CITY OF WESTFIELD, IN

City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting
MEETING DATE: Monday, January 26, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

Westfield City Council Members
Term 1/1/2024 -12-31-27
Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)

CALL TO ORDER

Pledge of Allegiance

Invocation: Eric Lohe, Crossroads Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Special Recognition: Will Chambley

Presentation: Mayor's Youth Council

OLD BUSINESS

Ordinance 25-81 Harmony PUD Amendment III (Mixed-Use District, Area B
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Patrict Tamm
First Reading: November 24, 2025
APC Public Hearing: December 1, 2025
APC Workshop: Waived

APC Recommendation: January 14, 2026
Council Adoption: January 26, 2026

Ordinance 25-82: Amendment to the Unified Development Ordinance (LPH/Community PUD District
Presented by: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: November 24, 2025
APC Public Hearing: December 1, 2025
APC Workshop: Waived
APC Recommendation: January 14, 2026
Adoption Consideration: January 26, 2026

Ordinance 26-02: WWS PUD Amendment I
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading: January 12, 2026
APC Public Hearing: January 14, 2026
APC Recommendation: January 14, 2026
Adoption Consideration: January 26, 2026

NEW BUSINESS

Ordinance 26-03: BUILT PUD
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Kurt Wanninger
First Reading: January 26, 2026
APC Public Hearing: February 2, 2026
APC Workshop: March 16, 2026
APC Recommendation: April 6, 2026
Adoption Consideration: April 13, 2026

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

CALL TO ORDER

Pledge of Allegiance

Invocation: Jeremiah Gibbs, Christ United Methodist Church

OPENING OF MEETING

Note the presence of a quorum
All councilors were present, with Councilor Huff arriving at 7:05PM. Mayor Willis, Clerk-Treasurer Marla Ailor, and City Attorney Kaitlin Glazier were all present.

Election of Council President and Vice President
Councilor Dartt made the motion to re-elect Councilor Tamm as Council President and Councilor Wanninger as Vice President. Councilor McCarty seconded the motion.
Vote: Yes-7; No-0. Motion carried.

Council President's Appointment to the Finance Committee/Finance Committee President's Appointees (2) to the Committee
Councilors Tamm, Dartt and Herron will serve on the Finance Committee for 2026.

Approval of Minutes
The motion to approve was made by: Councilor Wanninger
Seconded by: Councilor McCarty
Vote: Yes-7; No-0. Motion carried

Approval of Claims
The motion to approve was made by: Councilor Wanninger
Seconded by: Councilor McCarty
Vote: Yes-7; No-0. Motion carried.

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL
Bill Koss — "America is great because America is good..." Mr. Koss reminded the Council to protect its citizens, not just developers. He has concerns about the retention pond being proposed near his property, including the health of the aquifer that supports his home. This is a Pulte proposal.

OLD BUSINESS

NEW BUSINESS

Resolution 26-100: Common Council Approving a Designated Permitee Within the Downtown Westfield Designated Outdoor Refreshment Area. (Blacksheep Pizza)
Presented by: Kayla Arnold
Adoption Consideration: January 12, 2026
Kayla Arnold presented. Black Sheep pizza is requesting to be included in the Downtown DORA District.

The motion to approve was made by: Councilor McCarty
Seconded by: Councilor Huff
Vote: Yes-7; No-0. Motion carried.

Resolution 26-101: Holladay Properties Real Property Tax Abatement
Presented by: Claire Gelinas
Adoption Consideration: January 12, 2026

Claire Gelinas presented. This is for the construction of a 143,000 sq ft industrial shell building. Construction would begin in May 2026, and there will be $19.3 million in real property improvements to be completed within one year. Failure to meet the one-year deadline would result in a breach. This would increase AV from $32,500 to $12,155,000 (see slide with presentation). A 7-year tax abatement is being recommended by Economic Development. Year one of the abatement would start in 2028 provided the project is completed in 2027. Councilor Dartt said he spoke with Chris Wilkes, who thinks the timeline is achievable, but Councilor Dartt has concerns. This is twice as big as other developments. Mr. Wilkes was present and came forward to state, "Holladay has always worked within a one-year timeline." He doesn't recall previous timelines to have been "front and center" in past conversations. Councilor Dartt recommended adding 60 to 90 days to the construction timeline. There was more discussion about automatic termination. It was concluded that the terms could simply be extended. Kaitlin Glazier said the Council "may" choose to do something different in the future.

The motion to approve was made by: Councilor Huff
Seconded by: Councilor Herron
Vote: Yes-7; No-0. Motion carried.

Ordinance 26-01: Amending Provisions in the Westfield-Washington Township Unified Development Ordinance
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty
First Reading: January 12, 2026
APC Public Hearing: January 14, 2026
APC Workshop: January 20, 2026
APC Recommendation: February 2, 2026
Adoption Consideration: February 9, 2026

Lauren Gillingham-Teague presented. This amendment addresses sign standards in Westfield, which have not been updated since 2007. This has largely to do with sign contents. Sign regulations must pertain to relevancy and must be "neutral." See the presentation for examples. Councilor Dartt inquired about murals and Ms. Gillingham-Teague stated they have been contemplated and are addressed within the ordinance. There was more conversation about murals, generally. Lauren Gillingham-Teague will also be looking at temporary freestanding signs.

Ordinance 26-02: WWS PUD Amendment I
Staff Planner: Ryan Collingwood/Council Sponsor:
First Reading: January 12, 2026
APC Public Hearing: January 14, 2026
APC Recommendation: February 2, 2026
Adoption Consideration: February 9, 2026

Ryan Collingwood presented. This amendment applies to approximately 97 acres located north of SR 32 and northeast of the intersection of SR32 and Centennial Rd. The primary focus of the amendment is to modify the landscaping regulations for the development. Additional real estate is being added to the PUD district as well as updating the concept plan with more detail as site work has progressed. Jack Whitsitt with Church Church Hittle and Antrim representing Westfield Washington Schools spoke about the fully completed landscape plan which will be incorporated into the original PUD.

CITY COUNCIL COMMENTS

MAYOR COMMENTS

Adjourned at 7:47 PM

ADJOURNMENT

Meeting Adjourned at: 7:48 PM

_____ _____
Clerk-Treasurer President or Vice President

These minutes are a summary of actions taken at the City of Westfield Council meetings. A full video archive of the meeting is available for viewing at: https://www.youtube.com/cityofwestfieldin

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

January 26, 2026

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 17 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of $0 and pending director approval such accounts payables are hereby allowed in the total amount of $0.

