



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, November 3, 2025 at 7:00 PM

MEETING PLACE: Westfield City Hall - Assembly Room

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

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 (Include petition number in the subject line.)
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - October 6, 2025

Review Rules of Procedure

CONSENT AGENDA

2509-DDP-29

Jersey 32

Southeast Corner of Poplar Street and State Road 32.

Jersey 32 LLC, represented by Kimley-Horn and Associates requests Detailed Development Plan review for a 113,000 square foot mixed-use residential building on one (1) 3.76 acre +/- lot in the Jersey 32 Planned Unit Development (PUD) District.

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

2511-DDP-36**Gracewell Senior Living**

17305 Spring Mill Road.

JSR Health, LLC, represented by Weihe Engineers, Inc. requests Detailed Development Plan review of a senior living home on 2.18 acres +/- within the Maple Knoll Planned Unit Development (PUD) District.

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

2511-DDP-37**Westfield Library Outdoor Classroom**

17400 Westfield Boulevard.

WWT Library & Trustee Owner's Association, represented by Mader Design LLC requests Detailed Development Plan review of an outdoor classroom area on 0.33 acre +/- within the Grand Millennium Planned Unit Development (PUD) District.

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

2511-DDP-38**Westfield Washington Schools Main Campus Updates - Phase II**

Generally located at 17710 Shamrock Boulevard.

The Veridus Group by Westfield Washington Schools requests Detailed Development Plan review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.

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

ITEMS OF BUSINESS

None.

PUBLIC HEARING ITEMS**2511-PUD-19****Ironstone Planned Unit Development (PUD)**

Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.

Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

ITEMS CONTINUED TO A FUTURE MEETING**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)

2509-PUD-18**Schlegel Commerce Park Planned Unit Development (PUD)**

Generally located at 20125 Grassy Branch Road.

Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 10/6/2025
Monday, October 6, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Omar Khan, Ryan Mooney, Victor McCarty, Mark Keen, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Chris Woodard.

City Staff Present In-Person: Ryan Collingwood, Senior Associate Planner; Lauren Gillingham-Teague, Senior Planner; Kevin Todd, Director.

City Staff Present Virtually: None.

Legal Counsel Virtually: None.

Legal Counsel Present: Nicole Buskill with City of Westfield.

Announce any changes to Agenda

Approval of Minutes - September 15, 2025

Motion: Approve

By: Victor McCarty

Seconded: Ryan Mooney

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:33](#)

Staff Presentation

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2509-DDP-26

Creative World School

17325 Spring Mill Rd.

Young Leaders, LLC requests Detailed Development Plan review of a 10,258 square foot daycare facility on 3.00 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2510-DDP-29

Northpoint Patch Development

Generally located at the southeast corner of East Street & Grassy Branch Road.

Patch Development, represented by Spaceco, requests Detailed Development Plan review of an 80,000 square-foot enclosed industrial building on 8.92 acres +/- within the Northpoint PUD District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

Approval of 2026 Meeting Dates

The Community Development Department request the approval of the proposed 2026 Schedule of Meetings and Filing Dates.

[YouTube Time: 4:26](#)

Staff Presentation

Motion: Approve 2026 APC Meeting Dates

By: Robert Horkay

Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2504-PUD-04

Towne Road Crossing PUD Amendment I

Generally located South and adjacent to State Road 32 & West of Little Eagle Creek Avenue.

Requesting a continuance: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD and to amend & replace existing PUD regulations on 144 acres +/- in the Towne Road Crossing PUD District & the AG-SF1 District.

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

[YouTube Time: 6:57](#)

Staff Presentation

Motion: Approve Continuance (no later than January 14, 2026)

By: Robert Horkay

Seconded: Omar Khan

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2509-ZOA-03

Grand Junction Overlay District

The City of Westfield requests an amendment to the Unified Development Ordinance, adding a new overlay district to Chapter 5, referred to as the Grand Junction Overlay District (introduced as the Park & Jersey Street Overlay District).

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

[YouTube Time: 10:29](#)

Staff Presentation

Motion: Approve
By: Victor McCarty
Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2508-PUD-17

Lantern Commons 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.gov)

[YouTube Time: 12:56](#)

Staff Presentation

Motion: Approve
By: Robert Horkay
Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2510-ZC-01

Oak Park Zoning Commitment Modification

A modification to the Oak Park Commitments pertaining to certain real estate within the Oak Park subdivision in regards to a setback modification.

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

[YouTube Time: 10:57](#)

Staff presentation

Public Hearing for 2510-ZC-01 opened at 7:21 p.m.

No public comments.

Public Hearing for 2510-ZC-01 closed at 7:21 p.m.

APC questions and comments / Staff responses.

Motion: Suspend Rules of Procedure to Waive Workshop

By: Omar Khan
Seconded: Victor McCarty

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Motion: Approve
By: Mark Keen
Seconded: Stephanie Carlson

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2509-PUD-18

Schlegel Commerce Park Planned Unit Development (PUD)

Generally located at 20125 Grassy Branch Road.

Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).

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

[YouTube Time: 26:33](#)

Staff presentation

Public Hearing for 2509-PUD-18 opened at 7:41 p.m.

No public comments.

Public Hearing for 2509-PUD-18 closed at 7:41 p.m.

APC questions and comments / Staff responses.

No motions called for this item.

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 56:01](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor McCarty

Seconded: Ryan Mooney

Yes: Michael Neal, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed



Petition Number: 2509-DDP-29

Project Name: Jersey 32 DDP

Subject Site Address: 219 W Main St; Generally located at the southeast corner of Poplar St and SR 32

Petitioner: Brian Simons - Jersey 32, LLC

Representative: Alex Stephens - Kimley-Horn and Associates, Inc

Request: Detailed Development Plan review of a 113,000 sq. ft. mixed-use residential building on 3.76 acres in the Jersey 32 Planned Unit Development (PUD) District.

Current Zoning: Jersey 32 PUD District ([Ord. 25-34](#))

Current Land Use: Vacant/Residential

Approximate Acreage: +/- 3.76

Exhibits:

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

Staff Reviewer: Lauren Gillingham-Teague, AICP – Senior Planner

BACKGROUND

The site is zoned Jersey 32 PUD District with LB-H: Local Business-Historic as the underlying zone. In addition to a 4-story mixed-use building, the development will include a public parking garage, ground floor commercial space (including “micro retail” spaces), and a historically-themed public plaza leading into a shopping courtyard. The stand-alone restaurant planned for the southwest corner of the site will be reviewed in a future filing.

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply with all applicable standards.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply with all applicable standards.

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

- 1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) 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.
- 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Article 4.14 (LB District) and Ambrose on Main PUD District (Ord. 24-64)

The plans comply.

- | | |
|------------------------------------|------------|
| 5) Minimum Lot Area: | No minimum |
| 6) Minimum Lot Width: | No minimum |
| 7) Minimum Lot Coverage: | No minimum |
| 8) Minimum Tract Requirement: | No minimum |
| 9) Minimum Lot Frontage: | No minimum |
| 10) Minimum Building Setback Lines | |
| a) Front Yard: | 0 feet |
| b) Side Yard/Bld. Separation: | 0 feet |
| c) Rear Yard: | 0 feet |
| 11) Minimum Building Height: | 2 stories |
| 12) Maximum Building Height: | No maximum |
-

DEVELOPMENT STANDARDS

Jersey 32 PUD District (Ord. 25-34) & Chapter 6 of UDO

The plans comply with all applicable development standards. Select standards are outlined below:

13) Accessory Use and Building Standards (Article 6.1)

14) Architectural Standards (Ord. 25-34, Sec. 8.1)

- a) Article 6.3 Architectural Standards: Shall not apply; rather, the Character Exhibits attached hereto as Exhibit C shall apply. Substantial compliance with quality and characteristics of improvements shall be consistent with Exhibit C as determined by the Director of Community Development.

15) Building Standards (Article 6.4)

16) Fence Standards (Article 6.5)

17) Height Standards (Article 6.6)

18) Landscaping Standards (Ord. 25-34, Sec. 8.2)

- a) Article 6.8 Landscaping Standards: Shall not apply; rather, plantings shall be generally consistent with those shown on the Concept Plan, though landscaping may include substitutions, omissions, and relocations where appropriate to fulfil the overall design and effect within the district. Landscape placement, substitutions, omissions, and ultimately general compliance with the Concept Plan shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works, and/or the Director of Parks and Recreation.

19) Lighting Standards (Ord. 25-34, Sec. 8.3)

- a) Article 6.9 Lighting: Article 6.9(F)(2) shall not apply to Lot Lines adjacent to public rights-of-way.

20) Lighting Standards (Article 6.9)

- a) Multi-family Residential and Nonresidential Standards:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
 - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.
 - iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

- vi) The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.
- 21) Lot Standards (Article 6.10)
- 22) Outside Storage and Display (Article 6.12)
- 23) Outdoor Café and Eating Areas (Article 6.13)
- 24) Parking and Loading Standards (Jersey 32 PUD District & Article 6.14)
 - a) Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.
 - i) Shared Parking: Shared parking shall provide at least 7-% of the cumulative total of Parking Spaces required for each use.
 - ii) Required spaces for Multi-family Dwellings: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.
 - iii) Parking Size: Off-street parking spaces with a structure shall be at least eight feet, 6 inches (8', 6") in width and eighteen feet (18') in depth.
 - iv) Off-Street Parking: Off-Street parking shall not be permitted in the Established Front Yard.
- 25) Performance Standards (Article 6.15)
- 26) Setback Standards (Article 6.16)
- 27) Sign Standards (Article 6.17)
- 28) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Streets.
- 29) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

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

- 30) Easement Standards (Article 8.3)
- 31) Monument and Marker Standards (Article 8.5)
- 32) Open Space and Amenity Standards (Article 8.6)



- a) Shall not apply

33) Pedestrian Network Standards (Article 8.7)

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

34) Storm Water Standards (Article 8.8)

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

36) Surety Standards (Article 8.12)

37) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action: Approve Detailed Development Plan 2509-DDP-29 with the following condition:**

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

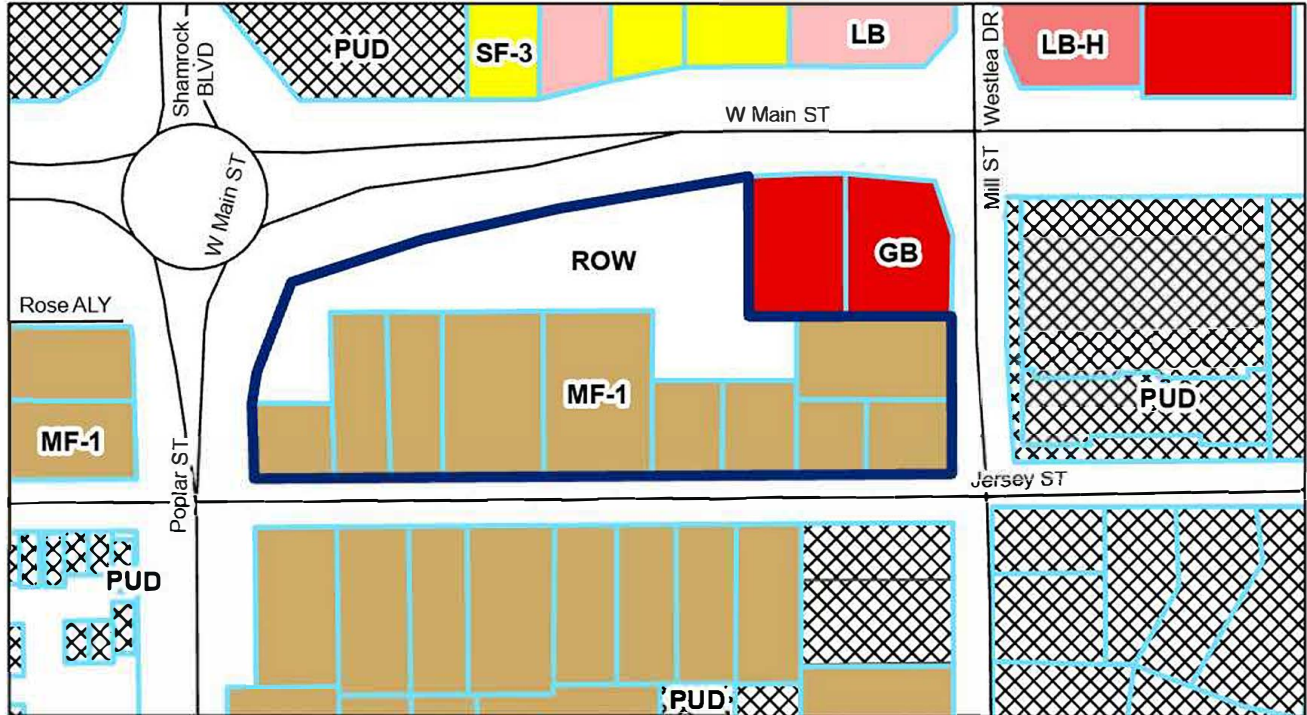
- 3) If any Plan Commission member has questions prior to the meeting, please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map

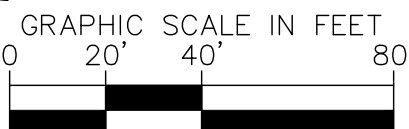
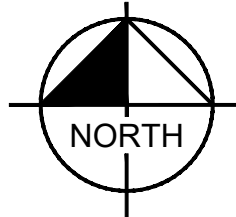


Legend

 Subject Parcel

0 0.01 0.03 0.06 Miles





PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HARDSCAPE REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
	HARDSCAPE REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS - TO BE FINALIZED

SITE SUMMARY

SITE ZONING	=	XX
SITE ACREAGE	=	3.76 AC.±
BUILDING AREA	=	113,000 SF
BUILDING HEIGHT	=	X' FT
PARKING SPACES (STANDARD) PROVIDED	=	XX SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	XX SPACES
TOTAL PARKING SPACES PROVIDED	=	XX SPACES

EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL BOX		STORM DRAIN MANHOLE
	SIGN		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	CABLE MANHOLE		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE PEDESTAL		ELECTRICAL MARKER		FIRE HYDRANT
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		IRRIGATION VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		POST INDICATOR VALVE
	TELEPHONE MARKER		POWER POLE		WELL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER METER
	FIBER OPTIC MARKER		TREE LINE		WATER VALVE
	SWALE		TOE OF SLOPE		TREE / STUMP
	FENCE LINE		TOE OF BANK		UNDERGROUND FIBER OPTIC
	SANITARY SEWER		OVERHEAD ELECTRICAL		UNDERGROUND GAS
	STORM DRAIN		UNDERGROUND TELEPHONE		
	WATER LINE				

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SITE TBM #201
BENCH TIE SET ON THE NORTH FACE OF A UTILITY POLE, APPROXIMATELY 15 FEET SOUTH OF THE CENTERLINE OF JERSEY STREET AND 210 FEET EAST OF THE CENTERLINE OF WESTFIELD BOULEVARD.
ELEV. 889.51 (NAVD 88)

SITE TBM #202
BENCH TIE SET IN THE NORTH FACE OF POWER POLE #HMI 16609, APPROXIMATELY 16.5 FEET SOUTH OF THE CENTERLINE OF JERSEY STREET, APPROXIMATELY 109 FEET WEST OF THE INTERSECTION OF JERSEY STREET AND MILL STREET.
ELEV. 891.17 (NAVD 88)

SITE TBM #402
MAG NAIL SET ON THE WEST FACE OF UTILITY POLE #HMI 14583, APPROXIMATELY 50 FEET EAST AND 15 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH CURB ISLAND OF THE POPLAR STREET AND STATE ROAD 32 INTERSECTION.
ELEV. 894.37 (NAVD 88)

SITE TBM #405
MAG NAIL SET ON THE NORTH FACE OF UTILITY POLE #180653 48 FEET NORTH AND 21 FEET WEST OF THE NORTHWEST CORNER OF THE RESIDENCE AT
ELEV. 891.14 (NAVD 88)

GENERAL PLAN NOTES

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

RESPONSE TO COMMENTS	09/05/25	AMS
AS NOTED		
DESIGNED BY AMS		
DRAWN BY: JLC		
CHECKED BY: AMS		
REVISIONS		
DATE		
BY		

KimleyHorn

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 14583
ALEXANDER M. S.
NOT APPROVED FOR CONSTRUCTION
DATE 08/01/2025

OVERALL SITE PLAN

JERSEY 32
219 W MAIN ST
WESTFIELD, IN

ORIGINAL ISSUE:
08/01/2025
KHA PROJECT NO.
170532002
SHEET NUMBER
C3.0

GENERAL LANDSCAPE & PLANTING NOTES

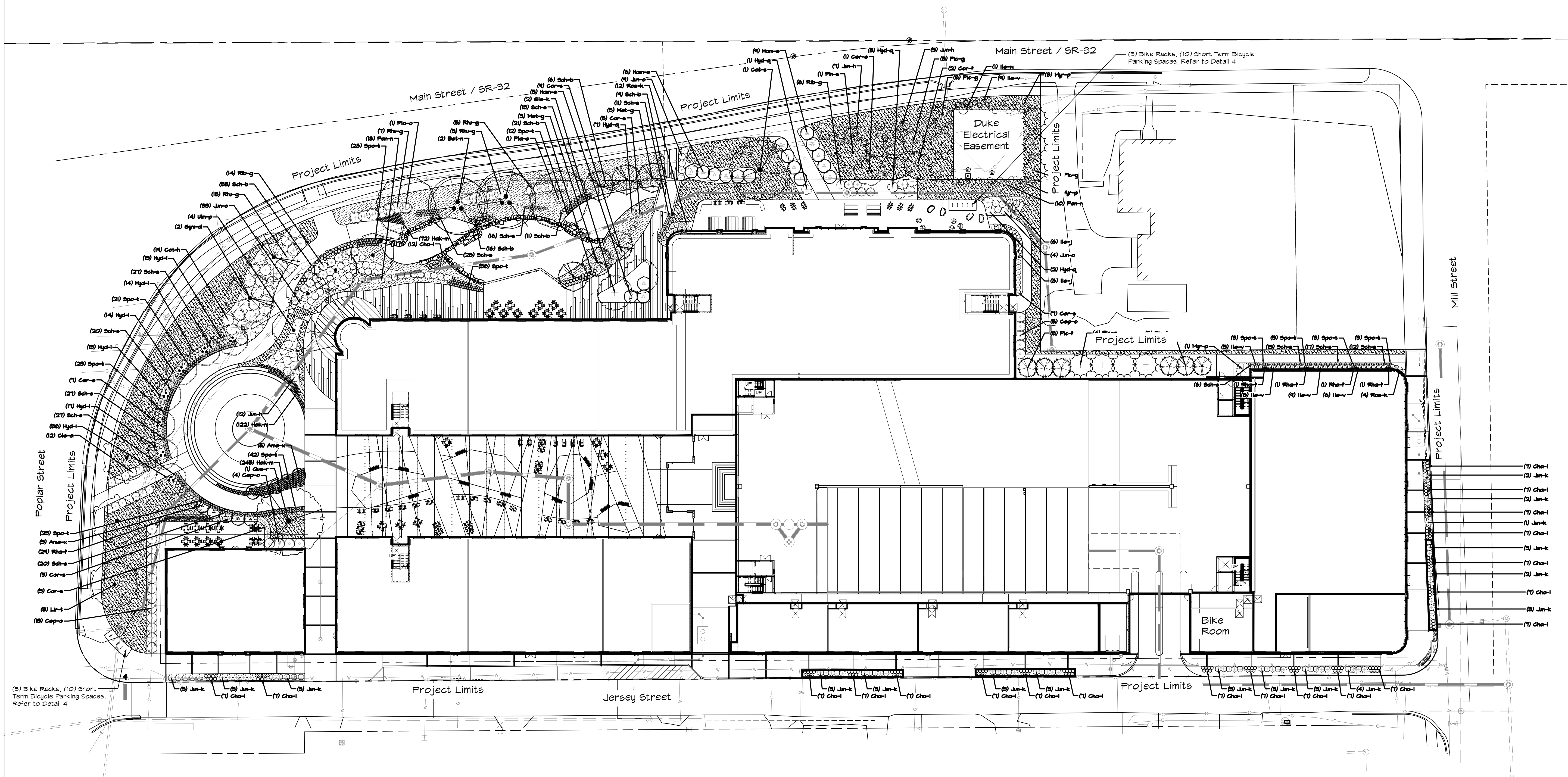
- Contractor responsible for locating all utilities in field prior to beginning work. Contractor responsible for repairing any damage to utilities to the satisfaction of the owner, utility owner, and operating authority at no additional cost.
- Contractor to stake all tree locations prior to planting. 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 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 back 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.

- Areas to receive No-Mow/Low Mow Native Plant Mix
- Areas to receive Native Pond Edge Native Plant Mix

0 15' 30' 60'

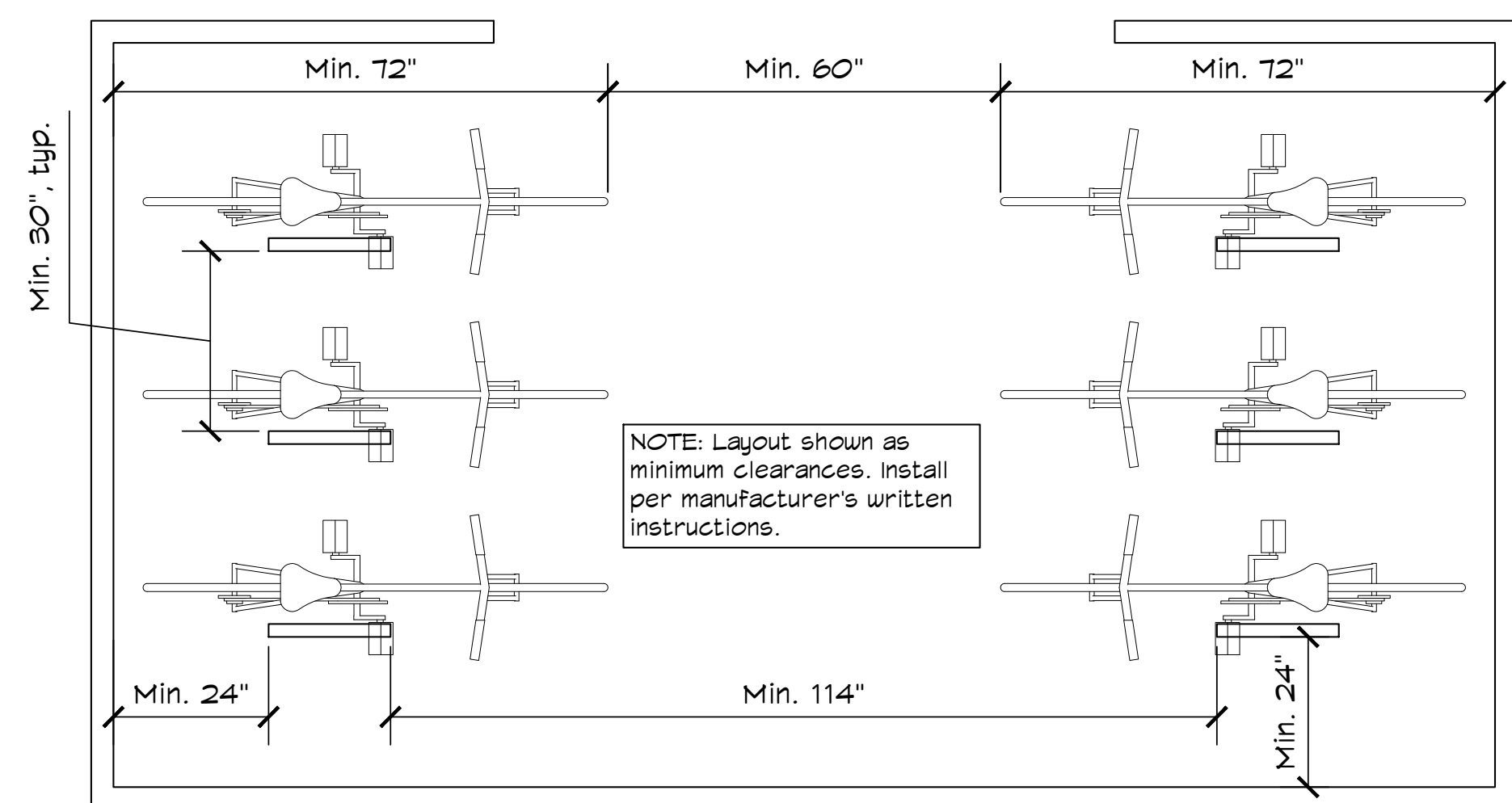
Scale 1" = 30'-0"

North



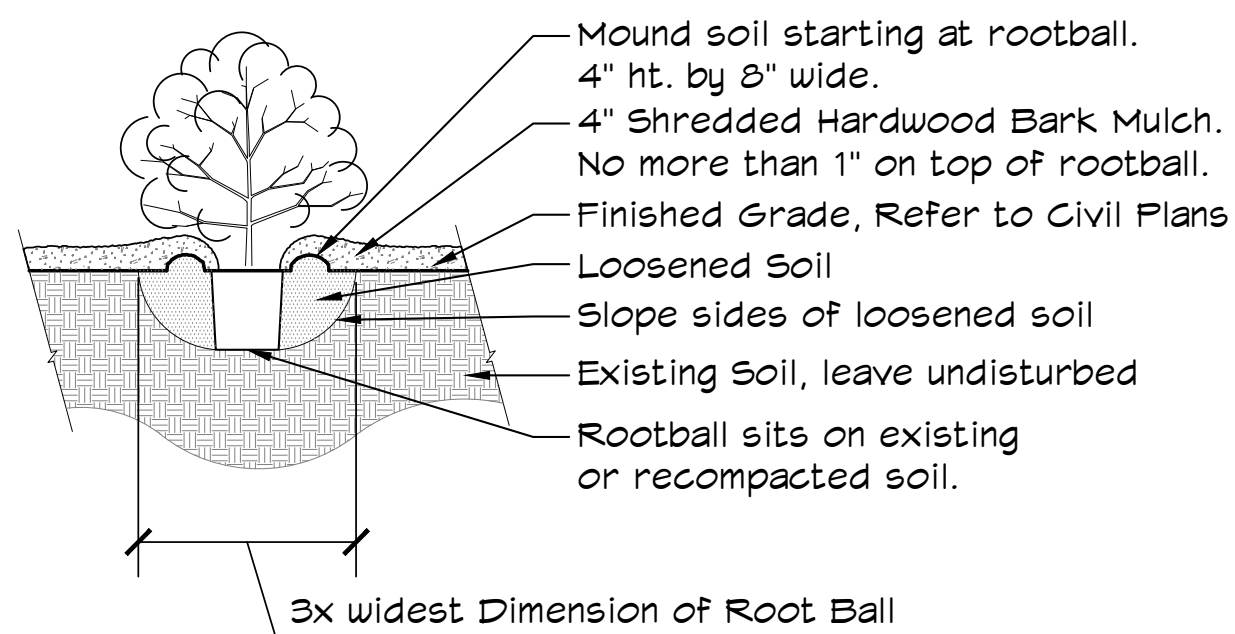
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES					
Bet-n	2	Betula nigra / River Birch	2" Cal.	B4B	Multi-stemmed, 3-5 strong leaders.
Cat-s	1	Catalpa speciosa / Northern Catalpa	2" Cal.	B4B	Full, strong central leader. Matched.
Gla-k	2	Gleditsia triacanthos inermis / Skyline Honey Locust	2" Cal.	B4B	Full, strong central leader. Matched.
Gym-d	2	Gymnocladus dioica / Kentucky Coffeetree	2" Cal.	B4B	Full, strong central leader. Matched.
Lir-t	3	Liriodendron tulipifera / Tuliptree	2" Cal.	B4B	Full, strong central leader. Matched.
Met-g	6	Metasequoia glyptostroboides / Dawn Redwood	2" Cal.	B4B	Full, strong central leader. Matched.
Pla-o	2	Platanus occidentalis / American Sycamore	2" Cal.	B4B	Full, strong central leader. Matched.
Que-r	1	Quercus rubra / Northern Red Oak	2" Cal.	B4B	Full, strong central leader. Matched.
Ulm-p	4	Ulmus x 'Pioneer' / Triumph Elm	2" Cal.	B4B	Full, strong central leader. Matched.
EVERGREEN TREES					
Pic-t	6	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	6'-0" min. ht.	B4B	Full, strong central leader. Matched.
Pic-g	13	Picea pungens 'Glaucus' / Blue Colorado Spruce	6'-0" min. ht.	B4B	Full, strong central leader. Matched.
Pin-s	1	Pinus sylvestris / Jack Pine	6'-0" min. ht.	B4B	Full, strong central leader. Matched.
ORNAMENTAL TREES					
Ame-x	10	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	B4B	Multi-stemmed; 5-7 stems.
Cer-e	8	Cercis canadensis / Eastern Redbud Multi-trunk	2" Cal.	B4B	Full, strong central leader. Matched.
Cor-f	2	Cornus florida / Flowering Dogwood	2" Cal.	B4B	Full, strong central leader. Matched.
SHRUBS & ORNAMENTAL GRASSES					
Cep-o	22	Cephalanthus occidentalis / Buttonbush	18" min. ht.	cont.	Space @ 6'-0" o.c.. Allow to mass.
Cha-l	152	Chasmanthium latifolium / Northern Sea Oats	1 gal.	cont.	Space @ 15" o.c., triangular spacing.
Cle-a	12	Clethra alnifolia / Summersweet	18" min. ht.	cont.	Space @ 5'-0" o.c.. Allow to mass.
Cor-s	31	Cornus sericea 'Kelsey' / Kelsey's Red Twig Dogwood	18" min. ht.	cont.	Space @ 3'-0" o.c.. Allow to mass.
Cot-h	19	Cotoneaster horizontalis / Spreading Cotoneaster	18" min. ht.	cont.	Space @ 7'-0" o.c.. Allow to mass.
Hak-m	439	Hakonechloa macro / Japanese Forest Grass	1 gal.	cont.	Space @ 12" o.c., orthogonal spacing. Allow to mass.
Ham-e	18	Hamamelis vernalis / Ozark Witchhazel	18" min. ht.	cont.	Space @ 6'-0" o.c.. Allow to mass.
Hyd-l	113	Hydrangea arborescens 'NCHA5' / Invincible® Wae White Hydrangea	18" min. ht.	cont.	Space @ 2'-0" o.c.. Allow to mass.
Hyd-q	15	Hydrangea quercifolia / Oakleaf Hydrangea	18" min. ht.	cont.	Space @ 6'-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-w	1	Ilex verticillata 'Mr. Poppins' / Mr. Poppins Winterberry	18" min. ht.	cont.	Space @ 3'-0" o.c.. Allow to mass. Males only.
Jun-k	67	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	18" min. spread	cont.	Space @ 4'-0" o.c.. Allow to mass.
Jun-h	24	Juniperus horizontalis / Creeping Juniper	18" min. spread	cont.	Space @ 5'-0" o.c.. Allow to mass.
Jun-o	46	Juniperus virginiana 'Gray Owl' / Gray Owl Eastern Redcedar	18" min. spread	cont.	Space @ 4'-0" o.c.. Allow to mass.
Myr-p	6	Myrica pensylvanica / Northern Bayberry	18" min. ht.	cont.	Space @ 8'-0" o.c.. Allow to mass.
Pan-n	28	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	cont.	Space @ 4'-0" o.c.. Allow to mass.
Rha-f	33	Rhamnus frangula 'Ron Williams' / Fine Line Alder Buckthorn	18" min. ht.	cont.	Space @ 2'-0" o.c.. Allow to mass.
Rhu-g	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18" min. spread	cont.	Space @ 6'-0" o.c.. Allow to mass.
Rib-g	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	18" min. ht.	cont.	Space @ 5'-0" o.c.. Allow to mass.
Ros-k	16	Rosa 'Radrazz' Knockout / Knockout Rose	18" min. ht.	cont.	Space @ 3'-0" o.c.. Allow to mass.
Sch-b	98	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal.	cont.	Space @ 2'-0" o.c.. Allow to mass.
Sch-s	239	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	1 gal.	cont.	Space @ 18" o.c.. Allow to mass.
Spot-t	199	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	cont.	Space @ 18" o.c.. Allow to mass.



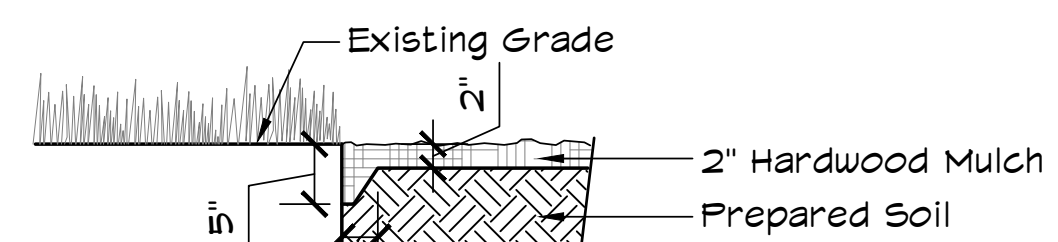
4 PROTOTYPICAL BICYCLE PARKING LAYOUT

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



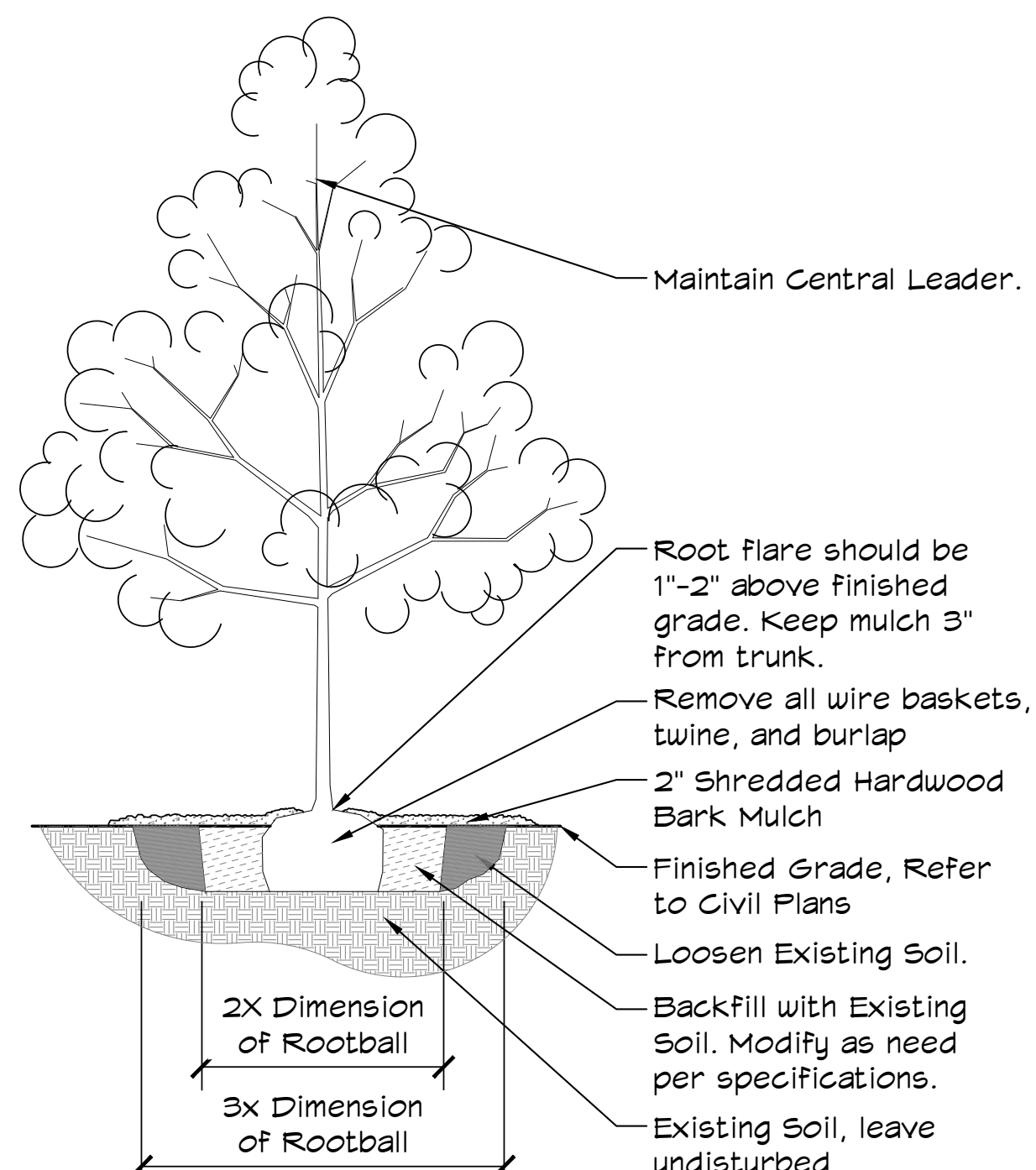
3 SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

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



2 SPADE EDGE DETAIL

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



1 TREE PLANTING DETAIL

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

Project Title / Location
No. Description DateCivil / Developer / Notes
XXX
XXX

Revisions

Not For Construction

XXXX-XXXX

XXX

Project Date / Stamp / Set Type

PLANTING
PLAN

L120



4 WEST ELEVATION
A400 SCALE: 3/8" = 1'-0"



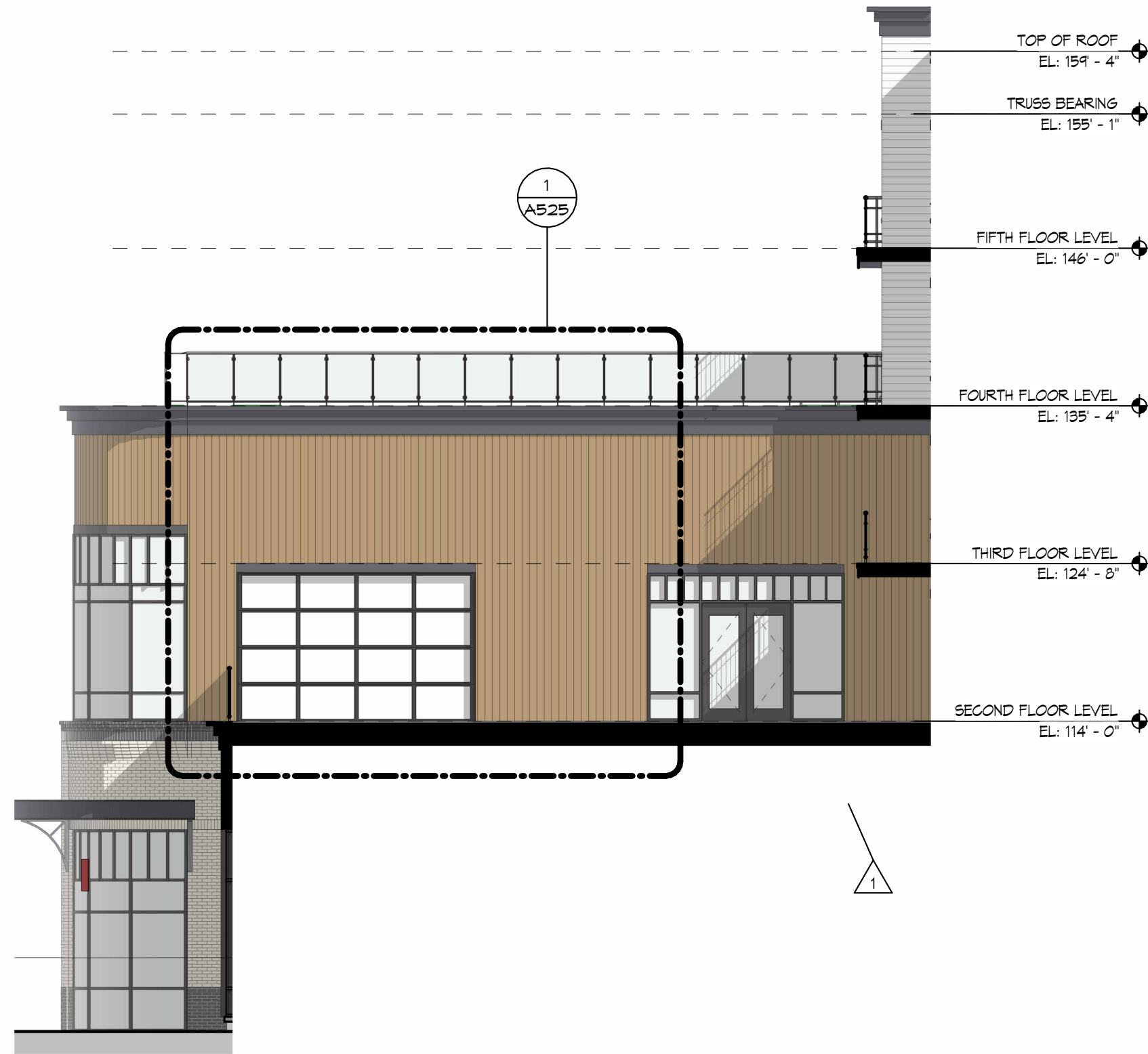
3 SOUTH ELEVATION
A400 SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
A400 SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION
A400 SCALE: 3/8" = 1'-0"



2 Area D Courtyard - South
A420 SCALE: 1/8" = 1'-0"



1 North Elevation Area D
A420 SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND		
MC	METAL COPING	MANUFACTURER: PALMETTO COLOR: DARK BRONZE
FB1	BRICK TYPE 1	MANUFACTURER: PALMETTO PRODUCT: WHITE STONE SIZE: MODULAR PATTERN: RUNNING BOND MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB1-S	BRICK TYPE 1-S	MANUFACTURER: PALMETTO PRODUCT: WHITE STONE SIZE: MODULAR PATTERN: SOLDIER FACE MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB1-R	BRICK TYPE 1-R	MANUFACTURER: PALMETTO PRODUCT: WHITE STONE SIZE: MODULAR PATTERN: ROMLOCK FACE MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB1-SB	BRICK TYPE 1-SB	MANUFACTURER: PALMETTO PRODUCT: WHITE STONE SIZE: MODULAR PATTERN: STACKED BOND SOLDIER MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB1-C	BRICK TYPE 1-C	MANUFACTURER: PALMETTO PRODUCT: WHITE STONE SIZE: MODULAR PATTERN: CORBELLED MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB2	BRICK TYPE 2	MANUFACTURER: PALMETTO PRODUCT: BLACKSTONE SIZE: MODULAR PATTERN: RUNNING BOND MORTAR: SABLE MANUFACTURER: SPEC MIX
FB2-S	BRICK TYPE 2-S	MANUFACTURER: PALMETTO PRODUCT: BLACKSTONE SIZE: MODULAR PATTERN: SOLDIER FACE MORTAR: SABLE MANUFACTURER: SPEC MIX
FB2-R	BRICK TYPE 2-R	MANUFACTURER: PALMETTO PRODUCT: BLACKSTONE SIZE: MODULAR PATTERN: ROMLOCK FACE MORTAR: SABLE MANUFACTURER: SPEC MIX
FB2-H	BRICK TYPE 2-H	MANUFACTURER: PALMETTO PRODUCT: BLACKSTONE SIZE: MODULAR PATTERN: HEADER FACE MORTAR: SABLE MANUFACTURER: SPEC MIX
FB3-S	BRICK TYPE 3-S	MANUFACTURER: PALMETTO PRODUCT: TS GRAYSTONE SIZE: MODULAR PATTERN: SOLDIER FACE MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FB3-R	BRICK TYPE 3-R	MANUFACTURER: PALMETTO PRODUCT: TS GRAYSTONE SIZE: MODULAR PATTERN: ROMLOCK FACE MORTAR: NANTUCKET MANUFACTURER: SPEC MIX
FCB-1	FIBER CEMENT LAP SIDING TYPE 1	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "GREEK VILLA" 847591
FCB-2	FIBER CEMENT LAP SIDING TYPE 2	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "IRON ORE" SN 1089
FCB-3	FIBER CEMENT LAP SIDING TYPE 3	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "HINDLE GRAY" SN 1016
MVS	VERTICAL METAL SIDING	MANUFACTURER: FAST PLANK SYSTEM PRODUCT: LIGHT CHERRY WOOD FINISH
FCT-1	FIBER CEMENT TRIM BOARD TYPE 1	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "DOVERAL" SN 1016
FCT-2	FIBER CEMENT TRIM BOARD TYPE 2	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "IRON ORE" SN 1089
MT	METAL TRIM	MANUFACTURER: FAST PLANK PRODUCT: IRON ORE COLOR: IRON ORE
FCT-1	FIBER CEMENT TRIM BOARD TYPE 1	MANUFACTURER: JAMES HARDE PRODUCT: HARDE PLANK, SMOOTH (OR OTHER) PAINT: SHERWIN WILLIAMS "IRON ORE" SN 1089
RL-1	METAL RAILING	FINISH: PRE-FINISHED ARCHITECT TO SELECT FROM MANUFACTURERS STANDARD COLORS
RL-2	GLASS RAILING	MANUFACTURER: GREGO
MB	PRE-MANUFACTURED METAL BALCONY	MANUFACTURER:
FA	FIXED FABRIC AWNING	
SIG	RETAIL SIGNAGE	
VN	VINYL WINDOW	MANUFACTURER: LINDSAY WINDOW FINISH: BLACK EXTERIOR/WHITE INTERIOR
SF	ALUMINUM STOREFRONT	MANUFACTURER: TUBELITE COLOR: BLACK
CS	CAST STONE	MANUFACTURER: CUSTOM CAST STONE COLOR: BUFF

STUDIO M
ARCHITECTURE & PLANNING

275 Veterans Way, Ste. 200,
Carmel, Indiana 46032
317.810.1502
www.studiomarchitecture.net
Architect / Interiors / Structural

Skender/Build BW
1549 East Greyhound Pass
Carmel, Indiana 46032
Client Information

Consultant Information

Consultant Information

Jersey 32/The
Grand on Main

Jersey Street
WESTFIELD, IN 46074

Project Information

1 DESCRIPTION DATE
1 Addendum 03 04.24.2025

Revisions


MICHAEL JOHNSON
ARCHITECT
11.11.12
STATE OF INDIANA

Permit Set
10.06.2025
23063
Project Status

ELEVATIONS
AREA D

A420



Petition Number: 2511-DDP-36
Project Name: Gracewell Senior Living
Subject Site Address: 17302 Lillian St (formerly 17305 Spring Mill Rd)
Petitioner: JSR Health, LLC
Representative: Weihe Engineers
Request: Petitioner requests **Detailed Development Plan** review of a 24,000 square foot senior living home on 2.18 +/- acres
Current Zoning: Maple Knoll PUD (Ord. 04-02); SB: Special Business underlying
Current Land Use: Vacant
Approximate Acreage: 2.18 acres +/-
Exhibits:
1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Renderings
6. Landscape Plan
Staff Reviewer: Lauren Gillingham-Teague, AICP - Senior Planner

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the UDO

The plans comply with all applicable standards.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the UDO

The plans comply with all applicable standards.

MAPLE KNOLL PUD STANDARDS

(PUD Ord. 04-02)

The plans comply with all applicable standards of Ord. 04-02. The standards below are included for informational purposes.

- 1) *Section 4 – Districts (Exhibit 3 of PUD Ordinance)*
- 2) *Section 5 – Underlying Zoning (Exhibit 8 of PUD Ordinance)*
- 3) *Section 11 – Permitted Uses (Exhibit 12 of PUD Ordinance)*

“Assisted Living Facilities” and “Nursing Home” land uses are permitted within the Mixed-use District. As with similar memory care homes, the development will be reviewed for zoning compliance as a commercial use but the building permit will be processed as if for a single-family home.

4) *Section 12 – Development and Architectural Standards (Exhibit 14 of PUD Ordinance)*

Lot Standards:

- All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- Min. Lot Width at Building Line: 20 ft
- Min. Lot Width at Street: 20 ft
- Min. Lot Depth: 60 ft
- Min. Lot Area: 1,000 sq. ft.
- Front Setback: 0-80 ft
- Min. Side Setback: 0 ft
- Min. Rear Setback: 0 ft
- No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed-use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed-use District.

Non-Residential Architectural Standards:

- Maximum Building Height: Thirty-Five (35) Feet.
- Minimum Building Separation: 0 Feet (attached) and 12 (detached).
- Exterior Materials and Colors:
 - The following shall replace and supersede the [UDO] Provisions pertaining to building materials:
 - The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- Facades:
 - Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
 - Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the

length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

- Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- Roofs:
 - Roof profiles shall be gabled, hip, or parapet.
 - Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.
- Exterior Mechanical Equipment:
 - All mechanical equipment shall be screened or hidden from all sides.

5) *Section 13 – Landscaping Standards (Exhibit 17 of PUD Ordinance)*

Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- Shrubs are not required to be planted within woodlands located within buffer yards.
- Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-use District located west of Spring Mill Road.
- At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree : shrub).
- With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

WC 16.06.010 - General Landscaping Provisions – Exhibit 17 of PUD Ordinance

WC 16.06.020 - Preservation and Replacement of Trees – Exhibit 17 of PUD Ordinance

WC 16.06.030 - Selection, Installation, and Maintenance – Exhibit 17 of PUD Ordinance

WC 16.06.040 - General Landscape Design Standards – Exhibit 17 of PUD Ordinance

- Groundcover – Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- Heating and Cooling Facilities – Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 LF) against long expanses (over 80LF) of building walls, site fences, and other barriers to create a softening effect.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements – Exhibit 17 of PUD

- Yards and Open Space – The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth as follows: Business Uses; 10 Shade Trees / Acre, 10 Ornamental or Evergreen Trees / Acre, and 25 Shrubs / Acre of development.

On-site Plantings:

Business Use (2.18 acres)	Required	Provided	Difference
Shade Trees (10/acre)	22	22*	0
Orn. or Evergreen Trees (10/acre)	22	22*	0
Shrubs (25/acre)	55	241	+186
*includes tree preservation credits			

Road Frontage Landscaping – Road Frontage Standards – In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way.

Road Frontage Plantings:

Spring Mill Rd (247')	Required	Provided	Difference
Shade or Evergreen Trees (1 per 40')	7	10	+3

WC 16.06.060 – Buffer Yard Requirements – Exhibit 17 of PUD Ordinance

Buffer yards are not be required between uses within planned developments or within subdivisions, however, evergreen screening will be provided at the request of the neighboring property owner(s).

WC 16.06.070 - Parking Area Landscaping – Exhibit 17 of PUD Ordinance

Interior Parking Area Landscape –

The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Parking lots with 5-24 spaces are required to provide 5% of the parking lot area as landscaped area.

Perimeter Parking Area Landscape –

There shall be one (1) tree per thirty (30) linear feet of parking lot length. Trees may be clustered. In addition, there shall be one (1) shrub per three (3) feet of parking lot length. Shrubs may be clustered.

North Perimeter (300')	Required	Provided	Difference
Shade, Orn. or Evergreen Trees (1/30')	10	10	0
Shrubs (1/3')	100	107	+7

6) Section 15 – Lighting (Exhibit 19 of PUD Ordinance)

The lighting provided will be residential in nature and oriented away from neighboring properties.

DISTRICT STANDARDS

WC 16.04.050 Business Districts

The plans comply

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the current Westfield UDO

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

6.1 Accessory Use and Building Standards

Screening of Receptacles and Loading Areas:

- These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard. **If the Lot contains more than one Established Front Yard, then the Director may approve a location within the Established Front Yard.**

The enclosure is located in the established front yard of Springmill Rd in order to keep it as far as possible from the neighboring homes.

DESIGN STANDARDS

Associated articles within Chapter 8 of the current Westfield UDO

The plans comply.

8.3 Easement Standards



8.7 Pedestrian Network Standards

8.8 Stormwater Standards

8.9 Street and Right-of-Way Standards

8.12 Surety Standards

8.13 Utility Standards

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action: Approve Detailed Development Plan 2511-DDP-36 with the following condition:**

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

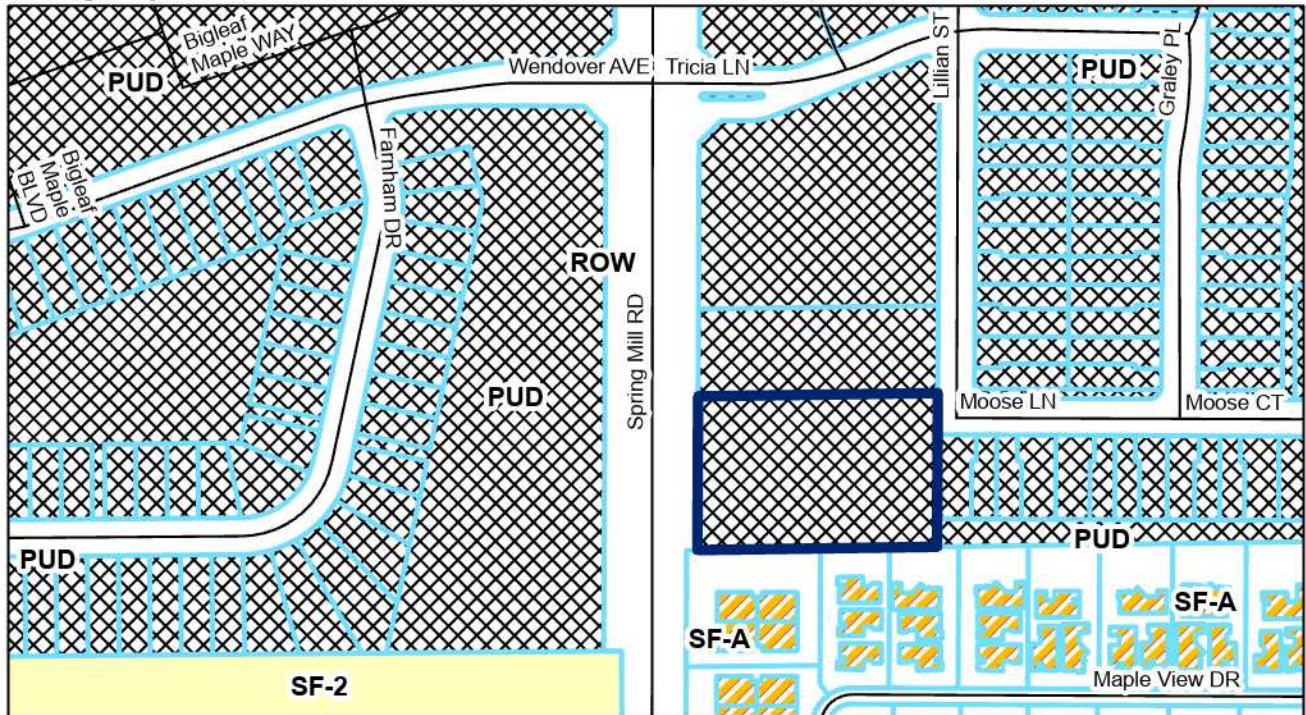
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



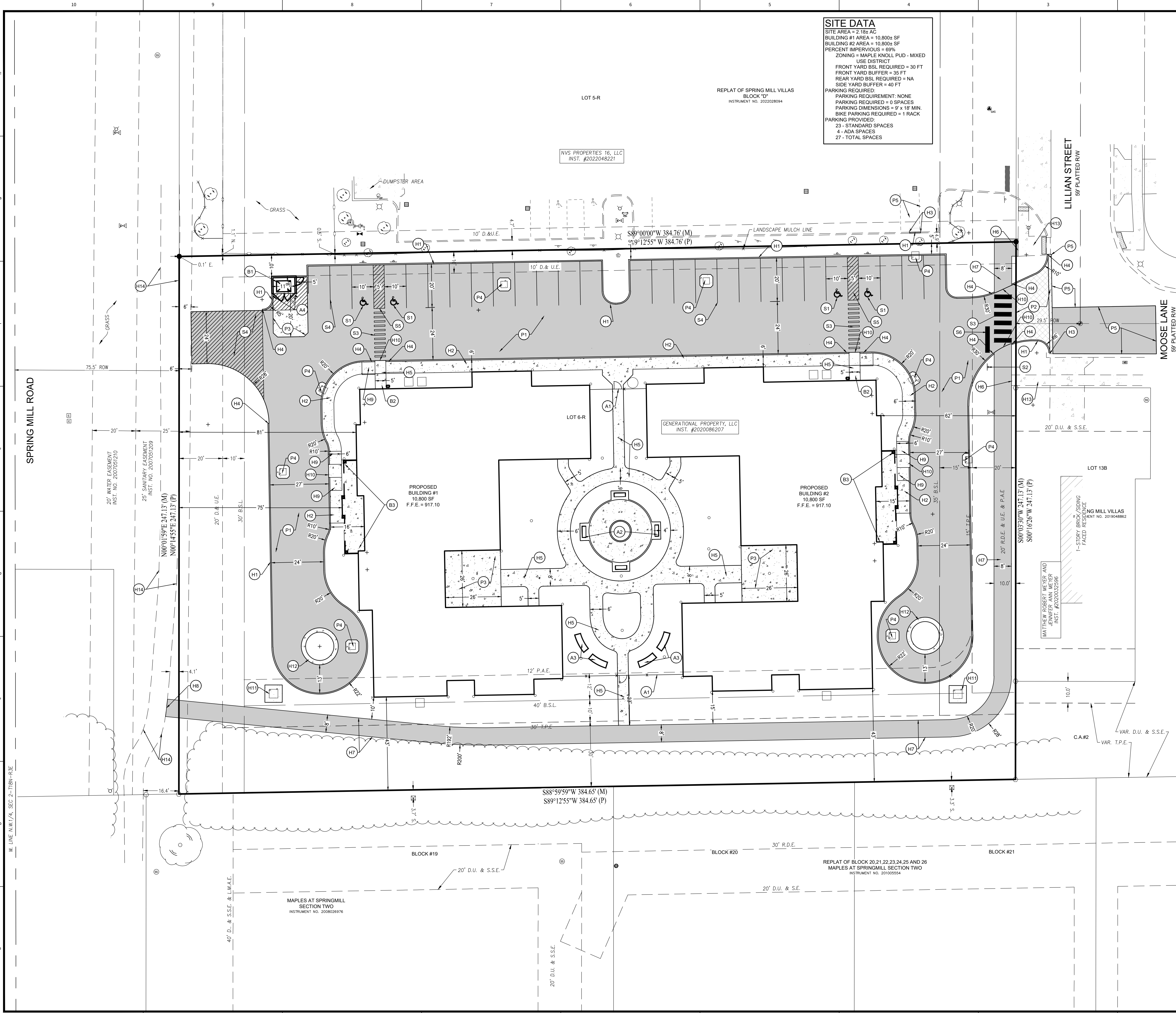
Legend

Subject Parcel

0 0.03 0.05 0.1 Miles

N



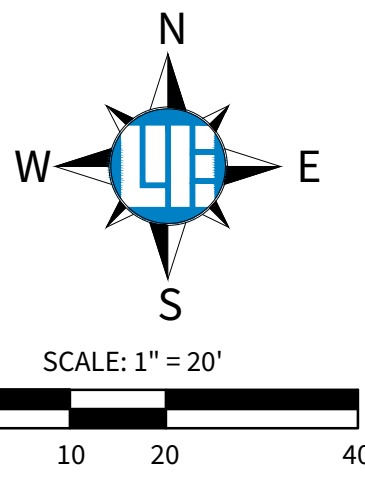


SITE DATA
SITE AREA = 2.18± AC
BUILDING #1 AREA = 10,800± SF
BUILDING #2 AREA = 10,800± SF
PERCENT IMPERVIOUS = 69%
ZONING = MAPLE KNOLL PUD - MIXED
USE DISTRICT
FRONT YARD BSL REQUIRED = 30 FT
FRONT YARD BUFFER = 35 FT
REAR YARD BSL REQUIRED = NA
SIDE YARD BUFFER = 40 FT
PARKING REQUIRED:
PARKING REQUIREMENT: NONE
PARKING REQUIRED = 0 SPACES
PARKING DIMENSIONS = 9' x 18' MIN.
BIKE PARKING REQUIRED = 1 RACK
PARKING PROVIDED:
23 - STANDARD SPACES
4 - ADA SPACES
27 - TOTAL SPACES

- SITE PLAN NOTES**
- (PW) PAVEMENT**
- P1 STANDARD DUTY ASPHALT PAVING
 - P2 MODIFIED INDOT CLASS III APPROACH. SEE DETAIL.
 - P3 STANDARD DUTY CONCRETE
 - P4 STORM INLET WITH CONCRETE APRON
 - P5 MATCH EXISTING PAVEMENT
- (HH) HARDSCAPE**
- H1 6" STRAIGHT CURB
 - H2 INTEGRAL WALK AND CURB
 - H3 MATCH EXISTING CURB
 - H4 TAPER CURB WITHIN 3 FEET
 - H5 CONCRETE SIDEWALK
 - H6 MATCH EXISTING CONCRETE SIDEWALK
 - H7 RELOCATED MULTI-USE PATH
 - H8 MATCH EXISTING MULTI-USE PATH
 - H9 ACCESSIBLE RAMP
 - H10 PAVEMENT FLUSH WITH SIDEWALK
 - H11 TRANSFORMER PAD LOCATION
 - H12 ROLL CURB
 - H13 EXISTING SIDEWALK
 - H14 EXISTING MULTI-USE PATH
- (BW) BUILDING ACCESSORIES**
- B1 DUMPSTER ENCLOSURE
 - B2 CONCRETE STOOP
 - B3 COVERED PORCH
- (AW) ACCESSORIES**
- A1 DECORATIVE FENCE. REFER TO ARCHITECTURAL PLANS.
 - A2 OUTDOOR SEATING AREA
 - A3 GARDEN BEDS
 - A4 BOLLARDS
- (SW) SIGNAGE & MARKINGS**
- S1 ACCESSIBLE PARKING SPACE AND SIGN
 - S2 STOP SIGN
 - S3 PEDESTRIAN CROSSWALK
 - S4 4" PAINTED WHITE SOLID LINES (TYP)
 - S5 4" PAINTED BLUE SOLID LINE ISLAND
 - S6 24" PAINTED WHITE STOP BAR

-NOTE-
REFER TO SHEET C002 GENERAL NOTES TO VIEW
FULL LEGEND ITEMS FOR THIS PROJECT.

