|       |      |
|       |      |

240219

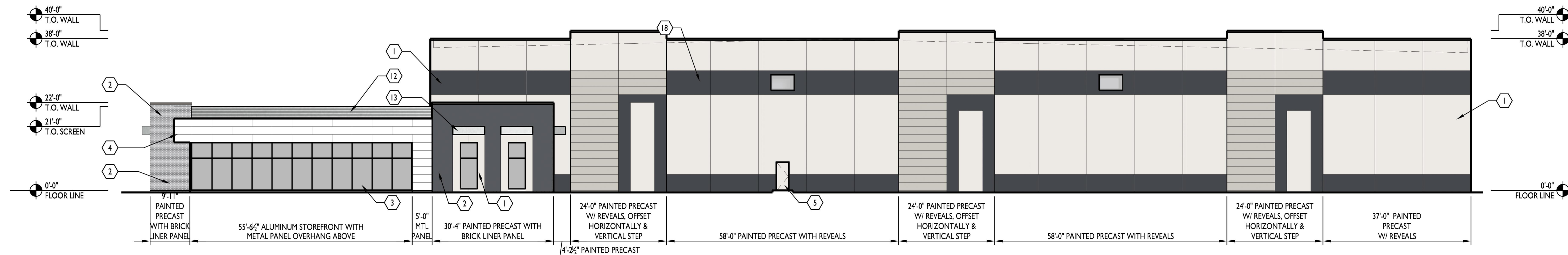
EXTERIOR ELEVATIONS

**A201**



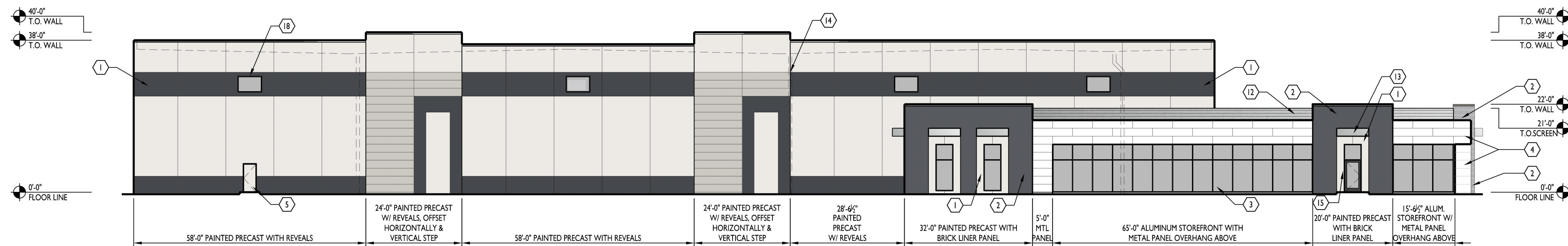
## SOUTH ELEVATION

1  
1/16" = 1'-0"



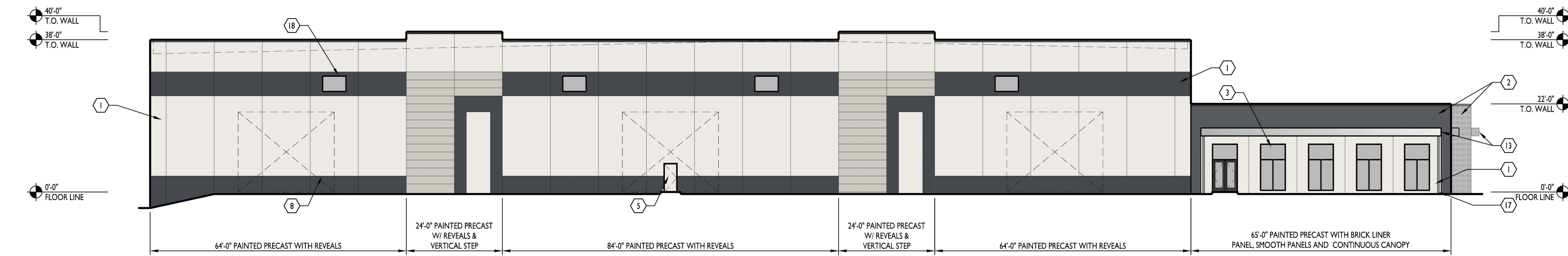
## WEST ELEVATION

2  
1/16" = 1'-0"



## NORTH ELEVATION

3  
1/16" = 1'-0"



## EAST ELEVATION

4  
1/16" = 1'-0"



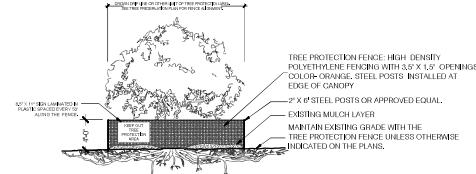




## PLANT SCHEDULE

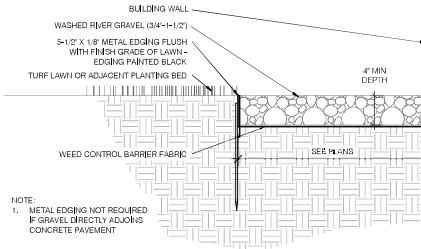
| CODE                    | BOTANICAL NAME                                | COMMON NAME                          | CONTAINER | SIZE              | QTY      |
|-------------------------|-----------------------------------------------|--------------------------------------|-----------|-------------------|----------|
| <b>EVERGREEN TREES</b>  |                                               |                                      |           |                   |          |
| JS                      | Juniperus scopulorum 'Skyrocket'              | Skyrocket Juniper                    | B & B     | 6' H (min)        | 11       |
| PD                      | Picea glauca 'Densata'                        | Black Hills Spruce                   | B & B     | 6' H (min)        | 1        |
| PS                      | Pinus strobus                                 | White Pine                           | B & B     | 6' H (min)        | 10       |
| YT                      | Thuja occidentalis 'Tectony'                  | Tectony Arborvitae                   | B & B     | 6' H (min)        | 14       |
| TPG                     | Thuja plicata 'Grosvill'                      | Spring Grove® Western Red Cedar      | B & B     | 6' H (min)        | 7        |
| TI                      | Thuja x 'Green Giant'                         | Green Giant Arborvitae               | B & B     | 6' H (min)        | 7        |
| <b>ORNAMENTAL TREES</b> |                                               |                                      |           |                   |          |
| AB                      | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | B & B     | 1.5' CAL          | 15       |
| CCH                     | Crataegus crusgalli 'Crusam'                  | Crusader® Cockspur Hawthorn          | B & B     | 1.5' CAL          | 6        |
| MB                      | Malus x 'UPS KW213M'                          | Raspberry Spear® Crabapple           | B & B     | 1.5' CAL          | 14       |
| MA                      | Malus x 'Adirondack'                          | Adirondack Crabapple                 | B & B     | 1.5' CAL          | 16       |
| <b>SHADE TREES</b>      |                                               |                                      |           |                   |          |
| ARF                     | Acer rubrum 'Frankford'                       | Red Sunset® Maple                    | B & B     | 2.5' CAL, 12' HT. | 6        |
| CO                      | Celtis occidentalis                           | Common Hackberry                     | B & B     | 2.5' CAL, 12' HT. | 6        |
| GP                      | Ginkgo biloba 'Princeton Sentry'              | Princeton Sentry Maidenhair Tree     | B & B     | 2.5' CAL, 12' HT. | 3        |
| GA                      | Ginkgo biloba 'Autumn Gold'™                  | Autumn Gold Ginkgo                   | B & B     | 2.5' CAL, 12' HT. | 11       |
| GD2                     | Gymnocladus dioica 'Espresso'                 | Kentucky Coffeetree                  | B & B     | 2.5' CAL, 12' HT. | 2        |
| LS2                     | Liquidambar styraciflua                       | Sweet Gum                            | B & B     | 2.5' CAL, 12' HT. | 6        |
| LS3                     | Liquidambar styraciflua 'Slender Silhouette'  | Slender Silhouette Sweet Gum         | B & B     | 2.5' CAL, 12' HT. | 6        |
| LT                      | Liriodendron tulipifera                       | Tulip Poplar                         | B & B     | 2.5' CAL, 12' HT. | 10       |
| PO                      | Platanus occidentalis                         | American Sycamore                    | B & B     | 2.5' CAL, 12' HT. | 5        |
| QR                      | Quercus bicolor                               | Swamp White Oak                      | B & B     | 2.5' CAL, 12' HT. | 5        |
| QR                      | Quercus rubra                                 | Northern Red Oak                     | B & B     | 2.5' CAL, 12' HT. | 5        |
| <b>DECIDUOUS SHRUBS</b> |                                               |                                      |           |                   |          |
| CAF                     | Cornus adonidea 'Arctic Fire'                 | Arctic Fire Dogwood                  | CONT.     | 3 GAL             | 48' o.c. |
| HPL                     | Hydrangea paniculata 'Limelight'              | Limelight® Panicle Hydrangeas        | CONT.     | 3 GAL             | 48' o.c. |
| HTV                     | Ilex virginica 'Spirit'™                      | Life Henry® Wintergreen              | CONT.     | 3 GAL             | 36' o.c. |
| PSW                     | Physocarpus opulifolius 'Summer Wine'         | Summer Wine® Ninebark                | CONT.     | 3 GAL             | 48' o.c. |
| RGL                     | Rhus aromatica 'Gro-Low'                      | Gro-Low® Fragrant Sumac              | CONT.     | 3 GAL             | 48' o.c. |
| WS                      | Weigela florida 'Banksian'                    | Spilled Wine® Weigela                | CONT.     | 3 GAL             | 48' o.c. |
| <b>EVERGREEN SHRUBS</b> |                                               |                                      |           |                   |          |
| IS                      | Ilex glabra                                   | Inkberry® Holly                      | CONT.     | 3 GAL             | 48' o.c. |
| JSG                     | Juniperus chinensis 'Sea Green'               | Sea Green® Juniper                   | CONT.     | 3 GAL             | 48' o.c. |
| TM                      | Taxus x media 'Densiformis'                   | Dense Yew                            | CONT.     | 3 GAL             | 48' o.c. |
| <b>PERENNIALS</b>       |                                               |                                      |           |                   |          |
| EP                      | Echinacea purpurea                            | Coneflower                           | CONT.     | 1 GAL             | 18" o.c. |
| LB                      | Liatris spicata                               | Blazing Star                         | CONT.     | 1 GAL             | 18" o.c. |
| LB                      | Liriope muscari 'Big Blue'                    | Big Blue® Liriope                    | CONT.     | 1 GAL             | 18" o.c. |

- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



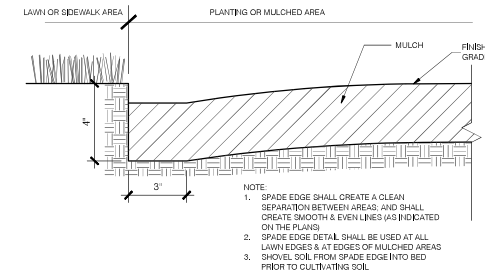
## 01 TREE PROTECTION DETAIL

NTS



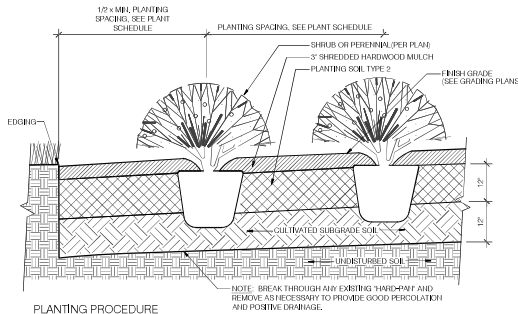
## 02 MAINTENANCE STRIP

NTS



## 03 EDGE - SPADE

NTS

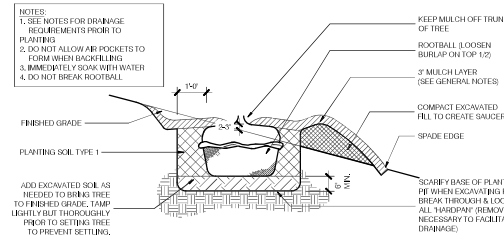


## PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE EDGE.
- PREPARE PLANTING SOIL PER SPECIFICATIONS.
- INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