Dated this 26 day of January, 2026

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration								
VEN001881	Taft Stettinius and Hollister	APP134772	1/13/2026	101001330	ADM-	Nov and Dec services	1,416.50		
VEN001881	Taft Stettinius and Hollister	APP134804	1/13/2026	101001330	ADM-	Nov and Dec services	14,045.00		
VEN001537	Payroll	APP134815	1/13/2026	101001111	ADM-SALARY	sal	33,844.61		
VEN001537	Payroll	APP134815	1/13/2026	101001120	ADM-FICA /MEDICARE	fica	2,005.94		
VEN001537	Payroll	APP134815	1/13/2026	101001120	ADM-FICA /MEDICARE	med	469.13		
VEN001537	Payroll	APP134815	1/13/2026	101001121	ADM-PERF	perf	4,805.93		
VEN012663	Empower	APP134851	1/14/2026	101001125	ADM-401A MATCHING	401a Match	1,103.97	500001297	1/14/2026
VEN011754	Bondry Management Consulting LLC	APP134932	1/20/2026	101001331	ADM-CONSULTING	2025 Q4 City Retainer	21,000.00	83187	1/21/2026
VEN012437	IMLA	APP134933	1/20/2026	101001350	ADM-SUB/DUES/MEMBERS	2026 Membership	170.00		
VEN011840	C L Coonrod and Co	APP134934	1/20/2026	101001331	ADM-CONSULTING	Dec services	12,284.00		
VEN000263	Bose Public Affairs Group LLC	APP134935	1/20/2026	101001331	ADM-CONSULTING	October services	5,000.00		
VEN000263	Bose Public Affairs Group LLC	APP134936	1/20/2026	101001331	ADM-CONSULTING	November services	5,000.00		
VEN000263	Bose Public Affairs Group LLC	APP134937	1/20/2026	101001331	ADM-CONSULTING	December services	5,000.00		
VEN001079	Janus Developmental Service	APP134938	1/20/2026	101001347	ADM-PROMOTIONS	2026 CCC Breakfast	1,000.00		
VEN002097	Westfield Chamber Of Commerce	APP134939	1/20/2026	101001350	ADM-SUB/DUES/MEMBERS	2026 sponsorship	16,330.00		
Subtotal for Administration							**123,475.08**		
	Police								
VEN001537	Payroll	APP134815	1/13/2026	101002111	POLICE-SALARY	sal	386,030.60		
VEN001537	Payroll	APP134815	1/13/2026	101002120	POLICE-FICA/MEDICARE	fica	4,916.44		
VEN001537	Payroll	APP134815	1/13/2026	101002120	POLICE-FICA/MEDICARE	med	5,395.68		
VEN001537	Payroll	APP134815	1/13/2026	101002121	POLICE-PERF	perf77	69,687.93		
VEN001537	Payroll	APP134815	1/13/2026	101002121	POLICE-PERF	perf	11,700.18		
VEN012663	Empower	APP134850	1/14/2026	101002120	POLICE-FICA/MEDICARE	SS Opt	18,154.92	500001296	1/14/2026
VEN012663	Empower	APP134851	1/14/2026	101002125	POLICE-401A MATCHING	401a Match	621.89	500001297	1/14/2026
VEN012662	Michelle Merritt	APP134859	1/14/2026	101002349	POLICE-SERVICES	Merit Board meetings	100.00		
VEN012636	Thomas Smith	APP134860	1/14/2026	101002349	POLICE-SERVICES	Merit Board meetings	100.00		
VEN012640	Samuel Mishelow	APP134861	1/14/2026	101002349	POLICE-SERVICES	Merit Board meetings	100.00		
VEN012036	Dewberry Architects Inc	APP134995	1/21/2026	101002349	POLICE-SERVICES	Police HQ	29,559.80		
VEN012036	Dewberry Architects Inc	APP135007	1/21/2026	101002349	POLICE-SERVICES	Police HQ	69,017.28		
VEN006426	DISA Inc	APP135067	1/21/2026	101002349	POLICE-SERVICES	Drug testing	55.00		
VEN000917	Humane Society for Hamilton	APP135068	1/21/2026	101002349	POLICE-SERVICES	Strays	11,872.11		
VEN011793	Keystone Cooperative Inc	APP135069	1/21/2026	101002226	POLICE-VEHICLE	Unleaded	10,865.75		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Police								
VEN012320	Copeland Law LLC	APP135070	1/21/2026	101002330	POLICE-LEGAL	December 2025 Legal	2,000.00		
VEN009277	Nelson and Co LLC	APP135071	1/21/2026	101002229	POLICE-UNIFORMS	Trinh Outer Carrier and	732.85		
VEN009277	Nelson and Co LLC	APP135072	1/21/2026	101002229	POLICE-UNIFORMS	Dugger Outer Carrier and	732.85		
VEN009277	Nelson and Co LLC	APP135073	1/21/2026	101002229	POLICE-UNIFORMS	Trinh Armor	740.85		
VEN001225	Law Enforcement Training Board	APP135074	1/21/2026	101002334	POLICE-	Firearms Instructor Pre-Qual	75.00		
VEN012040	Thomson Reuters	APP135075	1/21/2026	101002350	POLICE-	Clear Subscription	1,153.00		
VEN006222	SuperFleet Master Card	APP135076	1/21/2026	101002226	POLICE-VEHICLE	Vehicle Gas	676.13		
VEN001993	Treasurer Of State of Indiana	APP135077	1/21/2026	101002334	POLICE-	Dougherty Breath Test Cert	40.00		
VEN001993	Treasurer Of State of Indiana	APP135078	1/21/2026	101002334	POLICE-	2026 Ecidentiary Breath Test	650.00		
VEN001993	Treasurer Of State of Indiana	APP135079	1/21/2026	101002334	POLICE-	J Carter Breath Test Cert	40.00		
VEN000314	C.A.R. Clinic	APP135080	1/21/2026	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	9,768.79		
VEN000859	Hare Chevrolet	APP135081	1/21/2026	101002360	POLICE-VEHICLE REPAIR	Vehicle Service	454.73		
VEN003412	PowerDMS	APP135082	1/21/2026	101002349	POLICE-SERVICES	Legacy Training, PowerPolicy	9,437.10		
VEN003412	PowerDMS	APP135083	1/21/2026	101002349	POLICE-SERVICES	PowerTime Subscription	5,933.22		
VEN001230	Leadsonline	APP135085	1/21/2026	101002350	POLICE-	PowerPlus System	3,230.00		
VEN000094	American Eagle Equipment	APP135086	1/21/2026	101002360	POLICE-VEHICLE REPAIR	Berns F150 and Labor	1,125.00		
VEN000410	City Of Westfield	APP135087	1/21/2026	101002355	POLICE-K-9 MAINT	Gravel and Delivery for K9	172.00		
VEN001225	Law Enforcement Training Board	APP135088	1/21/2026	101002334	POLICE-	Tier I Basic Course Poynter	1,040.00		
VEN000747	Galls	APP135089	1/21/2026	101002229	POLICE-UNIFORMS	Handcuff Strap with Snap x4	104.32		
VEN000747	Galls	APP135090	1/21/2026	101002229	POLICE-UNIFORMS	Handcuff Strap with Snap (1)	26.11		
VEN009277	Nelson and Co LLC	APP135091	1/21/2026	101002229	POLICE-UNIFORMS	W Ottenweller- promotion	49.90		
VEN009277	Nelson and Co LLC	APP135092	1/21/2026	101002229	POLICE-UNIFORMS	Sergeant Name Tapes	256.50		
VEN001225	Law Enforcement Training Board	APP135093	1/21/2026	101002334	POLICE-	Basic Observer Sniper	450.00		
VEN006222	SuperFleet Master Card	APP135094	1/21/2026	101002226	POLICE-VEHICLE	Vehicle Gas	274.89		
VEN009188	Ultimate Canine	APP135095	1/21/2026	101002355	POLICE-K-9 MAINT	K9 Crate Training Equipment	100.00		
VEN009188	Ultimate Canine	APP135096	1/21/2026	101002355	POLICE-K-9 MAINT	Nichols and Billy Training	3,915.00		
VEN009188	Ultimate Canine	APP135097	1/21/2026	101002355	POLICE-K-9 MAINT	K9 Toy for Bala	17.00		
Subtotal for Police							**661,372.82**		
	Economic and Community Development								
VEN010114	Rundell Ernstberger Assoc Inc	APP134767	1/13/2026	101003310	ECD-PLANNING	Comp Plan	15,109.35		
VEN001537	Payroll	APP134815	1/13/2026	101003111	ECD-SALARY	sal	57,928.79		
VEN001537	Payroll	APP134815	1/13/2026	101003120	ECD-FICA/MEDICARE	fica	3,504.17		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Economic and Community Development								
VEN001537	Payroll	APP134815	1/13/2026	101003120	ECD-FICA/MEDICARE	med	819.52		
VEN001537	Payroll	APP134815	1/13/2026	101003121	ECD-PERF	perf	8,225.88		
VEN012663	Empower	APP134851	1/14/2026	101003125	ECD-401A MATCHING	401a Match	1,890.08	500001297	1/14/2026
VEN012160	Builders Assoc Greater Indianapolis	APP135017	1/21/2026	101003350	ECD-	2026 Membership renewal	800.00		
VEN012799	Kurt West Garner	APP135019	1/21/2026	101003310	ECD-PLANNING	Historical work on Villages	5,000.00		
	Subtotal for Economic and Community Development						**93,277.79**		
	F and E								
VEN012198	Gonzalez Home Improvement	APP134769	1/13/2026	101004343	F AND E-BUILDING MAINT	CSC remodel	21,650.00		
VEN012198	Gonzalez Home Improvement	APP134805	1/13/2026	101004343	F AND E-BUILDING MAINT	CSC remodel	135.58		
VEN000469	Crawford Water Care	APP134806	1/13/2026	101004343	F AND E-BUILDING MAINT	Salt for Sta 82	1,032.00		
VEN012684	Electron Charger LLC	APP134807	1/13/2026	101004349	F AND E-SERVICES	Quart CAAS	819.96		
VEN000733	Freije Engineered Solutions Co	APP134808	1/13/2026	101004343	F AND E-BUILDING MAINT	Semi Annual HVAC inspec	683.00		
VEN000733	Freije Engineered Solutions Co	APP134809	1/13/2026	101004343	F AND E-BUILDING MAINT	Semiannual HVAC Inspection	726.00		
VEN001537	Payroll	APP134815	1/13/2026	101004111	F AND E-SALARY	sal	28,539.22		
VEN001537	Payroll	APP134815	1/13/2026	101004120	F AND E-FICA/MEDICARE	fica	1,678.02		
VEN001537	Payroll	APP134815	1/13/2026	101004120	F AND E-FICA/MEDICARE	med	392.44		
VEN001537	Payroll	APP134815	1/13/2026	101004121	F AND E-PERF	perf	4,052.56		
VEN012663	Empower	APP134851	1/14/2026	101004125	F AND E-401A MATCHING	401a Match	928.26	500001297	1/14/2026
VEN002336	Citizens Westfield	APP134853	1/14/2026	101004328	F AND E-HEAT/GAS	CSC	822.35	83172	1/14/2026
VEN000589	Duke Energy	APP134854	1/14/2026	101004341	F AND E-ELECTRIC	Camilla Ct	49.52	83175	1/14/2026
VEN002336	Citizens Westfield	APP134857	1/14/2026	101004342	F AND E-WATER/SEWER	Sta 83	543.81	83174	1/14/2026
VEN012017	Culligan Ultrapure Inc	APP134921	1/20/2026	101004343	F AND E-BUILDING MAINT	City Hall	35.00		
VEN012017	Culligan Ultrapure Inc	APP134921	1/20/2026	101004343	F AND E-BUILDING MAINT	PSB	50.00		
VEN012017	Culligan Ultrapure Inc	APP134921	1/20/2026	101004343	F AND E-BUILDING MAINT	CSC	300.00		
VEN009773	LNG Indy LLC	APP134968	1/20/2026	101004328	F AND E-HEAT/GAS	PSB	2,288.35	83180	1/20/2026
VEN009773	LNG Indy LLC	APP134968	1/20/2026	101004328	F AND E-HEAT/GAS	CSC	1,306.17	83180	1/20/2026
VEN009773	LNG Indy LLC	APP134968	1/20/2026	101004328	F AND E-HEAT/GAS	Sta 81	1,826.73	83180	1/20/2026
VEN009773	LNG Indy LLC	APP134968	1/20/2026	101004328	F AND E-HEAT/GAS	Sta 83	502.74	83180	1/20/2026
VEN009773	LNG Indy LLC	APP134968	1/20/2026	101004328	F AND E-HEAT/GAS	City Hall	351.57	83180	1/20/2026
VEN009773	LNG Indy LLC	APP134969	1/20/2026	101004328	F AND E-HEAT/GAS	Sta 82	128.17	83180	1/20/2026
VEN000589	Duke Energy	APP134971	1/20/2026	101004341	F AND E-ELECTRIC	PW	4,070.83	83181	1/20/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	F and E								
VEN009231	CenterPoint Energy	APP134972	1/20/2026	101004328	F AND E-HEAT/GAS	Sta 82	223.84	83182	1/20/2026
VEN000733	Freije Engineered Solutions Co	APP134996	1/21/2026	101004343	F AND E-BUILDING MAINT	City Hall assembly room	510.00		
VEN012639	Waypoint Strategies	APP134999	1/21/2026	101004349	F AND E-SERVICES	Facilities Mang Strategy	5,625.00		
VEN007012	Elwood Fire Equipment	APP135004	1/21/2026	101004343	F AND E-BUILDING MAINT	Sta 83 Fire Suppression	24,067.25		
VEN001783	Sherwin-Williams	APP135106	1/21/2026	101004343	F AND E-BUILDING MAINT	Paint	237.60		
Subtotal for F and E							**103,575.97**		
	Parks								
VEN001537	Payroll	APP134815	1/13/2026	101005111	PARKS-SALARY	sal	22,993.31		
VEN001537	Payroll	APP134815	1/13/2026	101005120	PARKS-FICA/MEDICARE	fica	1,378.42		
VEN001537	Payroll	APP134815	1/13/2026	101005120	PARKS-FICA/MEDICARE	med	191.75		
VEN001537	Payroll	APP134815	1/13/2026	101005120	PARKS-FICA/MEDICARE	med	322.37		
VEN001537	Payroll	APP134815	1/13/2026	101005121	PARKS-PERF	perf	3,113.81		
VEN012663	Empower	APP134851	1/14/2026	101005125	PARKS-401A MATCHING	401a Match	245.90	500001297	1/14/2026
VEN002336	Citizens Westfield	APP134856	1/14/2026	101005342	PARKS-WATER/SEWER	GRJN	2,149.90	83173	1/14/2026
VEN009727	New Era Technology	APP134924	1/20/2026	101005343	PARKS-BUILDING	GRJN audio repair	6,261.58		
VEN009542	H and N Outdoor Services LLC	APP134925	1/20/2026	101005349	PARKS-SERVICES	Stump grinding	6,500.00		
VEN007381	Poynter Sheet Metal Inc	APP134926	1/20/2026	101005349	PARKS-SERVICES	GJP Grilles	17,907.00		
VEN005709	Service Sanitation Inc	APP134927	1/20/2026	101005349	PARKS-SERVICES	Deer Walk	204.55		
VEN005709	Service Sanitation Inc	APP134927	1/20/2026	101005349	PARKS-SERVICES	3233 W 166th	181.75		
VEN011808	PIP Printing	APP134928	1/20/2026	101005228	PARKS-SIGNS AND POSTS	Map sign	139.25		
VEN011808	PIP Printing	APP134928	1/20/2026	101005228	PARKS-SIGNS AND POSTS	Sponsor sign	487.47		
VEN000589	Duke Energy	APP134971	1/20/2026	101005341	PARKS-ELECTRIC	Parks	552.01	83181	1/20/2026
VEN000891	Hittle Landscaping	APP135000	1/21/2026	101005349	PARKS-SERVICES	Spring RAB	40,047.21		
VEN000891	Hittle Landscaping	APP135000	1/21/2026	101005349	PARKS-SERVICES	RAB watering	5,323.51		
VEN000891	Hittle Landscaping	APP135001	1/21/2026	101005349	PARKS-SERVICES	RAB weed control	150.00		
VEN000891	Hittle Landscaping	APP135002	1/21/2026	101005349	PARKS-SERVICES	RAB weed control	300.00		
VEN000891	Hittle Landscaping	APP135002	1/21/2026	101005349	PARKS-SERVICES	RAB weed control	300.00		
VEN000891	Hittle Landscaping	APP135003	1/21/2026	101005349	PARKS-SERVICES	Sommerville	72,732.63		
VEN006748	V3 Companies	APP135102	1/21/2026	101005349	PARKS-SERVICES	Freedom Trail Pickle Ball and	16,972.50		
Subtotal for Parks							**198,454.92**		
	Economic Dev								
VEN012776	CrossRoad Engineers PC	APP134764	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Jersey OTR Preliminary	704.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Economic Dev								
VEN010114	Rundell Ernstberger Assoc Inc	APP134765	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Jersey Prelim Design	9,495.00		
VEN005717	BChex	APP134776	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Background ck	14.45		
VEN011755	MidStates Valuation LLC	APP134789	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Appraisal Report	7,900.00		
VEN011964	JS Held	APP134790	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Union Square Garage	176.40		
VEN012694	McCarter and English LLP	APP134791	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Jersey St	9,860.00		
VEN012694	McCarter and English LLP	APP134792	1/13/2026	101006349	ECONOMIC DEV-SERVICE	Park St	19,212.50		
VEN001537	Payroll	APP134815	1/13/2026	101006111	ECONOMIC DEV-SALARY	sal	22,371.62		
VEN001537	Payroll	APP134815	1/13/2026	101006120	ECONOMIC DEV-	fica	1,331.83		
VEN001537	Payroll	APP134815	1/13/2026	101006120	ECONOMIC DEV-	med	311.48		
VEN001537	Payroll	APP134815	1/13/2026	101006121	ECONOMIC DEV-PERF	perf	3,176.77		
VEN012663	Empower	APP134851	1/14/2026	101006125	ECONOMIC DEV-401A	401a Match	545.00	500001297	1/14/2026
VEN012265	The International Center	APP135064	1/21/2026	101006349	ECONOMIC DEV-SERVICE	Nov and Dec services	2,600.00		
	Subtotal for Economic Dev						**77,699.05**		
	Informatics								
VEN001537	Payroll	APP134815	1/13/2026	101007111	IT-SALARY	sal	30,412.11		
VEN001537	Payroll	APP134815	1/13/2026	101007120	IT-FICA/MEDICARE	fica	1,791.22		
VEN001537	Payroll	APP134815	1/13/2026	101007120	IT-FICA/MEDICARE	med	418.92		
VEN001537	Payroll	APP134815	1/13/2026	101007121	IT-PERF	perf	4,318.53		
VEN012663	Empower	APP134851	1/14/2026	101007125	IT-401A MATCHING	401a Match	820.87	500001297	1/14/2026
VEN012548	Xerox IT Solutions LLC	APP135032	1/21/2026	101007349	IT-SERVICES	ETM	1,298.08		
VEN012548	Xerox IT Solutions LLC	APP135033	1/21/2026	101007335	IT-TELEPHONE	Microsoft 365	26.00		
VEN005134	Lifeline Data Centers	APP135034	1/21/2026	101007349	IT-SERVICES	Jan services	1,159.03		
VEN007202	TopoWorks	APP135035	1/21/2026	101007331	IT-CONSULTING	Dec services	2,475.00		
VEN005146	Konica Minolta Business	APP135037	1/21/2026	101007337	IT-PRINTING	Notebook MSI Pro	9,974.00		
VEN012765	SpyGlass Group LLC	APP135038	1/21/2026	101007331	IT-CONSULTING	Voice Data services and	10,459.50		
VEN000604	Eastern Engineering Supply	APP135040	1/21/2026	101007337	IT-PRINTING	DJ prem instant dry	1,155.04		
VEN012155	Safari Micro Inc	APP135041	1/21/2026	101007389	IT-SOFTWARE LICENSING	Bluebeam renewal	7,370.00		
VEN005996	Konica Minolta Premier Fin	APP135042	1/21/2026	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN003729	Metronet	APP135044	1/21/2026	101007335	IT-TELEPHONE	PSB	1,107.40		
VEN003729	Metronet	APP135044	1/21/2026	101007349	IT-SERVICES	PSB	766.95		
VEN011868	Sikich LLP	APP135045	1/21/2026	101007331	IT-CONSULTING	D365 CE	125.00		
VEN011868	Sikich LLP	APP135046	1/21/2026	101007331	IT-CONSULTING	Dynamics 365 and EDO	415.40		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Informatics								
VEN005146	Konica Minolta Business	APP135047	1/21/2026	101007337	IT-PRINTING	Click charges	740.54		
VEN012681	Haywire LLC	APP135048	1/21/2026	101007349	IT-SERVICES	Jan services	109.00		
VEN004591	Virtusa Corporation	APP135049	1/21/2026	101007349	IT-SERVICES	Jan services	939.00		
VEN012155	Safari Micro Inc	APP135061	1/21/2026	101007389	IT-SOFTWARE LICENSING	Maint renewals	7,570.44		
	Subtotal for Informatics						**84,260.41**		
	Clerk Treasurer								
VEN000837	Hamilton County Auditor Courthouse	APP134680	1/8/2026	101008338	CT-LEGAL NOTICES	annex ordinance	10.00	83029	1/8/2026
VEN000847	Hamilton County Recorder	APP134681	1/8/2026	101008338	CT-LEGAL NOTICES	ordinances	100.00	83030	1/8/2026
VEN004297	ADP-Payroll	APP134740	1/12/2026	101008331	CT-CONSULTING	Dec services	8,505.80	500001295	1/13/2026
VEN008854	Baker Tilly Municipal Advisors LLC	APP134766	1/13/2026	101008331	CT-CONSULTING	December services	6,007.50		
VEN001537	Payroll	APP134815	1/13/2026	101008111	CT-SALARY	sal	21,552.64		
VEN001537	Payroll	APP134815	1/13/2026	101008120	CT-FICA/MEDICARE	fica	1,295.48		
VEN001537	Payroll	APP134815	1/13/2026	101008120	CT-FICA/MEDICARE	med	302.98		
VEN001537	Payroll	APP134815	1/13/2026	101008121	CT-PERF	perf	2,620.56		
VEN000837	Hamilton County Auditor Courthouse	APP134839	1/14/2026	101008338	CT-LEGAL NOTICES	warranty deed	20.00	83033	1/14/2026
VEN000847	Hamilton County Recorder	APP134840	1/14/2026	101008338	CT-LEGAL NOTICES	warranty deed	25.00	83034	1/14/2026
VEN012663	Empower	APP134851	1/14/2026	101008125	CT-401A MATCHING	401a Match	716.70	500001297	1/14/2026
VEN002097	Westfield Chamber Of Commerce	APP134883	1/15/2026	101008001	CT-UNAPPROPRIATED	Chamber	1,000.00	83178	1/15/2026
VEN001469	O W Krohn and Associates	APP134922	1/20/2026	101008331	CT-CONSULTING	Dec services	8,320.00		
	Subtotal for Clerk Treasurer						**50,476.66**		
	Mayor								
VEN005717	BChex	APP134776	1/13/2026	101009349	MAYOR-SERVICES	Background ck	14.45		
VEN001537	Payroll	APP134815	1/13/2026	101009111	MAYOR-SALARY	sal	5,097.39		
VEN001537	Payroll	APP134815	1/13/2026	101009120	MAYOR- FICA/MEDICARE	fica	294.46		
VEN001537	Payroll	APP134815	1/13/2026	101009120	MAYOR- FICA/MEDICARE	med	68.87		
VEN001537	Payroll	APP134815	1/13/2026	101009121	MAYOR-PERF	perf	723.83		
VEN012663	Empower	APP134851	1/14/2026	101009125	MAYOR-401A MATCHING	401a Match	204.00	500001297	1/14/2026
	Subtotal for Mayor						**6,403.00**		
	Public Works								
VEN005717	BChex	APP134776	1/13/2026	101013349	PW-CONTRACTUAL	Background ck	14.45		
VEN001537	Payroll	APP134815	1/13/2026	101013111	PW-SALARY	sal	81,881.00		
VEN001537	Payroll	APP134815	1/13/2026	101013120	PW-FICA/MEDICARE	fica	4,977.76		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Public Works								
VEN001537	Payroll	APP134815	1/13/2026	101013120	PW-FICA/MEDICARE	med	1,164.15		
VEN001537	Payroll	APP134815	1/13/2026	101013121	PW-PERF	perf	11,627.08		
VEN000589	Duke Energy	APP134855	1/14/2026	101013341	PW-ELECTRIC	PW	266.24	83176	1/14/2026
VEN000589	Duke Energy	APP134971	1/20/2026	101013341	PW-ELECTRIC	Streets	1,993.61	83181	1/20/2026
VEN011743	Tier One Valet LLC	APP135009	1/21/2026	101013349	PW-CONTRACTUAL	Valet parking for Dec	818.75		
VEN000402	Cintas	APP135010	1/21/2026	101013229	PW-UNIFORMS	Uniforms	85.80		
VEN004134	Repro Graphix Inc	APP135028	1/21/2026	101013349	PW-CONTRACTUAL	Penn St extension	120.00		
VEN010969	Waste Management	APP135039	1/21/2026	101013349	PW-CONTRACTUAL	Fall Bulk Trash	10,918.70		
VEN000402	Cintas	APP135062	1/21/2026	101013229	PW-UNIFORMS	Uniforms	85.80		
VEN006426	DISA Inc	APP135067	1/21/2026	101013349	PW-CONTRACTUAL	Drug testing	55.00		
	Subtotal for Public Works						**114,008.34**		
	Communications								
VEN011808	PIP Printing	APP134761	1/13/2026	101020337	COMM-PRINTING	Badges	202.55		
VEN000229	Beth Maier Photography	APP134768	1/13/2026	101020347	COMM-PROMOTIONS	Character on Ice Frosty	210.00		
VEN005897	Hamilton County Reporter	APP134773	1/13/2026	101020347	COMM-PROMOTIONS	2026 Ads	5,850.00		
VEN011808	PIP Printing	APP134774	1/13/2026	101020337	COMM-PRINTING	Business Cards	1,416.15		
VEN012711	Future B2B LLC	APP134775	1/13/2026	101020347	COMM-PROMOTIONS	Nov to May Biotech Retail	3,000.00		
VEN005717	BChex	APP134776	1/13/2026	101020349	COMM-SERVICES	Background ck	14.45		
VEN001537	Payroll	APP134815	1/13/2026	101020111	COMM-SALARY	sal	15,337.82		
VEN001537	Payroll	APP134815	1/13/2026	101020120	COMM-FICA/MEDICARE	fica	912.38		
VEN001537	Payroll	APP134815	1/13/2026	101020120	COMM-FICA/MEDICARE	med	213.37		
VEN001537	Payroll	APP134815	1/13/2026	101020121	COMM-PERF	perf	2,177.98		
VEN012663	Empower	APP134851	1/14/2026	101020125	COMM-401A MATCHING	401a Match	429.65	500001297	1/14/2026
	Subtotal for Communications						**29,764.35**		
	Human Resources								
VEN001537	Payroll	APP134815	1/13/2026	101022111	HR -SALARY	sal	12,050.20		
VEN001537	Payroll	APP134815	1/13/2026	101022120	HR-FICA/MEDICARE	fica	741.76		
VEN001537	Payroll	APP134815	1/13/2026	101022120	HR-FICA/MEDICARE	med	173.48		
VEN001537	Payroll	APP134815	1/13/2026	101022121	HR-PERF	perf	1,711.12		
VEN012663	Empower	APP134851	1/14/2026	101022125	HR-401A MATCHING	401a Match	465.31	500001297	1/14/2026
VEN001676	Riverview Hospital	APP135014	1/21/2026	101022119	HR-HEALTH/DENTAL	Dec clinic hours	25,135.35		
VEN009192	Anthony Properties LP	APP135015	1/21/2026	101022347	HR- PROMOTIONS	All Team Kickoff	3,489.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Human Resources								
VEN012695	Corporate Traditions Inc	APP135022	1/21/2026	101022347	HR- PROMOTIONS	Gift Card trivia game	50.00		
VEN012073	WHS Foodies Rock	APP135023	1/21/2026	101022347	HR- PROMOTIONS	All Team Kickoff	3,900.00		
	Subtotal for Human Resources						**47,716.22**		
Subtotal for Fund 101 General							**1,590,484.61**		
Fund No.	**Fund Name**								
103	**Fire Operating**								
	Fire								
VEN012716	Versiti Inc	APP134763	1/13/2026	103012224	FIRE-OPERATING	blood	488.00		
VEN005717	BChex	APP134776	1/13/2026	103012349	FIRE-SERVICES	Background cks	144.50		
VEN000065	Airgas Mid America	APP134788	1/13/2026	103012224	FIRE-OPERATING	cylinder / oxygen	2,234.75		
VEN009277	Nelson and Co LLC	APP134793	1/13/2026	103012229	FIRE-UNIFORMS	shoes/boots	347.88		
VEN011793	Keystone Cooperative Inc	APP134794	1/13/2026	103012226	FIRE-VEHICLE	fleet fuel	1,778.43		
VEN007709	MacQueen Emergency Group	APP134795	1/13/2026	103012472	FIRE-EQUIP	equip for new trk	679.85		
VEN000266	Bound Tree Medical	APP134796	1/13/2026	103012224	FIRE-OPERATING	ambulance supplies	4,175.24		
VEN011839	Bravia Services LLC	APP134797	1/13/2026	103012349	FIRE-SERVICES	development	8,400.00		
VEN011083	Collin Stroup	APP134798	1/13/2026	103012334	FIRE-	25 NSFA photo/video	4,000.00		
VEN001236	Leedy s Trophy Center Inc	APP134799	1/13/2026	103012334	FIRE-	nsfa trophies	50.00		
VEN000897	Home City Ice Co	APP134800	1/13/2026	103012334	FIRE-	ice box for hctc	550.00		
VEN001417	Napa Auto Parts	APP134801	1/13/2026	103012360	FIRE-VEHICLE MAINT	statement	266.72		
VEN000682	Fastenal	APP134802	1/13/2026	103012360	FIRE-VEHICLE MAINT	battery/ flood light	365.92		
VEN002326	OREILLY AUTO	APP134803	1/13/2026	103012360	FIRE-VEHICLE MAINT	statement	2,860.14		
VEN001537	Payroll	APP134815	1/13/2026	103012111	FIRE-SALARY	sal	683,141.84		
VEN001537	Payroll	APP134815	1/13/2026	103012120	FIRE-FICA AND MEDICARE	fica	6,733.15		
VEN001537	Payroll	APP134815	1/13/2026	103012120	FIRE-FICA AND MEDICARE	med	9,613.79		
VEN001537	Payroll	APP134815	1/13/2026	103012121	FIRE-PERF	perf77	111,096.70		
VEN001537	Payroll	APP134815	1/13/2026	103012121	FIRE-PERF	perf	15,667.97		
VEN012663	Empower	APP134850	1/14/2026	103012120	FIRE-FICA AND MEDICARE	SS Opt	34,374.03	500001296	1/14/2026
VEN012663	Empower	APP134851	1/14/2026	103012125	FIRE-401A MATCHING	401a Match	589.50	500001297	1/14/2026
VEN012801	Joyce A Waltz	APP134948	1/20/2026	103012349	FIRE-SERVICES	ems reimbursement	590.00		
VEN012157	UnitedHealthcare Community Plan	APP134949	1/20/2026	103012349	FIRE-SERVICES	ems reimbursement	113.39		
VEN000126	Anthem Blue Cross Blue Shield	APP134950	1/20/2026	103012349	FIRE-SERVICES	ems reimbursement	326.60		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
103	**Fire Operating**								
	Fire								
VEN011988	Humana Health Plans	APP134951	1/20/2026	103012349	FIRE-SERVICES	ems reimbursement	161.36		
VEN012802	Katherine H Curnett	APP134952	1/20/2026	103012349	FIRE-SERVICES	ems reimbursement	106.81		
VEN000975	Indiana Oxygen Company	APP134953	1/20/2026	103012350	FIRE-	lease	680.90		
VEN012319	MES Service Co	APP134954	1/20/2026	103012472	FIRE-EQUIP	koorsen hydro	2,640.00		
VEN000609	Ecolab Inc	APP134955	1/20/2026	103012224	FIRE-OPERATING	10 5 gal buckets	678.08		
VEN011793	Keystone Cooperative Inc	APP134956	1/20/2026	103012226	FIRE-VEHICLE	fleet fuel	852.02		
VEN000483	Cummins Crosspoint LLC	APP134957	1/20/2026	103012360	FIRE-VEHICLE MAINT	E380	1,138.60		
VEN007709	MacQueen Emergency Group	APP134958	1/20/2026	103012360	FIRE-VEHICLE MAINT	truck parts	1,084.67		
VEN009277	Nelson and Co LLC	APP134959	1/20/2026	103012229	FIRE-UNIFORMS	quartermaster	7,304.71		
VEN001676	Riverview Hospital	APP134960	1/20/2026	103012224	FIRE-OPERATING	dec25 charges	171.02		
VEN000266	Bound Tree Medical	APP134961	1/20/2026	103012224	FIRE-OPERATING	stethoscope	301.55		
VEN004879	Penn Care Inc	APP134962	1/20/2026	103012224	FIRE-OPERATING	M389 supplies	247.86		
VEN007012	Elwood Fire Equipment	APP134963	1/20/2026	103012472	FIRE-EQUIP	pressure gauge	57.00		
VEN009426	Best One of Tipton	APP134964	1/20/2026	103012360	FIRE-VEHICLE MAINT	flat rep	25.00		
VEN000480	CSI Signs	APP134965	1/20/2026	103012223	FIRE-OFFICE SUPPLIES	metal plates	184.00		
VEN008297	James Roberts	APP134966	1/20/2026	103012347	FIRE-PROMOTIONS	reimbursement	28.97		
VEN009277	Nelson and Co LLC	APP134967	1/20/2026	103012229	FIRE-UNIFORMS	class a	30.00		
VEN008989	Don Anderson	APP135063	1/21/2026	103012334	FIRE-	food per diem	135.11		
VEN011793	Keystone Cooperative Inc	APP135069	1/21/2026	103012226	FIRE-VEHICLE	Unleaded	1,506.76		
	Subtotal for Fire						**905,922.82**		
Subtotal for Fund 103 Fire Operating							**905,922.82**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN001537	Payroll	APP134815	1/13/2026	201013111	MVH-SALARY	sal	13,897.98		
VEN001537	Payroll	APP134815	1/13/2026	201013120	MVH-FICA/MEDICARE	fica	819.90		
VEN001537	Payroll	APP134815	1/13/2026	201013121	MVH-PERF	perf	1,973.50		
VEN012663	Empower	APP134851	1/14/2026	201013125	MVH-401A MATCHING	401a Match	154.14	500001297	1/14/2026
VEN012663	Empower	APP134851	1/14/2026	201013125	MVH-401A MATCHING	401a Match	1,110.80	500001297	1/14/2026
VEN000332	Cargill	APP134997	1/21/2026	201013231	MVH-SUBGRADE	Salt	4,455.83		
VEN002123	Westfield-Washington Schools	APP134998	1/21/2026	201013226	MVH-VEHICLE GAS/	Diesel	12,469.02		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN000975	Indiana Oxygen Company	APP135005	1/21/2026	201013226	MVH-VEHICLE GAS/	Gases	73.78		
VEN001504	Paddacks Wrecker Service	APP135006	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Western Star	537.50		
VEN011793	Keystone Cooperative Inc	APP135008	1/21/2026	201013226	MVH-VEHICLE GAS/	Fuel	1,085.95		
VEN012135	Asphalt Materials Inc	APP135013	1/21/2026	201013231	MVH-SUBGRADE	Amiseal	535.19		
VEN012135	Asphalt Materials Inc	APP135021	1/21/2026	201013231	MVH-SUBGRADE	Amiseal	560.68		
VEN001676	Riverview Hospital	APP135024	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Physical	99.00		
VEN001676	Riverview Hospital	APP135026	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Physical	99.00		
VEN000879	Heritage-Crystal Clean	APP135027	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Vac truck	850.61		
VEN001846	Stoops Freightliner	APP135050	1/21/2026	201013345	MVH-EQUIP REPAIR	Parts for dump truck	314.49		
VEN001846	Stoops Freightliner	APP135051	1/21/2026	201013345	MVH-EQUIP REPAIR	Parts for dump truck	44.98		
VEN001363	Mid-state Truck Equipment	APP135052	1/21/2026	201013345	MVH-EQUIP REPAIR	Parts for dump truck	101.98		
VEN001363	Mid-state Truck Equipment	APP135053	1/21/2026	201013345	MVH-EQUIP REPAIR	Snow plow parts	4,889.06		
VEN001363	Mid-state Truck Equipment	APP135054	1/21/2026	201013345	MVH-EQUIP REPAIR	Cutting edges for snow plows	835.20		
VEN001363	Mid-state Truck Equipment	APP135055	1/21/2026	201013345	MVH-EQUIP REPAIR	Salt spreader parts	67.17		
VEN001363	Mid-state Truck Equipment	APP135056	1/21/2026	201013345	MVH-EQUIP REPAIR	Snow plow parts	1,153.05		
VEN009426	Best One of Tipton	APP135057	1/21/2026	201013345	MVH-EQUIP REPAIR	Road service	217.50		
VEN001277	Macallister Machinery Co	APP135058	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Rental equip for loading salt	6,858.40		
VEN001277	Macallister Machinery Co	APP135059	1/21/2026	201013349	MVH-CONTRACTUAL SERV	Rental equip for loading salt	6,680.59		
VEN003382	McGavic Outdoor Power	APP135060	1/21/2026	201013345	MVH-EQUIP REPAIR	Salt Spreader	7,524.76		
VEN011793	Keystone Cooperative Inc	APP135069	1/21/2026	201013226	MVH-VEHICLE GAS/	Unleaded	8,999.93		
	Subtotal for Public Works						**76,409.99**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**76,409.99**		
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN000596	E and B Paving Inc	APP134770	1/13/2026	202013349	LRS-SERVICES	2025 Resurfacing Program	9,382.50		
VEN008452	Indianapolis Metropolitan Planning Org	APP135016	1/21/2026	202013350	LRS-SUBS/DUES/MEMBERS	2026 Local Match	22,579.56		
VEN000921	Huston Electric	APP135018	1/21/2026	202013349	LRS-SERVICES	Grassy Branch	1,237.99		
VEN000921	Huston Electric	APP135018	1/21/2026	202013349	LRS-SERVICES	Ditch Rd and Casey Rd RAB	1,593.00		
VEN001364	Midwest Paving LLC	APP135065	1/21/2026	202013474	LRS-CONSTRUCTION	Change Order 1	7,672.75		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN001364	Midwest Paving LLC	APP135065	1/21/2026	202013474	LRS-CONSTRUCTION	Change Order 2	11,327.25		
	Subtotal for Public Works						**53,793.05**		
Subtotal for Fund 202 Local Road and Street (LRS)							**53,793.05**		
Fund No.	**Fund Name**								
204	**Park Impact**								
	Parks								
VEN006748	V3 Companies	APP134842	1/14/2026	204005349	PARK IMPACT-SERVICES	Simon Moon Park Phase 2	26,600.00		
	Subtotal for Parks						**26,600.00**		
Subtotal for Fund 204 Park Impact							**26,600.00**		
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	146 and Towne	330.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Dec services	330.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	BW Jersey	2,915.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Dec services	275.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	ECR	1,155.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	General	2,552.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	GRPK	220.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	GRPK Gen	4,487.50	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Ham Cross	110.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Ice Fac	9,845.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Lantern	110.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Level 2	55.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Market	990.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	N Point 2	110.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Park St	110.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Riverview	55.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Schaaf	55.00	83194	1/21/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Towne Run	1,485.00	83194	1/21/2026
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Union	3,391.76	83194	1/21/2026
VEN012803	Card and Assoc	APP134778	1/13/2026	244018349	REDEVELOP DISTRICT	Westfield Hockey	6,451.17	83188	1/21/2026
VEN012804	Patriot Engineering and Env Inc	APP134779	1/13/2026	244018349	REDEVELOP DISTRICT	191st St	2,800.00	83192	1/21/2026
VEN005897	Hamilton County Reporter	APP134780	1/13/2026	244018349	REDEVELOP DISTRICT	Park Poplar Project	66.07	83190	1/21/2026
VEN005897	Hamilton County Reporter	APP134781	1/13/2026	244018349	REDEVELOP DISTRICT	Park Poplar Project	75.93	83191	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134782	1/13/2026	244018330	REDEVELOP DISTRICT	Lantern Commons	5,026.00	83183	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134783	1/13/2026	244018330	REDEVELOP DISTRICT	Sept services	130.00	83184	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	3,655.41	83185	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	487.17	83185	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	430.67	83185	1/21/2026
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	552.15	83185	1/21/2026
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Aurora	5,000.00	83186	1/21/2026
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Eagletown	5,000.00	83186	1/21/2026
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Hamilton Crossroads	5,000.00	83186	1/21/2026
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Social Square	5,000.00	83186	1/21/2026
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Trace Crossing Feasibility	5,000.00	83186	1/21/2026
VEN011785	Speck Dempsey LLC	APP134786	1/13/2026	244018349	REDEVELOP DISTRICT	Sugarleaf Consulting	700.00	83193	1/21/2026
VEN012776	CrossRoad Engineers PC	APP134787	1/13/2026	244018349	REDEVELOP DISTRICT	GRPK BOT	968.00	83189	1/21/2026
	Subtotal for RDC						**74,923.83**		
Subtotal for Fund 244 Redevelopment District Capital							**74,923.83**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN009455	STAR Financial Bank	APP134723	1/9/2026	264013131	ROAD IMPACT-TSF	2021A	29,149.15	500001294	1/9/2026
VEN009455	STAR Financial Bank	APP134723	1/9/2026	264013131	ROAD IMPACT-TSF	2021A	21,787.05	500001294	1/9/2026
VEN012655	Brandt Construction Inc	APP134771	1/13/2026	264013474	ROAD IMPACT-	102 S Union Rehabilitation	174,543.00		
VEN012628	CCD Ackerson LLC	APP135020	1/21/2026	264013349	ROAD IMPACT-SERVICES	171st St Extension	39,904.65		
VEN001277	Macallister Machinery Co	APP135030	1/21/2026	264013474	ROAD IMPACT-	Watt light	535.36		
VEN001277	Macallister Machinery Co	APP135031	1/21/2026	264013474	ROAD IMPACT-	Watt Light	535.36		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN003987	Indiana Reclamation and Excavating	APP135043	1/21/2026	264013474	ROAD IMPACT-	Manholes	10,180.00		
	Subtotal for Public Works						**276,634.57**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**276,634.57**		
Fund No.	**Fund Name**								
269	**Training Facility Center**								
	Public Safety (Police and Fire)								
VEN009231	CenterPoint Energy	APP134721	1/9/2026	269014328	TRAINING FAC-HEAT/GAS	Final bill Trianing Facility	89.06	83032	1/9/2026
VEN000405	Citizens Energy Group	APP134920	1/20/2026	269014342	TRAINING FAC-	Training Facility	37.96	83179	1/20/2026
VEN009773	LNG Indy LLC	APP134969	1/20/2026	269014328	TRAINING FAC-HEAT/GAS	Training Facility	159.17	83180	1/20/2026
	Subtotal for Public Safety (Police and Fire)						**286.19**		
Subtotal for Fund 269 Training Facility Center							**286.19**		
Fund No.	**Fund Name**								
301	**Eastside TIF**								
	RDC								
VEN008529	First Financial Bank	APP135066	1/21/2026	301018380	EASTSIDE TIF PRINCIPAL	Eastside TIF	265,000.00		
VEN008529	First Financial Bank	APP135066	1/21/2026	301018381	EASTSIDE TIF INTEREST	Eastside TIF	36,975.00		
	Subtotal for RDC						**301,975.00**		
Subtotal for Fund 301 Eastside TIF							**301,975.00**		
Fund No.	**Fund Name**								
305	**Grand Junction TIF**								
	RDC								
VEN012808	1 Pro Environmental	APP134940	1/20/2026	305018474	GRAND JUNCT TIF-	Remediation of fuel tank	49,852.04		
VEN001277	Macallister Machinery Co	APP134941	1/20/2026	305018474	GRAND JUNCT TIF-	Excavator	7,432.13		
VEN001277	Macallister Machinery Co	APP134942	1/20/2026	305018474	GRAND JUNCT TIF-	Trash pump gas	530.25		
VEN011794	Caldwells Inc	APP134943	1/20/2026	305018474	GRAND JUNCT TIF-	Park St	4,074.84		
VEN011794	Caldwells Inc	APP134944	1/20/2026	305018474	GRAND JUNCT TIF-	Park St	1,988.70		
VEN011794	Caldwells Inc	APP134945	1/20/2026	305018474	GRAND JUNCT TIF-	Park St	3,411.45		
VEN005132	Powers Septic and Sewer	APP134946	1/20/2026	305018474	GRAND JUNCT TIF-	Pump septic tank	390.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
305	**Grand Junction TIF**								
	RDC								
VEN005132	Powers Septic and Sewer	APP134947	1/20/2026	305018474	GRAND JUNCT TIF-	Empty tank	390.00		
	Subtotal for RDC						**68,069.41**		
Subtotal for Fund 305 Grand Junction TIF							**68,069.41**		
Fund No.	**Fund Name**								
331	**Lease Rental BD2022AB FD-TIF**								
	Fire								
VEN012714	Argent Institutional Trust	APP135029	1/21/2026	331012349	LR BD2022AB FD-TRUSTEE	Admin Fee 2022A	1,250.00		
VEN012714	Argent Institutional Trust	APP135029	1/21/2026	331012349	LR BD2022AB FD-TRUSTEE	Admin Fee 2022B	1,250.00		
	Subtotal for Fire						**2,500.00**		
Subtotal for Fund 331 Lease Rental BD2022AB FD-TIF							**2,500.00**		
Fund No.	**Fund Name**								
427	**Cum. Capital Development**								
	Police								
VEN001168	Kelley Chevrolet	APP135084	1/21/2026	427002472	CCD-PD EQUIPMENT	Chevy Tahoe Silver Ice	53,560.00		
	Subtotal for Police						**53,560.00**		
	Fire								
VEN011571	StudioAxis	APP134844	1/14/2026	427012474	CCD-FD CONSTR COST	Construction of Fire Stations	7,441.00		
VEN011571	StudioAxis	APP134845	1/14/2026	427012474	CCD-FD CONSTR COST	Construction of Fire Stations	6,600.00		
	Subtotal for Fire						**14,041.00**		
	Public Works								
VEN012619	McGonigal Buick Cadillac GMC	APP135012	1/21/2026	427013472	CCD-PW EQUIPMENT	2026 GMC Terrain Fairman	41,816.75		
	Subtotal for Public Works						**41,816.75**		
Subtotal for Fund 427 Cum. Capital Development							**109,417.75**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
556	**Community Crossing Grant**								
	Public Works								
VEN000596	E and B Paving Inc	APP134770	1/13/2026	556013349	COMMUNITY CROSSING	2025 Resurfacing Program	0.00		
	Subtotal for Public Works						**0.00**		
Subtotal for Fund 556 Community Crossing Grant							**0.00**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN012442	Rachel Baker	APP134692	1/8/2026	701008930	PAYROLL-INS. DED	HSA	426.66	18986	1/8/2026
VEN012800	Charles Nichols	APP134720	1/9/2026	701008110	PAYROLL-NET SALARIES	Pay	3,196.73	18987	1/9/2026
VEN000948	IN Family and Social Services	APP134810	1/13/2026	701008140	PAYROLL-SUPPORT	Child Support	2,256.00	701000237	1/13/2026
VEN000920	Huntington National Bank	APP134811	1/13/2026	701008131	PAYROLL-EMPLOYER'S	FICA	33,748.87	701000236	1/13/2026
VEN000920	Huntington National Bank	APP134811	1/13/2026	701008132	PAYROLL-EMPLOYER'S	MEDICARE	20,177.87	701000236	1/13/2026
VEN000920	Huntington National Bank	APP134811	1/13/2026	701008921	PAYROLL-FEDERAL	Federal	140,294.25	701000236	1/13/2026
VEN000920	Huntington National Bank	APP134811	1/13/2026	701008922	PAYROLL-EMPLOYEE FICA	FICA	33,748.88	701000236	1/13/2026
VEN000920	Huntington National Bank	APP134811	1/13/2026	701008922	PAYROLL-EMPLOYEE FICA	MEDICARE	20,177.83	701000236	1/13/2026
VEN000959	Indiana Dept Of Revenue	APP134812	1/13/2026	701008923	PAYROLL-STATE	State	39,024.73	701000238	1/13/2026
VEN000959	Indiana Dept Of Revenue	APP134812	1/13/2026	701008923	PAYROLL-STATE	COIT	19,536.43	701000238	1/13/2026
VEN001390	MiSDU	APP134813	1/13/2026	701008140	PAYROLL-SUPPORT	Child Support	289.89	18991	1/14/2026
VEN001537	Payroll	APP134814	1/13/2026	701008110	PAYROLL-NET SALARIES	net	1,037,273.83	701000239	1/13/2026
VEN002177	Indiana Members Credit Union	APP134841	1/14/2026	701008930	PAYROLL-INS. DED	HSA	221.15	18990	1/14/2026
VEN004836	Nationwide Retirement Solutions	APP134843	1/14/2026	701008931	PAYROLL-401A MATCHING-	Loans	69.68	18992	1/14/2026
VEN012501	Hamilton County Fire Fighters 4416	APP134846	1/14/2026	701008141	PAYROLL-UNION DUES	Union Dues WFD	134.00	18993	1/14/2026
VEN012501	Hamilton County Fire Fighters 4416	APP134847	1/14/2026	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,628.80	18994	1/14/2026
VEN012663	Empower	APP134848	1/14/2026	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	63,287.23	701000240	1/14/2026
VEN012663	Empower	APP134849	1/14/2026	701008931	PAYROLL-401A MATCHING-	401a loans	2,659.58	701000241	1/14/2026
VEN010164	Zach Abbott	APP134858	1/14/2026	701008110	PAYROLL-NET SALARIES	Pay	200.00	18995	1/14/2026
VEN012806	Kevin Brock	APP134871	1/15/2026	701008110	PAYROLL-NET SALARIES	Ride out pay	1,366.04	18996	1/15/2026
VEN012251	Jeffrey Johnson	APP134876	1/15/2026	701008110	PAYROLL-NET SALARIES	Pay	131.90	18997	1/15/2026
VEN001081	Jason Cree	APP134878	1/15/2026	701008110	PAYROLL-NET SALARIES	Pay	296.01	18998	1/15/2026
VEN010381	William Ottenweller	APP134879	1/15/2026	701008110	PAYROLL-NET SALARIES	Retro OT	35.92	18999	1/15/2026
VEN010381	William Ottenweller	APP134880	1/15/2026	701008110	PAYROLL-NET SALARIES	Pay	179.77	19000	1/15/2026
VEN012573	Bram Wood	APP134881	1/15/2026	701008110	PAYROLL-NET SALARIES	Pay	912.43	19001	1/15/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN002177	Indiana Members Credit Union	APP134882	1/15/2026	701008930	PAYROLL-INS. DED	HSA	50.00	19002	1/15/2026
VEN001378	Mike Vickroy	APP134973	1/20/2026	701008110	PAYROLL-NET SALARIES	Retro pay	362.12	19003	1/20/2026
VEN012809	Aleigha Galindo	APP135105	1/21/2026	701008110	PAYROLL-NET SALARIES	Retro pay	421.22	19004	1/21/2026
	Subtotal for Clerk Treasurer						**1,427,107.82**		
Subtotal for Fund 701 Payroll							**1,427,107.82**		
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN001537	Payroll	APP134816	1/13/2026	900016111	STORM-SALARY	sal	23,159.48	900000443	1/13/2026
VEN001537	Payroll	APP134816	1/13/2026	900016120	STORM-FICA/MEDICARE	fica	1,367.96	900000443	1/13/2026
VEN001537	Payroll	APP134816	1/13/2026	900016120	STORM-FICA/MEDICARE	med	319.93	900000443	1/13/2026
VEN001537	Payroll	APP134816	1/13/2026	900016121	STORM-PERF	perf	3,288.63	900000443	1/13/2026
VEN002193	Christopher Burke Engineering	APP134837	1/14/2026	900016309	STORM-CONSULTING FEES	On Call	3,511.19		
VEN012663	Empower	APP134852	1/14/2026	900016125	STORM-401A MATCHING	401a Match	547.96	900000442	1/14/2026
VEN000418	Clark Dietz Inc	APP134929	1/20/2026	900016349	STORM-SERVICE	Amendment 2 - FEMA	3,118.50		
VEN003987	Indiana Reclamation and Excavating	APP135011	1/21/2026	900016433	STORM-INFRASTRUCTURE	Overman Blvd and 199th	5,213.50		
VEN002424	IUPPS	APP135025	1/21/2026	900016309	STORM-CONSULTING FEES	December tickets	879.70		
VEN012364	Publiq LLC	APP135036	1/21/2026	900016349	STORM-SERVICE	Utility Bills	21,761.00		
VEN012364	Publiq LLC	APP135036	1/21/2026	900016349	STORM-SERVICE	Utility Bills	39.96		
	Subtotal for Stormwater						**63,207.81**		
Subtotal for Fund 900 Stormwater							**63,207.81**		
Posted Invoices Total							**4,977,332.85**		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**							
701	**Payroll**							
	Clerk Treasurer							
	VEN010381	William Ottenweller	ACP003112	1/15/2026	701008110	Payroll-Net Salaries	Payroll-Net Salaries	35.92
	Subtotal for							**35.92**
Subtotal by Fund 701 Payroll								**35.92**
Credit Memo Total								**35.92**