- PAVEMENT**
- EXISTING ASPHALT PAVEMENT
 - STANDARD DUTY ASPHALT PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - CONCRETE PAVEMENT
 - MODIFIED INDOT CLASS III APPROACH
- LINE TYPES**
- RIGHT OF WAY LINE
 - FENCE
 - GUARD RAIL
 - BUILDING SETBACK LINE
 - BOUNDARY LINE
 - SECTION LINE
- ABBREVIATIONS**
- ROW RIGHT OF WAY
 - BSL BUILDING SETBACK LINE
 - ESMT EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - FFE FINISH FLOOR ELEVATION



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Indianapolis, IN 46280
317.846.6611 · wehe.net

LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DATE	BY	DESIGNED BY	CHECKED BY
10/23/2023	BJS	JS	BS
10/23/2023	BJS	JS	BS

10/03/2023

DAVID P. DOBKOSKI
REGISTERED PROFESSIONAL ENGINEER
PE 135059760
STATE OF INDIANA
DAVID P. DOBKOSKI PE# 12500760

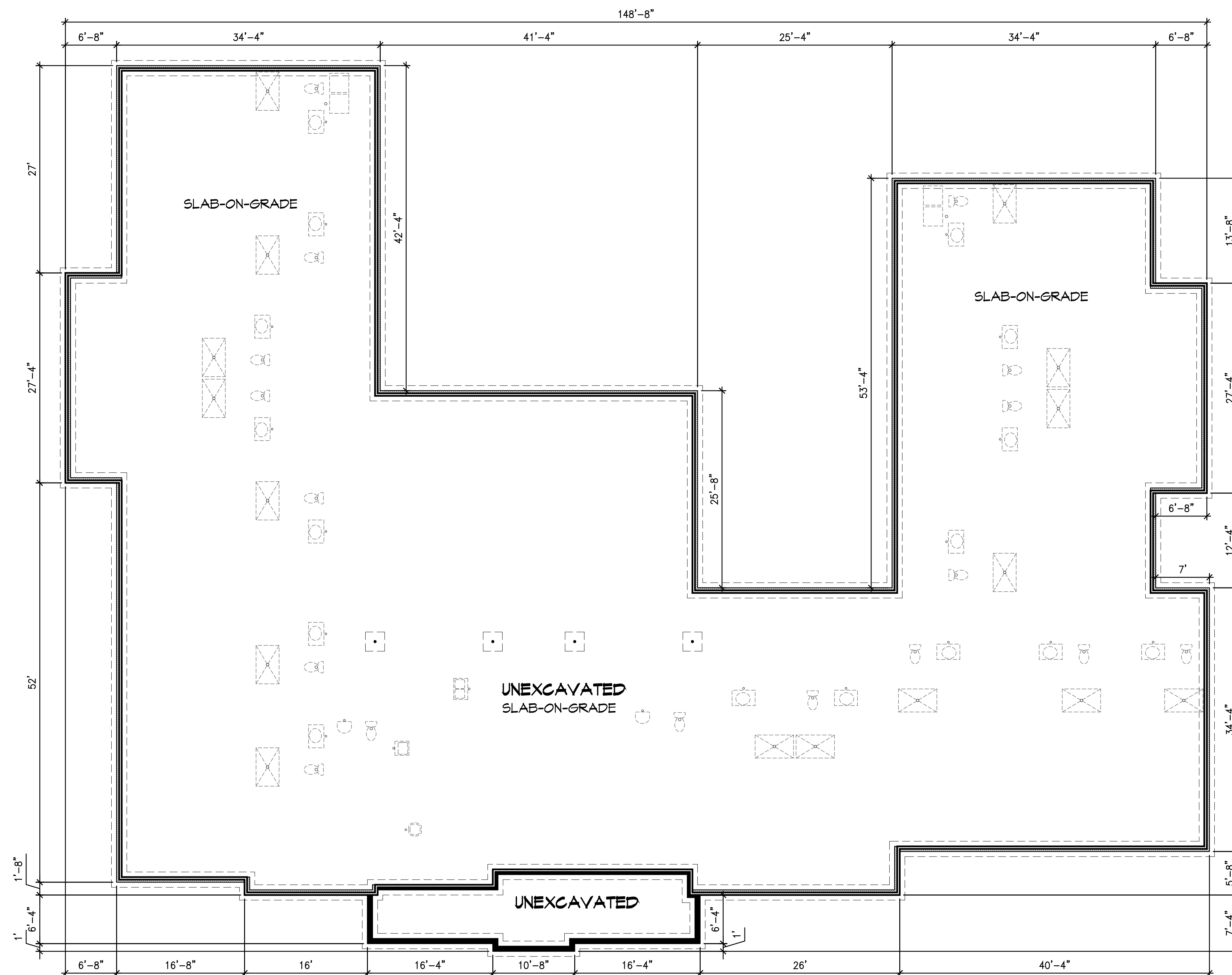
GRACEWELL SENIOR LIVING
17302 LILLIAN STREET, WESTFIELD, IN 46074

SITE PLAN
Part of the NW/4 of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W25.0651

PRELIMINARY
NOT FOR CONSTRUCTION



FOUNDATION PLAN

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

DATE	OCT. 2, 2025
DRAWN BY	MNS
CHECKED BY	

PROJECT TITLE
NEW SENIOR LIVING RESIDENCE

OWNER
GRACEWELL, LLC
ASSISTED LIVING & MEMORY CARE
WESTFIELD, INDIANA

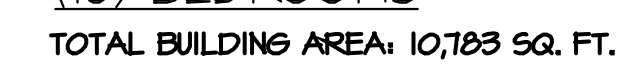
SHEET TITLE _____

FOUNDATION PLAN

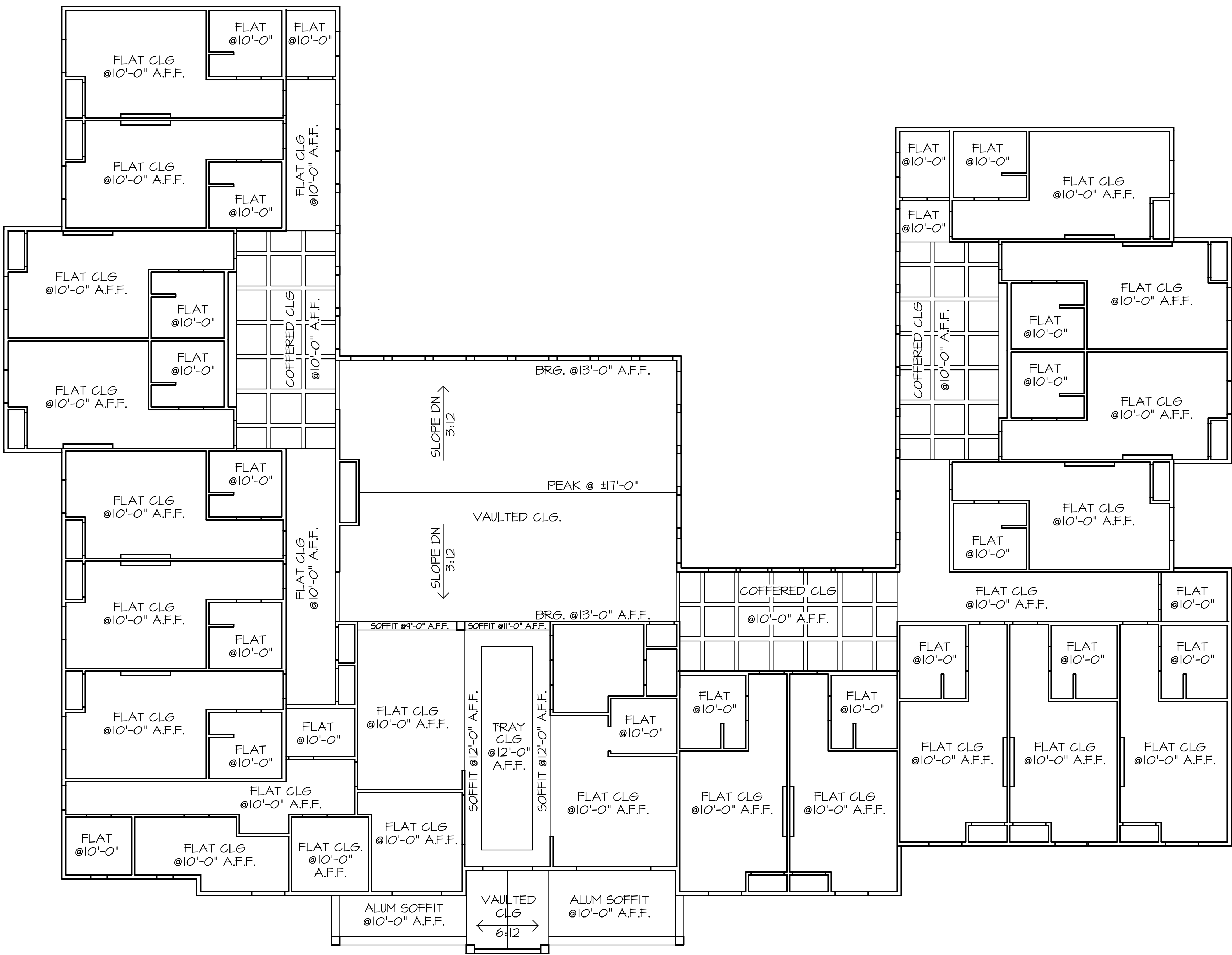
DATE	REVISIONS	BY

SHEET NUMBER

S | |

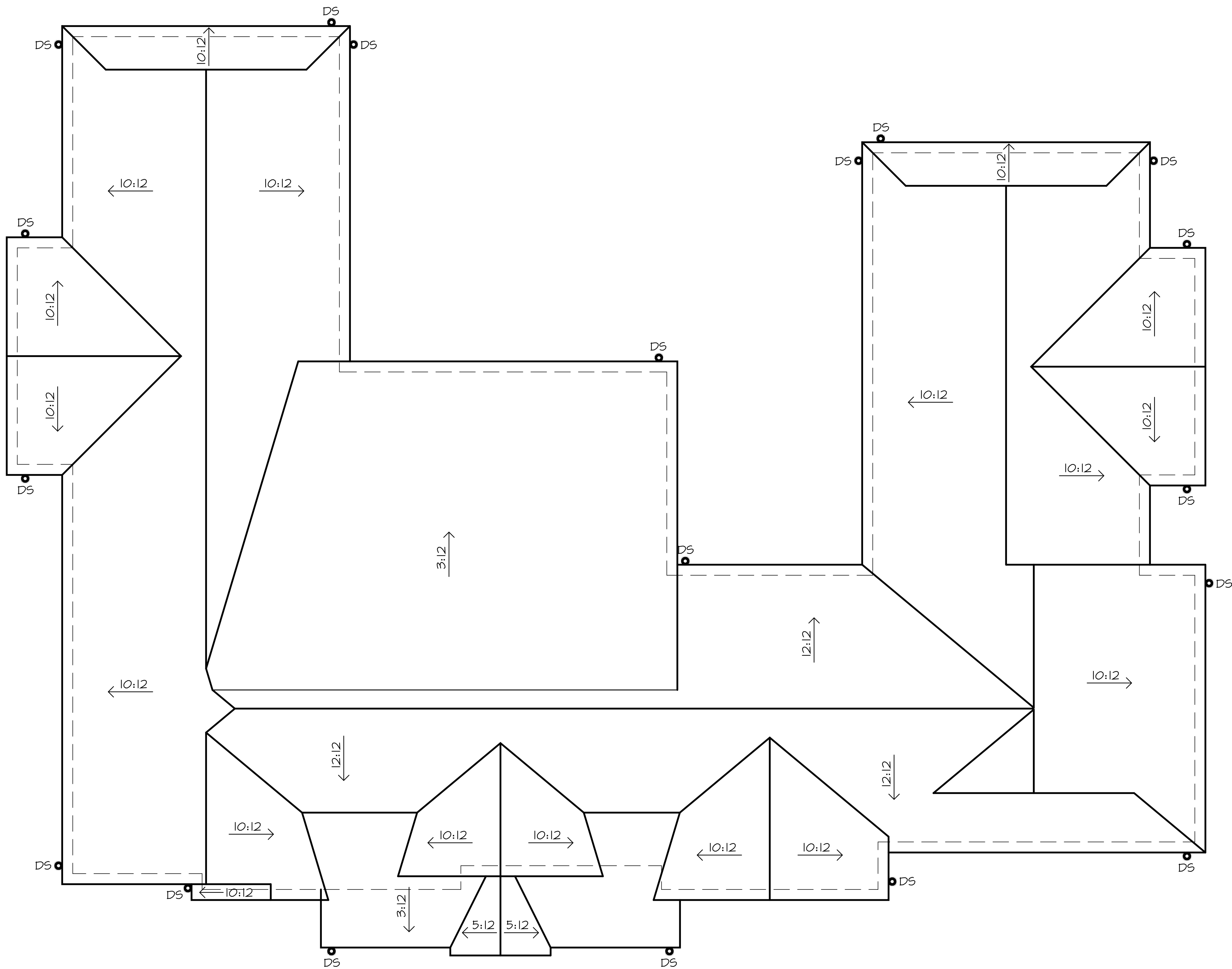


PRELIMINARY
NOT FOR CONSTRUCTION



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



ROOF PLAN

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

DATE	DRAWN BY	CHECKED BY
OCT. 2, 2025	MMS	

PROJECT TITLE
NEW SENIOR LIVING RESIDENCE
OWNER
GRACEWELL, LLC ASSISTED LIVING & MEMORY CARE WESTFIELD, INDIANA

SHEET TITLE
ROOF PLAN
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DATE	REVISIONS	BY

SHEET NUMBER
A2.2

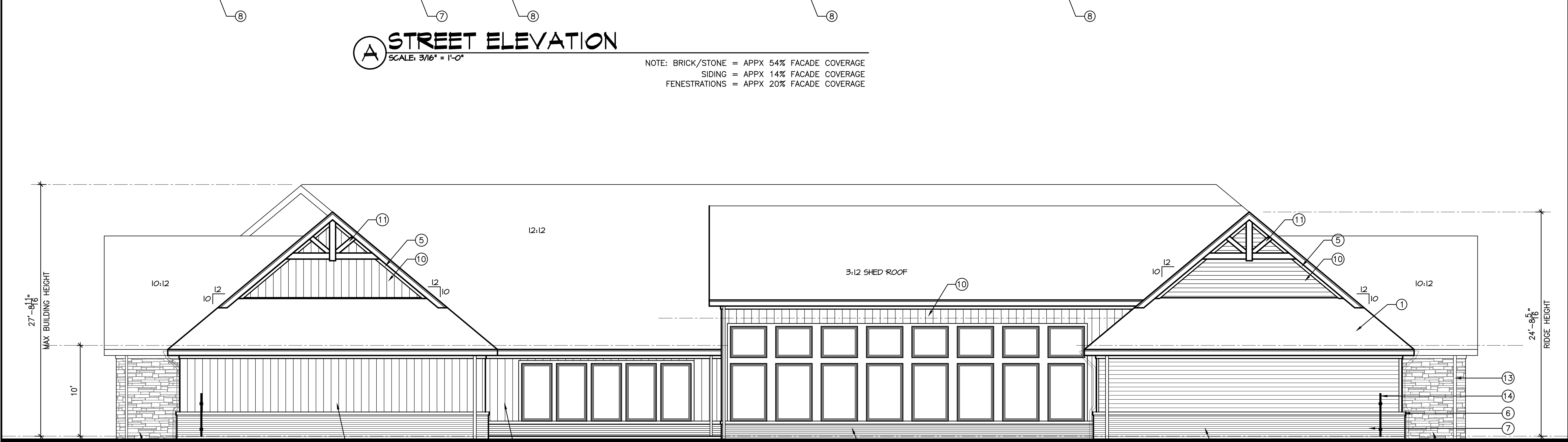
MYRA SIMPSON
Designs

574-203-6972
WWW.MYRASIMPSONDESIGNS.COM



A STREET ELEVATION
SCALE: 3/16" = 1'-0"

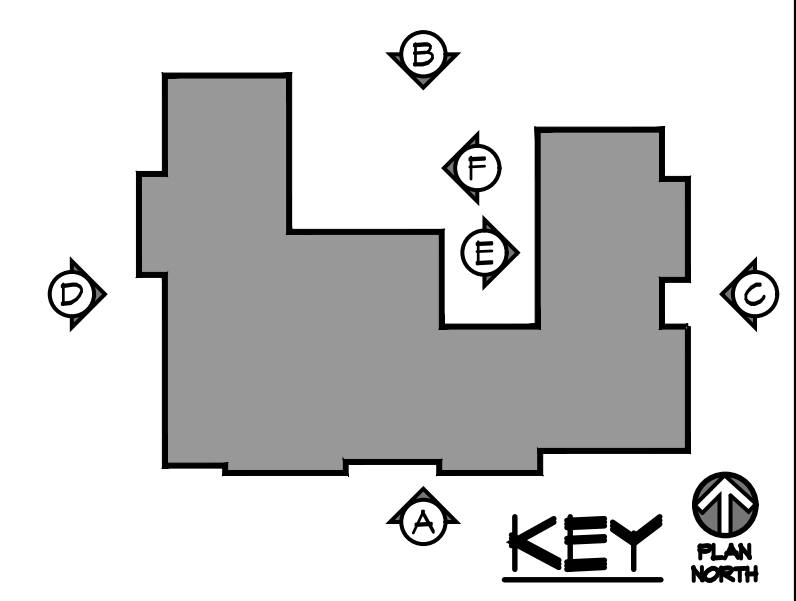
NOTE: BRICK/STONE = APPX 54% FACADE COVERAGE
SIDING = APPX 14% FACADE COVERAGE
FENESTRATIONS = APPX 20% FACADE COVERAGE



B REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: BRICK/STONE = APPX 27% FACADE COVERAGE
SIDING = APPX 46% FACADE COVERAGE
FENESTRATIONS = APPX 27% FACADE COVERAGE

PRELIMINARY
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DATE: OCT. 2, 2025
DRAWN BY: MMS
CHECKED BY:

PROJECT TITLE:
NEW SENIOR LIVING RESIDENCE

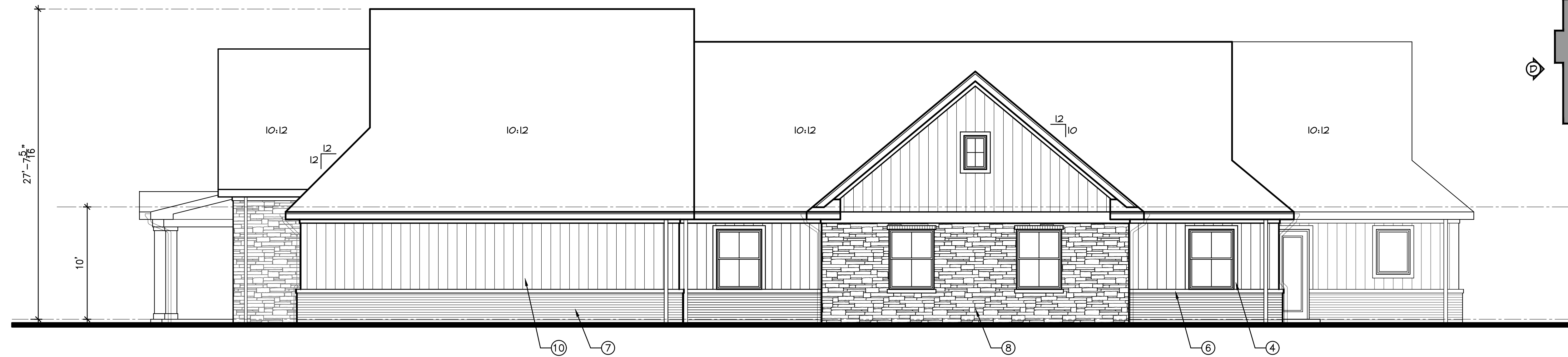
OWNER:
GRACEWELL, LLC
ASSISTED LIVING & MEMORY CARE
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

BY:
DATE: _____

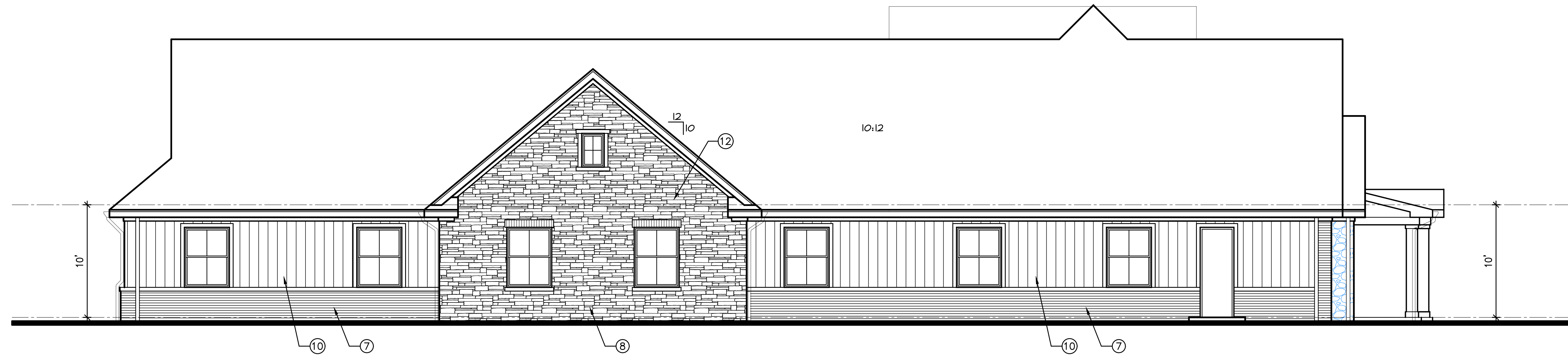
REVISIONS:
1. _____
2. _____
3. _____

SHEET NUMBER:
A3.1



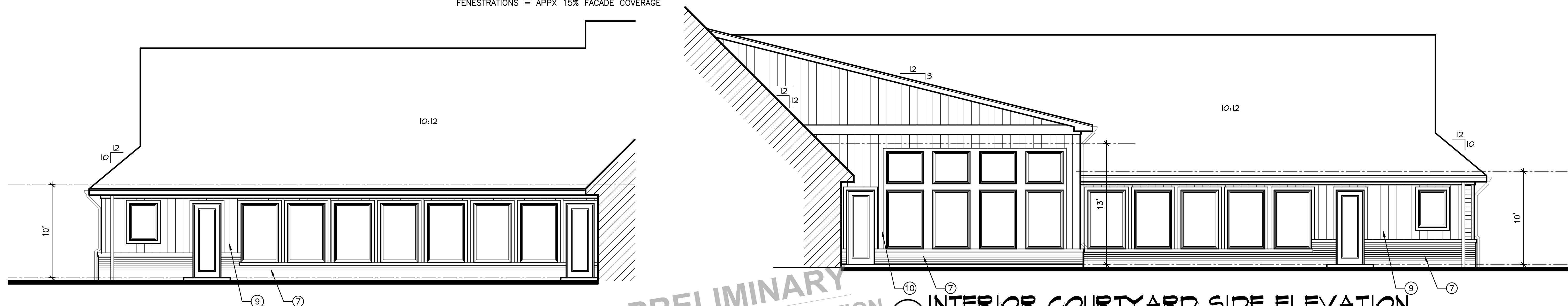
C SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: BRICK/STONE = APPX 43% FACADE COVERAGE
SIDING/TRIM = APPX 47% FACADE COVERAGE
FENESTRATIONS = APPX 10% FACADE COVERAGE



D SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: BRICK/STONE = APPX 51% FACADE COVERAGE
SIDING/TRIM = APPX 26% FACADE COVERAGE
FENESTRATIONS = APPX 15% FACADE COVERAGE



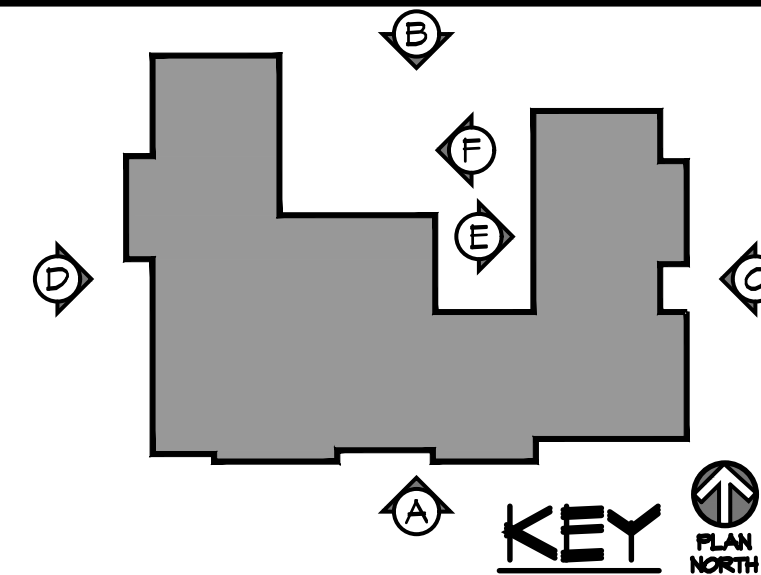
E INTERIOR COURTYARD SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: BRICK/STONE = APPX 18% FACADE COVERAGE
SIDING/TRIM = APPX 27% FACADE COVERAGE
FENESTRATIONS = APPX 55% FACADE COVERAGE

**PRELIMINARY
NOT FOR CONSTRUCTION**

F INTERIOR COURTYARD SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: BRICK/STONE = APPX 12% FACADE COVERAGE
SIDING/TRIM = APPX 57% FACADE COVERAGE
FENESTRATIONS = APPX 37% FACADE COVERAGE



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DATE: OCT. 2, 2025
DRAWN BY: MMS
CHECKED BY:

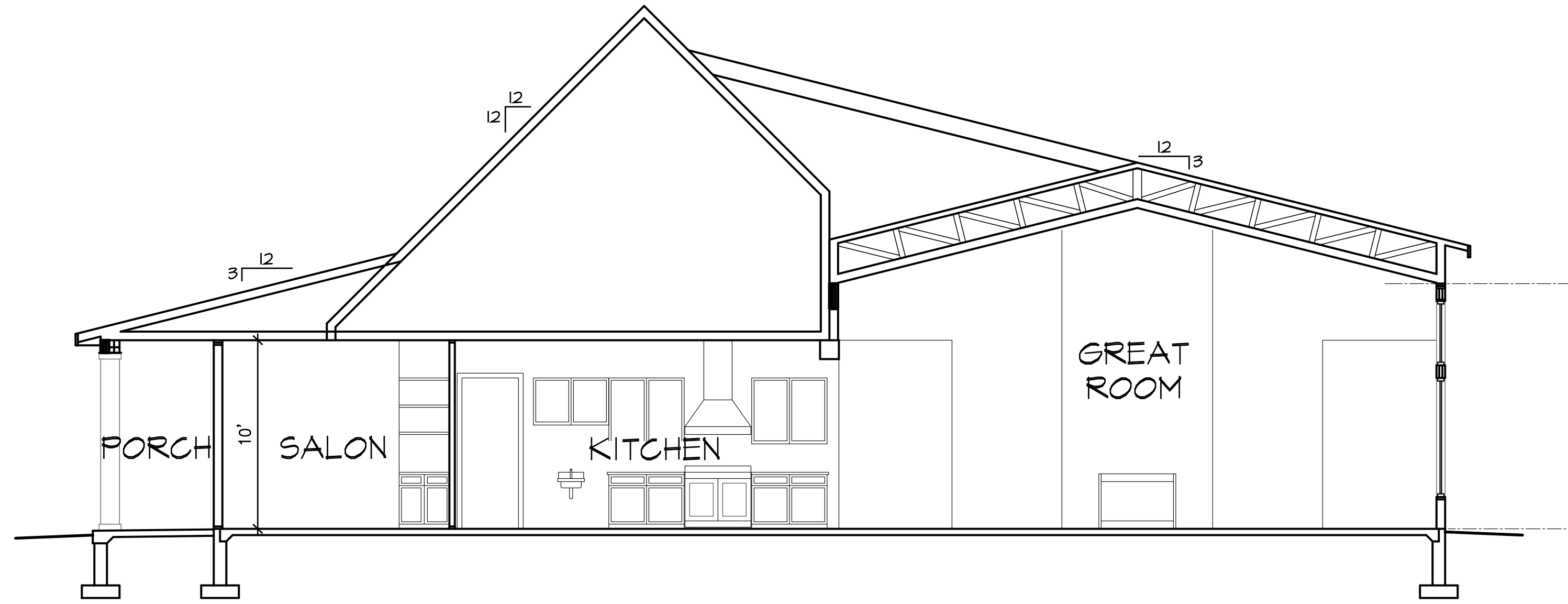
PROJECT TITLE
NEW SENIOR LIVING RESIDENCE
OWNER
GRACEWELL, LLC
ASSISTED LIVING & MEMORY CARE
WESTFIELD, INDIANA

SHEET TITLE
EXTERIOR ELEVATIONS
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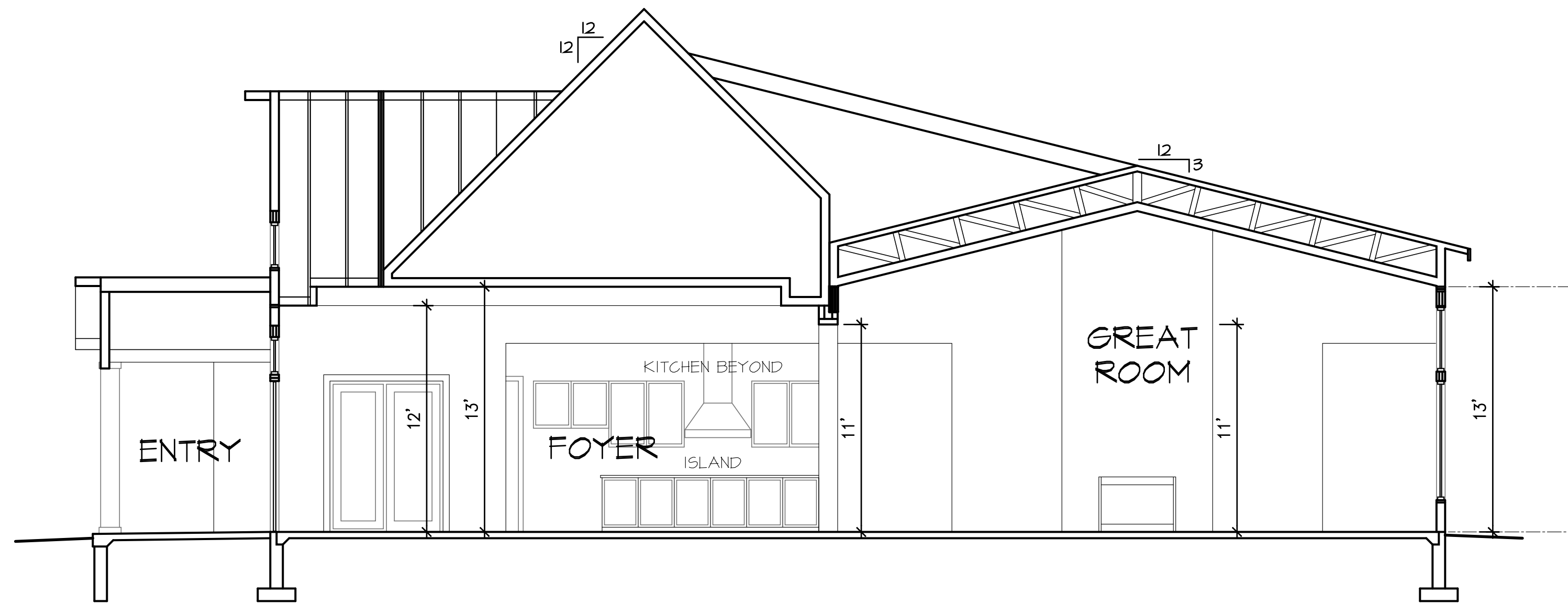
DATE	REVISIONS	BY

SHEET NUMBER

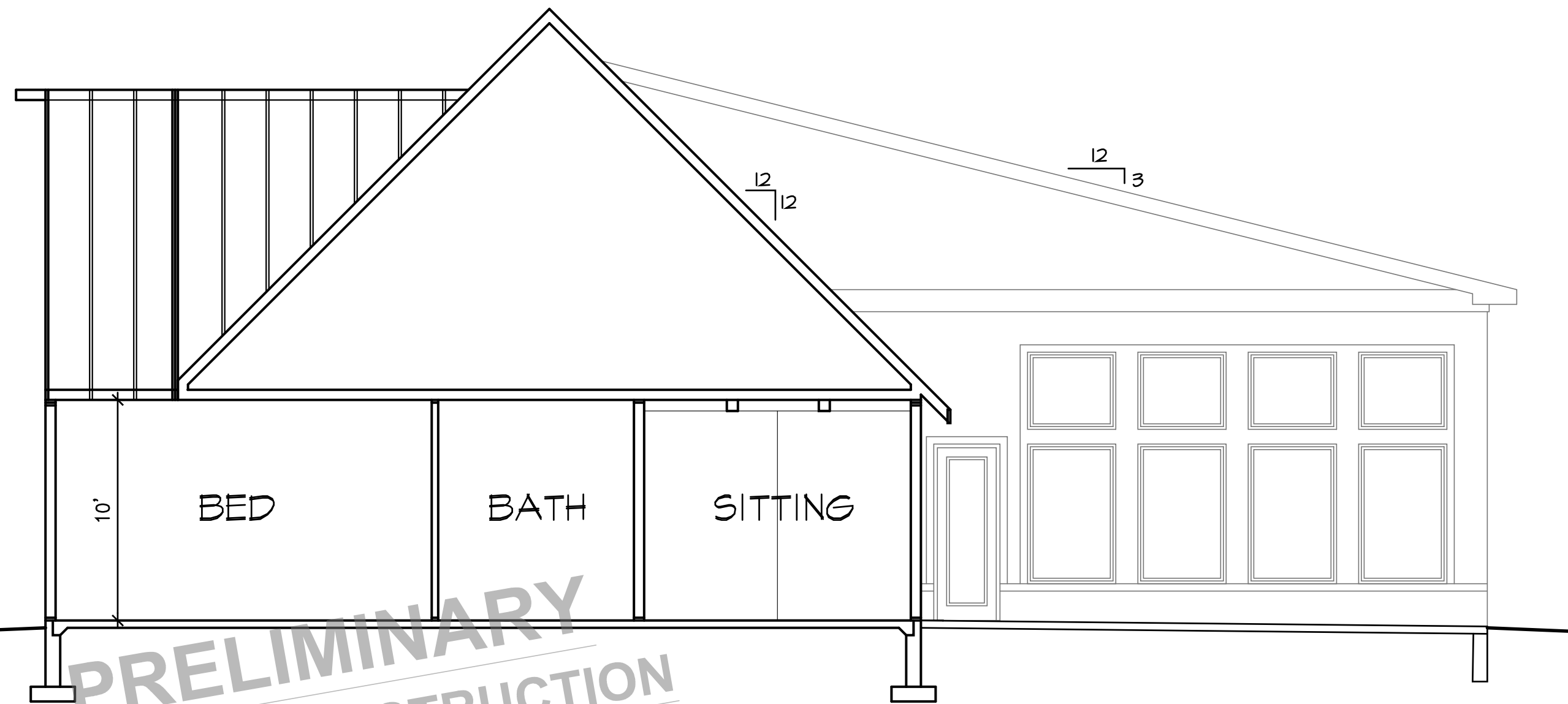
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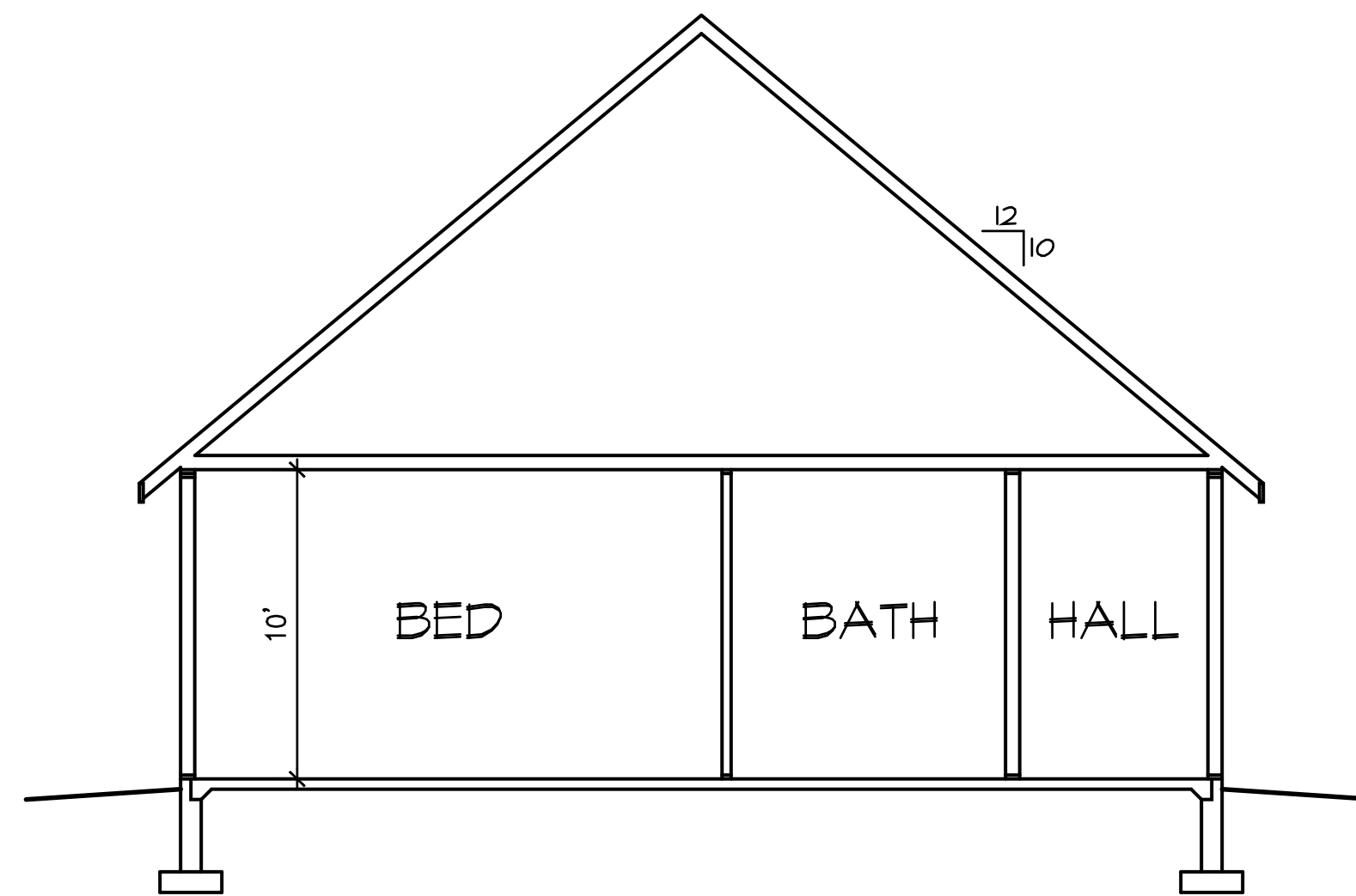
A BUILDING SECTION
SCALE: 3/16" = 1'-0"



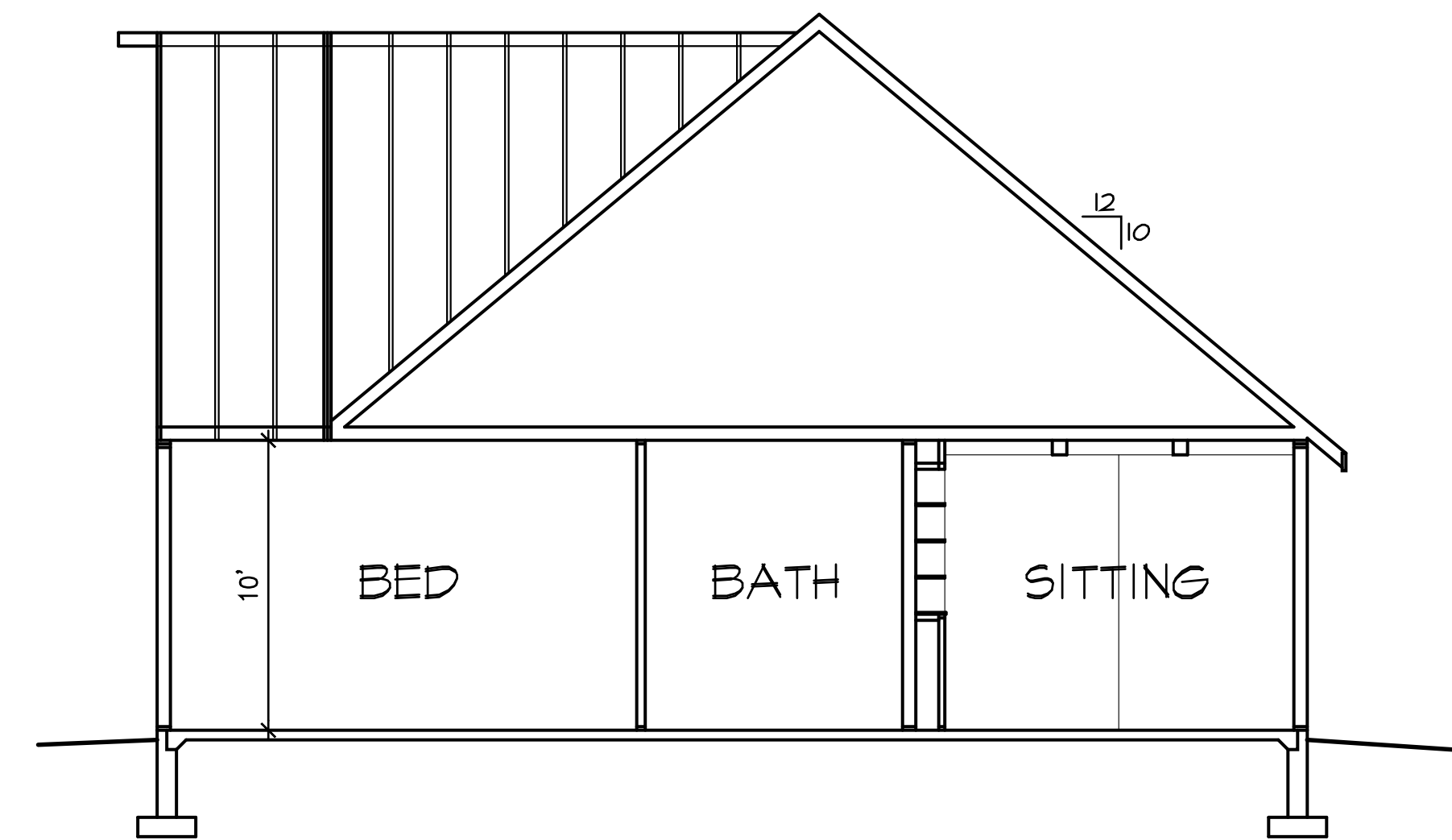
B BUILDING SECTION
SCALE: 3/16" = 1'-0"



C BUILDING SECTION
SCALE: 3/16" = 1'-0"



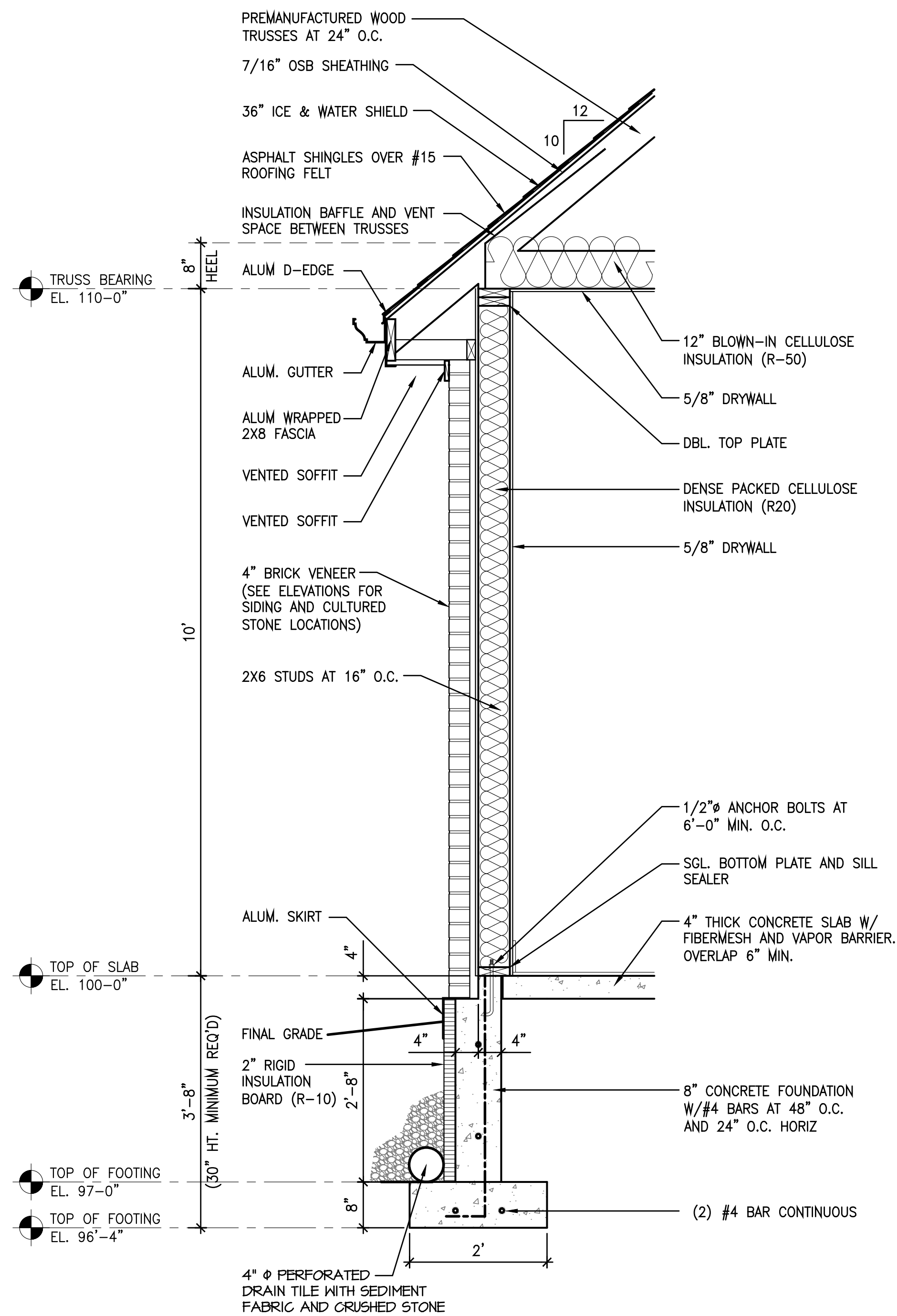
D BUILDING SECTION
SCALE: 3/16" = 1'-0"



E BUILDING SECTION
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



1 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

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DATE	DRAWN BY	CHECKED BY
OCT. 2, 2025	MMS	

PROJECT TITLE
NEW SENIOR LIVING RESIDENCE

OWNER
GRACEWELL, LLC
ASSISTED LIVING & MEMORY CARE
WESTFIELD, INDIANA

SHEET TITLE
WALL SECTIONS

DATE	REVISIONS	BY

SHEET NUMBER
A5.1



CONCEPTUAL RENDERINGS

DISCLAIMER: RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPE AND MATERIALS MAY VARY. NOT TO SCALE. NOT FOR CONSTRUCTION DOCUMENTATION.

MYRA SIMPSON
Designs

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DATE
OCT. 2, 2025

DRAWN BY
MMS

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PROJECT TITLE
NEW SENIOR LIVING RESIDENCE

OWNER
GRACEWELL, LLC
ASSISTED LIVING & MEMORY CARE
WESTFIELD, INDIANA

SHEET TITLE
RENDERINGS

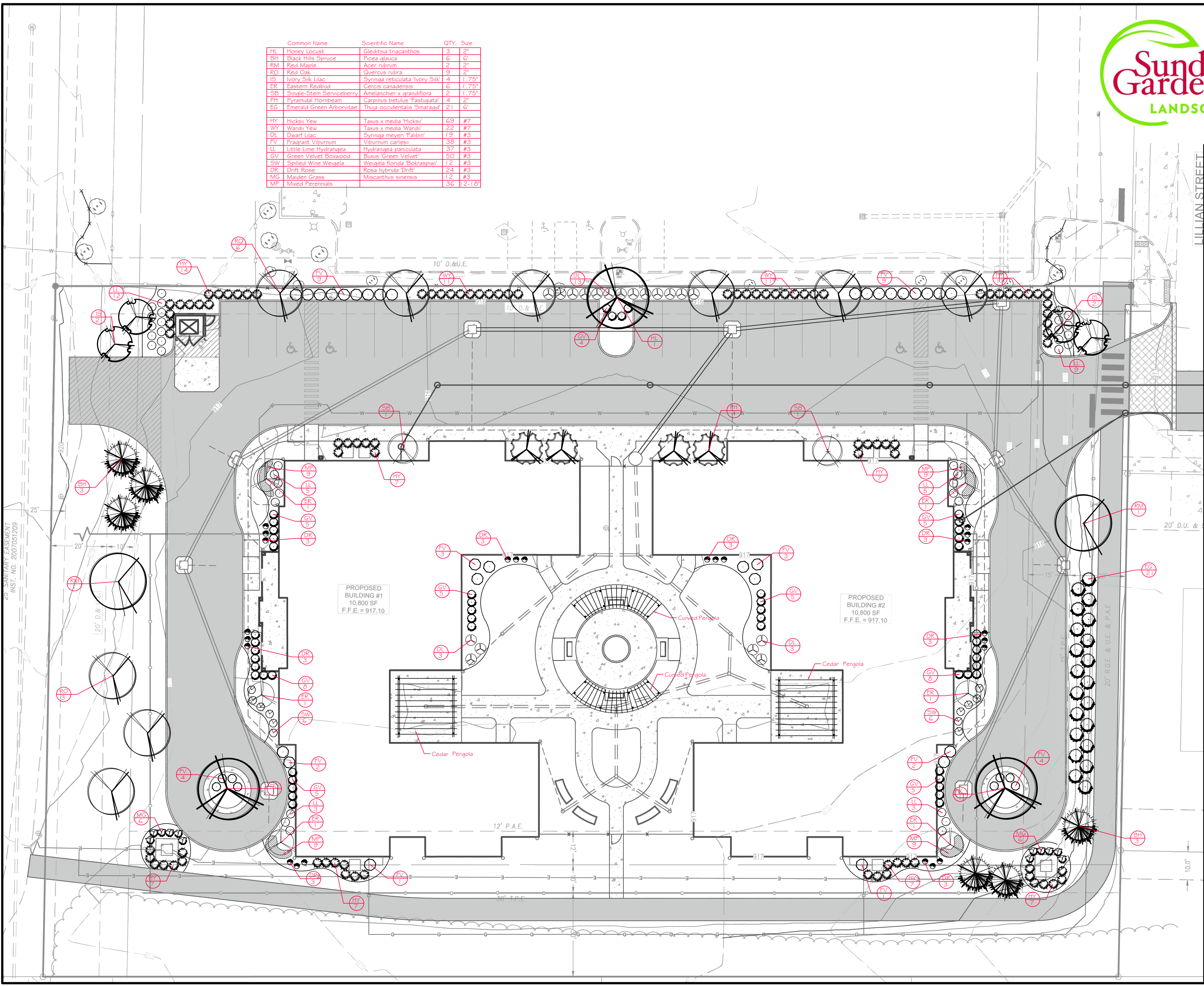
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DATE

REVISIONS

BY

SHEET NUMBER



Common Name	Scientific Name	QTY.	Size
HL Honey Locust	Gleditsia triacanthos	3	2"
BH Black Hills Spruce	Picea alauca	6	6'
RM Red Maple	Acer rubrum	2	2'
RO Red Oak	Quercus rubra	9	2"
IS Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	4	1.75'
ER Eastern Redbud	Cercis canadensis	6	1.75'
SB Single-Stem Serviceberry	Amelanchier x grandiflora	2	1.75'
PH Pyramidal Hombear	Carpinus betulus 'Fastuosa'	4	2'
EG Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	21	6'
HY Hickory Yew	Taxus x media 'Hicksii'	69	#7
WY Warden Yew	Taxus x media 'Wardii'	22	#7
DL Dwarf Lilac	Syringa meyeri 'Palenr'	19	#5
FV Fragrant Viburnum	Viburnum carlesii	38	#3
LL Little Lime Hydrangea	Hydrangea paniculata	37	#3
GV Green Velvet Boxwood	Buxus Green Velvet	50	#3
SW Spilled Wine Weigela	Weigela florida 'Polarisw'	12	#5
DR Drift Rose	Rosa hybrida 'Drift'	24	#3
MG Maiden Grass	Miscanthus sinensis	12	#3
MP Mixed Perennials		36	12-18"



505 West 186th St.
Westfield, IN 46074
phone: (317) 846-0620
fax: (317) 846-4950
web: sundowngardens.com

Scale: 1" = 20'
Date: 10-24-25
Designer: SL
Drawn By: SL

GRACEWELL SENIOR LIVING
17302 Lillian Street
Westfield, IN 46074

REVISION	DATE
1	-
2	-
3	-
4	-

"DISCLAIMER"

-UNLESS OTHERWISE NOTED AND AS NECESSARY IRRIGATION REPAIRS AND/OR ADJUSTMENTS WILL BE BILLED ON A TIME AND MATERIAL BASIS

-ANY UNFORESEEN AND/ OR UNMARKED UTILITIES INCLUDING BUT NOT LIMITED TO INVISIBLE FENCES, POST LIGHTING, AND SUMP LINES ARE THE RESPONSIBILITY OF THE CLIENT



Petition Number: 2511-DDP-37

Project Name: Westfield Library Outdoor Classroom

Subject Site Address: 17400 Westfield Blvd

Petitioner: WWT Library & Trustee Owner's Association

Representative: Jeff Mader – Mader Design

Request: Detailed Development Plan review of an outdoor classroom area on 0.33 acres +/- within the Grand Millennium Planned Unit Development (PUD) District.

Current Zoning: Grand Millennium Center PUD District ([Ord. 16-51](#))

Current Land Use: Vacant yard

Approximate Acreage: 0.33 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan

Staff Reviewer: Lauren Gillingham-Teague, AICP, Senior Planner

BACKGROUND

The Property is zoned Grand Millennium Center PUD District (Ord. 16-51) and falls within the Commercial District sub-area with GB: General Business underlying.

Although the plans for the library and township building, approved in 2022, delineated the area northwest of the building as the location of a future outdoor classroom, a DDP is required due to the proposed Smart Pergolas. Because Smart Pergolas have motorized slats capable of forming a solid roof, Community Development has traditionally applied stricter scrutiny to Smart Pergolas than to open-top pergolas and shade sails.

DEVELOPMENT PLAN – General Plan Requirements (Article 10.7(G) of the UDO)

The plans comply with all requirements of Art. 10.7(G).

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

The plans comply with all requirements of Art. 10.7(E).

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

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

- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) 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.
- 4) 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.

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and Grand Millennium Center PUD (Ord. 16-51).

Plans meet all applicable 31 Overlay District requirements.

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Grand Millennium Center PUD District (Ord. 16-51) as amended and the UDO. For informational purposes, select standards are highlighted below.

(Ord. 16-51) Section 9. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.3 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.

(UDO) Chapter 6. Development Standards.

Art. 6.3. Architectural Standards:

F. Business Districts:

- i) **12. Accessory Buildings:** All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

Art. 6.8. Landscaping Standards:

K. Minimum Lot Landscaping Requirements:

Open Space (.33 acres)	Required	Provided	Difference
Shade Trees (2/acre)	1	2	+1
Orn. or Evergreen Trees (3/acre)	1	6	+5
Shrubs (10/acre)	4	141	+137

M. External Street Frontage Landscaping Requirements:

Not applicable

N. Buffer Yard Requirements:

Not applicable

(UDO) Chapter 8. Design Standards.

Art. 8.7. Pedestrian Network Standards

A. Internal Pedestrian Network Standards:

4. 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.

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action: Approve Detailed Development Plan 2511-DDP-37 with the following condition:**

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

- 3) If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

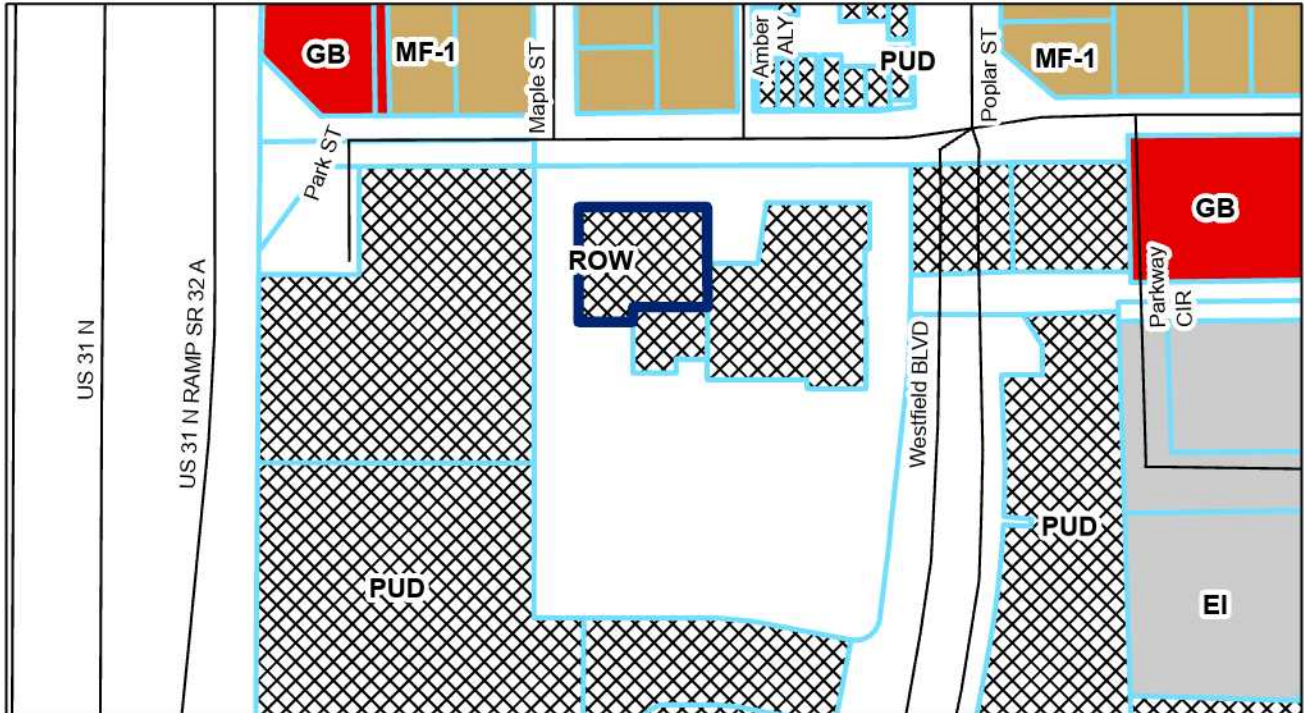
November 3, 2025
2511-DDP-37



Aerial Location Map



Zoning Map



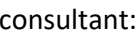
Legend

 Subject Parcel

0 0.01 0.03 0.06 Miles

N





project:

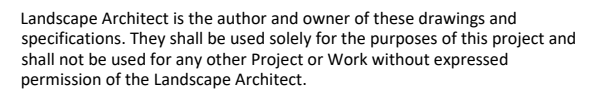
Westfield Washington Public Library & Trustee's Office
TDOOR CLASSROOM & GREENSPACE

17400 Westfield Blvd.
Westfield, IN 46074

PERMITTING SET

date: 10.29.2025
drawn by: KB / AH
checked by: JM

certified by:



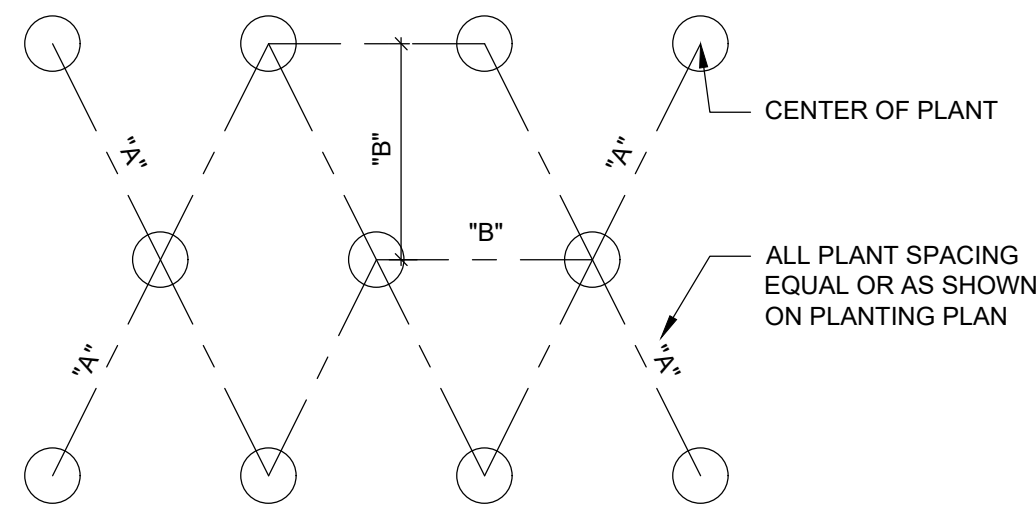
OVERALL SITE LAYOUT PLAN

L100

GENERAL SITE LAYOUT NOTES

- A. ALL TOPOGRAPHIC AND SURVEY INFORMATION HAS BEEN OBTAINED FROM ORIGINAL LIBRARY CONSTRUCTION PROJECT BY WEIHE ENGINEERS AND KRM ARCHITECTURE. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED. VERIFY AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
- C. STAKE AND CONFIRM ALL DIMENSIONS AND GRADES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE IMMEDIATELY. DRAWINGS SHALL NOT BE SCALED FOR LAYOUT PURPOSES.
- D. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- E. WHERE NEW PAVEMENT IS SHOWN TO MEET EXISTING, SAW CUT EXISTING PAVEMENT VERTICALLY, REMOVE DELTERIOUS MATERIAL, AND PREPARE FOR NEW WORK.
- F. ALL AREAS WERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING PAVEMENT THE EXISTING PAVEMENT EDGE SHALL BE SAW CUT VERTICALLY AND PROPERLY SEALED WITH A TACK COAT MATERIAL.
- G. ALL DIMENSIONS IN CURBED AREAS SHALL BE TO FACE OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURBING SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS AT INTEGRAL CURB AND WALK SHALL BE TO FACE OF CURB. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
- H. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- I. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS. ALL CURBS AND ARCS SHALL INTERSECT OTHER CURBS AND LINES AT POINTS OF TANGENCY TO FORM SMOOTH TRANSITIONS UNLESS CLEARLY SHOWN OTHERWISE.
- J. RADII SHALL BE 5'-0" ON PARKING LOTS, CONCRETE WALKS AND ASPHALT TRAILS UNLESS OTHERWISE NOTED OR WHERE DRAWING APPEARS SIGNIFICANTLY DIFFERENT.
- K. WHERE NOT SHOWN, CONCRETE SIDEWALK AND RETAINING WALL EXPANSION JOINTS SHALL BE 30'-0" O.C. AND CONTROL JOINTS 5'-0" O.C. MAX CURB EXPANSION JOINTS SHALL BE 50'-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL JOINTS SHALL ALIGN WITH ADJACENT SIDEWALK WHERE APPLICABLE, OTHERWISE 10'-0" MAXIMUM SPACING SHALL BE IN ACCORDANCE.
- L. ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES (WHICHEVER HAS JURISDICTION). SEE SITE PLANS FOR LOCATIONS AND SITE DETAILS FOR SPECIFICATIONS.
- M. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT CALLED OUT TO BE PAVED OR PLANTED WITH OTHER PLANT MATERIAL.
- N. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE WITH LOCAL REGULATORY AGENCIES AS REQUIRED BY LOCAL JURISDICTIONS.





4 SPADE EDGE

1" = 1'-0"

P-WWI -0.9

F PLANT SPACING

1" = 1'-0"

P-WWI -13

PLANT SCHEDULE								
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	CONTAINER		
EVERGREEN TREES								
TOT	2	<i>Thuja occidentalis</i> 'Tectny'	Tectny Arborvitae		8' HL	B&B		
ORNAMENTAL TREES								
CCA	1	<i>Cercis canadensis</i>	Eastern Redbud	Multi-trunk	10-12' HL	B&B		
MSB	1	<i>Magnolia virginiana</i>	Sweet Bay Magnolia		8' HL	B&B		
DECIDUOUS TREES								
LTU	1	<i>Lindodendron tulipifera</i>	Tulip Tree		2.5' Cal.	B&B		
TAM	1	<i>Tilia americana</i>	American Linden		2.5' Cal.	B&B		
SHRUBS								
CEP	13	<i>Cephalanthus occidentalis</i>	Butterbush		24" Ht	Cont&B&B		
YGE	7	<i>Cornus sericea</i>	Dogwood	Transplant Existing	24" Ht	Transplant		
FPA	3	<i>Fothergilla gardenii</i>	Dwarf Fothergilla		24" Ht	Cont&B&B		
HQR	7	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	Acceptable substitute: 'Sike's Dwarf' Oakleaf Hydrangea	24" Ht	Cont&B&B		
ILX	64	<i>Ilex glabra</i> 'Strongbox'	Strongbox Inkberry Holly	Acceptable substitute variety: Gem Box	18" ht	Cont&B&B		
IVL	4	<i>Itea virginica</i> 'Little Henry' TM	Virginia Sweetpire		24" Ht	Cont&B&B		
MPE	12	<i>Myrica pensylvanica</i>	Northern Bayberry		36" Ht	Cont&B&B		
PLD	6	<i>Physocarpus opulifolius</i> 'Little Devil' TM	Little Devil Ninebark		24" Ht	Cont&B&B		
TME	16	<i>Taxus x media</i> 'Everlow'	Everlow Yew		18" ht	Cont&B&B		
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	CONTAINER	SPACING	
GROUND COVERS								
ALM	35	<i>Alium</i> x 'Millenium'	Millenium Ornamental Onion		1 gal.	Cont.		24" o.c.
AHU	10	<i>Amonia hutchitii</i>	Arkansas Blue Star	'Halfway to Arkansas' or 'Butterscotch' variety	1 gal.	Cont.		36" o.c.
ASC	13	<i>Asclepias tuberosa</i>	Butterfly Milkweed		1 gal.	Cont.		12" o.c.
BAU	23	<i>Baptisia australis</i>	Blue Wild Indigo		1 gal.	Cont.		40" o.c.
CRZ	21	<i>Coneopsis verticillata</i> 'Zagreb'	Zagreb Tickseed		1 gal.	Cont.		24" o.c.
EPR	10	<i>Echinacea purpurea</i>	Purple Coneflower		1 gal.	Cont.		24" o.c.
ECH	14	<i>Echinacea</i> x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower		1 gal.	Cont.		24" o.c.
GAI	18	<i>Gallardia</i> x 'Arizona Sun'	Arizona Sun Blanket Flower		1 gal.	Cont.		24" o.c.
GRZ	21	<i>Geranium</i> x 'Rozanne'	Rozanne Geranibell		1 gal.	Cont.		24" o.c.
LSK	16	<i>Liatris spicata</i> 'Kobold'	Spike Gayfeather		1 gal.	Cont.		30" o.c.
LMB	39	<i>Liriope muscar</i> 'Big Blue'	Big Blue Lilyturf		Qt.	Cont.		18" o.c.
RGF	15	<i>Rudbeckia fulgida</i> 'Goldstrum'	Blackeyed Susan		1 gal.	Cont.		24" o.c.
SAN	24	<i>Sedum reflexum</i> 'Angelina'	Angelina Sedum	Acceptable substitute varieties: Blue Mogg, Purple Frost, Solar Sedge	1 gal.	Cont.		24" o.c.

GENERAL PLANTING NOTES

- A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- C. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
- F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES & SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- G. AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUANTITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND STORED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.
- H. ROOT BALL SHALL MEET OR EXCEED SETS FORTH IN CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK."
- I. PROVIDE 3" SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 6" DIA AROUND ALL TREES UNLESS OTHERWISE NOTED.
- J. PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
- K. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- L. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
- M. PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTY PERIOD.
- N. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPECIES SHOWN ON PLANS. IF DISCREPANCIES EXIST, QUANTITIES SHOWN ON PLANS SHALL DICTATE.

prepared by:	
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prepared for:



consultant:

project:	
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Westfield Washington Public Library & Trustee's Office
OUTDOOR CLASSROOM & GREENSPACE

17400 Westfield Blvd.
Westfield, IN 46074

PERMITTING SET

revision:	date:	description:
2	10.29.25	TAC REVISIONS

date: 10.29.2025
drawn by: KB / AH
checked by: JM

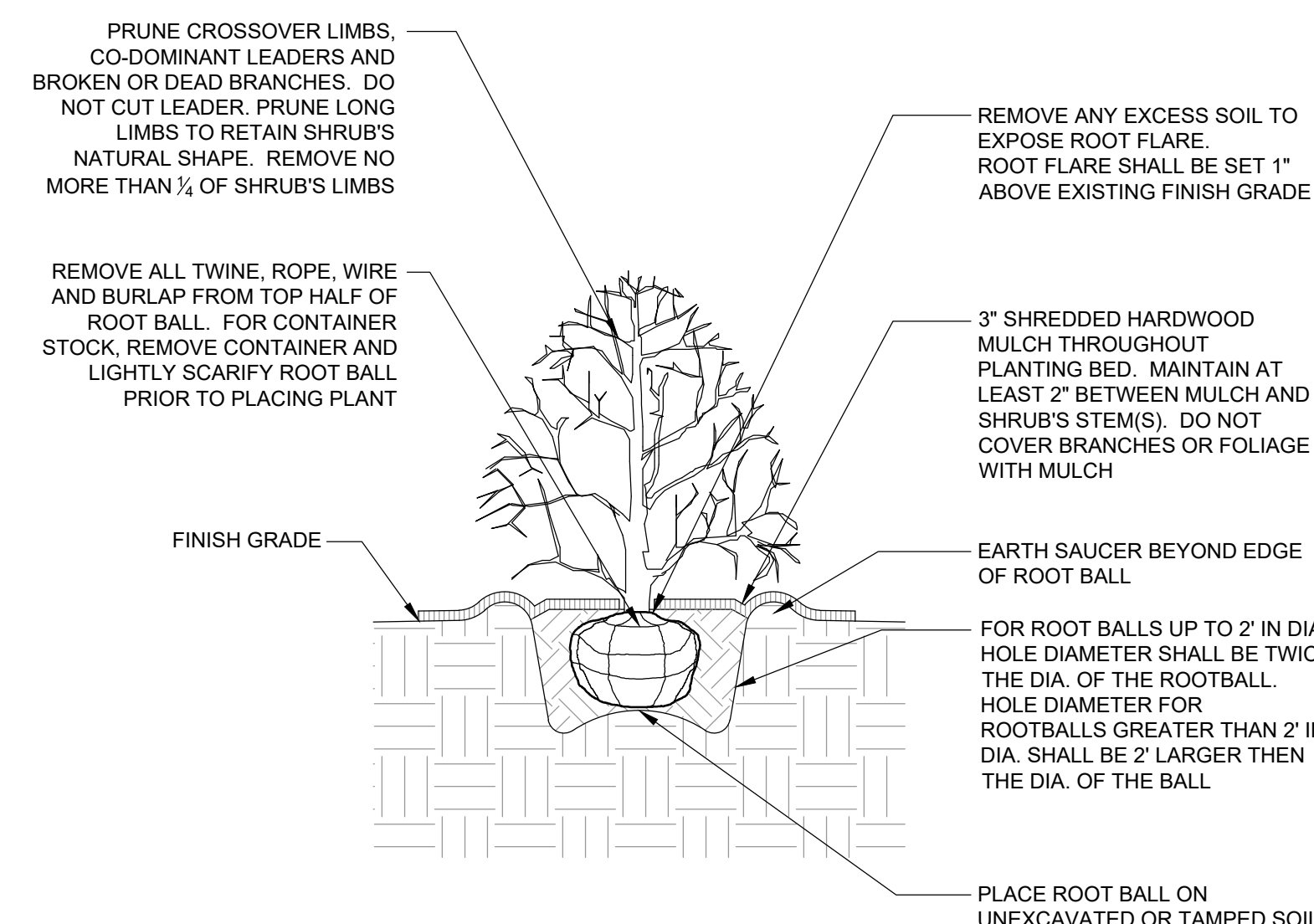
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Landscape Architect is the author and owner of these drawings and specifications. They shall be used solely for the purposes of this project and shall not be used for any other Project or Work without expressed permission of the Landscape Architect.