## 06 SHRUB AND PERENNIAL PLANTING

NTS

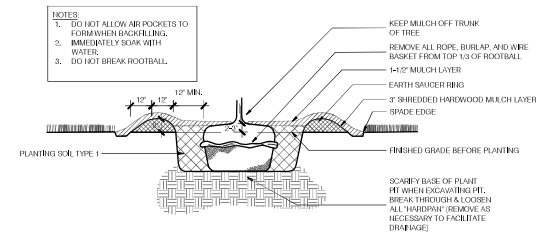


## PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT.
- SET TREE SUCH THAT TOP OF ROOTBALL IS 2-4\"/>
- REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
- BACKFILL WITH SOIL MIX & WATER IF COMPLETE BACKFILLING. CONSTRUCT SAUCER, SPACED 1/2\"/>
- STAKE & GUY SECURELY (AS REQUIRED).
- INSTALL WATERING DEVICE (AS REQUIRED).

## 04 TREE PLANTING - ON SLOPE

NTS



## PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT.
- SET TREE SUCH THAT TOP OF ROOTBALL IS 2-4\"/>
- REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
- BACKFILL WITH SOIL MIX & WATER IF COMPLETE BACKFILLING. CONSTRUCT SAUCER, SPACED 1/2\"/>
- STAKE & GUY SECURELY (AS REQUIRED).
- INSTALL WATERING DEVICE (AS REQUIRED).

## 05 TREE PLANTING - LEVEL AREA

NTS



9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
TEL 317.347.6800 FAX 317.343.6270  
www.americanstructurepoint.com

**Vikan North America  
Headquarters**  
2255 E. 196th Street  
Westfield, IN 46074

**APPROVAL PENDING  
NOT FOR CONSTRUCTION**  
IN SUBMITTING THIS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REWORK DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.



**Zakir A. Hossain**  
CERTIFIED BY

## ISSUANCE INDEX

DATE: 7/3/2025  
PROJECT PHASE:  
ISSUE FOR PERMIT

| REVISION SCHEDULE |                 |         |
|-------------------|-----------------|---------|
| NO.               | DESCRIPTION     | DATE    |
| 1                 | REVIEW COMMENTS | 7/25/25 |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |
|                   |                 |         |

Project Number 2024.02013

## LANDSCAPE DETAILS

**L110**



|                                                  |
|--------------------------------------------------|
| <b>CERTIFIED BY</b>                              |
|                                                  |
| <b>ISSUANCE INDEX</b>                            |
| <b>DATE:</b><br>7/3/2025                         |
| <b>PROJECT PHASE:</b><br><b>ISSUE FOR PERMIT</b> |

| REVISION SCHEDULE |                 |          |
|-------------------|-----------------|----------|
| NO.               | DESCRIPTION     | DATE     |
| ▲                 | REVIEW COMMENTS | 07/25/25 |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |

Project Number      2024-02013





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 18, 2025  
2507-PUD-14  
Exhibit 1

|                          |                                                                                                                                                                                                                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>    | 2507-PUD-14 (Ord. 25-39) (the “Ordinance”)                                                                                                                                                                                                                                            |
| <b>Petitioner:</b>       | Onyx and East, LLC by Nelson & Frankenberger, LLC                                                                                                                                                                                                                                     |
| <b>Request:</b>          | A change in zoning for 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th & Monon Planned Unit Development (PUD) District                                                                                                                                         |
| <b>Current Zoning:</b>   | AG-SF1: Agriculture/Single-Family Rural                                                                                                                                                                                                                                               |
| <b>Current Land Use:</b> | Vacant                                                                                                                                                                                                                                                                                |
| <b>Acreage:</b>          | 39 acres +/- (the “Property”)                                                                                                                                                                                                                                                         |
| <b>Exhibits:</b>         | <ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Proposed Ord. 25-39</li><li>4. Ord. 25-39, Redline Version</li><li>5. Concept Plan</li><li>6. Court and Garden Images</li><li>7. City Engineer Letter, RE: 199<sup>th</sup> Street</li></ol> |
| <b>Staff Reviewer:</b>   | Daine Crabtree, Current Planning Manager                                                                                                                                                                                                                                              |

---

### **PETITION HISTORY**

This petition was introduced at the [June 23, 2025](#) City Council meeting.

A neighbor meeting was held June 25, 2025. Answers to a significant number of the questions posited by the neighbors can be found in the proposed Ordinance itself, the underlying UDO standards that are applicable and/or the general Public Works Department standards regarding infrastructure review and improvements.

There were a significant number of questions about 199<sup>th</sup> Street, its condition, and its future. City Engineer, Michael Pearce, was in attendance for the neighborhood meeting and was able to answer those questions. In addition, a summary of the expected improvements to 199<sup>th</sup> Street, slated to happen later this Summer 2025, can be found in [Exhibit 7](#).

The petition received a public hearing at the [July 7, 2025](#), Advisory Plan Commission (the “APC”) meeting. At this meeting, many of the similar issues brought up at the neighbor meeting were repeated: density/lot size, traffic generation, drainage, and buffering. While there were no explicit revision requests brought forth by APC members, it was suggested that the Petitioner continue to look at amenities as well as providing further details on home placement/streetscape along the 199<sup>th</sup> Street frontage.



The Petitioner has provided a revised Ordinance (see **Exhibit 3**) which includes a slightly revised Concept Plan (see **Exhibit 5**) and additional court and garden images (see **Exhibit 6**)

The workshop meeting for this petition is currently scheduled for the August 18, 2025, APC meeting.

---

## **PROJECT OVERVIEW**

**Location:** The petitioner is requesting to rezone approximately 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th Street and Monon PUD, an entirely single-family residential development.

The Property is located within the New Suburban area of the current Comprehensive Plan's Land Concept Map and is currently surrounded on all sides by existing residential development of the Chatham Hills PUD save for three AG-SF1 zoned parcels, a cumulative of approximately 10 acres in size southwest of the Property, south of 199<sup>th</sup> Street.

---

## **ZONING REQUEST**

### **Concept Plan**

A concept plan is included within the Ordinance. As the Concept Plan does not present an engineered plan, the final site design may differ from what is shown; lots may shift, the size of common areas may shrink or swell and so forth provided all other design and development standards continue to be met. Despite these potential modifications, general conformance with the Concept Plan as determined by the Director of Community Development is still required.

As shown on the Concept Plan, Area A contains 31 lots, Area B contains 37 lots and Area C includes 37 lots. Per language in the PUD, the number of lots in each area may be reduced or enlarged by no more than fifteen percent (15%) provided the total number of dwelling units on the Property does not exceed 125, which is the stated maximum number of dwelling units in Section 5.2 of the proposed Ordinance.

### **Uses**

All uses permitted in the Underlying Zoning District, SF-4: Single-Family High Density, with the exception of Educational Institution Without Dormitories, are proposed to be permitted. With the aforementioned use prohibited, the underlying zoning would permit only Single-Family Dwellings, Home Businesses, Residential Facilities, Public Safety and Service Uses, and Development Amenities.



### General Regulations / Development Standards

Development Standards for lot area, lot frontage, setbacks and minimum living area can be seen in Section 6.1 of the Proposed Ordinance. Although the lot standards proposed are more similar to SF5 standards, the proposed Minimum Living Area requirements are more similar to SF2 standards or greater. Specific development standards not listed in Section 6.1 would default to the UDO's SF4 standards.

For context, the Minimum Lot Width standard of 50 feet for Areas A and B of the proposed Ordinance is less than the 65-foot minimum lot size for the Chatham Hills PUD-zoned Aberdeen subdivision immediately to the south and Chatham Brook to the west. But, the proposed lot width and setback standards are greater than other developments in the area, such as Harvest Trails and are equal with other areas of the Chatham Hills PUD, such as Chatham Villages,

**Exhibits C** and **D** of the PUD incorporate a compilation of images designed to capture the intended architectural style of structures. Architecture shall be in general conformance with the character exhibits shown as determined by the Director of Community Development.

Additional, specific, architecture requirement/enhancement language can be seen in Section 7.1(C) which details items such as overhangs, garage composition, building materials and front and side façade requirements. A minimum 24-inch Masonry wainscot is required on all 4 sides of homes. Vinyl and aluminum siding is prohibited.

### Design Standards

Private cluster courtyards, a design unique to Westfield, are permitted in Area C of the Concept Plan. Pedestrian pathways and amenities are detailed in Section 9.2(B) and (C) of the proposed Ordinance with visual details in **Exhibit 6**.

---

## **COMPREHENSIVE PLAN**

The Property is located within the New Suburban area of the Comprehensive Plan's Land Use Concept Map.

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality



“life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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.

---

## **PROCEDURAL**

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop: A workshop discussion meeting for this item is scheduled to be held at the August 18, 2025, APC meeting.



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.