CITY OF WESTFIELD

PROCLAMATION

HONORING WILL CHAMBLEY
RECIPIENT OF THE CONGRESSIONAL AWARD GOLD MEDAL

WHEREAS: the City of Westfield proudly recognizes exceptional young residents whose achievements exemplify leadership, service, and personal growth; and

WHEREAS: Westfield High School senior Will Chambley has earned the Congressional Award Gold Medal, the highest honor bestowed by the United States Congress for youth achievement and awarded to fewer than 500 students nationwide each year; and

WHEREAS: to earn this distinction, Will completed 400 hours of voluntary public service, over 200 hours of personal development, over 200 hours of physical fitness, and fulfilled the Award's expedition and exploration requirement through a planned and executed trip to Puerto Rico; and

WHEREAS: Will has demonstrated extraordinary commitment to his community through volunteer work with Westfield Welcome, Indy Great Pyrenees Rescue, Westfield Aquatics, local libraries, Westfield High School, and Indiana Swimming; and

WHEREAS: in addition to his service, Will is a dedicated student-athlete known for academic excellence, strong analytical skills, and leadership, earning membership in multiple honor societies and recognition as an Indiana CPA Society Scholar; and

WHEREAS: Will's accomplishments reflect the mission of the Congressional Award and serve as an inspiration to young people throughout Westfield; and

NOW, THEREFORE: I, Mayor Scott Willis, on behalf of the City of Westfield, do hereby recognize and honor Will Chambley for earning the Congressional Award Gold Medal and for his outstanding contributions to our community.

IN WITNESS WHEREOF, this proclamation is presented on the 12th day of January, 2026, with the congratulations and pride of the entire Westfield community.

(City Seal Here)

Scott Willis, Mayor
City of Westfield

ORDINANCE NUMBER 25-__-81

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25-__-2512-PUD-__-20**), requesting an amendment to the Harmony PUD Ordinance 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-__-2512-PUD-__-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation 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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

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.

1.3 All provisions and representations of (i) the UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Illustrated Site Development Plan (Concept Plan).**

A. Section 1.4 of the Harmony PUD and by reference the "Illustrated Site Development Plan" shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the "Concept Plan), as it pertains to the Real Estate.

B. The Real Estate shall be developed in general conformance with the Concept Plan as determined ~~and approved~~ by the Director of Community Development.

Section 4. **Permitted Uses.**

A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.

B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.

C. Only a cooperative shall own the property including the building and outside grounds.

D. The cooperative, as owner, shall operate and maintain the Real Estate.

Section 5. **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

A. Section 2.4(F) shall not apply.

B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.

C. Section 2.4(I) Maximum Building Height~~, 45'~~ shall be forty-five (45) feet

D. Section 2.4(M) shall not apply~~.~~, rather the following amenities shall be provided:

1. Nine (9) garden beds comprised of a total of thirty-six (36) garden plots.

2. Outside seating area.

3. Two (2) permanent gas grills.

4. A fire place or fire pit on the community patio located on the north side of the building.

E. Section 2.4(N) Architectural Standards shall not apply, rather the following shall apply:

1. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of elevations designed to capture the intended architecture of structures to be constructed in the District. General conformance with **Exhibit C**, as determined by the Director of Community Development, shall be required.

F. Section 2.4(O) Development Plans, shall not apply.

Section 6. **Off –Street Loading and Parking**. Article 4.2(C) shall apply except as amended below:

A. Section 4.2~~.~~(C~~.~~)(3~~.~~)(a) shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.

B. Section 4.2~~.~~(C~~.~~)(3~~.~~)(b) shall be amended as follows: ~~The minimum number of interior~~Interior garage parking spaces shall be ~~equal to 100% of the total number of dwelling units, therefore a minimum of~~ sixty-seven (67) ~~garage parking shall be included in the Primary Structure~~or more.

Section 7. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be

landscaped as illustrated on the Concept Plan.

Section 8. **Sign Standards.** The standards of the UDO shall apply.

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[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~~-~~-81** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25~~-~~-81

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25~~-~~-81

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

This document prepared by: James E. Shinaver, 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.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit D Architectural Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

'BLOCK A" OF THE HARMONY MIXED USE DISTRICT, PLAT CABINET 5, SLIDE 706, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, WHICH IS SITUATED WITHIN SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.
.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

EXHIBIT B

Concept Plan

(see following page)

EXHIBIT C

Architectural Character Exhibit

(see following ~~7~~8 pages)

ORDINANCE NUMBER 25-81

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2512-PUD-20**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2512-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Favorable** recommendation 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 January 15, 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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

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.

1.3 All provisions and representations of (i) the UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Illustrated Site Development Plan (Concept Plan).**

A. Section 1.4 of the Harmony PUD and by reference the "Illustrated Site Development Plan" shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the "Concept Plan), as it pertains to the Real Estate.

B. The Real Estate shall be developed in general conformance with the Concept Plan as determined by the Director of Community Development.

Section 4. **Permitted Uses.**

A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.

B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.

C. Only a cooperative shall own the property including the building and outside grounds.

D. The cooperative, as owner, shall operate and maintain the Real Estate.

Section 5. **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

A. Section 2.4(F) shall not apply.

B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.

C. Section 2.4(I) Maximum Building Height shall be forty-five (45) feet

D. Section 2.4(M) shall not apply, rather the following amenities shall be provided:

1. Nine (9) garden beds comprised of a total of thirty-six (36) garden plots.

2. Outside seating area.

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F. Section 2.4(O) Development Plans, shall not apply.

Section 6. **Off –Street Loading and Parking**. Article 4.2(C) shall apply except as amended below:

A. Section 4.2(C)(3)(a) shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.

B. Section 4.2(C)(3)(b) shall be amended as follows: Interior garage parking spaces shall be sixty-seven (67) or more.

Section 7. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be

landscaped as illustrated on the Concept Plan.

Section 8. **Sign Standards.** The standards of the UDO shall apply.

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[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 _____, 2026.

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 25-81** was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-81

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-81

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

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

This document prepared by: James E. Shinaver, 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.

Harmony PUD - 2025 Amendment 6 011526

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Exhibit B Concept Plan

Exhibit D Architectural Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

EXHIBIT B

Concept Plan

(see following page)

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

0 30' 60'

Scale: 1" = 30'-0"

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2'-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)	
			PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED		
(LT)	MINIMUM LOT STANDARD REQUIREMENTS		
(FN)	FOUNDATION REQUIREMENTS		
(SC)	SCREENING REQUIREMENTS		
(PI)	PARKING LOT INTERIOR REQUIREMENTS		
(PE)	PARKING LOT EXTERIOR REQUIREMENTS		
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS		

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

Know what's below. Call before you dig.

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn: JML
Checked: JML
Date: 10/03/2025
Project No: 25531
Revision:

Sheet No.

L1.0

EXHIBIT C

Architectural Character Exhibit

(see following 8 pages)

VILLAGE
COOPERATIVE
AT HARMONY

EQUAL HOUSING OPPORTUNITY

SUBJECT TO CHANGE WITHOUT NOTICE

VILLAGE
COOPERATIVE
AT HARMONY

EQUAL HOUSING OPPORTUNITY

SUBJECT TO CHANGE WITHOUT NOTICE

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

Alabaster

March 2022 Color of the Month

SW 7069

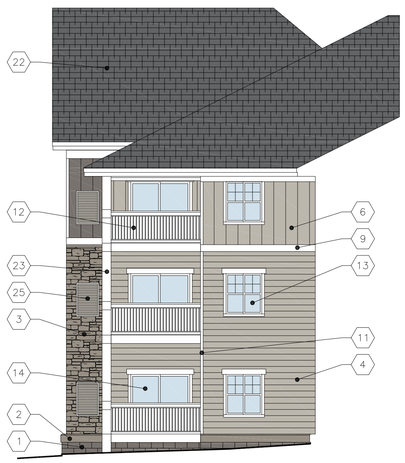
Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

4 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

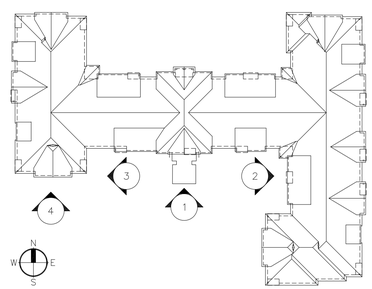
6508 SF – FACADE AREA	2020 SF – MASONRY AREA
3090 SF – SIDING AREA	31.04% MASONRY COVERAGE
1398 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
3. CAST STONE VENEER COLOR GRAY AND TAUPE MIX
4. FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
5. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE
6. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE
7. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE
8. FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE
9. FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE
10. CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL
11. FIBER CEMENT CORNER TRIM BOARD COLOR WHITE
12. PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK
13. VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM, 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
14. VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM, 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
15. VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL
16. PREFINISHED ALUMINUM STOREFRONT COLOR WHITE
17. HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR
18. OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL
19. FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE
20. DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1
21. DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE
22. ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY
23. FIBER CEMENT WRAPPED COLUMN COLOR WHITE
24. STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY
25. MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL
26. CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN
27. BUILDING CORNER POST AT SIDING AND CAST STONE VENEER

DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



REAL ESTATE EQUITIES
Architecture, LLC

Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
.
.
.
.

A7.0

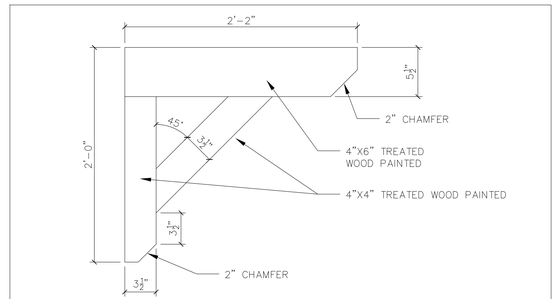
3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

4721 SF – FACADE AREA	1428 SF – MASONRY AREA
2239 SF – SIDING AREA	30.25% MASONRY COVERAGE
1054 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"



4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL
SCALE: 1-1/2" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
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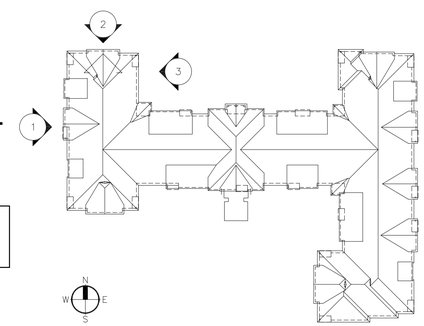

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WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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A7.1

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

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION	
6396 SF – FACADE AREA	1944 SF – MASONRY AREA
2863 SF – SIDING AREA	30.39% MASONRY COVERAGE
1589 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
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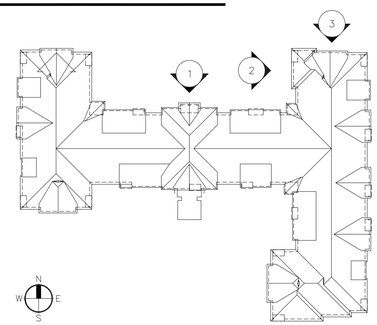
DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



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www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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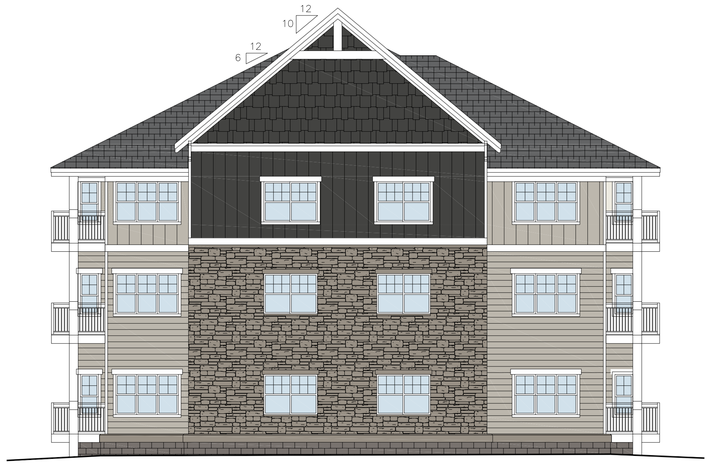
A7.2

4 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

8085 SF – FACADE AREA	2480 SF – MASONRY AREA
3802 SF – SIDING AREA	30.67% MASONRY COVERAGE
1803 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

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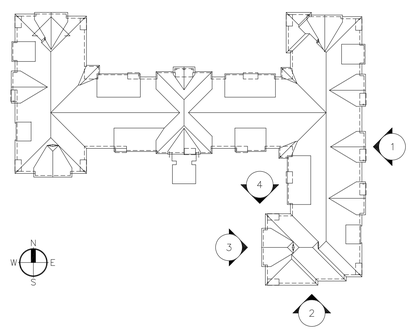

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VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

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25-02

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REVISIONS:
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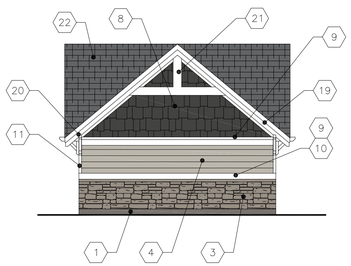
A7.3



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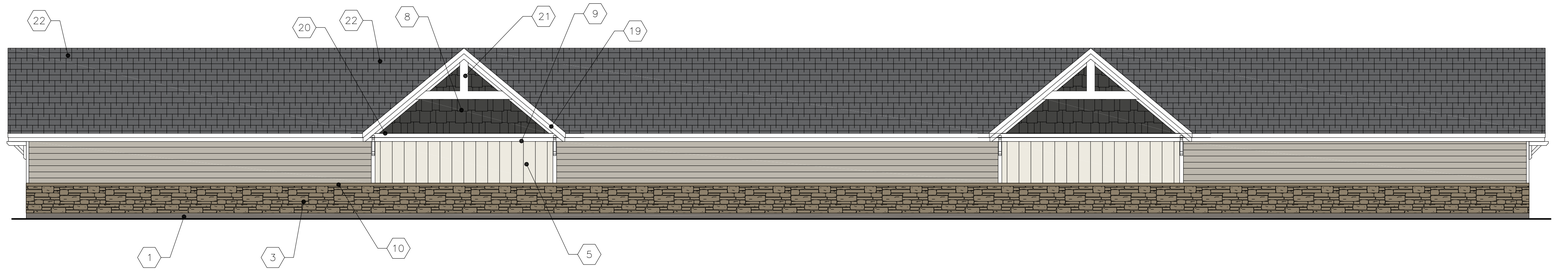