PLANTING PLAN

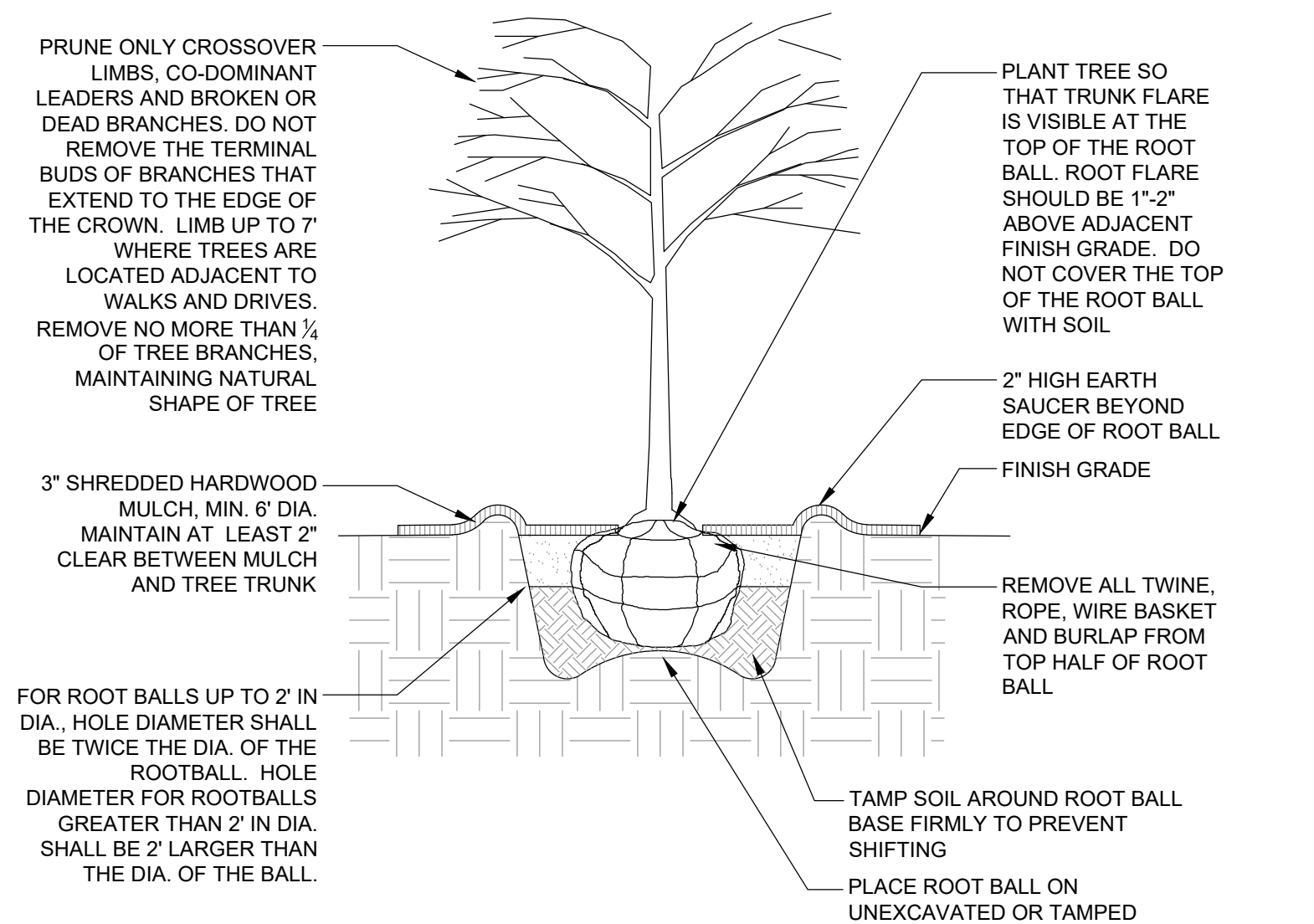
L200



2 SHRUB PLANTING

1" = 1'-0"

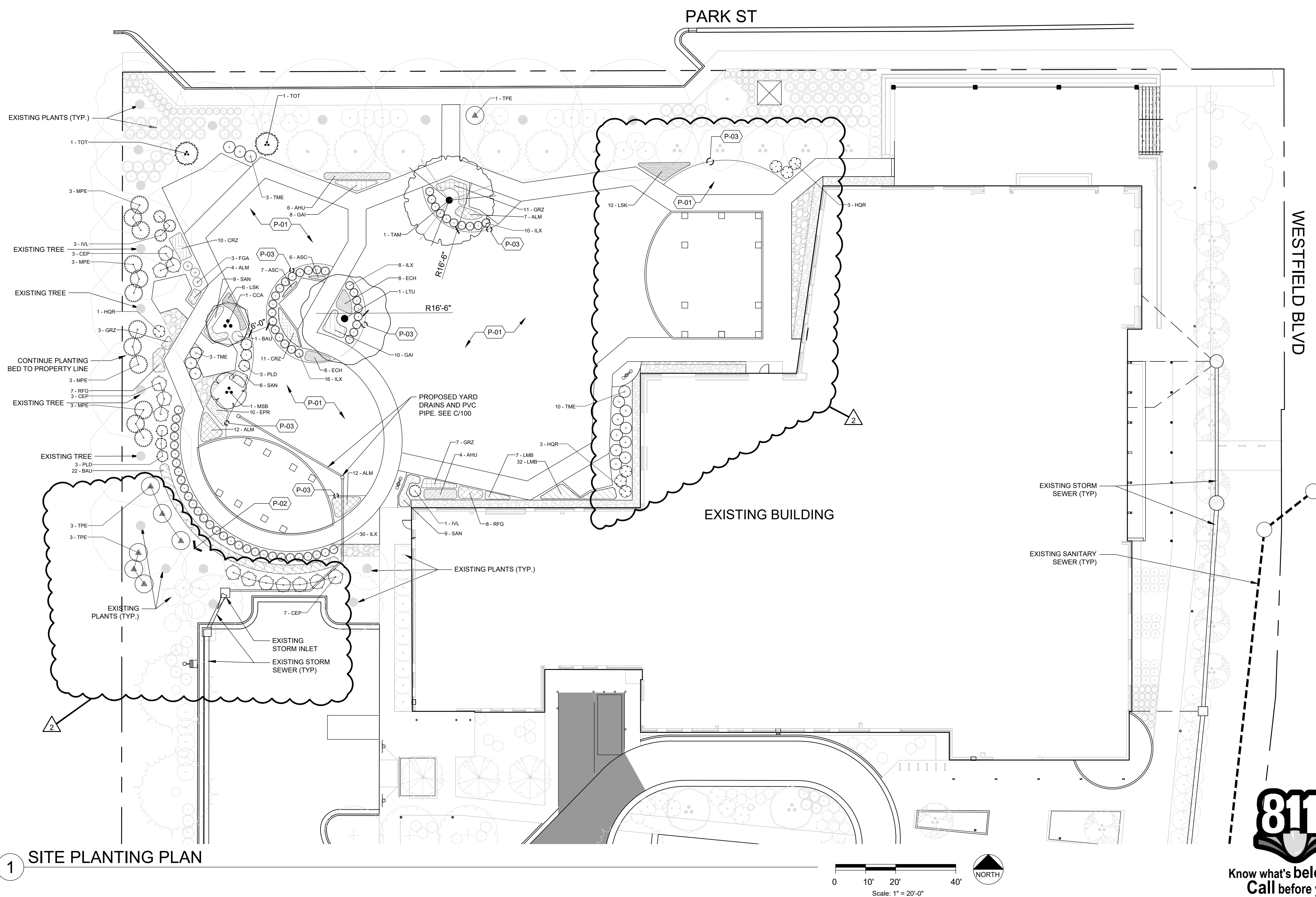
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 TREE PLANTING

1" = 1'-0"

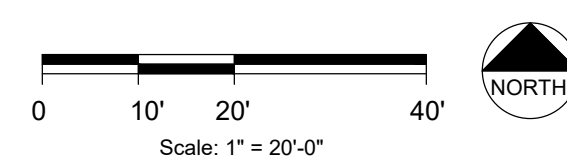
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Know what's **below**.
Call before you dig.





Petition Number: 2511-DDP-38
Project Name: WWS Main Campus Updates – Phase II
Subject Site Address: Generally located at 17710 Shamrock Blvd.
Petitioner: Westfield Washington Schools
Representative: The Veridus Group
Request: The Veridus Group by Westfield Washington Schools requests **Detailed Development Plan** review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.
Current Zoning: SF3: Single-family Medium Density District
Current Land Use: Institutional
Approximate Acreage: 38.58 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 SF3: Single-family Medium Density District (UDO Article 4.6).

28) Minimum Lot Frontage	50 feet
29) Minimum Front Yard Setback	20 feet
30) Minimum Side Yard Setback	10 feet
31) Minimum Rear Yard Setback	30 feet
32) Maximum Building Height	25 feet

33) Architectural Standards (*UDO Article 6.3(D)*)

- a) Building Orientation:
 - i) No loading spaces or loading docks shall be permitted to face a Street.
 - ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

- b) Building Materials: In order to ensure compatibility of nonresidential Uses with surrounding residential Uses in Residential Districts, all nonresidential Uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

34) Landscaping Standards (*UDO Article 6.8*)

- a) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
- b) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- c) Tree Protection
 - i) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
 - ii) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

d) 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.

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

36) Easement Standards (*UDO Article 8.3*)

37) 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.
-

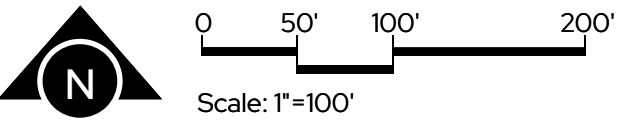
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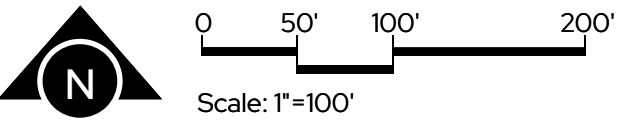
The plans presented comply with the applicable zoning ordinances.

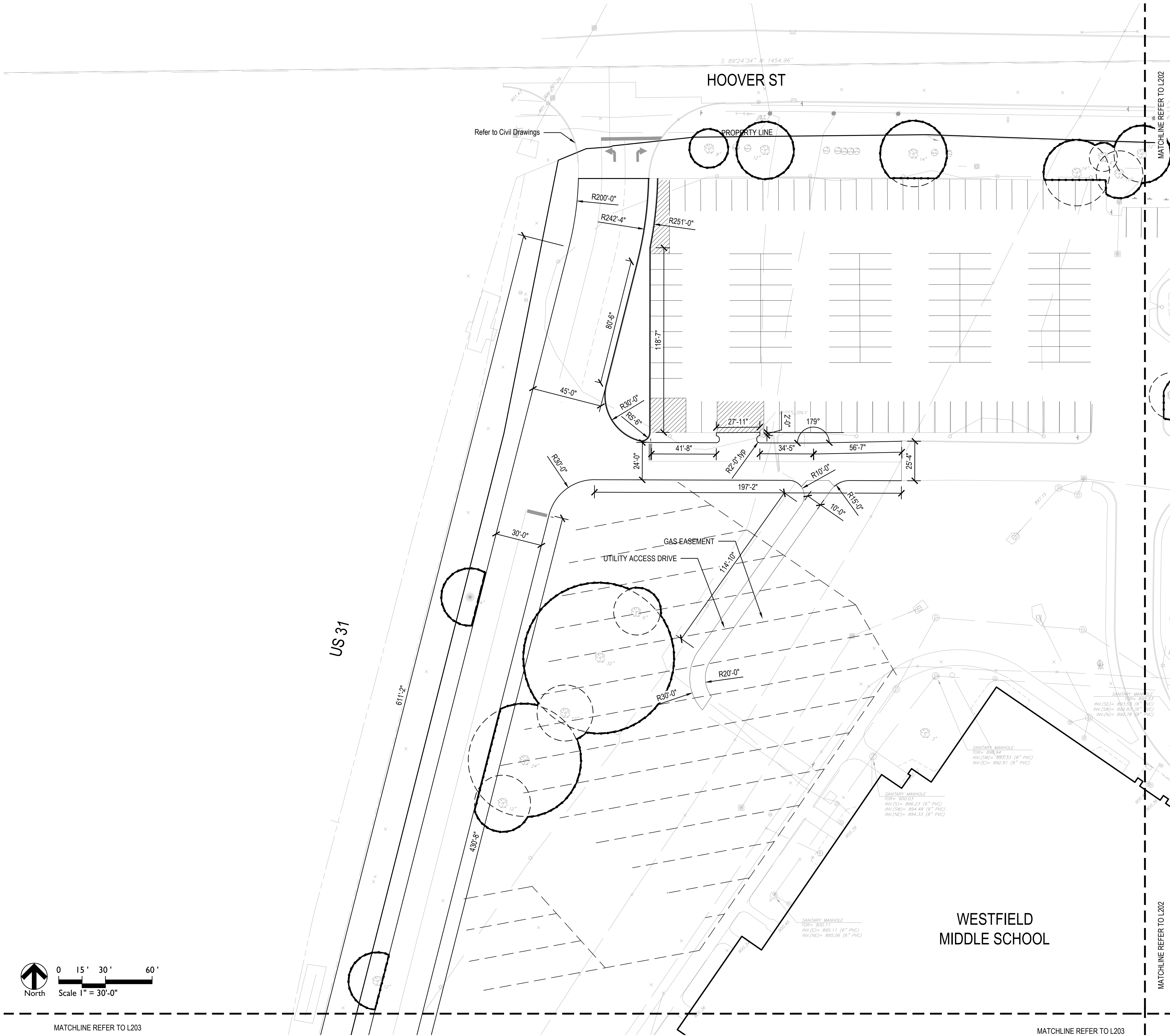
Requested Action: Approve 2511-DDP-38 with the following conditions:

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

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







LAYOUT NOTES

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



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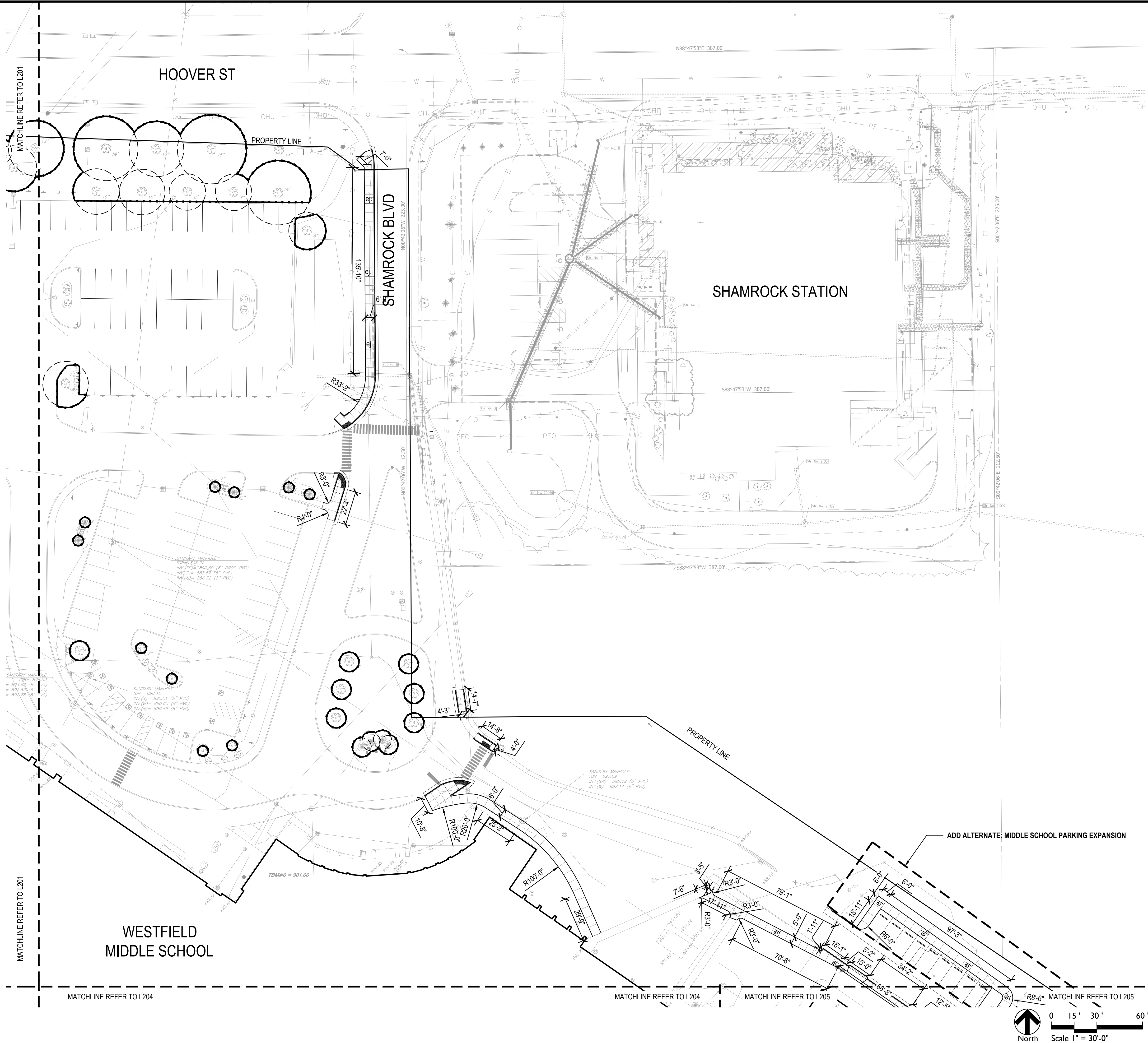
Sheet Title

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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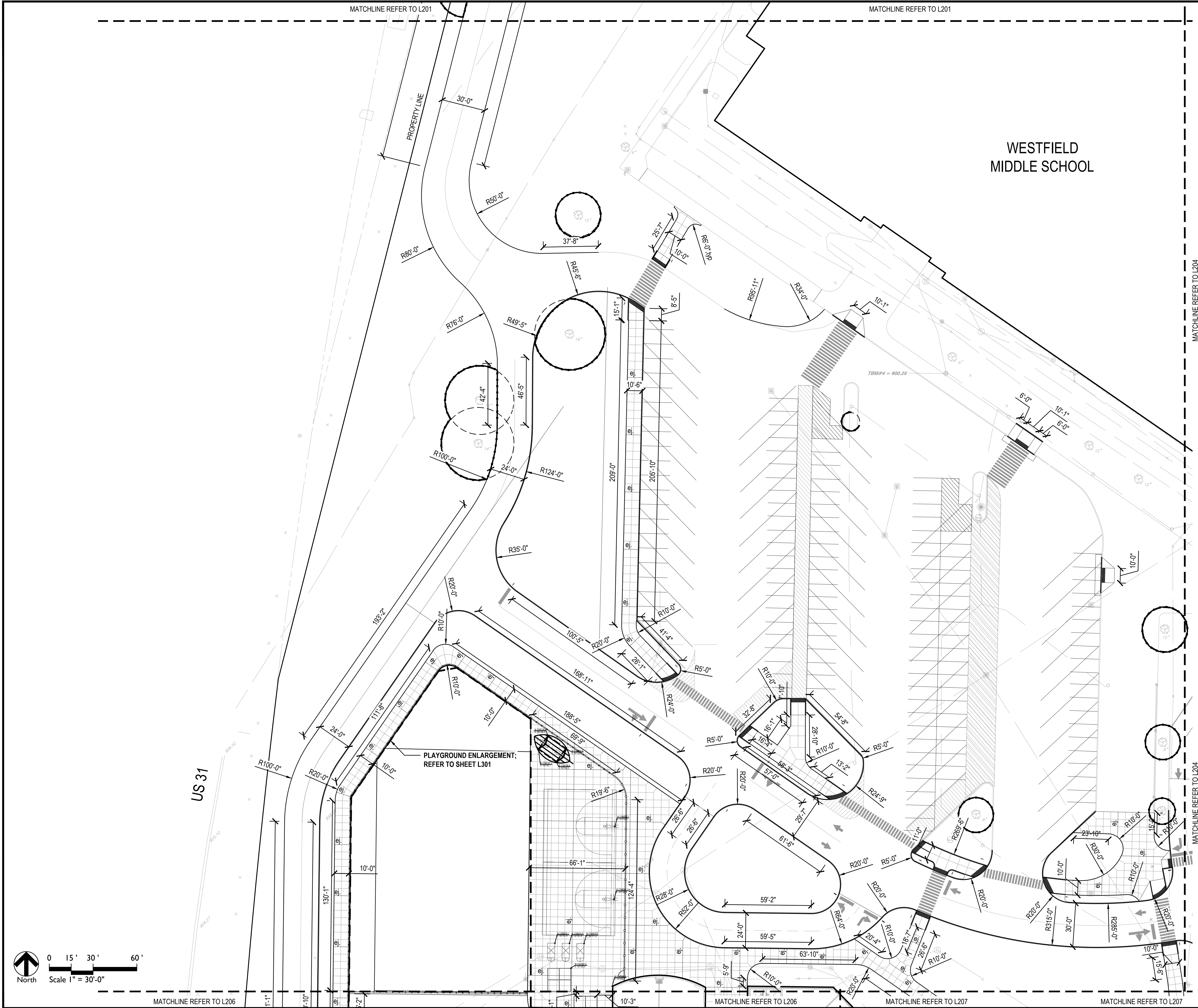
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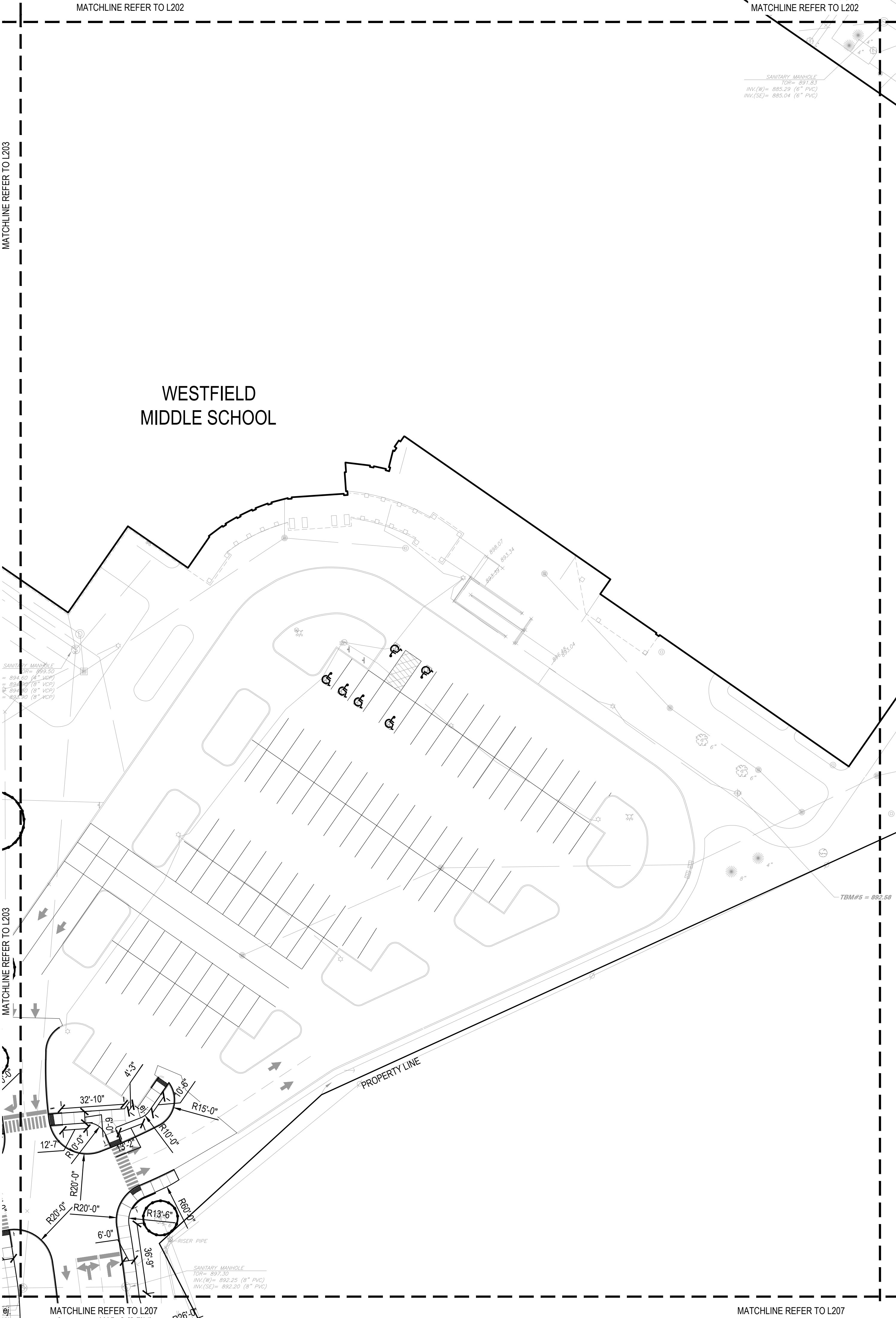
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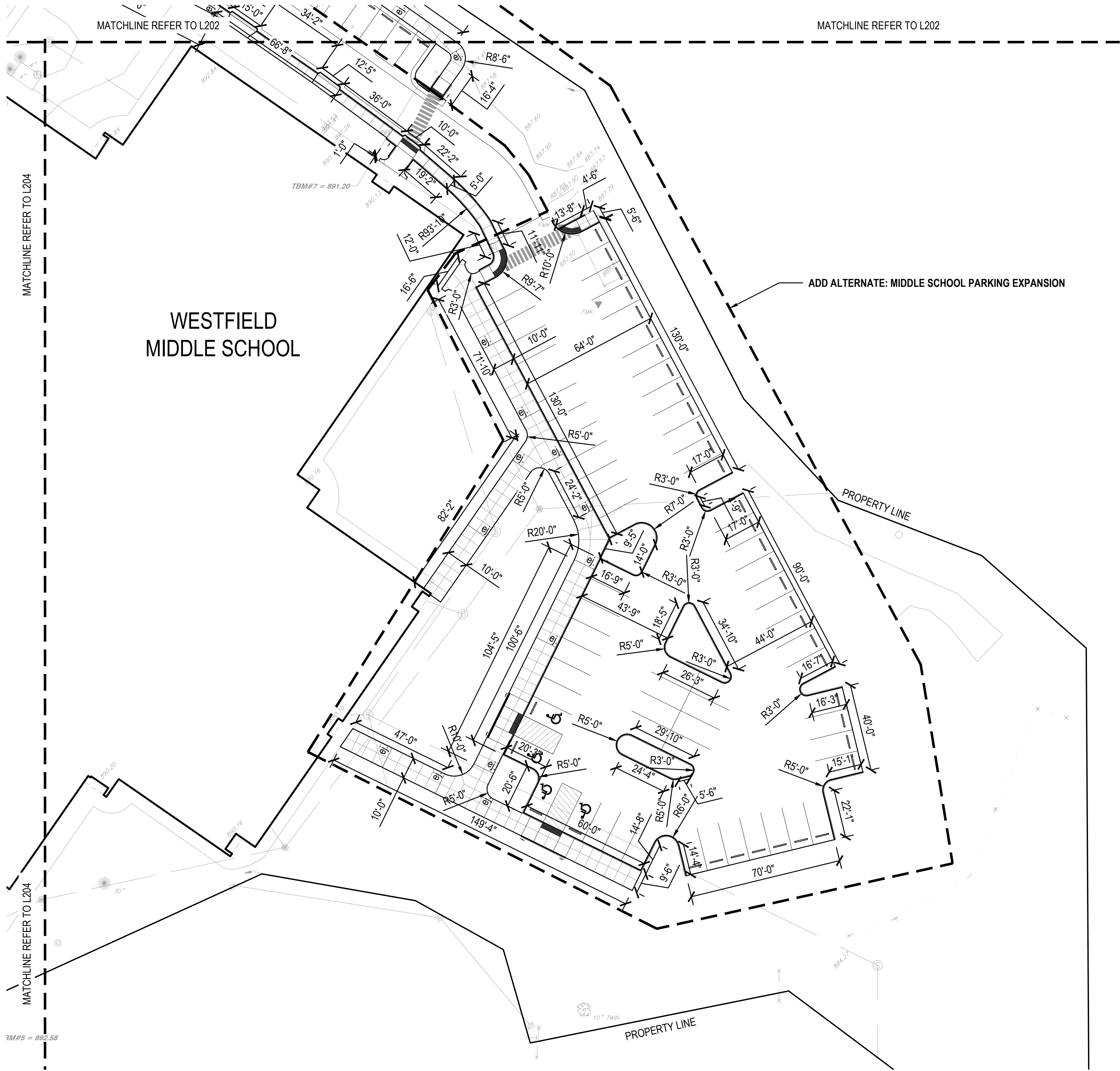
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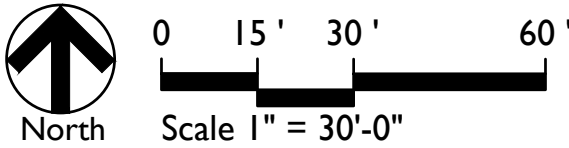
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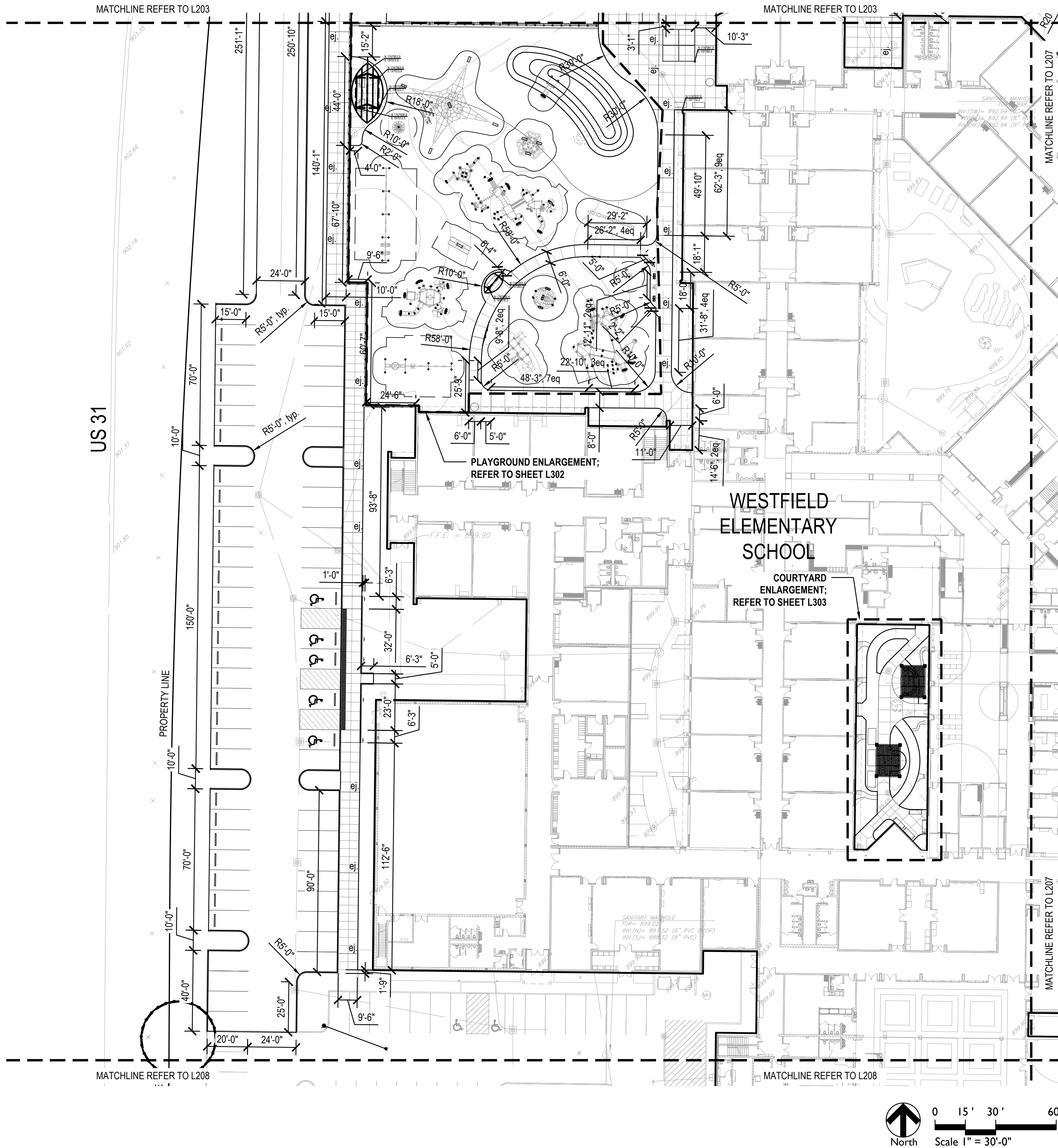
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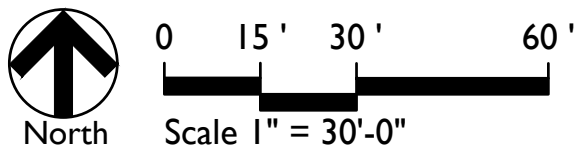
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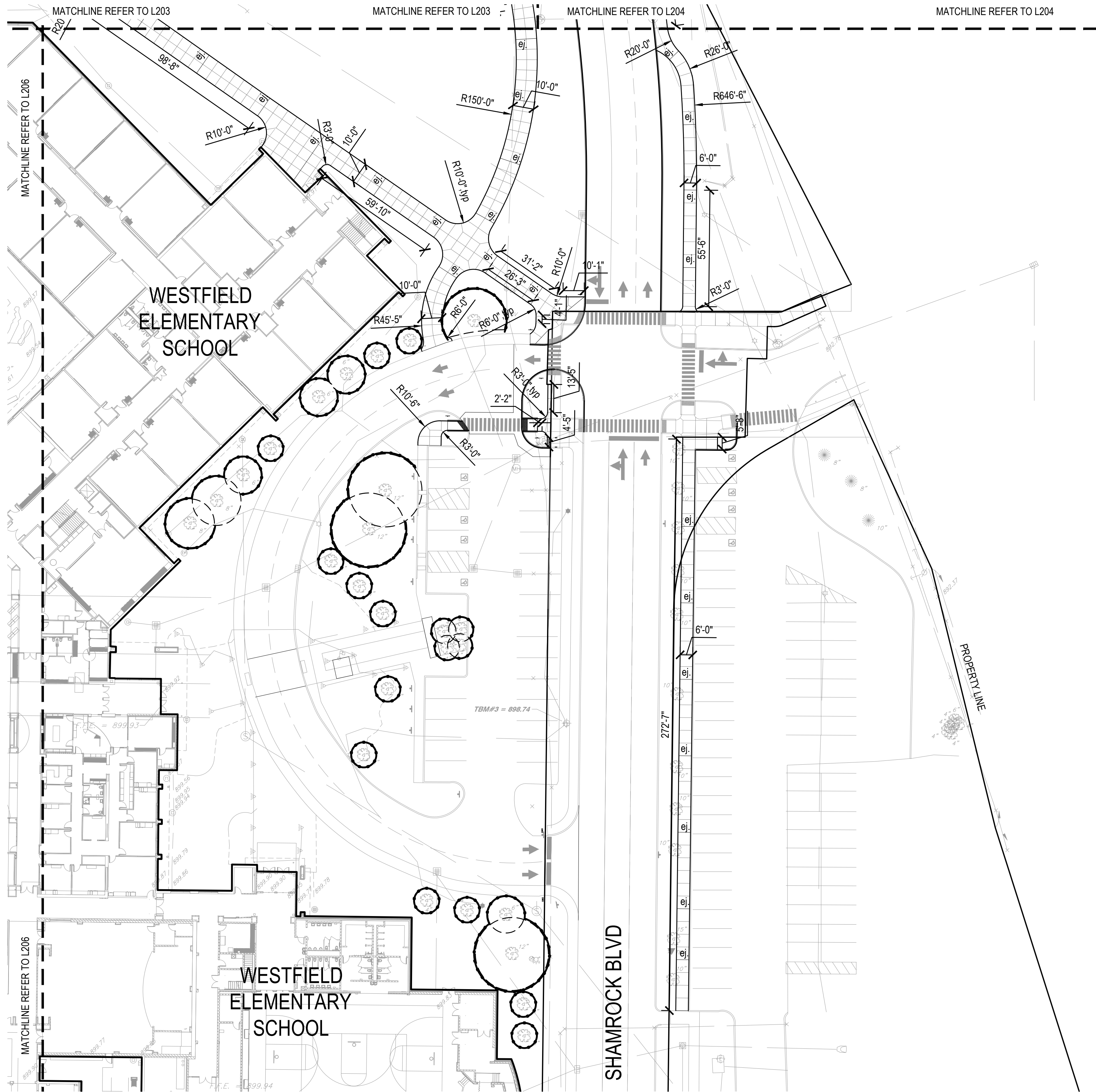
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Checked by: GW

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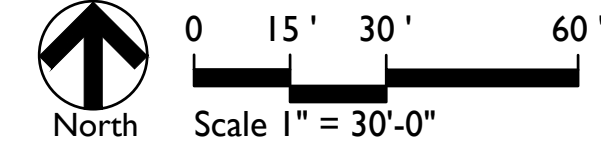
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LAYOUT PLAN

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
L207



LAYOUT NOTES

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



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PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

LAYOUT PLAN

Sheet Title

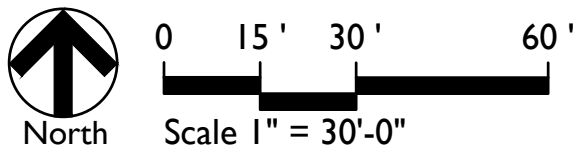
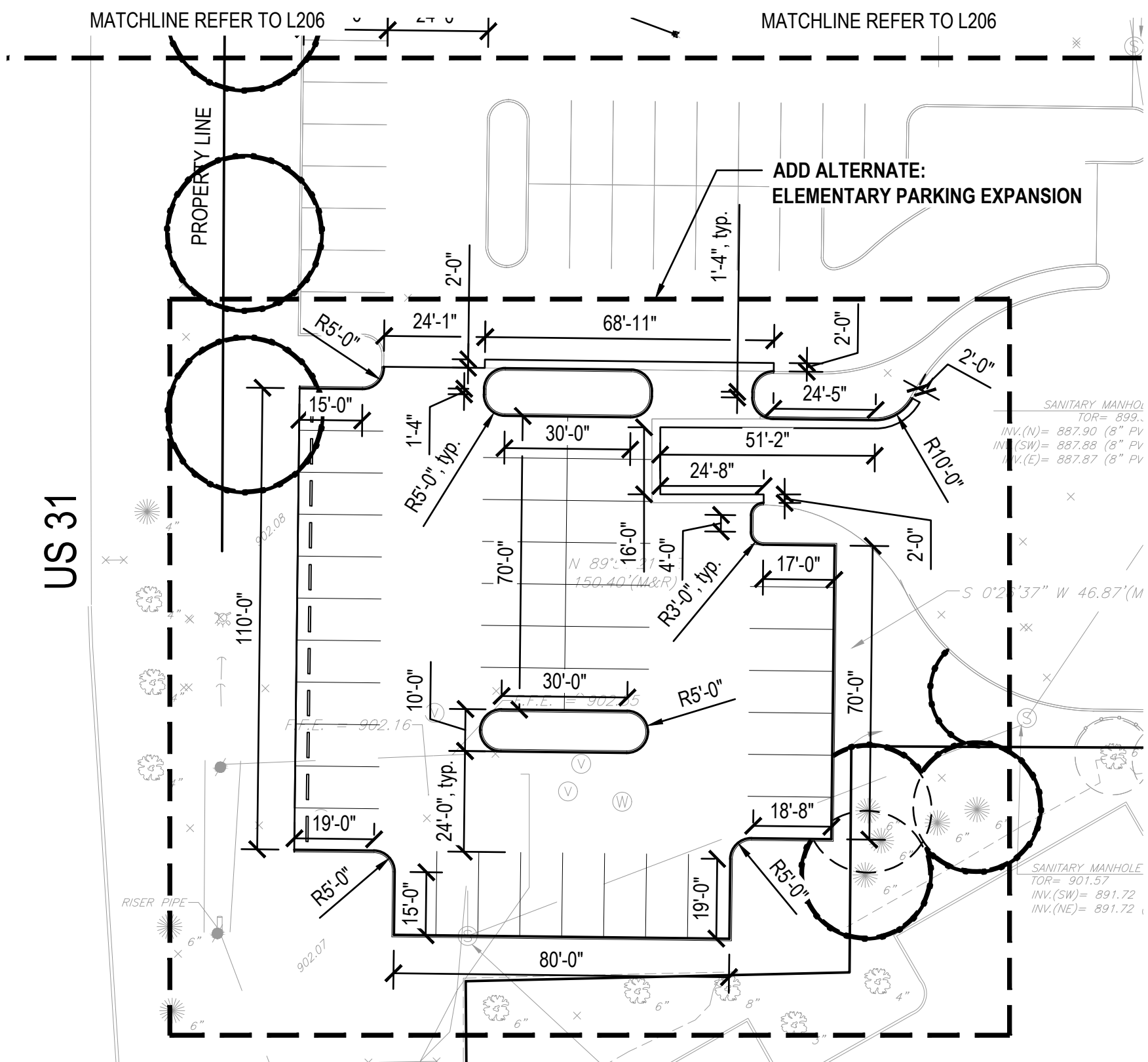
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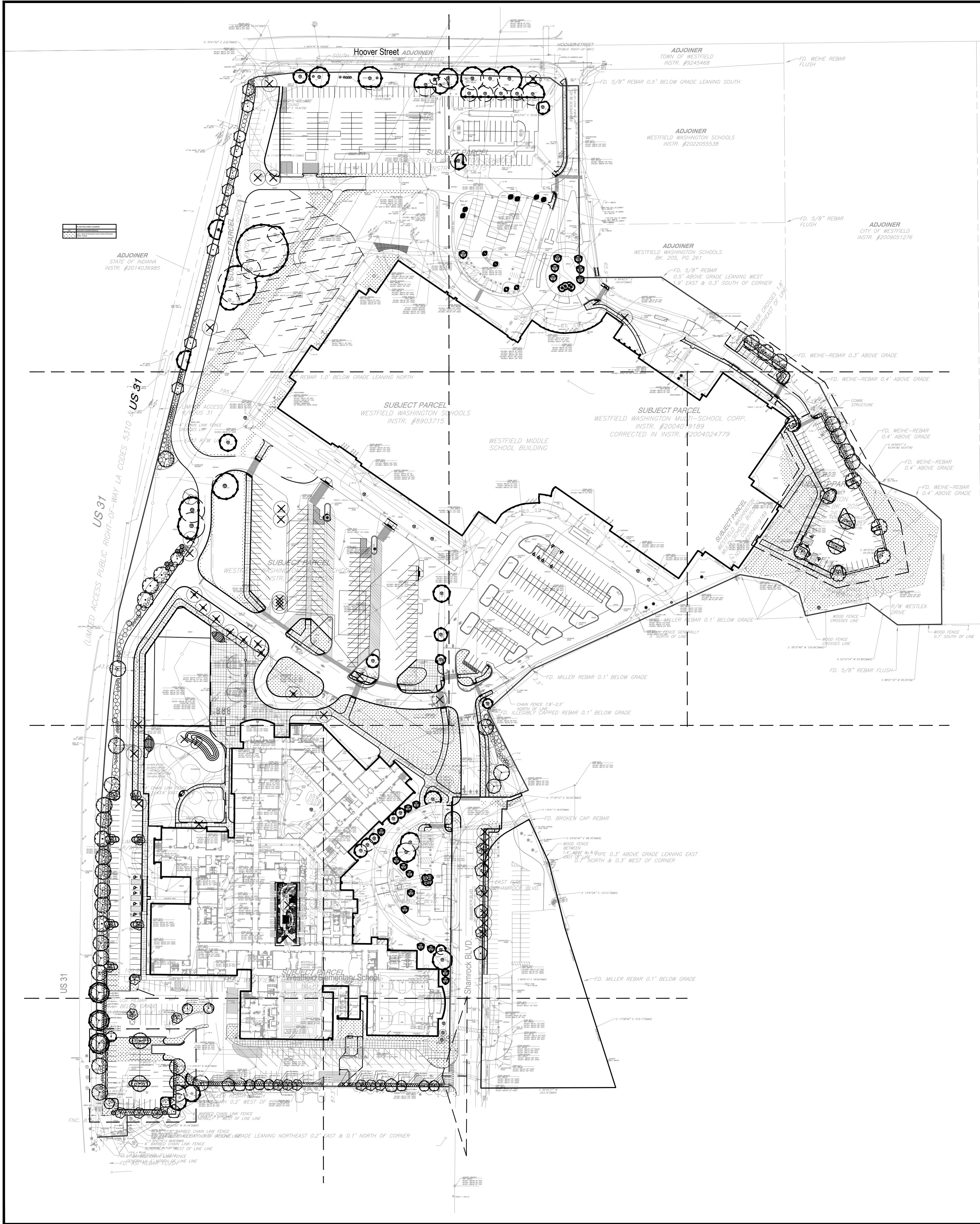
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L208





ORDINANCE CHART

Zone: SF3
Adjacent Zones
North: PUD - High School East: 31
South: PUD - The Junction West: AG-SF1

Unified Development Ordinance

8.6 Open Space and Amenity Standards
Requirement: Not applicable, not a residential development

Chapter 6. Development Standards
6.8 Landscaping Standards

K. Minimum Lot Landscaping Requirements
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Required: 16.2 acres > (33) shade trees + (49) ornamental or evergreen trees + (162) shrubs
Provided: 24 existing deciduous trees from Phase 1 + 44 existing deciduous trees + 20 existing evergreens + 8 new evergreens + 21 existing ornamental trees + 387 existing shrubs from Phase 1

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Requirement: Existing Condition, no plantings required

M. External Street Frontage Landscaping Requirements
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Required:
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MS South Lot: 32,018 s.f. x 10% = 3,202 s.f. islands + (9) trees + (36) shrubs
ES South Lot: 15,038 s.f. x 7.5% = 1,128 s.f. islands + (4) trees + (16) shrubs
ES West Lot: 21,878 s.f. x 7.5% = 1,641 s.f. islands + (4) trees + (16) shrubs
Provided:
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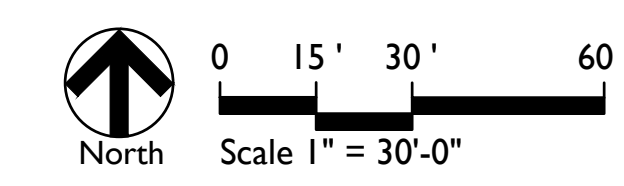
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MS North Drive: 761 l.f. / 60 l.f. = (13) trees + 761 l.f. / 6 l.f. (127) shrubs
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GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
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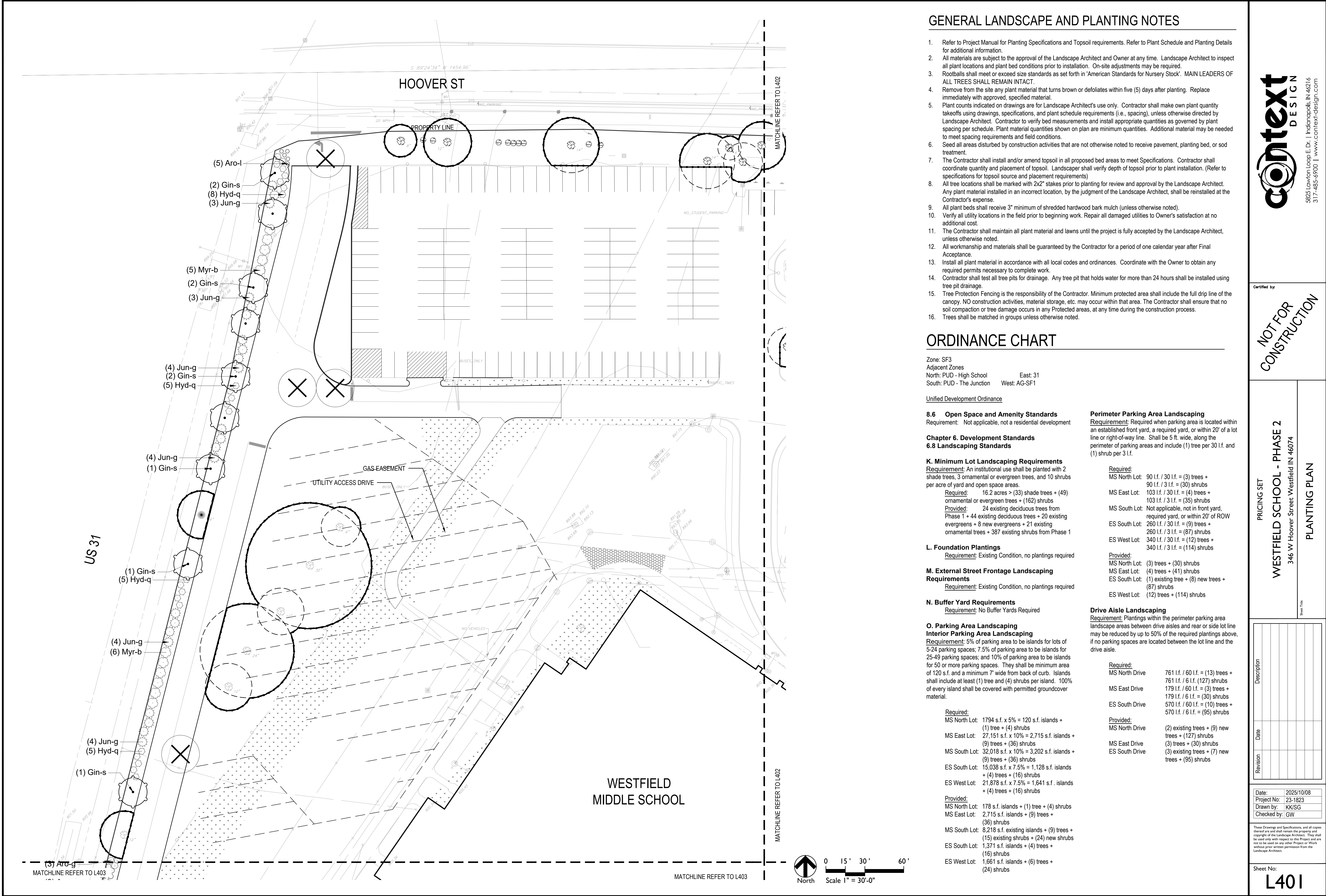
PRICING SET
WESTFIELD SCHOOL - PHASE 2
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OVERALL PLANTING PLAN

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Date: 2025/10/08
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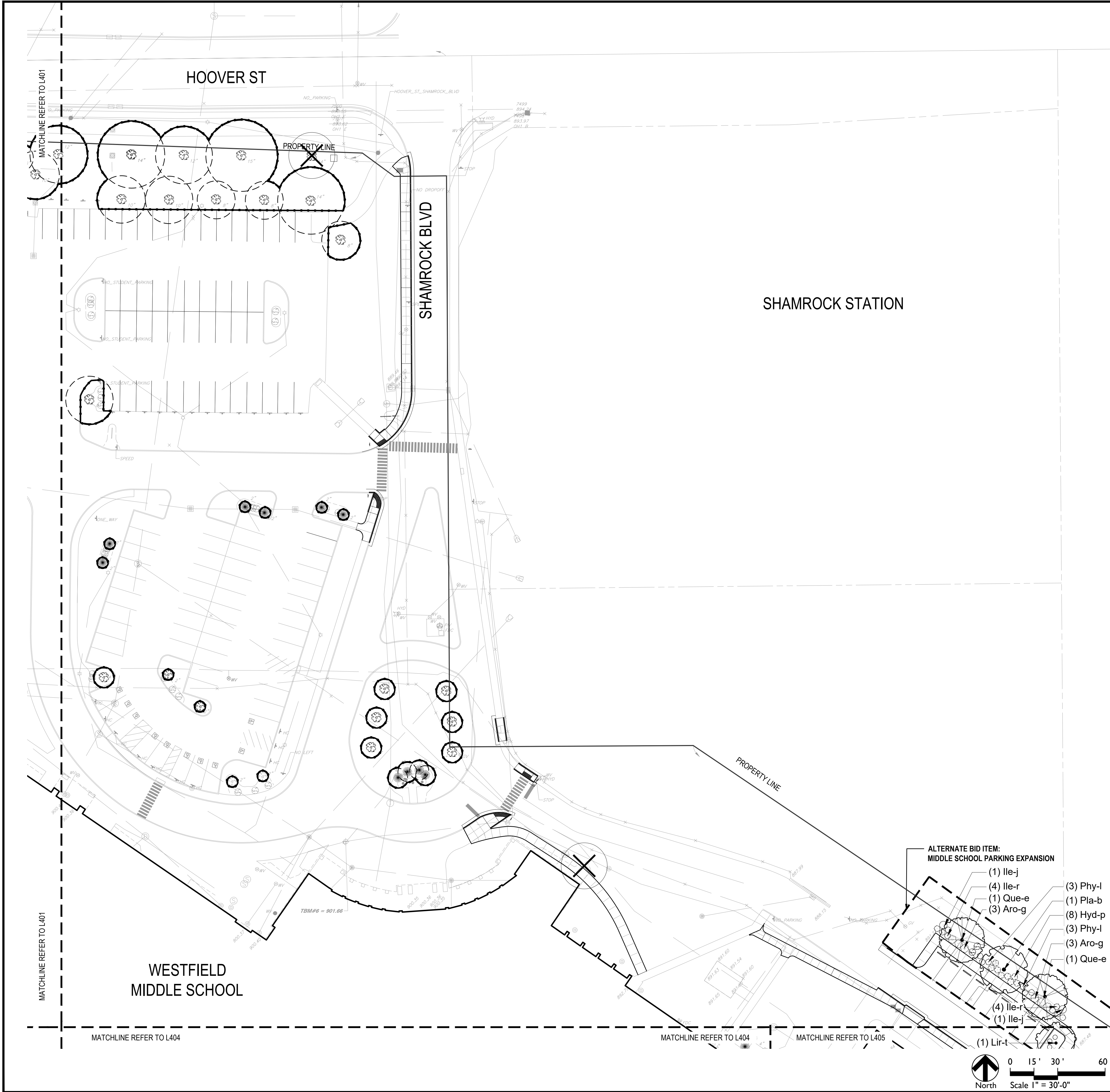
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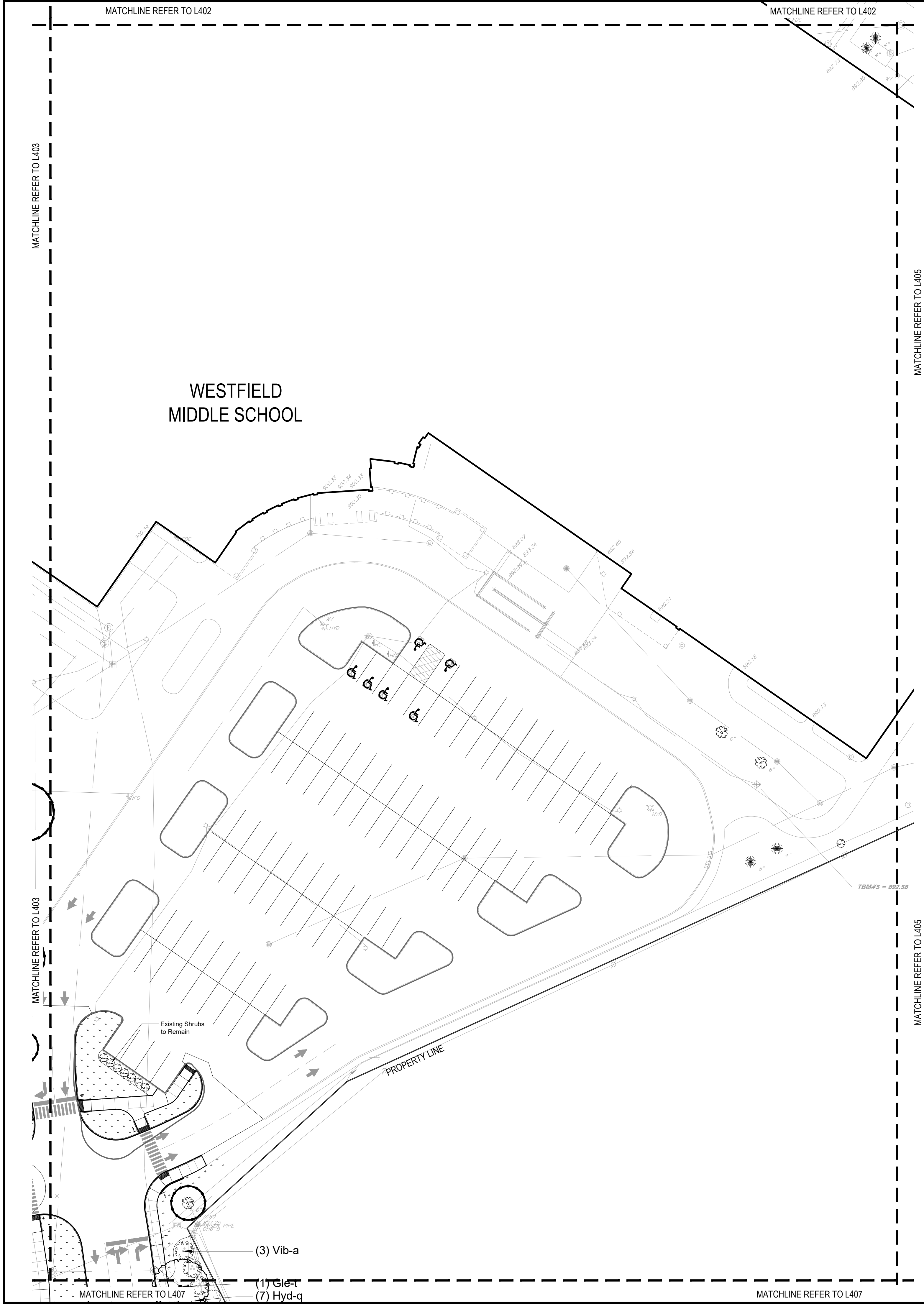
PLANTING PLAN

Revision	Date	Description

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Sheet No:
L402



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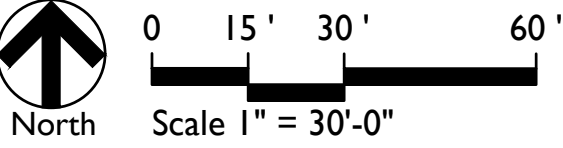
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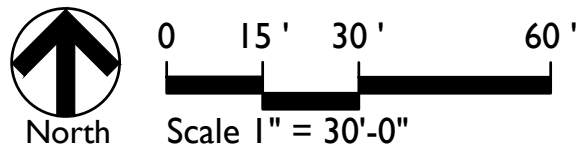
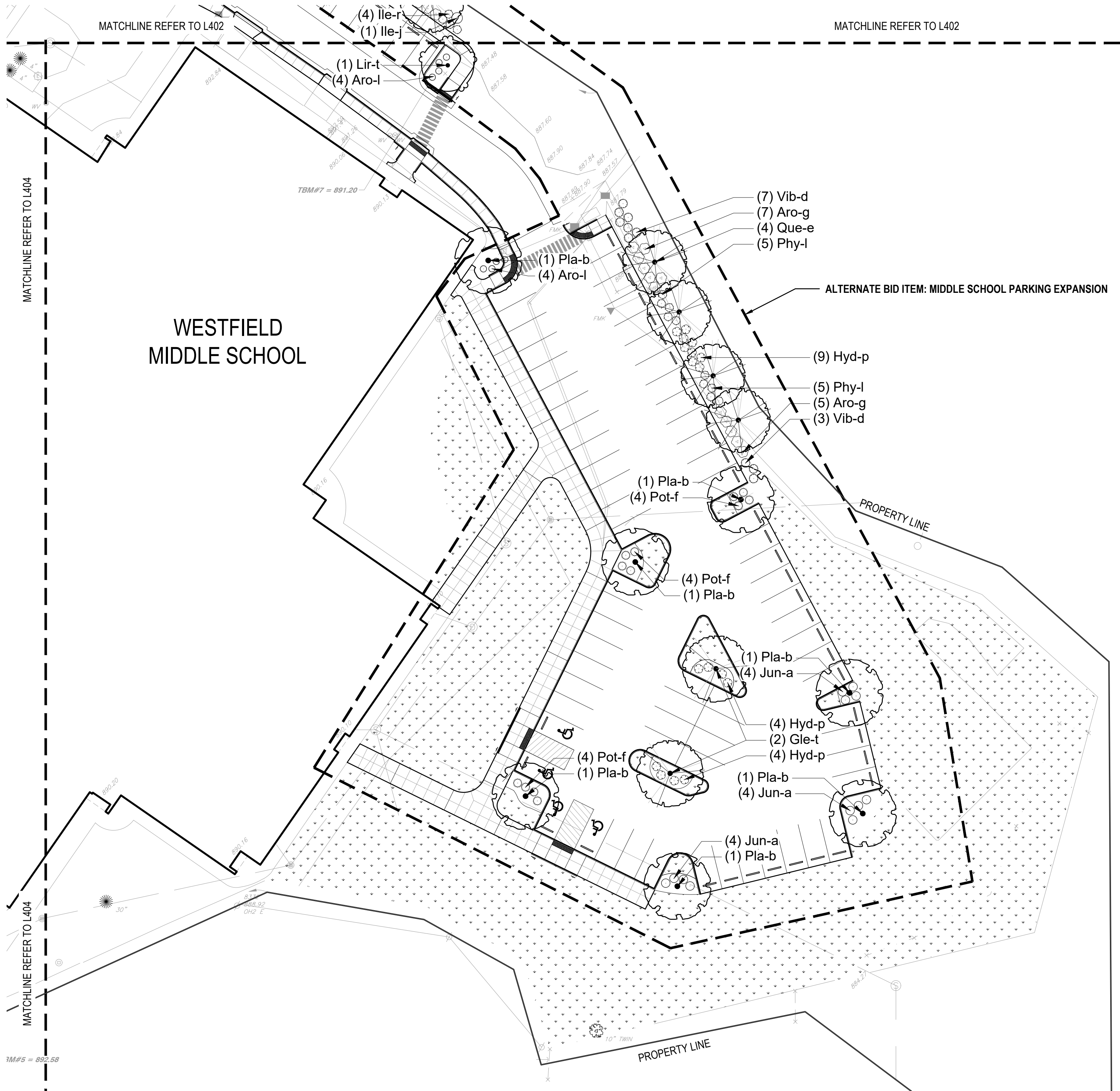
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L404



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South: PUD - The Junction West: AG-SF1

Unified Development Ordinance

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Requirement: Not applicable, not a residential development

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6.8 Landscaping Standards

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PRICING SET
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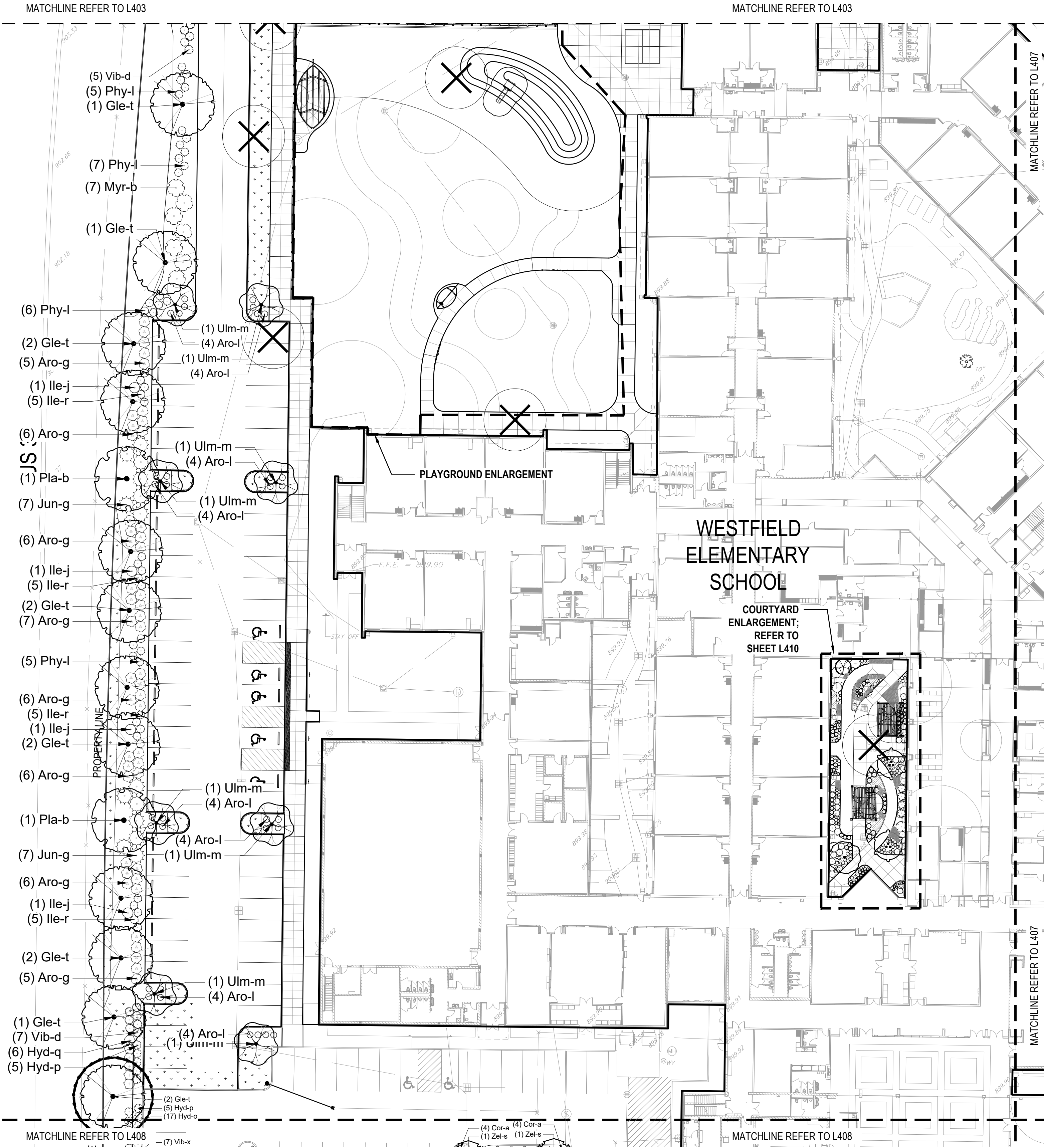
PLANTING PLAN