---

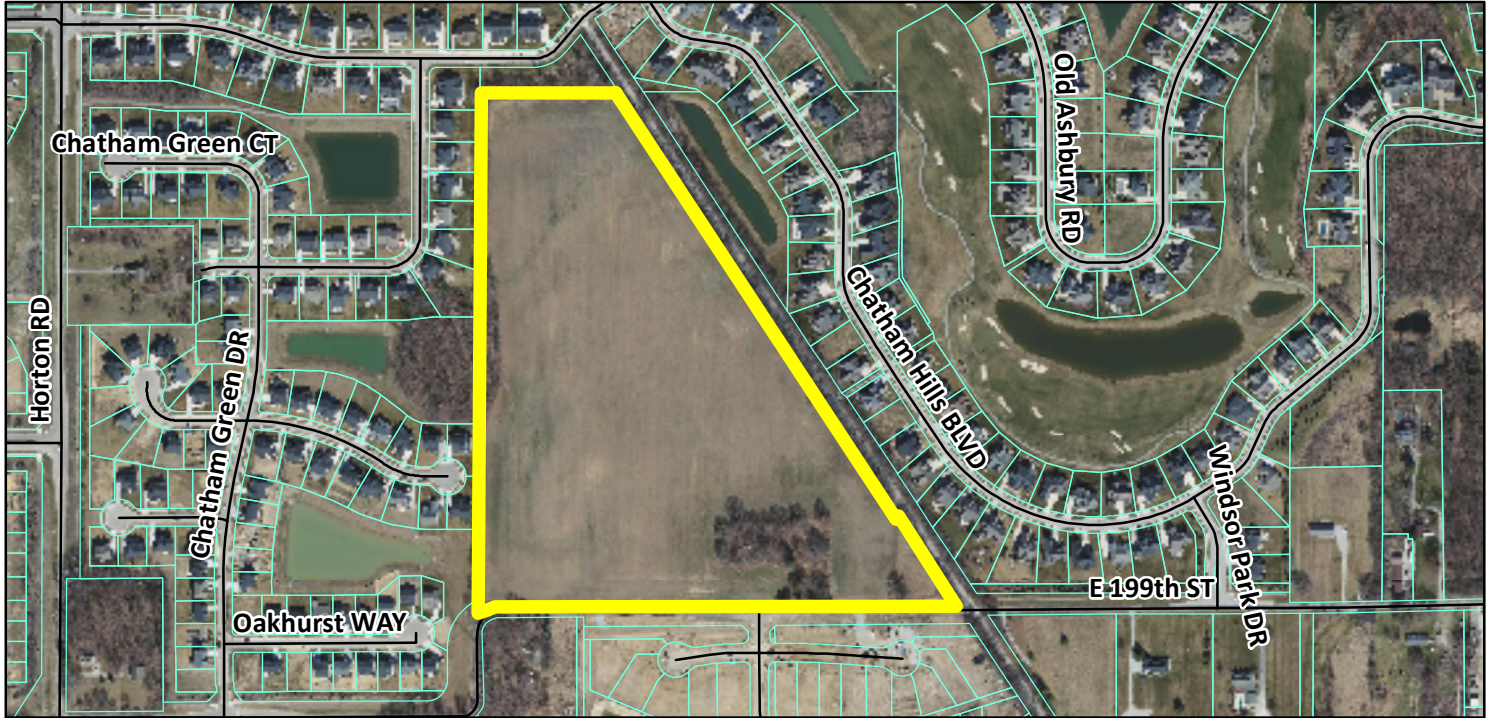
DEPARTMENT COMMENTS

1. **Action: Hold a workshop discussion at the August 18, 2025, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov).

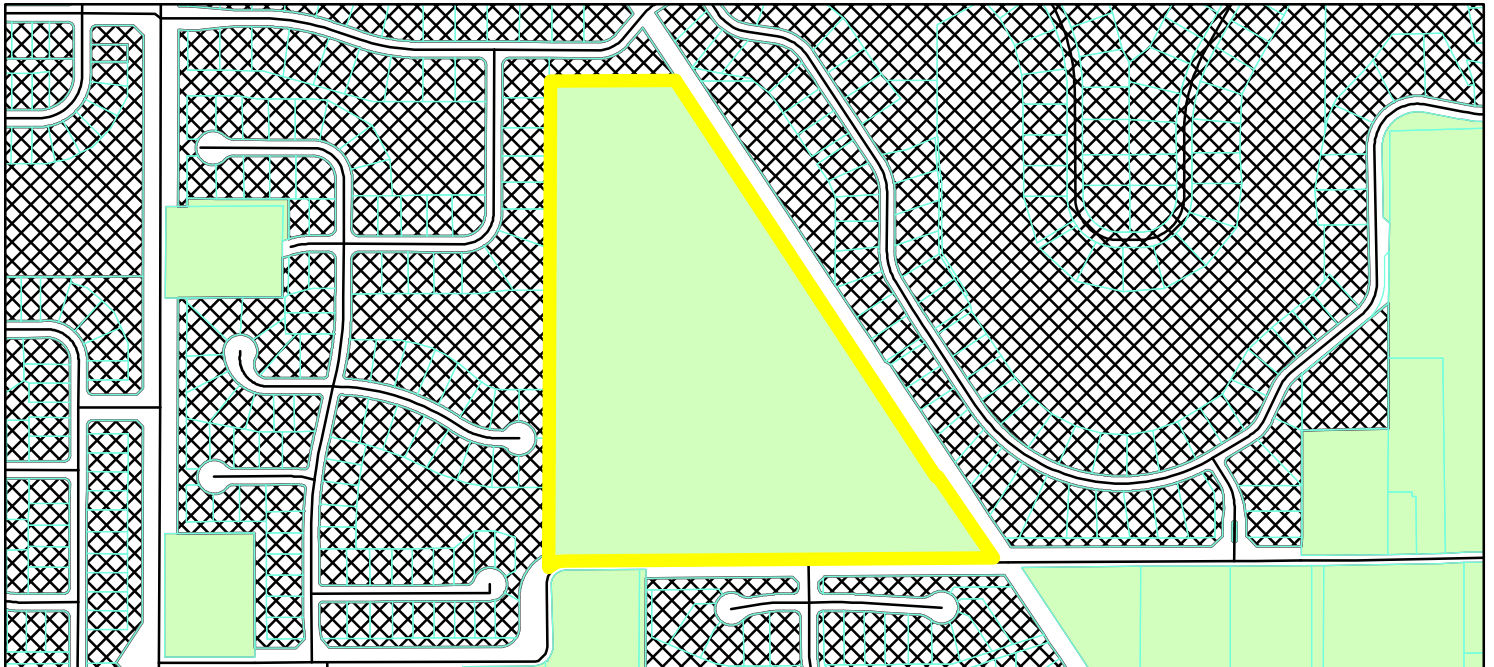


Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW\_Streets  
Parcel  
Zoning - All  
AG-SF1 (Agriculture - Single Family - 1)  
PUD (Planned Unit Development)

0 0.075 0.15  
Miles





## ORDINANCE NUMBER 25-39

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

#### “199th & Monon”

This is a Planned Unit Development District Ordinance (to be known as the "**199th & Monon PUD DISTRICT**") 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 Unified Development Ordinance;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-14**), requesting an amendment to the UDO 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. 2507-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (x-x 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**199th & Monon PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield



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 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.

- 2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B", and "Area C", which are conceptually represented on Page 2 of the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall qualify as at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.



- 2.6 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.7 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Coastal Farmhouse, and Traditional.
- 2.8 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
- 3.3 The Concept Plan, shall be supplemented by the vehicular and pedestrian access and lot configuration illustrated on the Cluster Courtyard Exhibit represented on **Exhibit C**. Parts of Area C, as illustrated on the Concept Plan, shall be developed in general conformance with the Cluster Courtyard Exhibit as determined and approved by the Director.
- 3.4 Area A, Area B and Area C are conceptually represented on Page 2 of the Concept Plan and regulated further by the terms of this Ordinance. Area A (including 29 Lots), Area B (including 37 lots) and Area C (including 51 Lots), as illustrated on page 2 of the Concept Plan, may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Lots. This provision does not permit the number of lots to exceed one-hundred and twenty-five (125) as permitted in Section 5.2.

**Section 4.** **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family Medium Density District.



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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except Educational Institution, Without Dormitories, which use shall be prohibited.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-five (125).

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

- 6.1 The following standards for shall be applied to the three (3) Areas:

| Standard                       | Area A      | Area B   | Area C                                                            |
|--------------------------------|-------------|----------|-------------------------------------------------------------------|
| Minimum Lot Area               | 6,250 SF    | 5,000 SF | 3,600 SF                                                          |
| Minimum Lot Frontage           | 40’         | 40’      | None, though all lots shall have access to a public right-of-way. |
| Minimum Building Setback Lines |             |          |                                                                   |
| Front Yard                     | 15’         | 15’      | *10’                                                              |
| Side Yard                      | 5’          | 5’       | **0’ / 10’                                                        |
| Rear Yard                      | 15’         | 15’      | 5’                                                                |
| Minimum Lot Width              | 50'         | 50'      | Not Applicable                                                    |
| Max. Building Height           | 2 ½ stories |          |                                                                   |
| Minimum Living Area (Total)    |             |          |                                                                   |
| One Story Dwellings            | 2,400 SF    | 1,800 SF | 1,800 SF                                                          |
| Two Story Dwellings            | 2,400 SF    | 1,800 SF | 1,800 SF                                                          |
|                                |             |          |                                                                   |

\* Measured from public right of way adjacent to Cluster Court.

\*\* Ten (10) feet shall be the required minimum building separation.



**Section 7. Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. The Architectural Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply. It is not the intent to limit the architectural styles shown in the Character Exhibit, attached hereto as **Exhibit D**, but to encourage a diversity in architectural styles of Dwellings within the District. Therefore, the following shall apply:

|   |              |   |
|---|--------------|---|
| 4 |              | 4 |
| 3 |              | 3 |
| 2 |              | 2 |
| 1 |              | 1 |
|   | Subject Home | 1 |
| 1 |              | 1 |
| 2 |              | 2 |
| 3 |              | 3 |
| 4 |              | 4 |

**1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

**2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.

**3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.

**4** Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation:



- a) All Dwellings shall have a minimum two (2) car attached garage.
- b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (individual bay door / multi-bay door, with windows / without windows, with and without hardware) matching the door style shall be utilized and a variety of color packages will be utilized. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
- c) All garage doors shall have trim of no less than four (4") inch nominal width unless surrounded by masonry in which case trim is not required.

iii. Building Materials:

- a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- b) Masonry Requirements: A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

- a) Side load or courtyard garage.
- b) Covered front porch (with a minimum of twenty-one square feet).
- c) Roofline direction change or roofline height change greater than sixteen (16) inches.
- d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
- e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
- f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset



- at two (2) or more points along the front elevation.
- g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
  - h) Separate overhead garage door per garage bay.
  - i) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
  - j) Bay window (a minimum of six (6) feet wide).
  - k) Transom window, palladium window or at least one front door sidelight.
  - l) Garage doors containing decorative windows.
  - m) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
  - n) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.
- a) Side load or angled garage.
  - b) Hip roof.
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
  - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
  - e) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
  - f) Bay window (a minimum of six (6) feet wide).
  - g) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that

enhances the architectural interest of the Front Building Facade.

- h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- i) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- j) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
  - i. Lots in Area A and Area B shall require a minimum of two (2) trees (shade, evergreen or ornamental) and six (6) shrubs.
  - ii. Lots in Area C shall require a minimum of one (1) tree (shade, evergreen or ornamental) and six (6) shrubs.
  - iii. At a minimum, the Established Front Yard of all Lots shall be sodded and the remainder of the Lot shall be seeded.
- C. Perimeter Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199<sup>th</sup> Street.
- D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.
  - i. No buffer yard shall be required along the east perimeter of the Real Estate and adjacent to the small strip of real estate along the Monon Trail which small strip is zoned AG-SF1.
  - ii. Tree Preservation shall remain within the Monon Trail property allowing for sidewalk and utility crossings.
  - iii. Existing non-invasive trees and vegetation shall, with best efforts, be preserved during construction within ten (10) feet of the north and west perimeter of the Real Estate – except where removal is necessary to facilitate utility, drainage and access improvements.



**Section 8. 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 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 9. Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Easement Standards: Shall apply except as modified below:

A. Cluster Courtyards. Private Cluster Courtyards shall be permitted in Area C.

9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Article 8.6.C Access: Easements providing access to required Open Space shall be not less than eight (8) feet in width.

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

C. Amenities: The following amenities shall be provided:

- i. Gathering Areas: Outdoor gathering areas shall be provided in the Greenspace and Court and Courtyard areas as noted on the Concept Plan and detailed as illustrated on **Exhibit E**. Gathering areas shall include but are not limited to site furniture, landscaping, and specialty pavement as detailed as illustrated on **Exhibit E**.
- ii. Community Facilities: For the benefit of residents and Monon Trail users, facilities shall be provided (i.e., bike racks, a bike repair station, seating).