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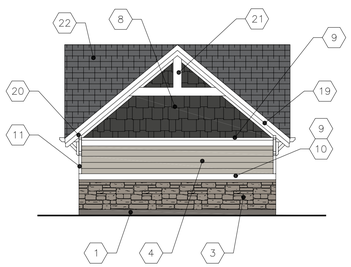

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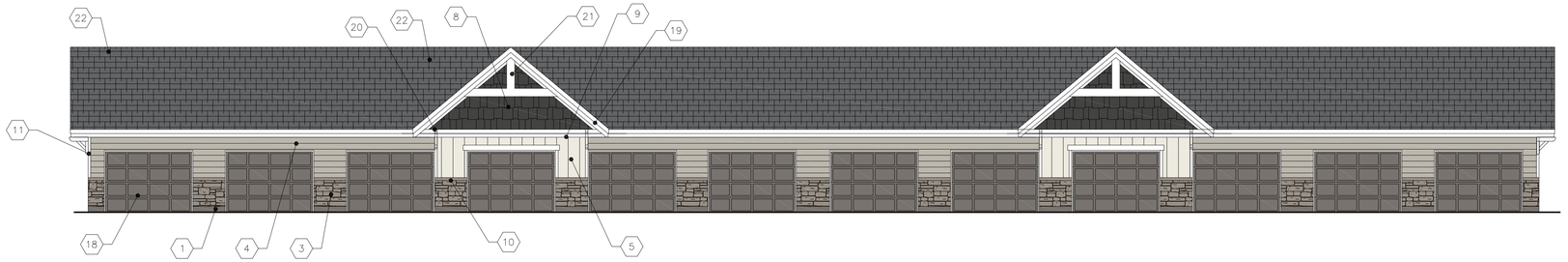

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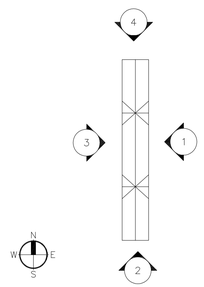

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PROJECT: VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE: EXTERIOR ELEVATIONS - GARAGES

PROJECT NO: 25-02

DATE: 10-21-2025

REVISIONS:
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A7.4

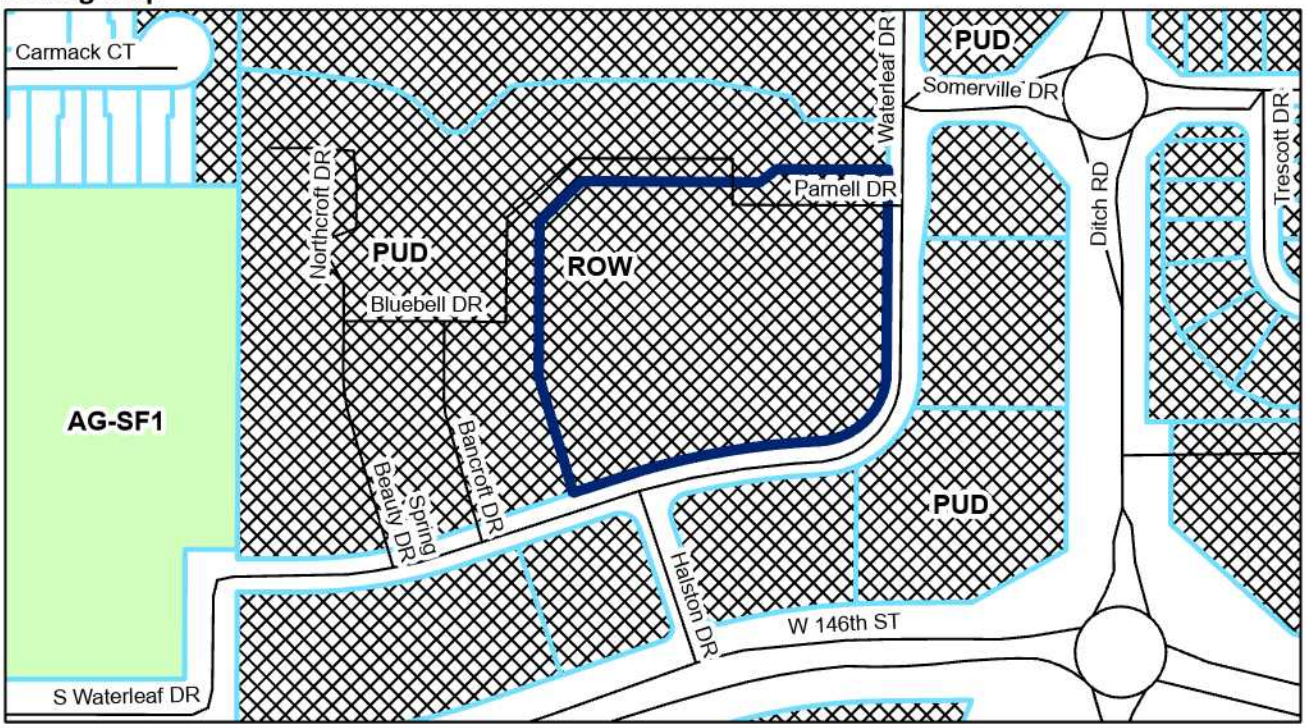
CITY OF Westfield INDIANA

Property Location Map
Harmony PUD Amendment (Village Cooperative)
2512-PUD-20

N W E S

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.02 0.04 0.09 Miles

N

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

0 30' 60'

Scale: 1" = 30'-0"

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2'-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

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

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

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

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn: JML
Checked: JML
Date: 10/03/2025
Project No: 25531
Revision:

Sheet No.

L1.0

Westfield City Council Report

Ordinance Number:	25-81
APC Petition Number:	2512-PUD-20
Project Name:	Harmony PUD Amendment (Village Cooperative; Ord. 25-81)
Petitioner:	Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC
Requested Action:	An amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District for 5.1 acres +/- to permit a senior cooperative-living community
Current Zoning:	Harmony Planned Unit Development (PUD) District, Area B
Current Land Use:	Vacant
Acreage:	5.1 acres +/-
Exhibits:	1. Department Report 2. APC Certification 3. Location Map 4. Proposed Ord. 25-81 5. Ord. 25-81 Redline 6. Landscape Site Plan 7. Elevations 8. Neighborhood Meeting Summary 9. Public Comment Exhibit
Staff Reviewer:	Lauren Gillingham-Teague, AICP, Senior Planner

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PETITION HISTORY

The petition was introduced at the November 24, 2025 City Council meeting and is scheduled for public hearing at the December 1, 2025 Advisory Plan Commission ("APC") meeting. A neighborhood meeting was held November 19, 2025 (see **Exhibit 8**).

A public hearing was held at the December 1, 2025 APC meeting. At the January 14, 2026 meeting, the Commission voted to waive the workshop meeting requirement and forwarded a favorable recommendation to Council.

PROJECT OVERVIEW

Location: The Property is located at 1448 S. Waterleaf Drive, north of the intersection of S. Waterleaf Dr and Halston Dr (see **Exhibit 2**). The Property is zoned Harmony PUD District (Ord. 12-14) as modified by Ord. 16-12. The site falls within Area B of the Mixed-Use District and has an underlying zoning district of LB: Local Business District.

Project Description: The Petitioner requests to modify the Harmony PUD to permit the development of a fee-simple, multi-family senior housing cooperative containing a maximum of 68 dwelling units.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions. Capitalized terms not otherwise defined in the ordinance shall have the means ascribed to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires general conformance with the Concept Plan as determined by the Director of Community Development.

Underlying Zoning: No changes proposed; the underlying zoning will remain LB: Local Business District.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district with the addition of cooperative-owned Dwelling, Multi-family.

Development Standards for Multifamily Uses: As proposed, the amendment waives or modifies many of the Harmony PUD standards applicable to multifamily density, including the following:

	Harmony PUD (Ord. 12-14)	Proposed
Min. Lot Area	None	No change
Min. Lot Frontage	Direct or indirect access required	
Min. Front Yard Setback	20’	
Min. Side Yard Setback	20’	
Min. Rear Yard Setback	20’	
Max. Attached Dwelling Units per Structure	30 attached units	Shall not apply
Max. Attached Dwelling Units	270	68 (1 unit will be reserved as a guest unit)

Max. Building Height	40’	45’
Development Amenities	Not applicable	9 garden beds (36 plots) Outside seating areas 2 permanent gas grills A community fireplace or fire pit
Architectural Standards	As per Sec. 2.4(N)	As per Character Exhibit

Off-Street Loading and Parking: Off-street parking requirements for multi-family residential uses are modified to require a minimum of 67 interior garage parking spaces.

Landscaping Standards: Article 5 of the Harmony PUD shall not apply. The site shall be landscaped as illustrated on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

PROCEDURAL

Public Hearing: A change of zoning request must be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the December 1, 2025 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop Discussion: Workshop discussion was waived for this petition.

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

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

Council Introduction: The petition was introduced at the November 24, 2025 Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its January 14, 2026 meeting, the Plan Commission forwarded a **Favorable Recommendation** to the Council (Vote: 6 in favor, 1 opposed).

City Council

Introduction:	November 24, 2025
Eligible for Adoption:	January 26, 2026
Submitted by:	Lauren Gillingham-Teague, AICP; Senior Planner

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 1, 2025, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2512-PUD-20
Ordinance No.	25-81
Petitioner	Austin Schlegel, by Pleasant Cities, LLC
Description	An amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District for 5.1 acres +/- to permit a senior cooperative-living community.

On January 14, 2026, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 1 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

January 15, 2026
Date

WRITTEN PUBLIC COMMENTS

Docket Number: 2512-PUD-20

Petitioner: Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC

Request: An amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District for 5.1 acres +/- to permit a senior cooperative-living community

Enclosed Attachments *(as of 12:00 pm, Monday, January 19, 2026)*

January 14, 2026 - Advisory Plan Commission Meeting

	Date	*Individual*	*Location*
1)	1-13-2026	Timothy Maher	N/A
2)	1-14-2026	Chuck Lehman	N/A

As a potential shareholder of the co-op, I write in support of the proposed project. I want to become part of a middle-class residential development where I can own a stake in my housing. I'm willing to share the risk and rewards of self-determination with likeminded partners. I look forward to becoming part of the Westfield community with all it has to offer and it's bright future.

I intend to spend both my tax and discretionary dollars to support the local government and businesses. I will be making my current house available to a new family in support of their aspirations. I ask that you support us future owners in this proposal. Thank you for your consideration.

Tim Maher

Outlook

Harmony Cooperative

From cwl@lehmanpartnersinc.com <cwl@lehmanpartnersinc.com>
Date Wed 1/14/2026 5:01 PM
To planners <planners@westfield.in.gov>; APC <APC@westfield.in.gov>

Mr. President and Members of the Advisory Plan Commission -

At the APC public hearing held on December 1st I spoke and shared concerns regarding the location of the proposed **Harmony Village Living Cooperative**. At that time there was limited information on the cooperative concept plan however, it sounded like a reasonable project for our community. **My objection is for the rezoning of this commercial property to allow for residential development.**

On December 10th, and again on the 11th, I attended a sales session to learn more about the concept of the Village Living Cooperative. Craig McDaniels, Director of Sales for Real Estate Equities Development,LLC., gave comprehensive details of the company, their history and info on projects completed in other states. Dawn Sisk is the Sales Manager for the Harmony Project and said she planned to be here throughout the sales process. Both were knowledgeable about the Living Cooperative concept and were in Westfield to sell this project. While they did not pressure the four people that attended, Dawn did share they had taken deposits for several of the 67 units and expected to sell more that week. The sooner you get in, the better the choice of units and parking places. Plus, the longer it takes to sell it out, the higher the share prices would go.

Mr. McDaniel had arrived in Westfield the previous day and knew almost nothing about our area and had only driven by the property. Ms. Sisk was more familiar with Hamilton County and thought is was a good location. Neither seemed too concerned the property is not zoned for residential use and had been told it was just a matter of formality. Those that bought a share paid $500 (that day) and then another $4500 was due within 30 days. Additional payments would be required as the as the project moves ahead. It was a done deal and they were selling.

After the second meeting I did more research to get more information on Real Estate Equities Developments, LLC. The concept of living cooperatives seems like a legitimate option for property ownership and most likely could be successful here in Westfield. The only concern is that once the project is built out, and the share holding company is established, Real Estate Equities Development, LLC moves on with no long-term involvement with the Harmony Living Cooperative. They are developers and the share holders are on their own. The other communities I researched seem to be successful and functioning as planned.

Village Cooperatives is an innovative concept and Westfield could be an ideal city for the first Indiana location. However, the Harmony site is simply not a winner for anyone except, Real Estate Equities Development, LLC. This property is zoned for retail services (3% commercial) development and needs to be built out with the anticipated uses. Retail business has been developed just across the street (Starbucks) and others (including CVS) are all busy and successful. This plot of ground provides the PERFECT location for needed

additional services that complete the vision for the Harmony community as originally intended. The area is ripe for additional restaurants and small businesses to the benefit of everyone.

Please be patient, please be community focused and allow the market to determine the best use under the current zoning. We have no reason, nor obligation to approve this rezone. We owe nothing to Real Estate Equities Development, LLC., or current owner developer. It's likely worth more when commercially developed and we all win.

Real Estate Equities Development, LLC will be far more successful when they develop close to our emerging downtown. The share holders (resident owners) will have much better views, enjoy more services, be closer to the best trails, including Simon Moon Park, and their investment will be far more secure.

This is not the proper location for a Living Cooperative for Westfield, or for those that become shareholders. The APC has been bold in the past to guide and determine our future. Please deny this request in the best interest of all concerned.

Thanks for your service and consideration,

Chuck Lehman

317.413.6890

Summary of Neighborhood Meeting

Project/Applicant: **Real Estate Equities Development, LLC**

Harmony PUD Mixed-Use District Area B 2025 Amendment

Date: **Wednesday, November 19, 2025, 7:00 pm**

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

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Shane Wright, Real Estate Equities Development, LLC

Attendees: **See attached for Sign-In-Sheet and Council Quorum Notice Sign Posting**
Lauren Gillingham-Teague, City of Westfield Planning Staff

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

1. What type of outdoor and indoor amenities will this community have?
2. How does ownership in a cooperative work?
3. How does the HUD 62+ program work for a cooperative community?
4. How many bedrooms are provided in each home?
5. What is the procedure when an owner wants to sell his cooperative share to a 3rd party?
6. Is a 3rd party property management company required for these types of cooperative communities?
7. How are the prices of individual cooperative shares determined?
8. Do individual shareholders pay cash, or do they obtain a mortgage (or both) to purchase a cooperative share?

The meeting ended at approximately 7:50 pm.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Real Estate Equities Development, LLC

Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: **Wednesday, November 19, 2025 at 7:00 pm**
Wyndham Hotel (Legends Hall) 18592 Carousel Lane, Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. Matthew O'Rourke	1947 Parsons Pl Westfield IN	513-307-6964	matthewrourke11@gmail.com
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
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12.			
13.			
14.			
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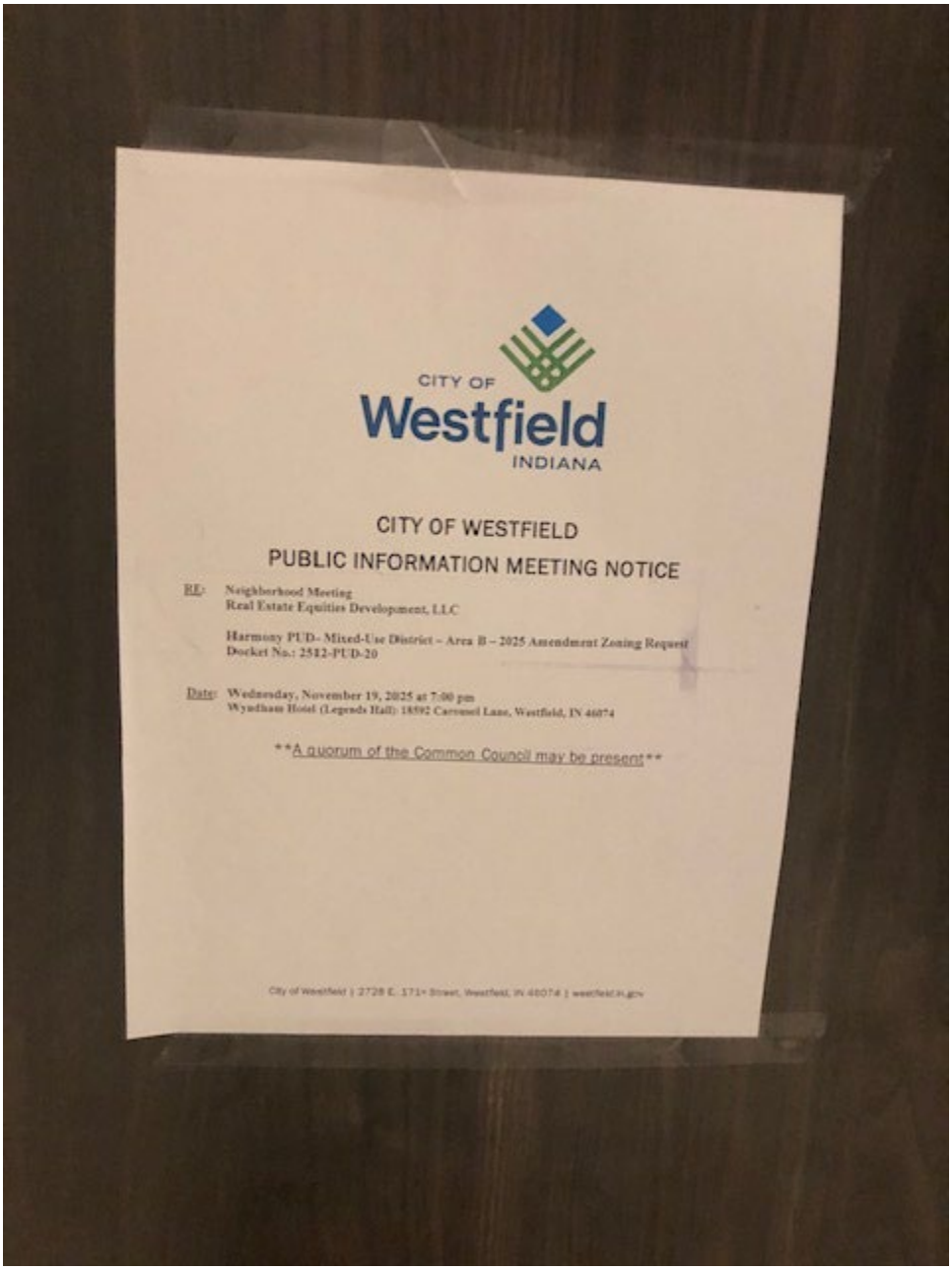
17.			



CITY OF WESTFIELD

PUBLIC INFORMATION MEETING NOTICE

RE: Neighborhood Meeting
Real Estate Equities Development, LLC

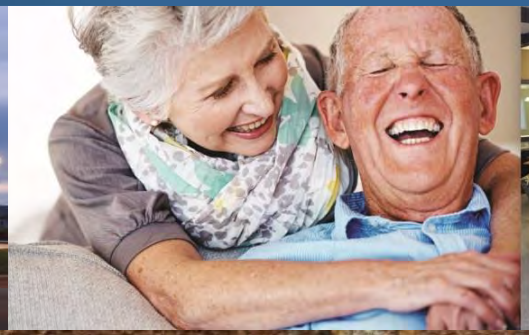
Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: Wednesday, November 19, 2025 at 7:00 pm
Wyndham Hotel (Legends Hall): 18592 Carousel Lane, Westfield, IN 46074

A quorum of the Common Council may be present

City of Westfield | 2728 E. 171st Street, Westfield, IN 46074 | westfield.in.gov

Real Estate Equities Development & The Village Cooperative



Corporate Profile

REAL ESTATE EQUITIES
Development, LLC

Industry Leader:
46 Village Cooperatives that are open, under construction or being planned.

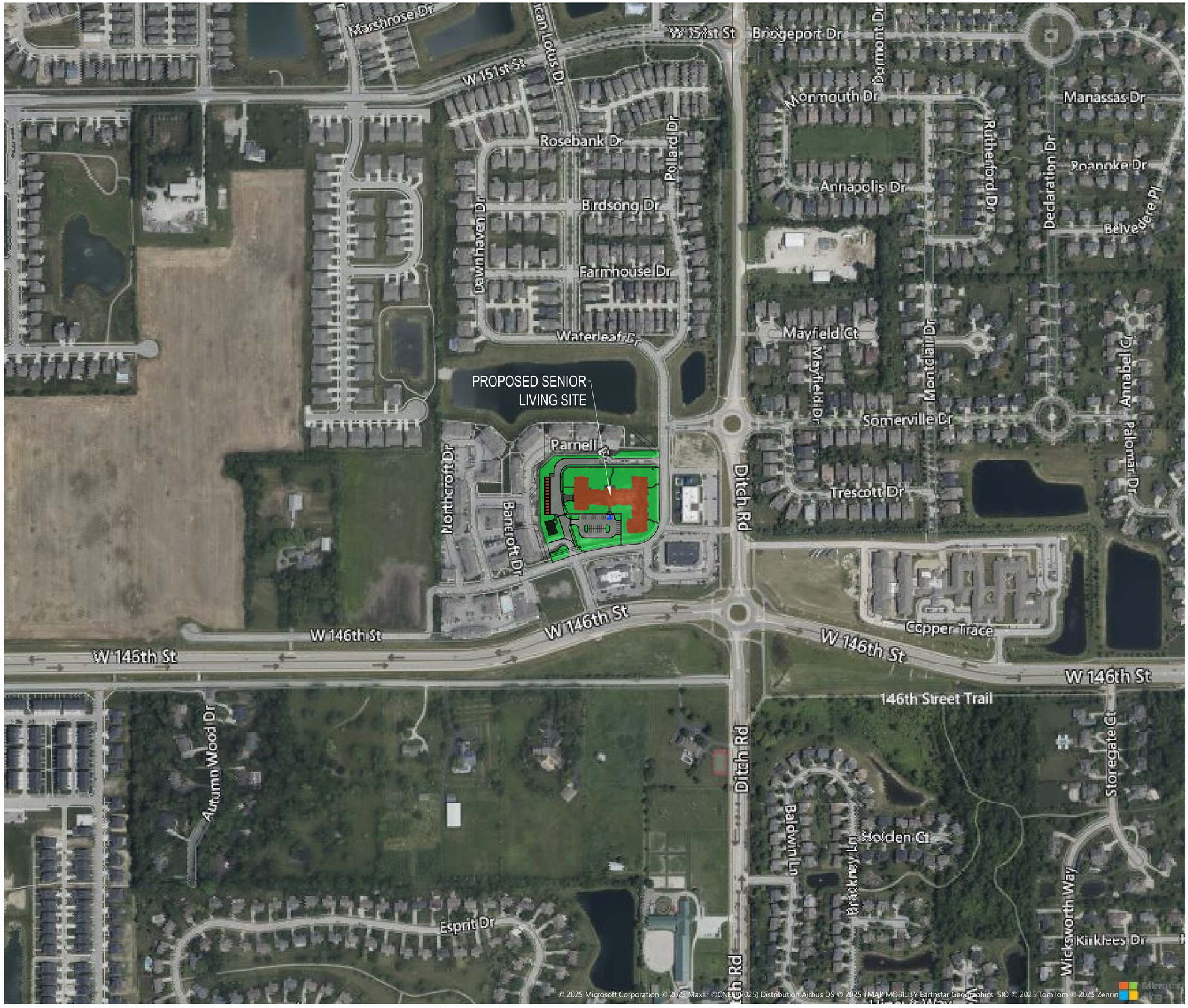
Development Value:

Over $750 Million in senior cooperative development.

VILLAGE COOPERATIVE

Locations

Over 5,700 shareholders have chosen the Village Cooperative at these locations across 11 states:



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

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft.

NAD83, Indiana State Planes, East Zone, US Foot

SITE LAYOUT MAY BE SUBJECT TO CHANGE

Site Development Table		
Total Parcel Size Ac	5.09	
Residential Density/Ac	13	
Pervious Area SF and %	119,125	53.7%
Impervious Area SF and %	97,850	44.1%
Parking Lot Landscape Area SF and %	9,580	1.6%
9x18	18	
9x20	22	
ADA (Van)	2	
Building Garage	77	
Detached Garage Bldg	12	
Detached Garage Surface	12	
Parking Total	143	
Parking Required 2 spaces/unit	136	

Innovative
ENGINEERING & CONSULTING
3961 Perry Boulevard
Ph. 317-769-2916
Whitestown, IN 46075
www.innovativeecl.com

REVISIONS:

PREPARED FOR:
Real Estate Equities Development
1303 Corporate Center Curve Suite 400
Eagan, MN 55121
Hunter Johnson, hjohnson@reedevelopment.com

Senior Living Cooperative of Westfield
1448 South Waterleaf DR, Westfield, IN 46074
Area Map

DATE:

DATE: 10/1/2025
DRAWN BY: WCS
ISSUED:
CHECKED BY: RGG
JOB NUMBER: 25116
SHEET # EX 'A'

File Path\Name: I:\Jobs\2025\25116 - Village Senior Cooperative Westfield\Dwgs\Concept\25116_bs.dwg - Date: Oct 02,2025 - 11:27am

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

0 30' 60'

Scale: 1" = 30'-0"

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2'-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,500 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

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

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

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

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn: JML
Checked: JML
Date: 10/03/2025
Project No: 25531
Revision:

Sheet No.