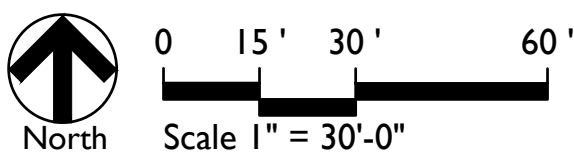
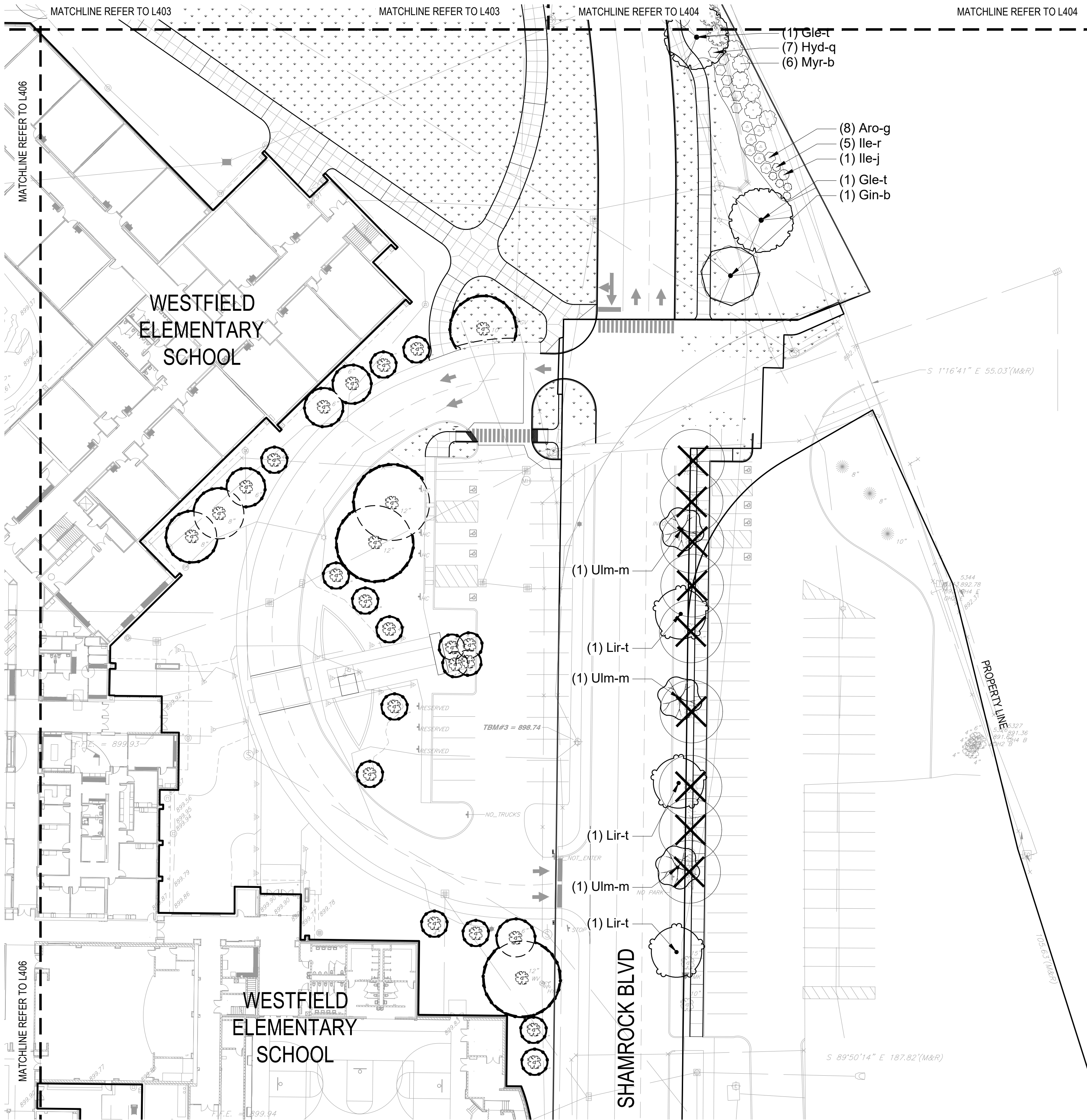
Revision	Date	Description

Date: 2025/10/08
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Drawn by: KK/SG
Checked by: GW

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Sheet No:
L405





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PLANTING PLAN

Revision	Date	Description

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Project No: 23-1823
Drawn by: KK/SG
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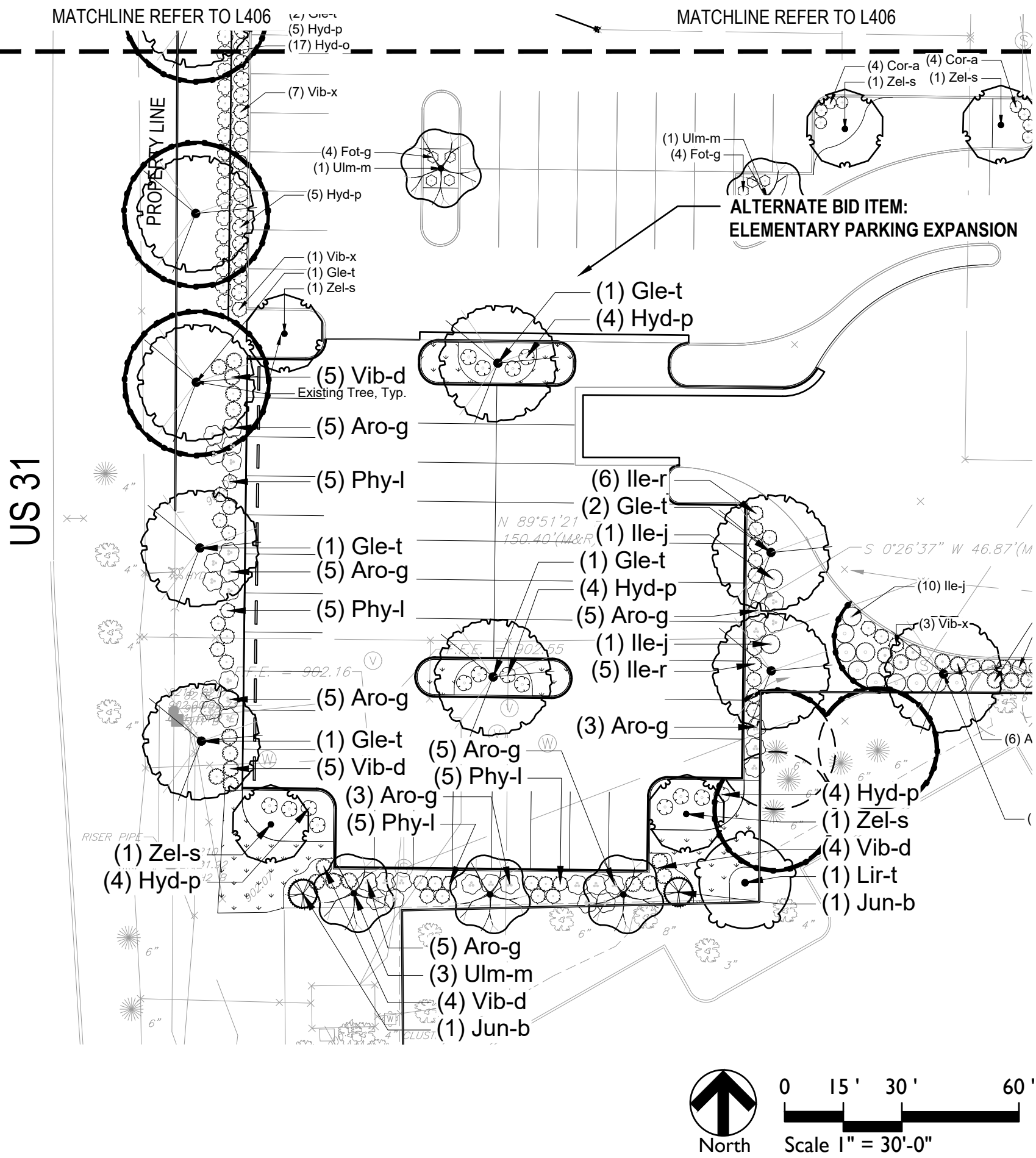
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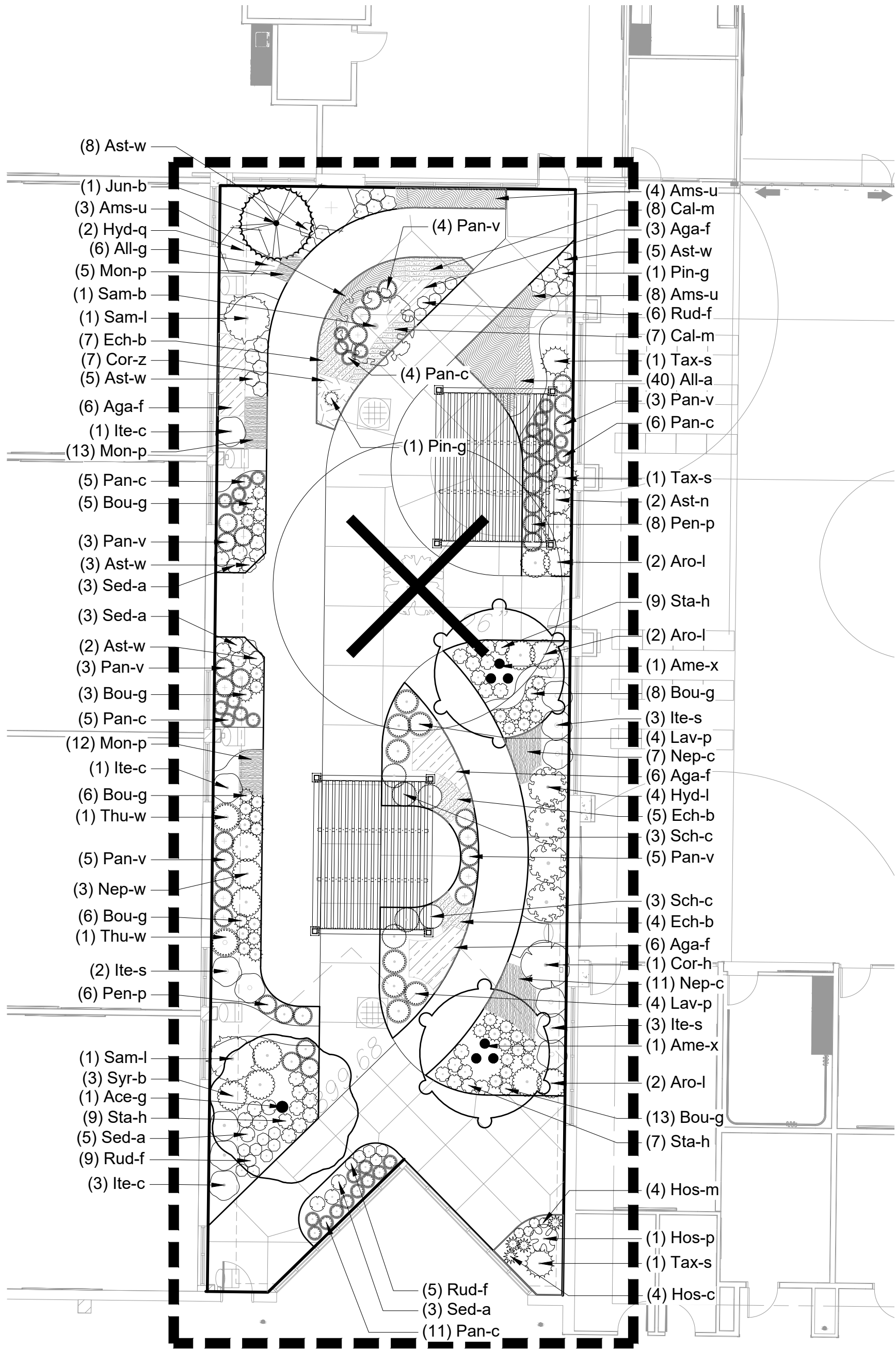
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Sheet No:
L408

PLANT SCHEDULE COURTYARD PLANTING

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES							
	Jun-b	1	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	B & B	min. 6' ht.	strong central leader, no dual leaders, full, symmetrical
ORNAMENTAL TREES							
	Ace-g	1	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
	Ame-x	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; 7-11 stems, no crossing/rubbing branches, full, symmetrical
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS							
	Aro-l	6	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	container	18" ht. min.	space @ 3'-6" o.c.
	Cor-h	1	Cornus alba 'Bailhalo'	Ivory Halo® Tatarian Dogwood	container	18" ht. min.	space @ 6'-0" o.c.
	Hyd-l	4	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Panicle Hydrangea	container	24"	space @ 4'-0" o.c.
	Hyd-q	2	Hydrangea quercifolia	Oakleaf Hydrangea 'Ruby Slippers'	container	18" ht. min.	space @ 4'-0" o.c.
	Ite-c	5	Itea virginica 'SMNIVDFC'	Scentlandia Sweetspire	container	24"	space @ 3'-0" o.c.
	Ite-s	8	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
	Sam-b	1	Sambucus nigra 'Eva'	Black Lace® Elderberry	container	24" ht. min.	space @ 8'-0" o.c.
	Sam-l	2	Sambucus racemosa 'SMNSRD4'	Lemony Lace Elderberry	container	18" ht. min.	space @ 6'-0" o.c.
	Syr-b	3	Syringa x 'SMNSDTP'	Baby Kim Dwarf Lilac	container	18" ht. min.	space @ 3'-0" o.c.
	Tax-s	3	Taxus x media 'SMNTHDC'	Stonehenge Yew	container	24" ht. min.	space @ 3'-0" o.c.
	Thu-w	2	Thuja occidentalis 'North Pole'	North Pole Arborvitae	Container	18" ht. min.	space @ 3'-0" o.c.
EVERGREEN SHRUBS							
	Pin-g	2	Pinus sylvestris 'Green Penguin'	Green Penguin Scotch Pine	container	18" ht. min.	space @ 1'-6" o.c.
GRASSES							
	Bou-g	41	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	pot	#1	space @ 1'-6" o.c.
	Pan-c	31	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Prairie Winds Switch Grass	pot	#1	space @ 1'-6" o.c.
	Pan-v	23	Panicum virgatum 'Northwind'	Northwind Switch Grass	pot	#2	space @ 2'-0" o.c.
	Pen-p	14	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	container	18" ht. min.	space @ 2'-0" o.c.
	Sch-c	6	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	pot	#1	space @ 2'-6" o.c.
PERENNIALS							
	Ast-n	2	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	pot	#1	space @ 3'-0" o.c.
	Ast-w	23	Aster x 'Wood's Light Blue'	Wood's Light Blue Aster	pot	#1	space @ 1'-6" o.c.
	Hos-m	4	Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta	pot	#1	space @ 1'-0" o.c.
	Hos-c	4	Hosta x 'Curly Fries'	Curly Fries Hosta	pot	#1	space @ 1'-6" o.c.
	Hos-p	1	Hosta x 'Paul's Glory'	Paul's Glory Hosta	pot	#1	space @ 3'-0" o.c.
	Lav-p	8	Lavandula angustifolia 'Niko'	Phenomenal Lavender	pot	#1	space @ 30" o.c.
	Nep-w	3	Nepeta x 'Walker's Low'	Walker's Low Catmint	pot	#1	space @ 3'-0" o.c.
	Rud-f	20	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	pot	#1	space @ 18" o.c.
	Sed-a	14	Sedum x 'Autumn Joy'	Autumn Joy Sedum	pot	#1	space @ 24" o.c.
	Sta-h	25	Stachys byzantina 'Helen von Stein'	Helen von Stein Lamb's Ear	pot	#1	space @ 1'-6" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
BULBS							
	All-a	40	Allium x 'Ambassador'	Ambassador Ornamental Onion	Bulb		space @ 6" o.c., plant in fall per supplier recommendations
	All-g	6	Allium x 'Globemaster'	Globemaster Ornamental Onion	Bulb		space @ 9" o.c., plant in fall per supplier recommendations
PERENNIALS							
	Aga-f	21	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	pot	#1	space @ 24" o.c.
	Ams-u	15	Amsonia hubrichtii	Arkansas Bluestar	pot	#1	space @ 2'-6" o.c.
	Cal-m	15	Calamintha nepeta 'Montrose White'	Montrose White Lesser Calamint	pot	#1	space @ 1'-6" o.c.
	Cor-z	7	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	pot	#1	space @ 18" o.c.
	Ech-b	16	Echinacea x 'PAS702917'	PowWow Wild Berry Coneflower	pot	#1	space @ 18" o.c.
	Mon-p	30	Monarda didyma 'Pardon My Purple'	Pardon My Purple Bee Balm	pot	#1	space @ 1'-0" o.c.
	Nep-c	18	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	pot	#1	space @ 18" o.c.



GENERAL LANDSCAPE AND PLANTING NOTES

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



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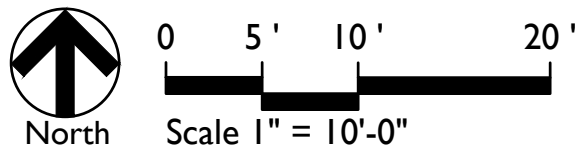
PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074
PLANTING PLAN ENLARGEMENT

Revision	Date	Description

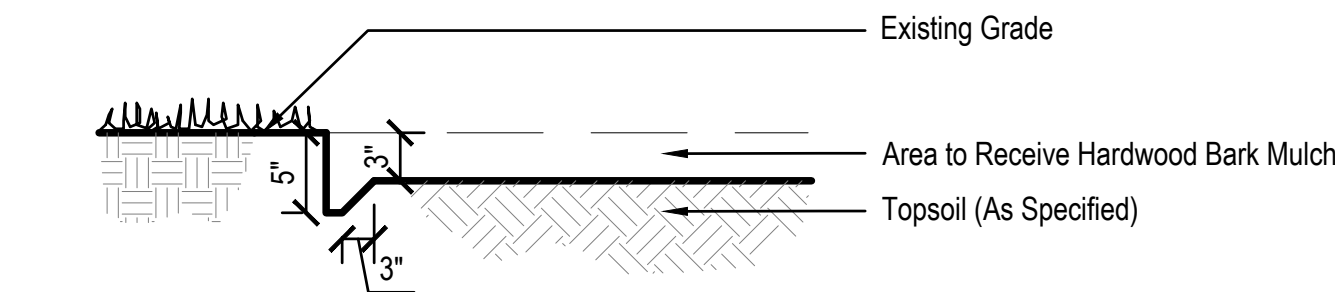
Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
L410

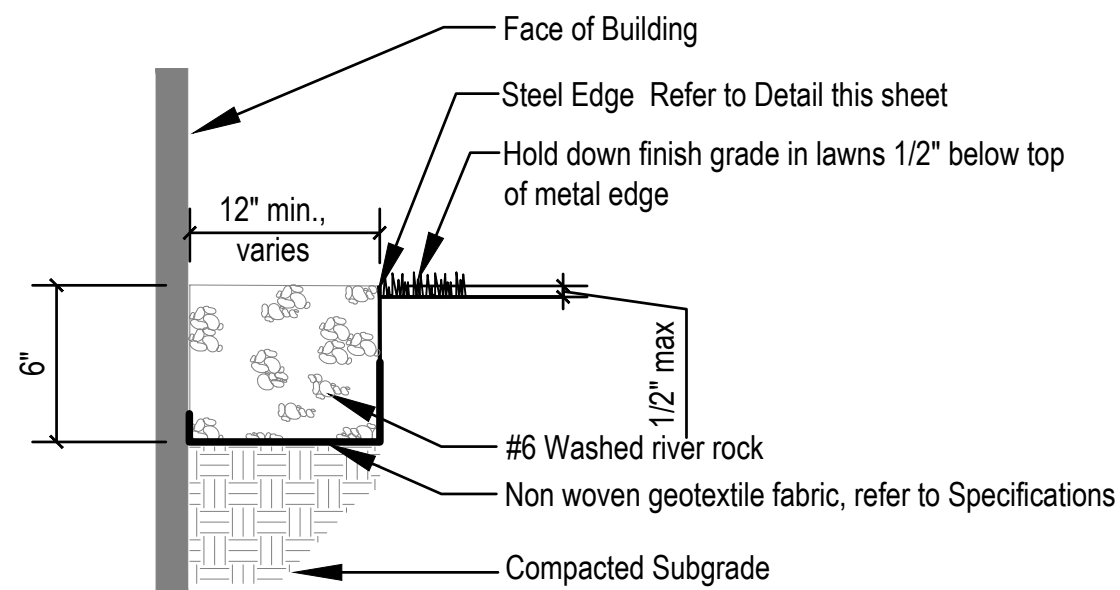


PLANT SCHEDULE SITE PLANTINGS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Ace-s	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Gin-s	10	Ginkgo biloba 'PNI 2720'	Princeton Sentry® Maidenhair Tree	B & B	2" Cal	full, strong central leader, matched
Gin-b	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B & B	2"Cal	full, strong central leader, matched
Gle-t	23	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Jun-b	8	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	B & B	min. 6' ht.	strong central leader, no dual leaders, full, symmetrical
Lir-t	5	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Pla-b	13	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2"Cal	dug in spring, full, strong central leader, matched
Que-b	1	Quercus bicolor	Swamp White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-e	6	Quercus x macdanielii 'Clemons'	Heritage Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-m	14	Ulmus x 'Morton Accolade'	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	2	Zelkova serrata 'Autumn Glow'	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Aro-l	45	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	container	18" ht. min.	space @ 3'-6" o.c.
Aro-g	143	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	container	18" ht. min.	space @ 5'-0" o.c.
Hyd-p	46	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	container	18" ht. min.	space @ 4'-0" o.c.
Hyd-q	57	Hydrangea quercifolia	Oakleaf Hydrangea 'Ruby Slippers'	container	18" ht. min.	space @ 4'-0" o.c.
Ile-j	9	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	container	18" ht. min.	space @ 5'-0" o.c.
Ile-r	44	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	container	18" ht. min.	space @ 4'-0" o.c. provide 1 Jim Dandy per 5 Red Sprites
Myr-b	45	Myrica pensylvanica	Northern Bayberry	container	18" ht. min.	space @ 8'-0" o.c.
Phy-l	72	Physocarpus opulifolius 'Little Devil'	Little Devil Dwarf Ninebark	container	18" ht. min.	space @ 4'-0" o.c.
Pot-f	12	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	Container	18" ht. min.	sapce @ 4'-0" o.c.
Vib-a	11	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	container	18" ht. min.	space @ 10'-0" o.c.
Vib-d	75	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	container	18" ht. min.	space @ 4'-0" o.c.
EVERGREEN SHRUBS						
Jun-g	41	Juniperus chinensis 'Sea Green'	Sea Green Juniper	container	18" ht. min.	place @ 8'-0" o.c.
Jun-a	12	Juniperus horizontalis 'Andorra'	Andorra Juniper	container	18" ht. min.	space @ 4'-0" o.c.



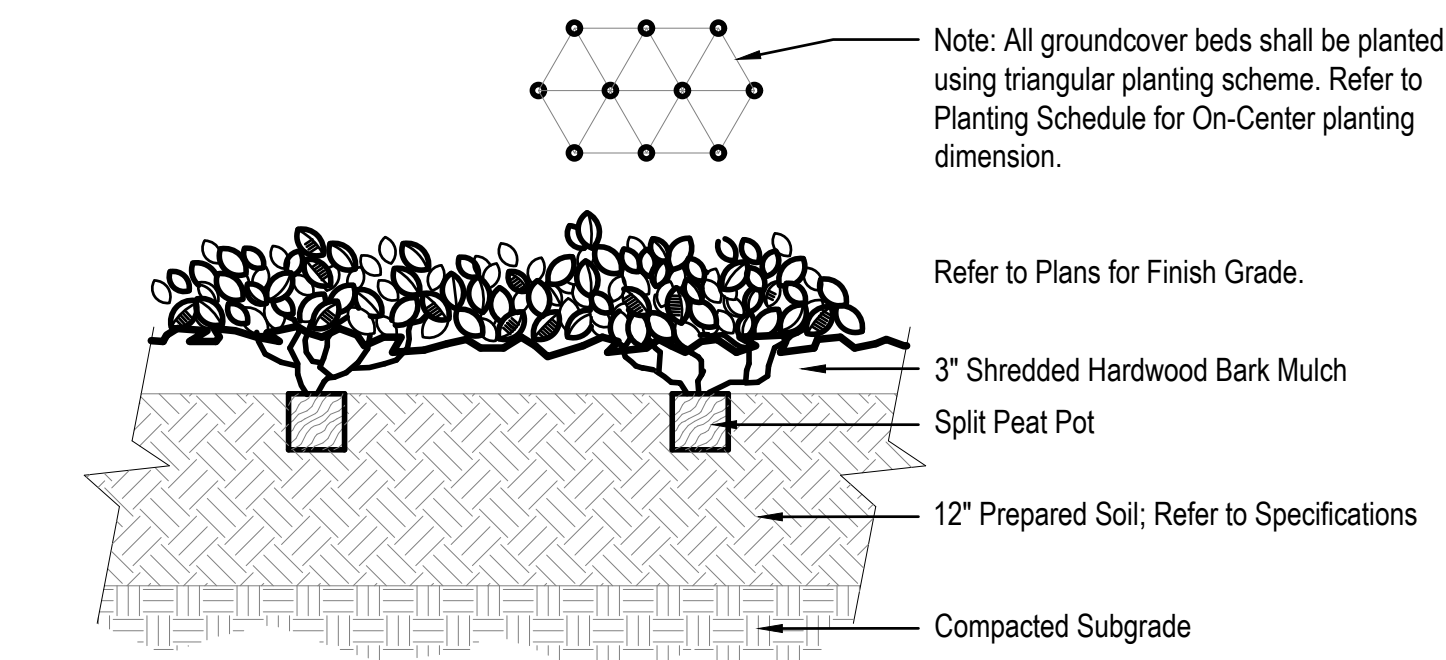
8 SPADE EDGE

Not to Scale



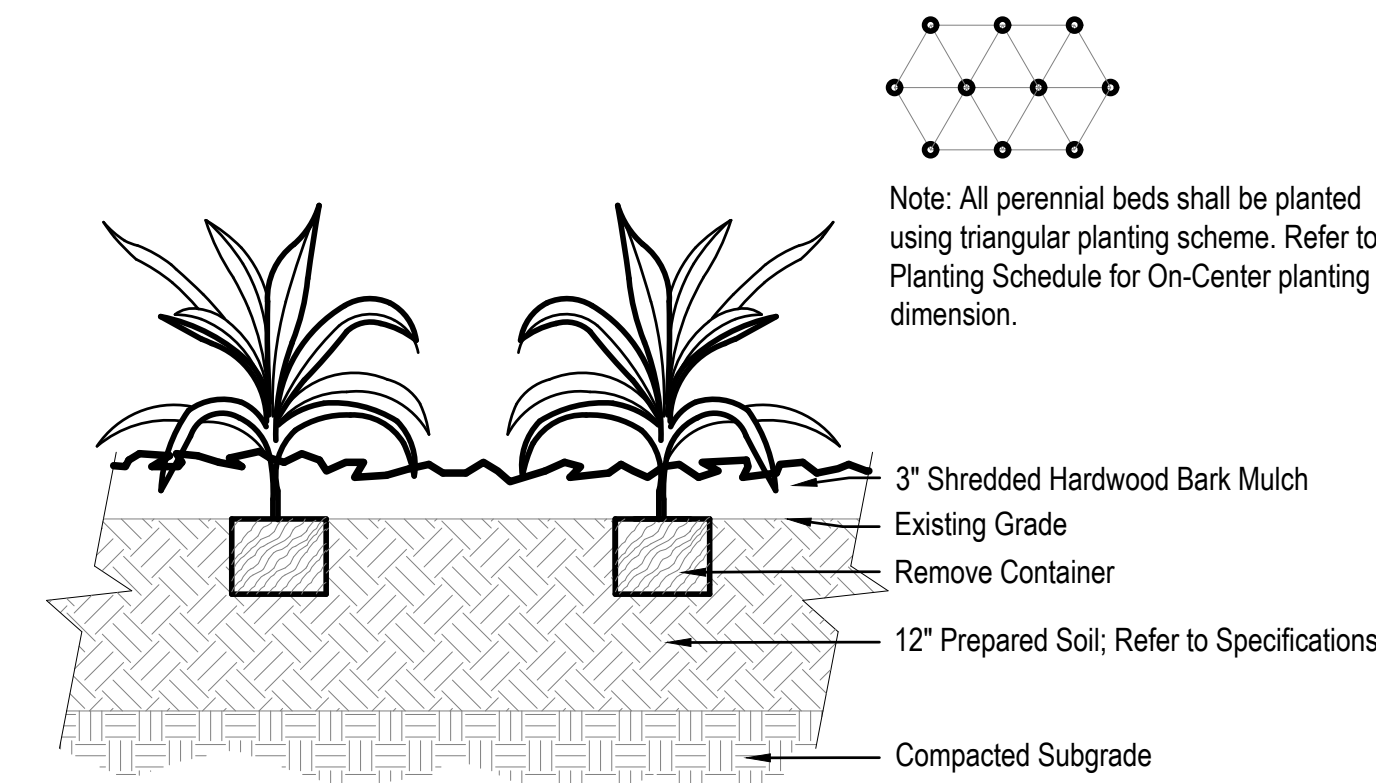
7 STONE MAINTENANCE EDGE (MOWSTRIP)

Not to Scale



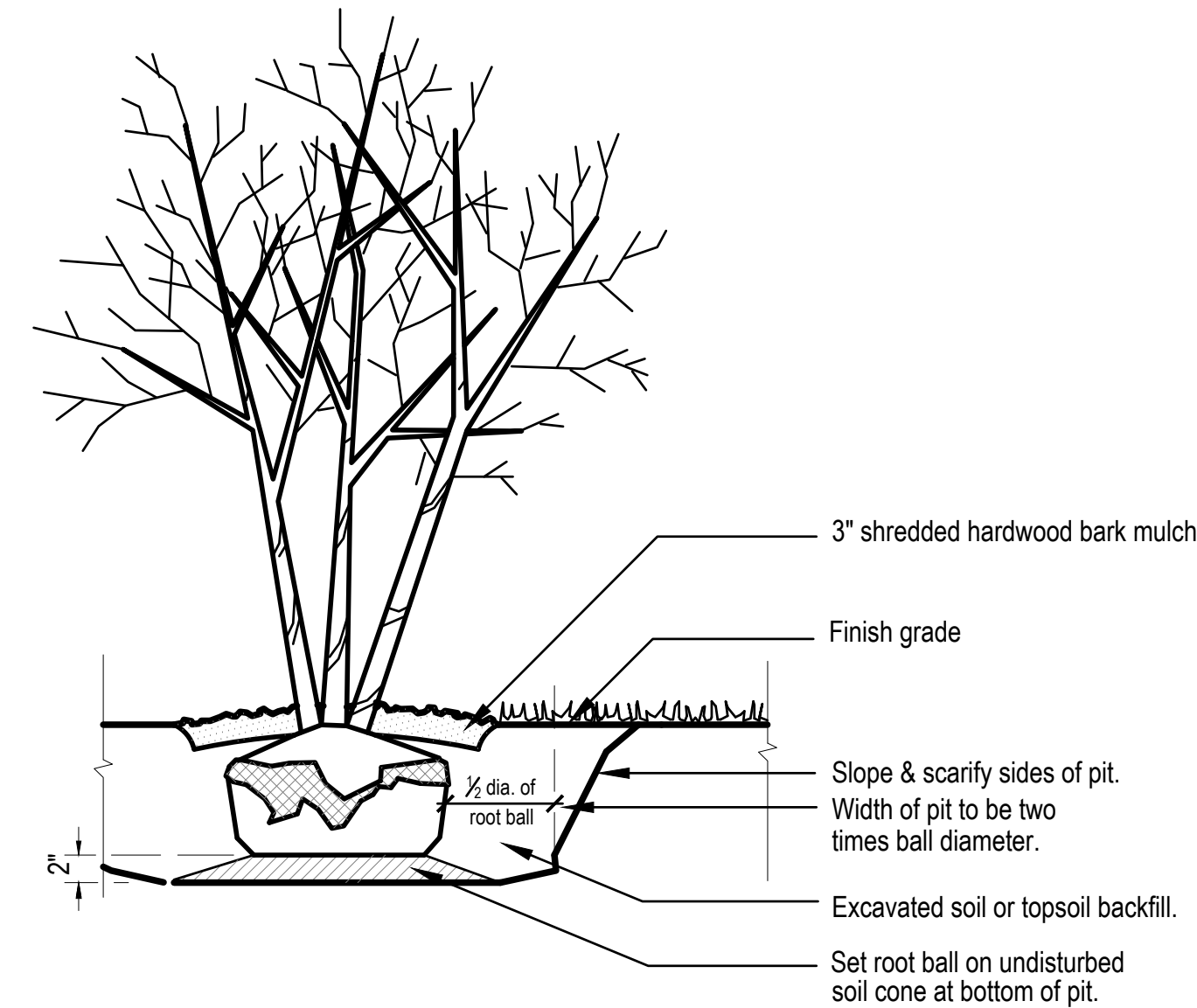
6 GROUNDCOVER PLANTING

Not to Scale



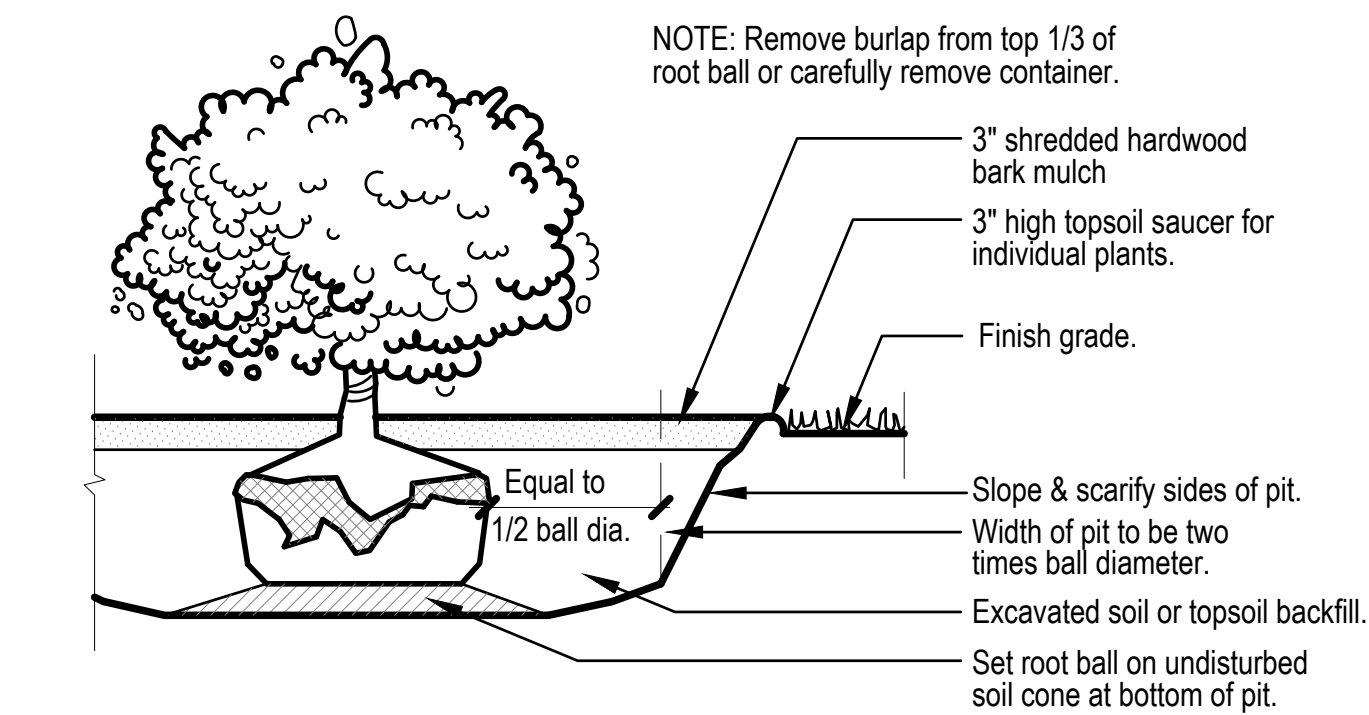
5 PERENNIAL PLANTING

Not to Scale



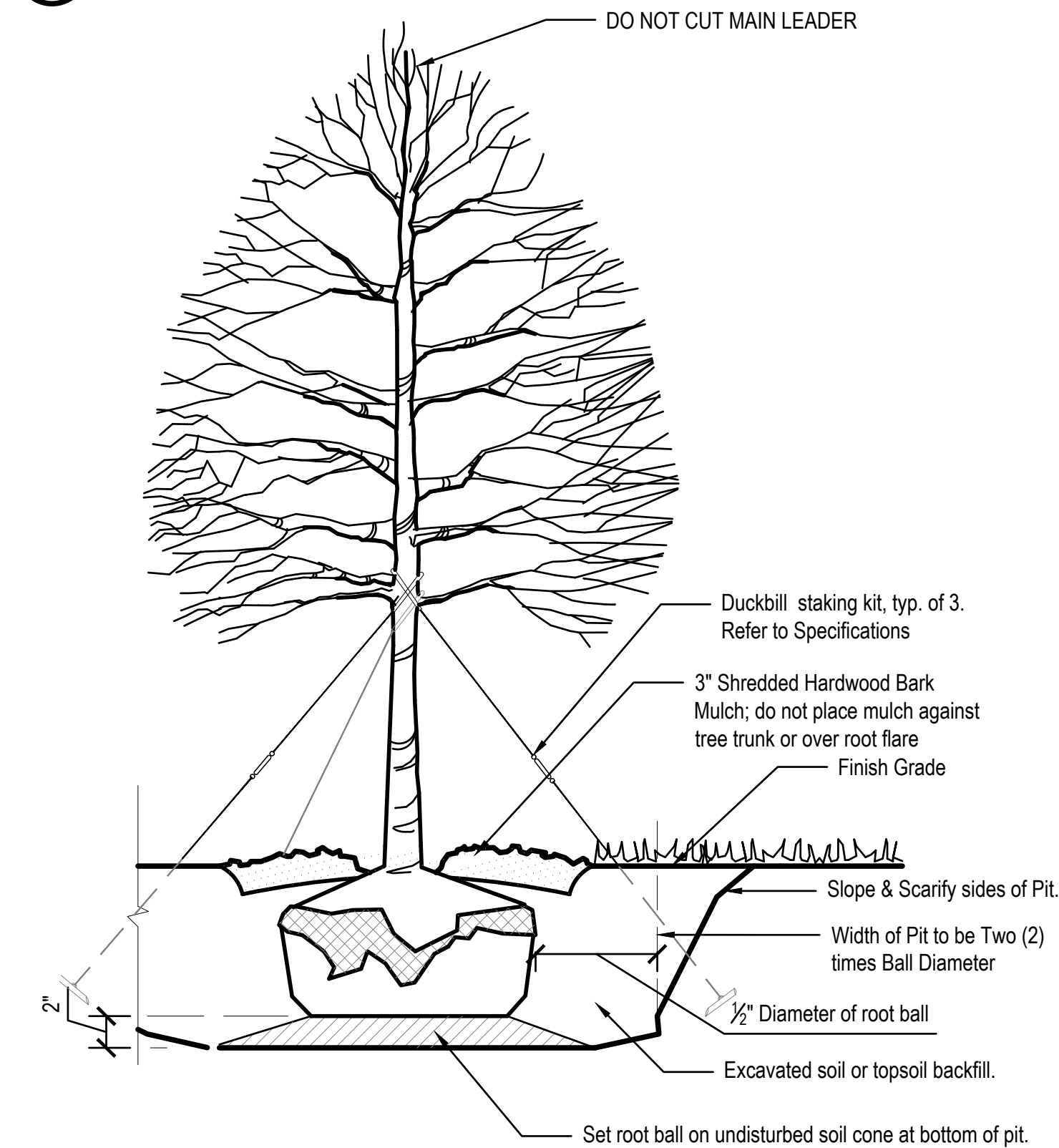
4 MULTI-STEM TREE PLANTING

Not to Scale



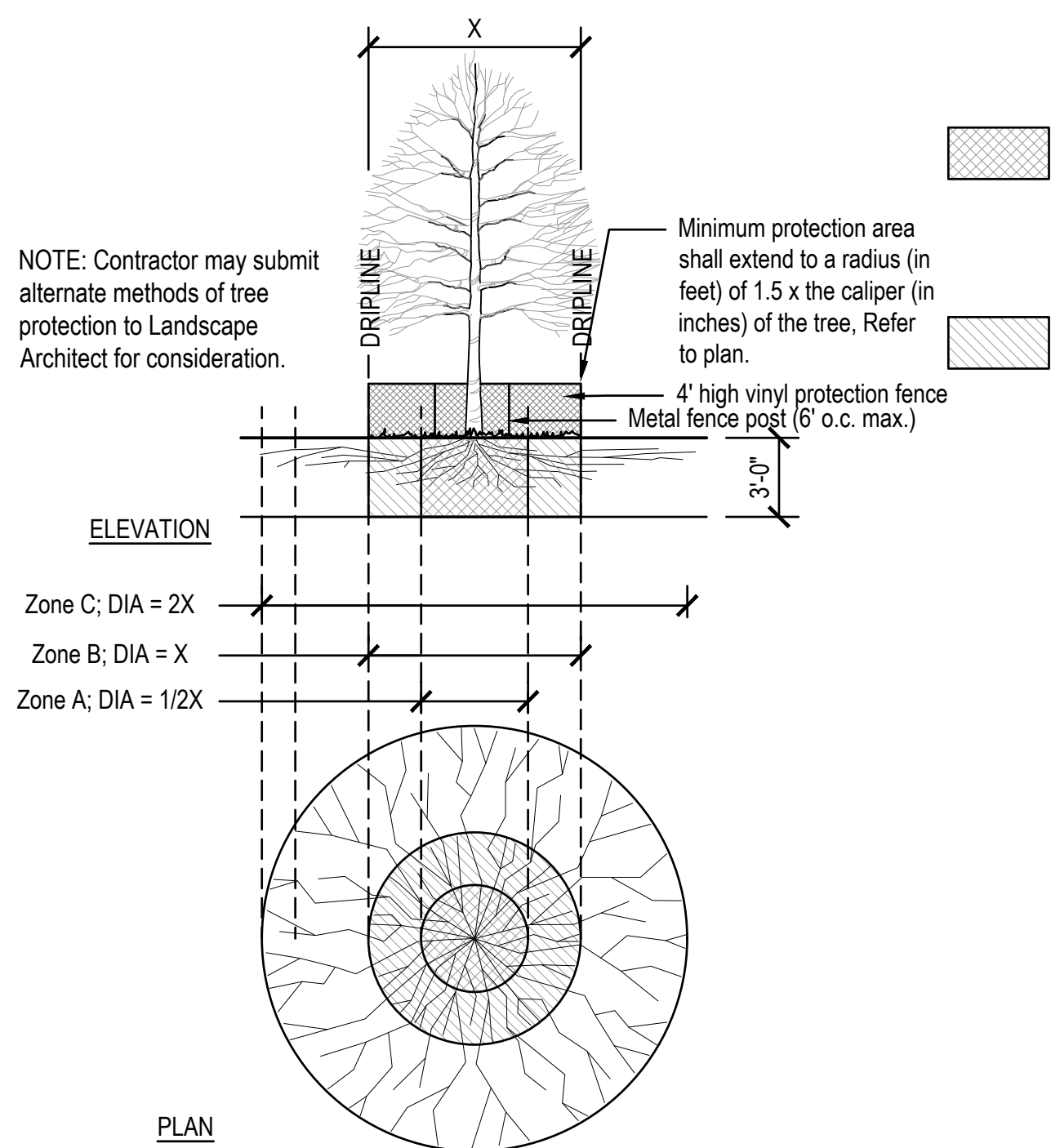
3 SHRUB PLANTING

Not to Scale



2 SHADE TREE - STAKED

Scale: Not to Scale



1 TREE PROTECTION

Not To Scale

- TRENCHING/EXCAVATION**
- ZONE A (CRITICAL ROOT ZONE)**
1. NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
 2. Severance of roots larger than 2" diameter requires Landscape Architect's approval.
 3. Tunneling or boring required to install utilities 3'-0" below grade or deeper.
- ZONE B (DRIPLINE)**
1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
 2. Trenching allowed as follows:
 - Excavation by hand or with hand-driver trencher may be required.
 - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
 3. Tunneling or boring may be required for trenches deeper than 3'-0".
- ZONE C (FEEDER ROOT ZONE)**
1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
 2. Trenching with heavy equipment allowed as follows:
 - Minimize trench width.
 - Maintain 2/3 or more of Zone C in undisturbed condition.
- FENCING/ROOT PROTECTION**
- 4' high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

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

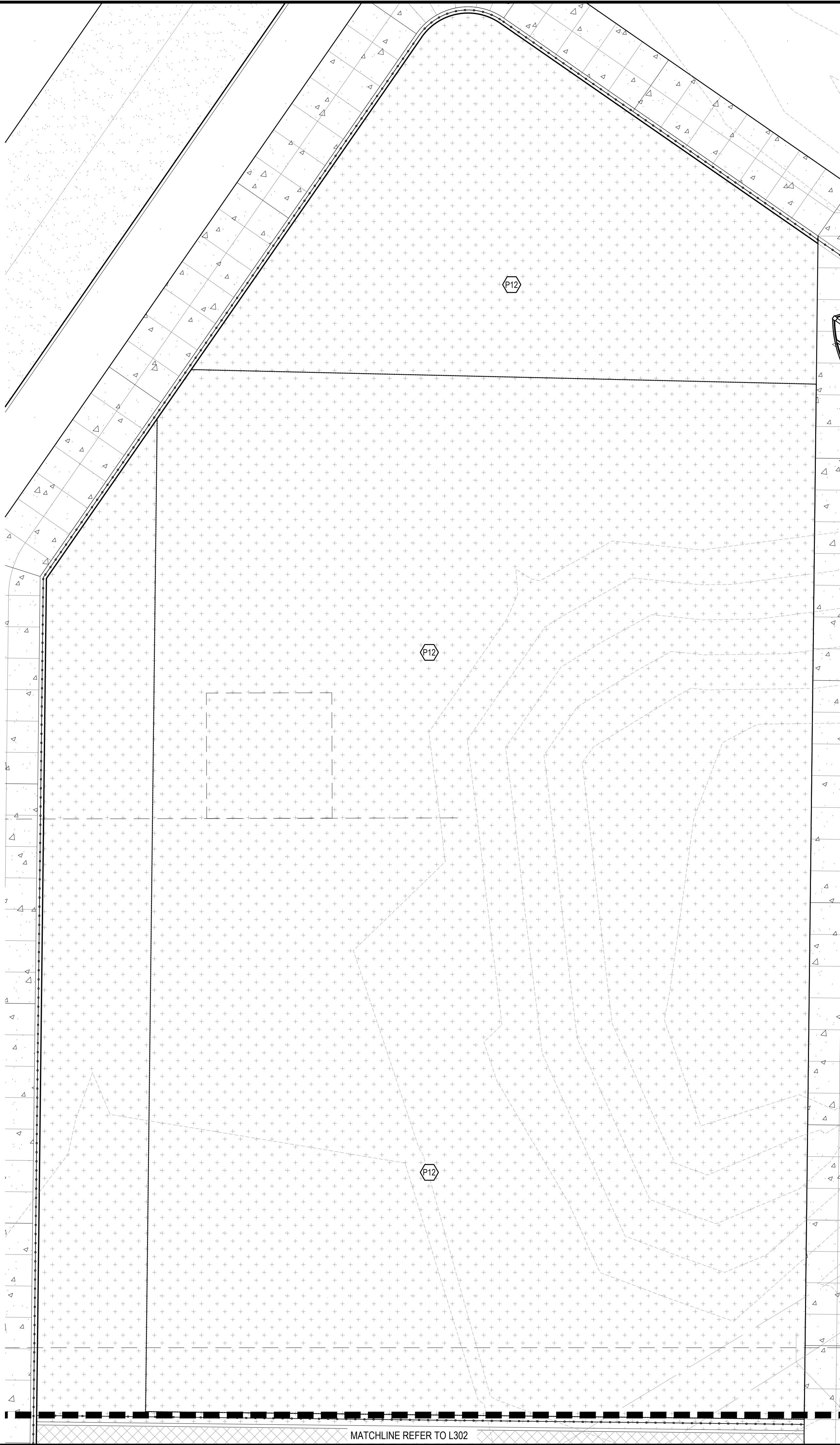
Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

- *SURFACE PROTECTION MEASURES**
1. Mulch Layer, 6"-8" Depth
 2. ¾" Plywood
 3. Steel Plates

Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

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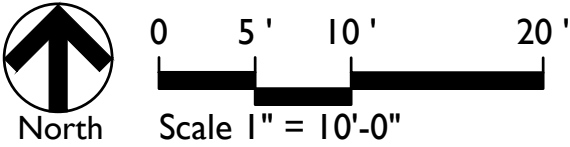


PAVEMENTS	
KEY	DESCRIPTION / REFERENCE
	PLAYGROUND POURED IN PLACE SURFACING BLUE: 50% BLUE, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	PLAYGROUND POURED IN PLACE SURFACING GREEN: 50% GREEN, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	PLAYGROUND POURED IN PLACE SURFACING TAN: 50% BEIGE, 50% LIGHT GREY, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	SYNTHETIC TURF, PLAY SURFACING, REFER TO DETAILS 3-6/L503 AND SPECIFICATION 32 18 16
	SYNTHETIC TURF, REFER TO DETAILS 3-6/L503 AND SPECIFICATION 32 18 16

PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	R5H38FE5A, HYBRID PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	R50053FAA, ROUND 5 PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-NE-102, MEDIUM PYRAMID, NET EFFECT, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-4232, SPRING MAX TURBO TROTTER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2488, TIDAL WAVE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2476, SPIN MAX TOWER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-NE-903, NET EFFECT PLAY, SOLAR BASE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	FREPC2123-4B02, 4 BAY ARCHED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	FREPC2015-2123AB, 3 BAY ARCHED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS

KINDERGARTEN PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	R509EDBAA, PLAYFUL SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	R506EABBA, DYNAMIC SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2478, SPIN MAX POD, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-1906, THUNDER WEDGE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	LPAD-SM-STL, LILYPAD CYMBALS W/STEEL POST, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	BFLY-Y-SM, BUTTERFLY, YELLOW, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	BFLY-I-SM, BUTTERFLY, INDIGO (SM), PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	TD-SM-N, TUNED DRUMS, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	R508BEAEA, PLAYCRAFT WHEELCHAIR ACCESSIBLE STRUCTURE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO
	R3546EFBA, PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO

PLAY MOUND PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	4' EMBANKMENT SLIDE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2321-28H, HALF BALLS ON HILLSIDE X 28, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS



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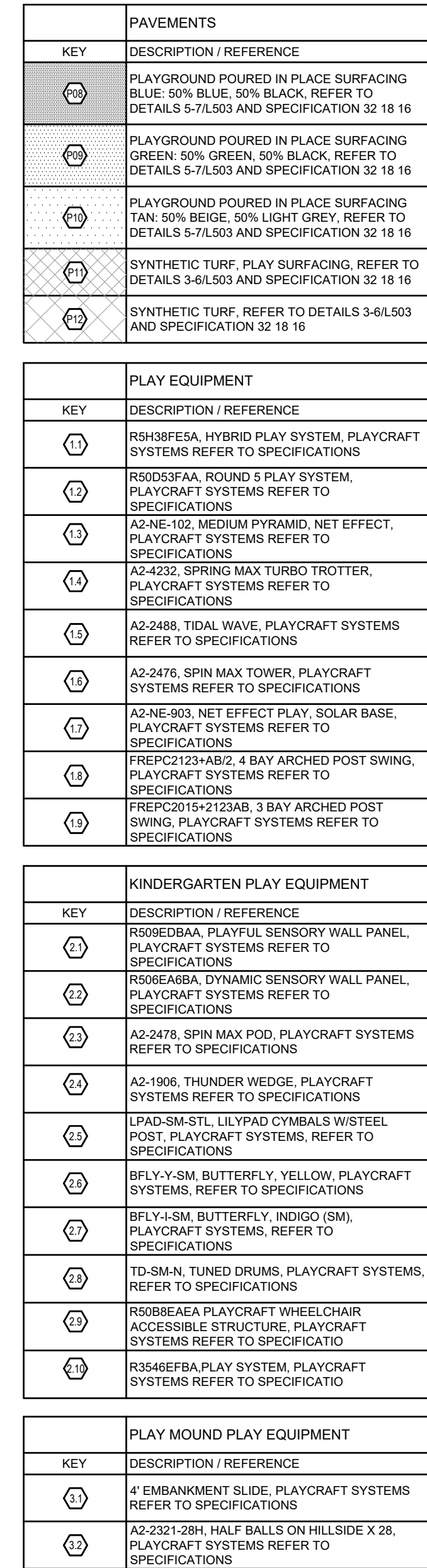
PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074
PLAYGROUND MATERIALS ENLARGEMENT

Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

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Sheet No:
L301



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PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074
GROUND MATERIALS ENLARGEMENT

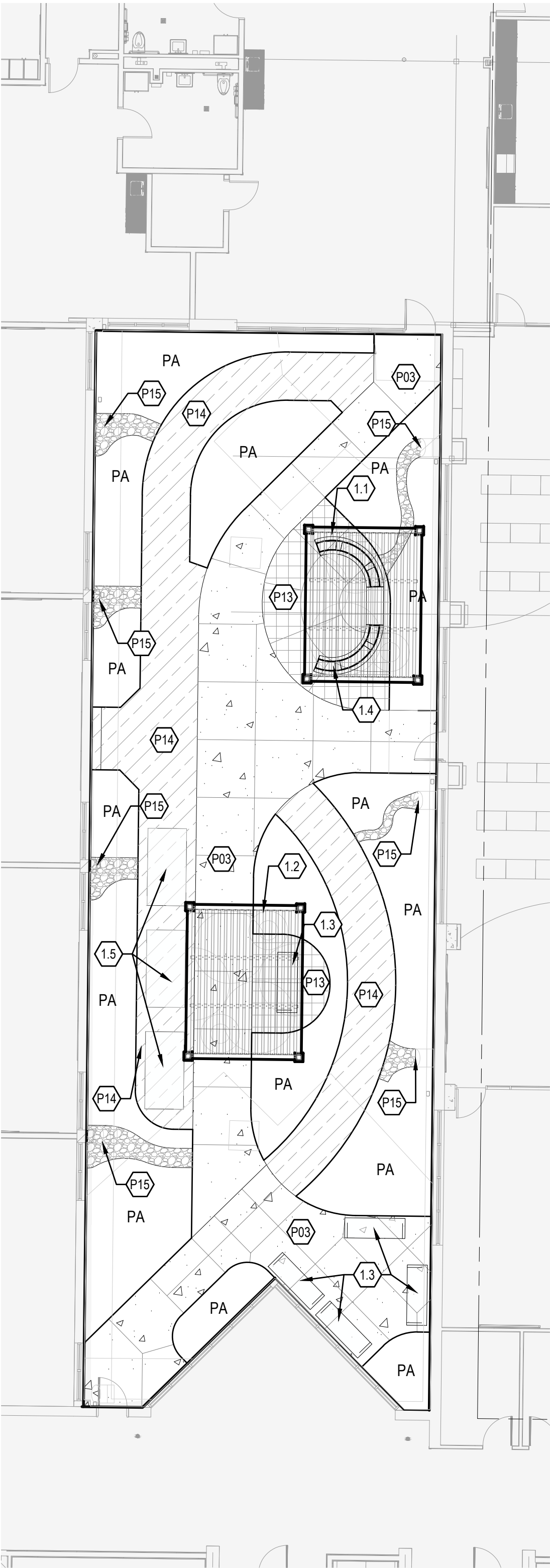
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Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

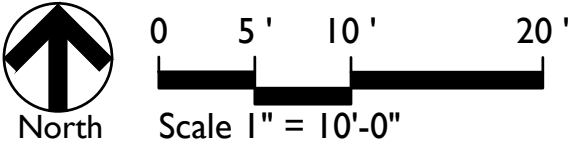
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Sheet No:
L302



PAVEMENTS	
KEY	DESCRIPTION / REFERENCE
	CONCRETE, STANDARD DUTY, REFER TO DETAILS 1-4/L500 AND SPECIFICATION 32 13 16
	CONCRETE, DECORATIVE, REFER TO DETAILS 1-4/L500 AND SPECIFICATION 32 13 16
	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 3/L504 AND SPECIFICATION 32 11 24
	DOWNSPOUT SPLASH BLOCK AND WASHED RIVER ROCK INFILL, REFER TO DETAIL 2/L504

COURTYARD FURNISHINGS	
KEY	DESCRIPTION / REFERENCE
	SHADE STRUCTURE A WITH RESIN PANELS, REFER TO DETAIL SHEETS L505-L508 AND SPECIFICATION 10 71 13
	SHADE STRUCTURE B WITH RESIN PANELS, REFER TO DETAIL SHEETS L505-L508 AND SPECIFICATION 10 71 13
	SBTRO-72BW TRIO BENCH, FORMS+SURFACES REFER TO SPECIFICATION 32 33 00
	CURVED MODULAR BENCH, REFER TO SPECIFICATION 32 33 00
	GARDEN PLANTER BOX, REFER TO DETAIL 1/L504 AND SPECIFICATIONS



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PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

COURTYARD MATERIALS ENLARGEMENT

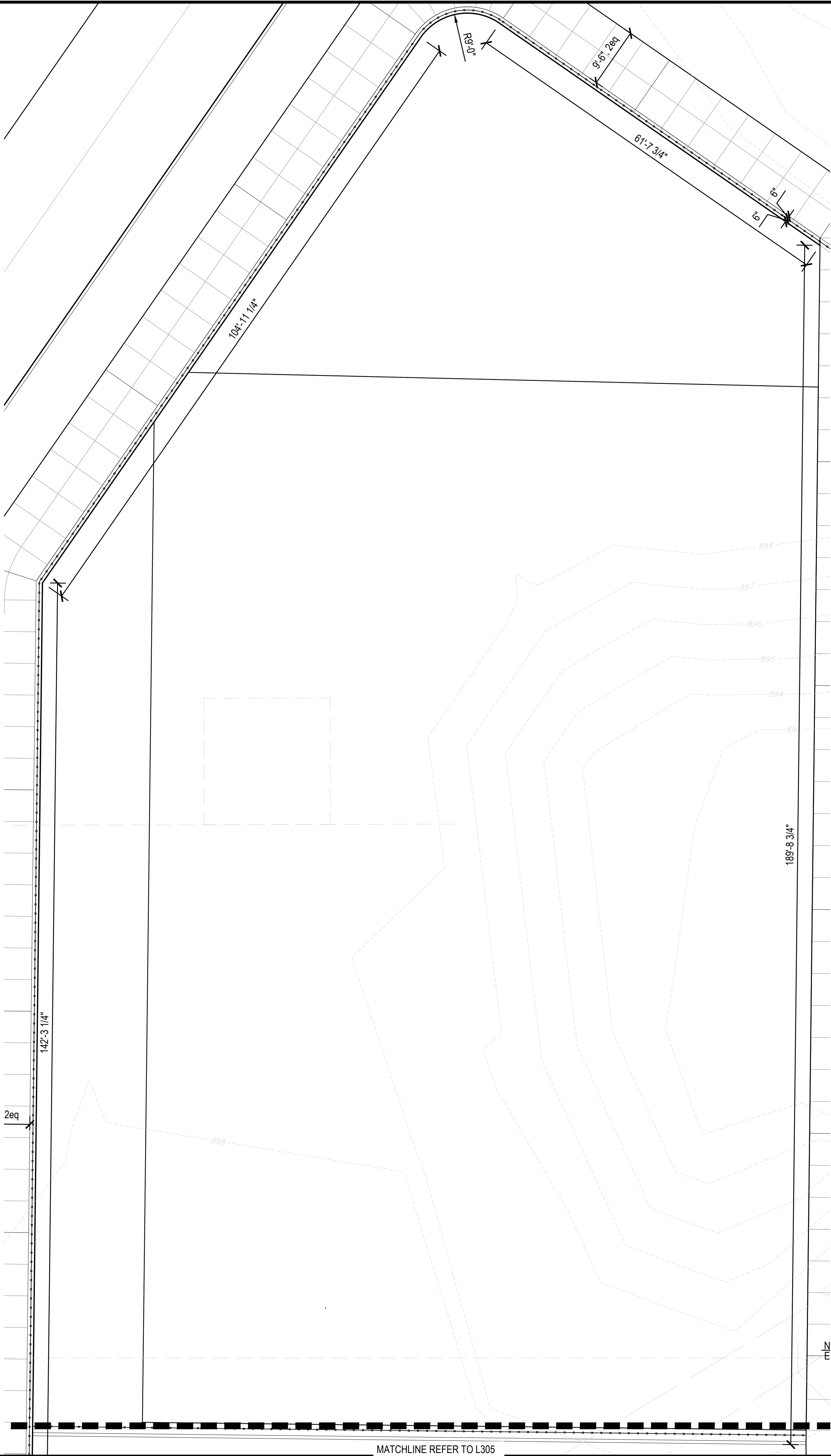
Revision	Date	Description

Date:	2025/10/08
Project No:	23-1623
Drawn by:	KK/SG
Checked by:	GW

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Sheet No:

L303



LAYOUT NOTES

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



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PRICING SET

WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

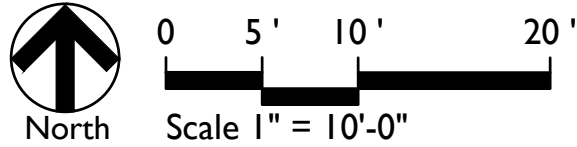
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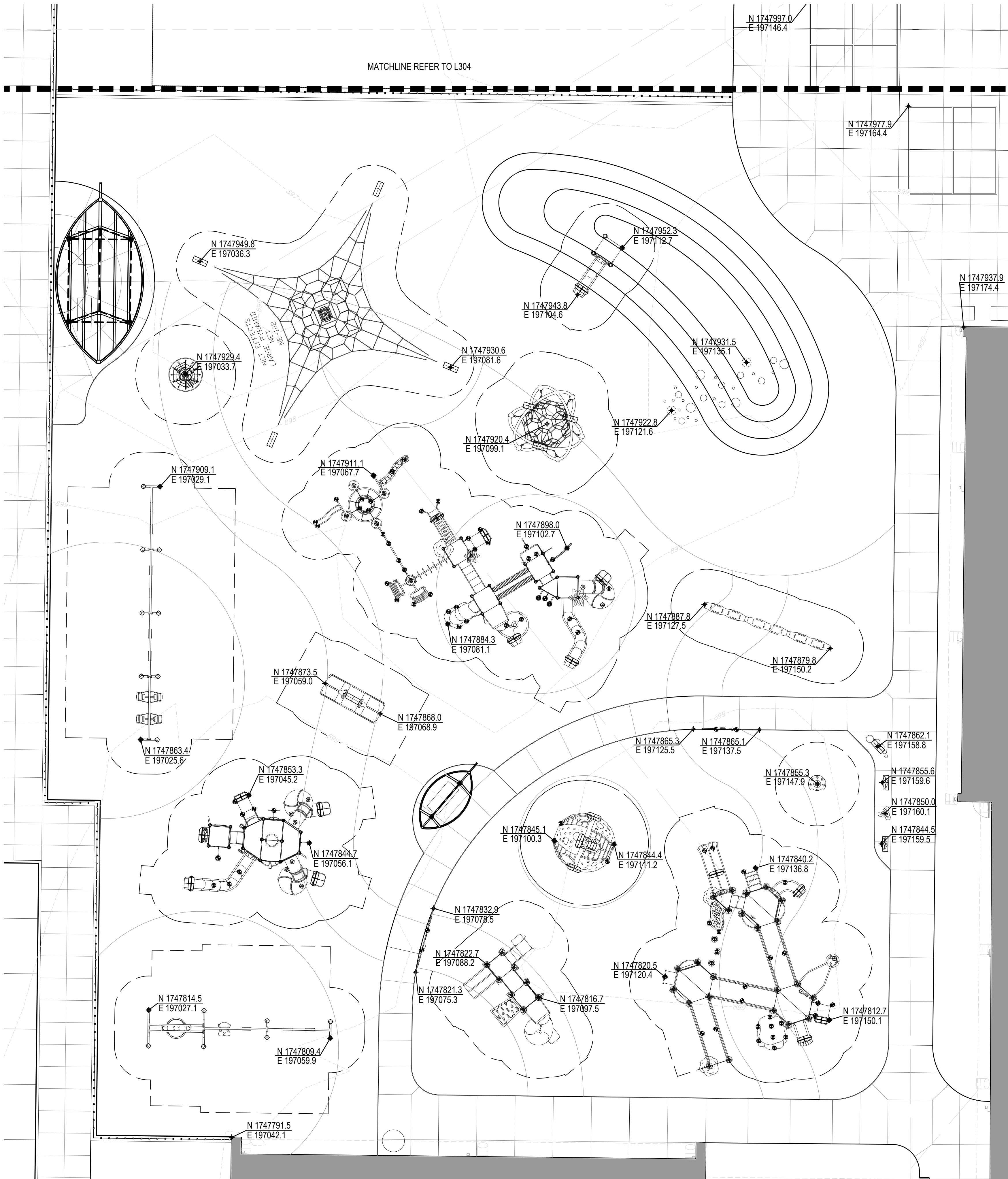
Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
L304





- LAYOUT NOTES
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 2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
 3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
 4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
 5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
 6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
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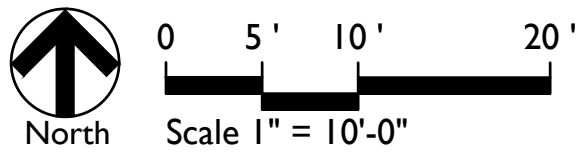
PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074
PLAYGROUND LAYOUT ENLARGEMENT

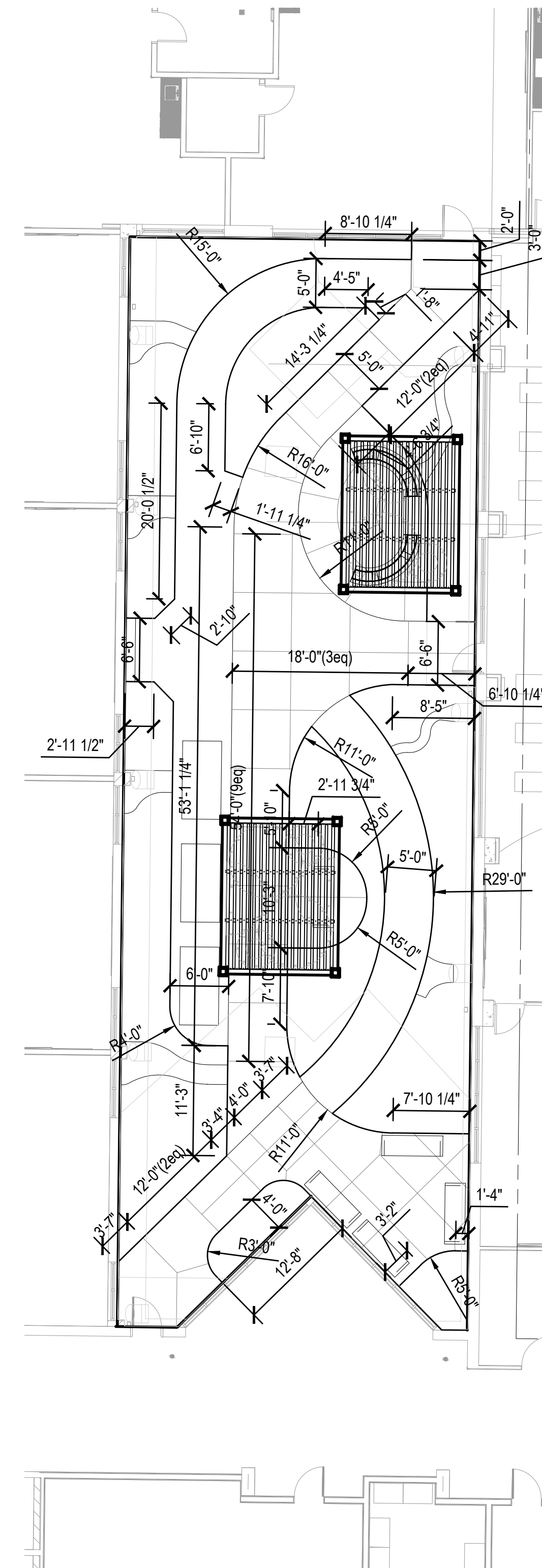
Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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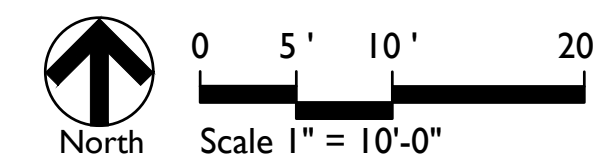
Sheet No:
L305





LAYOUT NOTES

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3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
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5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
7. Contractor shall provide and install one (1) Accessible Parking Sign per accessible parking space indicated in plans. Coordinate final location in the field with Landscape Architect.