9.3 Article 8.7 Pedestrian Network Standards: Article 8.7(D) shall apply with the following modifications:

A. Paths shall be constructed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths

are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

B. The minimum sidewalk width within public right-of-way shall be five (5) feet; all other sidewalk locations shall be a minimum of three (3) feet.

C. Sidewalks shall not be required on either side of internal private streets.

**Section 10.** **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

**Section 11.** **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.

**Section 12.** **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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



ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

| Voting For                | Voting Against            | Abstain                   |
|---------------------------|---------------------------|---------------------------|
| <div>Jon Dartt</div>      | <div>Jon Dartt</div>      | <div>Jon Dartt</div>      |
| <div>Victor McCarty</div> | <div>Victor McCarty</div> | <div>Victor McCarty</div> |
| <div>Joe Duepner</div>    | <div>Joe Duepner</div>    | <div>Joe Duepner</div>    |
| <div>Patrick Tamm</div>   | <div>Patrick Tamm</div>   | <div>Patrick Tamm</div>   |
| <div>Noah Herron</div>    | <div>Noah Herron</div>    | <div>Noah Herron</div>    |
| <div>Kurt Wanninger</div> | <div>Kurt Wanninger</div> | <div>Kurt Wanninger</div> |
| <div>Chad Huff</div>      | <div>Chad Huff</div>      | <div>Chad Huff</div>      |

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-39** was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-39  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

I hereby VETO Ordinance 25-39  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
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

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use  
professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-  
0106.

199th and Monon PUD 9 081325



**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan / Area Map         |
| Exhibit C | Cluster Courtyard               |
| Exhibit D | Architectural Character Exhibit |
| Exhibit E | Character Exhibits              |

**REAL ESTATE**

(Page 1 of 2)

A part of the land described in Instrument Number 200300035246, Karl Manders, in the Office of the Recorder, Hamilton County, Indiana, being a part of the East Half of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 23, Township 19 North, Range 3 East, thence North 00 degrees 08 minutes 09 seconds East (assumed from deed bearing) 329.15 feet to the Northwest corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter, said point also being the Point of Beginning; thence North 00 degrees 08 minutes 09 seconds East 992.94 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 03 minutes 15 seconds East 659.61 feet to the Northwest corner of the South half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 43 minutes 43 seconds East 439.18 feet to the west line of real estate described in Instrument Number 2015028430, Chatham Hills, LLP, being a line 40.00 feet southwest and parallel with the centerline of the former Monon Railroad; thence South 33 degrees 28 minutes 32 seconds East along said west line 1525.28 feet to the northern corner of land conveyed to City of Westfield, known as "Monon Trail, Phase 7, Parcel 19 fee;" thence South 00 degrees 08 minutes 39 seconds West 59.60' to the southern corner thereof; thence South 33 degrees 29 minutes 09 seconds East along the westerly line thereof 374.74 feet to a point 330 feet north of the South line of the Northeast Quarter of the Southeast Quarter of said Section 23, thence South 89 degrees 38 minutes 22 seconds West 166.02 feet parallel with the South line of said Northeast Quarter of the Southeast Quarter to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23, thence South 00 degrees 10 minutes 30 seconds West 0.85 feet to the Northeast corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 38 minutes 22 seconds West 1324.07 feet to the place of beginning.



**EXHIBIT A**

**REAL ESTATE**  
(Page 2 of 2)





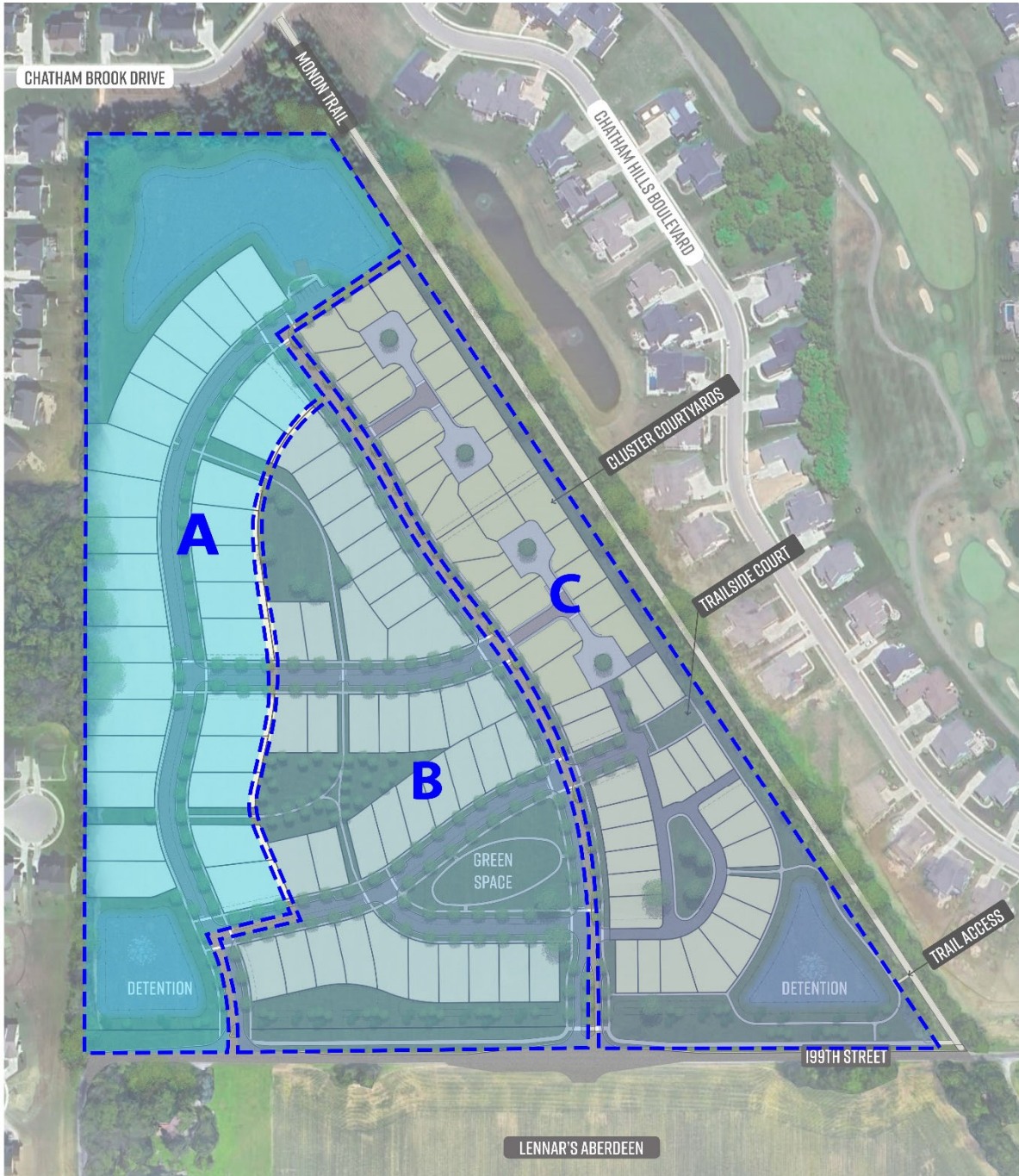
**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2507-PUD-14.



**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 2 of 2)





**EXHIBIT C**

**Cluster Courtyard**  
(Page 1 of 1)





**EXHIBIT D**

**CHARACTER EXHIBITS**

(See following 22 pages)

SEGMENT 1  
28' WIDE REAR LOADED





ELEVATION 2

ELEVATION 1

SEGMENT 1  
28' WIDE REAR LOADED - A





ELEVATION 2

ELEVATION 1

SEGMENT 1  
28' WIDE REAR LOADED - B





ELEVATION 2

ELEVATION 1

SEGMENT 1  
28' WIDE REAR LOADED - C





ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1  
28' WIDE REAR LOADED - D





ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1  
28' WIDE REAR LOADED - E

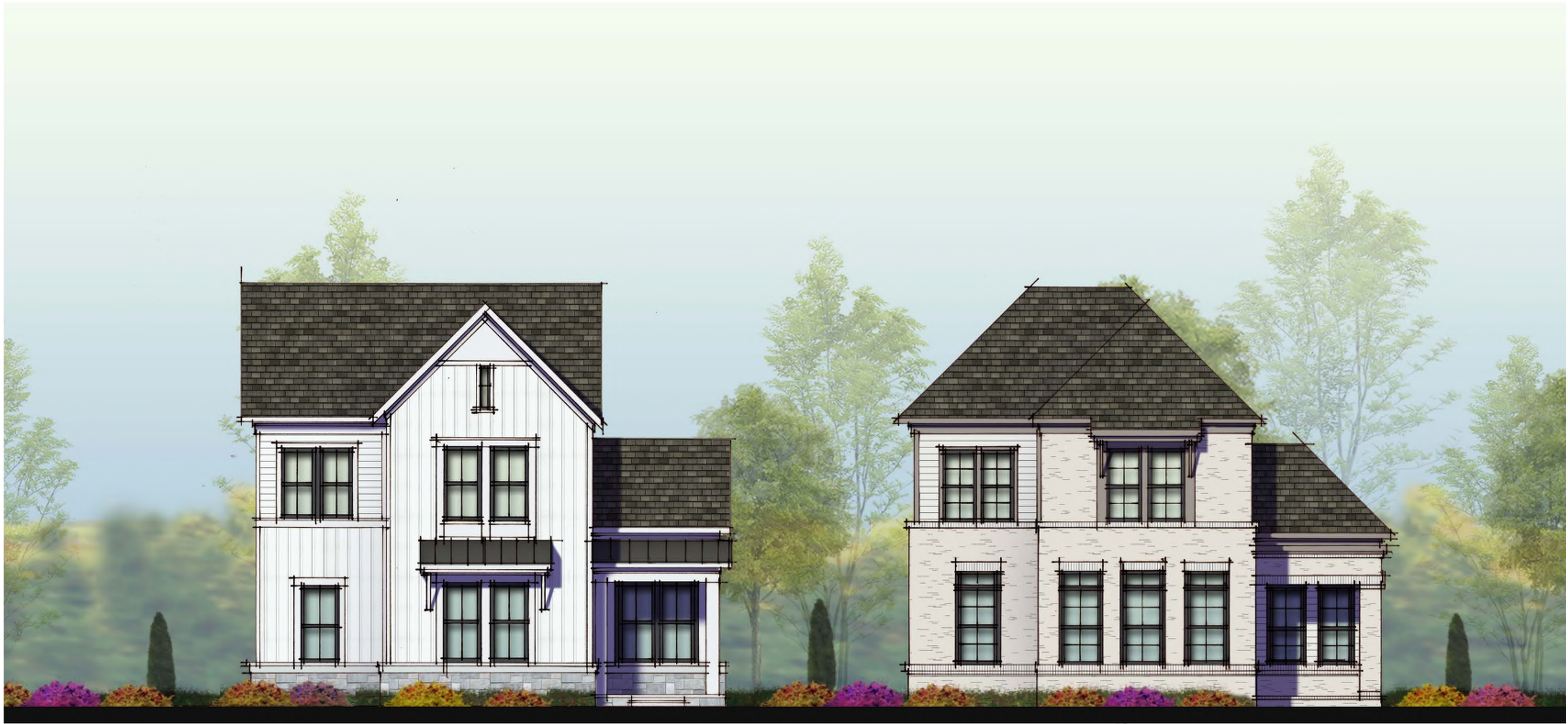


SEGMENT 2

38' WIDE REAR LOADED

---





ELEVATION 2

ELEVATION 1

SEGMENT 2  
38' WIDE REAR LOADED - A





ELEVATION 2

ELEVATION 1

SEGMENT 2  
38' WIDE REAR LOADED - B





ELEVATION 2

ELEVATION 1

SEGMENT 2  
38' WIDE REAR LOADED - C





ELEVATION 2

ELEVATION 1

## SEGMENT 2

### 38' WIDE REAR LOADED - D



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

## 38X64 SCHEMATIC MONOCHROMATIC ELEVATIONS

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY HOMES

05/12/25  
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (@ 22"x34")  
SCALE: 3/32"=1' (@ 11"x17")