L1.0

VILLAGE
COOPERATIVE
AT HARMONY

EQUAL HOUSING OPPORTUNITY

SUBJECT TO CHANGE WITHOUT NOTICE

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

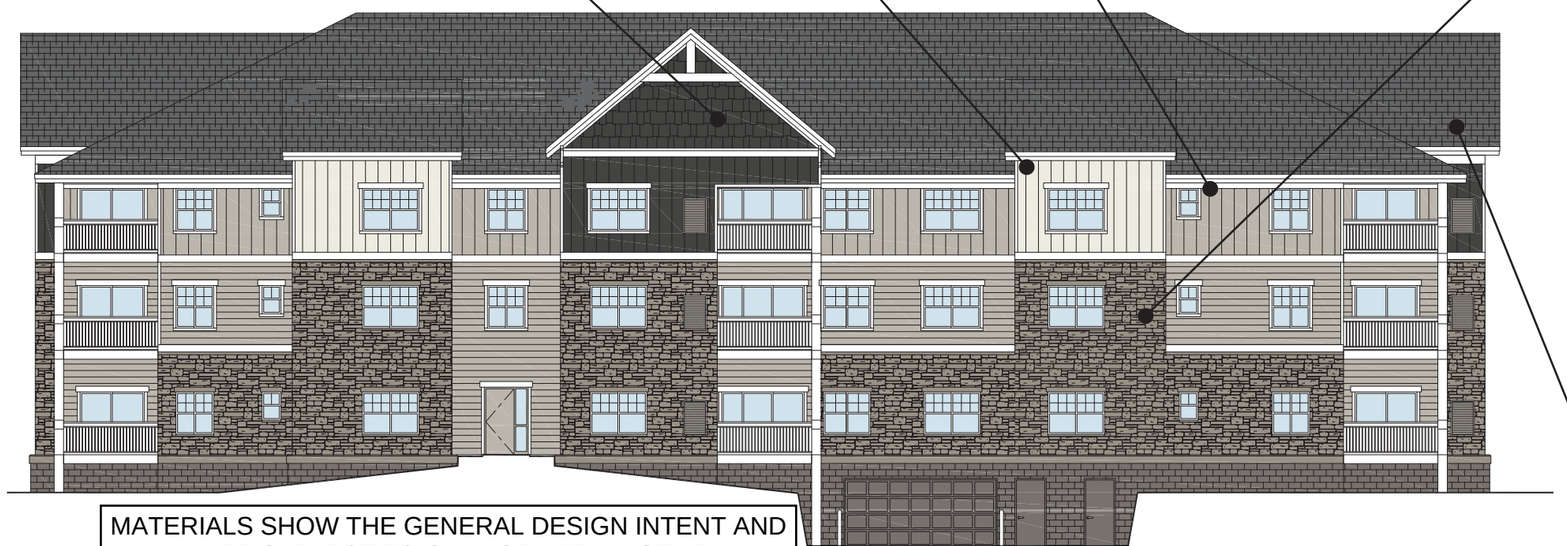
Alabaster

March 2022 Color of the Month

SW 7069

Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous



MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

ORDINANCE NUMBER 25-82

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

This is a Planned Unit Development District Ordinance (to be known as the "**LPH/COMMUNITY PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2512-PUD-21**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit 1** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2512 -PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) 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 _____, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**LPH/COMMUNITY PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Rehabilitation Hospital: An institution that provides psychological, medical, physical and addiction care to patients, that may provide overnight accommodation for persons receiving treatment, and that includes as an integral part of the institution, related facilities such as laboratories, pharmacy, outpatient or training facilities.

2.2 Conference Center. A building or portion of a building used for hosting meetings, seminars, conventions, and similar gatherings.

Section 3. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the General Business District (GB) (the "Underlying Zoning District").

Section 4. Uses.

4.1 Uses permitted in the Underlying Zoning District shall be permitted except for the following, which **shall be prohibited**:

a. Auction Rooms

b. Childcare/Daycare Center

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

c. Garden and Lawn Center

d. Health, Fitness and Exercise Center

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

e. Hotel (or Motel)

f. Restaurant, Fast Food / Restaurant, Specialty / Restaurant, Takeout and Deli-Style / Restaurant Sit-Down

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

g. School, Fine Arts or Commercial

h. School, Professional Trade or Business

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

i. Assembly Halls/Auditoriums

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

j. Educational Institution, without dormitory accommodations

k. Civic Center

l. Museum/Exhibition Hall

m. Religious Institution

n. Civic Club

o. Private Club

p. Farmers Market

q. Nursery

r. High and Medium Intensity Retail

s. Retail, Low Intensity

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

t. Amphitheater / outdoor theater

u. Tavern (or Nightclub)

v. Theater, indoor

w. Data Processing / Call Center

x. Bus stations / transit stops

y. Special Exception Uses

4.2 Additional Uses: The following additional uses shall be permitted:

a. Agricultural Use / Agritourism Use:

This use shall be limited to the following scope: A community garden area where the public can learn how to grow food for themselves or for food banks and similar food support services with supporting accessory agricultural utility structures. This use shall be developed after a permitted use is developed and not a standalone use.

The community garden may include Accessory Building(s) for restrooms, storage of equipment, and product freezer storage space. These Accessory Buildings shall not be required to be constructed to the architectural standards of a primary structure. Rather, the Character Exhibits attached hereto as **Exhibit 5**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Accessory Building Character Exhibits are a compilation of images designed to capture the intended quality of the Accessory Building(s) permitted within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Agricultural Accessory Building Character Exhibits, then the Agricultural Accessory Building Character Exhibits shall control. Compliance with the Accessory Building Character Exhibits shall be determined by the Director of Community Development.

b. Rehabilitation Hospital

c. Conference Center

Section 5. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District.

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

Architectural Standards:

1. Architecture for facades that front a public right of way or which are visible from adjoining residential districts shall comply with the Architectural Requirements of Article 6.3(F) of the UDO.

2. Facades that do not front a public right of way or are not visible from adjoining residential districts shall be permitted to include architectural metal wall panels not to exceed a maximum of seventy-five percent (75%) of the building materials of such a façade, exclusive of windows and doors.

3. Prohibited building finish materials on all facades include wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

4. Provided that a Building Façade is substantially compliant with the Character Exhibits attached hereto (as determined by the Director of Community Development), only forty percent (40%) of the Building Façade shall be required to be Masonry Materials.

5. A prefabricated concrete veneer wall system, similar to the system shown on the attached **Exhibit 4**, shall be an approved Masonry Material.

6. Overhead doors are permitted only on facades that do not front a public right of way or are not visible from adjoining residential districts.

7. As to any Rehabilitation Hospital, the following language shall apply in lieu of Article 6.3(F)(5)(b) of the UDO:

   Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than ninety (90) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall have a depth consistent with the Character Exhibits (as determined by the Director of Community Development) and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

   Notwithstanding the foregoing, deviations from the foregoing requirements shall be permitted to if the Building modulation of the Rehabilitation

Hospital is in substantial compliance with the Character Exhibits (as determined by the Director of Community Development).

Section 7. **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 Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 8. **Concept Plan and Character Exhibits.**

8.1 The Concept Plan, attached hereto as **Exhibit 2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Following detailed site engineering, the configuration and layout of rights-of-way, individual lots, and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general compliance with the Concept Plan, including the general building massing shown, as determined by the Director of Community Development.

8.2 The Character Exhibits, attached hereto as **Exhibit 3**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Character Exhibits are a compilation of images designed to capture the intended quality of the building(s) to be constructed within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibits, then the Character Exhibits shall control. Compliance with the Character Exhibits shall be determined by the Director of Community Development.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

Section 10. **Severability.** If any term or provision of this Ordinance is held to be illegal or unenforceable, then the validity or enforceability of the remainder of this Ordinance will not be affected.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-_____** was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-_____** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-_____** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by: C. Addison Bradford, Hall, Render, Killian, Heath & Lyman, P.C.

SCHEDULE OF EXHIBITS

Exhibit 1 Real Estate (Legal Description)

Exhibit 2 Concept Plan

Exhibit 3 Character Exhibits

Exhibit 4 Prefabricated Concrete Veneer Wall System

Exhibit 5 Agricultural Accessory Building Character Exhibits

EXHIBIT 1

REAL ESTATE

Parcel One (Parcel No. 08-06-19-00-00-010.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County Indiana, more particularly described as follows:

Beginning at the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East; thence West on and along the South line of said South Half 325.55 feet; thence North parallel with the East line of said South Half 1338.3 feet to the North line of said South Half; thence East on and along aforesaid North line 325.55 feet to the East line of said South Half; thence South on and along aforesaid East line 1338.15 feet to the place of beginning.

Except:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning at the Southeast corner of said quarter section, said Southeast corner being designated as point "12000" on said parcel plat; thence North 89 degrees 50 minutes 13 seconds West 325.55 feet along the South line of said quarter section to the Southwest corner of the grantors' land; thence North 0 degrees 00 minutes 53 seconds West 45.00 feet along the West line of grantors' land to point "402" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.55 feet to the East line of said quarter section at point "403" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 45.00 feet along said East line to the point of beginning and containing 0.336 acres, more or less, inclusive of the presently existing right of way, which contains 0.079 acres, more or less.

Parcel Two (Parcel No. 08-06-19-00-00-011.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 325.5 feet West of the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, and on the South line thereof; thence West on and along aforesaid South line 325.5 feet; thence North parallel with the East line of the South Half 1338.45 to the North line of said South Half; thence East on and along aforesaid North line 325.5 feet; thence South parallel with the East line of said South Half 1338.3 feet to the place of beginning, containing 10.00 acres, more or less.

EXCEPT THEREFROM: Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the

Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

ALSO EXCEPT that portion conveyed to the City of Westfield, Indiana reflected in Warranty Deed recorded March 16, 2020 as Instrument No. 2020013856, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing to the Southeast corner of said quarter section designated as point "1000" on said plat; thence South 89 degrees 54 minutes 02 seconds West 651.00 feet along the South line of said section to the Southwest corner of the grantors' land; thence North 0 degrees 08 minutes 47 seconds West 901.67 feet along the West line of the grantors' land to the point of beginning of this description designated as point "1541" on said plat; thence continuing North 0 degrees 08 minutes 47 seconds West 436.99 feet along said West line to the Northwest corner of the granters' land; thence South 89 degrees 56 minutes 51 seconds East 95.83 feet along the North line of the grantors' land; thence Southwesterly 312.88 feet along an arc to the right having a radius of 700.00 feet and subtended by a long chord having a bearing of South 8 degrees 16 minutes 33 seconds Wet and a length of 310.28 feet to the point designated as "725" an said plat; thence South 21 degrees 04 minutes 50 seconds West 139.17 feet to the point of beginning and containing 0.673 acres, more or less.

Parcel Three (Parcel No. 08-06-19-00-00-011.001):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

EXCEPT THEREFROM that portion appropriated to the City of Westfield, Indiana reflected in Order of Appropriation, Couse No. 29D04-2007-PL-005056, recorded August 31, 2021 as

Instrument No. 2021063630 and Agreed Findings and Judgment recorded May 24, 2022 as Instrument No. 2022025881, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat marked EXHIBIT "B", described as follows: Beginning at a point on the South line of said quarter section North 89 degrees 50 minutes 13 seconds West 325.55 feet from the Southeast corner of said quarter section, said point of beginning being the Southeast corner of grantors' land; thence North 89 degrees 50 minutes 13 seconds West 325.50 feet along said South line to the Southwest corner of grantors' land; thence North 0 degrees 00 minutes 53 seconds West 65.00 feet along the West line of grantors' land to point "400" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.50 feet to the East line of grantors' land to point "401" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 65.00 feet to said East line to the point of beginning and containing 0.486 acres, more or less, inclusive of the presently existing right of way, which contains 0.064 acres, more or less.

Parcel Four (Current Parcel No. 08-06-19-00-00-019.000):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence South 89 degrees 54 minutes 02 seconds West 813.42 feet along the south line of said section to the southwest corner of the tract of land described in Deed Record 317, page 604 in the Office of the Recorder of Hamilton County said corner being 813.42 feet west of the east line of said quarter section; then North 0 degrees 08 minutes 47 seconds West 694.96 feet parallel with and 813.42 feet west of said east line to the Point of Beginning;

Thence North 0 degrees 08 minutes 47 seconds West 493.62 feet parallel with and 813.42 feet west of said east line to the southwest corner of the tract of land described in Instrument number 2014010631; thence North 89 degrees 52 minutes 20 seconds East 142.41 feet along the south line of said Instrument; thence Southwesterly 121.99 feet along an arc to the right having a radius of 590.00 feet and subtended by a long chord having a bearing of South 15 degrees 09 minutes 27 seconds West and a length of 121.77 feet; thence south 21 degrees 04 minutes 50 seconds West 175.35 feet; thence southwesterly 218.62 feet along an arc to the left having a radius of 710.00 feet and subtended by a long chord having a bearing of South 12 degrees 15 minutes 35 seconds West and a length of 217.75 feet to the Point of Beginning. Containing 0.728 acres, more or less.

EXHIBIT 2

CONCEPT PLAN

EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
Community

Community Health Pavilion

EXHIBIT 4

PREFABRICATED CONCRETE VENEER WALL SYSTEM

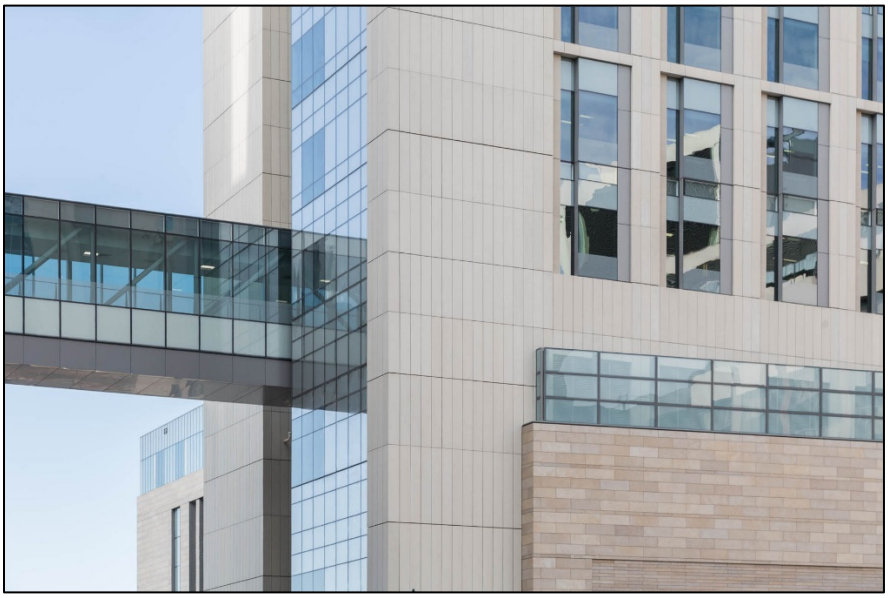


EXHIBIT 5

AGRICULTURAL ACCESSORY BUILDING CHARACTER EXHIBITS

Westfield City Council Report

Ordinance Number:	25-82
APC Petition Number:	2512-PUD-21 (the "Petition")
Petitioner:	Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. (the "Petitioner")
Requested Action:	A change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the LPH/Community Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-82 4. Concept Plan 5. Concept Plan 6. Discharge Process 7. APC Certification
Prepared by:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the November 24, 2025, City Council meeting.

The petition received a public hearing at the December 1, 2025, Advisory Plan Commission (the "APC") meeting. The workshop requirement for the petition was waived. No significant outstanding items to address were brought up by the APC.

At the January 14, 2026, APC meeting, the Commission forwarded a unanimous favorable recommendation (vote 7 in favor, 0 against) to the City Council.

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 19.23 acres from AG-SF1: Agriculture/Single-Family Rural to the LPH / Community PUD, a General Business-underlying PUD District.

The Property is located in both the Employment Corridor and Business Park areas of the current Comprehensive Plan's Land Use Concept Map.

The Northpoint PUD exists to the north and east of the property. The 196th & East PUD, an Enclosed Industrial-underlying PUD exists south of 196th Street to the south of the Property. General Business-zoned property exists to the west of East Street and is where the Community Hospital is currently under construction.

The property was officially annexed into the City on November 24, 2025.

ZONING REQUEST

The petitioner in requesting to rezone the Property from AG-SF1 to a General Business-underlying Planned Unit Development (PUD) District.

Concept Plan

The Concept Plan, found in **Exhibit 2** of the PUD (Exhibit 4 of the supplied Exhibits on the agenda), shows a conceptual site plan layout for two primary buildings with parking as well as a smaller accessory building in between. Language within the Ordinance requires Property to be developed in general compliance with the Concept Plan including the general building massing as shown, as determined by the Director of Community Development.

Uses

The Ordinance explicitly defines two (2) uses: Rehabilitation Hospital and Conference Center; these uses would be permitted in addition to any other permitted uses. Also permitted is an Agricultural / Agritourism use, the scope for which is explicitly stated in the PUD. The permission of any Agricultural / Agritourism use would be limited to this narrative.

While the PUD language defaults to the underlying General Business zoning district for permitted uses, an exhaustive list of prohibited uses are included within.

The proposed Rehabilitation Hospital is the primary motive for this rezone request.

Character Exhibits

Character Exhibits found within **Exhibit 3** of the Ordinance (Exhibit 5 of the supplied Exhibits on the agenda) are designed to capture the intended quality of the building to be constructed on the Property. A building on the Property is required to comply with the Architectural Standards of the UDO (Article 6.3) as amended by the PUD and/or compliance with the Character Exhibits – as determined by the Director of Community Development – in the event that there is conflict between Article 6.3 as amended and what is shown in the aforementioned Exhibits.

Development Standards

The only development standards proposed to be modified from what the UDO would otherwise require are related to architecture:

- The Architectural Standards set forth in Article 6.3 of the UDO are proposed to apply to facades that front a Right-of-way or which are visible from adjoining residential districts.
- Language within the PUD would permit architectural metal panels for up to 75% of a façade that does not front a Right-of-way and/or is not visible from an adjoining residential district.
- Provided the character of any proposed building is substantially similar to the Character Exhibits within the Ordinance, Masonry Materials shall only be required to comprise a minimum forty percent (40%) of a Building Façade instead of sixty percent (60%) that would otherwise be required.
- A prefabricated concrete veneer wall system shall be an approved Masonry Material.
- An amendment to the occurrence of building modulation is proposed, provided the building remains substantially compliant with the Character Exhibits contained within the Ordinance.

Character Exhibits contained within the Ordinance are proposed to apply to the Property with the exception of language in Section 6.

COMPREHENSIVE PLAN

The Property is located within both the Employment Corridor and Business Park areas of the Comprehensive Plan's Land Use Concept Map.

The Employment Corridor land use is described in detail in the Highway Corridors section of the Comprehensive Plan. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council First Reading: The petition had its first reading at the November 24, 2025, Council meeting

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the December 1, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: The workshop for this item was waived by the APC at their December 1, 2025, meeting.

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its January 14, 2026, meeting the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

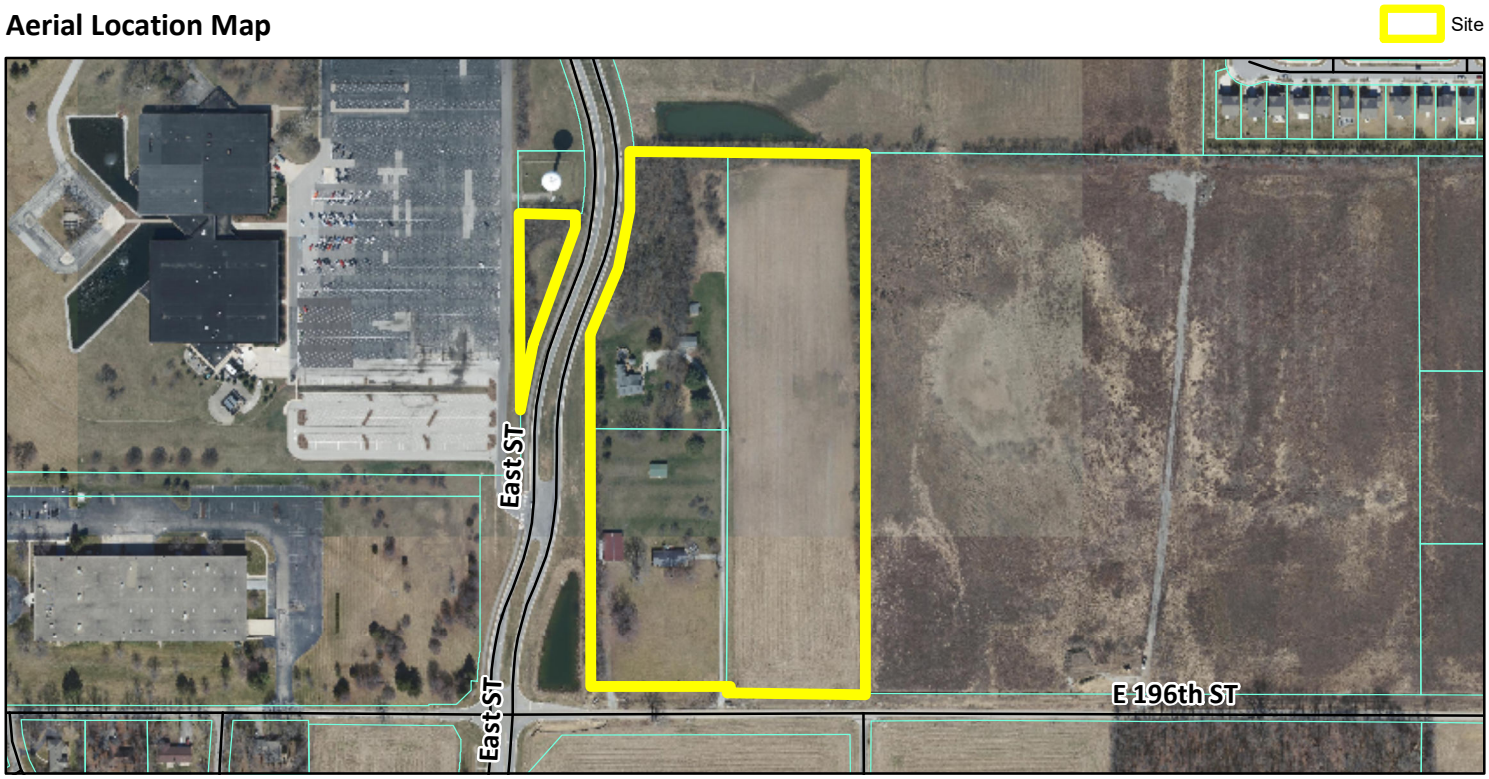
City Council

First Reading:	November 24, 2025
Eligible for Adoption:	January 26, 2026
Submitted by:	Daine Crabtree, Current Planning Manager Community Development Department