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WESTFIELD SCHOOL - PHASE 2

346 W Hoover Street Westfield IN 46074

Sheet Title:

[illegible]

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

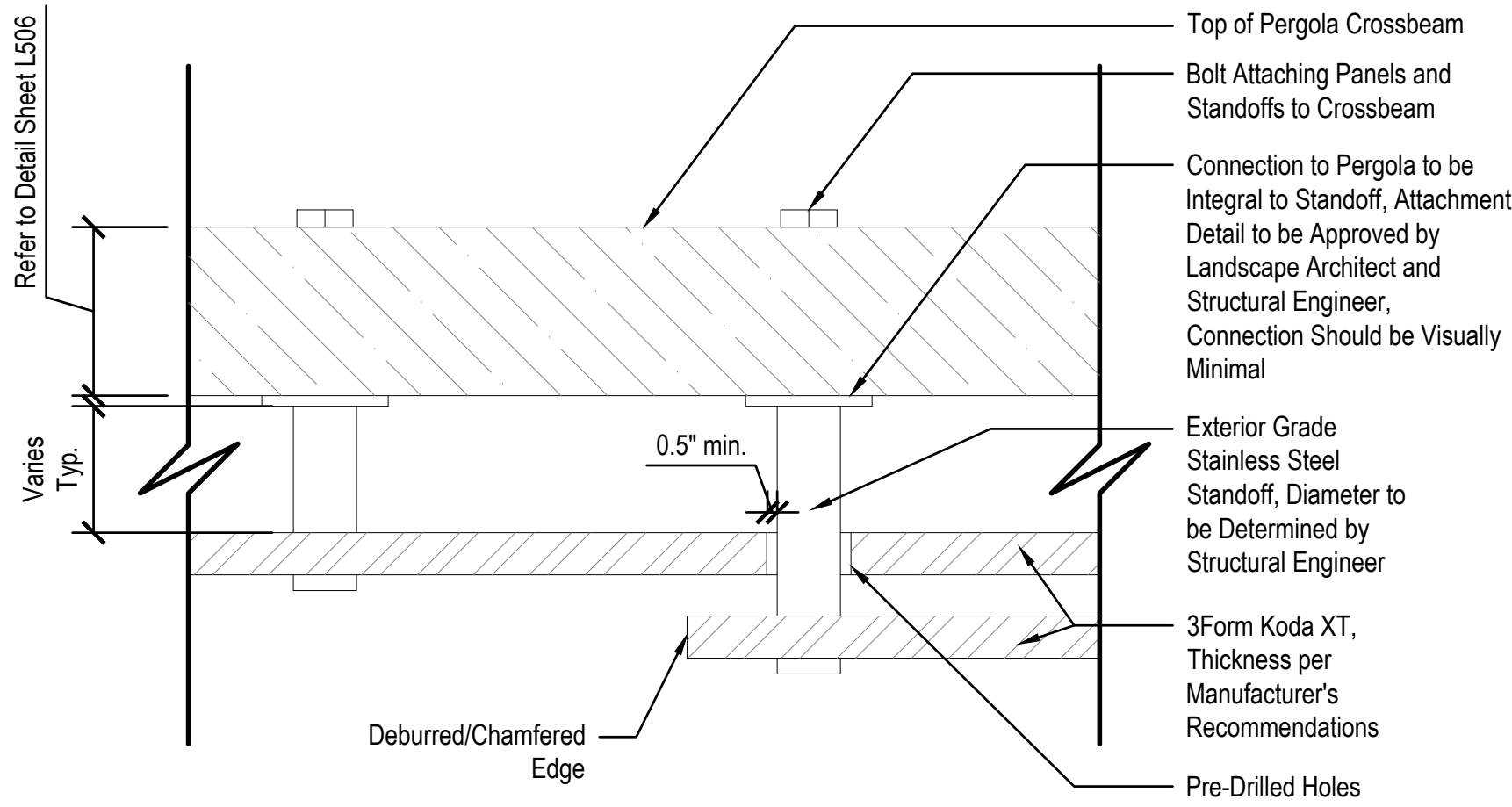
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Sheet No:

L307

SHADE STRUCTURE NOTES

- Final design and engineering of the final shade structure product by the Contractor.
- Final shop drawings must be certified by an Indiana Licensed Professional Structure Engineer and approved by the Landscape Architect.

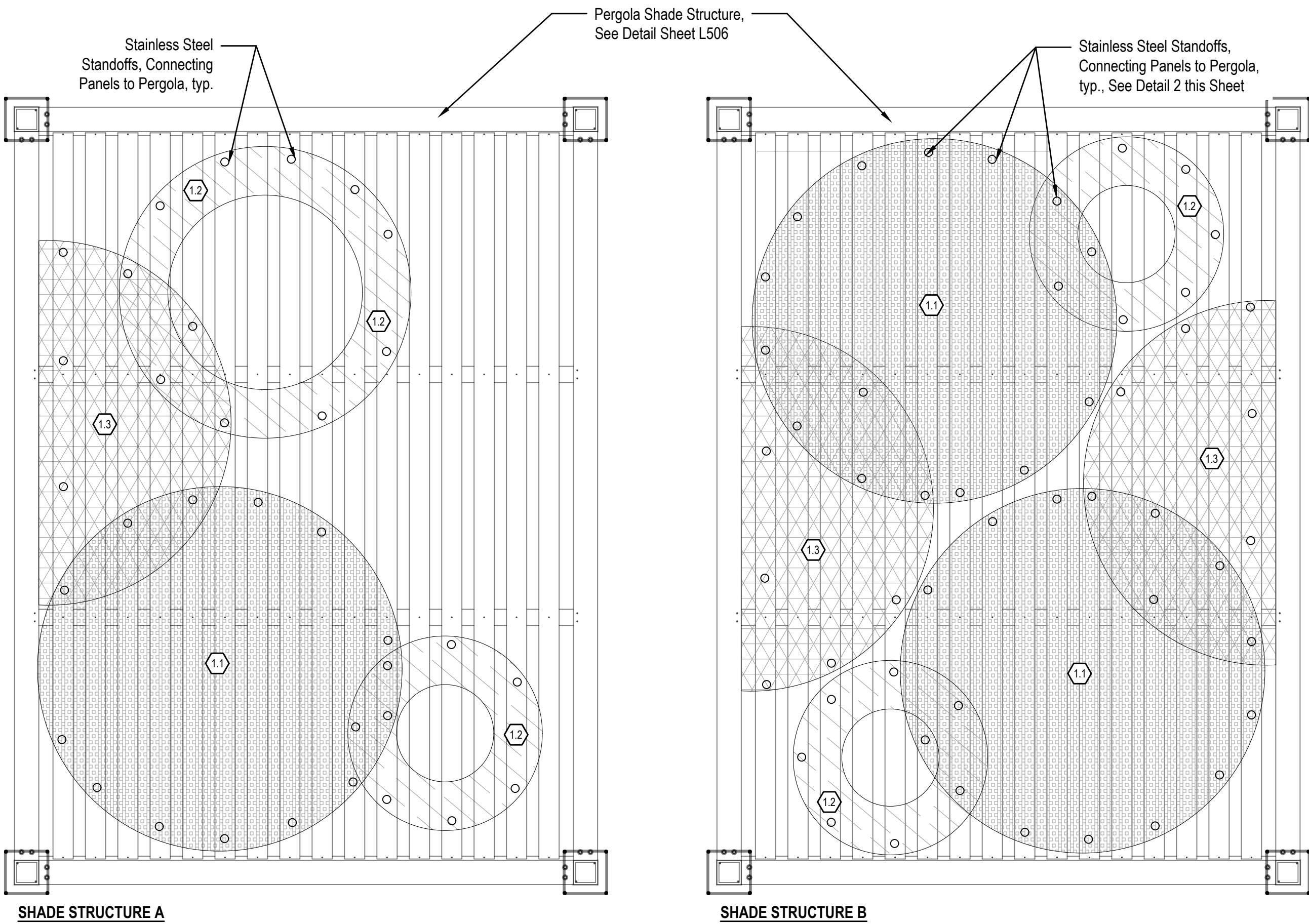


2 RESIN PANELS INSTALLATION, TYP.
Not to Scale

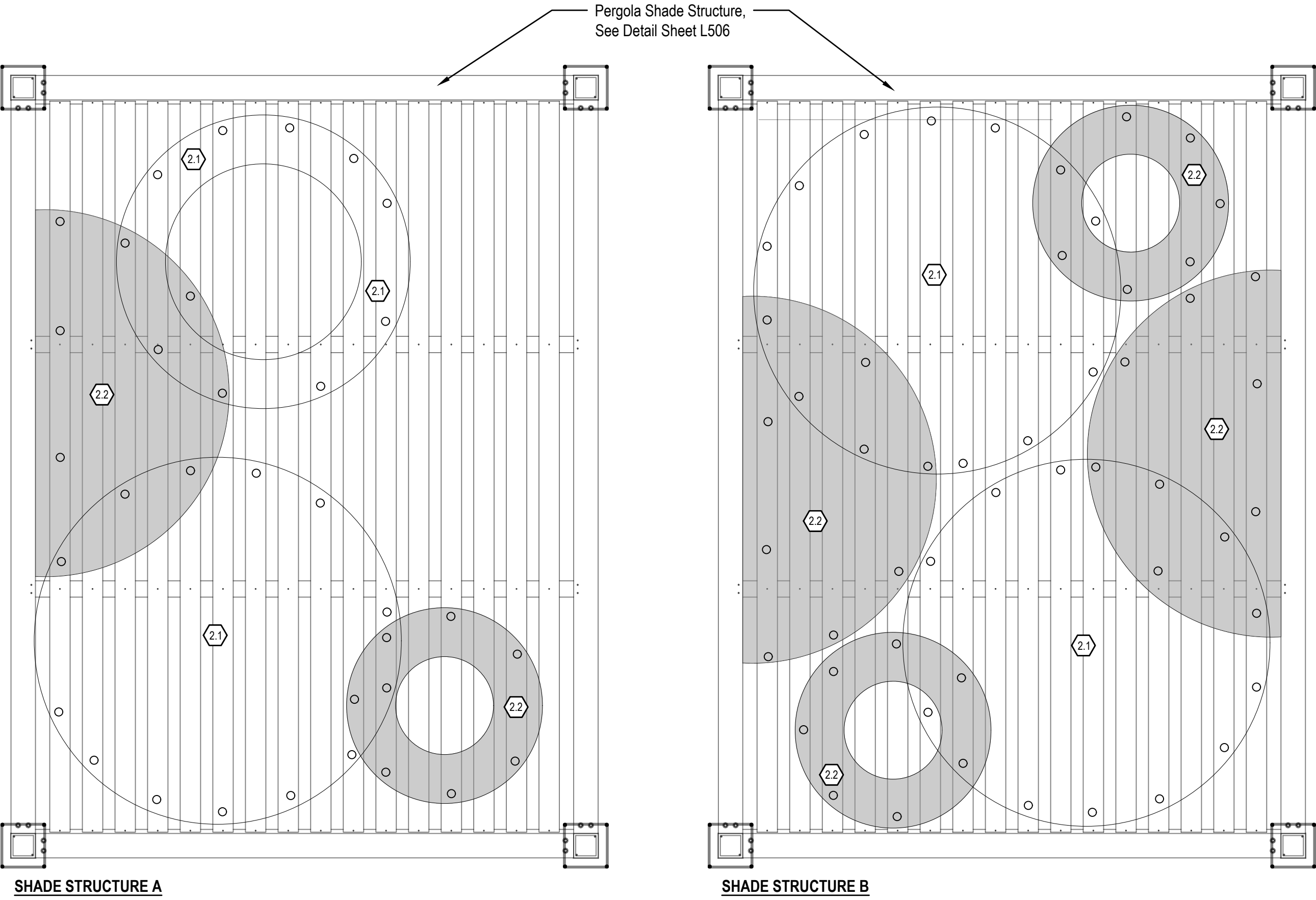
RESIN PANEL NOTES:

- All dimensions shall be Verified In Field prior to Fabrication.
- 3form Koda XT Panels basis of design Thickness to be determined by Structural Engineer. Mill and deburr edges. Protect surfaces from damage until substantial completion.
- Brushed, Exterior Grade Stainless Steel Standoffs suitable for suspended loads, using hardware indicated by panel manufacturer. All hardware sizes to be determined by Structural Engineer. Ensure all hardware is tamper-resistant.
- Submit physical samples of all materials for final selection, including wood, 3form, powder coated metal, and hardware. Allow for color selections from manufacturer's full range of standard colors and finishes.
- Install panels as to allow drainage towards the edge of pergola structure

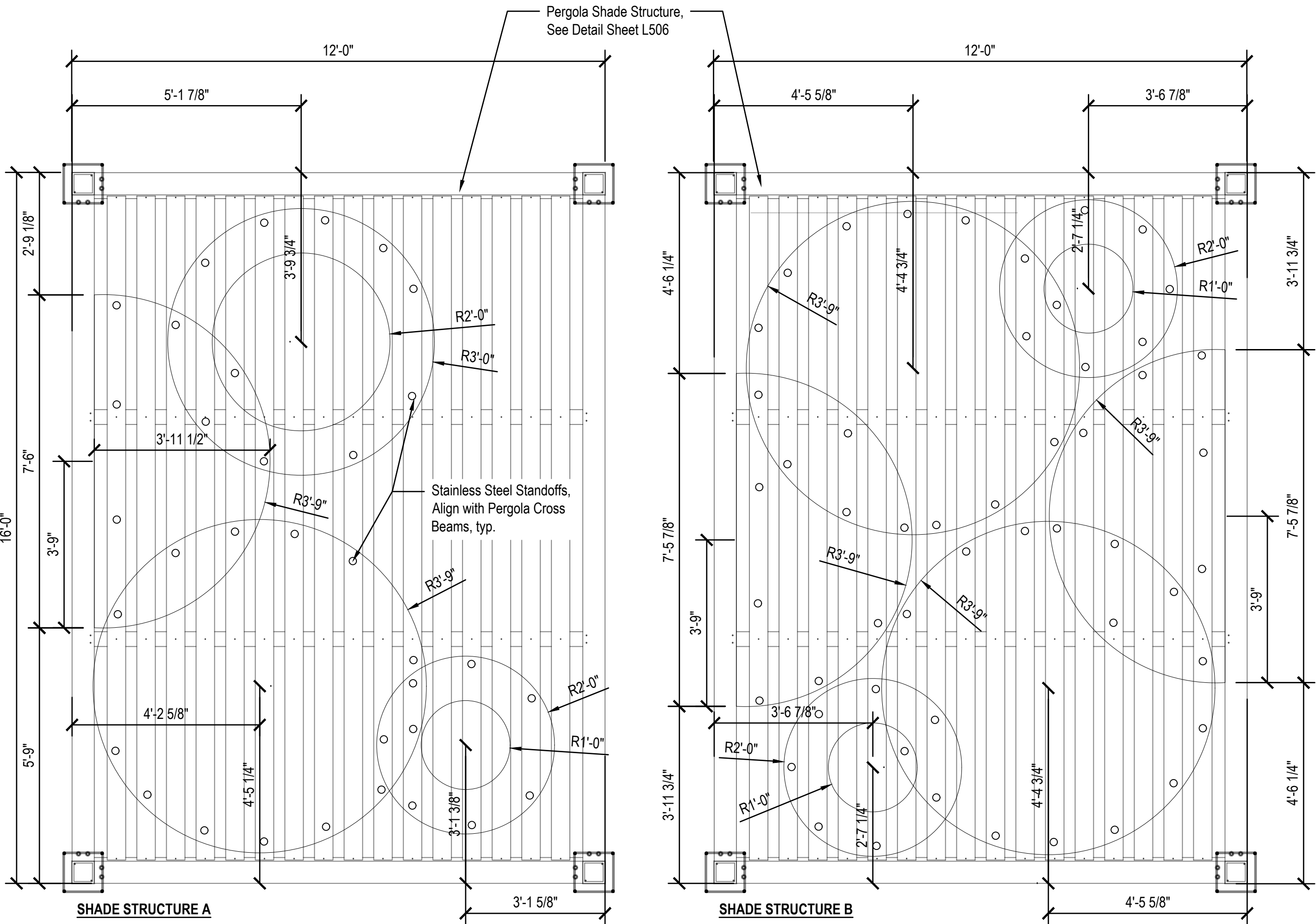
KEY	RESIN PANELS
DESCRIPTION / REFERENCE	
11	3FORM KODA XT PANEL: FOUNTAIN, B43 REFER TO SPECIFICATIONS
12	3FORM KODA XT PANEL: CITRON, G26 REFER TO SPECIFICATIONS
13	3FORM KODA XT PANEL: TAMALE, V22 REFER TO SPECIFICATIONS



1 ENLARGED SHADE STRUCTURE RESIN PANELS PLAN
Scale: 1/2" = 1'-0"



4 RESIN PANELS LAYERING DIAGRAM
Scale: 1/2" = 1'-0"



3 ENLARGED SHADE STRUCTURE RESIN PANELS LAYOUT PLAN
Scale: 1/2" = 1'-0"

Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

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WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

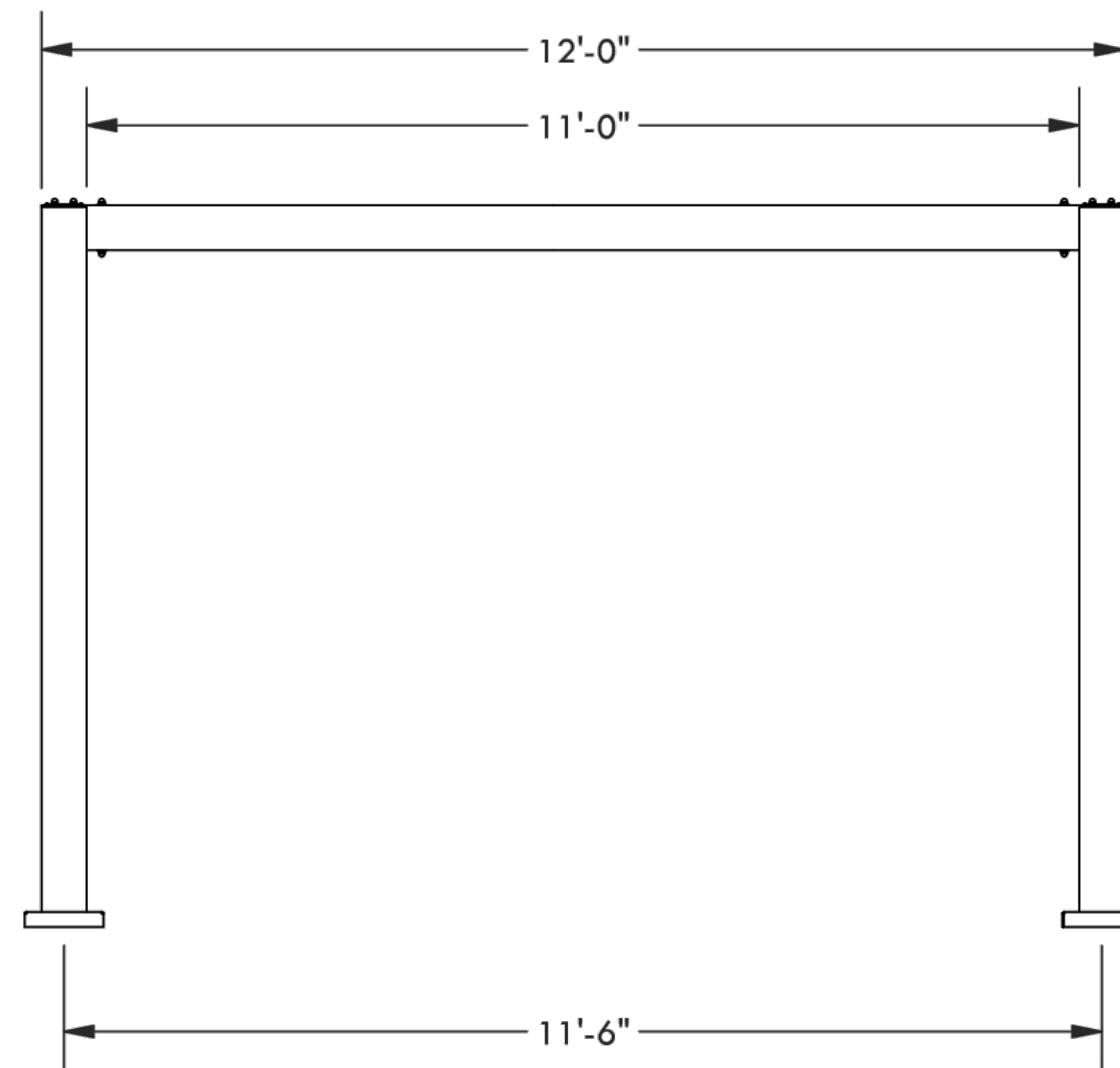
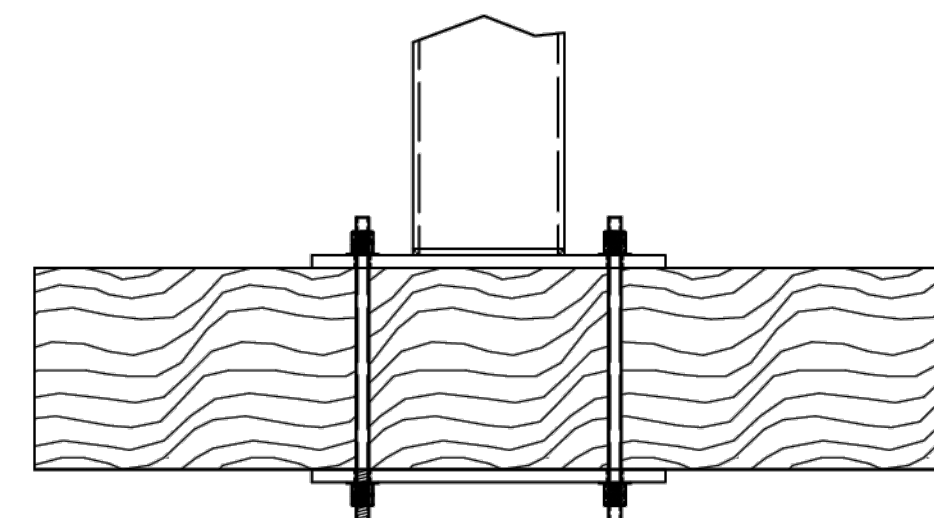
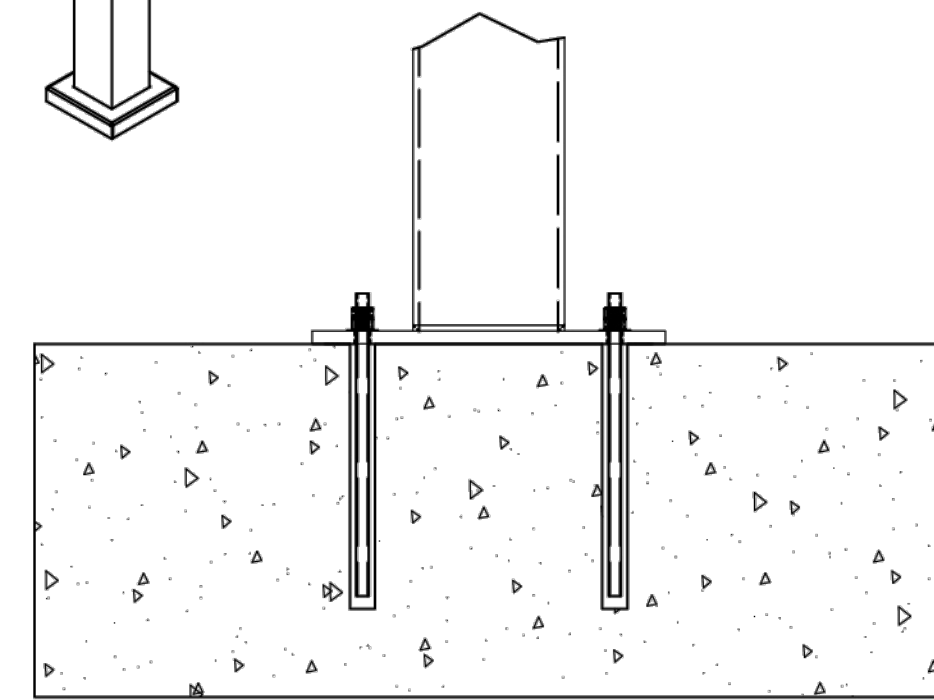
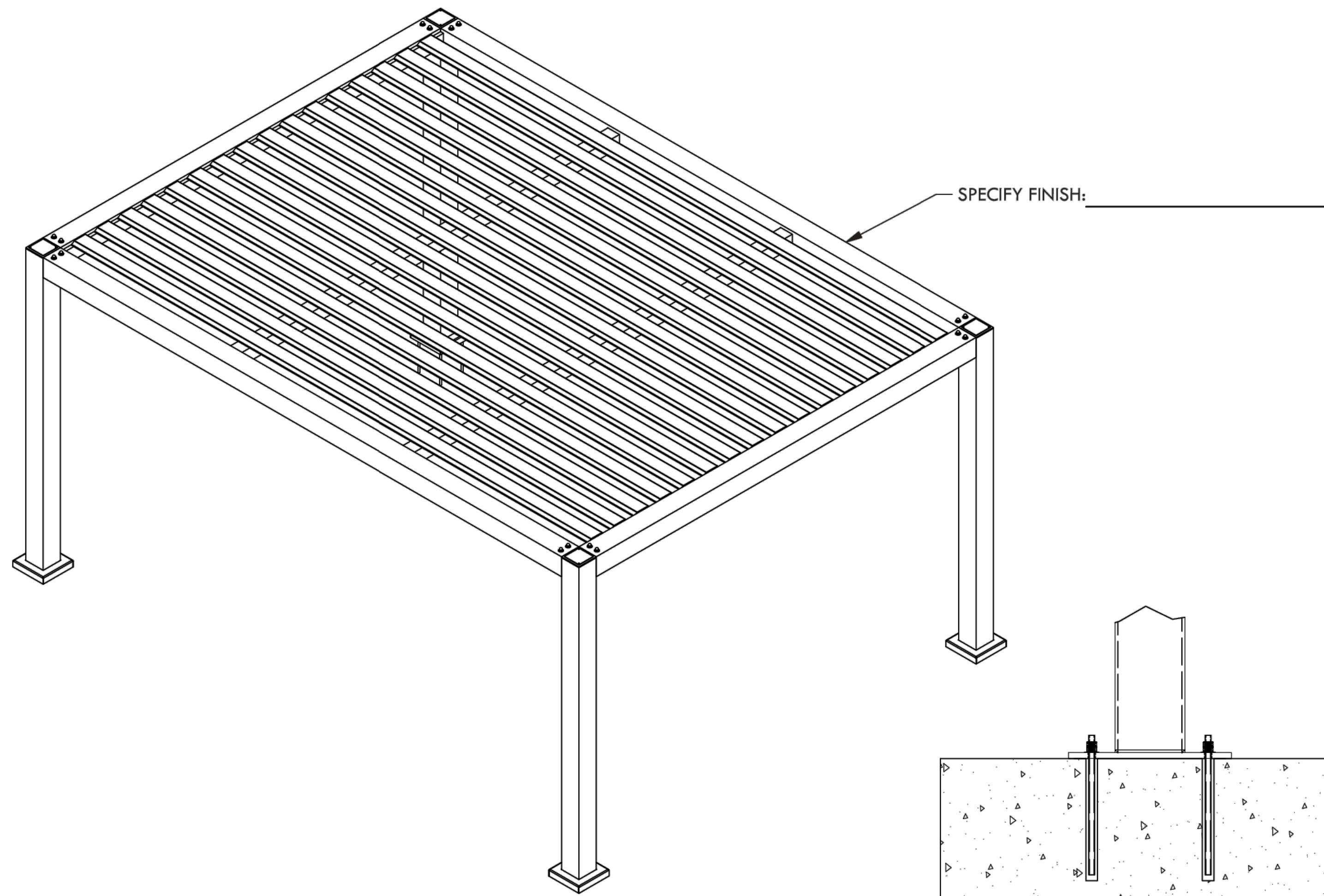
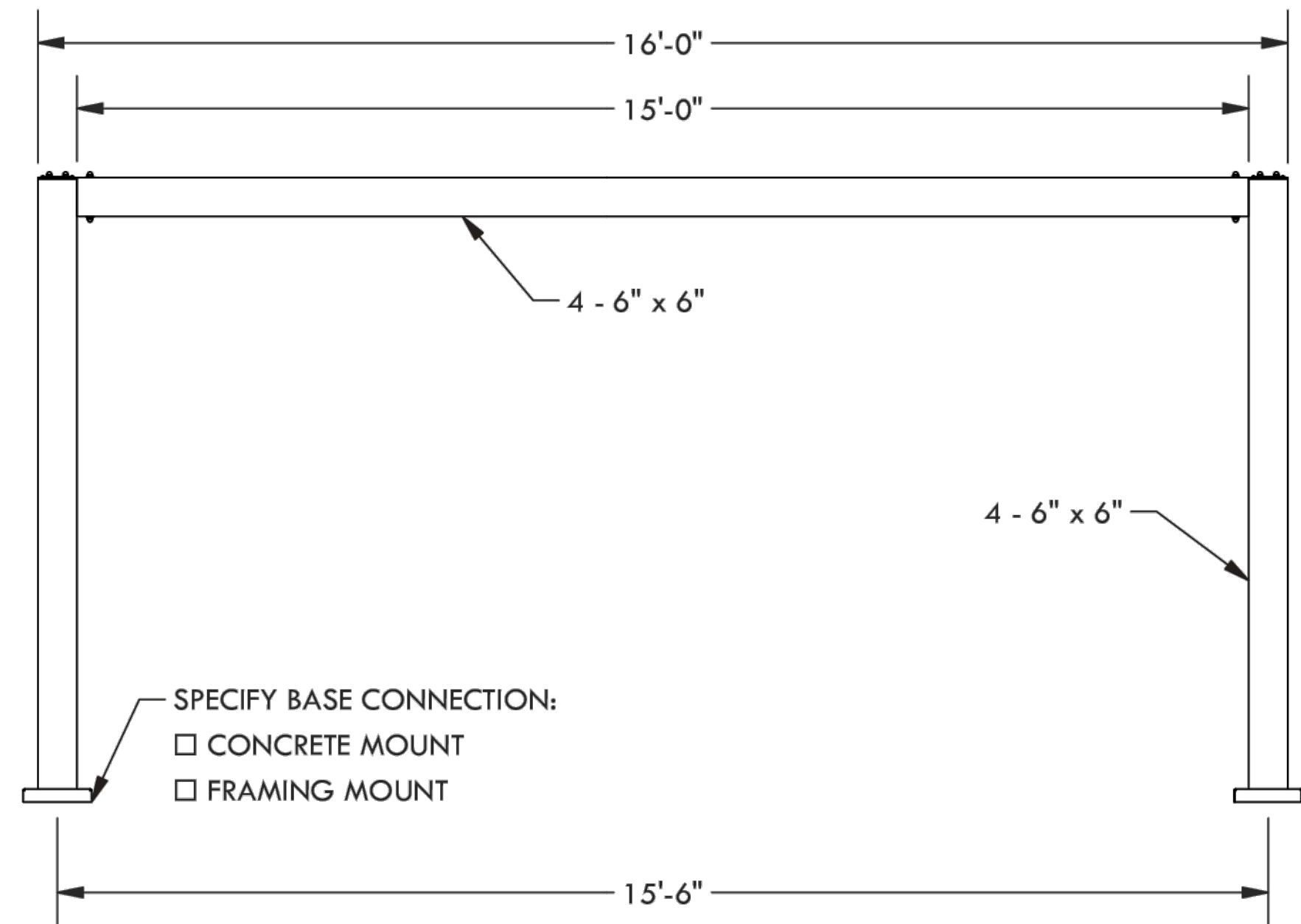
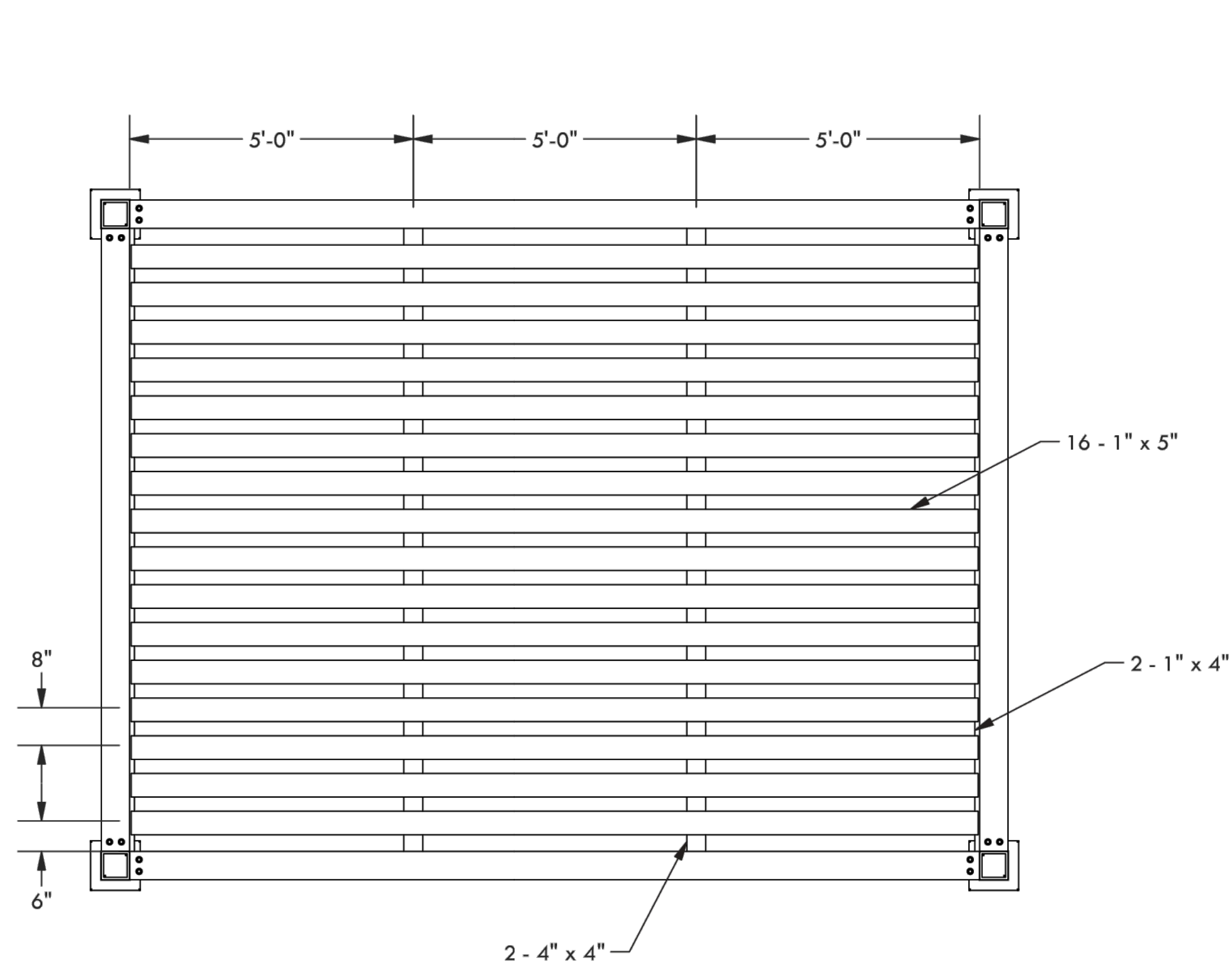
SITE DETAILS

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
L506



DESCRIPTION			
16' WIDE X 12' PROJECTION FREESTANDING ELEMENT			
REV	BY	DESCRIPTION	DATE
1	NB	INITIAL RELEASE	03/29/21

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 3, 2025
2511-PUD-19

Petition Number: 2511-PUD-19

Project Name: Ironstone PUD

Subject Site Address: Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St. (the "Property")

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger

Request: Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture, Residential, and Vacant

Approximate Acreage: 715 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Draft Ordinance 25-66
5. Concept Plan
6. District Map
7. Lot Type Standards
8. Residential Architectural Standards
9. Horton Square Mixed Use Block Architectural Standards
10. Trail Network Plan
11. Amenities Plan
12. Perspective Renderings
13. Proposed Street Sections
14. Neighborhood Meeting Summary
15. Public Comment Exhibit

Staff Reviewer: Weston Rogers, Senior Planner



PETITION HISTORY

The petition (Ord. 25-66) received its first reading at the October 27, 2025, City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on October 16, 2025, at the Whydam hotel. A summary from this meeting can be found within **Exhibit 14**, Neighborhood Meeting Summary.

The petition will receive a public hearing at the November 3rd Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. A workshop meeting will follow on December 15, 2025, at the Westfield City Services Center or other location as deemed necessary and noted on the December 15, 2025 Advisory Plan Commission meeting agenda.

PROJECT OVERVIEW

Location:

The 715 acre +/- Property is generally located southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St., see **Exhibit 2**, *Location Map*.

Property Description:

The Property is currently primarily zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural and residential purposes.

Project Description:

The petitioner is requesting to re-zone the 715 +/-acre Property to the Ironstone Planned Unit Development (PUD) District. The proposed ordinance would permit a residential community with a mixed-use village to be developed through the establishment of four districts.

The districts include the Lakes, The Reserve, The Village and The Horton Square Mixed-use Block – each with distinct architectural and site development standards. Extensive on-site amenities and pedestrian trail pathways are also proposed.

In addition, a portion of the Property is proposed to be donated to the Westfield Washington Township School District.

Specific ordinance details are outlined within this staff report.

ORDINANCE DETAILS

Definitions:

- The proposed Ordinance establishes unique definitions for substantial elements within the Proposed Development. These include defining the names of proposed districts, lot types, and specific housing types not currently identified within the default Unified Development Ordinance (the “UDO”).

Concept Plan:

- The proposed Ordinance, as currently written, would require the Property to be developed in general conformance with **Exhibit 5**, *Concept Plan* and **Exhibit 6**, *District Map* as determined by the Director of Community Development.
- In addition, the ordinance, as currently written, would permit each residential district to be reduced or enlarged by up to 15% while the Horton Square Mixed-use Block could be enlarged up to 50% but not reduced more than 15%.

Underlying Zoning Districts:

- The proposed Ordinance would assign the following underlying zoning district to the Property:
 - o Area A – The Lakes; SF4: Single-Family High-Density District
 - o Area B – The Village; SF4: Single-Family High-Density District
 - o Area C – The Reserve; SF3: Single-Family Medium-Density District
 - o Area D – Horton Square Mixed-use Block; LB-H: Local Business / Historic District

Permitted Uses:

Areas A, B, and C

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- As currently written, the following uses shall also be permitted: Religious Institution; Park, Public or Private; and Educational Institution.
- A link to the UDO land use table can be found [here](#) (page 330) of the UDO.

Area D

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- As currently written, the following uses shall also be permitted: Multi-family Dwellings; and Park, Public or Private -and- the following uses shall not be permitted self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales / rentals along with all Special Exception uses and Prohibited Uses.



Maximum Dwellings:

- The proposed Ordinance would assign the following number of dwelling units to be developed on the Property:
 - o Area A “The Lakes” – 600 Single-Family Dwelling Units
 - o Area B “The Village” – 750 Single-Family Dwelling Units & 250 Townhomes
 - o Area C “The Reserve” – 400 Single-Family Dwelling Units
- The proposed Ordinance also delineates eleven (11) specific Lot Types and what District(s) each Lot Type is permitted to be developed in to establish housing stock variety throughout the proposed development.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning Districts except as modified below:

- Area A “The Lakes”, Area B “The Village”, and Area C “The Reserve” will be subject to the specific Residential Lot Type Standards as noted in **Exhibit Z, Lot Type Standards**.
- Area D “Horton Square Mixed-use Block” will utilize the below Lot Standards:

	Proposed PUD Standard
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front	0'
Side Yard / Bldg. Separation	0'
Rear Yard	0'
Minimum Building Height*	Two (2) Stories
Maximum Building Height	Four (4) Stories



Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as noted below:

Article 6.3 – Architectural Standards

All Residential Districts

- The proposed ordinance would omit the default UDO Architectural Standards applicable to Single-family Districts (Residential Uses).
 - o Rather, the proposed ordinance includes specific architectural standards and character imagery for each individual housing type as noted in **Exhibit 8**, *Residential Architectural Standards*.
- The proposed ordinance also specifies that there shall be a minimum of five (5) home builders constructing housing product on the Property.
 - o Each home builder would be required to construct a minimum of 5% of the home on the Property (excluding Area C – The Reserve).
- Area A Additional Standards
 - o The proposed ordinance would require the fronts of homes to face the public rights-of-way along 206th Street and Six Points Road.
- Area B Additional Standards
 - o The proposed ordinance would require the fronts of homes to face the public rights-of-way along 206th Street, Horton Road, and the Monon Trail.
 - o The proposed ordinance would require 85% of home to be alley loaded.
 - o Homes fronting Foundry Park, Horton Square Mixed-use Block, and the main entry drive off of 206th Street would require brick pedestrian pathways connecting to the adjacent sidewalk.
 - o Homes adjacent to the Monon Trail would be required to be 3 stories in height with a rooftop living area.
- Area C Additional Standards
 - o The proposed ordinance would require the fronts of homes to face the public rights-of-way along Horton Road.

Horton Square Mixed-use Block

- The proposed ordinance would omit the default UDO Article 6.3 Architectural Standards.
- Rather, the proposed ordinance includes specific architectural standards and character imagery for each individual housing type as noted in **Exhibit 9**, *Horton Square Mixed Use Block Architectural Standards*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards as noted below:
 - Street Trees
 - The ordinance would specify a minimum spacing requirement of twenty (20) feet.
 - Lot Landscaping
 - Article 6.8(K) of the UDO requires Minimum Lot Landscaping Requirements for various sizes of residential lots.
 - The proposed ordinance would require all Single Family Lots, regardless of size, to include two (2) shade trees and eight (8) shrubs. Corner lots would require one (1) additional shade tree and eight (8) additional shrubs. Townhome Lots would require one (1) shade tree and eight (8) shrubs.
 - Foundation Plantings
 - Article 6.8(L) of the UDO requires Foundation Plantings along long expanses of walls and fencing.
 - The proposed ordinance would omit this requirement from Area D “Horton Square Mixed-use Block”. However, street tree plantings would still apply.
 - External Street Frontage Landscaping
 - Article 6.8(M) of the UDO requires a landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development along with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 lineal feet.
 - The proposed ordinance would specify that External Street Frontage Landscaping is not required when the front or side of a dwelling abuts an External Street or within Area D “Horton Square Mixed-use Block”.
 - Buffer Yards
 - Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below “Default UDO Standard”.
 - The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below “Proposed PUD Standard”.

SF3 and SF4 adjacent to AG-SF1

<i>Standard</i>	<i>Default UDO Standard</i>	<i>Proposed PUD Standard</i>
Buffer Yard Type	“Type B”	“Type B”
Minimum Width	40’	20’
Shade Trees / 100 LF	4	4



Evergreen Trees / 100 LF	4	4
Shrubs	10	10
Mound / Fence	4' mound for 60% of lot line	None required

- The proposed ordinance would also specify that Lot Landscaping Standards for Lots adjacent to the Monon Trail and tree preservation along the Monon Trail shall serve as the buffering along the Monon Trail throughout the Property.
- Parking Area Landscaping
 - Article 6.8(O) of the UDO requires various landscape standards for parking areas of certain sizes and locations.
 - The proposed ordinance would modify the default UDO requirements by stating regardless of parking lot location or size, a minimum of 5% of the parking area shall be landscaped and the parking area shall be screened if only located within twenty (20) feet of a Lot Line or right-of-way.

Article 6.9 – Lighting Standards

- Article 6.9 of the UDO requires various site lighting standards for development. The proposed ordinance would default to these standards.
- However, within Area D “Horton Square Mixed-use Block”, the minimum light level reading standards shall not apply to individual Lot Lines within the district.

Article 6.14 – Parking and Loading Standards

- Article 6.14 of the UDO requires specific parking standards for various use types.
- Non Residential Uses:
 - The proposed ordinance would require all non-residential use parking requirements to be determined by the Director in lieu of a specific ratio as stated within the UDO.
- Multi-family Residential Uses
 - The proposed ordinance would require all multi-family dwellings to include 1.25 spaces per multi-family dwelling in lieu of 2 spaces per multi-family unit as stated within the UDO.

Article 6.17 – Sign Standards

- Article 6.17 of the UDO requires specific signage standards for residential and commercial land uses based on location, size, specific land use, occurrence, etc.
- The proposed ordinance would omit 6.17(F) General Sign Regulations, and 6.17(G)(1) Residential Monument Signs and require a master sign plan be prepared, submitted, reviewed, and approved by the Plan Commission at time of Overall Development Plan Approval.

Infrastructure Standards:

The proposed ordinance defaults to the UDO's Infrastructure Standards except as modified below.

- The proposed ordinance includes a variety of unique Street and Alley cross-sections as shown in **Exhibit 13, *Proposed Street Sections***. These cross-sections represent the street designs proposed throughout the development.

Design Standards:

The proposed ordinance defaults to the UDO's Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Minimum Open Space
 - The UDO requires 12% to 20% open space per underlying zoning district standards by default.
 - Proposed ordinance would require over 20% of the Property to be Open Space as generally depicted on the Concept Plan regardless of the applicable underlying zoning district.
 - Amenities
 - The UDO does not currently require specific amenities to be installed as part of a single-family development.
 - Proposed ordinance would require the amenities to be developed on the Property in substantial compliance with **Exhibit 11, *Amenities Plan***.
 - These amenities would include playgrounds, play courts, bathhouse buildings and swimming pools, community wide clubhouse, amphitheater, frisbee golf, marina dock, and gathering areas as shown in **Exhibit 11, *Amenities Plan*** and **Exhibit 12, *Perspective Renderings***.

Article 8.7 – Pedestrian Network Standards

- As proposed, the PUD Ordinance defaults to the standards with the following modifications:
 - An extensive network of pedestrian pathways would be required to be developed as generally shown on **Exhibit 10, *Trail Network Plan***.

Duration

- The proposed ordinance includes language that requires Construction Plan approval for the Property be obtained by January 1, 2045, or this proposed ordinance would become void.



Annexation

- The proposed ordinance includes language that would require the Property, or parts thereof that may be subject to a Secondary Plat approved, shall be annexed into the corporate limits of the City.

COMPREHENSIVE PLAN

The Property currently falls within a combination of the following areas as identified in the current comprehensive plan: a) Villages, b) New Suburban, and c) Rural Northwest and Northeast.

However, it should be noted the City is currently underway with developing an updated township-wide Comprehensive Plan that is nearing completion.

The proposed Westfield Washington Township Comprehensive Plan identifies various “placetype” designations throughout the township that include a detailed, visual description of the characteristics of development patterns that contribute to the unique make-up of the community.

The proposed development is anticipated to be located within the following placetypes: a) Village Center, b) Suburban Village Neighborhood, Traditional Suburban Neighborhood, and Master Planned Suburban Residential.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 3rd, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

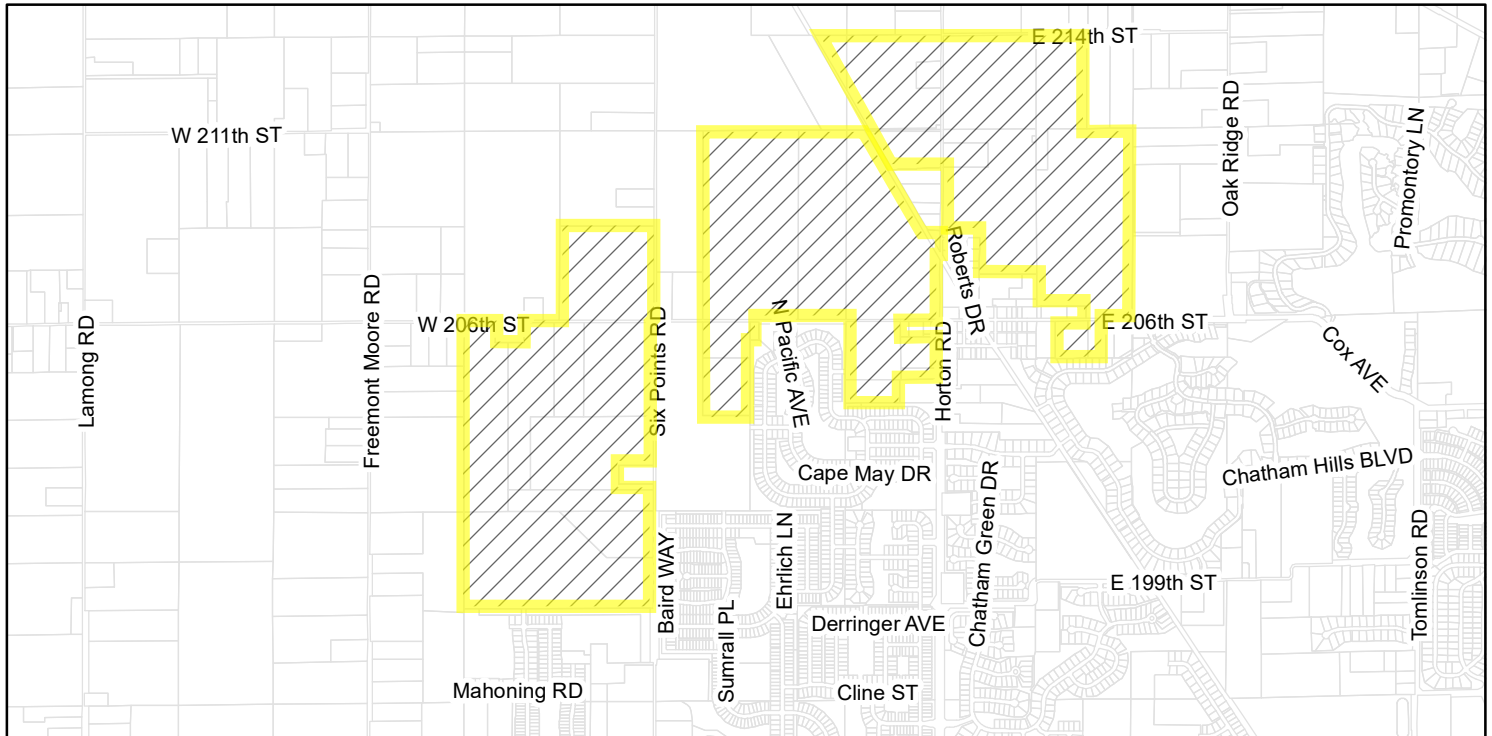
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.



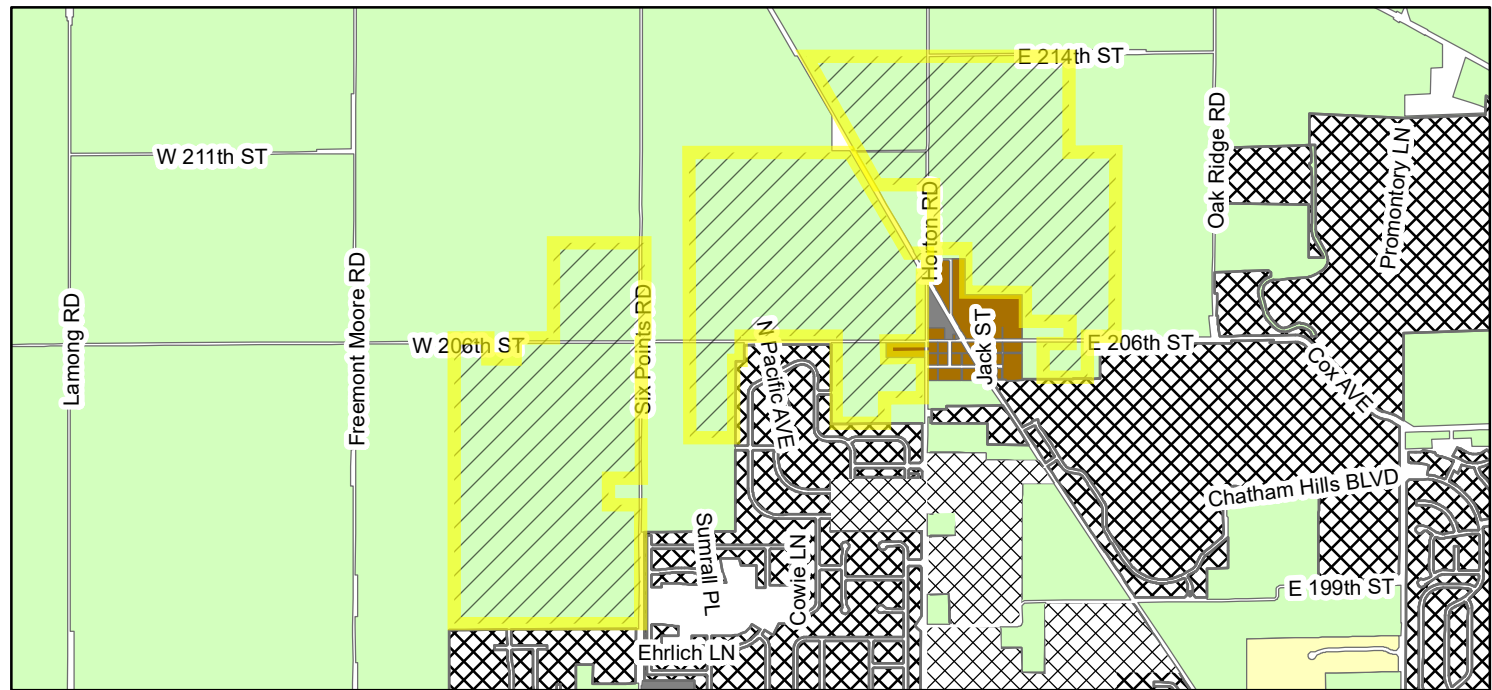
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 3rd, 2025, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

Aerial Location Map



Zoning Map

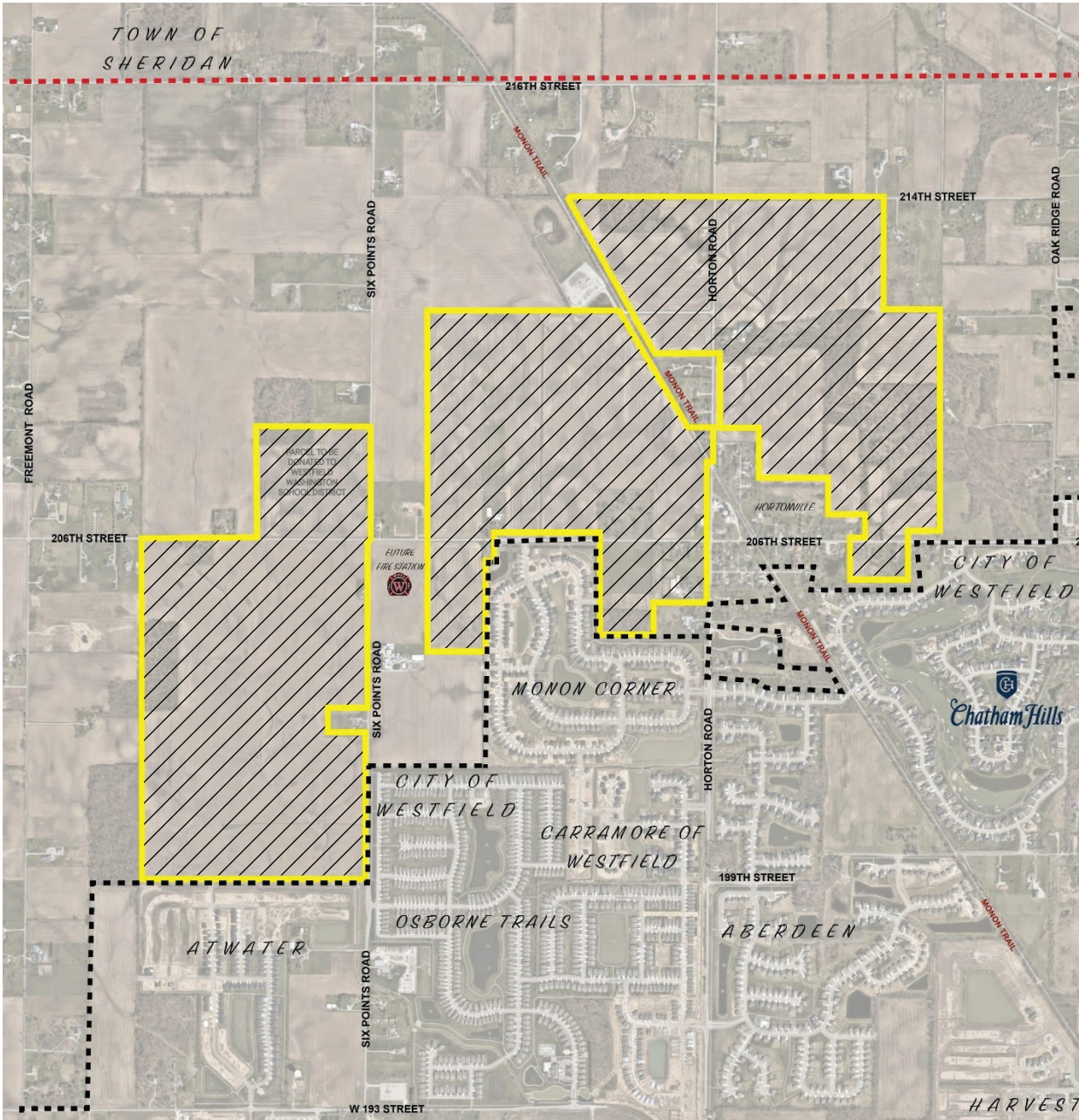


Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- SF-2 (Single Family - 2)
- SF-5 (Single Family - 5)
- PUD (Planned Unit Development)
- OI (Open Industrial)

EXHIBIT A

**REAL ESTATE
(Location Map)**



ORDINANCE NUMBER 25-__

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

“Ironstone”

This is a Planned Unit Development District Ordinance (to be known as the "**IRONSTONE 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. 2__-PUD-__**), 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. 25__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (__-__ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone 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(s): A discrete geographic area within the District. The District contains four (4) Areas, “Area A – The Lakes”, “Area B – The Village”, “Area C – The Reserve”, “Area D – Horton Square Mixed Use Block” which are identified on the attached District Map included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.
- 2.2 Area A – The Lakes: The part of the Real Estate depicted on the District Map as Area A - The Lakes including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.
- 2.3 Area B – The Village: The part of the Real Estate depicted on the District Map as Area B - The Village including (both front load and rear/ alley load) Single-family Detached Dwellings and Attached Dwellings (Townhome).
- 2.4 Area C – The Reserve: The part of the Real Estate depicted on the District Map as Area C – The Reserve including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.
- 2.5 Area D – Horton Square Mixed Use Block: The part of the Real Estate depicted on the District Map as Area D – Hortonville Mixed Use Block including mixed use (commercial and multi-family residential).
- 2.6 District Map(s): The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.
- 2.7 Lot Type(s): A distinct Dwelling type including Detached Dwellings and Townhomes within the District. The District contains eleven (11) Lot Types which are identified in Section 5 of this Ordinance and conceptually represented on the District Map. The Lot Types are further regulated by the terms of this Ordinance.

- 2.8 Single Family – Front Load: Lots consisting of Single-Family detached homes with driveway access to the street.
- 2.9 Single Family – Rear/Alley Load: Lots consisting of Single-Family detached homes with driveway access to an alley.
- 2.10 Townhome: Lots consisting of Townhome Dwellings.
- 2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, 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 District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as “Area A – The Lakes”, “Area B – The Village”, “Area C – The Reserve”, “Area D – Hortonville Mixed Use Block, (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.2 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.3 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 of Community Development.
- 3.4 Areas are conceptually represented by the Concept Plan and District Map and regulated further by the terms of this Ordinance. Area A, Area B and Area C (as illustrated on the District Map) may be reduced or enlarged in area by up to fifteen percent (15%). Notwithstanding the provisions of this section, Area D – Horton Square Mix Use Block may be increased in area by as much as fifty percent (50%) and reduced in area by up to fifteen percent (15%).
- 3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in general conformance

with the Lot Type distribution represented on the District Map as determined and approved by the Director of Community Services.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A – The Lakes: SF4: Single-Family High Density District.
- 4.2 Area B – The Village: SF4: Single-Family High Density District.
- 4.3 Area C – The Reserve: SF3: Medium Density District.
- 4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic 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.
- 5.2 Area A, Area B and Area C:
 - 1. The following additional uses shall be permitted:
 - a. Religious Institution.
 - b. Park, Public or Private.
 - c. Educational Institution.
 - 2. The Maximum Dwellings shall be set forth below:

Area A The Lakes	Area B The Villages	Area C The Reserve
600 Single-Family Dwelling Units	750 Single-Family Dwelling Units 250 Townhomes	400 Single-Family Dwelling Units

3. A variety of Lot Types shall be distributed across the Areas as generally illustrated on the District Map (See **Exhibit C**) which include the below Lot Types and the Areas in which they are permitted.

a. Lot Type:

- Type A – Townhome (rear load)
- Type B – Single Family (rear /alley load)
- Type C – Single Family (rear/alley load)
- Type D – Single Family (front-load)
- Type E – Single Family (rear-load)
- Type F – Single Family (front-load, side-load)
- Type G – Single Family (front-load)
- Type H – Single Family (front-load, side-load)
- Type I – Single Family (front-load, side-load, courtyard)
- Type J – Single Family (front-load, side -load, courtyard)
- Type K – Single Family (front-load, side-load, courtyard)

b. Area where Each Lot Type is Permitted:

Lot Type	Area A The Lakes	Area B The Village	Area C The Reserve
A		x	
B	x	x	x
C	x	x	x
D	x	x	
E	x	x	x
F	x	x	
G	x	x	
H	x		
I	x	x	x
J	x		x
K			x

5.3. Area D:

1. The following additional uses shall be permitted in the District in addition to the uses permitted within the Underlying Zoning District:
 - a. Multi-family dwellings shall be permitted.
 - b. Park, Public or Private.
2. All Special Exception Uses and Prohibited Uses shall be prohibited.
3. The following uses shall be prohibited on the Real Estate: self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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 Area A, Area B and Area C: Article 4.6 and Article 4.7, shall not apply, rather Area A, Area B and Area C shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as **Exhibit D**.
- 6.2 Area D: Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height*	Two (2) Stories
Maximum Building Height	Four (4) Stories

* Minimum Building Height is measured at the highest point of a building.

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 Architectural Standards: Article 6.3 shall apply, except as otherwise modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E** shall apply.

1. All areas:

- a. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.
- b. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as that area will include custom homes.
- c. All home types shall have a minimum of a brick wainscot wrap on all elevations as further addressed in the Architectural Standards (See **Exhibit E**).

2. Area A:

- a. Homes immediately adjacent to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.
- b. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas.

3. Area B:

- a. Alley access shall be required for eighty-five (85) percent of the lots.
- b. A brick walk shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are (i) along the main entry off 206th Street, (ii) across

the street from Foundry Park and (iii) adjacent to the Horton Square Mixed Use Bloc, as generally illustrated on **Exhibit C**.

- c. The area shall have brick columns and wrought-iron fencing throughout the Area where feasible defining public spaces and view corridors.
- d. Homes that are immediately adjacent to 206th Street, Horton Road, and the Monon Trail shall be alley-loaded with the front-façade facing the public right-of-way/trail.
- e. The townhomes located adjacent to the Monon Trail shall include 3-stories and rooftop living area.

4. Area C:

- a. Homes immediately adjacent to Horton Road shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

B. **Area D:** Article 6.3 Architectural Standards: Shall not apply; rather the following standards shall apply:

- 1. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit F**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be consistent with the Character Exhibit as determined by the Director of Community Services.
- 2. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged.
- 3. External Wall Protrusions: Gutters, downspouts, vents and other

external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:
 - 1. A minimum spacing requirement of twenty (20) feet shall apply.
- C. Lot Landscaping Requirements: Article 6.8(K) Minimum Lot Landscaping shall apply as amended below:
 - 1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - 2. Single Family Lots. Two (2) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional shrubs.
 - 3. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard.
 - 4. Per acre Common Area plant materials shall not be required within real estate encumbered by existing utility easements.
- D. Common Areas: All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as determined by the Developer.
- E. Foundation Plantings: Article 6.8(L) Foundation Plantings shall not apply to buildings within Area D.
- F. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall, except as

modified below:

1. External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage place or alley access is provided).
2. External Street Frontage Landscaping shall not apply to Area D.

G. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below

1. A minimum twenty (20) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1. Buffer yards shall be landscaped in accordance with the Buffer Yard Type B planting materials of the UDO.
2. No berms or mounding shall be required within buffer yards.
3. No buffer yard shall be required (i) between Areas internal to the Real Estate or (ii) within areas including Development Amenities.
4. Tree Preservation shall remain within the Monon Trail property as reasonably possible, allowing for the installation and maintenance of sidewalks and paths, and utility or drainage improvements.
5. Lot Landscaping standards shall replace and supersede Buffer Yard standards where parcels are adjacent to the Monon Trail.

H. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:

1. Minimum Area Required. A maximum of five percent (5%) shall be set aside for parking area islands.
2. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; except as modified below:
 - a. The landscape area shall be a minimum of five (5) feet in width along all parking areas within twenty (20) feet of a Lot Line or street right-of-way.
 - b. Paths and sidewalks shall be permitted within the planting

area.

- I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the “County”) or the Department of Public Works around the perimeter of Lots including road frontages (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- 7.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.
- 7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:
- A. Parking Space requirements for all non-residential uses shall be determined by the Director of Community Development based upon data supplied by the Applicant at the time of Detailed Development Plan review.
 - B. Multi-family dwellings shall require a minimum of 1.25 spaces per dwelling unit.
 - C. Off-Street Parking in Area D:
 - 1. Off-Street Parking shall not be permitted in the Established Front Yard along Horton Road or 206th Street. On-street parking shall be provided in these areas.
 - 2. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - 3. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- 7.5 Article 6.17 Signage: Article 6.17(F) and Article 6.17(G)(1) Sign Standards shall not apply, rather a program for signs including the sign design, sign area, and sign height for all signs in the District shall be submitted for review and approval by the

Plan Commission at the time of Overall Development Plan Approval.

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.

- 8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan.

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

- A. **Minimum Open Space:** Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan.
- B. **Pedestrian Path Network:** A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**. 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 and distributed throughout the Real Estate’s Areas as generally illustrated on the Amenity Exhibit, attached hereto as **Exhibit H**:
1. **Design Standards for Amenities:** Amenities shall be developed in substantial compliance with the Amenity Exhibit, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of Community Services.
 2. **Playgrounds:** Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.
 3. **Play-Courts:** Multi-mini-court pads shall be provided as generally

depicted on the Amenity Exhibit. At a minimum, six (6) pickle ball courts and two (2) tennis courts shall be provided.

4. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.
5. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the following as generally depicted on the Amenity Exhibit:
 - a. Community Pool: A swimming pool and splash pad/wading pool.
 - b. Parking: Parking shall be provided as generally depicted on the Amenity Exhibit.
 - c. Amphitheater: An amphitheater shall be provided in the location as generally as depicted on the Amenity Exhibit.
6. Frisbee Golf: A Frisbee Golf Course shall be provided in Area B as generally depicted on **Exhibit H**.
7. Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director, shall be provided at the ponds in Area A.
8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H**.

D. Article 8.6 shall not apply to Area D.

- 9.2 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Plan (see **Exhibit G**).