SEGMENT 3  
42' WIDE FRONT & SIDE LOADED





ELEVATION 2

ELEVATION 1

SEGMENT 3  
42' WIDE FRONT LOADED - A



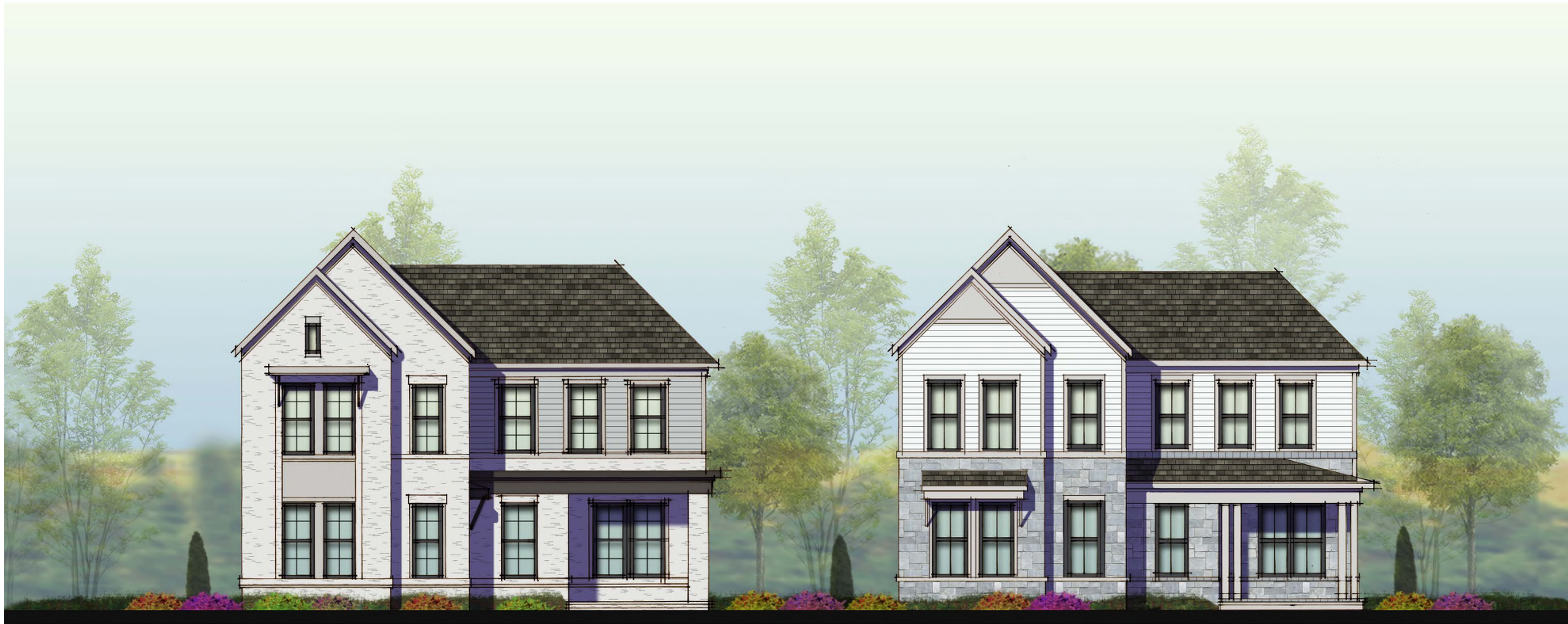


ELEVATION 2

ELEVATION 1

SEGMENT 3  
42' WIDE FRONT LOADED - B





ELEVATION 2

ELEVATION 1

SEGMENT 3  
42' WIDE SIDE LOADED - C





ELEVATION 2

ELEVATION 1

SEGMENT 3  
42' WIDE SIDE LOADED - D





ELEVATION 2

ELEVATION 1

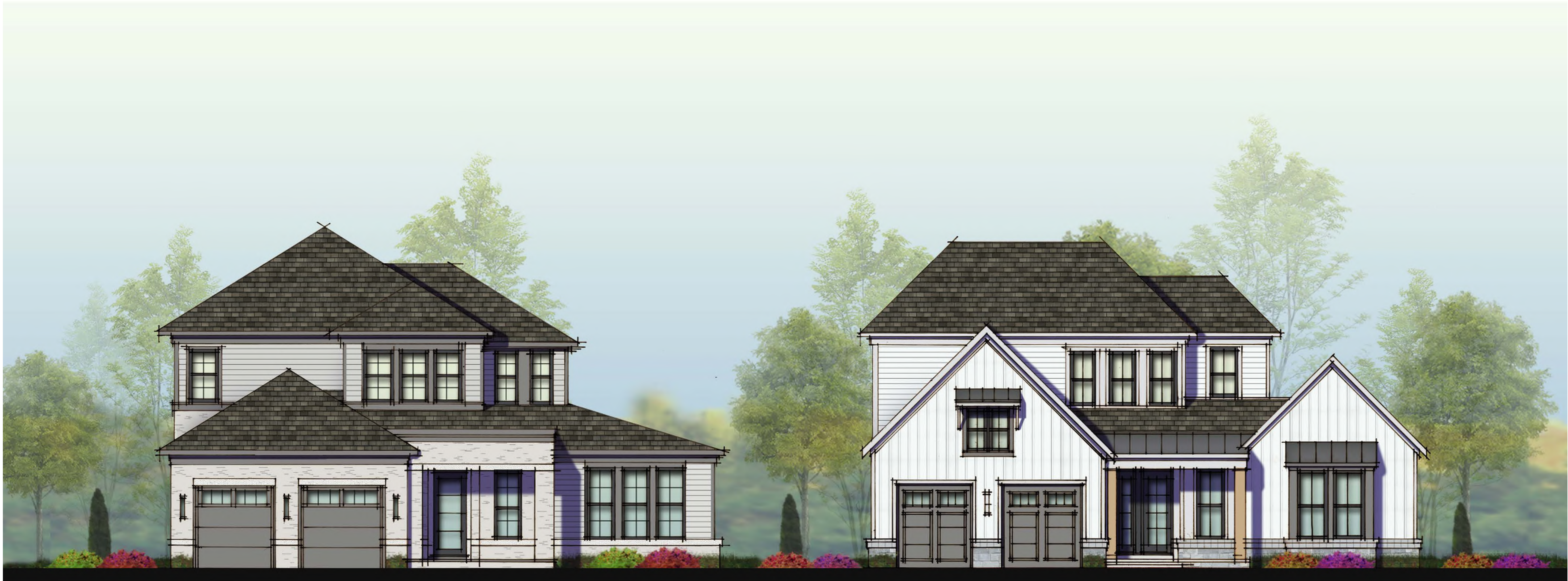
SEGMENT 3  
42' WIDE SIDE LOADED - E



SEGMENT 4

53' WIDE FRONT & SIDE LOADED





ELEVATION 2

ELEVATION 1

SEGMENT 4  
53' WIDE FRONT LOADED - A





ELEVATION 2

ELEVATION 1

SEGMENT 4  
53' WIDE FRONT LOADED - B





ELEVATION 2

ELEVATION 1

SEGMENT 4  
53' WIDE SIDE LOADED - C





ELEVATION 2

ELEVATION 1

SEGMENT 4  
53' WIDE SIDE LOADED - D



**EXHIBIT E**

**CHARACTER EXHIBITS**

(See following 8 pages)













## VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

## 199 AND MONON AMENITY KEY MAP

AUGUST 12, 2025





1 UNITS WITH PATIOS AND 4-SIDED ARCHITECTURE

PAVING MATERIAL CHANGES  
MATERIAL SELECTION +  
LOCATION IN-PROGRESS

DRIVEWAY ACCESS COURT

SPECIMEN TREES

ENTERTAINING SPACE

COURTYARD GARDEN

SPECIALTY PAVING

# VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

## CLUSTER COURT GARDENS

AUGUST 12, 2025







# VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

## CLUSTER COURT GARDENS

AUGUST 12, 2025





2

VILLAGE GREEN WITH SOME  
INSPIRATION FROM  
GLENWOOD PARK, ATLANTA

BENCH SEATING AROUND  
LOWER BOWL LAWN

LOWER BOWL LAWN

PLANTED SLOPES BETWEEN  
STREETScape AND LAWN

CRUSHED STONE  
SIDEWALK

STAIR ACCESS ON  
EACH SIDEWALK



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: **VILLAGE GREEN**
- 3: COMMUNITY YARD
- 4: FISHING PIER

VILLAGE GREEN  
AUGUST 12, 2025





**3** COMMUNITY YARD -  
EXTENSION OF REAR YARDS  
FOR FAMILIES + RESIDENTS



**VIGNETTES**

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD**
- 4: FISHING PIER

**COMMUNITY YARD**  
AUGUST 12, 2025





4

COMMUNITY YARD -  
EXTENSION OF REAR YARDS  
FOR FAMILIES + RESIDENTS

FISHING PIER

PARKING



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

FISHING PIER  
AUGUST 12, 2025





## ORDINANCE NUMBER 25-39

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

#### “199th & Monon”

This is a Planned Unit Development District Ordinance (to be known as the "**199th & Monon PUD DISTRICT**") 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 Unified Development Ordinance;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-14**), requesting an amendment to the UDO 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. 2507-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (x-x 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**199th & Monon PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield



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 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.

- 2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B", and "Area C", which are conceptually represented on Page 2 of the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall qualify as at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.



- 2.6 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.7 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Coastal Farmhouse, and Traditional.
- 2.8 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
- 3.3 The Concept Plan, shall be supplemented by the vehicular and pedestrian access and lot configuration illustrated on the Cluster Courtyard Exhibit represented on **Exhibit C**. ~~Area C~~ Parts of Area C, as illustrated on the Concept Plan, shall be developed in general conformance with the Cluster Courtyard Exhibit as determined and approved by the Director.
- 3.4 Area A, Area B and Area C are conceptually represented on Page 2 of the Concept Plan and regulated further by the terms of this Ordinance. Area A (including ~~34~~29 Lots), Area B (including ~~48~~37 lots) and Area C (including ~~37~~51 Lots), as illustrated on page 2 of the Concept Plan, may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Lots. This provision does not permit the number of lots to exceed one-hundred and twenty-five (125) as permitted in Section 5.2.

**Section 4.** **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family Medium Density District.



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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except Educational Institution, Without Dormitories, which use shall be prohibited.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-five (125).