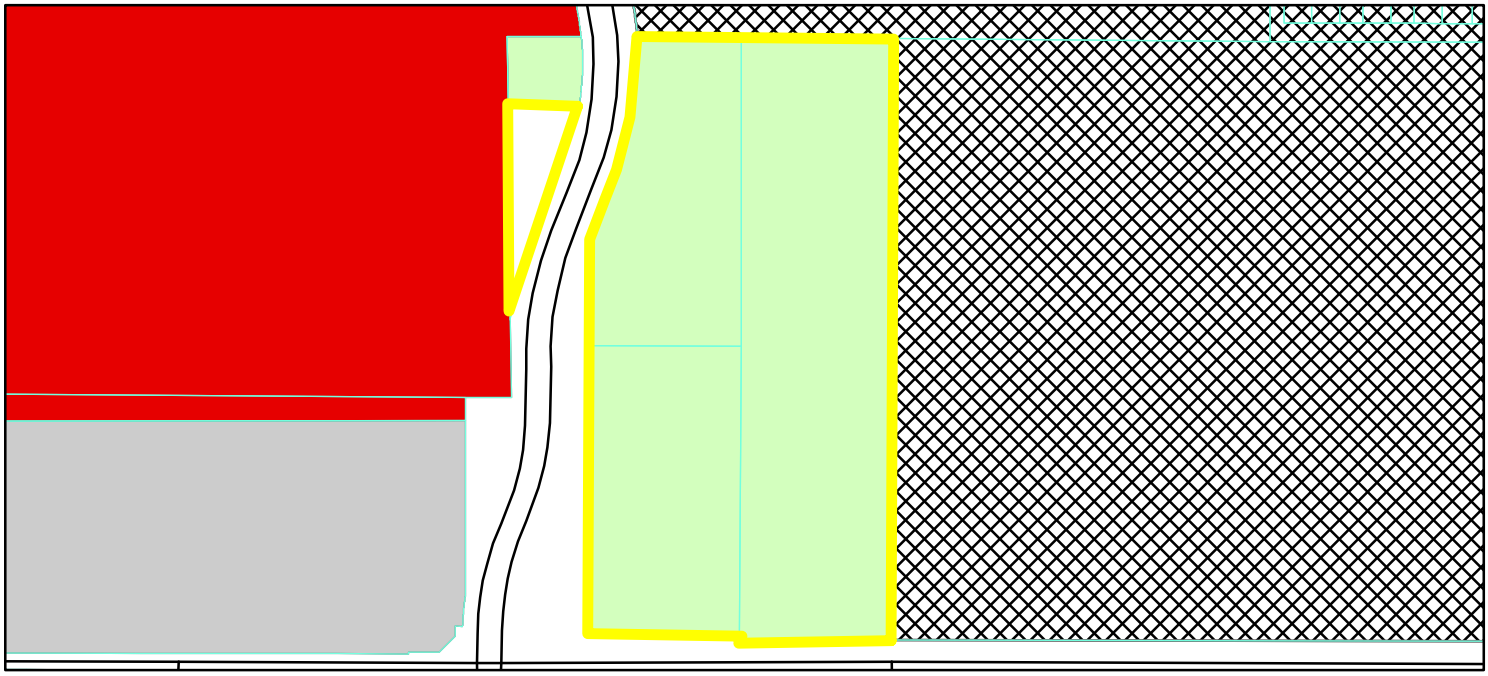
CITY OF Westfield INDIANA

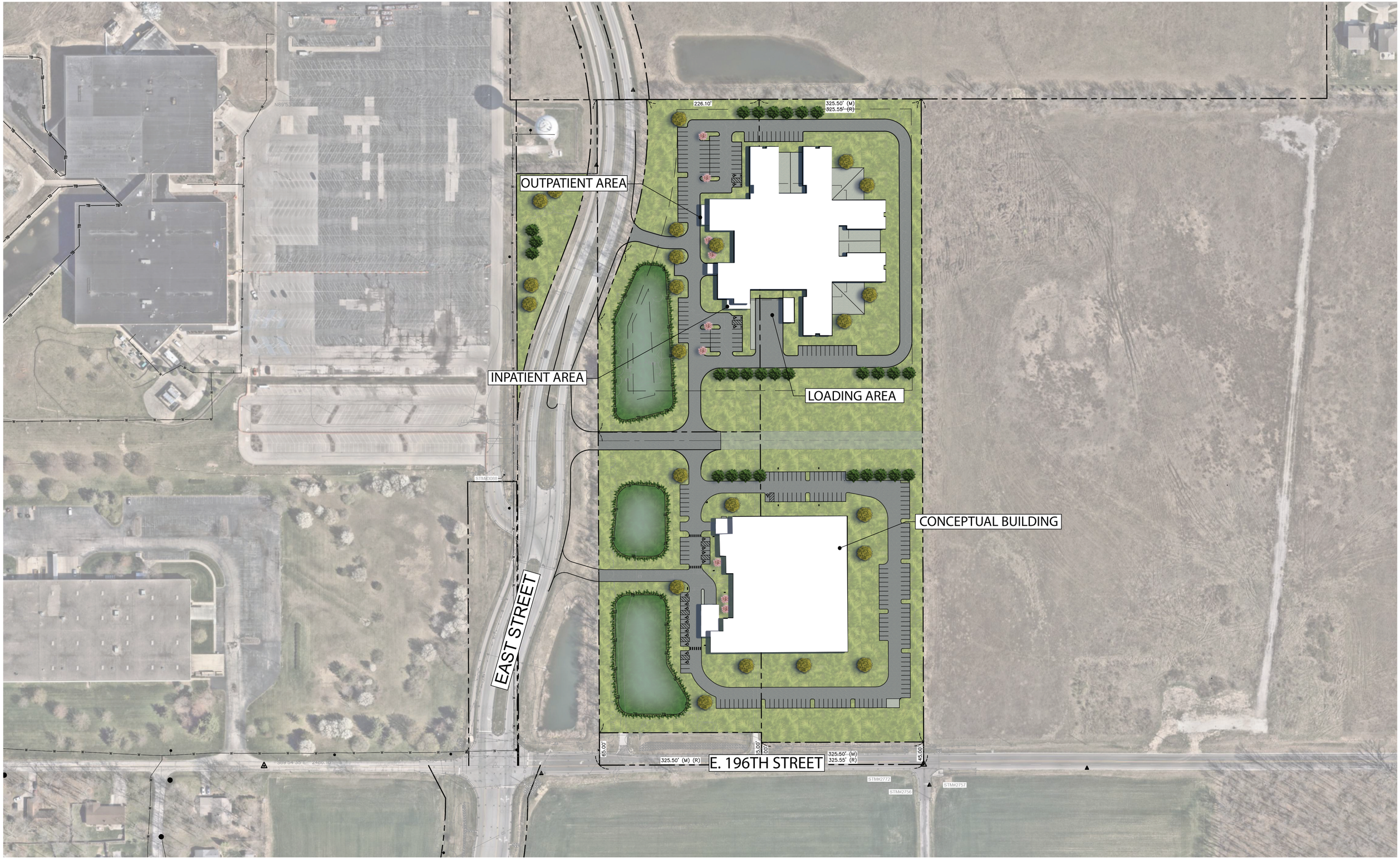
LPH / Community PUD

Aerial Location Map



Zoning Map





Kimley»Horn

LPH/COMMUNITY PUD DISTRICT

CONCEPTUAL PLAN EXHIBIT
EAST STREET
October 14, 2025

0' 40' 80' 160'
SCALE: 1" = 80'

NORTH

EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
CENTER FOR PAIN MANAGEMENT
Community

Community Health Pavilion

1. An individualized discharge plan is created for each patient seeking inpatient treatment at the facility. That planning begins at the time a patient checks into the facility and includes an initial conversation with patient regarding his/her discharge (including obtaining information about a patient's living arrangements and transportation needs). Throughout a patient's stay, there are weekly discharge discussions between the providers and the patient.

2. In terms of the actual discharge, the providers initiate the discharge conversation with the patient 24 hours prior to discharge, including notifying family and/or support systems. Importantly, any safety concerns are addressed prior to discharge. Lifepoint would **never** discharge a person with imminent risk to themselves or others.

3. In terms of transportation, the treating therapist and/or discharge planner will confirm transportation for all patients that leave inpatient treatment. Those providers will determine the appropriate transportation for such patient, which is usually a patient being picked up by a family member/friend or leaving in their own vehicle. Referrals to another facility for additional treatment also common. In the very uncommon situation where neither applies, taxi or, if applicable, bus transportation coordinated (including giving patient voucher for tax or bus) to ensure a patient makes it back home and put in a position to continue their recovery. Again, such transportation would be part of the regular discharge discharge conversations.

4. There is no need or expectation for law enforcement involvement with the discharges. Discharges have not been an issue in the communities Lifepoint operates in, which includes similar suburban areas (including West Chester Township, OH (suburb of Cincinnati) and Newburgh, IN (suburb of Evansville)).

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 1, 2025, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2512-PUD-21
Ordinance No.	25-82
Petitioner	Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C.
Description	A change in zoning for 19.23 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the LPH/Community Planned Unit Development (PUD) District

On January 14, 2026, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) to the City Council regarding this petition.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

January 15, 2026
Date

ORDINANCE NUMBER ___-___

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE WWS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 22-62 AND TITLE 16 – LAND USE CONTROLS

"WWS PUD Amendment 1"

This amendment to a Planned Unit Development District Ordinance (the "**Amendment**"), known as the WWS PUD (Ordinance 22-62, the "**Original Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. _____-PUD-___), filed with the Commission requesting an amendment to the Original Ordinance, enacted by the Common Council of the City of Westfield (the "**Council**") on March 13, 2023;

WHEREAS, the Amendment pertains to the subject real estate located on the northeast corner of Centennial Road and State Highway 32, and more particularly identified by legal description in Exhibit A, attached hereto and incorporated herein by reference (the "**Real Estate**");

WHEREAS, the Commission forwarded Petition No. _____-PUD-___ to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ ___, 2026;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Original Ordinance is hereby amended to incorporate an additional parcel (the "**Additional Parcel**") into the Real Estate (the legal description of such Additional Parcel is included as Exhibit B, and the legal description of such Additional Parcel has been incorporated into the legal description included as Exhibit A). In all other respects, the Original Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Original Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Original Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.

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 Amendment.

Section 2. Concept Plan. The concept plan, attached hereto as Exhibit C (the "**Concept Plan**"), shall replace and restate the Concept Plan included in the Original Ordinance.

Section 3. Landscaping Standards. The standards of Article 6.8 (H) through (O) of the UDO shall not apply to the development of the Real Estate. Instead, the landscaping improvements on the Real Estate shall be constructed in substantial conformance with the landscaping plans attached hereto as Exhibit D (the "**Landscaping Plans**").

Section 4. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE ___-___** was delivered to the Mayor of Westfield on the ___ day of _____, 2026, at _____ ___m.

_____
Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

"Real Estate"

The southwest quarter of the southeast quarter of Section 32, Township 19 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

ALSO:

A part of the East Half of the southeast quarter of Section 32, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Harrison marker at the southeast corner of the southeast quarter of Section 32, Township 19 North, Range 3 East; thence North 00 degrees 44 minutes 57 seconds East (assumed bearing), 1950.57 feet more or less, along the East line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the southeast corner of a 5.22 acre tract of real estate described in deed record 215, page 137, said 5/8 inch iron road with yellow cap stamped Miller Surveying being South 00 degrees 44 minutes 57 seconds West 694.4 feet from the stone at the northeast corner of said southeast quarter; thence North 89 degrees 44 minutes 15 seconds West 329.99 feet along the South line of said 5.22 acre tract and said South line extended westerly to a 5/8 inch iron rod with yellow cap stamped Miller Surveying on the West line of a 20 acre tract of real estate described in Instrument #9616898; thence South 00 degrees 44 minutes 58 seconds West 4.01 feet along the West line of said 20 acre tract to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the point of intersection of the West line of said 20 acre tract and the easterly extension of the North line of a 44.5 acre tract of real estate described in Instrument #9616898; thence North 89 degrees 48 minutes 48 seconds West 992.69 feet along said easterly extension of said North line and along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 44.5 acre tract; thence South 00 degrees 45 minutes 27 seconds West 1754.00 feet along the West line of the East half of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of a 1.69 acre tract of real estate described in Instrument #200400007520, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being North 00 degrees 45 minutes 27 seconds East 193.00 feet from the southwest corner of the East half of said southeast quarter; thence South 89 degrees 48 minutes 48 seconds East 382.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.69 acre tract; thence South 00 degrees 45 minutes 27 seconds West 193.00 feet parallel with the West line of the East half of said southeast quarter to the southeast corner of said 1.69 acre tract; thence South 89 degrees 48 minutes 48 seconds East 597.27 feet along the South line of said southeast quarter to the southwest corner of a 1.07 acre tract of real estate described in Instrument #9734736; said southwest corner being North 89 degrees 48 minutes 48 seconds West 343.69 feet from the Harrison marker at the southeast corner of said southeast quarter, thence North 00 degrees 01 minute 12 seconds East 320.00 feet to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 146.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.07 acre tract; thence South 00 degrees 01 minute 12 seconds West 320.00 feet to the southeast corner of

said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 197.69 feet along the South line of the southeast quarter to the point of beginning. containing 56.387 acres, more or less.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 197.69 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST AND ON THE SOUTH LINE THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 320.00 FEET TO THE PLACE OF BEGINNING

Exhibit B

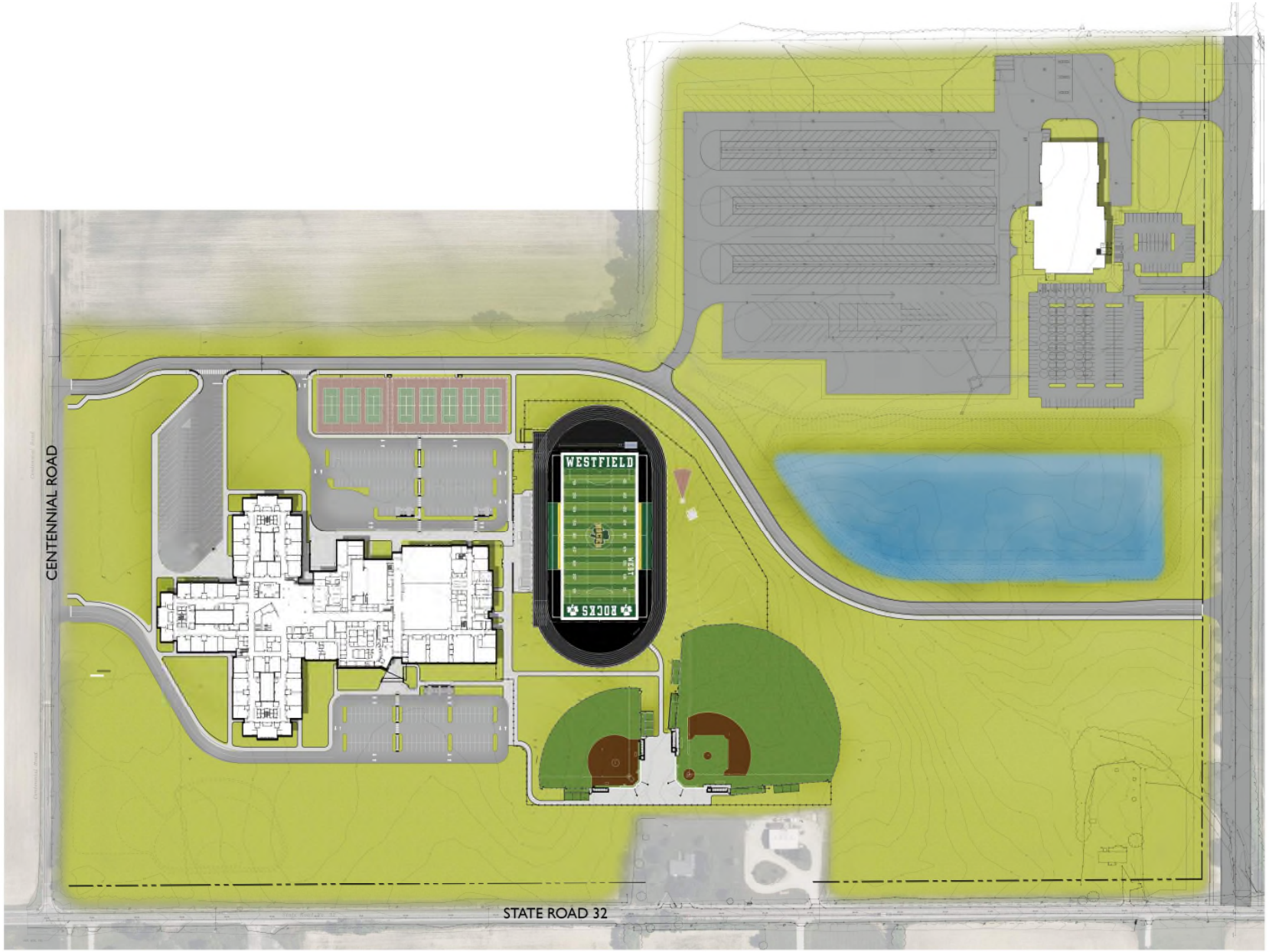
"Additional Parcel"

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 197.69 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST AND ON THE SOUTH LINE THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 320.00 FEET TO THE PLACE OF BEGINNING

Exhibit C

“Concept Plan”

The Concept Plan appears on the following page of this exhibit.



WWS MIDDLE SCHOOL

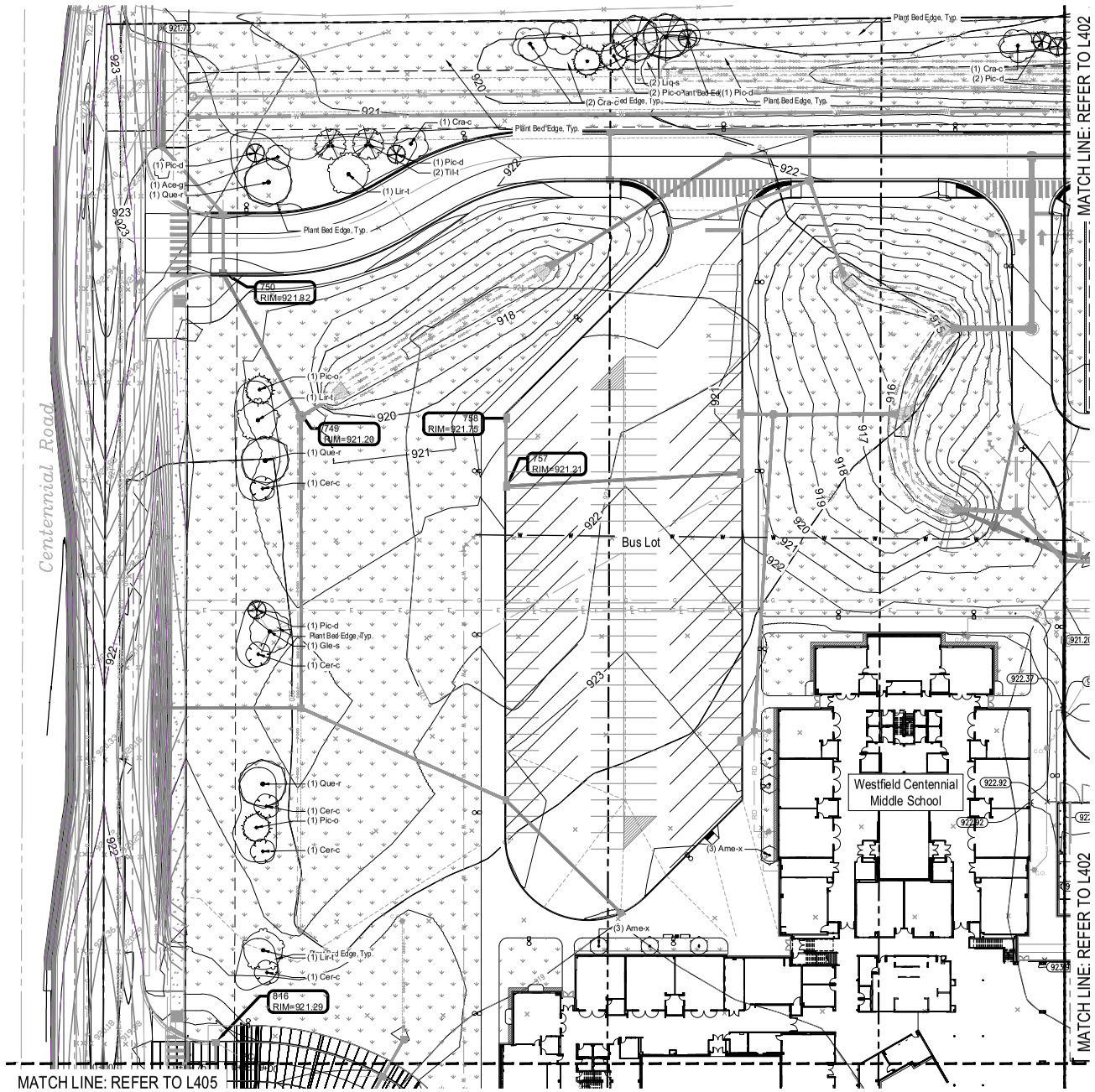
Site Render | November 2025

Exhibit D

“Landscaping Plans”

The Landscaping Plans appear on the following ten (10) pages of this exhibit.

CONFORMED SET
OVERALL PLANTING PLAN
L400
2023016
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074
Context design
CSO
Scale 1" = 100'-0"
North
0
50'
100'
200'
L401
L402
L403
L404
L405
L406
L407
L408
Detention Pond
Baseball Field
Softball Field
Football
Track & Field
Tennis Courts
(8)
Parking Lot
Parking Lot
Bus Lot
Westfield Centennial Middle School



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the rights-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These documents and ideas, the property of CSO Architects, Inc. and Context Design, are not to be used in whole or in part, for any other project without the written permission of CSO Architects, Inc. and Context Design. This is being done as a matter of record solely for the purpose of describing and illustrating the work for which CSO Architects, Inc. and Context Design is employed. Use of these documents by any party for any other purpose is prohibited. Visual contact with these documents shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use, modification, or publication by any party for any purpose is at said party's sole risk and without liability to CSO Architects, Inc. and Context Design. Any such party agrees to hold harmless and indemnify CSO Architects, Inc. and Context Design from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

REVISIONS:

T1	TAC Response	2024/08/27
T2	TAC Response	2024/10/25
T3	TAC Response	2024/11/15
T5	TAC Response	2025/01/03
	Planting Alt. 50% Buffer, No Shrubs	2025/09/13

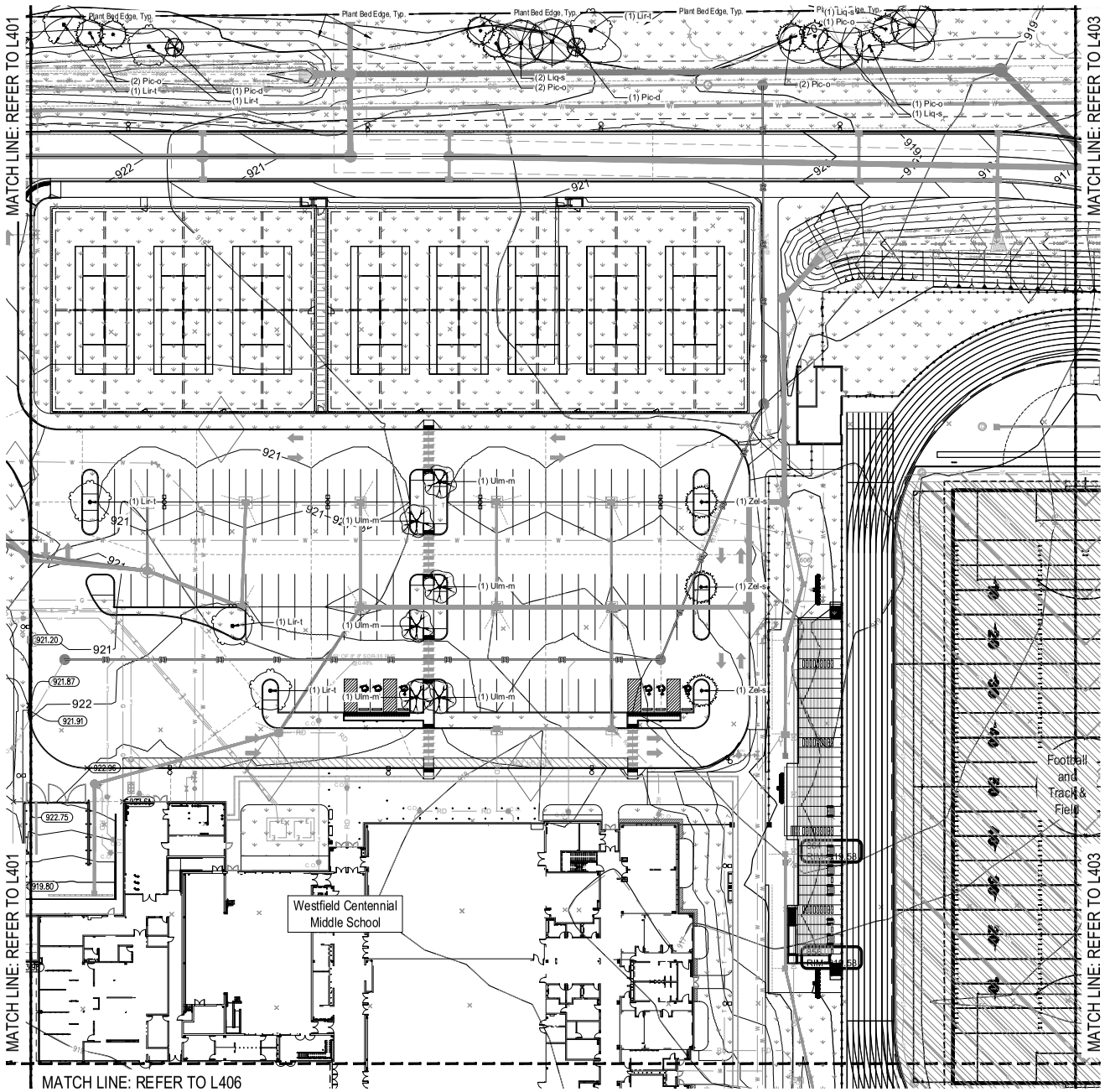
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI /PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

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Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

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Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

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Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
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Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
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Provided:
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:

T1	TAC Response 2024/0627
T2	TAC Response 2024/1025
T5	TAC Response 2025/0103
	Planting Alt. 2025/0513 50% Buffer, No Shrubs