Section 9. Duration. Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (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
Jon Dartt	Jon Dartt	Jon Dartt
Victor McCarty	Victor McCarty	Victor McCarty
Joe Duepner	Joe Duepner	Joe Duepner
Patrick Tamm	Patrick Tamm	Patrick Tamm
Noah Herron	Noah Herron	Noah Herron
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
Chad Huff	Chad Huff	Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-**__ was delivered to the Mayor of Westfield
on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__
this ____ day of _____, 2025.

I hereby VETO Ordinance 25-__
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.

Ironstone PUD 7 100225

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit F	Character Exhibits (Horton Square Mixed-Use Block)
Exhibit G	Trail Plan
Exhibit H	Amenity Exhibit
Exhibit I	Permitted Street and Alley Cross Sections

EXHIBIT A
REAL ESTATE

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder's Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder's Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest

Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT A

**REAL ESTATE
(Location Map)**

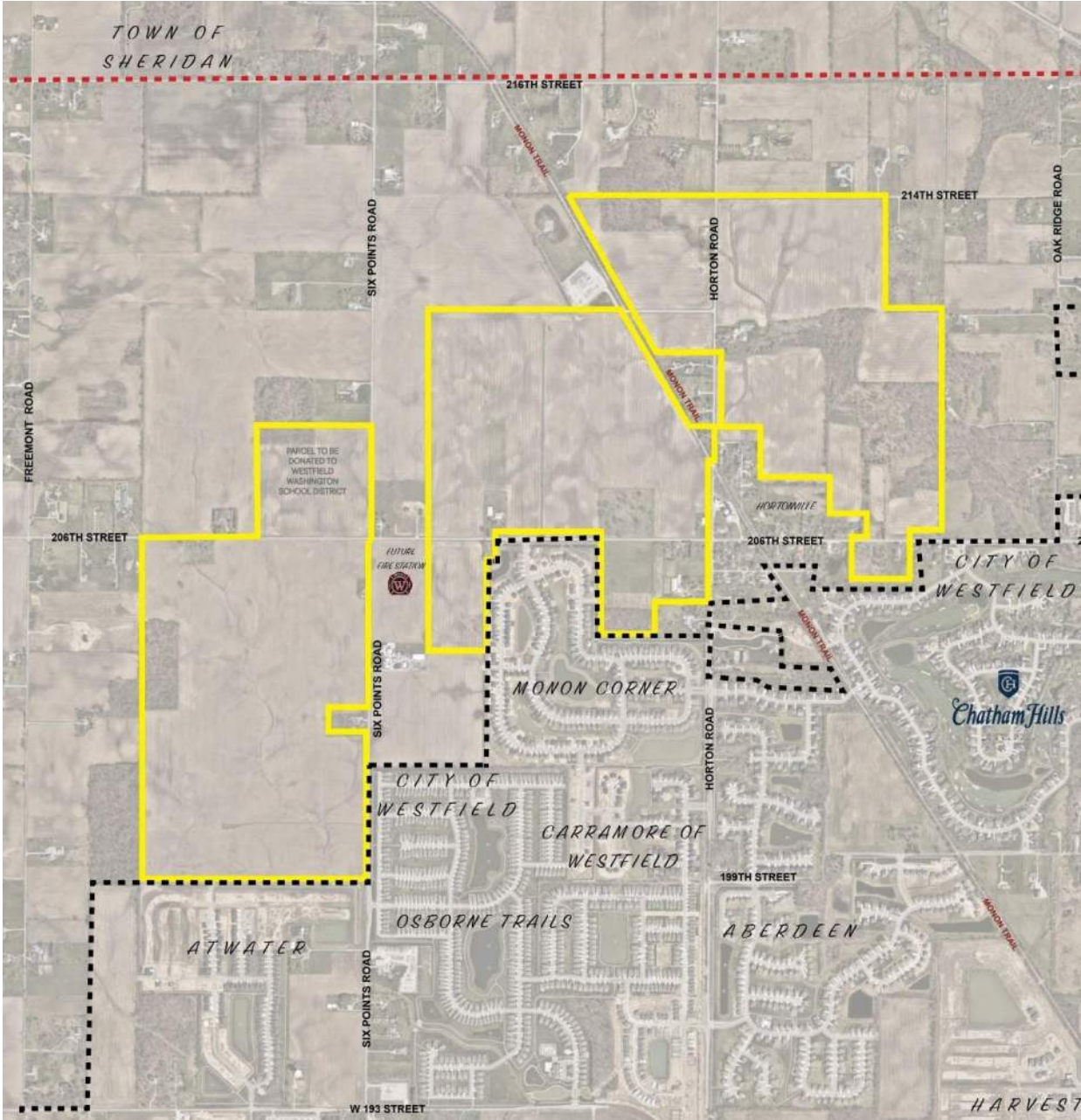


EXHIBIT B
CONCEPT PLAN

(See following page)

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 25__-PUD-__.

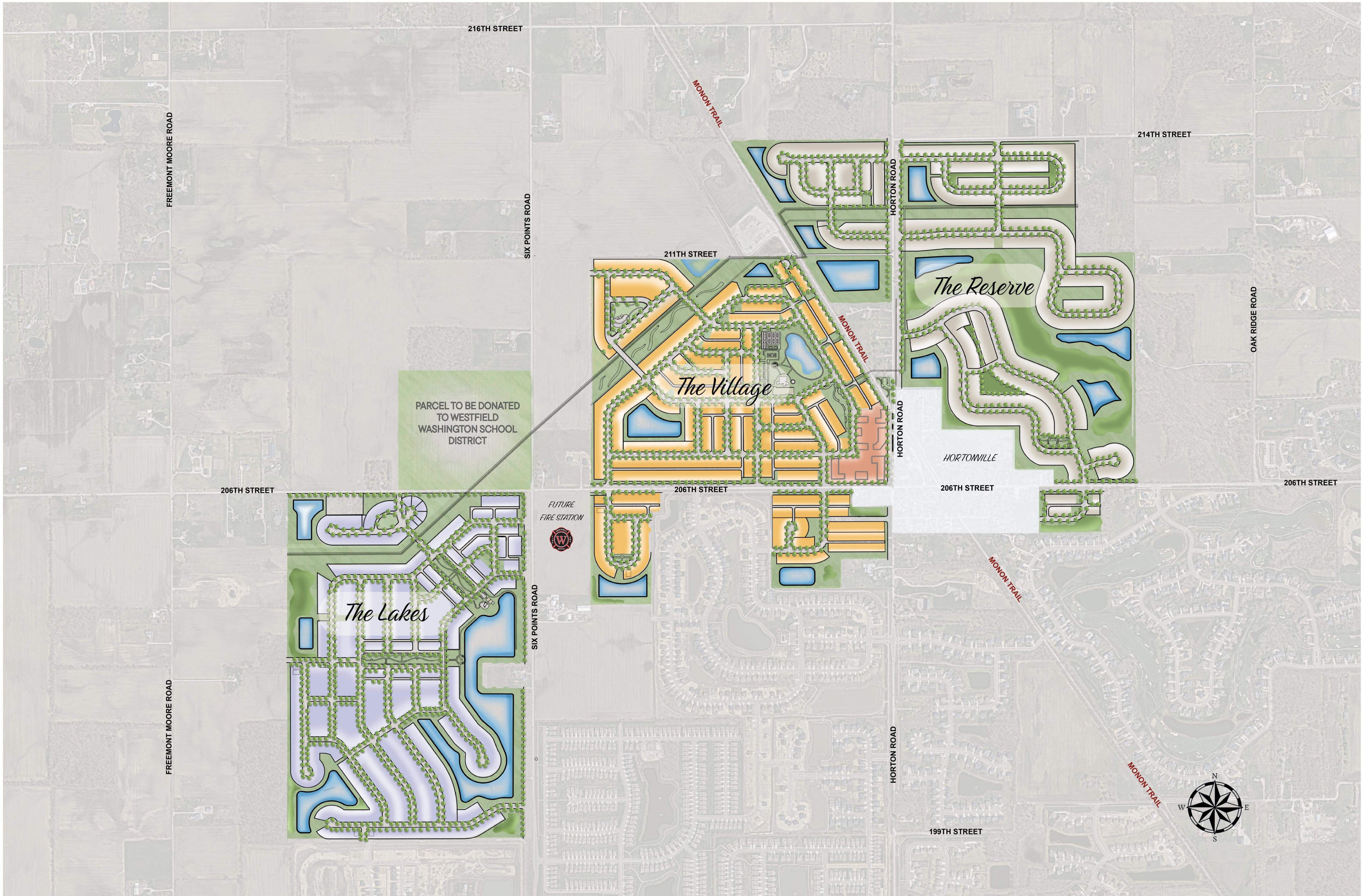


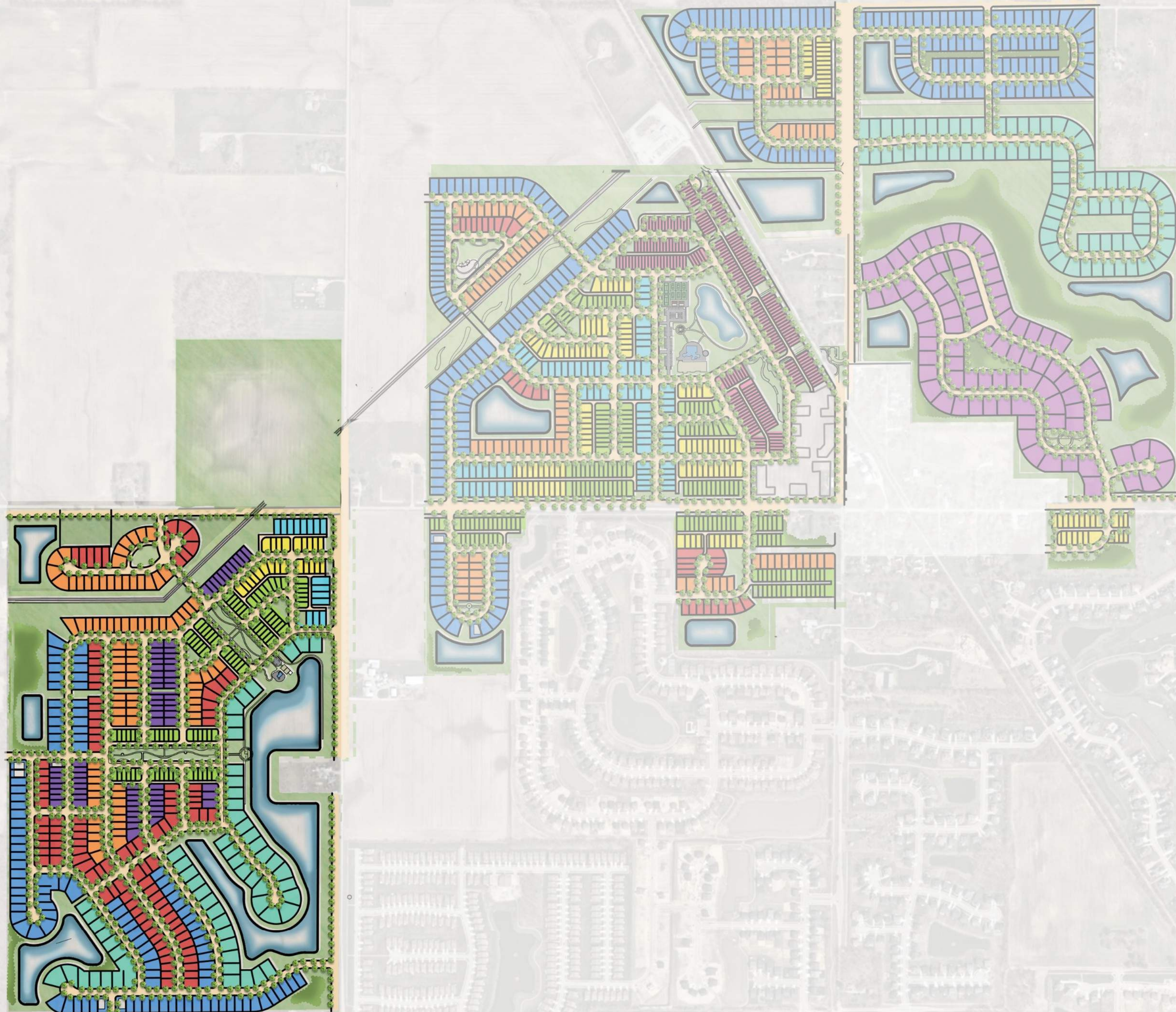
EXHIBIT C

DISTRICT MAPS

(See following 4 pages)

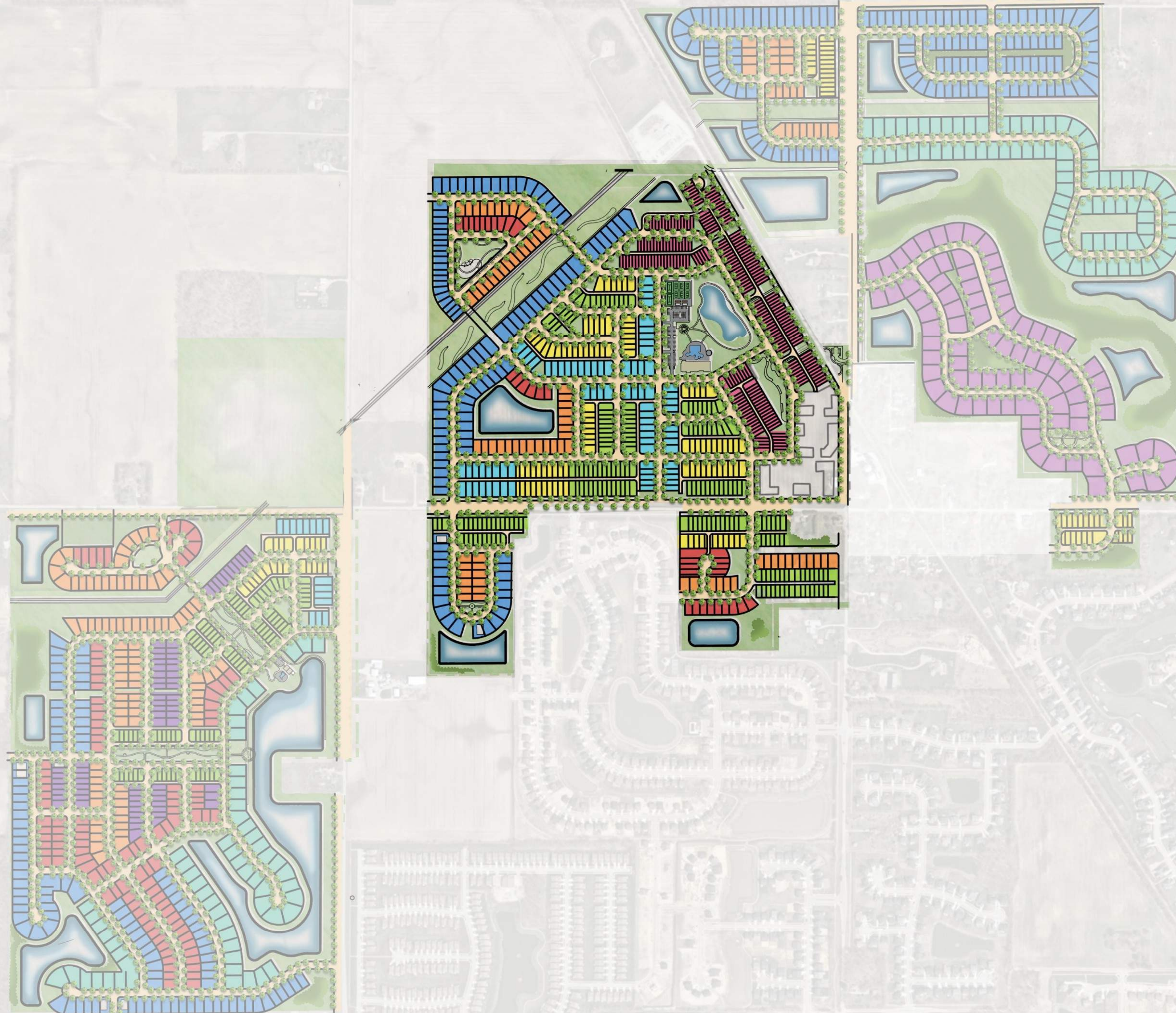
The Lakes Homesites

- TYPE C
- TYPE E
- TYPE B
- TYPE G
- TYPE I
- TYPE J
- TYPE F
- TYPE D



The Village Homesites

- TYPE A
- TYPE B
- TYPE C
- TYPE E
- TYPE F
- TYPE G
- TYPE I



The Reserve Homesites

- TYPE J
- TYPE I
- TYPE G
- TYPE E
- TYPE K

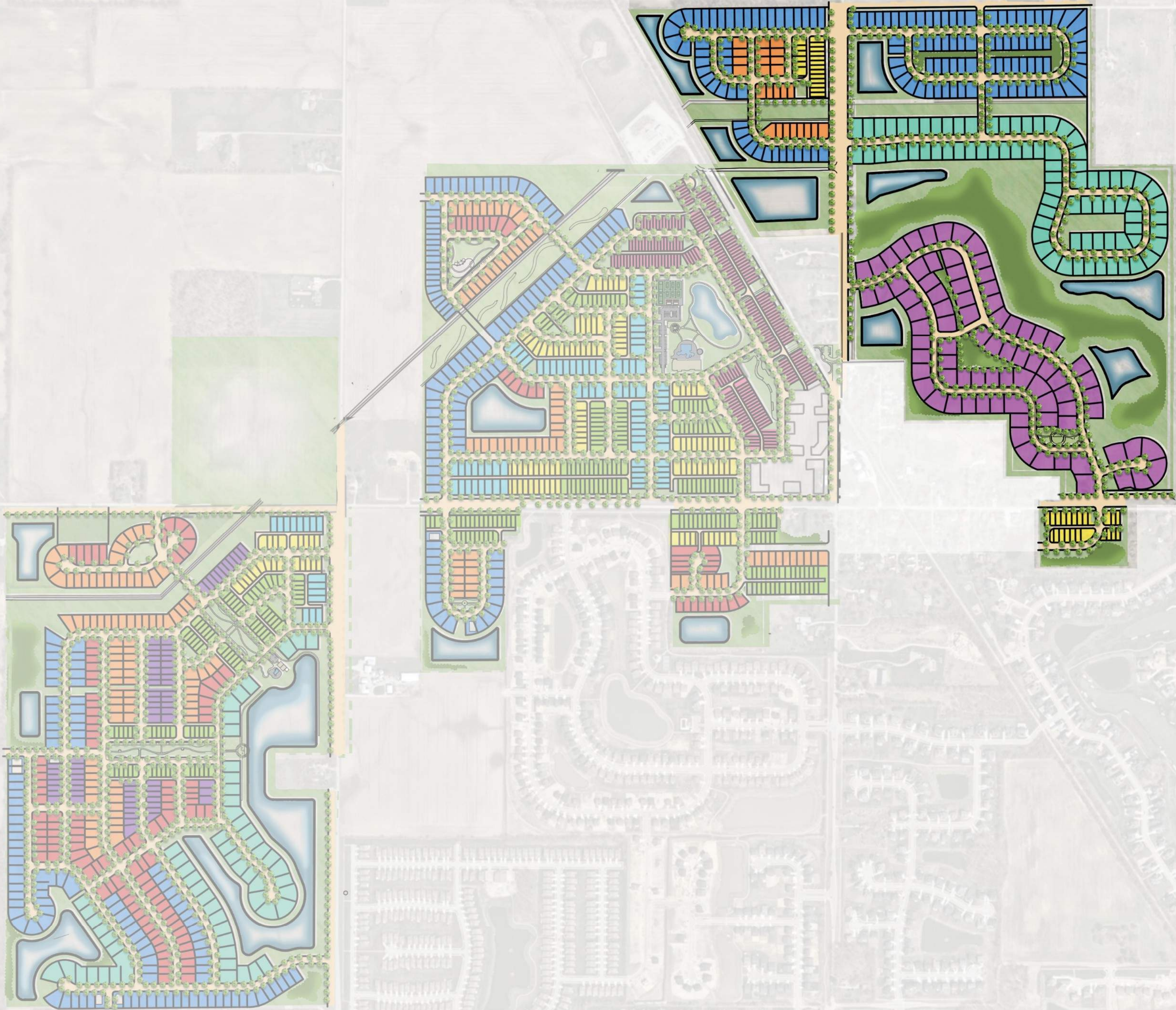


EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	7,100 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	55'	43'	45'	80'	90'
Minimum Building Setback											
Front Yard	10'	15'	15'	25'	15'	25'	15'	25'	25'	25'	25'
Side Yard	**0' / 6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	20'	20'	20'	25'	20'	25'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings	20'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20'	35'	40'	43'	47'	50'	60'	48'	50'	90'	110'
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,800 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,400 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley.

** Zero feet between townhome units and six feet applicable to outside of end unit.

EXHIBIT E

**RESIDENTIAL ARCHITECTURAL STANDARDS and
CHARACTER EXHIBITS (Residential Area Homes)**

(See following 36 pages)

“EXHIBIT E-1”
Architectural Standards and
Illustrative Examples of Elevations
Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type A Elevations set forth in this Exhibit E-1.
5. All townhouse units shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All townhouse units shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.
8. All townhouse units shall have two (2) carriage lights on the garage.

Illustrative Examples of the Type A Elevations

The following are Illustrative Examples of the Elevations for Building Type A:





“EXHIBIT E-2”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type B Elevations set forth in this Exhibit E-2.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

Illustrative Examples of the Type B Elevations

The following are Illustrative Examples of the Elevations for Building Type B:



“EXHIBIT E-3”
Architectural Standards and
Illustrative Examples of Elevations
Building Type C: Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type C Elevations set forth in this Exhibit E-3.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type C Elevations

The following are Illustrative Examples of the Elevations for Building Type C:





“EXHIBIT E-4”
Architectural Standards and
Illustrative Examples of Elevations
Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type D Elevations set forth in this Exhibit E-4.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type D Elevations

The following are Illustrative Examples of the Elevations for Building Type D:





“EXHIBIT E-5”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type E: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on front elevations shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type E Approved Elevations set forth in this Exhibit E-5.
5. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.
6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade. Windows shall be a minimum size of four (4) square feet.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type E Elevations

The following are Illustrative Examples of the Elevations for Building Type E:





“EXHIBIT E-6”
Architectural Standards and
Illustrative Examples of Elevations
Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
2. Vinyl and aluminum siding shall be prohibited.
3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
5. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type F Elevations

The following are Illustrative Examples of the Elevations for Building Type F:







“EXHIBIT E-7”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
2. Vinyl and aluminum siding shall be prohibited.
3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
5. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.
15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
17. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type G Elevations

The following are Illustrative Examples of the Elevations for Building Type G:







“EXHIBIT E-8”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H development standards outlined in this ordinance.
2. All dwellings shall have a primary bedroom on the first floor of the dwelling.
3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
4. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.
6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.
7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.
9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of the Type H Elevations:

The following are Illustrative Examples of the Elevations for Building Type H:







“EXHIBIT E-9”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type I: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front of the home.
4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
6. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.
15. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
16. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
17. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
18. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
19. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
20. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type I Elevations

The following are Illustrative Examples of the Elevations for Building Type I:







“EXHIBIT E-10”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type J: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type J set forth in this Exhibit E-10.
5. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a minimum of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a minimum of twenty-three (23) windows in total.

Illustrative Examples of the Type J Elevations

The following are Illustrative Examples of the Elevations for Building Type J:







“EXHIBIT E-11”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type K: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type K set forth in this Exhibit E-11.
5. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.
6. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have windows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.
7. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of the Type K Elevations

The following are Illustrative Examples of the Elevations for Building Type K:



EXHIBIT F

CHARACTER EXHIBITS (Hortonville Mixed use Block)
(See following page)

“EXHIBIT F”
Character Exhibit: Horton Square Mixed Use Block



EXHIBIT G

TRAIL PLAN
(See following page)

IRONSTONE
 AT HORTONVILLE

TRAIL PLAN

Much like the Monon Rail and the wagon trains in Hortonville's past, the trail network throughout Ironstone creates pathways that allow residents and visitors to experience the spaces around them. From leisurely walks around Carey Lake and family bike rides to the amphitheater in Foundry Park, to strolls along the path in Aldred Woods—the trail network is designed to provide connections to destinations and offer opportunities to explore.

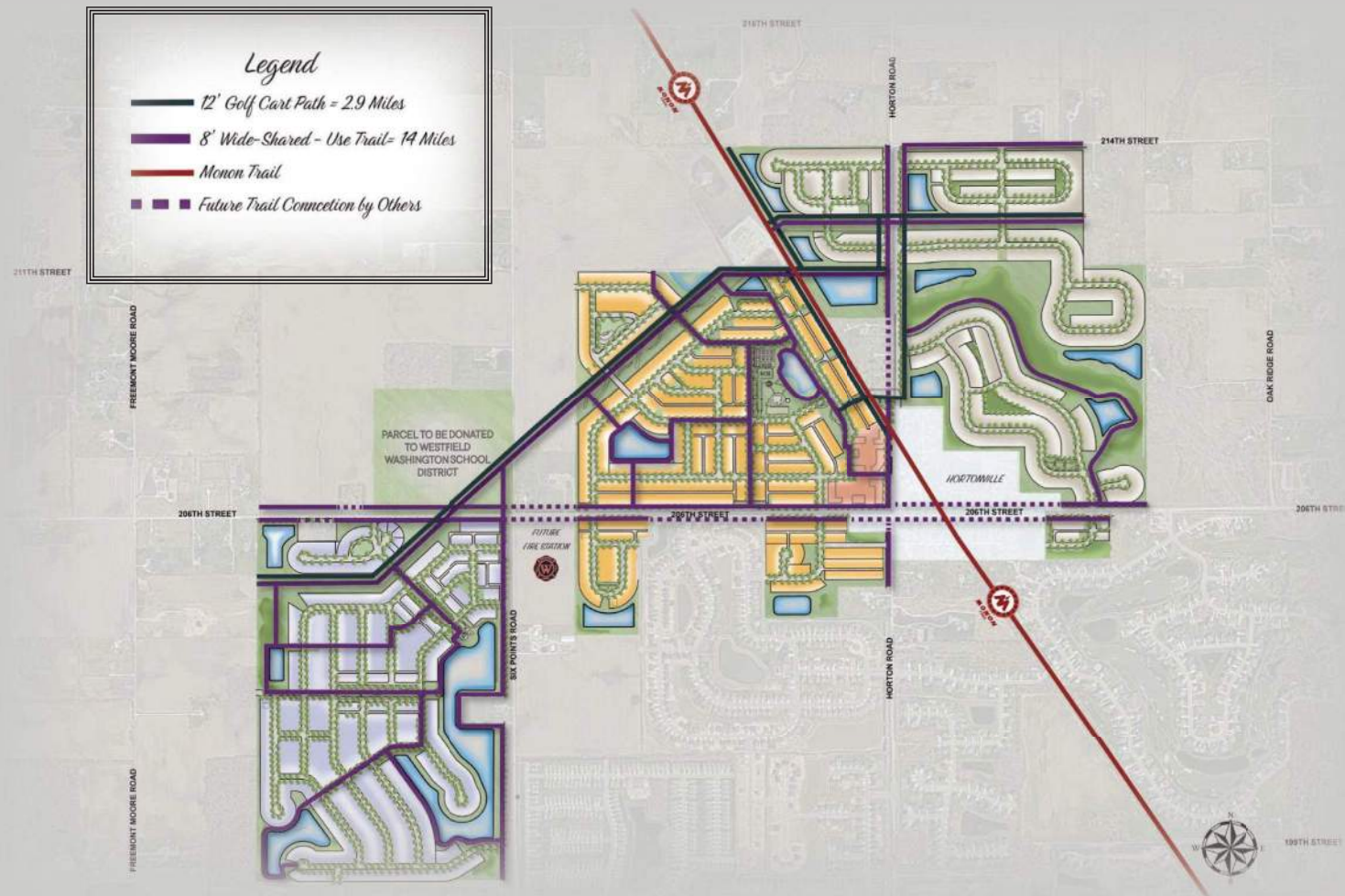


EXHIBIT H

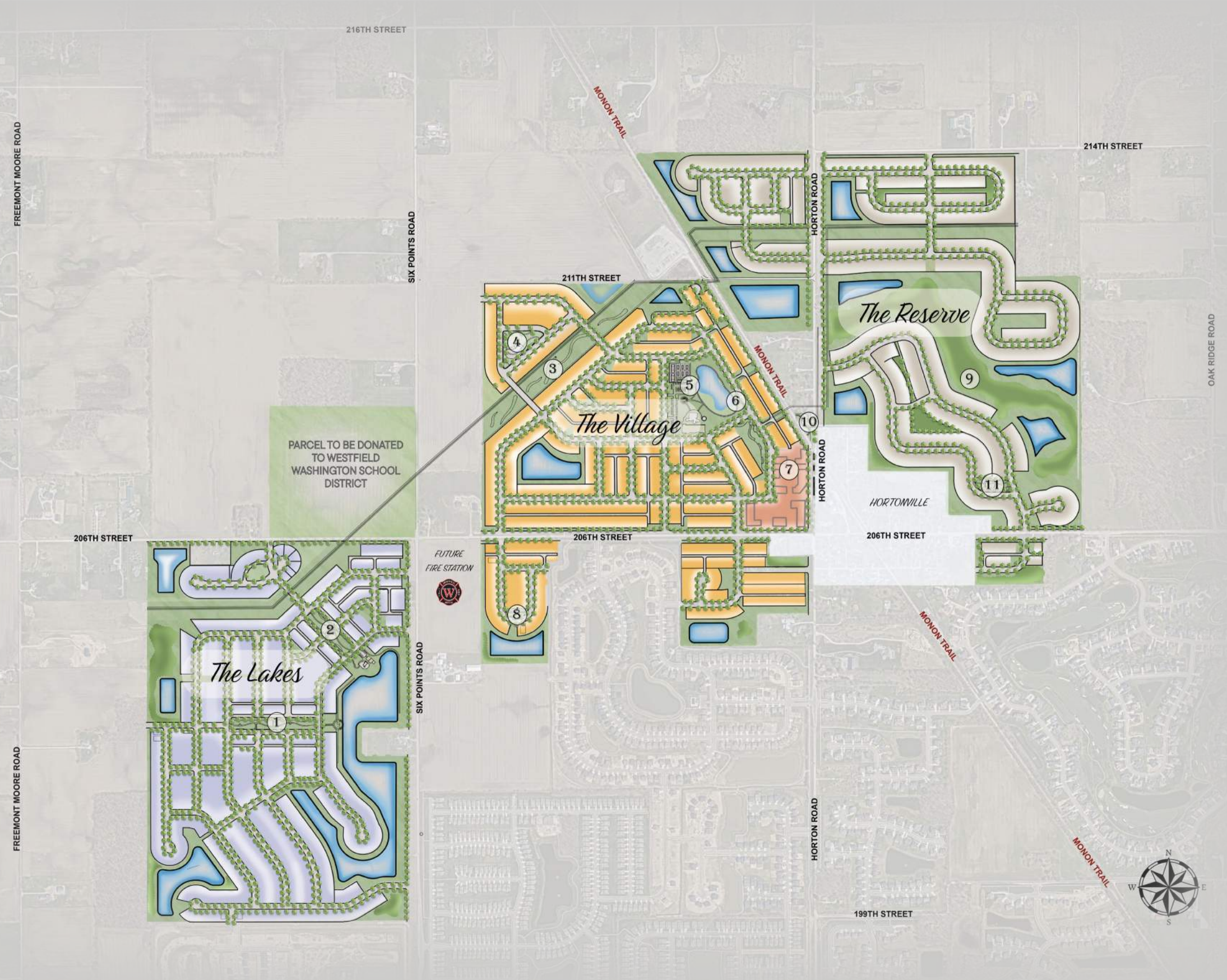
AMENITY EXHIBIT
(See following 16 pages)

IRONSTONE AT HORTONVILLE

FEATURES

District Features

- ① *Laura Taylor Park*
- ② *Carey Commons*
- ③ *Stafford Disc Golf Course*
- ④ *Railspur Park*
- ⑤ *Foundry Park*
- ⑥ *John B. Horton Post Office*
- ⑦ *Horton Square*
- ⑧ *McComb Green*
- ⑨ *Aldred Woods*
- ⑩ *Monon Trailhead*
- ⑪ *Baldwin Garden*

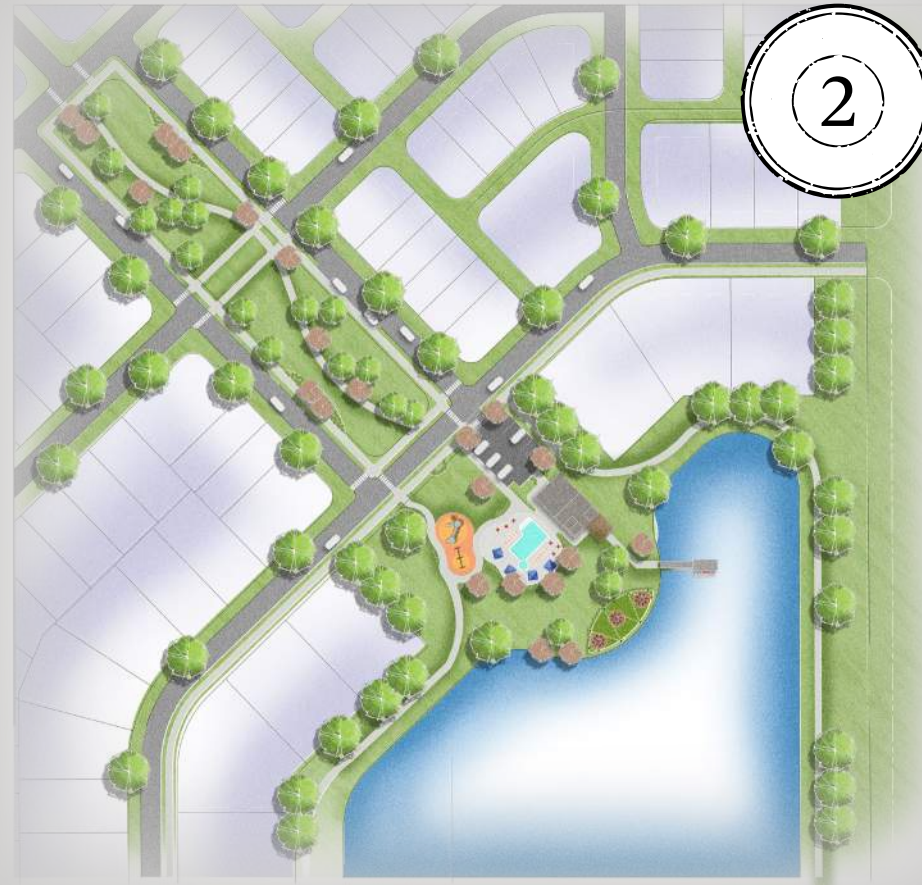


IRONSTONE
AT HORTONVILLE

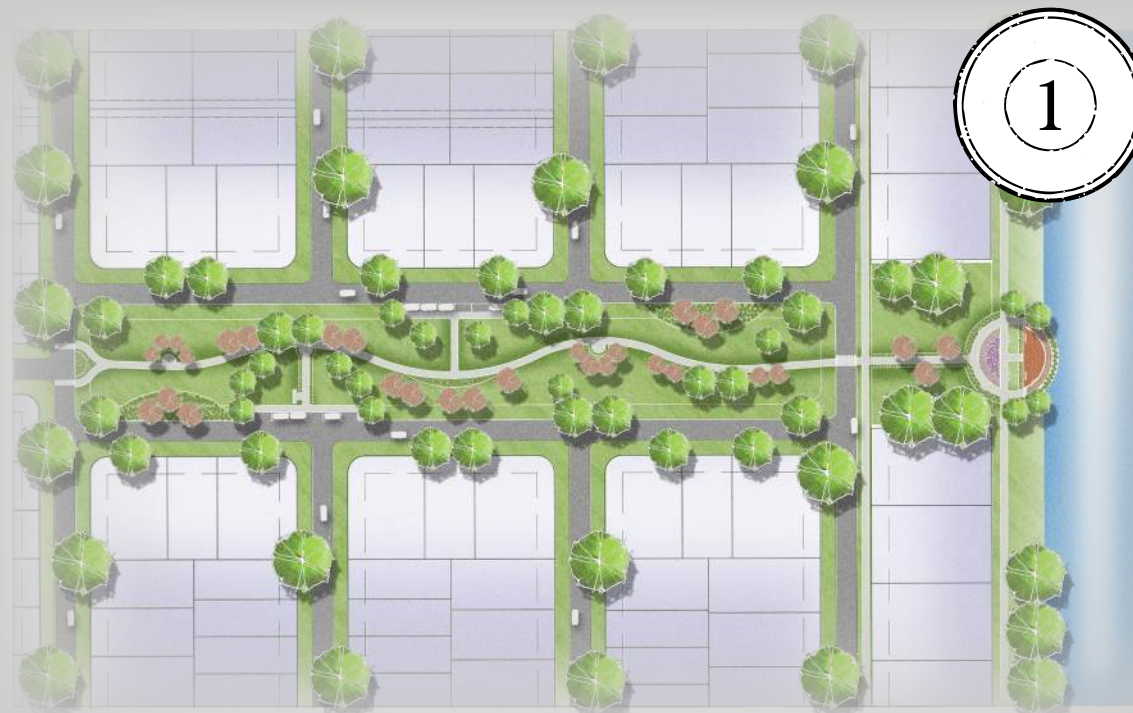
AMENITIES
THE LAKES

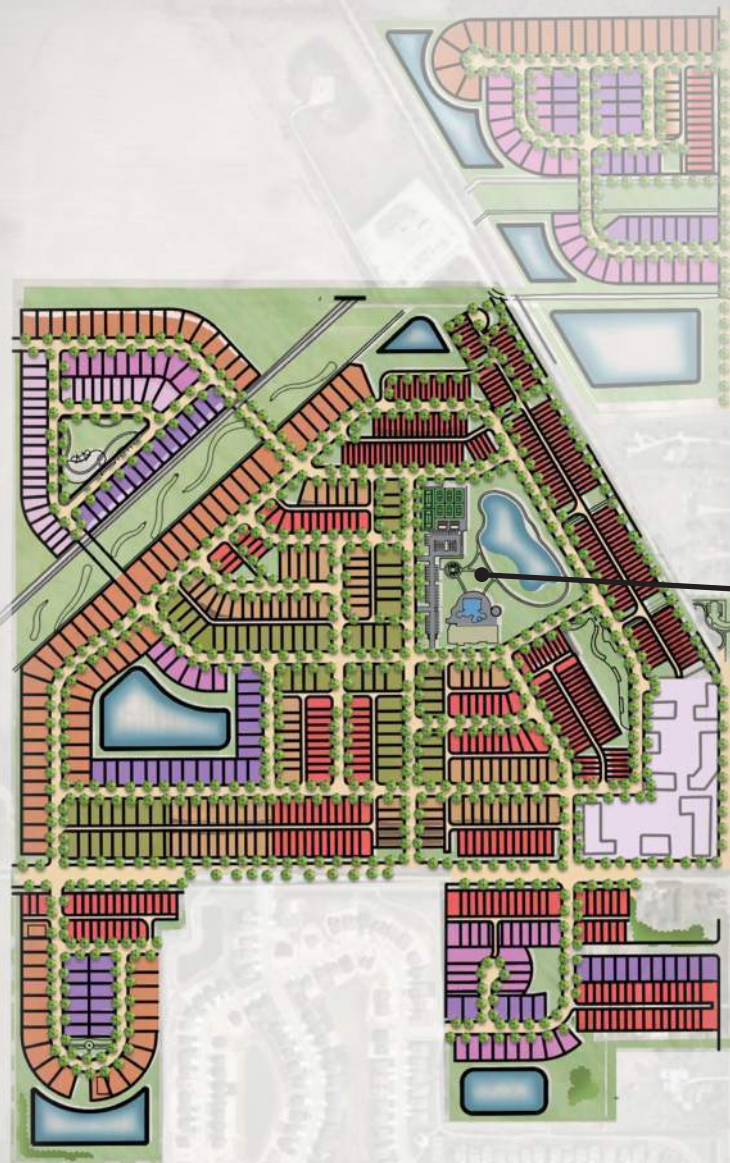


CAREY COMMONS



LAURA TAYLOR PARK

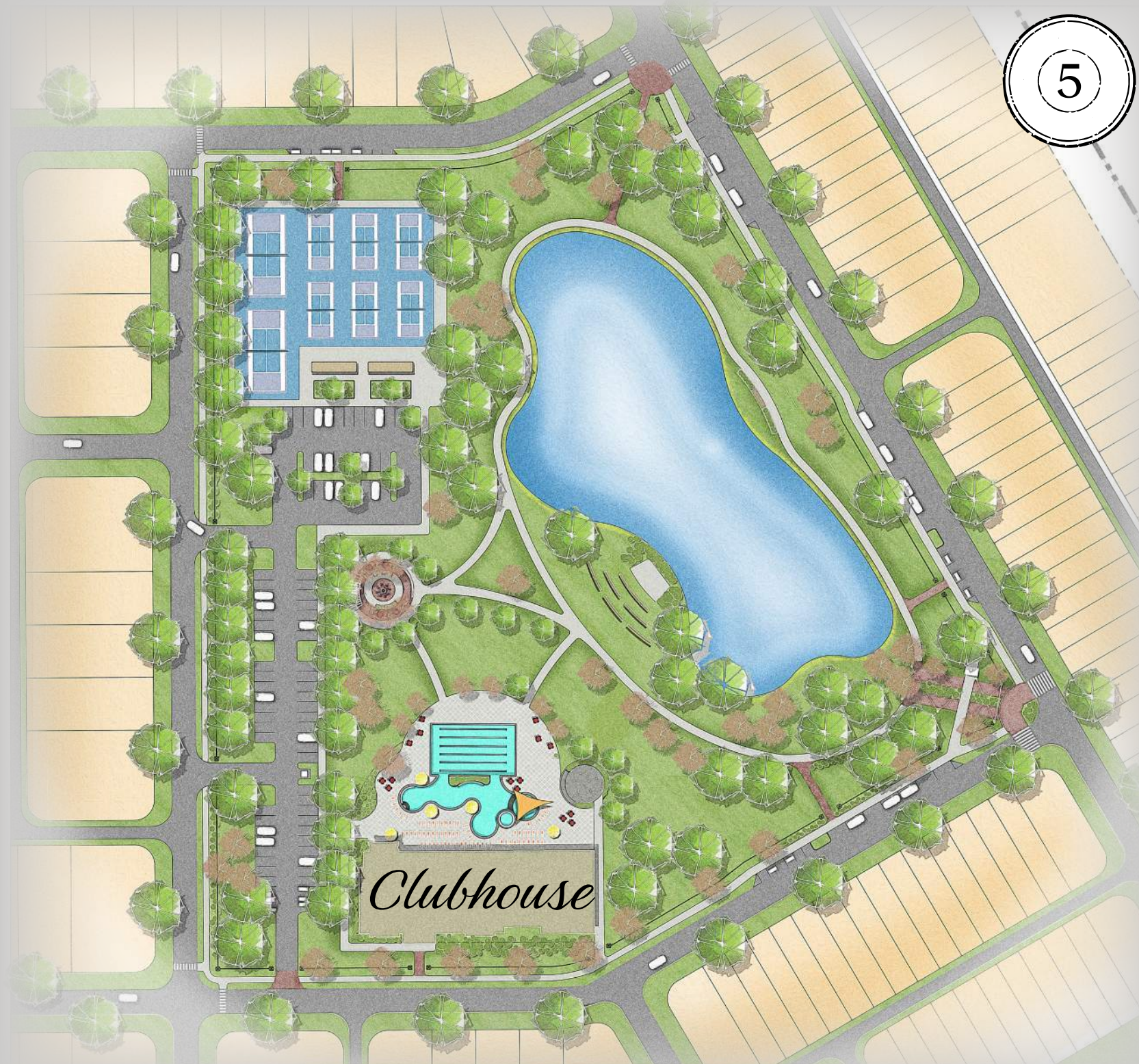




IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK



Pathways



Resort Style Pool



Splash Pad



Pickleball



Amphitheater



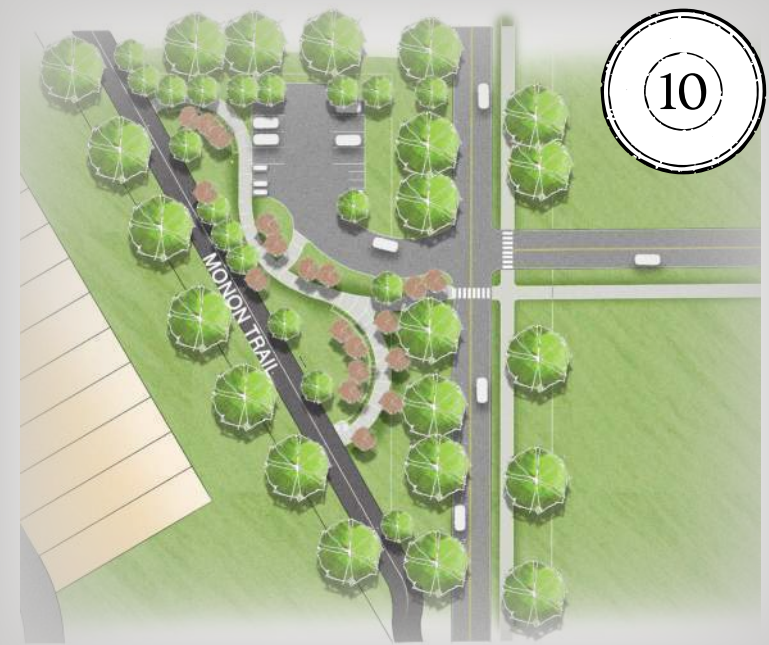
RAILSPUR PARK



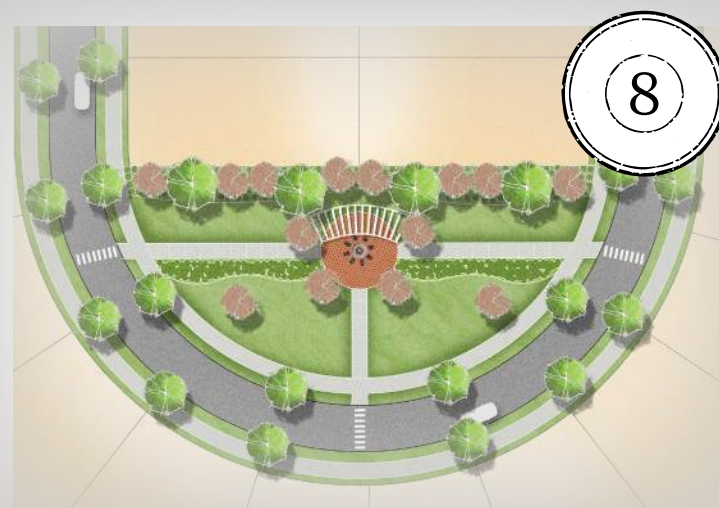
HORTON SQUARE PLAZA



MONON TRAILHEAD



McCOMB GREEN




IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

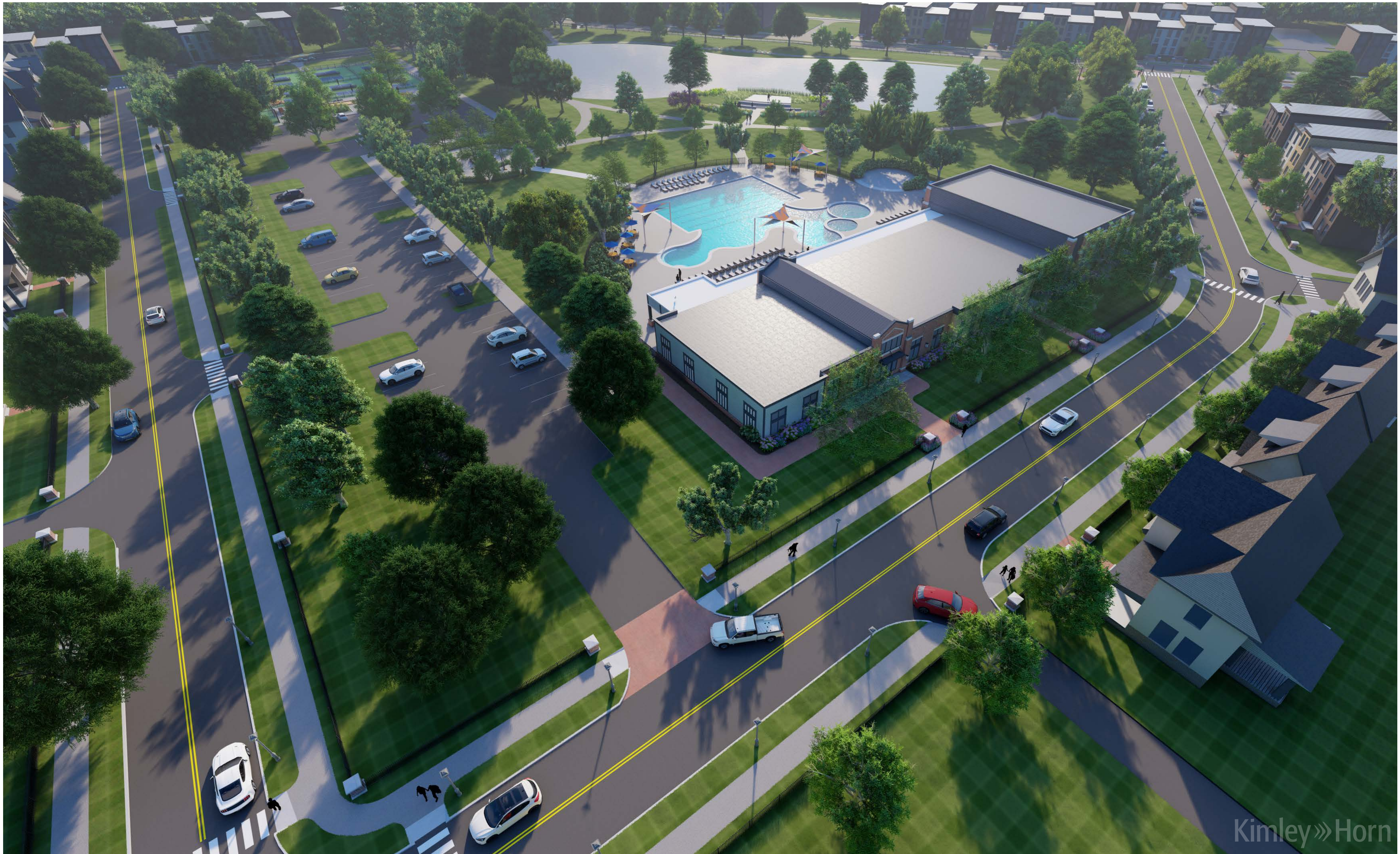
BALDWIN GARDEN



IRONSTONE
AT HORTONVILLE

AMENITIES
THE RESERVE





Kimley»Horn

FOUNDRY PARK



Kimley-Horn

FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



FOUNDRY PARK



FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



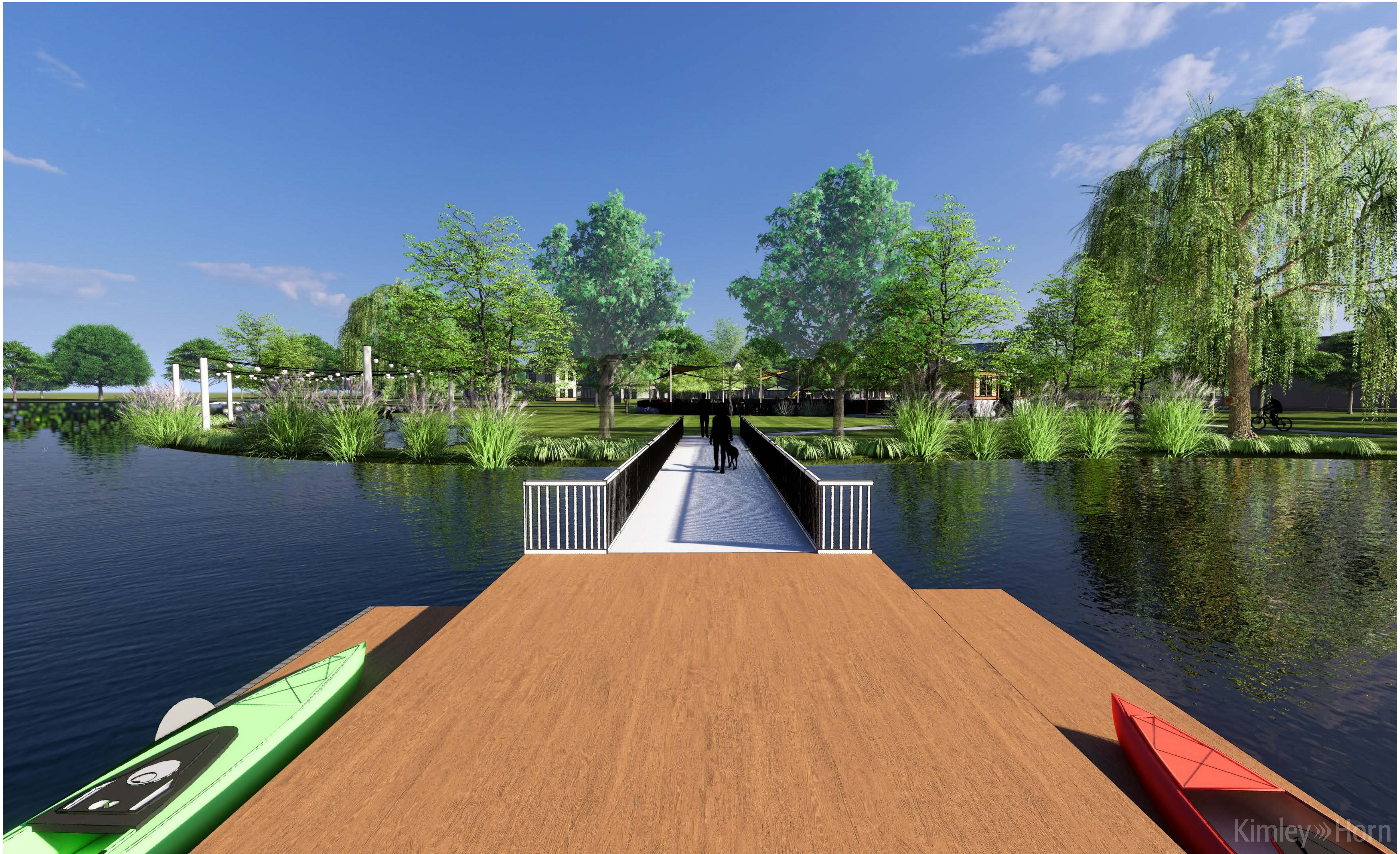
Kimley»Horn

CAREY COMMONS



Kimley-Horn

CAREY COMMONS



CAREY COMMONS



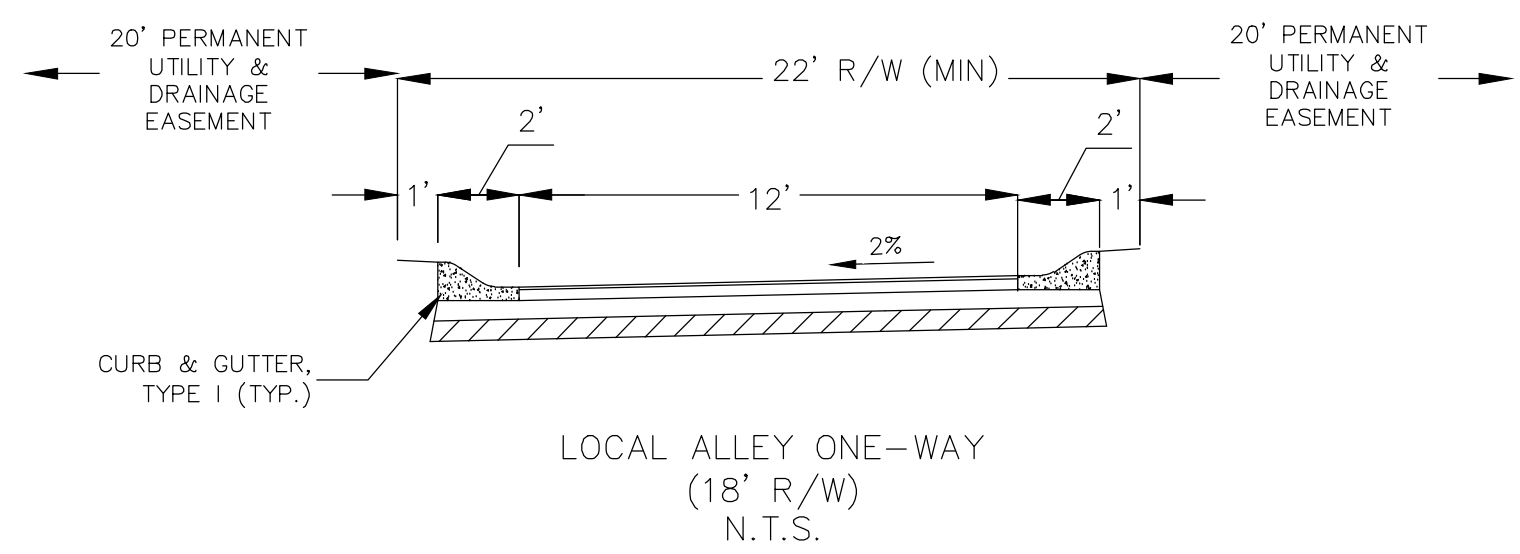
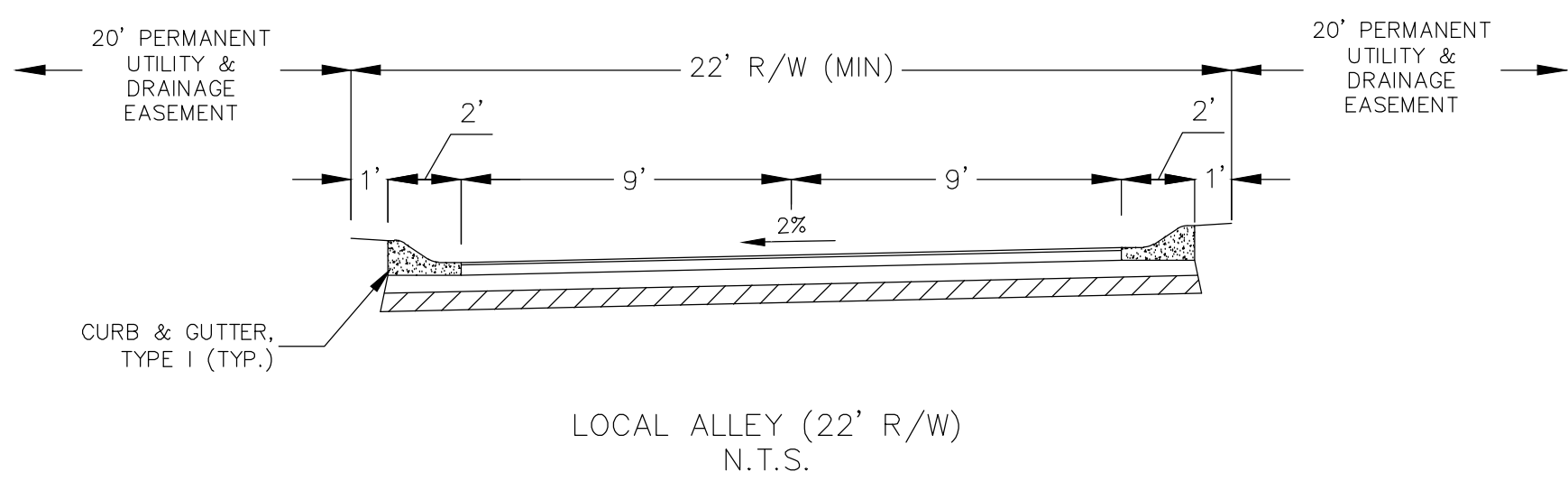
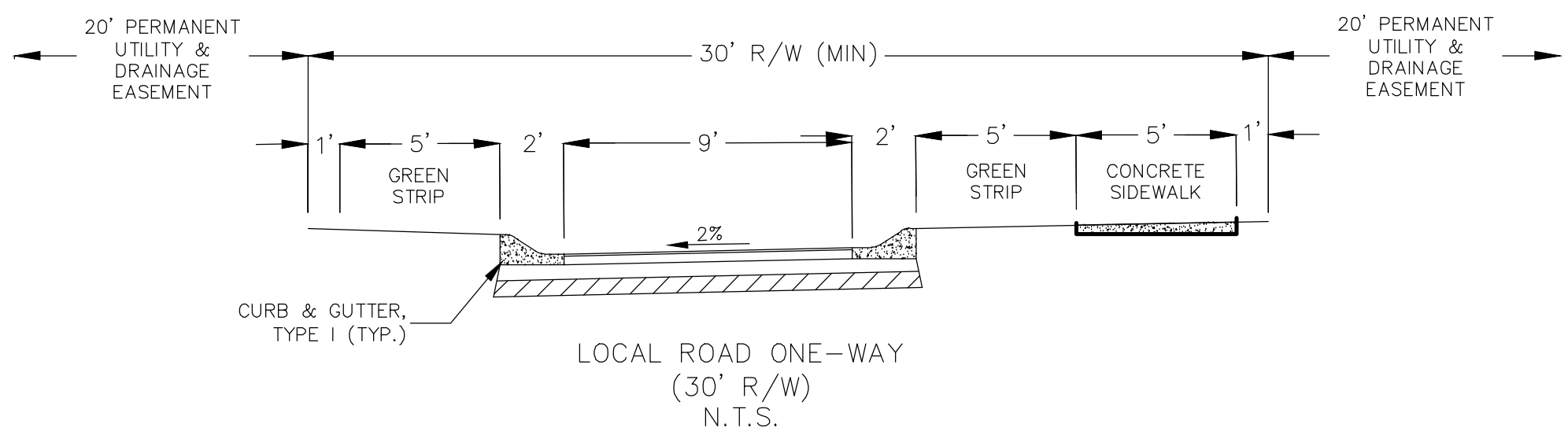
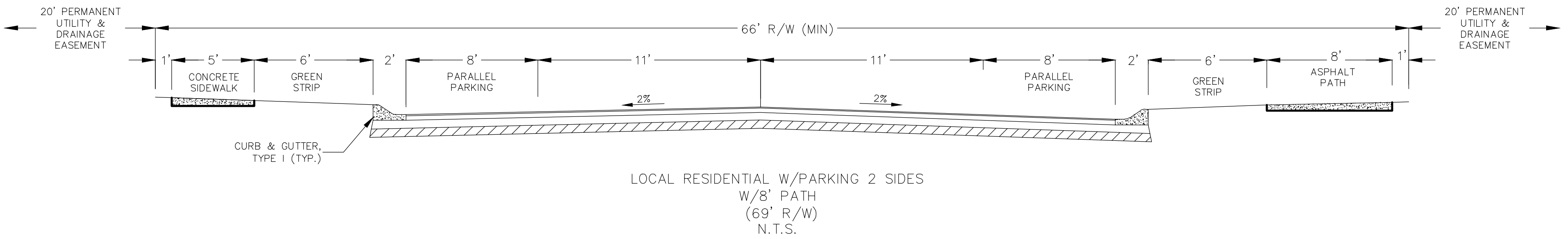
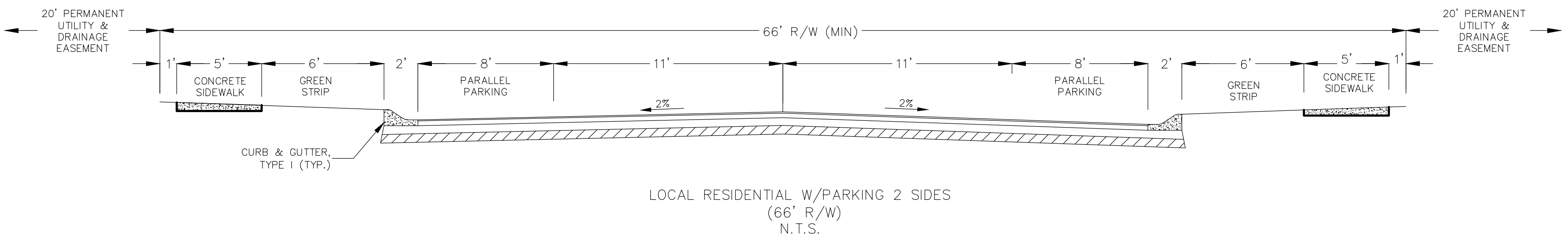
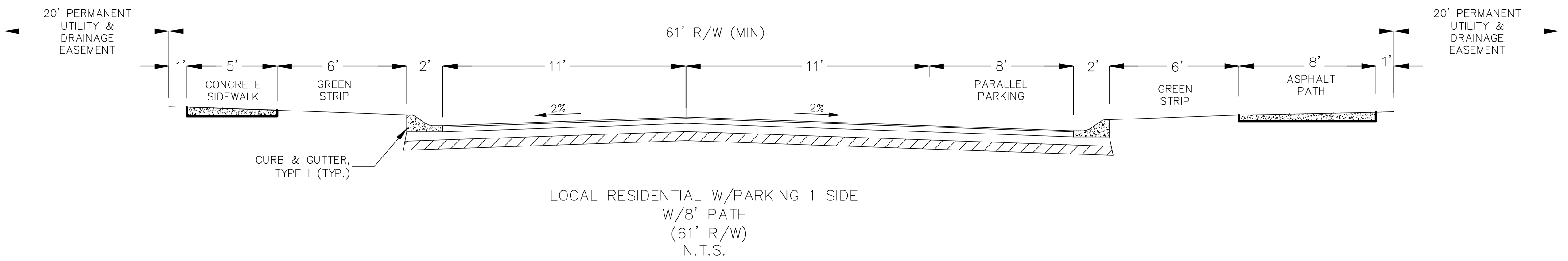
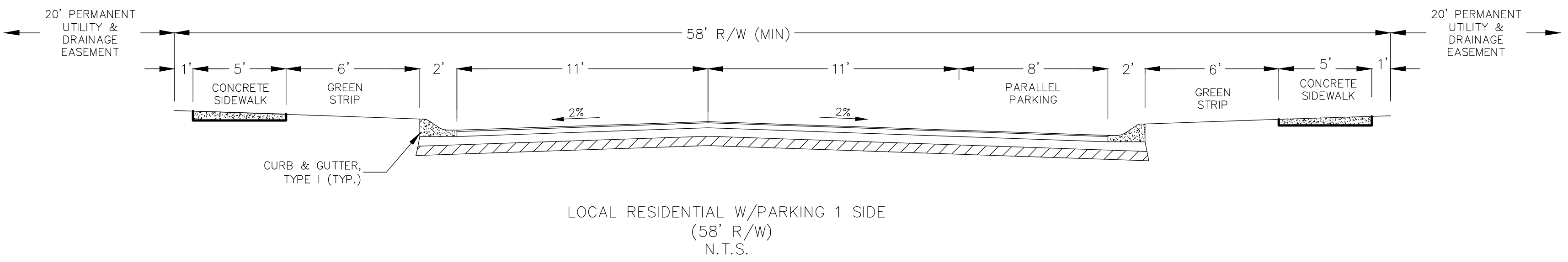
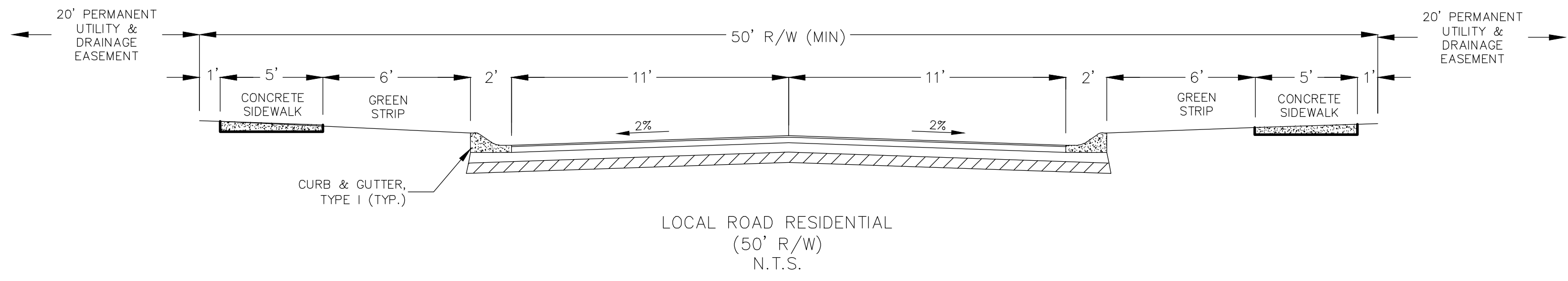
Kimley»Horn