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

- 6.1 The following standards for shall be applied to the three (3) Areas:

| Standard                       | Area A      | Area B   | Area C                                                            |
|--------------------------------|-------------|----------|-------------------------------------------------------------------|
| Minimum Lot Area               | 6,250 SF    | 5,000 SF | 3,600 SF                                                          |
| Minimum Lot Frontage           | 40’         | 40’      | None, though all lots shall have access to a public right-of-way. |
| Minimum Building Setback Lines |             |          |                                                                   |
| Front Yard                     | 15’         | 15’      | *10’                                                              |
| Side Yard                      | 5’          | 5’       | **0’ / 10’                                                        |
| Rear Yard                      | 15’         | 15’      | 5’                                                                |
| Minimum Lot Width              | 50'         | 50'      | Not Applicable                                                    |
| Max. Building Height           | 2 ½ stories |          |                                                                   |
| Minimum Living Area (Total)    |             |          |                                                                   |
| One Story Dwellings            | 2,400 SF    | 1,800 SF | 1,800 SF                                                          |
| Two Story Dwellings            | 2,400 SF    | 1,800 SF | 1,800 SF                                                          |
|                                |             |          |                                                                   |

\* Measured from public right of way adjacent to Cluster Court.

\*\* Ten (10) feet shall be the required minimum building separation.



**Section 7. Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. The Architectural Character Exhibit, attached hereto as **Exhibit ED**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply. It is not the intent to limit the architectural styles shown in the Character Exhibit, attached hereto as **Exhibit D**, but to encourage a diversity in architectural styles of Dwellings within the District. Therefore, the following shall apply:

|   |   |
|---|---|
| 4 | 4 |
| 3 | 3 |
| 2 | 2 |
| 1 | 1 |
|   | 1 |
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">1</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">2</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">3</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">4</div> | <p>Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.</p> <p>Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.</p> <p>Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.</p> <p>Homes may be identical to the Subject Home.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:



- a) All Dwellings shall have a minimum two (2) car attached garage.
- b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (individual bay door / multi-bay door, with windows / without windows, with and without hardware) matching the door style shall be utilized and a variety of color packages will be utilized. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
- c) All garage doors shall have trim of no less than four (4") inch nominal width unless surrounded by masonry in which case trim is not required.

iii. Building Materials:

- a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- b) Masonry Requirements: A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

- a) Side load or courtyard garage.
- b) Covered front porch (with a minimum of twenty-one square feet).
- c) Roofline direction change or roofline height change greater than sixteen (16) inches.
- d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
- e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
- f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset



- at two (2) or more points along the front elevation.
- g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
  - h) Separate overhead garage door per garage bay.
  - i) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
  - j) Bay window (a minimum of six (6) feet wide).
  - k) Transom window, palladium window or at least one front door sidelight.
  - l) Garage doors containing decorative windows.
  - m) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
  - n) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.
- a) Side load or angled garage.
  - b) Hip roof.
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
  - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
  - e) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
  - f) Bay window (a minimum of six (6) feet wide).
  - g) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that



enhances the architectural interest of the Front Building Facade.

- h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- i) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- j) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
  - i. Lots in Area A and Area B shall require a minimum of two (2) trees (shade, evergreen or ornamental) and six (6) shrubs.
  - ii. Lots in Area C shall require a minimum of one (1) tree (shade, evergreen or ornamental) and six (6) shrubs.
  - iii. At a minimum, the Established Front Yard of all Lots shall be sodded and the remainder of the Lot shall be seeded.
- C. Perimeter Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199<sup>th</sup> Street.
- D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.
  - i. No buffer yard shall be required along the east perimeter of the Real Estate and adjacent to the small strip of real estate along the Monon Trail which small strip is zoned AG-SF1.
  - ii. Tree Preservation shall remain within the Monon Trail property allowing for sidewalk and utility crossings.
  - iii. Existing non-invasive trees and vegetation shall, with best efforts, be preserved during construction within ten (10) feet of the north and west perimeter of the Real Estate – except where removal is necessary to facilitate utility, drainage and access improvements.



**Section 8. 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 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 9. Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Easement Standards: Shall apply except as modified below:

A. Cluster Courtyards. Private Cluster Courtyards shall be permitted in Area C.

9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Article 8.6.C Access: Easements providing access to required Open Space shall be not less than eight (8) feet in width.

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

C. Amenities: The following amenities shall be provided:

- i. Gathering Areas: Outdoor gathering areas shall be provided in the Greenspace and Court and Courtyard areas as noted on the Concept Plan and detailed as illustrated on **Exhibit E**. Gathering areas shall include but are not limited to site furniture, landscaping, and specialty pavement as detailed as illustrated on **Exhibit E**.
- ii. Community Facilities: For the benefit of residents and Monon Trail users, facilities shall be provided (i.e., bike racks, a bike repair station, seating).

9.3 Article 8.7 Pedestrian Network Standards: Article 8.7(D) shall apply with the following modifications:

A. Paths shall be constructed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths



are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

- B. The minimum sidewalk width within public right-of-way shall be five (5) feet; all other sidewalk locations shall be a minimum of three (3) feet.
- C. Sidewalks shall not be required on either side of internal private streets.

~~D. Connection(s) to the Monon shall accommodate Golf Cart use.~~

**Section 10.** **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

**Section 11.** **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.

**Section 12.** **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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



ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

| Voting For           | Voting Against       | Abstain              |
|----------------------|----------------------|----------------------|
| <hr/> Jon Dartt      | <hr/> Jon Dartt      | <hr/> Jon Dartt      |
| <hr/> Victor McCarty | <hr/> Victor McCarty | <hr/> Victor McCarty |
| <hr/> Joe Duepner    | <hr/> Joe Duepner    | <hr/> Joe Duepner    |
| <hr/> Patrick Tamm   | <hr/> Patrick Tamm   | <hr/> Patrick Tamm   |
| <hr/> Noah Herron    | <hr/> Noah Herron    | <hr/> Noah Herron    |
| <hr/> Kurt Wanninger | <hr/> Kurt Wanninger | <hr/> Kurt Wanninger |
| <hr/> Chad Huff      | <hr/> Chad Huff      | <hr/> Chad Huff      |

ATTEST:

---

Marla Ailor, Clerk Treasurer



I hereby certify that **ORDINANCE 25-39** was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-39  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-39  
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~~ Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz; ~~Nelson & Frankenger, 550 Congressional Blvd,~~ land use professional, NELSON & FRANKENBERGER, 11350 N. Meridian St., Suite 210320, Carmel, IN 46032 (317) 844-0106.



199th and Monon PUD ~~7-062525~~[9-081325](#)



**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan / Area Map         |
| Exhibit C | Cluster Courtyard               |
| Exhibit D | Architectural Character Exhibit |
| Exhibit E | Character Exhibits              |



**REAL ESTATE**

(Page 1 of 2)

A part of the land described in Instrument Number 200300035246, Karl Manders, in the Office of the Recorder, Hamilton County, Indiana, being a part of the East Half of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 23, Township 19 North, Range 3 East, thence North 00 degrees 08 minutes 09 seconds East (assumed from deed bearing) 329.15 feet to the Northwest corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter, said point also being the Point of Beginning; thence North 00 degrees 08 minutes 09 seconds East 992.94 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 03 minutes 15 seconds East 659.61 feet to the Northwest corner of the South half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 43 minutes 43 seconds East 439.18 feet to the west line of real estate described in Instrument Number 2015028430, Chatham Hills, LLP, being a line 40.00 feet southwest and parallel with the centerline of the former Monon Railroad; thence South 33 degrees 28 minutes 32 seconds East along said west line 1525.28 feet to the northern corner of land conveyed to City of Westfield, known as "Monon Trail, Phase 7, Parcel 19 fee;" thence South 00 degrees 08 minutes 39 seconds West 59.60' to the southern corner thereof; thence South 33 degrees 29 minutes 09 seconds East along the westerly line thereof 374.74 feet to a point 330 feet north of the South line of the Northeast Quarter of the Southeast Quarter of said Section 23, thence South 89 degrees 38 minutes 22 seconds West 166.02 feet parallel with the South line of said Northeast Quarter of the Southeast Quarter to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23, thence South 00 degrees 10 minutes 30 seconds West 0.85 feet to the Northeast corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 38 minutes 22 seconds West 1324.07 feet to the place of beginning.



**EXHIBIT A**

**REAL ESTATE**  
(Page 2 of 2)





**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 1 of 2)





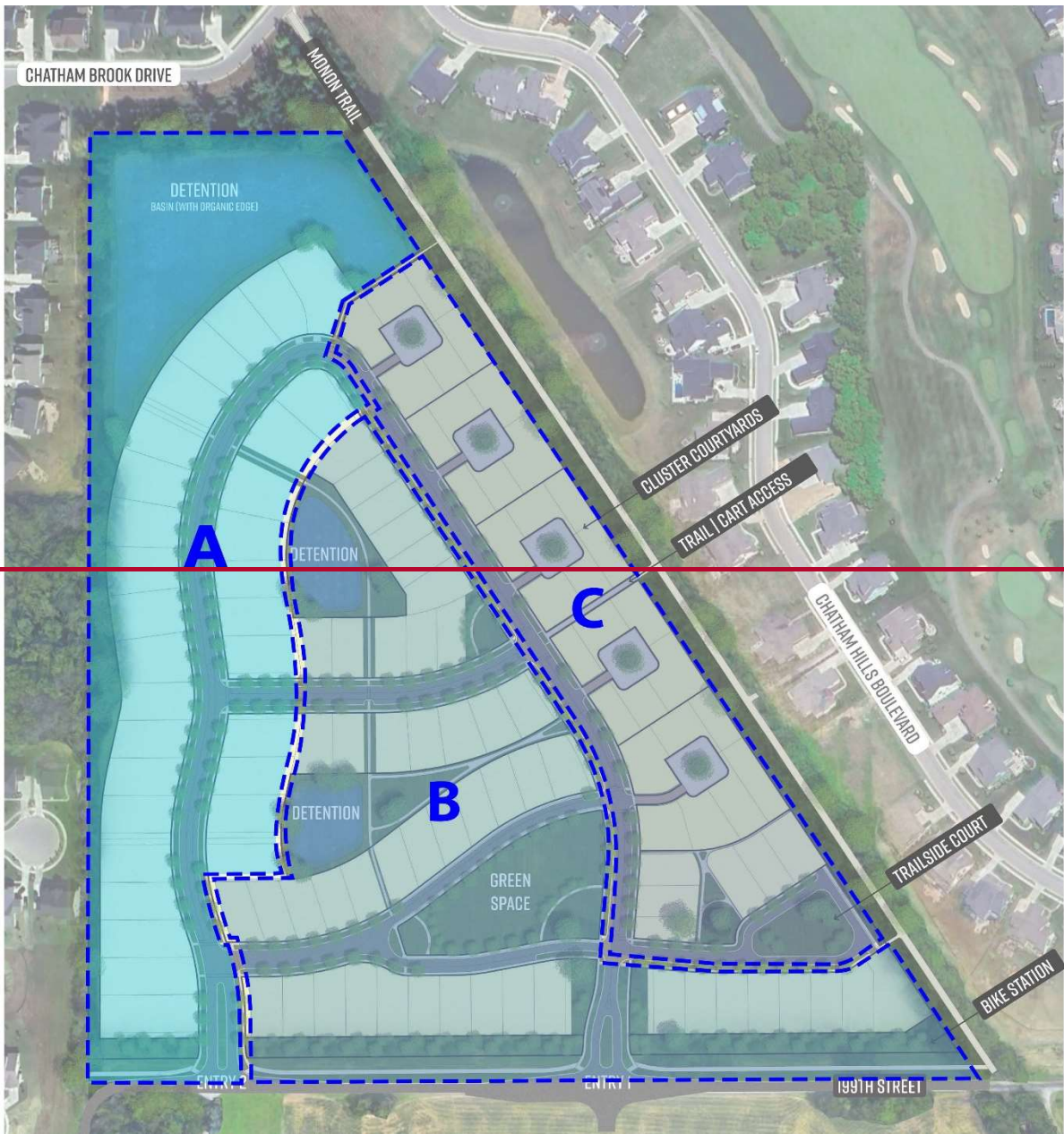


Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2507-PUD-14.