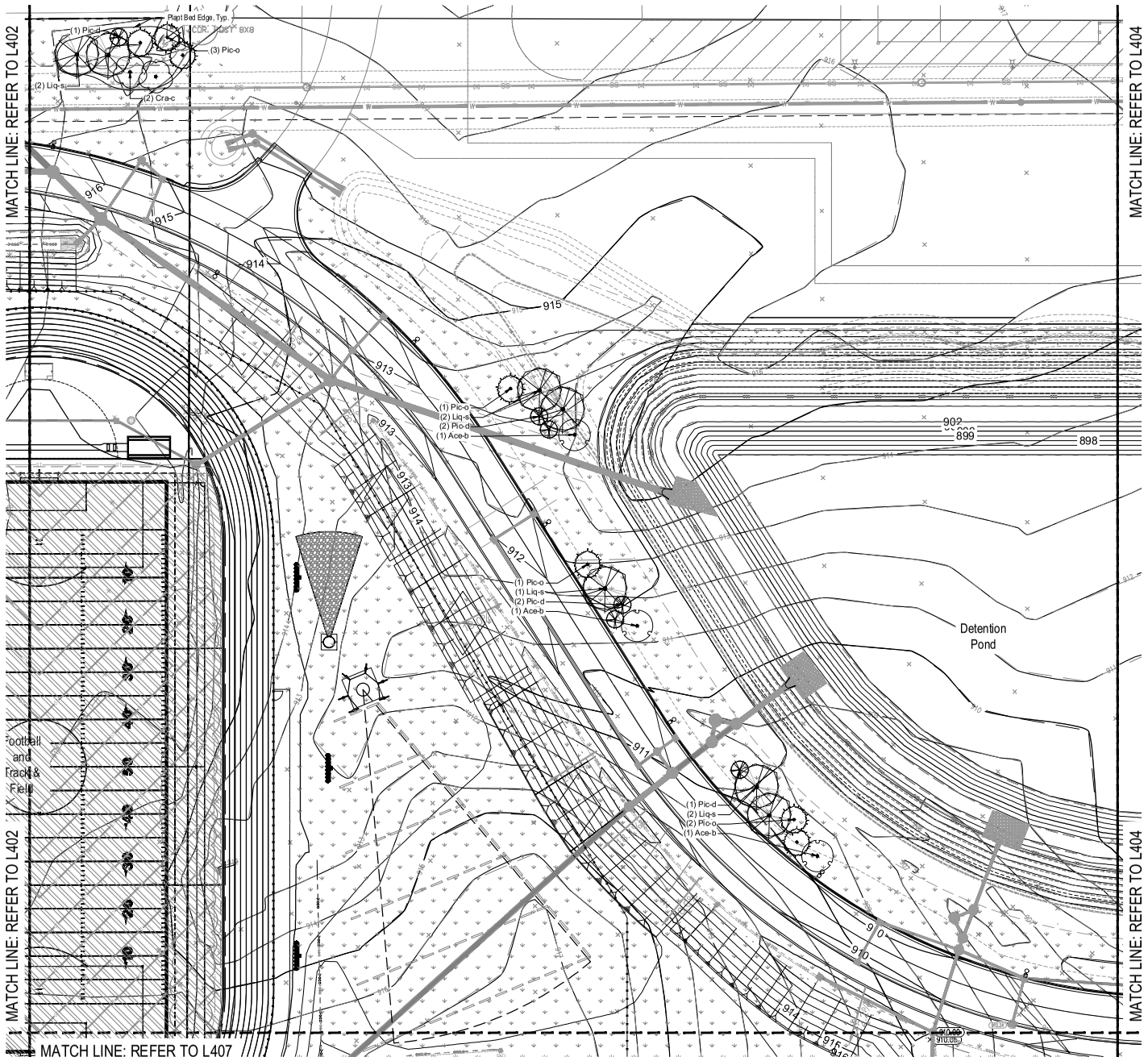
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L402

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI /PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
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Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

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Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

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Provided: Refer to Other Requirements

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Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
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Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
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Building Base: (40) plants
Monument Sign: N/A

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Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
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Provided:
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South: (20) shade or evergreen trees + (13) ornamental trees

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Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND
- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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These drawings are not intended for construction purposes unless issued for that purpose by the Architect and Engineer. Prints of these drawings are subject to return upon request.

REVISIONS:
T1 TAC Response 2024/0627
T2 TAC Response 2024/1025
T5 TAC Response 2025/0103
Planting Alt. 2025/0513
50% Buffer, No Shrubs

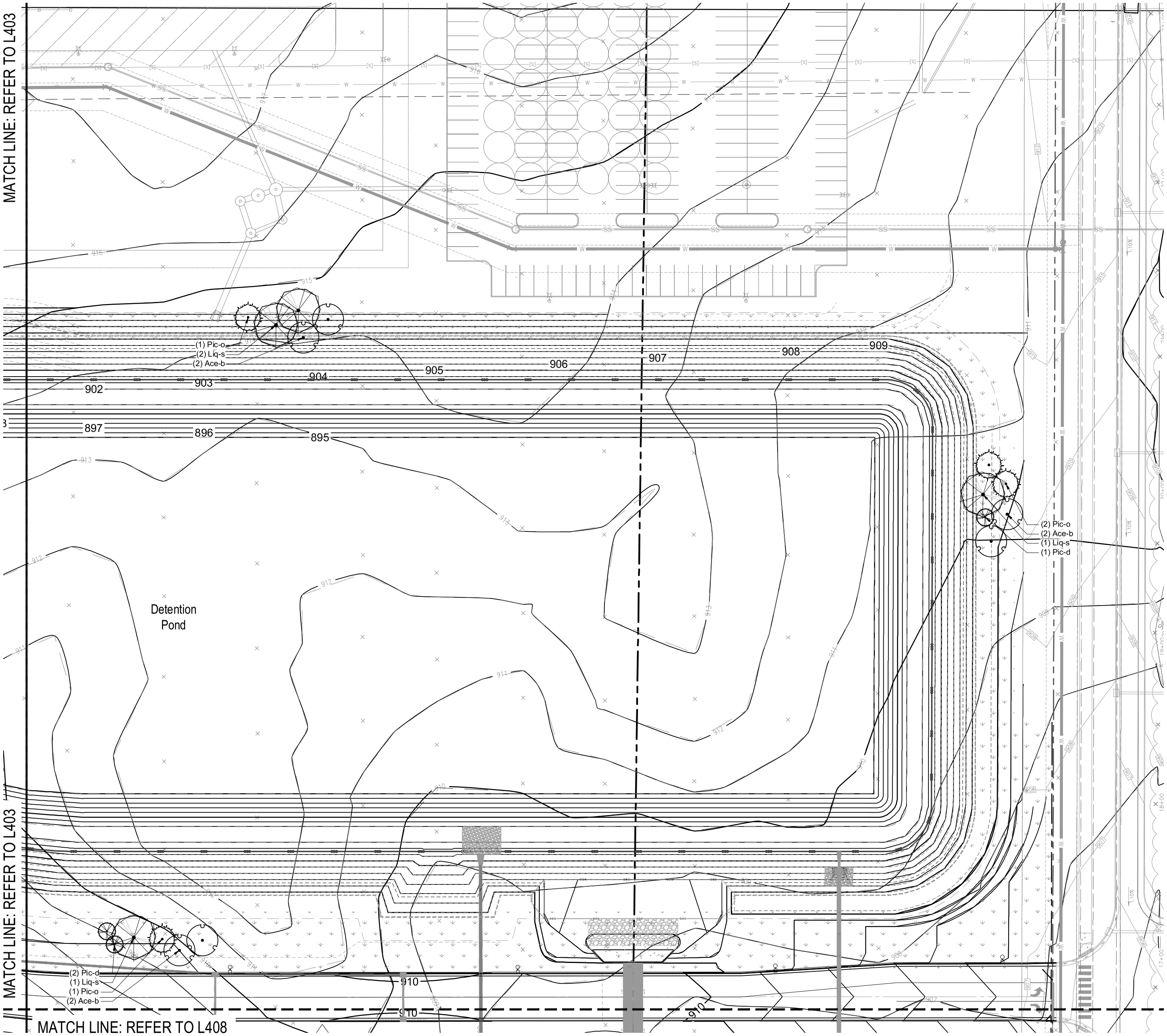
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
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6.8 Landscaping Standards
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Required: N/A

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Monument Sign: N/A

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PLANTING LEGEND

Symbol	Description
(plain with arrows)	Lawn Seed Mix Refer to Specifications.
(dense hatch)	Mow Strip Refer to Detail 5/L600
(diagonal hatch)	Athletic Fields Seed Mix Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:
T5 TAC Response 2025/01/03
Planting Alt. 2025/05/13
50% Buffer, No Shrubs

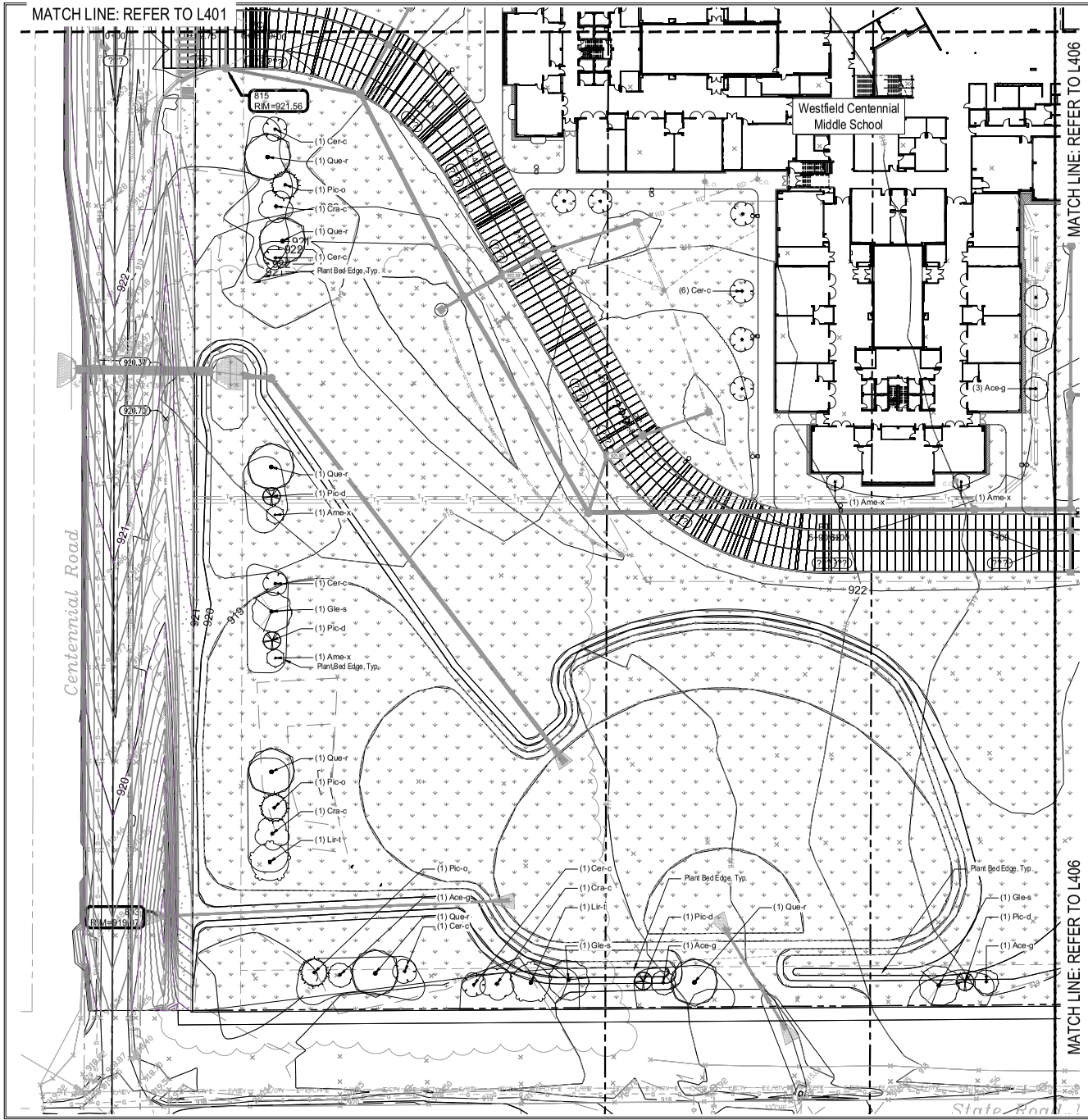
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 lf.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

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REVISIONS:

T1	TAC Response 2024/08/27
1	Addendum 7 2024/08/23
T2	TAC Response 2024/10/25
T5	TAC Response 2024/12/22
T6	TAC Response 2025/01/13
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

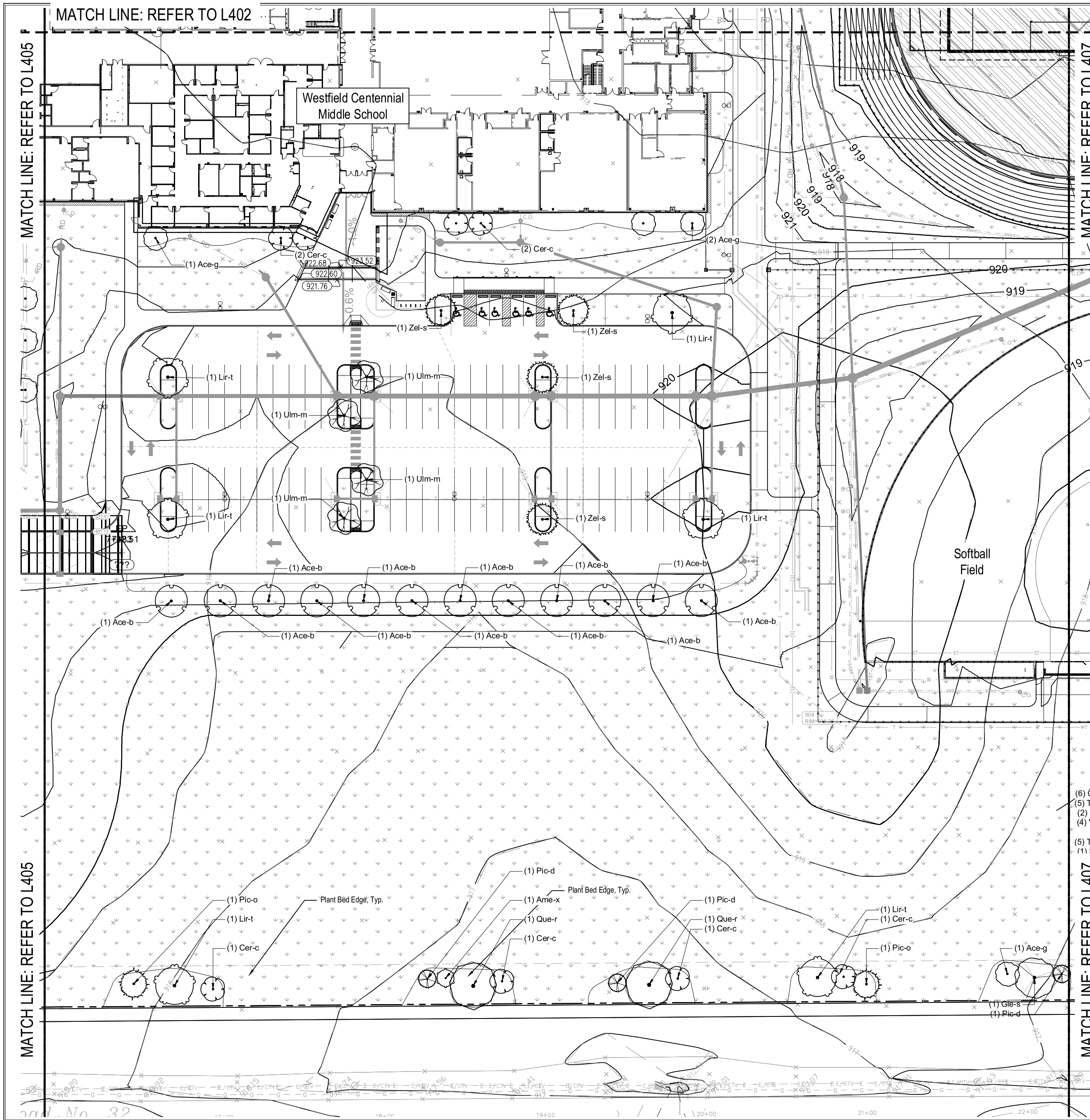
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI
Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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Required:
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Provided:
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PLANTING LEGEND
- Lawn Seed Mix — Refer to Specifications.
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- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

W

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:

REVISIONS:

T1	TAC Response	2024/06/27
T2	TAC Response	2024/10/25
T5	TAC Response	2025/01/03
T6	TAC Response	2025/01/13
	Planting Alt. 50% Buffer, No Shrubs	2025/05/13

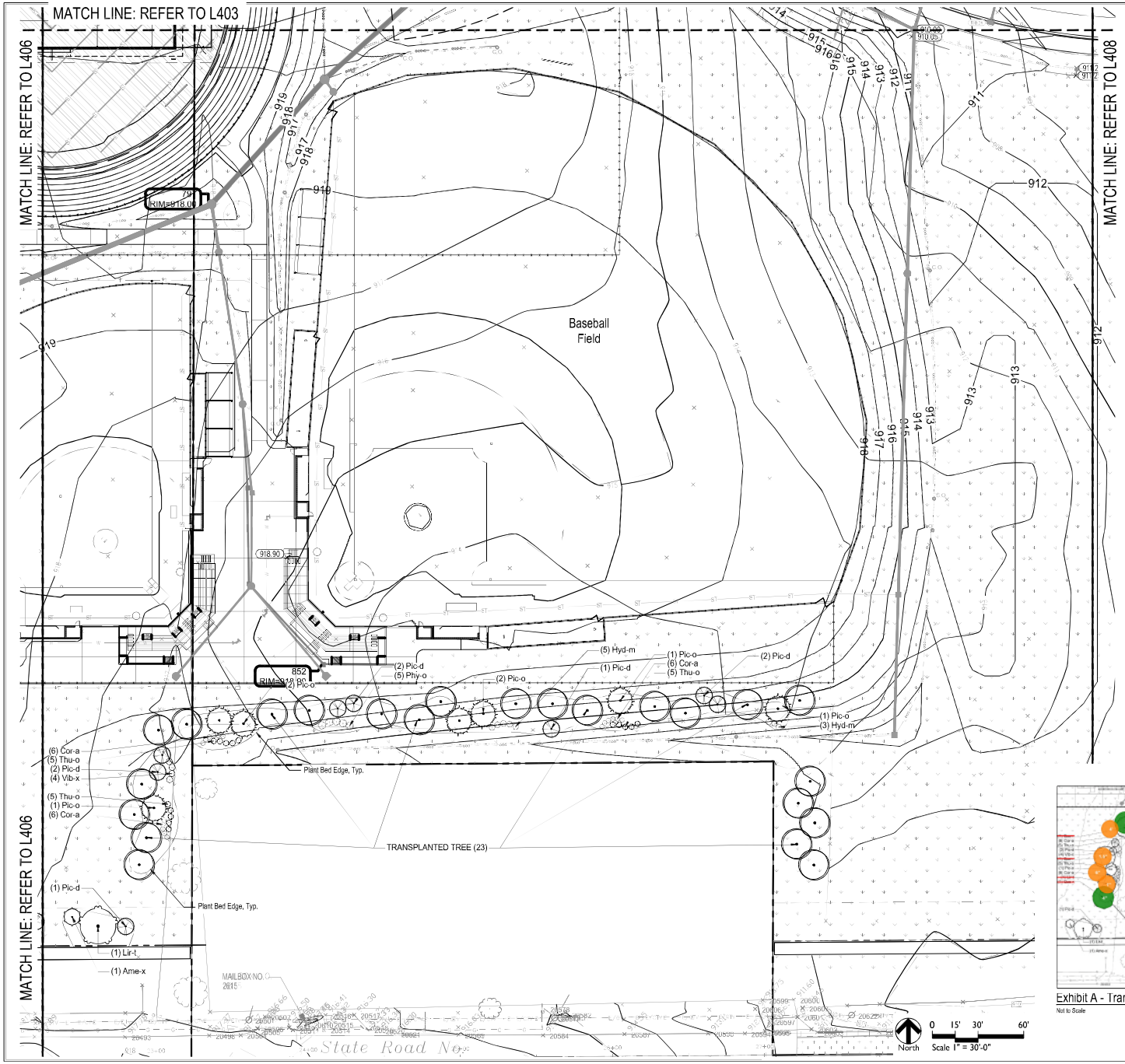
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/2025	SS	FP

DRAWING TITLE: PLANTING PLAN

CERTIFIED BY: CONFORMED SET

DRAWING NUMBER: L406

PROJECT NUMBER: 2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

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South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

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PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

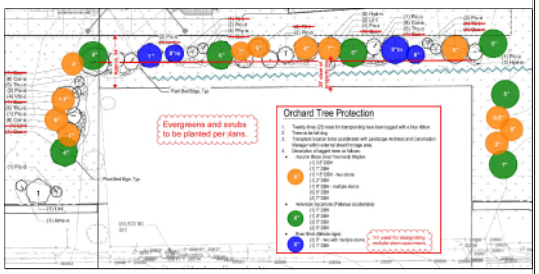

Exhibit A - Transplanted Trees
Not to Scale

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:

REVISIONS:

T1	TAC Response	2024/08/27
1	Addendum 1	2024/09/23
T4	TAC Response	2024/11/22
T6	TAC Response	2025/01/13
	Planting Alt.	2025/05/13
	50% Buffer, No Shrubs	

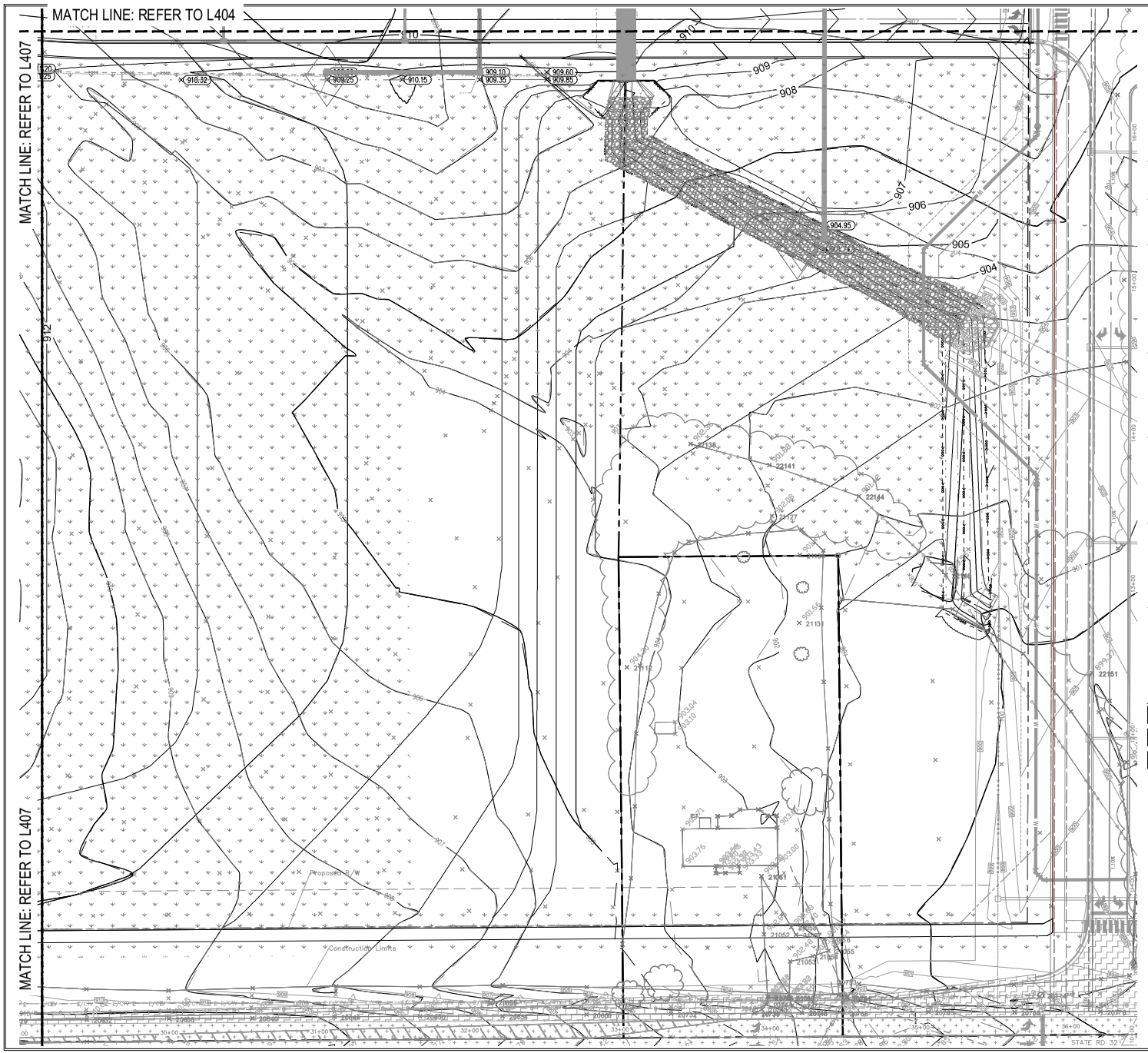
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/25	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L407