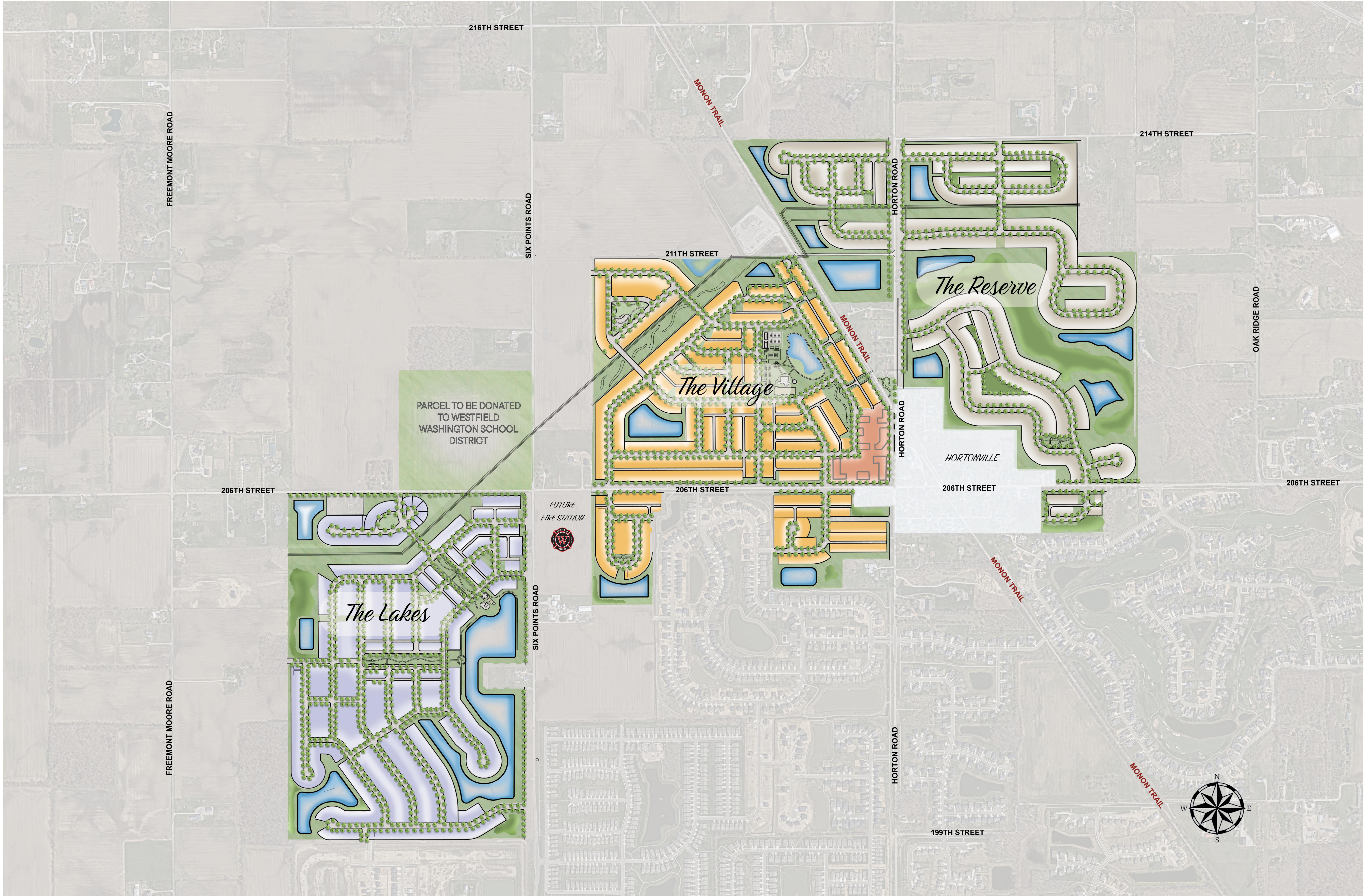
CAREY COMMONS

EXHIBIT I

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following page)



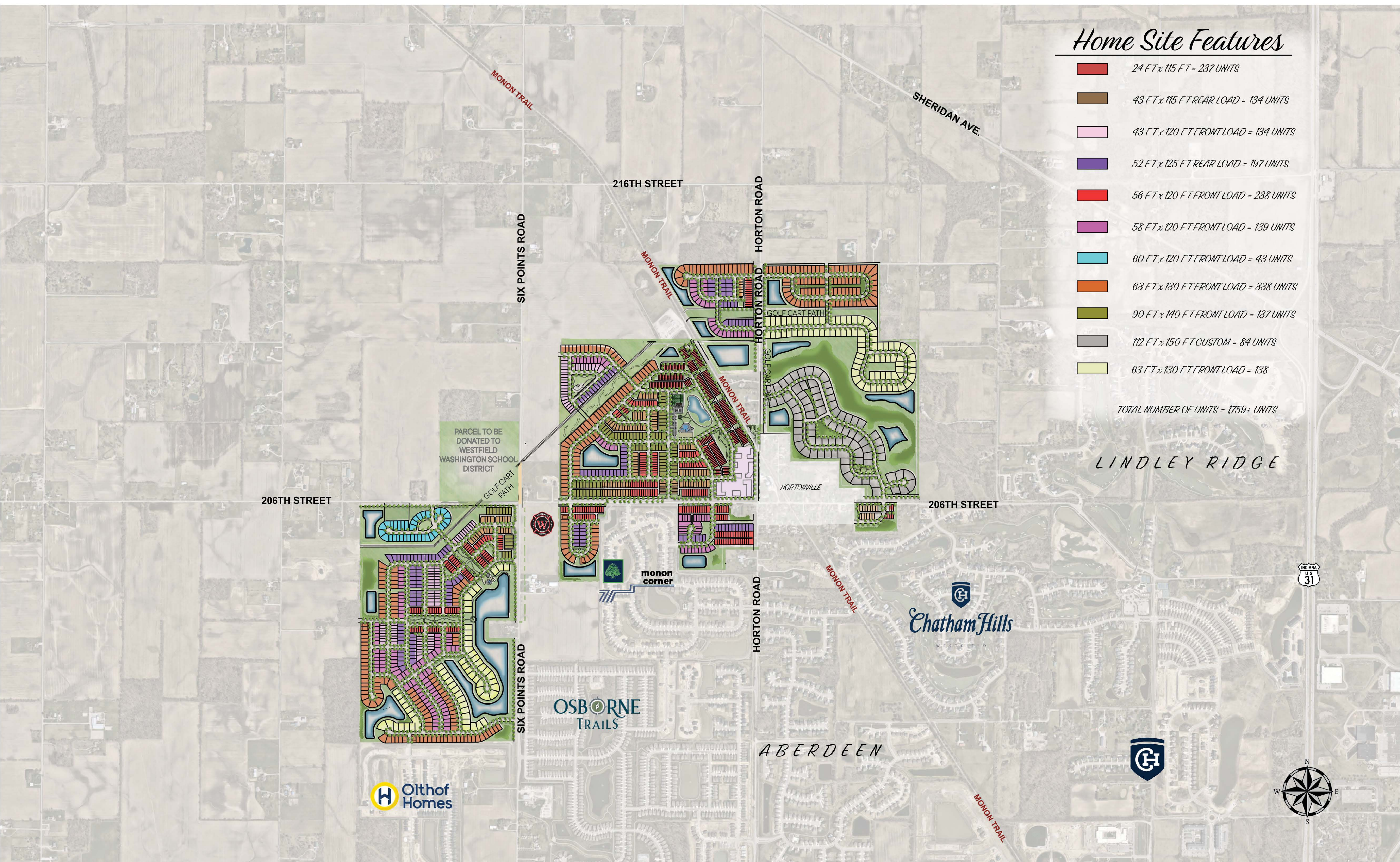


Home Site Features

- 24 FT x 115 FT = 237 UNITS
- 43 FT x 115 FT REAR LOAD = 134 UNITS
- 43 FT x 120 FT FRONT LOAD = 134 UNITS
- 52 FT x 125 FT REAR LOAD = 197 UNITS
- 56 FT x 120 FT FRONT LOAD = 238 UNITS
- 58 FT x 120 FT FRONT LOAD = 139 UNITS
- 60 FT x 120 FT FRONT LOAD = 43 UNITS
- 63 FT x 130 FT FRONT LOAD = 338 UNITS
- 90 FT x 140 FT FRONT LOAD = 137 UNITS
- 112 FT x 150 FT CUSTOM = 84 UNITS
- 63 FT x 130 FT FRONT LOAD = 138

TOTAL NUMBER OF UNITS = 1759+ UNITS

LINDLEY RIDGE



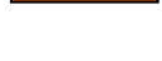
IRONSTONE | HOMESITE PLAN

SEPTEMBER 11, 2025

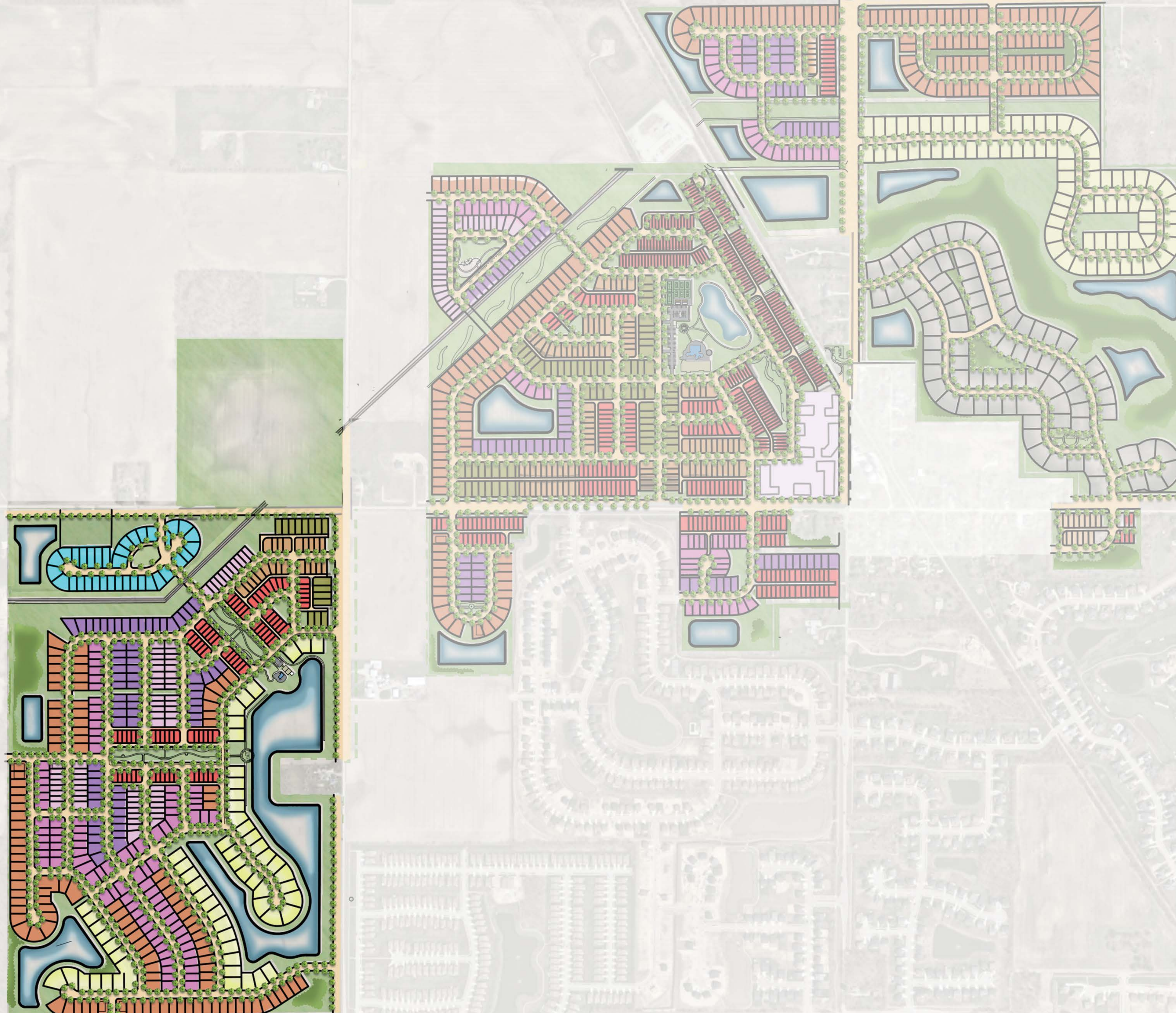
Kimley»Horn



The Lakes Homesites

	43 FT x 115 FT REAR LOAD = 23 UNITS
	43 FT x 120 FT FRONT LOAD = 73 UNITS
	52 FT x 125 FT REAR LOAD = 67 UNITS
	56 FT x 120 FT FRONT LOAD = 86 UNITS
	58 FT x 120 FT FRONT LOAD = 88 UNITS
	60 FT x 120 FT FRONT LOAD = 43 UNITS
	63 FT x 130 FT FRONT LOAD = 117 UNITS
	90 FT x 140 FT FRONT LOAD = 60 UNITS

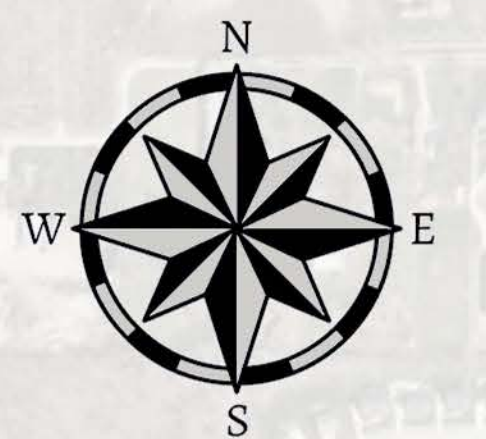
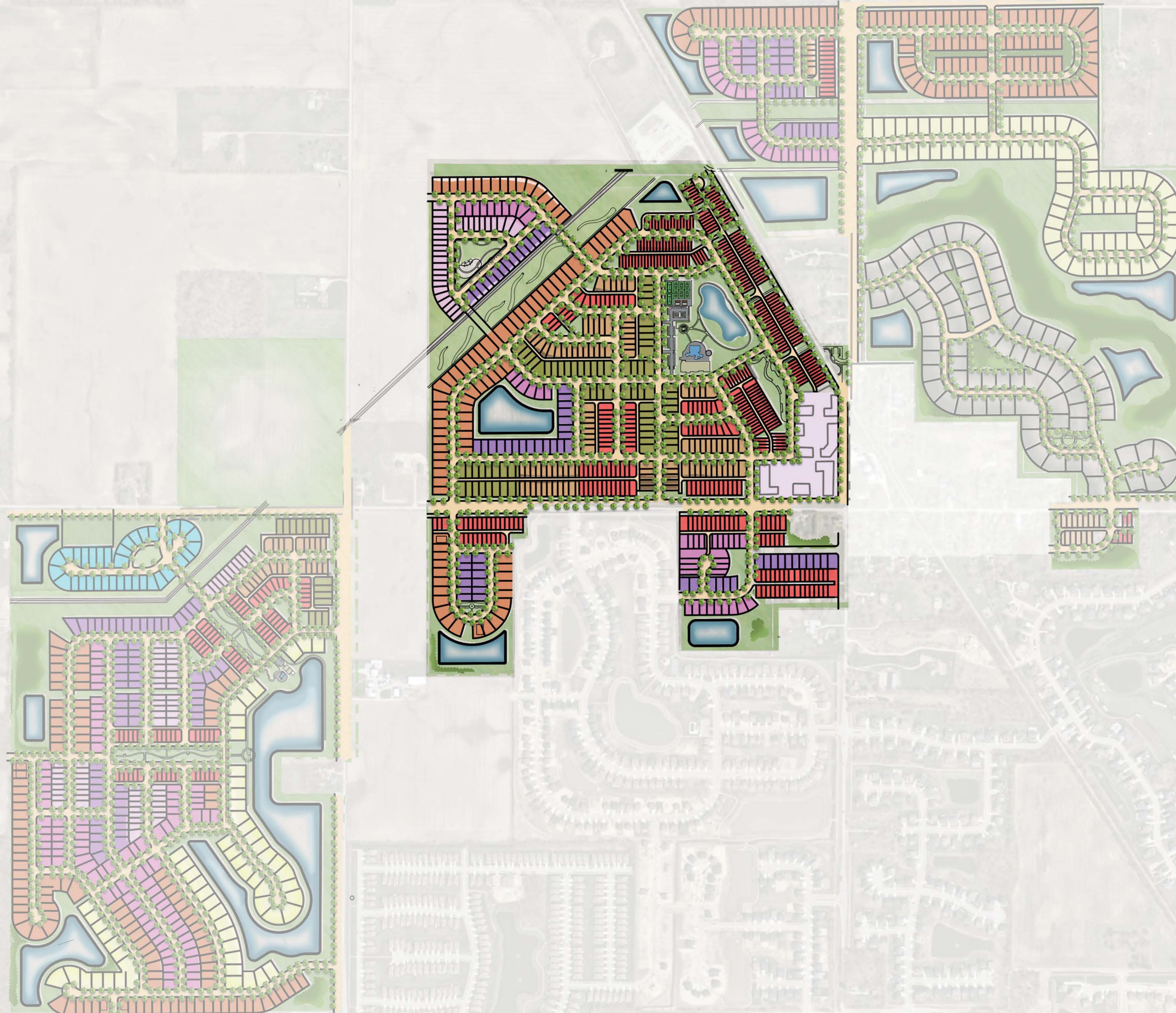
TOTAL NUMBER OF UNITS = 552 UNITS



The Village Homesites

- 24 FT x 115 FT = 228 UNITS
- 43 FT x 115 FT REAR LOAD = 98 UNITS
- 43 FT x 120 FT FRONT LOAD = 61 UNITS
- 52 FT x 125 FT REAR LOAD = 105 UNITS
- 56 FT x 120 FT FRONT LOAD = 178 UNITS
- 58 FT x 120 FT FRONT LOAD = 25 UNITS
- 60 FT x 120 FT FRONT LOAD = 43 UNITS
- 63 FT x 130 FT FRONT LOAD = 123 UNITS
- 90 FT x 140 FT FRONT LOAD = 68 UNITS
- 90 FT x 140 FT FRONT LOAD = 5 UNITS

TOTAL NUMBER OF UNITS = 934+ UNITS



The Reserve Homesites

- 43 FT x 115 FT REAR LOAD = 20 UNITS
- 52 FT x 125 FT REAR LOAD = 23 UNITS
- 56 FT x 120 FT FRONT LOAD = 19 UNITS
- 58 FT x 120 FT FRONT LOAD = 26 UNITS
- 63 FT x 130 FT FRONT LOAD = 96 UNITS
- 112 FT x 150 FT CUSTOM = 83 UNITS
- 90 FT x 140 FT CUSTOM = 80 UNITS

TOTAL NUMBER OF UNITS = 347+ UNITS

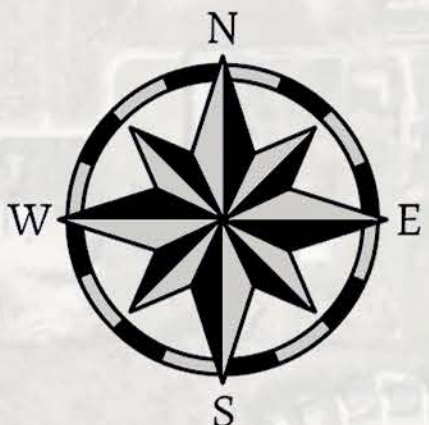
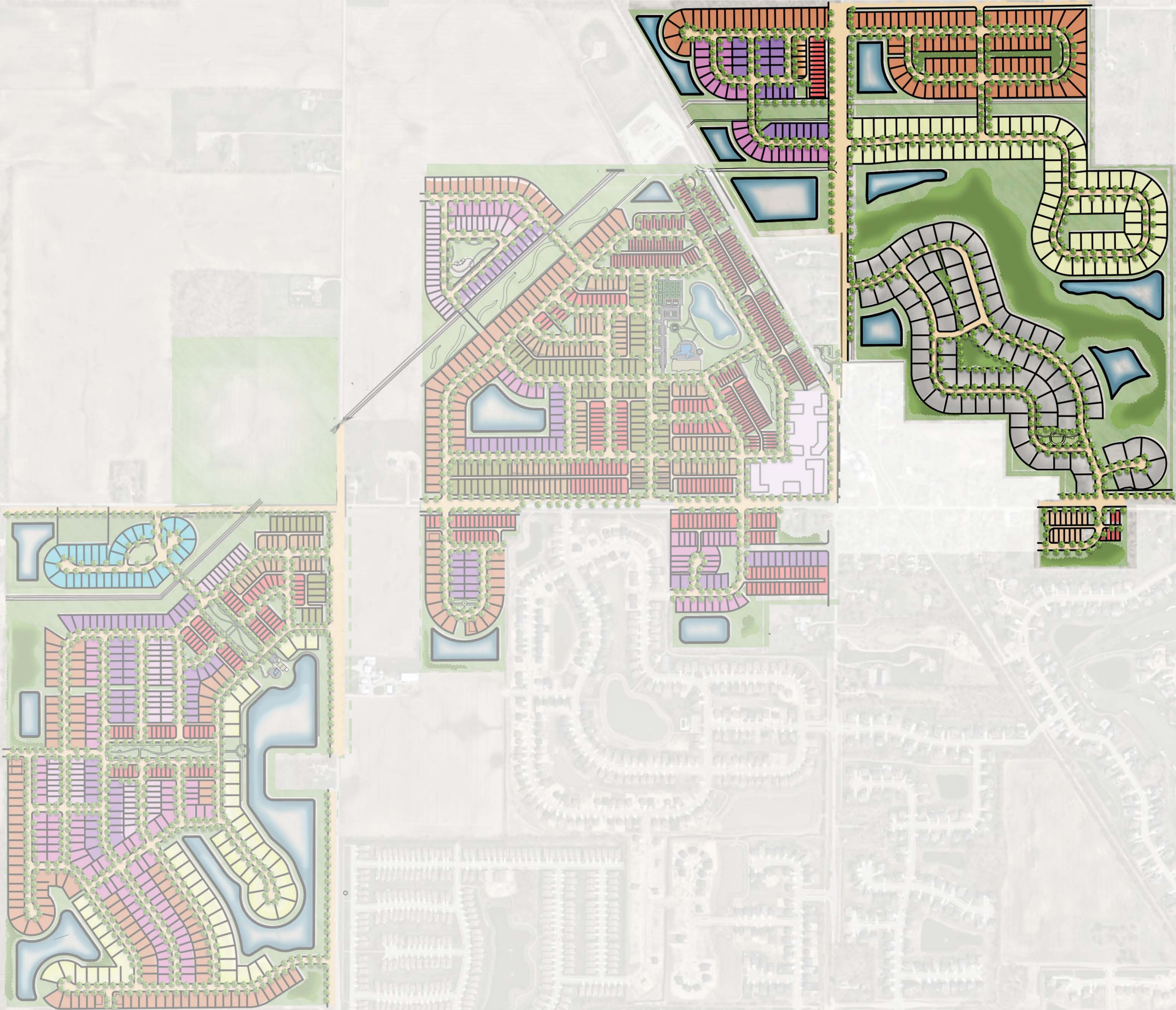


EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	7,100 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	55'	43'	45'	80'	90'
Minimum Building Setback											
Front Yard	10'	15'	15'	25'	15'	25'	15'	25'	25'	25'	25'
Side Yard	**0' / 6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	20'	20'	20'	25'	20'	25'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings	20'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20'	35'	40'	43'	47'	50'	60'	48'	50'	90'	110'
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,800 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,400 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley.

** Zero feet between townhome units and six feet applicable to outside of end unit.

“EXHIBIT E-1”
Architectural Standards and
Illustrative Examples of Elevations
Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type A Elevations set forth in this Exhibit E-1.
5. All townhouse units shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All townhouse units shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.
8. All townhouse units shall have two (2) carriage lights on the garage.

Illustrative Examples of the Type A Elevations

The following are Illustrative Examples of the Elevations for Building Type A:





“EXHIBIT E-2”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type B Elevations set forth in this Exhibit E-2.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

Illustrative Examples of the Type B Elevations

The following are Illustrative Examples of the Elevations for Building Type B:



“EXHIBIT E-3”
Architectural Standards and
Illustrative Examples of Elevations
Building Type C: Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type C Elevations set forth in this Exhibit E-3.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type C Elevations

The following are Illustrative Examples of the Elevations for Building Type C:





“EXHIBIT E-4”
Architectural Standards and
Illustrative Examples of Elevations
Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type D Elevations set forth in this Exhibit E-4.
5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type D Elevations

The following are Illustrative Examples of the Elevations for Building Type D:





“EXHIBIT E-5”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type E: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on front elevations shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type E Approved Elevations set forth in this Exhibit E-5.
5. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.
6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.
8. All dwellings shall have two (2) carriage lights on the garage.
9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:
 - i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
 - ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
 - iii. A window bay or box out not less than six (6) feet wide.
 - iv. Hip roof.
 - v. Roofline direction change, roofline height change, or two (2) or more roof planes.

- vi. A minimum of three (3) windows per each Side Building Façade. Windows shall be a minimum size of four (4) square feet.
- vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board
- viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of the Type E Elevations

The following are Illustrative Examples of the Elevations for Building Type E:





“EXHIBIT E-6”
Architectural Standards and
Illustrative Examples of Elevations
Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
2. Vinyl and aluminum siding shall be prohibited.
3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
5. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type F Elevations

The following are Illustrative Examples of the Elevations for Building Type F:







“EXHIBIT E-7”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
2. Vinyl and aluminum siding shall be prohibited.
3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
5. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.
15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
17. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type G Elevations

The following are Illustrative Examples of the Elevations for Building Type G:







“EXHIBIT E-8”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H development standards outlined in this ordinance.
2. All dwellings shall have a primary bedroom on the first floor of the dwelling.
3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
4. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.
6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.
7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.
9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of the Type H Elevations:

The following are Illustrative Examples of the Elevations for Building Type H:







“EXHIBIT E-9”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type I: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front of the home.
4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
6. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.
15. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
16. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
17. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.
18. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
19. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
20. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of the Type I Elevations

The following are Illustrative Examples of the Elevations for Building Type I:







“EXHIBIT E-10”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type J: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type J set forth in this Exhibit E-10.
5. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a minimum of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a minimum of twenty-three (23) windows in total.

Illustrative Examples of the Type J Elevations

The following are Illustrative Examples of the Elevations for Building Type J:







“EXHIBIT E-11”

**Architectural Standards and
Illustrative Examples of Elevations**

Building Type K: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.
2. Main roof pitch and gable pitches on the front elevation shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Vinyl and aluminum siding shall be prohibited.
4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type K set forth in this Exhibit E-11.
5. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.
6. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have windows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.
7. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of the Type K Elevations

The following are Illustrative Examples of the Elevations for Building Type K:



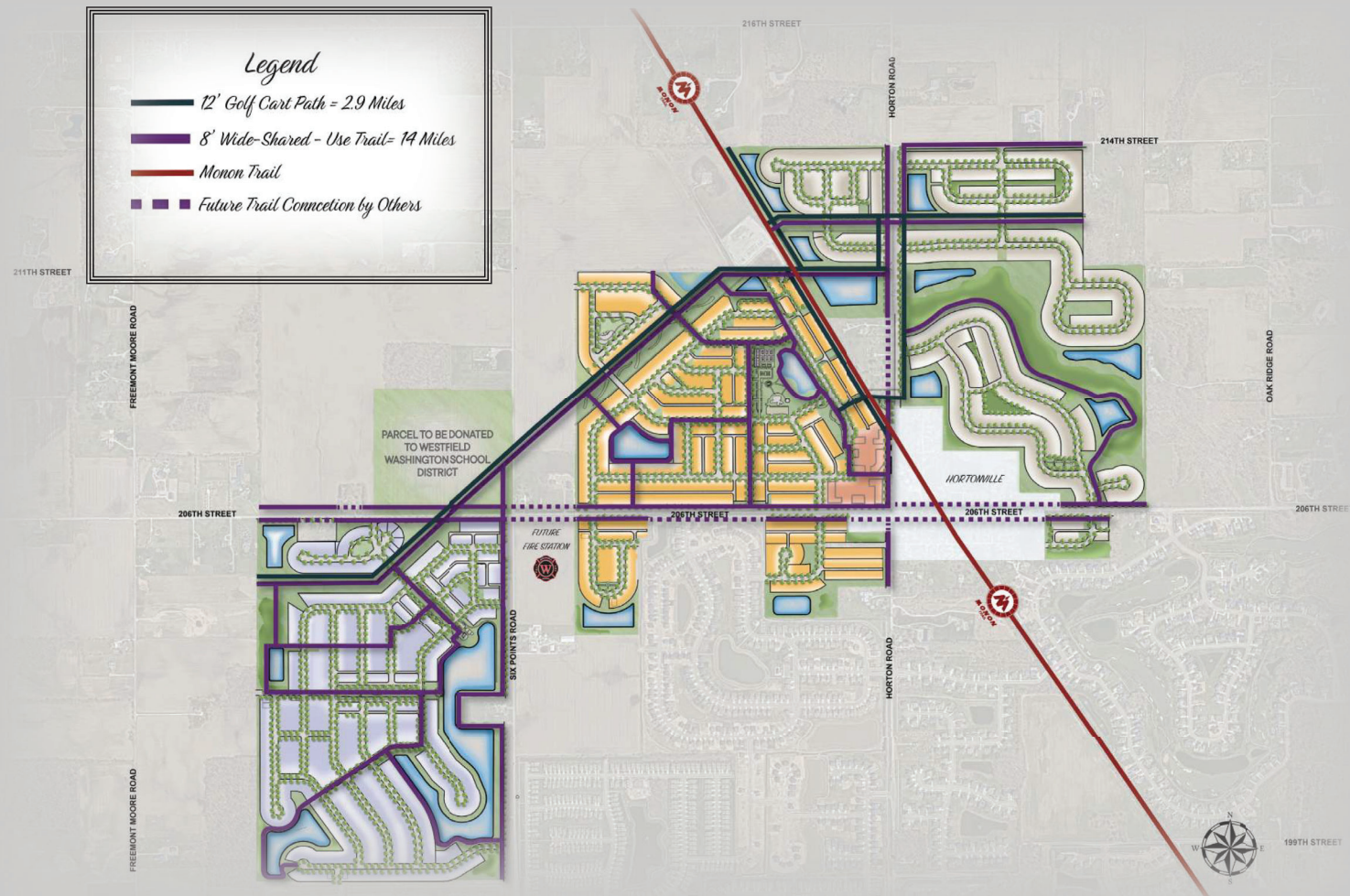
“EXHIBIT F”
Character Exhibit: Horton Square Mixed Use Block



IRONSTONE
 AT HORTONVILLE

TRAIL PLAN

Much like the Monon Rail and the wagon trains in Hortonville's past, the trail network throughout Ironstone creates pathways that allow residents and visitors to experience the spaces around them. From leisurely walks around Carey Lake and family bike rides to the amphitheater in Foundry Park, to strolls along the path in Aldred Woods—the trail network is designed to provide connections to destinations and offer opportunities to explore.

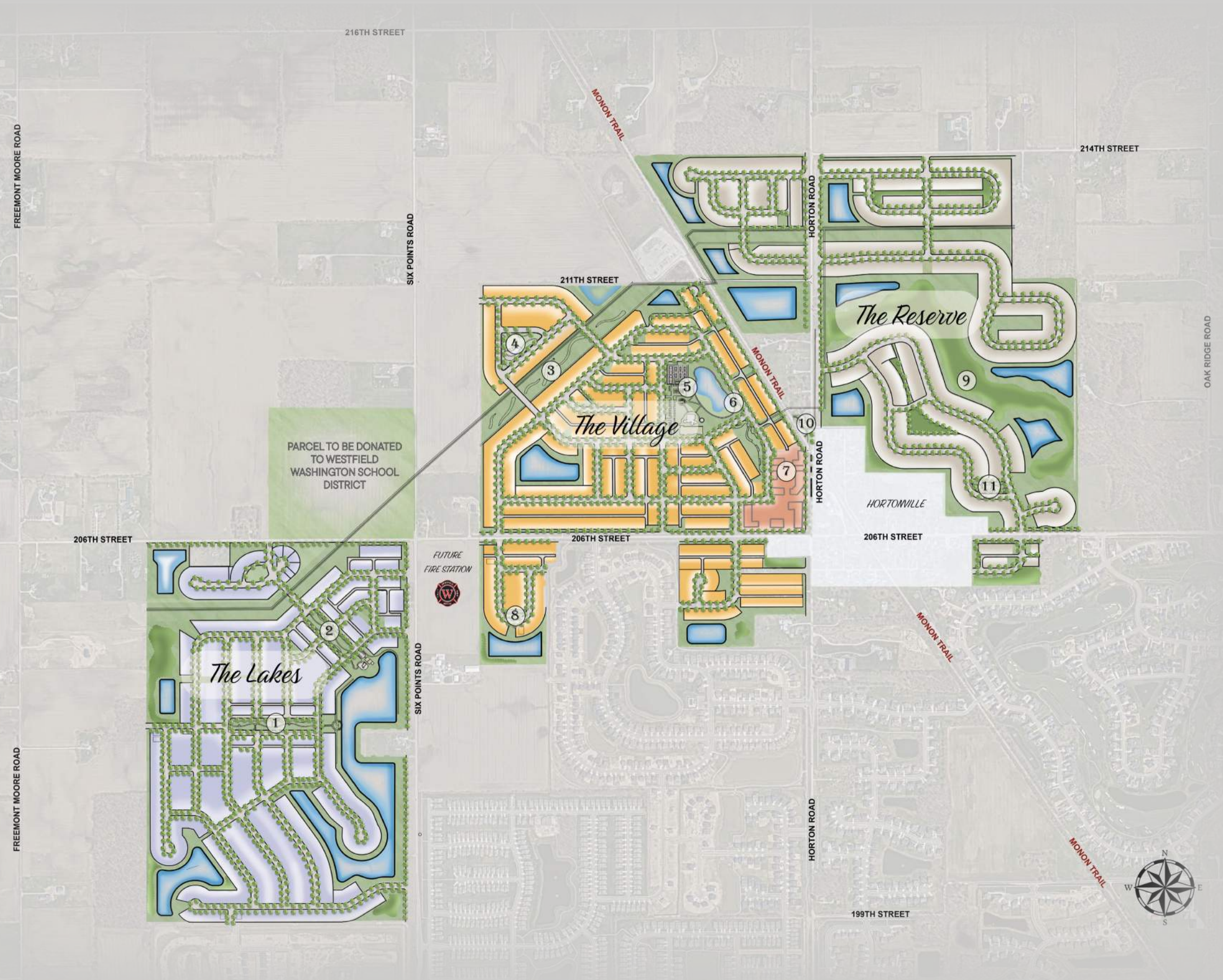


IRONSTONE AT HORTONVILLE

FEATURES

District Features

- ① *Laura Taylor Park*
- ② *Carey Commons*
- ③ *Stafford Disc Golf Course*
- ④ *Railspur Park*
- ⑤ *Foundry Park*
- ⑥ *John B. Horton Post Office*
- ⑦ *Horton Square*
- ⑧ *McComb Green*
- ⑨ *Aldred Woods*
- ⑩ *Monon Trailhead*
- ⑪ *Baldwin Garden*

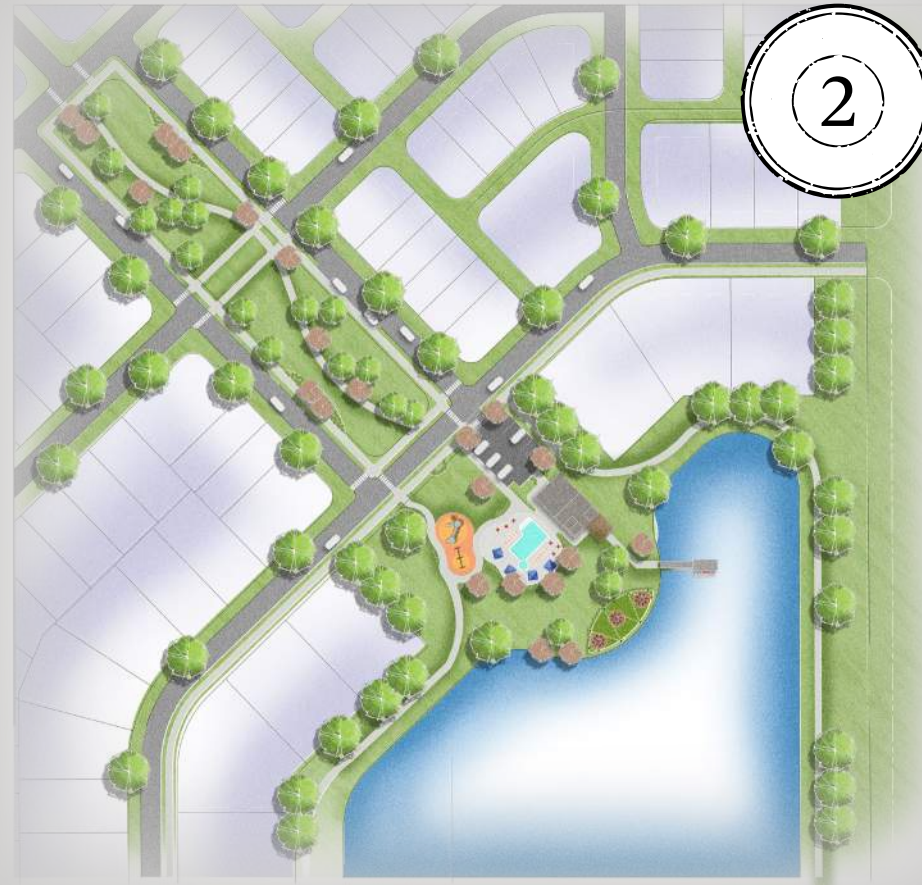


IRONSTONE
AT HORTONVILLE

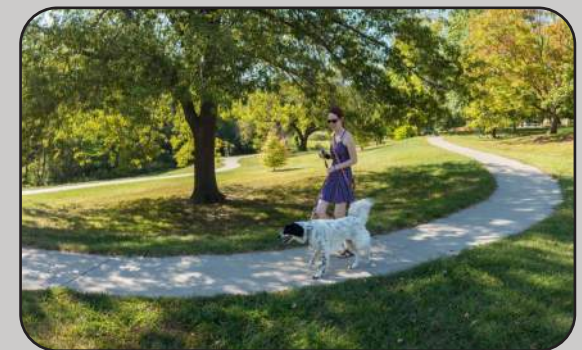
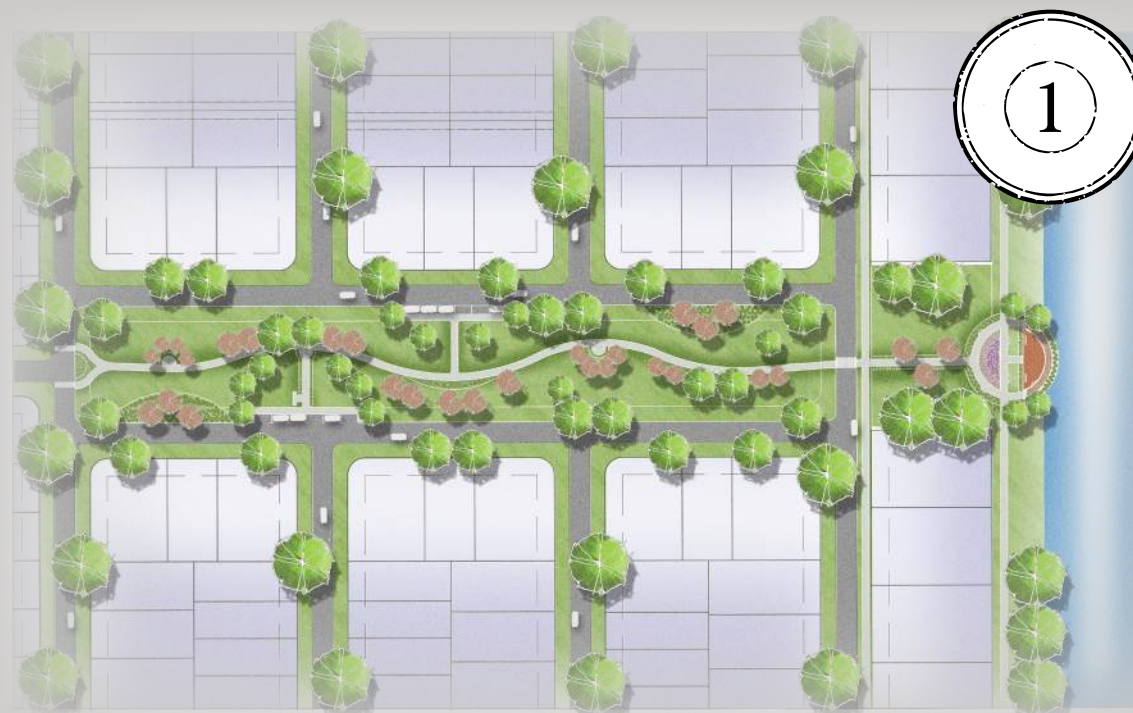
AMENITIES
THE LAKES

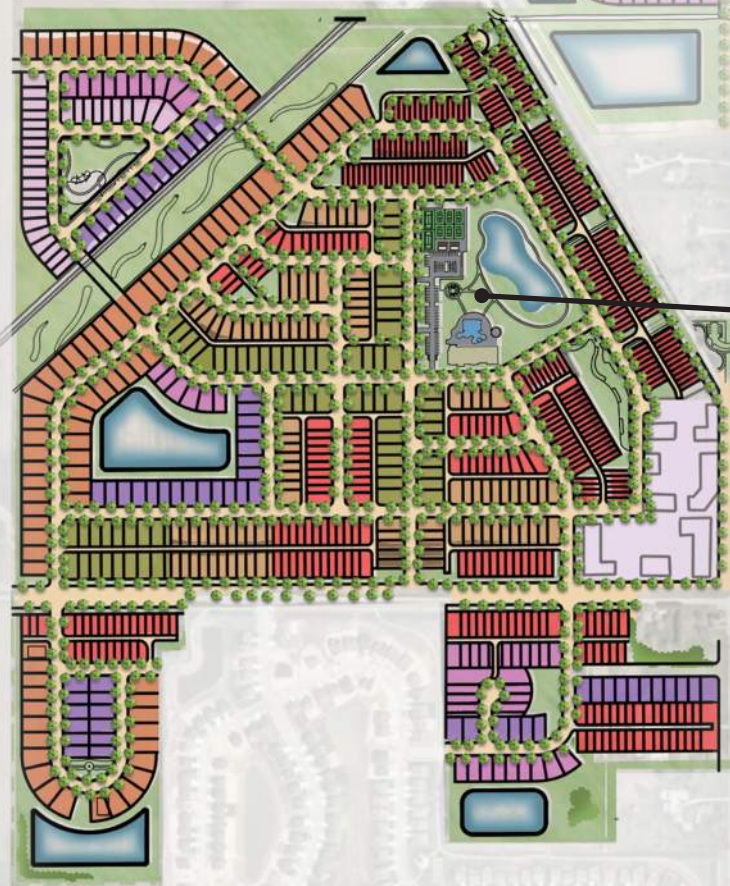


CAREY COMMONS



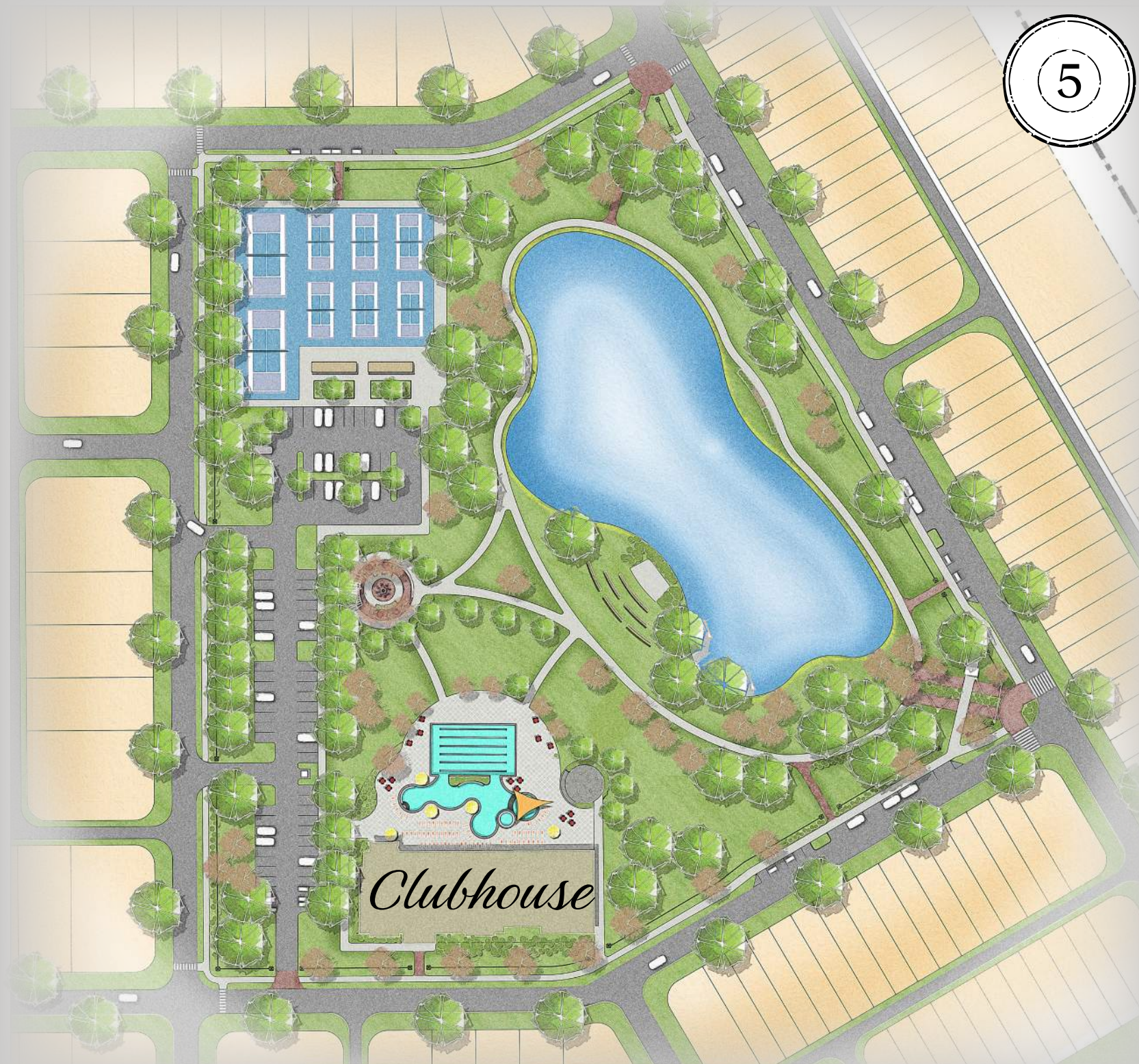
LAURA TAYLOR PARK





IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE | FOUNDRY PARK



Pathways



Resort Style Pool



Splash Pad



Pickleball



Amphitheater



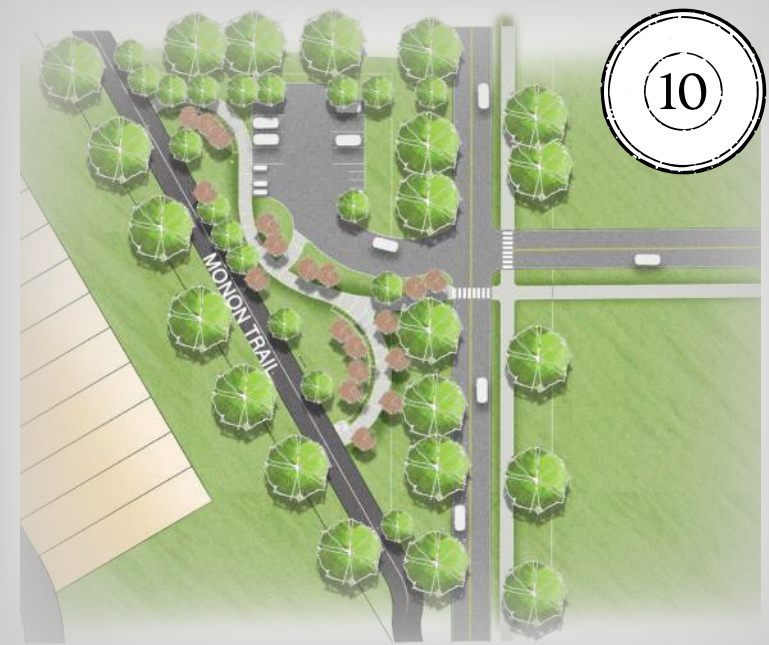
RAILSPUR PARK



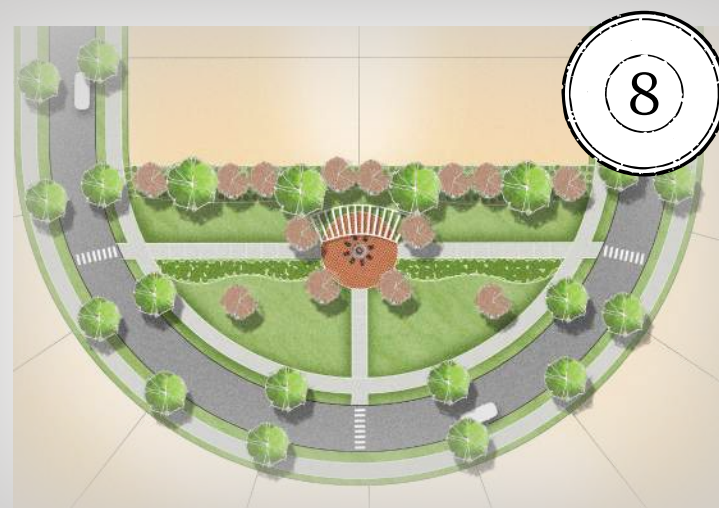
HORTON SQUARE PLAZA



MONON TRAILHEAD



McCOMB GREEN




IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

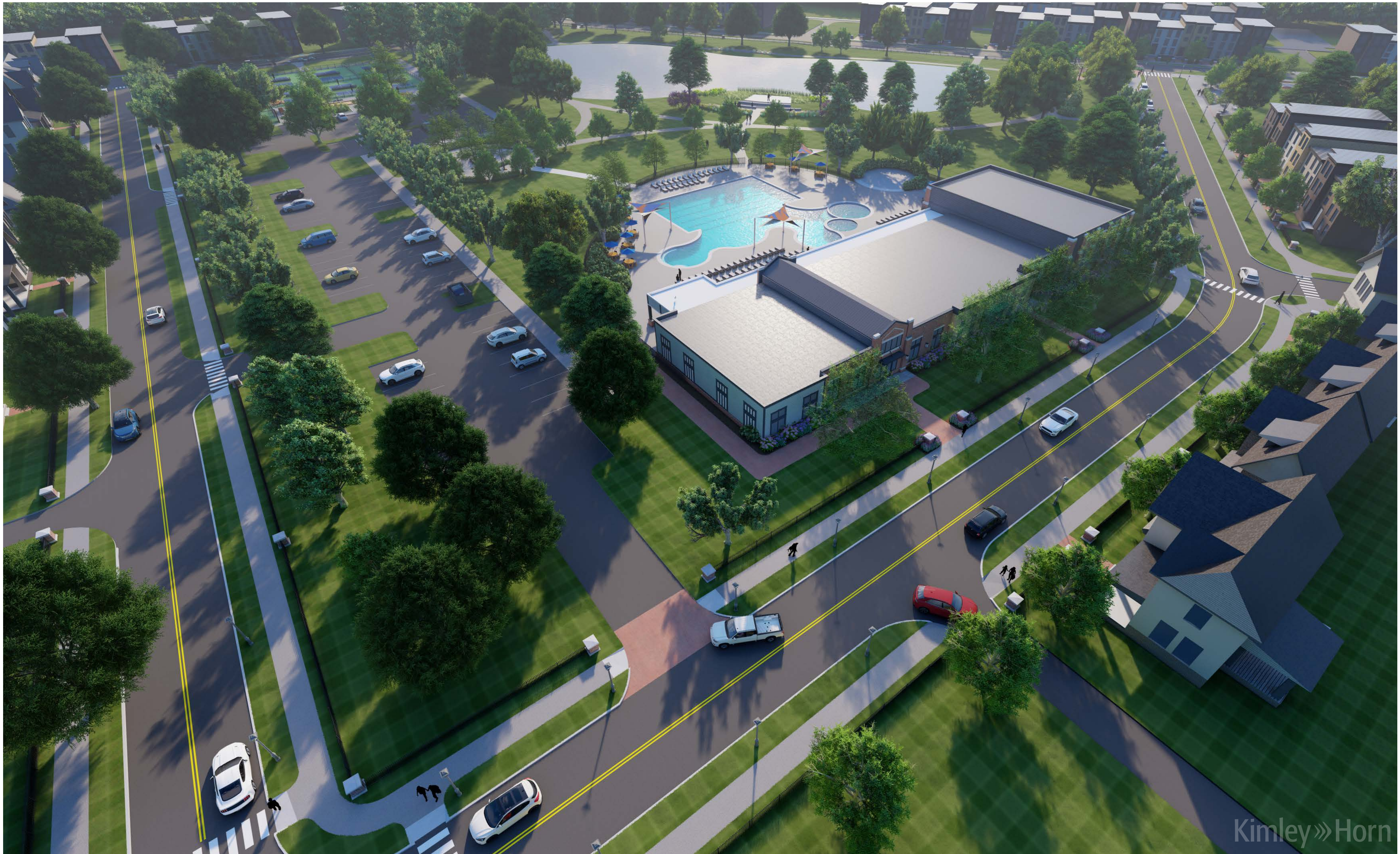
BALDWIN GARDEN



IRONSTONE
AT HORTONVILLE

AMENITIES
THE RESERVE





Kimley»Horn

FOUNDRY PARK



Kimley-Horn

FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



FOUNDRY PARK



FOUNDRY PARK



Kimley»Horn

FOUNDRY PARK



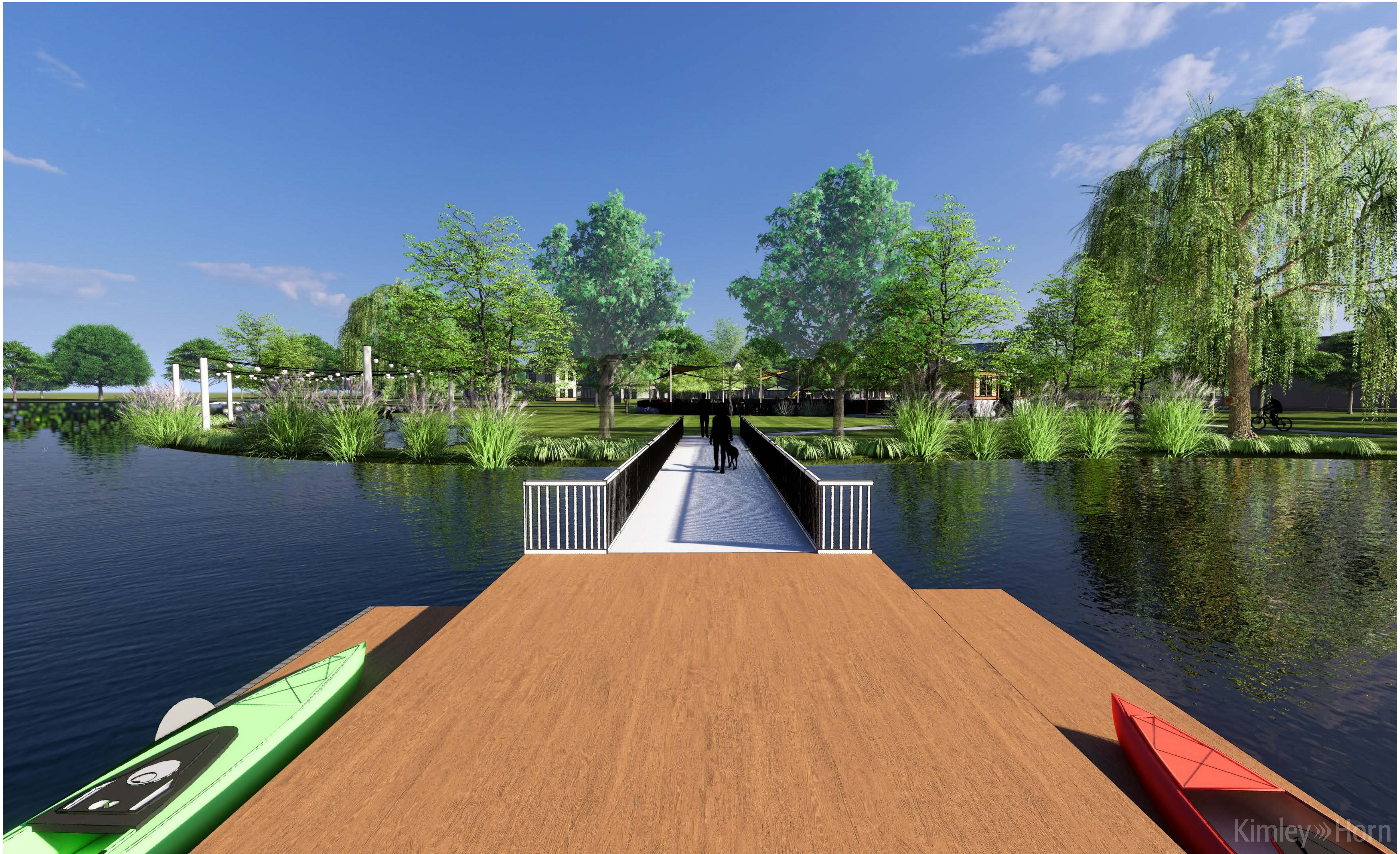
Kimley»Horn

CAREY COMMONS



Kimley-Horn

CAREY COMMONS



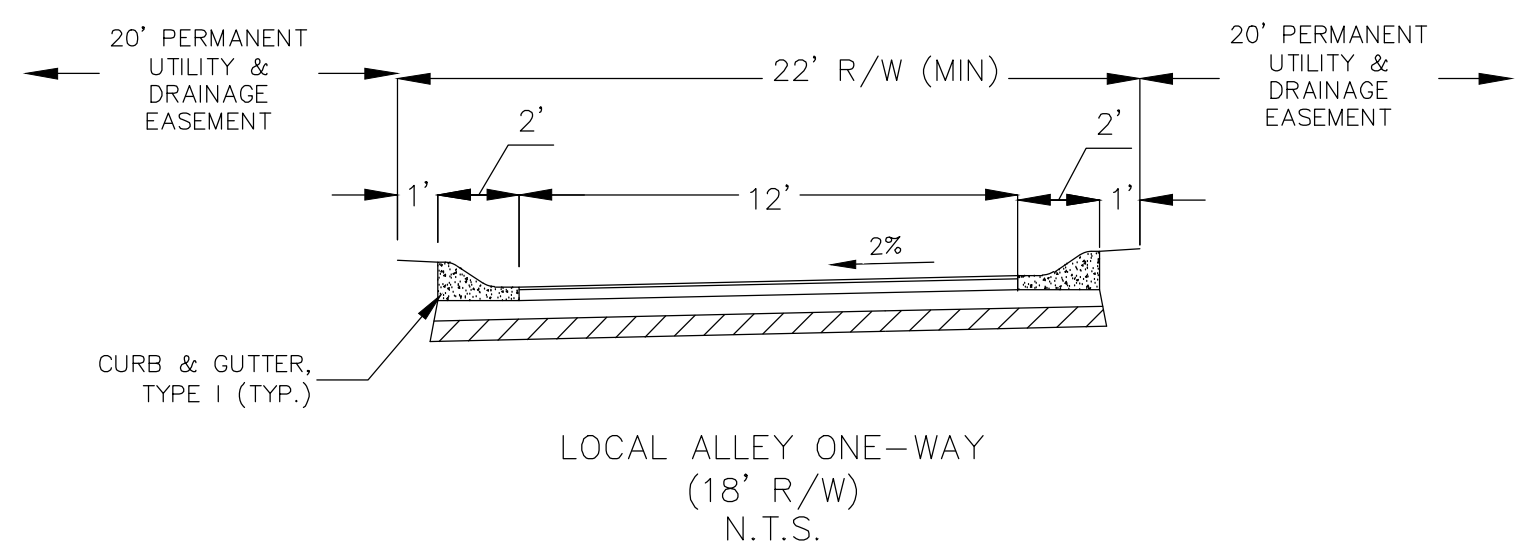
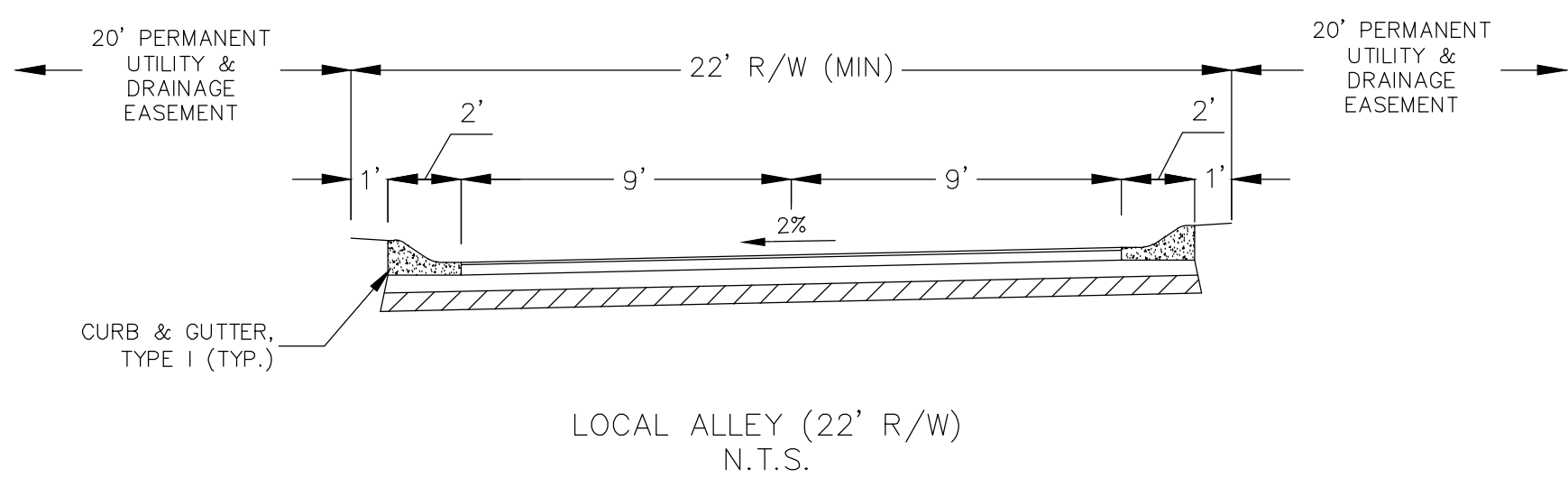
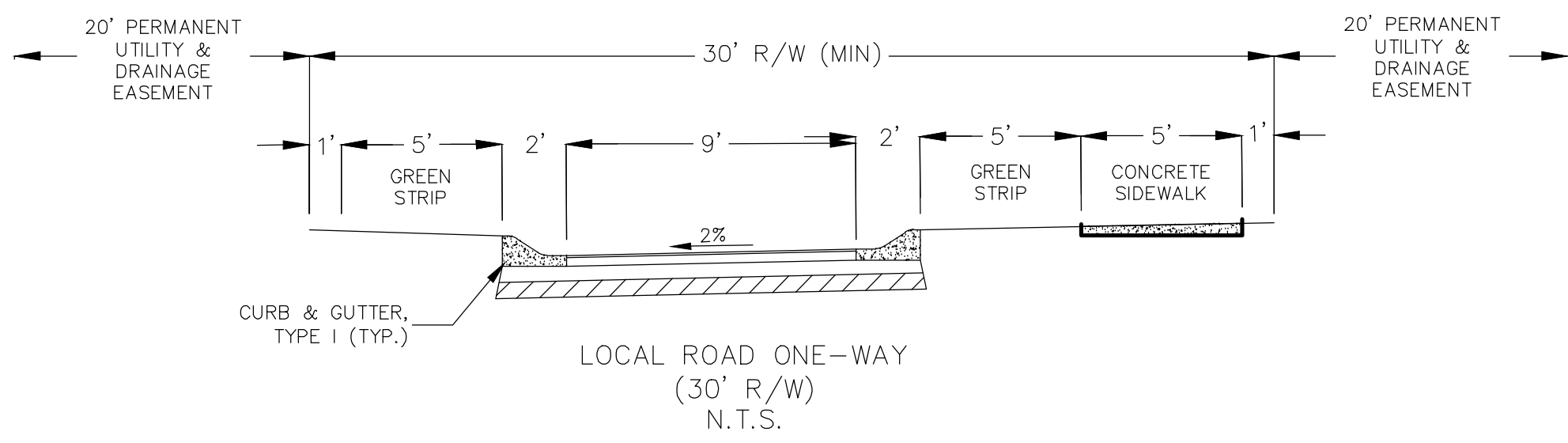
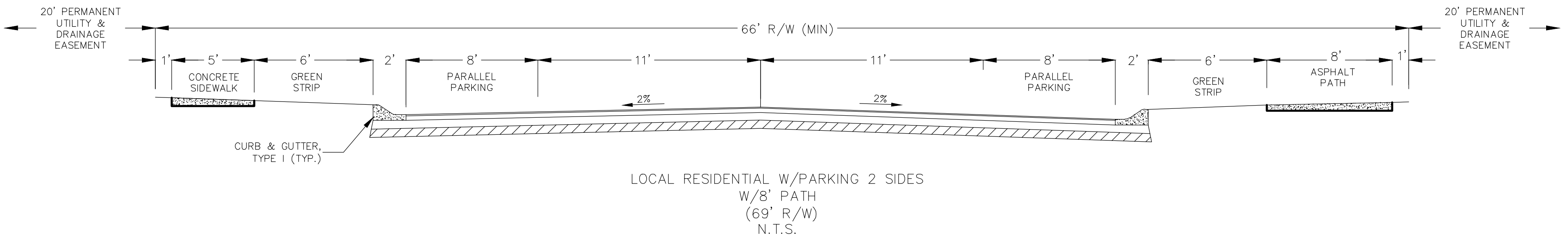
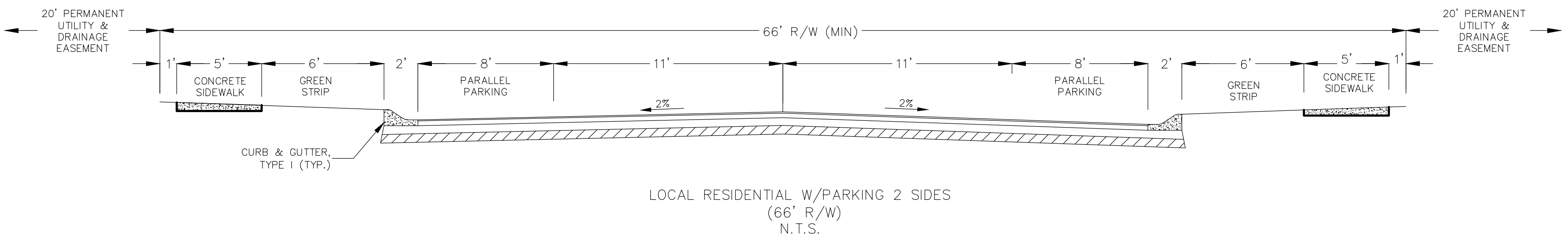
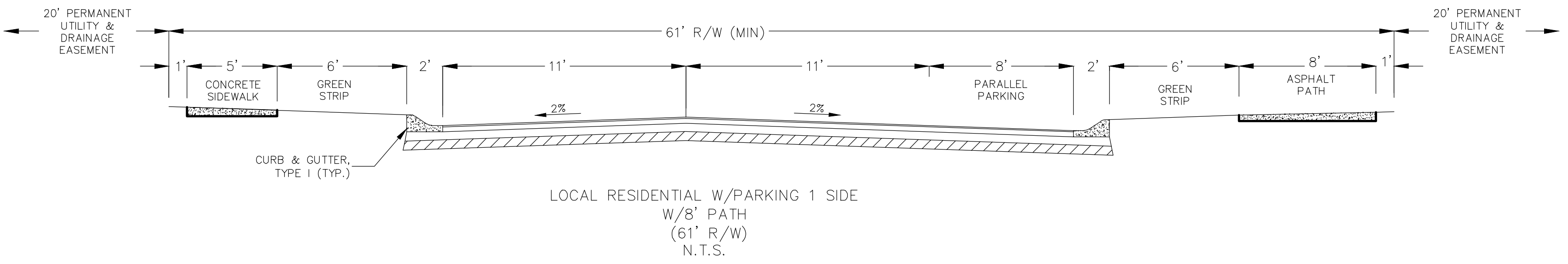
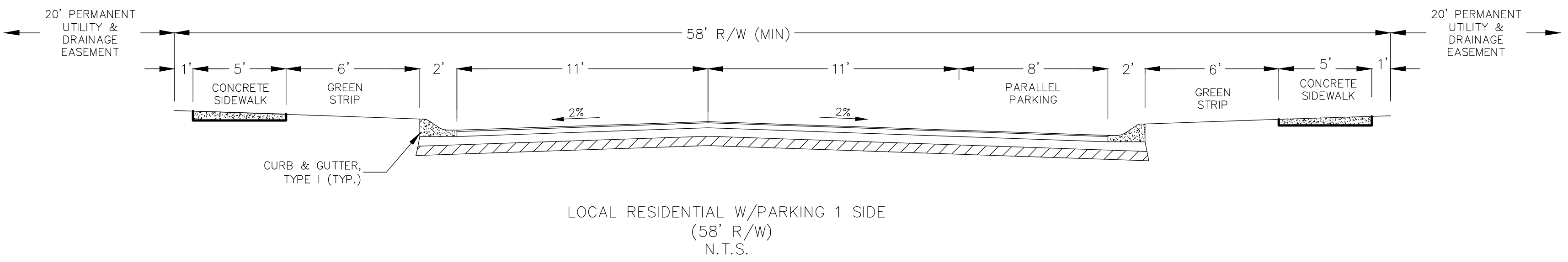
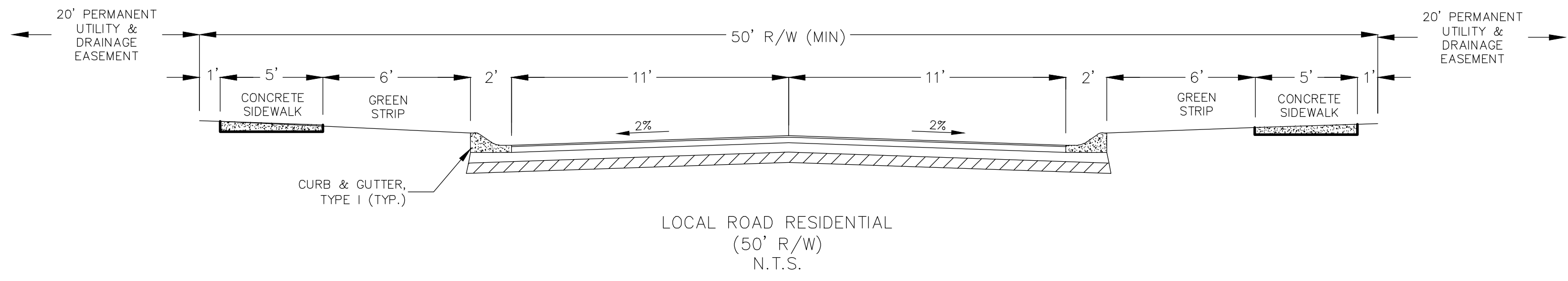
Kimley»Horn

CAREY COMMONS



Kimley»Horn

CAREY COMMONS



Summary of Neighborhood Meeting

Project/Applicant: Platinum Properties Management Company, LLC
PUD Rezone Request: Ironstone PUD

Date: October 16, 2025, at 7:00 pm

Location: Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074

Presenters: Jon Dobosiewicz, Nelson & Frankenberger, LLC
Paul Rioux, Platinum Properties Management Company, LLC

Attendees: See attached for Sign-In-Sheet and Council Quorum Notice Sign Posting
Weston Rogers - City of Westfield Planning Staff

A. Jon Dobosiewicz and Paul Rioux provided an overview summary of the proposal, including information from the 29 page Neighborhood Meeting Notice mailer, and the following questions and comments were provided:

1. Timing of new fire station construction and proposed traffic routes/plans during construction.
2. Questions about water pressure in Monon Corner.
3. What improvements may occur to Horton Road.
4. What improvements may occur to 206th Street and Six Points Road near the property that includes the land to be donated to the Westfield Schools.
5. What will happen to the properties owned by the Carey family that they still farm?
6. General questions about what the City's plans are for "Hortonville Proper".
7. What is the planned order of development when will the phases of construction will occur?
8. How many different price points will there be for the homes?
9. What are the lot sizes in the different areas?
10. What will happen to the existing homes that appear to be in the development area? Will they remain or will they be demolished?
11. If it takes 15 years to develop and you are gone, how do we know it will be developed in this way?
12. Will the farm fields in your development area continue to be farmed prior to development occurring?
13. How much retail space will there be in the mixed-use area?
14. General questions about Trails Map exhibit.
15. What is the plan for Horton Road and 191st Street?