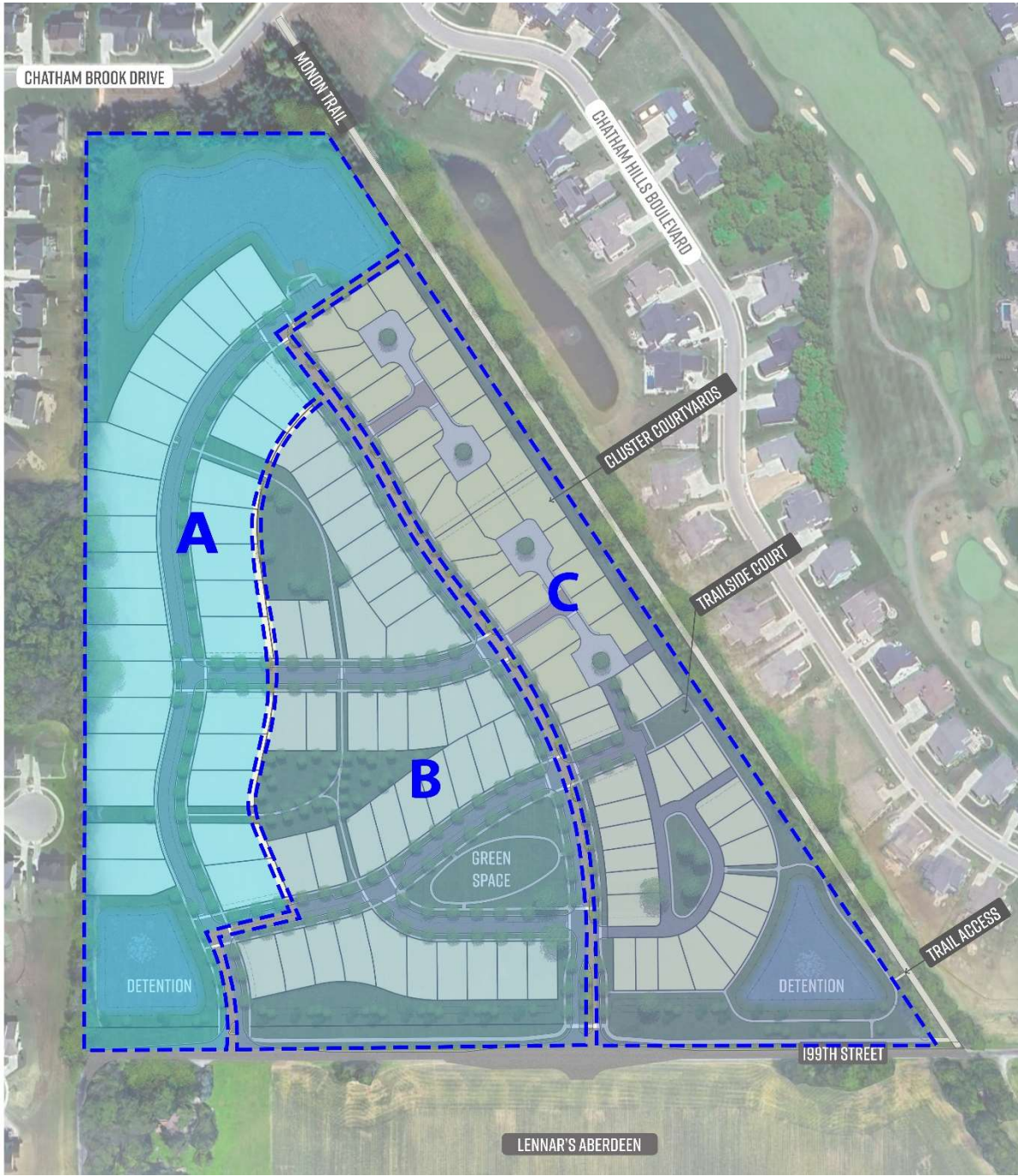


**EXHIBIT B**

**CONCEPT PLAN**  
(Page 2 of 2)



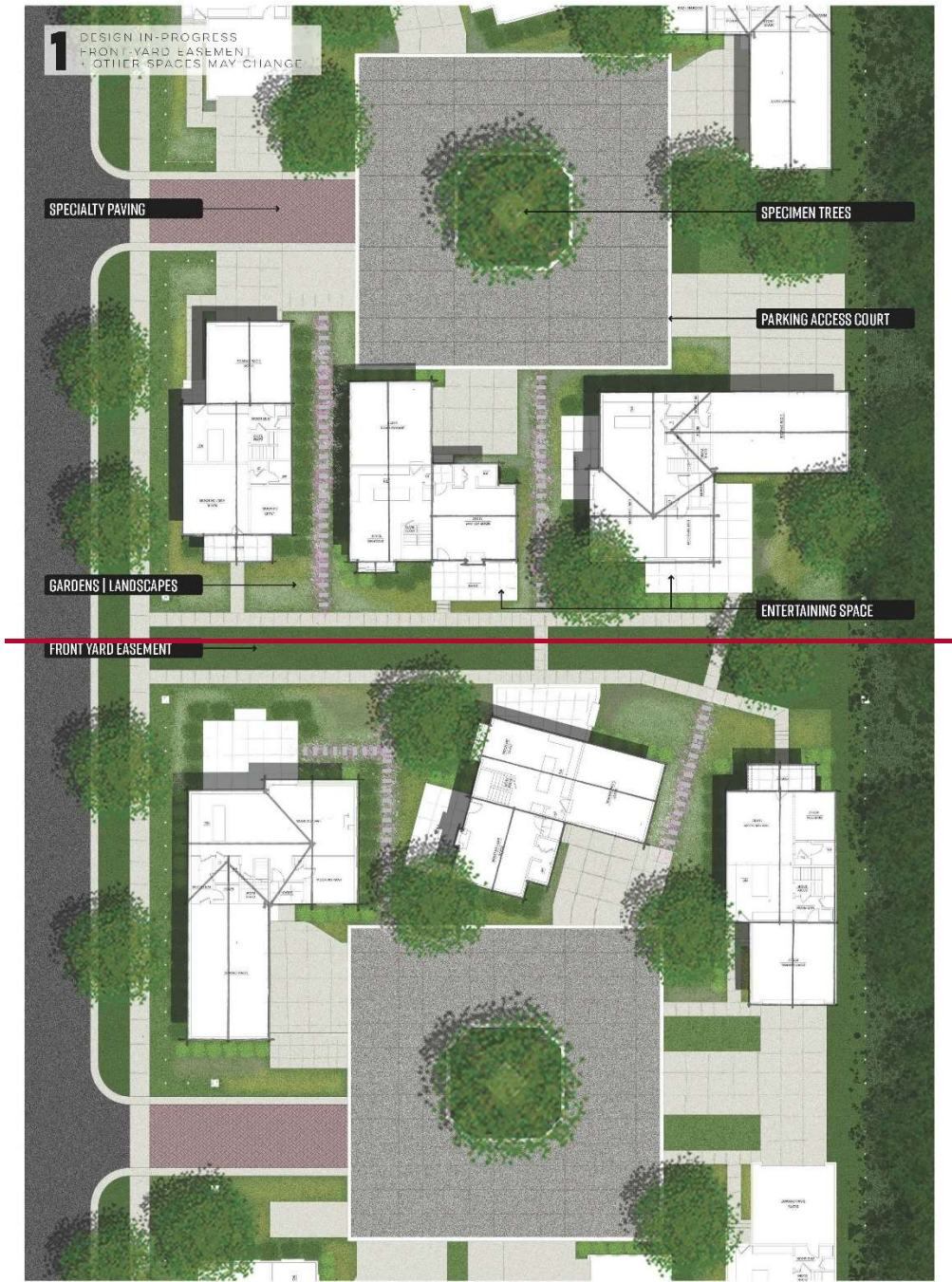






**EXHIBIT C**

**Cluster Courtyard**  
(Page 1 of 1)









**EXHIBIT D**

**CHARACTER EXHIBITS**

(See following 22 pages)



**EXHIBIT E**

**CHARACTER EXHIBITS**

(Page 1 of 5)





**EXHIBIT E**

**CHARACTER EXHIBITS**

(Page 2 of 5)



**VIGNETTES**

- 1. CLUSTER COURT GARDENS
- 2. V-LAGE GREEN GATHERING SPACE
- 3. V-LAGE GREEN SEATING CORNER
- 4. SECOND SEATING CORNER

**199 AND MONON AMENITY KEY MAP**

MAY 20, 2025

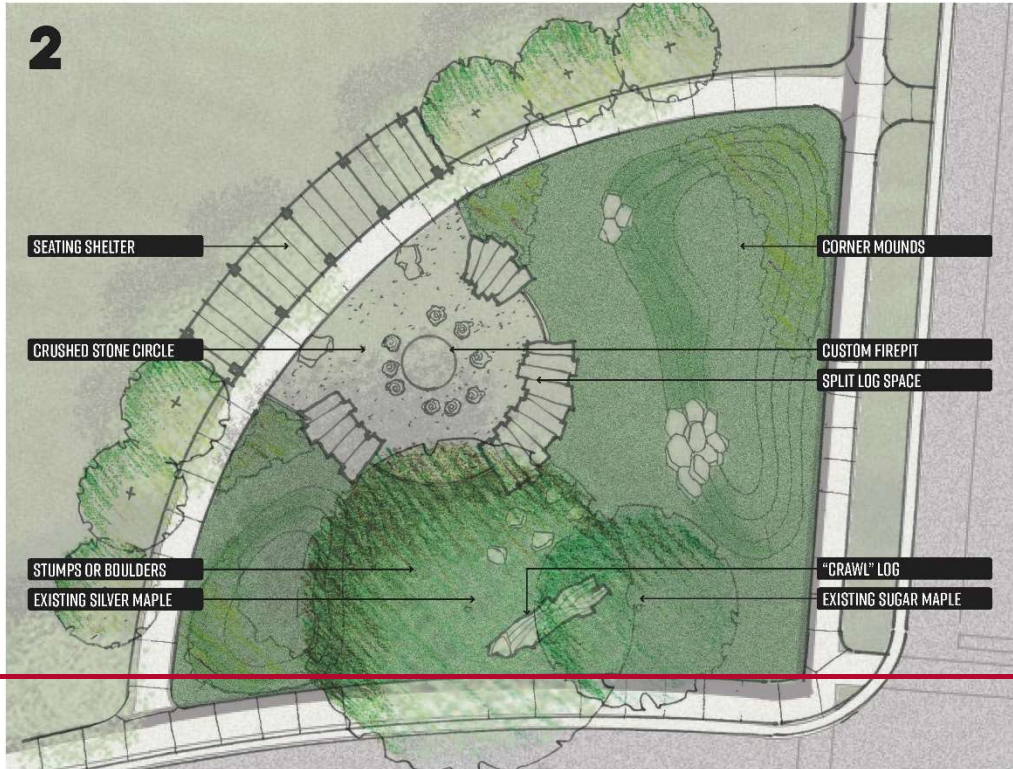




**EXHIBIT E**

**CHARACTER EXHIBITS**

(Page 3 of 5)