16. General questions and comments about saving trees in certain areas around the perimeter of the project.
17. Comment that resident moved to area to be in the “country” and the area is changing. Can you do larger lots around areas of the project that are next to larger residential parcels (3 to 5 acres)?
18. How do you address dust issues during construction?
19. If the request is approved, when do you install water, sewer, electricity, etc.?
20. Will the roads leading up to the development be improved?
21. Which post office would serve this community – Westfield or Sheridan?
22. Will the church stay or will it be relocated?
23. What will happen to the graveyard?
24. Where will townhomes be located?
25. Will the community have rental restrictions?
26. General questions regarding annexation.
27. Will the Hortonville Proper area be annexed into the City?
28. What type of retail uses will be in the mixed-use area, what types of restaurants and businesses?
29. General questions about drainage, water pressure, sewers, and utilities.

The meeting ended at approximately 9:15 pm.

Neighborhood Meeting Sign In-Sheet

(Email project info)

RE: Neighborhood Meeting
Platinum Properties Management Company, LLC

Ironstone PUD Rezone Request

Date: Thursday, October 16, at 7:00 pm

Wyndham Hotel 18592 Carousel Lane, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. STEVE REESE	20665 ROBERTS DR		
2. Linda/ Wayne Stapleton	118 E 206th St Sheridan, IN	317-919-1657	lindeisnurse@aol.com
3. Mike + Judy Wagner	229 E. 206th. Sheridan, IN	317-758-4023 317-518-0288	
4. Jack Waldrop	19885 Baird Way Westfield	812-480-2061	jgwj2407@aol.com
5. Charles Reynolds	19897 Baird Way Westfield	914-631-7275	
6. Jane Carlson	19897 Baird Way Westfield	914-474-6814	jcarlson10@gmail.com
7. J.D Mohr	20221 Atchison Way Westfield	317-370-7661	johndmohr1976@gmail.com
8. LUKE TROYER	1345 STONEHAVEN DR (WESTFIELD)	574-261-8912	LTROYER@GMAIL.COM
9. Bob Cinguegrani	398 Ehrlich Ln. Westfield		bobcinger@msn.com
10. Tim and Beth White	475 Ehrlich Lane, Westfield		tbwhitehome@gmail.com
11. John Douley	455 Ehrlich Lane	602-677-0679	JohnDouley15@gmail.com
12. Argus + Cathie Robinson	603 E. 206th St	46069 317-509-3485	robinsonestof405bcg/obal.net
13. Chris Tidham	19958 Chatsworth Blvd	219-406-1888	ChrissTidham@me.com
14. Dayna Dennis Cancel	21350 Oak Ridge Road Sheridan IN	46069 (317) 408-6553	spagirl85@aol.com
15. JEFF RIPLEY	216th St Westfield Sheridan	317-370-2681	JEFF@PARKERS.CO.A
16. Theresa Sherley	20478 Horton Rd Sheridan	317-223-3961	+sherley@comcast.net
17. Greg Sherley	20478 Horton Rd Sheridan	317-223-3391	gsherley@comcast.net
18. DANIEL SYVRUD	19615 ASTORIA, AVE SHERIDAN	4695364608	DJSYVRUD@yahoo.com
James Embry			jamesajamesembry.com

NAME	ADDRESS	PHONE	EMAIL
18. Jim Pennard	332 E 206 th	317-698-6941	JimPennard@Comcast.net
19. Jeremy Pafford	20797 Roberts Drive	317-250-5107	jeffery.d.pafford@gmail.com
20. Carla Conner	823 Faudree Dr.	760 5050311	carlaann7@yahoo.com
21. Lyle Edwards	20585 Horton Rd	317-758-6187	
22. Paul Gore	514 Faudree Dr	801 5994567	bellaposto@gmail.com
23. Jim Shewmaker	20471 Archison Way	317-409-3963	jshew@jshew.com
24. 20029 Bay Line Corner		631-961-6664	lovedy58@yahoo.com
25. Ruth + Bill Macnair	20342 Archison Way		ruth.molnar@yahoo.com
26. Erica Strahm	14701 Melbourne Ct.	317-753-2780	ericastrahm@gmail.com
27. Brad Warrum	20103 Allegheny Ln	765 252 8925	bradwarrum@gmail.com
28. Deidre Morkensen	295 Chatham Bend, Westfield IN		deidre@cwdisplays.com
29. MARIA G Mendez	234 Cape May Dr. Westfield, IN		maria@cwdisplays.com
30. Danielle Jackson	747 Turdo Dr Westfield IN		DanielleJackson2007@gmail.com
31. Nick Grashy	1476 Forest Hills Dr. Westfield	814-520-2553	neecrosky@gmail.com
32. RANDY SHEEHE	1223 Forest Hills Dr.	317 995 4301	randall.sheehe@gmail.com
33. Greg Lehman	1417 W. 206 th St. Shendan	773 678-8887	lehman2001@gmail.com
34. Adam Cmesla	362 Old Ashbury Rd	317-908-2086	adam.cmesla@gmail.com
35. Jauraleen Gaudro	19301 McDonald Pl	610-883-3866	jauraleen@aol.com
36. MIKE BELL	20377 FREEMONT MOORE RD	317-697-7543	MICHAELBELLDC@gmail.com
37. Tom Grace	2916 Silverton Ave		gracechatham@gmail.com
38. Zachory Vrabel	225 E 206 th Street	814-248-0966	zachory811@gmail.com
39. JOHN MANLEY	20249 ARCHISON WAY	860-930-8765	je.manley@me.com
40. RETH MANLEY	"	"	"
41. Greg Moore	3622 N. Talley Rd Columbus, IN 47203	812-378-8863	Greg.Moore.01@gmail.com
42. Courtney Holland	708 Old Ashbury Rd	46074 (915) 490-3628	hollandca@sbcbglobal.net
43. Amber + Morgan Myers	880 W 206 th St.		morganandambermyers@gmail.com

NAME

ADDRESS

PHONE

EMAIL

44.

45.

46.

John Dooley 15 @ Gmail.com

47.

Roger + Nancy Engelken eng6505@aol.com

48.

Gordon Sodertund

paymegordon@gmail.com

49.

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Neighborhood Meeting Sign In-Sheet

email ~~not~~
info.

RE: Neighborhood Meeting
Platinum Properties Management Company, LLC

Ironstone PUD Rezone Request

Date: Thursday, October 16, at 7:00 pm

Wyndham Hotel 18592 Carousel Lane, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Matthew Widmer	20799 Roberts Dr.	317-730-1165	mwidmer421@gmail.com
2. James Embry	756 Old Ashbury Rd	317-903-0262	james@jamesembry.com
3. Courtney Holland	708 Old Ashbury Rd	(915) 490-8628	hollandca12@sbglobal.net
4. Travis Montgomery	20807 Chatham Ridge Blvd	39-504-3000	trmontgum@aol.com
5. Mark Williams	714 Wexford Hill Ct.	317-294-0332	marawill@yahoo.com
6. Noah Williams	SAME AS HIM	317-512-6066	andyl.pino505@kpsd.org
7. Joan Weiss	200 Silverton Ave	317-627-1241	smw091054@gmail.com
8. Anthony Weiss	200 Silverton Ave	317-430-2011	archang1152@gmail.com
9. Pamela S. Rood	1355 W. 2065	317-432-5144	
10. DAN + LINDA PRITCHARD	1680 W. 221ST.	(317) 431-2690	DP10A065@aol.com
11. Peter Utanga	Hortonsville UMC	(317) 670-5714	peter.utanga@umc.org
12. Tony Tiet			tiettrent@ix.netcom.com
13. Jeremy Buchanan	2715 Chatham Bend Dr	317-697-5081	jeremybuchanan@gmail.com
14. Roger + Nancy Engelken	20373 Atchison Way	317-697-5309	eng6505@aol.com
15. SRI YESASWI KAMBHAMMETTU	20373 Hudson Bay Ln	224-334-8867	yesaswi@yahoo.com
16. Sudhar Vijayakumar	2062 Allegheny Ln, Westfield	703-962-0343	Sudharind@yahoo.com
17. MICHAEL DINGES	1510 CHATHAM VILLAGE BLVD	(317) 697-4725	msdinges@gmail.com

NAME	ADDRESS	PHONE	EMAIL
18. Erin & Brian Flynn	20430 Hudson Bay Ln.	404-915-6951 317-316-2342	eflynn845@gmail.com brian.flynn9@gmail.com
19. Julie Savitsky	1414 W 206th St	317-710-1470	julie.savitsky@gmail.com
20. Dan & Randi Boardman	1510 W 906th St	317 833-3304	dkboardman@yahoo.com
21. Keith & Sherry Inman	501 W. 216 St.	317-414-4806	sherry.inman1@gmail.com
22. John & Susan Biss	418 Greenway Knoll	317-523-9123	box39185@gmail.com
23. Jeff & Jerry Tharp	20560 Croftman Hills Blvd	317 432-1588	jtharp@tds.net
24. Mike David	612 Old Ashbury Rd.	317-941-1826	mdavid153@gmail.com
25. STACY LYUCH	338 E 206th St.	765-729-5937	warmbreeze365@gmail
26. Gretchen & Scott Adams	21022 Oak Ridge Rd.	317-721-7846	gretchen.adams8@gmail
27. John & Sally Carlson	1425 W. 206th St	463-268-3134	Carlson_email@comcast.net
28. Tyler & Monica Kingdon	20740 Freemont More Rd Sheridan	317-384-7642	tkingdon3@gmail.com
29. Shonda & Andy Bender	115 W 206th St Sheridan IN 46069	765-346-5835	abender_926@yahoo.com
30. Maria Delacruz Torres	222 E 206 ST SHERIDAN IN 46069	317-993-6190	Thehostcleaningco@outlook.com
31.			
32. Brandon Knight	20483 Atchison Way Westfield, IN, 46074	317-501-4312	Knightbrandon6262@gmail.com
33. Ricardo B. Soriano	2055P Baker St Sheridan, IN, 46069	765 617-5608	SorianoR1@icloud.com
34. David Cheryl Goodmiller	184 Silvertown Ave Westfield 46074	260-273-7151	goodmiller.d@gmail.com
35. THANAJI LINCHAMPALLY	20282 Hudson Bay Ln	725-224-2917	THANAJIUSAA@gmail.com
36. CHRIS CARLINO			cjcarlino1@gmail.com
37. Amrock	20860 HORTWARD		
38. Stephen Belgr	15003 Shureway E. Dr.		BHamarockR@usv.com
39. Guy Markensfeld	16412 Dale Rd 4 Westfield IN 46074	317-727-1536	
40. Gene Fairchok	Heart Pointe Church	317-645-3710	
41. JOE LINKE	504 FAIRBREEZE DR West-Field	317-645-7147	SMOKEANDFIRE50@gmail
42. SHIRLEY LINKE	504 FAIRBREEZE DR	317-645-7147	
43. Charles & Linda Faust	20892 Oak Ridge Rd.	317-695-1324	chabrist@gmail.com

NAME	ADDRESS	PHONE	EMAIL
44. Dale E	20752 Oak Ridge Rd	317-508-4681	wrks4me@reagan.com
Sara Schult	Sheridan	(Dale) 317-508-4681	weeweaver15@reagan.com
45. DAVID TENNEY	1275 CHAMBERLAIN	317-508-4682	DTTENNEY@GMAIL.COM
46. Brian Hrischuk	910 Oak Terrace Rd. Westfield, IN	248-830-0544	Bhrischuk@MorrillPNC.com
47. KIPP TERRY	20910 S. 14th St	317-201-0069	SKIPPER5346@Shogobel.com
48. Aaron Barrett	539 E. 214th St	312-446-0275	barrettac07@gmail.com
49. Emiligo Arroyave	20418 Atchison Way	317-666-0394	eamayor@comcast.net
50. Tracy Walton	216 Silverton Ave	317-418-4240	tdenreber@yahoo.com
51. Aimee Humphrey	20274 Atchison Rd.	623-433-6304	ah1991teach@outlook.com
52. Kit Werbe	20404 Atchison Way	317-610-7739	kitwerbe@hotmail.com
53. Will Hughes	224 Cape May Dr.	(812) 861-1001	willhughes05@gmail.com
54. Gary Miller	20679 Roberts Dr.	216-313-3016	gary.N8WOL@gmail.com
55. Darlene Miller	20679 Roberts Dr	216-313-3017	alvalentine@hotmail.com
56. AVA VALENTINE	20680 ROBERTS DR. SHERIDAN	317-876-9066	alvalentine@hotmail.com
57. DENNIS NASH	20499 ATCHISON WAY	317-590-0644	dnnash14@gmail.com
58. ED SNYPER	540 E. 214th St	317-205-5967	ejsmaile@proton.me
59. DARYL DIERKES	344 E 214th St	317-730-5047	daryl.dierkes@gmail.com
60. STEVE DUNCAN	-615 E. 214th	765-860-9299	stdunc@hotmail.com
61. Heather Reid Parker	20723 Roberts Dr	317-695-7177	HeidBarter@gmail.com
62. Kent Rigdon	1330 Bokeria Bend	317-432-0642	Kent@chathamhills.com
63. David Brooks	20896 Oak Ridge Rd.	317-840-4494	sgsbrooks@gmail.com
64. William Anderson	20931 Horton Rd	317-413-3411	billanderson1231@gmail.com
65. Matt Stockton	602 214th St	765-520-9016	mstockton1@gmail.com
66. Anna Marcinek	330 E 206th	949-306-8228	aniamarcinek@hotmail.com
67. Luc Marcinek	330 E 206th	949-235-2900	silverluc@hotmail.com
68. Marc West	1301 Chatham Ridge Ct	317-201-0132	mwest88@hotmail.com
69. Kristi Holcomb	19372 Brindley St	281-221-4980	Ka.holcomb4@gmail.com

70. Sandi Serpico 20087 Baird Way 317-407-6060 Sandi.Serpico@gmail.com
71. Polly Ourand 824 Faudree Drive 317-370-1054 pollyw765@gmail.com
72. Garry Sumski 21080 Six Points Rd 317-902-8728 gpsumski@gmail.com
73. Greg + Jean Steiner 624 W. 206th St. 317-997-5299 Steinerg@pro.com
74. Amber + Morgan Myers 880 W 206th St. 317-287-4187 MorganandAmberMyers@gmail.com
75. Tim + Shirlee Cooper 339 E. Worman St, Sheridan 317-443-7707 Shirlee.Cooper@att.net
76. BHARAT SHAH 20047 RIPPLING ROCK CT, WESTFIELD 720-937-8806
77. Bob + Diann McHenry 152 Silverton Ave 260-413-3755 dm-mchenry@comcast.com
78. Rick + Mary Bona 444 Grenada Knoll (219-289-9005) drrbona@yahoo.com
79. MARK + Lynda Callahan 264 Silverton Ave Westfield 46074 317-517-4151
LyndaJCallahan@gmail.com
80. Steve Koveski 280 Silverton Ave 219-741-0080

SAVE THE TREES + Woods behind our house



CITY OF WESTFIELD
PUBLIC INFORMATION MEETING NOTICE

Date/Time: October 16, 2025, at 7:00 pm
Location: Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074
Subject Matter: Platinum Properties Management Company, LLC
PUD Rezoning Request: Ironstone PUD

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

City of Westfield, 2728 E. 171st Street, Westfield, IN 46074
Westfield.in.gov and 317-804-3170

WRITTEN PUBLIC COMMENTS

Docket Number: 2511-PUD-19

Petitioner: Platinum Properties Management Company, by Nelson and Frankenberger, LLC

Request: Change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

Enclosed Attachments (as of 3:00pm., Thursday, October 30, 2025)

November 3, 2025 - Advisory Plan Commission Meeting

Date	Individual	Location
1) 2025-10-12	Jim Kingsolver	Osborne Trails Subdivision
2) 2025-10-14	Justin Lewis	20359 Atchison Way
3) 2025-10-16	Bonnie J Greffet	(address not provided)
4) 2025-10-16	Laura and Jay Rigsby	20292 Atchison Way
5) 2025-10-18	Cindy S.	(address not provided)
6) 2025-10-18	Victoria McCann	(address not provided)
7) 2025-10-19	Kit Werbe	20404 Atchison Way
8) 2025-10-19	Mike David	(address not provided)
9) 2025-10-20	Bill Hodkinson	Osborne Trails Subdivision
10) 2025-10-20	Carrie Farrow	215 Buxton Ct
11) 2025-10-20	Jeff Surfus	16018 Coleman Dr.
12) 2025-10-20	Jennifer Lohman	(address not provided)
13) 2025-10-21	Bill Kirsch	202 Derringer Ave.
14) 2025-10-21	Bob and Julie Savitsky	1414 W 206th St.
15) 2025-10-21	Colleen Alber	20300 Chatham Hills Blvd.
16) 2025-10-21	Tricia Gandhi	Osborne Trails Subdivision
17) 2025-10-23	David R Brooks (letter)	20896 Oak Ridge Road
18) 2025-10-23	David R Brooks (mailed letter)	20896 Oak Ridge Road
19) 2025-10-23	Jim Kingsolver	Osborne Trails Subdivision
20) 2025-10-23	Linda Burns	Osborne Trails Subdivision
21) 2025-10-25	Matthew Alber	(address not provided)
22) 2025-10-26	David R Brooks (email)	20896 Oak Ridge Road
23) 2025-10-28	Jodi Sekula	222 Rock Island Rd.
24) 2025-10-29	Diane Staver	Monon Corner Subdivision
25) 2025-10-30	Daryl Dierkes	344 E 214th St

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Sunday, October 12, 2025 11:57 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Proposed Platinum Properties development issues

WARNING: This external email is from
jdk072862@aol.com.

Councilman McCarty:

I have become aware of an upcoming proposal to change some zoning for a 2300 home development west of Six Points Rd. and north of Hortonville. As I understand, the request is to change current agriculture/low density zoning to very dense usage to allow this large development. While I think we all believe that development is inevitable and imminent, I worry that the size of this will overstrain the area's physical infrastructure (ROADS!) and city services. It seems that road updates are lagging far behind the pace of development in this northwest quadrant, not to mention putting that much more strain on existing emergency response/schools/utilities. I think there needs to be some "brakes" applied to further development in order to first study how the city can prepare for this. If this zoning change passes through to Council for review, I urge you to carefully consider whether the current conditions in our area can support that much dense additional development. I worry that they do not and won't for some time.

Sincerely,

Jim Kingsolver
Osborne Trails
Sent from my iPhone

Westfield Advisory Plan Commission
City of Westfield
2728 East 171st Street
Westfield, IN 46074

October 13, 2025

Dear Members of the Westfield Advisory Plan Commission,

I am writing to express my strong opposition to the proposed clearing and replacement of the plot of natural forest located directly behind my property at 20359 Atchison Way in the Monon Corner neighborhood with a retention pond, as part of the Ironstone PUD rezoning request by Platinum Properties Management Company, LLC.

This is one of the few remaining stands of mature trees in the area. Its diverse wildlife (including squirrels, foxes, owls, bats and more) as well as its natural beauty contribute greatly to our quality of life and help maintain the ecological balance of the area. The loss of this forest would represent not only a significant environmental setback, but also a reduction in property values and a negative impact on community well-being. Many of us paid lot premiums for the desirable feature of having some natural beauty in our backyards.

While I understand the inevitability of development and need for appropriate stormwater management, I urge the developer to consider alternative solutions that do not involve the destruction of this small bit of existing forest. The proposal, as currently presented, would irrevocably alter the landscape and permanently remove a peaceful green space that our families and future generations should have the opportunity to enjoy. The many existing retention ponds in my neighborhood and others surrounding us are unsightly and poorly maintained, as well as full of trash and construction debris.

I respectfully request that the Westfield Advisory Plan Commission require Platinum Properties Management Company, LLC and their representatives to explore other options that preserve this plot of forest and maintain our neighborhood's character.

Thank you for your attention to my concerns. I trust that you will consider the long-term impacts of this development and uphold the interests of Westfield residents who value our remaining natural surroundings.

Sincerely,

Justin R. Lewis, MD

20359 Atchison Way
Westfield, IN 46074

From: Bonnie Greffet <jfgreffet@gmail.com>
Sent: Thursday, October 16, 2025 1:56 PM
To: Joe Duepner <jduepner@westfield.in.gov>
Cc: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Ironstone, the new Hortonville project

WARNING: This external email is from
jfgreffet@gmail.com.

Dear Mr. Duepner - ,

I am writing as a concerned resident to respectfully oppose the proposed rezoning of land near our neighborhood to allow for new housing by Lennar.

Recent investigative reporting by Hunterbrook has raised serious concerns about construction quality and homeowner experiences with large national homebuilders, including Lennar. The article (Ahn et al., 2025) documented widespread complaints from buyers across multiple states, including issues such as:

- **Significant structural and safety problems** including water intrusion, mold, and foundation cracks shortly after move-in.
- **Limited accountability** due to contracts that restrict legal options and require private arbitration, making it difficult for homeowners to seek fair recourse.
- **Poor warranty follow-through**, with many homeowners reporting delays or denials of repair requests.
- **Pressure to close quickly** and limited opportunities for thorough inspection prior to purchase.

While development can bring growth and opportunity, it must be done responsibly. Approving rezoning for a builder with this kind of documented track record could expose our community to long-term quality, infrastructure, and safety issues — and burden both future homeowners and surrounding neighborhoods.

I urge the council to **reject this rezoning proposal** or, at minimum, **demand strict accountability measures and oversight** to protect residents. Our community deserves well-built, safe, and enduring homes — not shortcuts that leave families and taxpayers to deal with the consequences later.

Thank you for your consideration and for your commitment to responsible development in our city.

Sincerely,

Bonnie J Greffet

Ahn, J., Cera, M., & Termine, M. (2025, August 8). *“House from Hell” - How America’s Largest Homebuilders Shift the Cost of Shoddy Construction to Buyers.*
HUNTERBROOK. https://hntrbrk.com/homebuilders/?utm_campaign=bm&utm_medium=newsletter&utm_source=morning_brew

From: Laura Rigsby <lbrigsby@gmail.com>
Sent: Thursday, October 16, 2025 12:49 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: The Village at 206th and Horton

**WARNING: This external email is from
lbrigsby@gmail.com.**

Good afternoon, Dear Councilman!

I hope this email finds you well! Jay and I will be unable to come to the meeting regarding the "Village." While we wish that there would be less development around us, we knew when we bought and build in Destination Monon, that there would be so that is not what I am writing about per se. So while we will miss the country, we are not upset!

Instead, I am hoping to have your ear, in our absence, to ask that the developer keep the wooded area that gives privacy to those who live on the north end of Monon Corner and for those of us who enjoy the trees in the small woods there from across Atchison Way. I know many have said they believe they will not ever tear the woods out, but I am asking that it be specifically saved for all of us in Monon Corner - Destination! Perhaps, they could make a walking trail for residents in both developments! Anything you can do would be great

Blessings,

Laura and Jay Rigsby
20292 Atchison Way
Westfield, IN 46074

Weston Rogers

From: cindy S <cindy.sunshine.119@gmail.com>
Sent: Saturday, October 18, 2025 3:55 PM
To: planners
Subject: Re-zoning proposed Ironstone

Follow Up Flag: Follow up
Flag Status: Completed

**WARNING: This external email is from
cindy.sunshine.119@gmail.com.**

Hi,

I'm just writing to say that I am opposed to a high density mixed-use development in an area that is currently supposed to be for larger lot sizes. The people in that area bought the property with the understanding of what the zoning was. It seems like a lot of of them do not want this resigning to take place. Just because mayor Willis wants the city to grow and grow, doesn't mean that it has to be packed super high density. I'm so disappointed with everyone pushing forward without regard to the people who already bought and live here. I hope you say no to this rezoning proposal. But I don't have much hope that you will. Thank you for your time.

Cindy

Weston Rogers

From: Victoria McCann <torymccann@gmail.com>
Sent: Saturday, October 18, 2025 4:11 PM
To: planners
Subject: No to Ironstone rezone

**WARNING: This external email is from
torymccann@gmail.com.**

Dear Board,

Please vote no on rezoning the Ironstone development land. We are growing at such a breakneck pace we are not being wise about it. To put it graphically, we have stretch marks by way of traffic, school growth issues, losing our green and open spaces.

Growth must occur when the private economy demands it; however, you have been tasked with ensuring reasonable growth that our city infrastructure can accommodate. More high density housing is not what our community needs. You have the ability to make sure Westfield grows into a beautiful city with quality spaces for its citizens to enjoy instead of quick, cash grab housing.

Please vote no to rezoning this land.

Sincerely,

Victoria McCann
Sent from my iPhone

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Sunday, October 19, 2025 4:14 PM
To: APC
Subject: Ironstone at Hortonville: Concerns Over Tree Removal Next to Monon Corner
Attachments: Ironstone Westfield APC Letter 101925.pdf

Follow Up Flag: Follow up
Flag Status: Completed

**WARNING: This external email is from
kitwerbe@hotmail.com.**

Westfield Advisory Plan Commission
2728 E. 171st St.
Westfield, IN 46074

October 19, 2025

Dear Members of the Westfield Advisory Plan Commission:

I am writing to you ahead of the Nov. 3 public hearing regarding the proposed Ironstone at Hortonville development and the Ironstone PUD rezone request. I have one specific concern related to the project.

First though, I think a little background would be helpful for your awareness. I live in the Monon Corner neighborhood, an Arbor community. I built my house last year and moved in Sept. 5, 2024. One of the reasons I chose Westfield and the Monon Corner neighborhood was because of development opportunity in this part of Westfield. I am excited about the future – both what’s coming to Westfield and what overall development represents. Overall, I like the vision for Ironstone and much prefer this type of development to strip malls or fast-food restaurants (Westfield does not need any more of that). I think you’ll find my pro-development stance sets me apart from many of my Monon Corner neighbors. I relay this because I feel I am being reasonable with the concern I do have on this development.

My concern with Ironstone is related to a small swath of trees that is currently slated to be removed for this development. These trees run behind the Monon Corner streets of Atchison Way and Silverton Avenue. The proposed Ironstone development removes these trees and replaces them with a retention pond in The Village district. These trees already serve as natural drainage and house many types of critters. Removing the trees would not only damage this natural habitat and ecosystem but, also, our property values. **We LOVE these trees in Monon Corner! My neighbors and I are strongly opposed to the removal of these trees and would like to see them preserved.** We’re confident future residents of The Village would also agree, preferring established nature as it exists today compared to one more unnecessary, unsightly, man-made retention pond. Mature trees in this part of the Westfield are uncommon today. They are a gift to developments and should be treated as such!

One of the reasons I chose my lot in Monon Corner was its proximity to these trees. My Arbor sales associate told me (and my surrounding neighbors) these trees were **protected wetlands. I work from home and I see these**

trees every day from my desk. I should also note that my neighbors who live on the lots that back up to these trees had to pay more – because of the trees.

Last week (Oct. 16), Nelson & Frankenberger, LLC, the law firm representing the development company, Platinum Properties Management Company, LLC, held a neighborhood meeting on Ironstone. I attended, along with a number of my Monon Corner neighbors. During this meeting, we mentioned the trees to the developer, Paul Rioux of Platinum Properties. Paul said he was open to discussions about them. I mentioned the protected wetland piece to Paul and he responded with a snide comment about “realtors.” The irony of his snide remark is not lost on me since Paul’s son, Matt Rioux, is a sales community manager for Arbor. Needless to say, I was not amused. This is a serious matter to us. My neighbors and I are not clear how to move the conversation forward with Paul about the trees. I don’t want to get the brush-off. **We’re hoping the Plan Commission will take our concerns over this natural habitat seriously and keep them in mind as you consider this PUD rezone request.**

I will be there on Nov. 3, along with many of my Monon Corner neighbors. If I can be helpful to the Commission in any way, please don’t hesitate to reach out.

Thank you for your time and consideration!

Sincerely,

Catherine C. Werbe “Kit”

20404 Atchison Way
Westfield, IN 46074
317-610-7739
kitwerbe@hotmail.com

Weston Rogers

From: Mike David <mdavid153@gmail.com>
Sent: Sunday, October 19, 2025 2:43 PM
To: planners
Subject: Ironstone Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

**WARNING: This external email is from
mdavid153@gmail.com.**

Hello,

Regarding the proposed Ironstone development, it appears to be a good project, but I have concerns about traffic and the surrounding roads' ability to handle it. During the neighborhood meeting, traffic concerns came up a few times and the only project cited to help handle new traffic was the widening of 191st street. I believe that project is needed and will help east/west traffic, but I didn't hear any solutions to help with north/south traffic. A few other projects are needed to mitigate traffic issues. 1) Horton needs to be widened to four lanes from state road 38 to 191st / Spring Mill. 2) The intersections of Horton and Oak Ridge Road at state road 38 need to be made safer, either with passing blisters, turn lanes, or roundabouts. 3) SR 38 may need to be widened. 4) The off ramps from 31 to 191st need to be designed to handle more volume.

Adding more homes in this area is only going to make a bad traffic situation worse. Traffic on 38 is already heavy. Traffic on 191st street is also heavy, and the northbound off ramp from 31 to 191st is already backed up daily. A comprehensive plan that proactively addresses traffic issues needs to be implemented before Ironstone construction begins. The narrow country roads of Tomlinson/206th and Horton are not enough to handle all of the existing homes and proposed homes in the area. Home density requires legitimate city roads.

Regards,
Mike David

Weston Rogers

From: Bill Hodkinson <hman56@aol.com>
Sent: Monday, October 20, 2025 10:07 AM
To: planners
Subject: Say no to the Ironstone development

**WARNING: This external email is from
hman56@aol.com.**

As a resident of Osbourne Trails, I say no to the Ironstone development. it is just way too big for the current infrastructure.

Bill Hodkinson

Weston Rogers

From: Carrie Farrow <carriefarrow@gmail.com>
Sent: Monday, October 20, 2025 1:35 PM
To: planners
Subject: Opposition to Proposed Zoning Change and Large Housing Development at Hortonville/The Villages

**WARNING: This external email is from
carriefarrow@gmail.com.**

To the Members of the Westfield Zoning and Planning Committee:

Dear Committee Members,

I am writing as a concerned resident of Westfield to respectfully urge you to deny the proposed zoning change and large-scale housing development at Hortonville/The Villages.

Our community has serious concerns about the potential negative impacts this development would bring. A project of this size would place undue strain on existing infrastructure, including roads, schools, emergency services, and water and sewer systems. Our area is already experiencing significant traffic congestion and limited school capacity — conditions that would worsen substantially if this development were approved.

In addition to infrastructure strain, this proposal would fundamentally alter the character of our neighborhood. The density and scale of the planned development are inconsistent with surrounding properties and the vision set forth in our existing comprehensive plan. Many residents chose to live here because of the open space, safe environment, and small-community feel — all of which would be jeopardized by such a major change in zoning and land use.

We strongly support responsible, balanced growth that aligns with our area's zoning plan and protects the long-term interests of existing residents. However, this particular proposal fails to meet those standards.

For these reasons, I respectfully request that the committee vote “no” on the proposed zoning change and reject the large housing development at The Villages (Hortonville)

Thank you for your time, consideration, and commitment to preserving the integrity of our community.

Sincerely,

Carrie Farrow

215 Buxton Ct, Westfield, IN 46074

Weston Rogers

From: Victor McCarty
Sent: Monday, October 20, 2025 8:00 AM
To: jeffsurfus@gmail.com
Subject: Growth and the Wastewater Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

Thank you for reaching out. It was nice to meet you as well. I have copy/pasted your message below to this email so that I may forward it to staff. I truly appreciate the information you have provided. Please feel free to reach out in the future with any additional comments/questions/concerns about any topic.

Have a blessed day,
-Victor

Hello Victor,

Nice meeting you last night and thank you for listening to my concerns about the current and future growth in the Westfield area as it relates to the wastewater treatment plant (WWTP). As someone who has experience in the wastewater field and has seen the results of lack of smart planning as it relates to infrastructure, I wanted to share my concerns with you and others who might have some influence on the direction of growth in Westfield. Let me say that I am NOT AGAINST GROWTH in the community but I am FOR SMART GROWTH in Westfield.

Westfield is served by a WWTP that is permitted by the Indiana Department of Environmental Management (IDEM) to discharge up to 5 million gallons per day (monthly average) to Little Eagle Creek. In August 2024, the permit was amended to increase the permitted monthly flow average from 3.75 million gallons per day to the current 5 million gallons per day. This was presumably to address continued growth in Westfield and perhaps to address improvements at the plant, which is commendable.

It has been in the back of my mind that the continued growth in Westfield could start to pose a problem for the WWTP but I had no intention of speaking out. With the recent news of the proposed Ironstone development, it got me thinking about where things stand at the WWTP currently and how it would be able to handle this increased load and the load presented by any number of other developments on the books or currently being constructed. So I dug into IDEM's Virtual File Cabinet, a publically available database that makes available documents related to permitted facilities in the state.

What I found was concerning. The WWTP sends monthly reports to IDEM presenting data about how the plant is doing and includes laboratory analytical results, flow data, and various other quantifiable data. The most recent report is for June 2025. In that report (a copy of the relevant information is attached), it shows that the monthly average flow for June 2025 was 4.8447 MGD, which is 96.9% of its permitted capacity. May 2025 was 4.4829 MGD. April 2025 was 4.8163 MGD.

What that tells me is that the plant is already rapidly approaching its permitted capacity and this does not take into consideration all the planned developments and those under construction. A planned 2200 home development would certainly put it out of compliance. What I don't know is what the city's and Citizens of Westfield's plans are with respect to handling this continuing increasing load at the WWTP. Lots of questions.

Another plant expansion? A new plant in a different location? Can Little Eagle Creek handle this increased load (not just flow, but phosphorus, BOD, e coli)? What are the costs associated with this increased load which will not be borne by the developers but by the citizens through increased rates and the city taking on additional debt?

These are the things that I am concerned about and am not sure that our city representatives are taking this all into consideration. Thank you for your concern and your continued efforts to keep citizens informed.

Jeff Surfus
16018 Coleman Drive
Westfield, IN 46074
(734) 276-0012
jeffsurfus@gmail.com



VICTOR MCCARTY

City Council, District 2
317-766-4493

www.westfield.in.gov

2728 E. 171st St., Westfield IN 46074

[Send Me a File](#)

[What's Building Here?](#)

[What's Happening Here?](#)

Weston Rogers

From: Jennifer Lohman <jenniferlohman@yahoo.com>
Sent: Monday, October 20, 2025 1:28 PM
To: planners
Subject: Westfield development

**WARNING: This external email is from
jenniferlohman@yahoo.com.**

To whom it may concern,

I'm sure you're receiving messages from Westfield residents with lots of concerns about the new zoning and 2300 home developement that is being proposed. I too have the same concerns that I'm sure you are hearing from lots of other residents in regards to lack of infrastructure to support these 2300 homes. In addition to all that I ask you to kindly consider the thousands of families on 206th st and north that intentionally moved their families here to be in the country, to experience the sounds of nature, to see the deer every morning and the bald eagles that land in the fields around us. To grow up with a specific lifestyle that only living in the country allows. THAT is what we were promised when we purchased our homes knowing that the land could not be turned into subdivisions. It's heartbreaking to think that all of that can so easily be ripped from us for a potential profit to a developer. So, I'm writing to ask you to please, consider the residents of Westfield's wishes and do not vote yes to rezone this land.

Thank you for your time,
Jennifer Lohman

Sent from my iPhone

Weston Rogers

From: Bill Kirsch <b.kirsch@comcast.net>
Sent: Tuesday, October 21, 2025 8:41 AM
To: planners
Subject: Ironstone Development

**WARNING: This external email is from
b.kirsch@comcast.net.**

As one of the roughly 1,500 residents of Osborne Trails, I object to this proposed massive development. The current infrastructure cannot handle what's currently in this area. Even with some improvements, more traffic added by this, in addition to the Grand Park expansion traffic, will surely make this area a nightmare. Also, having lived in Westfield for well over 40 years, I've seen developers promise the moon but deliver Swiss cheese. The current development north of the Event Center is one of these developments.

Bill Kirsch
202 Derringer Ave
Westfield

Sent from my iPhone

Weston Rogers

From: Julie s <julie.savitsky@gmail.com>
Sent: Tuesday, October 21, 2025 1:25 PM
To: planners
Subject: Rezoning concerns at 206th and Six points
Attachments: Rezoning.docx

**WARNING: This external email is from
julie.savitsky@gmail.com.**

I have attached a copy of these concerns and also copied and pasted the letter here in the body of the email in case you can't open the Word document attachment.

To Whom it May Concern:

My husband and I live just over 1 mile west of Hortonville and directly north of the proposed site for The Lakes. We have lived here since 2007. We bought the property “in the country” to enjoy peace and quiet, have some breathing room around us, enjoy the farmland, a slower pace and to provide a ministry for children with special needs in a beautiful, green farmland space surrounded by horses, goats, and chickens as their therapy. **I was also told in 2006 (when we were purchasing the property) by Westfield Zoning that the land to the WEST of Six Points Road was grandfathered in as “agriculture land” and could never be rezoned or commercially developed.**

I attended the neighborhood meeting on October 16.

It was a very nonproductive and frustrating meeting. The microphone didn't work – even after a battery change. Jon Dobosiewicz just continued speaking and due to no microphone and the large number of people, it was impossible to hear. The posters for presentation were on 3 foot easels – so unless you were in the front row, you could not see what he was pointing to. He spent most of his time detailing the beautiful amenities that would be built for the 3 development sites but pointed out we (the surrounding neighbors) would be unable to access them (pool, pickleball courts, tennis etc).

When the question and answer period began, no one could hear the questions – again, no working microphone. The “guy that everyone loves to hate” – (his words by way of introduction so I do not have his name but believe he is the petitioner for Platinum Properties Management Company) did not repeat the question but answered the person directly, so again, no one could hear what was being discussed.

I have a list of concerns which I will list here and would appreciate answers thru email as a public forum did not work. I will be attending the Nov 3 meeting.

1. We live on a well. What will happen to the aquifers with all the ponds and lakes going in? I cannot water livestock with city water/could not afford the water bill should our well dry up. That applies to all the neighbors who have livestock.
2. The petitioner mentioned the lots in The Lakes would be 40 feet wide – which means the majority of the 2300 homes would be in The Lakes, with the more expensive developments having much bigger lots and less density. The two lane roads here cannot handle that much traffic. There are no shoulders. I was struck by a car on 206th Street just west of Freemont Moore in 2016 and spent two years in and out of hospitals trying to save my leg. There have been two fatalities at the intersection of Six Points and 206th in the last five years and MULTIPLE serious crashes at that intersection, including two of my neighbors and one of the fatalities was the 9-year old daughter of our friends/neighbors. At the meeting, they mentioned “road improvements” which really means widening 206th Street and Six Points Road. I believe the process is to claim eminent domain and take the front of my pasture for roads and sidewalks. If that happens, I will not have enough pasture to feed my horses and would be forced to buy more hay, which is not affordable.
3. Is there any kind of noise ordinance for the fire station that is being built on the corner of 206th and Six Points? I cannot imagine hearing the sirens going off 24/7 and of course mostly in the middle of the night.
4. The number of homes, people and cars in the current neighborhoods as well as traffic from schools on Tomlinson Road– Atwater, Osborne Trails, Monon Corner, Carramore of Westfield, Chatham Hills, Aberdeen – make it impossible to get to US 31 or State Road 32 without adding at least 20-30 minutes to the morning commute, just to sit in traffic trying to get on a major thoroughfare. There are only three intersections to get traffic out of the neighborhoods and onto a main artery – US 38, 191st Street and Hwy 32. With these new additional developments that is adding 7-10,000 MORE people and cars. Plus, that doesn’t include the traffic from Grand Park. It also doesn’t include the rapid and irresponsible development EAST of US 31 and all that traffic that is trying to merge onto US 31. I have literally missed several appointments because I couldn’t get out of the neighborhood due to extreme congestion on every road I tried.
5. The area where we live is currently zoned for minimum 3 acres per home. I am not against some reasonable development (to keep the country-like feel and spaces) but what is being proposed is irresponsible and greedy. It will overburden the existing infrastructure and destroy any country living feeling.
6. Trees – If past / existing developments are any indication, every tree, bush, and shrub will be obliterated, destroyed. Can you tell me why that is necessary? I can only guess it makes someone more money/profit. Yet another ding on the environment. Taking out THOUSANDS of trees and planting 100 tiny trees doesn’t cut it. Everyone knows that trees add VALUE to land and lots.
7. The land on the NW corner of Six Points and 206th to be donated to Westfield Washington Schools...need I say more? Is this how all the council members and zoning people and developers promised each other a re-zoning – by donating land for another school?

8. Have you done any research or studies about housing in such close proximity to the power lines running through all three developments? I believe Jon mentioned 'frisbee golf' will be set up under the power lines – good idea to send our young, neurologically developing, vulnerable children to go play under the power lines.

9. How will this impact my property taxes? More people doesn't bring more tax dollars, only more need for more support/schools/roads/business to support more people. When is it ENOUGH?

I whole heartedly OBJECT to this unchecked, short sighted, narcissistic land grab. PLEASE do NOT vote to rezone!

Bob and Julie Savitsky

1414 W 206th Street

Sheridan, IN 46069

--

The joy of the Lord is my strength. Neh 8:10

julie

Weston Rogers

From: Colleen Alber <colleenalber@outlook.com>
Sent: Tuesday, October 21, 2025 10:56 AM
To: planners
Subject: NO ZONING CHANGE - Please!

**WARNING: This external email is from
colleenalber@outlook.com.**

To whom it may concern - I have lived in Westfield since I got married in 2010. I moved from Fishers to get away from the growth and enjoy a small town next to the bigger towns and city. Westfield is completely unrecognizable, so large that I don't even send my kids to the public schools anymore. I live less than a block from Horton road and I've already witnessed car crashes and know at least a fatal one- on the once rarely traveled country roads.

We do need to preserve the small amount of agriculture land and larger single-family lots left. It makes our city special as well as diverse. Obviously you know of the infrastructure limitations and expenses.

Please consider voting NO to zoning Change

Colleen Alber, Westfield resident - 20300 Chatham Hills Blvd,
317-502-1479

Weston Rogers

From: Tricia Gandhi <tagandhi3@gmail.com>
Sent: Tuesday, October 21, 2025 6:09 AM
To: planners
Subject: Ironstone

**WARNING: This external email is from
tagandhi3@gmail.com.**

Hello,

I'm just throwing my opinion out there for you. I am a resident of Osborne Trails. The proposed Ironstone development is too big for our current infrastructure. It would put too much of a stress on our already underdeveloped roads and other infrastructure.

Thank you for considering our opinions.

Tricia Gandhi
tagandhi3@gmail.com

DAVID R BROOKS

October 23, 2025

John C Dobosiewicz
Land Use Professional
Nelson & Frankenberger, LLC
11350 N. Meridian Suite 320
Carmel, IN 46032

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)

20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

There is a gap in the property line of approximately 7' 0" and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2025 at 7:00pm.

Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

DAVID R BROOKS

October 23, 2025

City of Westfield
Community Development Department
Attn: Weston Rogers
2728 E. 171st Street
Westfield, IN 46074

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

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Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

Weston Rogers

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Thursday, October 23, 2025 1:43 AM
To: APC
Subject: Concerns about proposed Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from
jdk072862@aol.com.

Commission members:

I've been a resident of Osborne Trails since November of 2021, and have been surprised and dismayed at the recent pace of development in this quarter of the township, without upgrades being completed, especially ROADS! I believe that the massive proposed Ironstone development will finally overtax these lagging infrastructure improvements and city services, so I urge you to deny, or at least delay, the change in zoning being proposed. Roads and city services first need to be studied, planned, and budgeted for this large and dense of a development, prior to granting this drastic of a zoning change. In short, too much development all at once will lead to many problems and much frustration for all your city's residents, current and future.

Jim Kingsolver
Osborne Trails

Sent from my iPad

Weston Rogers

From: ENE BURNS <eneburns@sbcglobal.net>
Sent: Thursday, October 23, 2025 7:22 AM
To: planners
Subject: Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

**WARNING: This external email is from
eneburns@sbcglobal.net.**

As a current resident of Osborne trails we are against the development of Ironstone Development. It is way to big for the infrastructure that is in place

Linda Burns

Sent from my iPhone

Weston Rogers

From: Matthew Alber <mattalber@sbcglobal.net>
Sent: Saturday, October 25, 2025 3:33 PM
To: planners
Subject: Proposed development north and west of Chatham

Follow Up Flag: Follow up
Flag Status: Flagged

**WARNING: This external email is from
mattalber@sbcglobal.net.**

I would like to take this time to voice my displeasure with the large proposed development north and west of Chatham along Horton Ave. This area has seen significant increase in the number of high density single family homes. The roads in the area cannot handle Grand Park traffic and the current traffic of homes in the area let alone add significantly more homes.

Please do not approve this development.

Matthew Alber

Sent from my iPhone

Weston Rogers

From: David Brooks <sgsbrooks@gmail.com>
Sent: Sunday, October 26, 2025 7:02 PM
To: Weston Rogers
Subject: Ironstone at Hortonville & Brooks property line

Follow Up Flag: Follow up
Flag Status: Flagged

**WARNING: This external email is from
sgsbrooks@gmail.com.**

Dear Sir,

My name is David R Brooks. I am a lifelong resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line.

The addresses are

20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)

20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

There is a gap in the property line of approximately 7' 0" and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2025 at 7:00pm.

Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

Weston Rogers

From: Jodi Sekula <specksrn@yahoo.com>
Sent: Tuesday, October 28, 2025 9:23 AM
To: planners
Subject: Ironstone development

**WARNING: This external email is from
specksrn@yahoo.com.**

To whom it may concern,

As a current resident of Monon Corner neighborhood, I have some concerns about the new Ironstone community - First being infrastructure. Horton road is already crumbling in real time. The patch placed near The Mash house was a poor fix at best and has already sunk. The roundabout is not planned to be completed for at least 2 years. This area cannot accommodate up to 4000 new cars on the road every day. It is already difficult to turn on/off Horton near the park as it is, not to mention the speeding. 191st street is also in need of being widened/really repaired. I appreciate the minor repairs done this summer but the large pickups and industrial vehicles have already made divots in the gravel placed to the sides of the road. Secondly, water. The homeowners in Monon corner already have major issues with poor water pressure. Will this new community be adding to that problem or will it bring better infrastructure for it?

This looks to be a nice neighborhood akin to West Clay but having Lennar as the builder is quite concerning. They are very well known in the industry for having shoddy construction. 2,300 is also a lot of homes. My neighborhood will be swallowed by this new one. Can we not have it be lower density? Or keep some of the land near Monon as green space and not jam homes on these parcels? We will lose all of the large trees in the area.

Eager to hear a response,

Jodi Sekula
222 Rock Island Rd.
Westfield, IN 46074

Sent from my iPhone

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Wednesday, October 29, 2025 1:54 PM
To: Weston Rogers
Subject: Iron Stone

**WARNING: This external email is from
dstaver57@yahoo.com.**

I was looking for the agenda for the November meeting regarding the new development, Ironstone. Perhaps I was reading it, and didn't understand it was the agenda (renaming the project). I realize the subdivision is a done deal, but as a new resident of Monon Center, I would like to add my voice to say that Horton Road needs attention, and this project will only add to the issues.

Horton Road is truly a country road: not very wide, with no shoulders, no lights, and no painted strips on the passenger side. During the day, you are playing chicken with oversized construction vehicles that occasionally drive on both sides of the Horton. At night, it is very dark. There is a large over-55 subdivision that butts up to Horton. In essence, many night drivers aged 55 (on up) whom have compromised night-driving vision on Horton. Driving at night can start to become a problem for people as young as their 40s.

Last but not least, there are no stop signs where Horton T's into 191st Street. This especially becomes difficult when there is an evening event at Grand Park. LIV Golf and the Colts (at Grand Park) had an overlapping event last summer. Anytime that 191st gets busy, it becomes dangerous trying to get onto 191s. Especially during events, as the drivers on 191st don't have a stop. Of course, a roundabout would solve those issues, but in the meantime, how about a three-way stop sign?

Regarding Horton needing shoulders and lights, I realize that's probably in the "to-be-done" folder for 2030, but in the meantime, some strips down each side of the road would go a long way toward helping drivers see where they are going after sunset.

If you need proof, send one of your grandparents out here on a moonless night and ask them to drive up Horton from 191st to Route 38!

Thanks, Diane

Diane Staver

ARTIST & BLOGGER

WWW.DIANESTAVER.COM

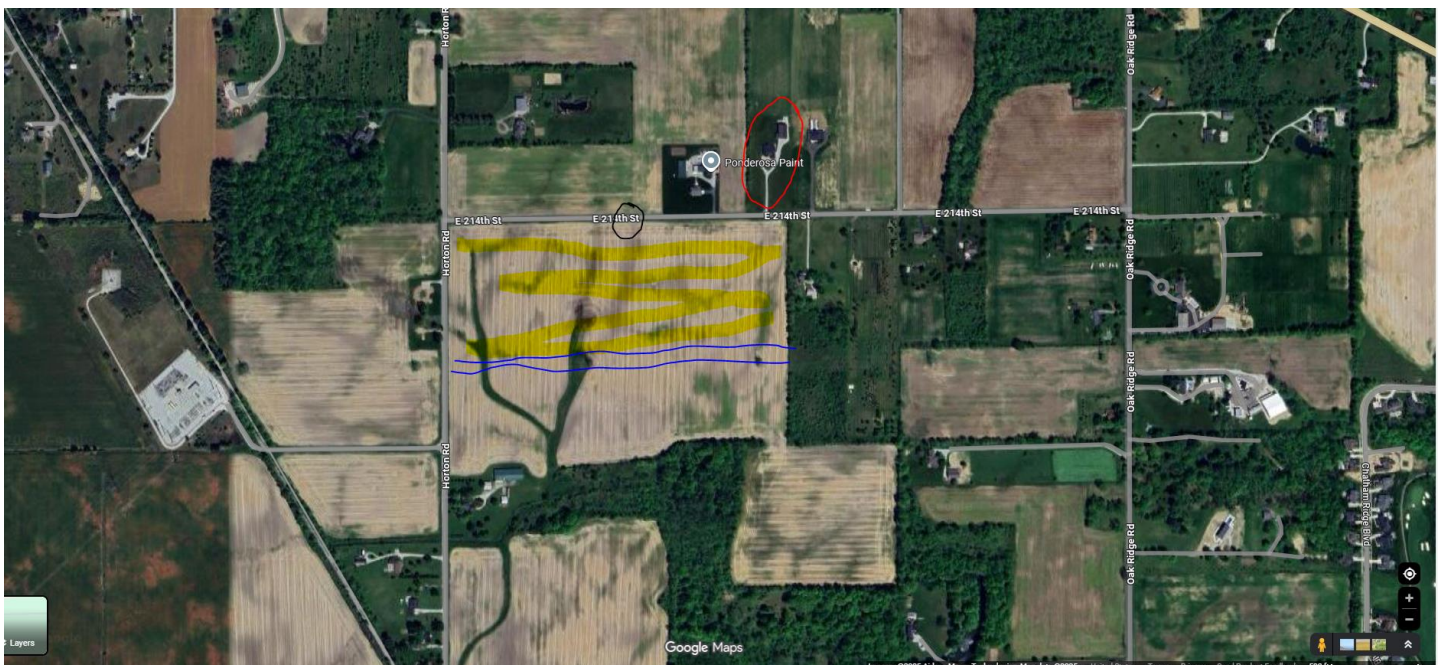
Exaggerate the subtle. Share the unseen.

WARNING: This external email is from daryldierkes@gmail.com.

Hello, my name is Daryl Dierkes and my family and I are 16 year residents of Westfield and I'd like to share my concerns with the Ironstone PUD rezoning request.

Background information: I live on 214th street between Horton and Oak Ridge Rd, (red circle below). We have 3 children in the WWS system; 12th, 10th , and 6th grade. We built here 3 years ago and it is a quite and peaceful street that "T's" on each end. There is little to no traffic here on a regular basis. The stars are visible at night, you can smell the agriculture, and see the deer. We have 7.5 acres and there are several other "estate" type lots around us to the East and South of 214th Street that share common interests as us. On a personal level, we didn't move "out in the country" to eventually get swallowed up by dense housing. I'm sure many other areas within this PUD request have the same concerns that I would like to present.

Please refer back to this screen shot below throughout this letter.



BIG PICTURE CONCERNS:

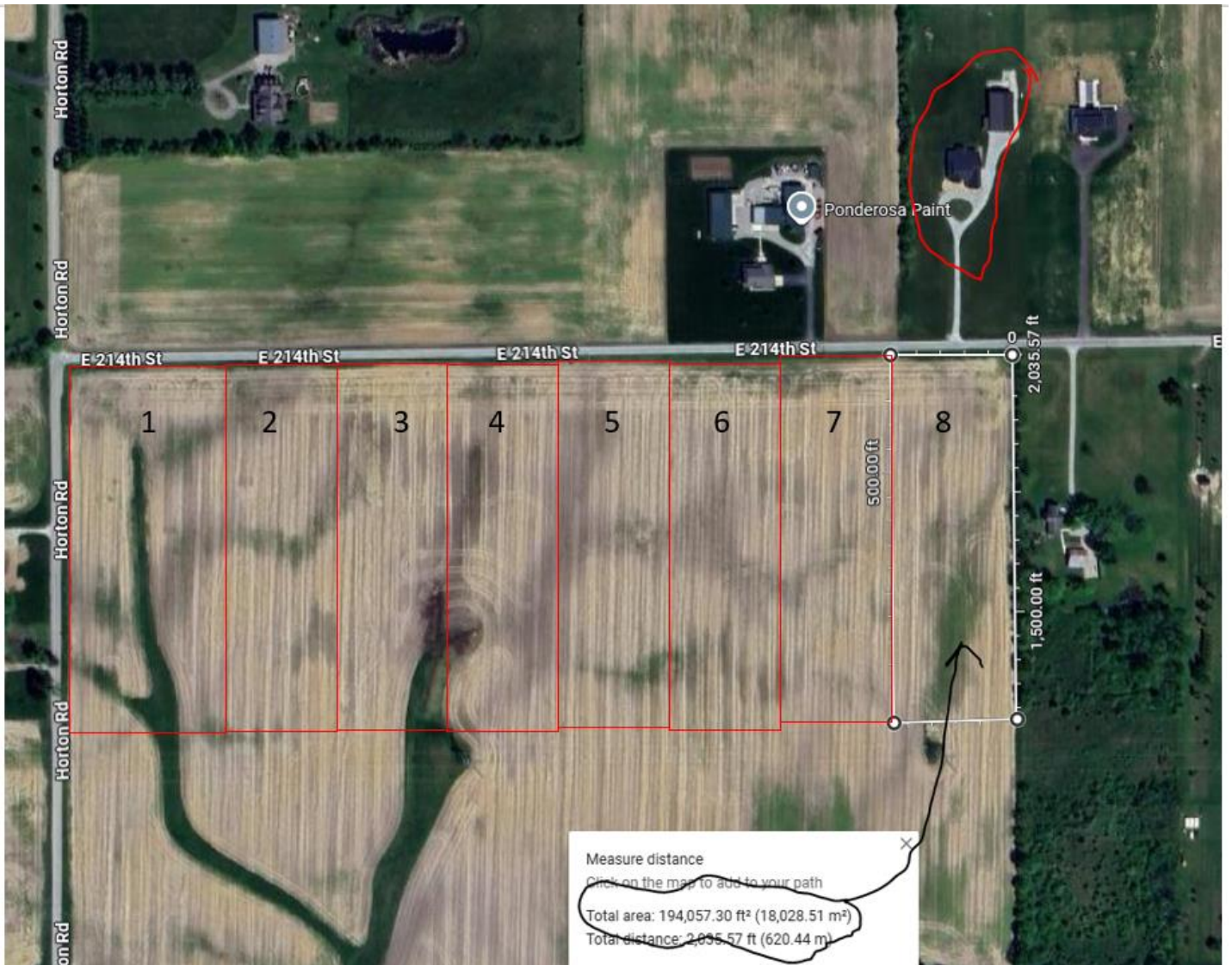
- Other than Chatham Hills and a few smaller neighborhoods, pretty much everything North of 32 is medium / high density housing and apartments. These will all become eye sores eventually, if not already, as properties pass to the 2nd, 3rd, 4th owners. We do not need any more of this type of housing at the moment. The growth is out of control and there will be considerable pain for residents if this irresponsible trend continues.
- WHO ARE THE WINNERS? I'd really like to know who is winning by having 2200 more homes crammed into our community and school system? Some out of town developer? It certainly isn't the citizens.
- Please tell me how this benefits the current citizens?

- Does the school board have anything to say about this? How many letters has Dr. Atha and the principles received about parents angry that their child is in a temporary classroom (I was one of them)? I realize that the developer has included a "donation" for additional school land, but perhaps we wouldn't even need it if we just STOPPED BUILDING ALL of these high density neighborhoods.
- Horton road and Oak Ridge will turn further into mass flow thoroughfare's where getting onto 38 at the current 2 way stops will be exceedingly dangerous. It's already almost impossible to turn onto 38 in the morning from Oak Ridge with all of the Eastbound 38 traffic from Sheridan.
- Again, WHO ARE THE WINNERS?
- What Westfield really needs are more "Estate Type" lots. Why can't these developers put in sections of these and I can almost guarantee they will go for just as much profit as cramming in 4 houses per acre.
- Why can't the master plan of this PUD (if God forbid it goes through) include multiple pockets of large lots that serve as "buffers" between existing large lots and the higher density homes? None of us (on large lots) signed up to be right next to 500 houses. Why can't the developer mix these in where the people that buy the larger lots would willingly do so and their (large lot) property serves as the buffer? PEOPLE WANT BIG LOTS for barns, basketball courts, pools, etc. I'm no real estate genius, but I bet 3 acre lots would easily sell for \$600K a piece or more as fast as they list them. That satisfies a lot of the existing estates with the buffer and likely can still provide the ROI to the developer.
- The pictures and the pitch was great, but what happens if the economy turns? Remember when Viking Meadows was supposed to be almost exclusively high \$\$ homes and then all of a sudden, it wasn't? These developers overpromise and typically underdeliver. There's rarely a case where the expectations are exceeded.
- I asked a pointed question at the informational meeting about "where does the developers profit meet the existing residents rights". The speaker provided a very straight forward response that "you don't have any rights". Is that the mentality of the crowd that we want planning the PUD? They seem to be out for one thing, and that is themselves without regard to anyone else in the area.

CONCERNS FOR MY RESIDENCE / 214th street in general (refer to map):

- A PREFERRED PLAN TO ADD LARGE ESTATE LOTS
- I live in the red circle, the power lines are represented with the blue lines, the red rectangles are a proposal where the above screen shot is shaded yellow, and the black circle is where I believe an entrance is proposed.
- Why can't the developer utilize the yellow shaded area and put in (8) lots that have 250' frontage and 1500' deep (stretch from 214th to the power lines) that would be just over 4 acres each? Little to no land improvement would be required from the developer and now we have 8 high value lots that keep 214th street more of an "estate type" street to maintain our peace and provide more of a mix use for the ENTIRE PUD? I would estimate these easily selling for \$600K each and each home owner would provide their own entrance onto 214th street. That's a clean \$4M-\$5M. (see 2nd map below with white example rectangle for lot size and 7 additional lots in RED). This would maintain the existing peace on 214th street, still provide profit, diversify the entire PUD, decrease the load on the school system, and provide a building location in our community for people that may want a couple horses or big out building for their family. Lots like that do not exist in our community.

- This estate lot proposal could look a lot like the stretch of (5) lots at 193rd and spring mill. The farthest West lot sold in 2022 for \$280k almost 4 years ago. (4.7ac with 220' of frontage). Since then, the value of lots like that have skyrocketed, if you can find one.
- The area south of the power lines could remain as planned to mirror the southern portion of "The Reserve" section.
- At the bare minimum, a single lot or two could provide the buffer adjacent to the existing estate lots (example is the white rectangle).



- If, God forbid this all goes in as planned:
 - The plan of record is to have an entrance onto 214 in the black circle of my screen shot. The plan is also to only improve 214th street as far east as where the new homes end. That will not be acceptable. People leaving that exit will almost always go East to get to Oak Ridge / 38 / then 31. The full length of 214th street from East to West must be improved to accept this new traffic, which should be the responsibility of the developer (Not needed if they put in the proposed 8 estate lots).

- Drainage on 214 is already an issue as well. There are low lying houses on the south side of 214 towards Oak Ridge that already are on the verge of flooding when we get a bad rain. We cannot take water from these new homes into our already oversaturated waterways.
- What will the developer / city do to ensure that I (an my neighbors) do not have light pollution / noise pollution / traffic issues that we never asked for along 214th? We would have to insist upon a landscaped berm built along the south side of 214 that would block the homes from our view going South.
- The Barrett residence has expressed concern with a trail dead heading into his back acreage, that cannot happen either to ensure the safety and security of his property.
- 214th street cannot handle the density proposed on the north side of the power lines. The home density should match that of what's south of the power lines and stretching to 206th street.

Thank you for taking the time to read my concerns and possible alternatives. Again, I'd like to ask: WHO ARE THE WINNERS HERE, who really wants this, and why? The coucil and planners should be working for the citizens they represent?

Sincerely,
Daryl Dierkes

317 730 5047