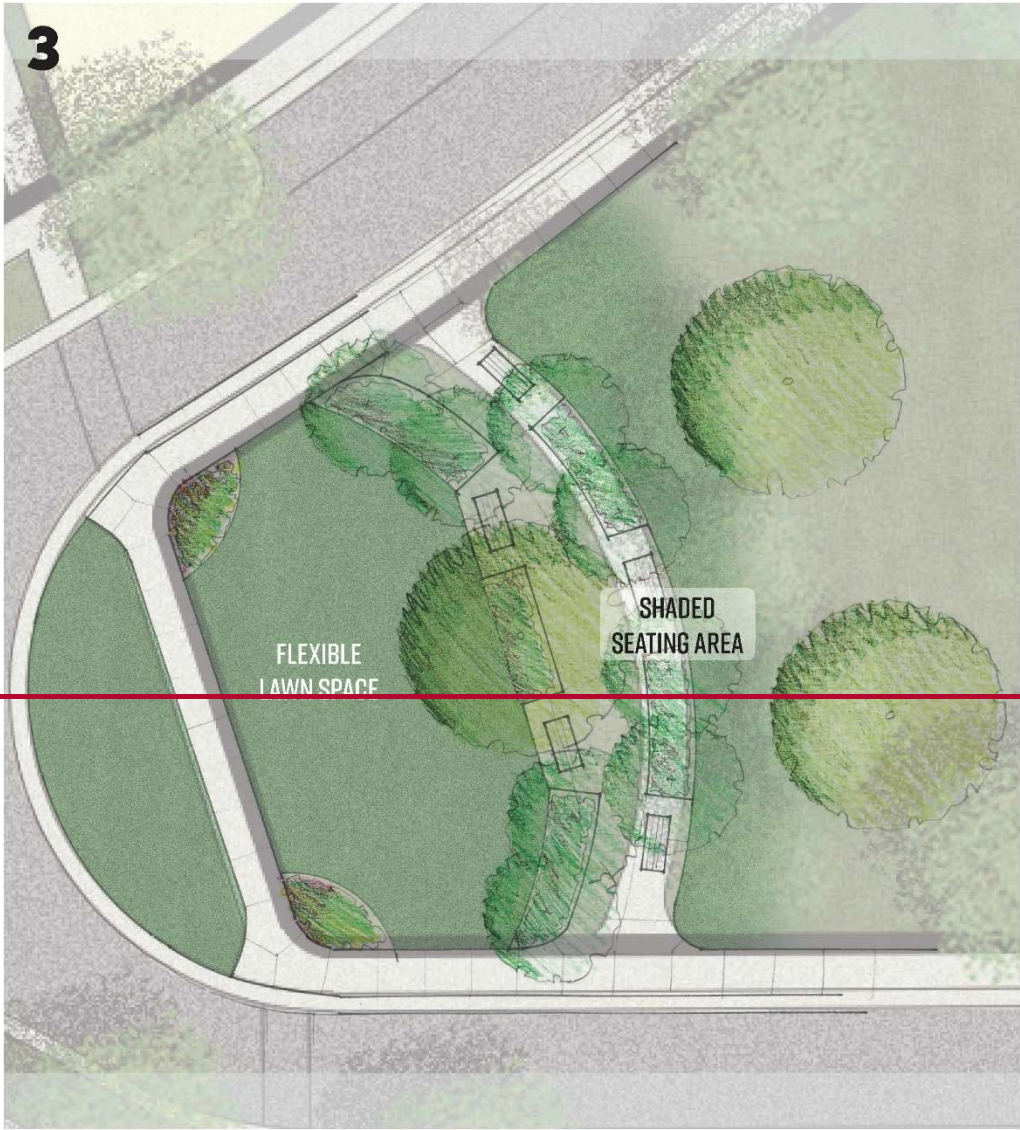




**EXHIBIT E**

**CHARACTER EXHIBITS**

(Page 4 of 5)





**EXHIBIT E**

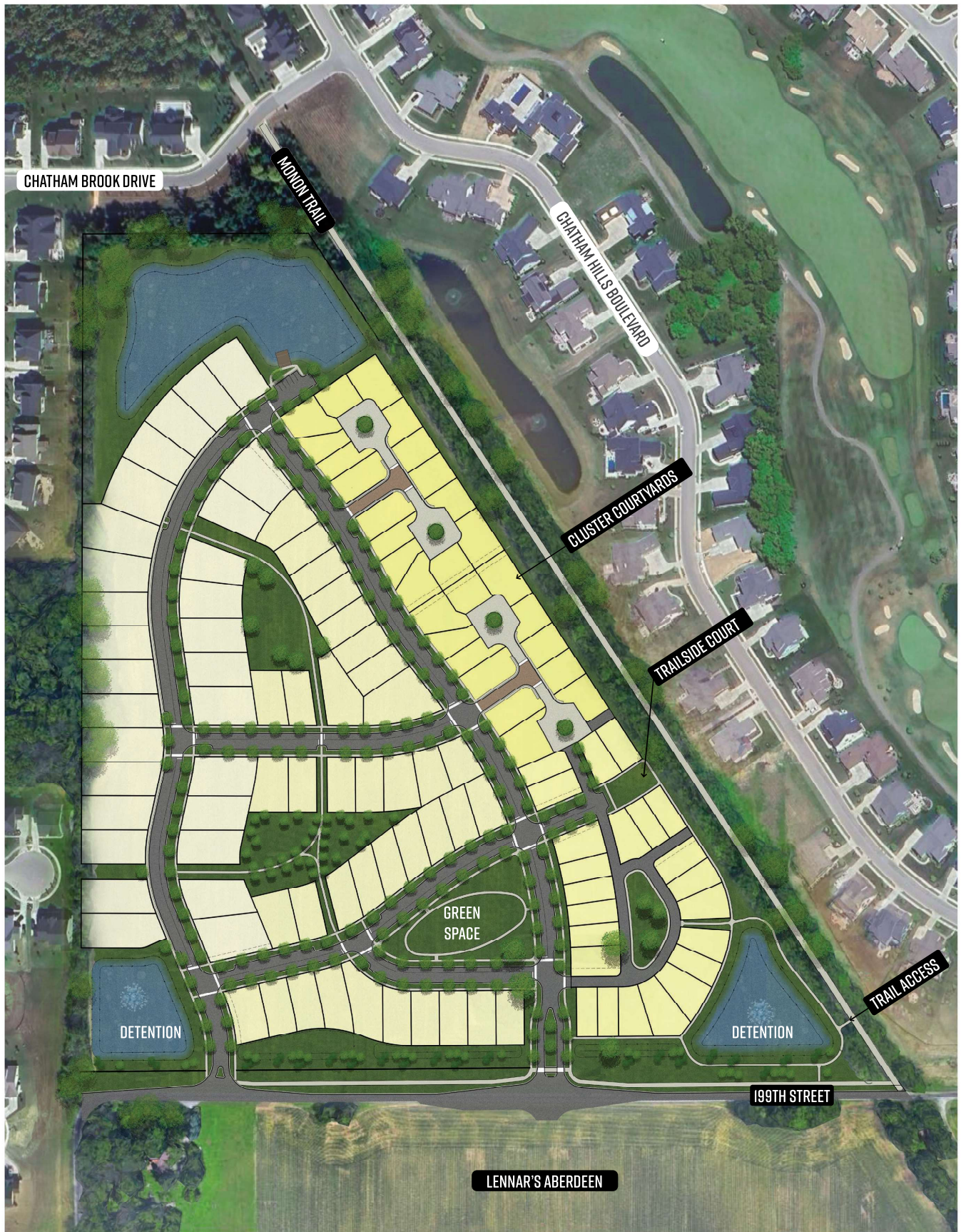
**CHARACTER EXHIBITS**

(Page 5 of 5)



[\(See following 8 pages\)](#)





# **LOTS: 117**

AREA A - 65' LOTS : 29  
 AREA B - 54' LOTS : 37  
 AREA C - 40' LOTS : 23  
 AREA D - CLUSTER COURTYARD LOTS : 28

## **199 AND MONON CONCEPT PLAN**

AUGUST 12, 2025















VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

199 AND MONON AMENITY KEY MAP

AUGUST 12, 2025





**1** UNITS WITH PATIOS AND  
4-SIDED ARCHITECTURE

PAVING MATERIAL CHANGES  
MATERIAL SELECTION +  
LOCATION IN-PROGRESS

DRIVEWAY ACCESS COURT

SPECIMEN TREES

ENTERTAINING SPACE

COURTYARD GARDEN

SPECIALTY PAVING

## VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

## CLUSTER COURT GARDENS

AUGUST 12, 2025







VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

CLUSTER COURT GARDENS

AUGUST 12, 2025





2

VILLAGE GREEN WITH SOME  
INSPIRATION FROM  
GLENWOOD PARK, ATLANTA

BENCH SEATING AROUND  
LOWER BOWL LAWN

LOWER BOWL LAWN

PLANTED SLOPES BETWEEN  
STREETSCAPE AND LAWN

CRUSHED STONE  
SIDEWALK

STAIR ACCESS ON  
EACH SIDEWALK



## VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: **VILLAGE GREEN**
- 3: COMMUNITY YARD
- 4: FISHING PIER

VILLAGE GREEN  
AUGUST 12, 2025





**3** COMMUNITY YARD -  
EXTENSION OF REAR YARDS  
FOR FAMILIES + RESIDENTS



**VIGNETTES**

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD**
- 4: FISHING PIER

**COMMUNITY YARD**  
AUGUST 12, 2025





# 4 COMMUNITY YARD - EXTENSION OF REAR YARDS FOR FAMILIES + RESIDENTS



## VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: **FISHING PIER**

FISHING PIER  
AUGUST 12, 2025







**Public Works**

John Nail, Director

Justin Jones, Streets

Michael Pearce, Engineering

July 1, 2025

TO: Daine Crabtree  
Community Development  
2728 E 171<sup>st</sup> Street  
Westfield, IN 46074

RE: 199<sup>th</sup> St Repairs

The City of Westfield Public Works Department is aware that several residents have expressed concerns regarding the proposed Onyx and East development on 199th Street, particularly in relation to the current condition of the roadway. The City has been actively coordinating with the Hamilton County Highway Department over the past several months to develop a plan to rehabilitate and improve 199th Street. As the County still retains ownership of a portion of the roadway, they have agreed to share in the cost of the planned improvements.

Following discussions with our contractor, the City will be proceeding with the following repairs to 199th Street within the next four to five weeks:

- Patching of deteriorated pavement sections
- Profile milling to restore the proper roadway crown and cross-slope
- Placement of a 3-inch hot mix asphalt (HMA) structural overlay

These improvements are intended to enhance the overall condition and longevity of the roadway in advance of any adjacent development. If you have any questions or would like additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Michael Pearce".

Michael Pearce, PE  
City Engineer  
City of Westfield Public Works Department  
2706 E 171<sup>st</sup> Street  
Westfield, IN 46074

**Public Works Department**

(317) 804-3100 office  
(317) 804-3190 fax

2706 East 171st Street  
Westfield, IN 46074  
[westfield.in.gov](http://westfield.in.gov)