PROJECT NUMBER
2023016



Planting Ordinance Chart
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PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
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SCOPE DRAWINGS:
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REVISIONS:
T4 TAC Response 2024/1122

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

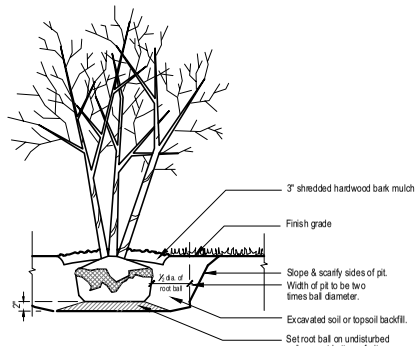
DRAWING NUMBER
L408

PROJECT NUMBER
2023016

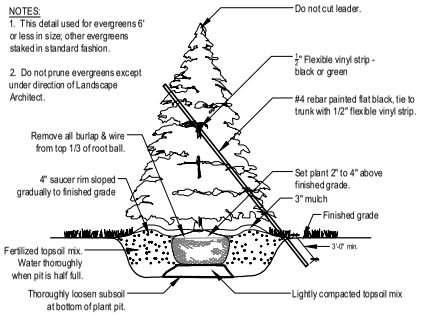
PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-b	21	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	5	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Liq-s	17	Liquidambar styraciflua	American Sweet Gum	B & B	2"Cal	full, strong central leader, matched
Lir-t	18	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	11	Quercus rubra	Red Oak	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Til-t	2	Tilia tomentosa 'Sterling Sliver'	Sterling Silver Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-m	10	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	7	Zelkova serrata `Autumn Glow`	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES						
Pic-d	32	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	35	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES						
Ace-g	11	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; 7-11 stems
Cer-c	24	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk; 3-7 Stems
Cra-c	9	Crataegus crus-galli	Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Cor-a	18	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"	space @ 3`-0" o.c.
Hyd-m	8	Hydrangea macrophylla `Endless Summer Twist-n-Shout`	Twist-n-Shout Hydrangea	container	24"	space @ 4`-0" o.c.
Phy-o	5	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	Container	24" ht. min.	space @ 5`-0" o.c.
Thu-o	15	Thuja occidentalis `Little Giant`	Little Giant Arborvitae	container	24"	space @ 4`-0" o.c.
Vib-x	4	Viburnum x juddii	Judd Viburnum	Container	18" ht. min.	space @ 4`-0" o.c., allow to mass

CONCEPT PLANT SCHEDULE

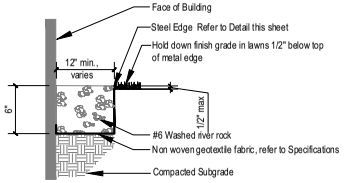
TRANSPLANTED TREE 23
Refer to Exhibit A/L407 for species and size



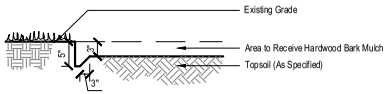
3 MULTI-STEM TREE PLANTING
Not to Scale



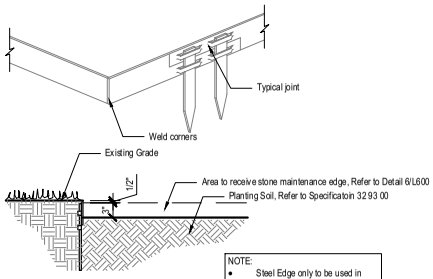
2 EVERGREEN TREE PLANTING
Not to Scale



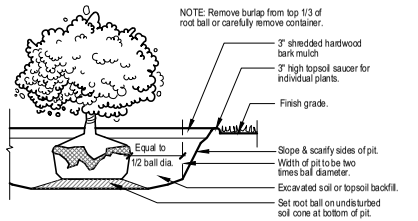
6 STONE MAINTENANCE EDGE (MOWSTRIP)
Not to Scale



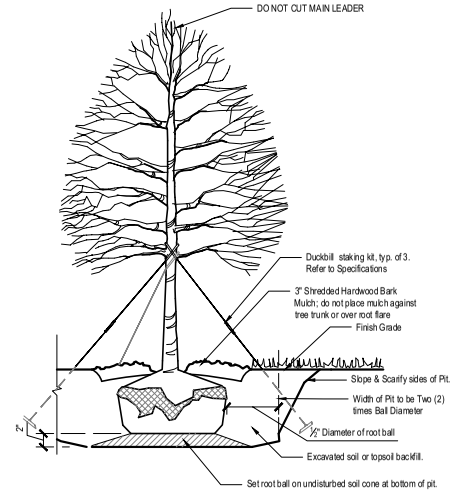
5 SPADE EDGE
Not to Scale



7 STEEL EDGE
Scale: 1" = 1'-0"



4 SHRUB PLANTING
Not to Scale



1 SHADE TREE - STAKED
Scale: Not to Scale

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:

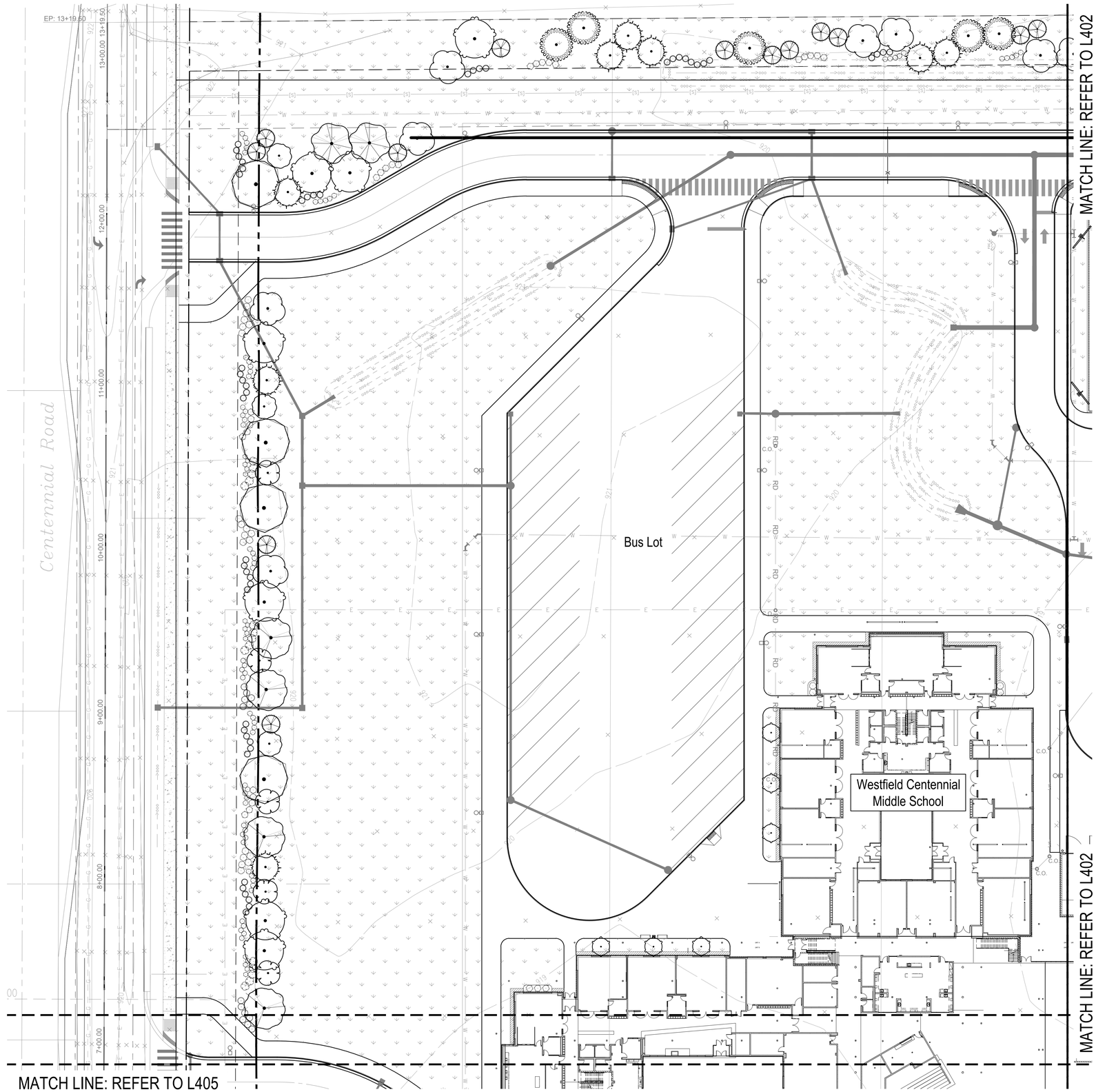
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING SCHEDULE AND DETAILS

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L600

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
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Interior Parking Area Landscaping
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Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
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Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

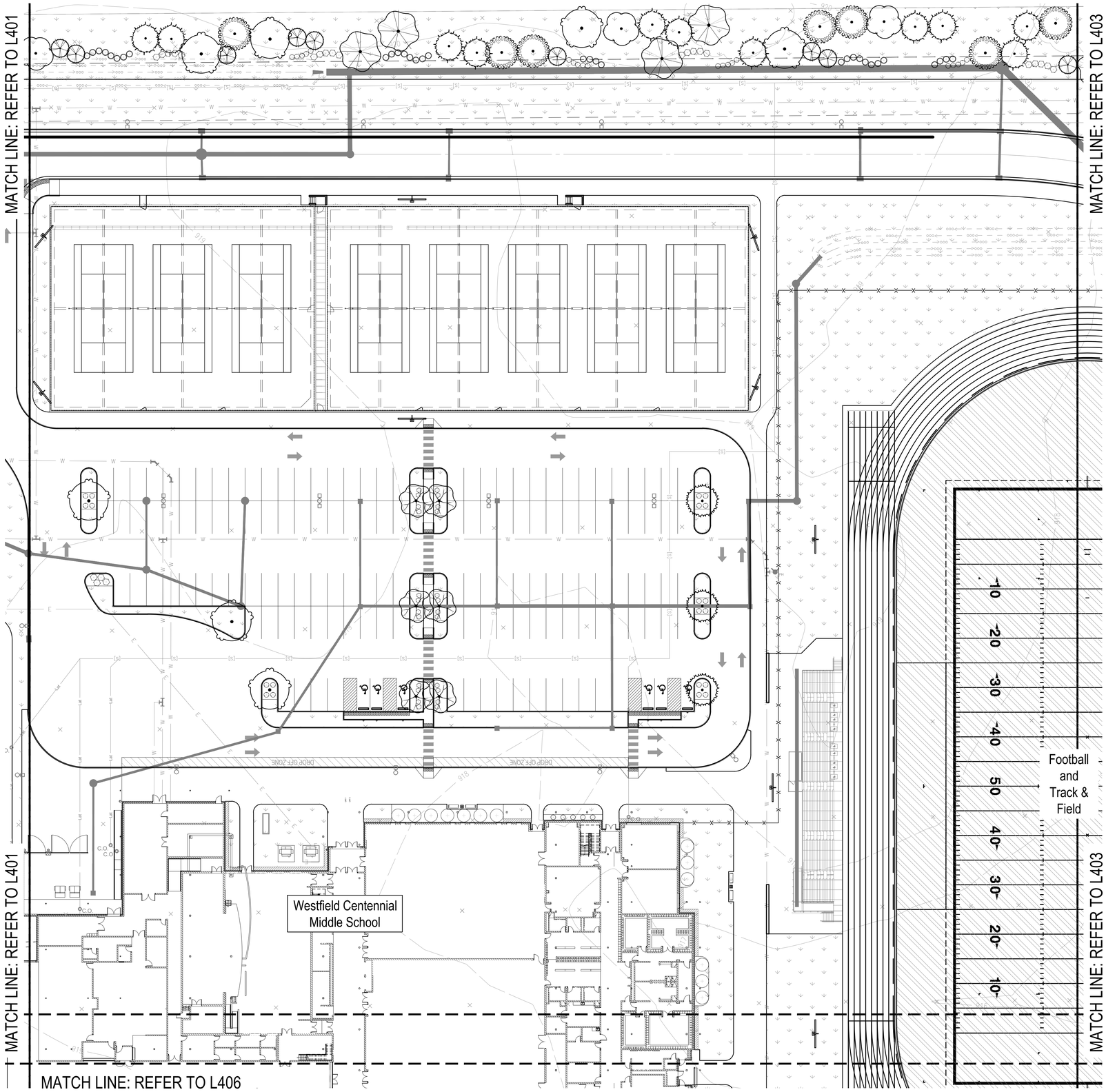
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L401

PROJECT NUMBER
2023016



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Zone: WWS PUD / AG-SF1

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Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
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Provided:
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Required:
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Required:
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Provided:
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PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in regard to architectural design intent. They indicate the size of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The Contract Documents are complementary to describe all work required for full performance and completion of the requirements of the Contract.
The Contractor shall install all scope indicated or described; the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L402

PROJECT NUMBER
2023016

MATCH LINE: REFER TO L402

MATCH LINE: REFER TO L404

Detention Pond

Football and Track & Field

MATCH LINE: REFER TO L402

MATCH LINE: REFER TO L407

North

0 15' 30' 60'

Scale 1" = 30'-0"

Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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Building Base: 1,848 l.f. / 40 l.f. = (47) plants
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PLANTING LEGEND

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- Mow Strip — Refer to Detail 5/L600
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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
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SCOPE DRAWINGS:
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REVISIONS:

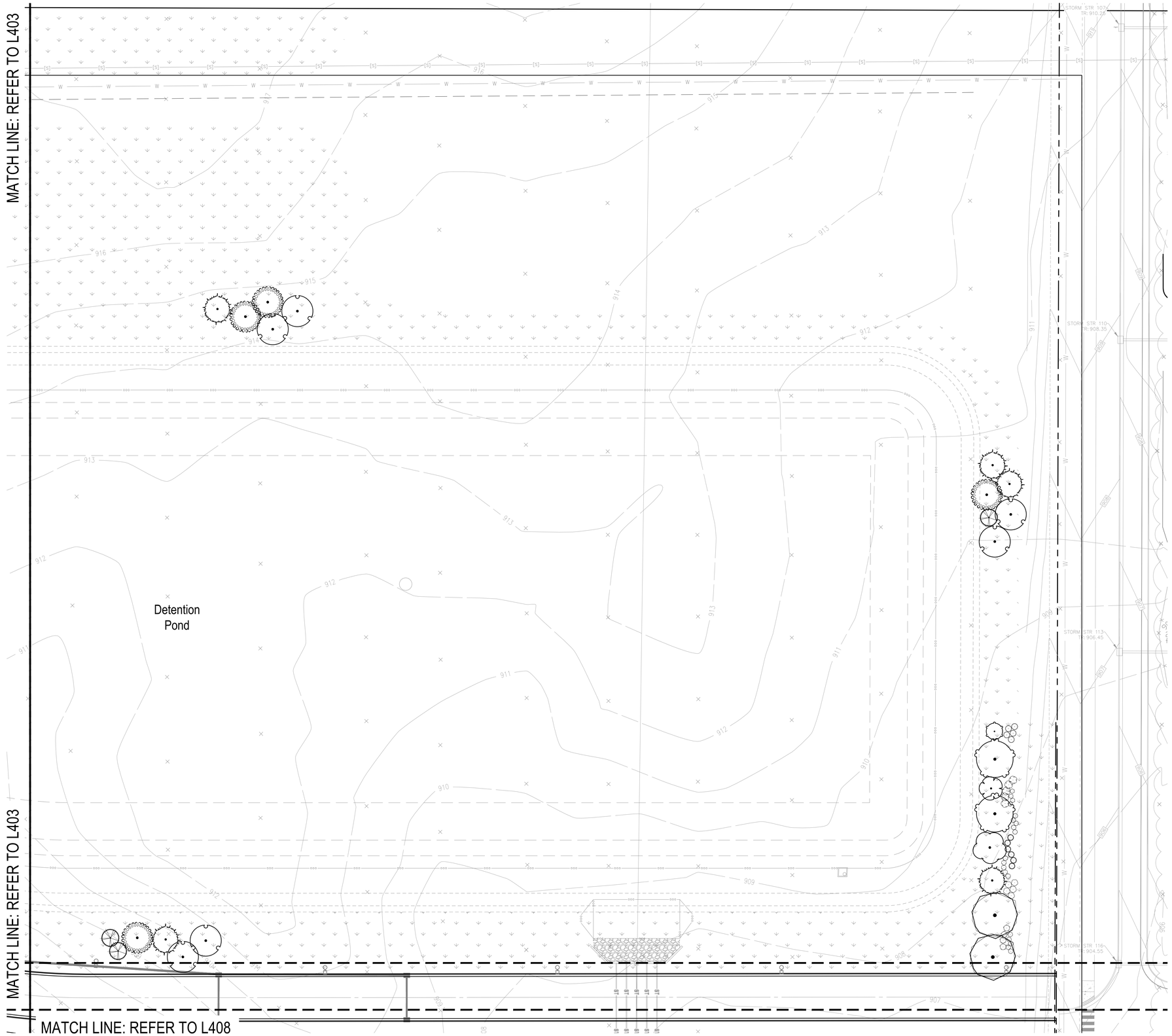
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School

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DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
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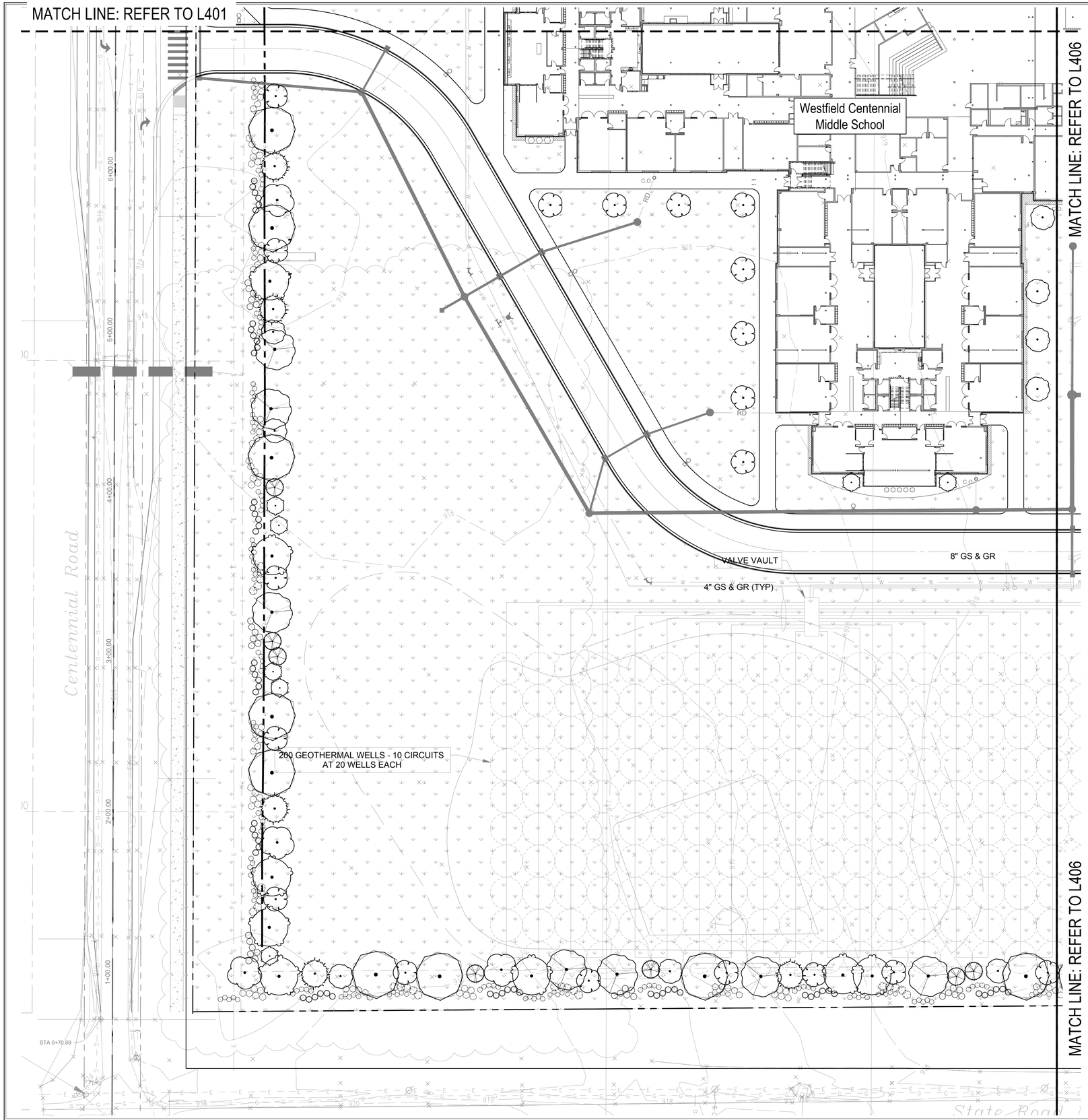
DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs
South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (39) shade trees + (39) evergreen trees + (130) shrubs
South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of construction and materials required for the work.
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On the basis of the general scope indicated or described, the Contractor shall provide all items required for the proper execution and completion of the work.

REVISIONS:

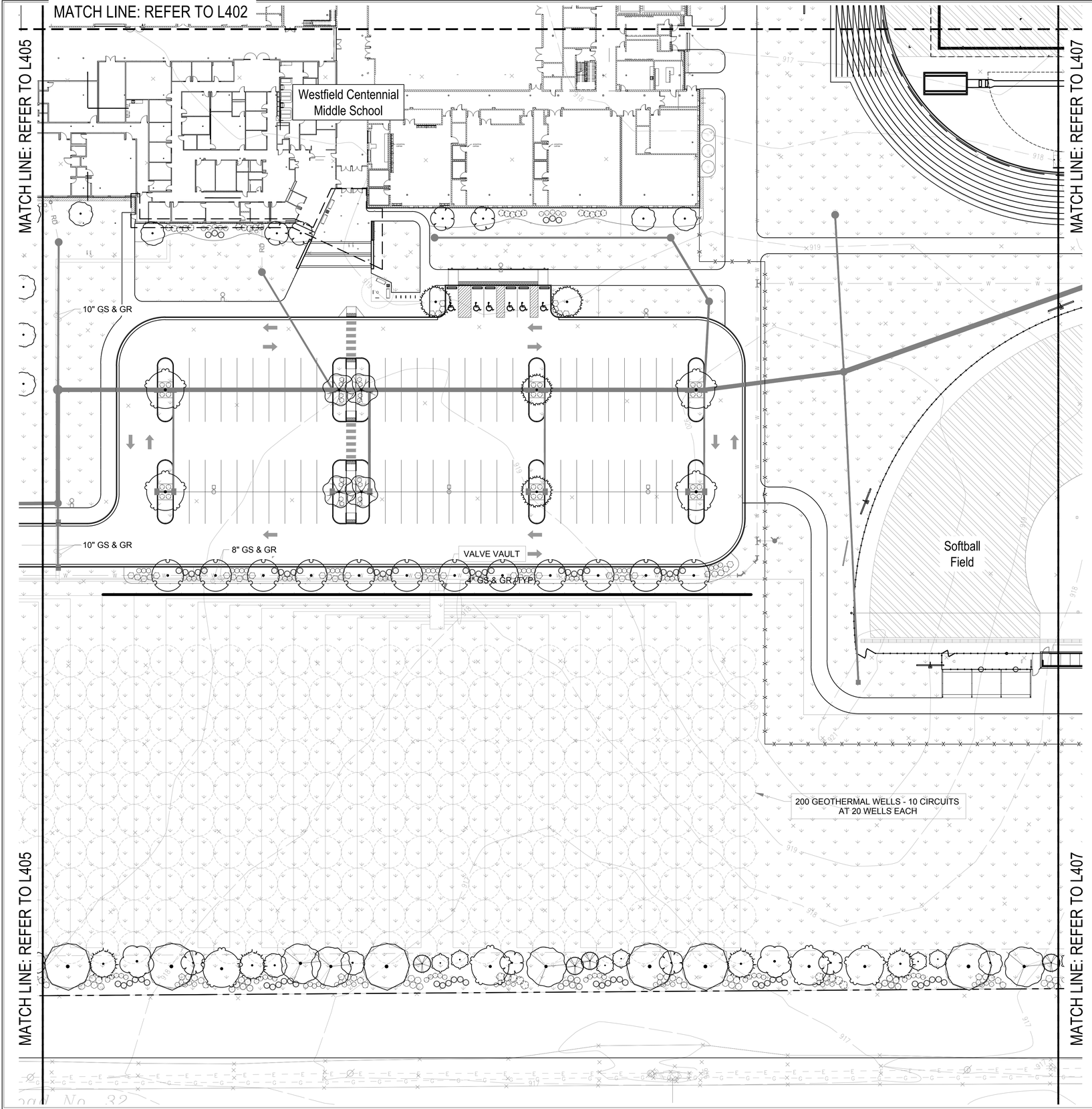
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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Monument Sign: N/A

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Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND
- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
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North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

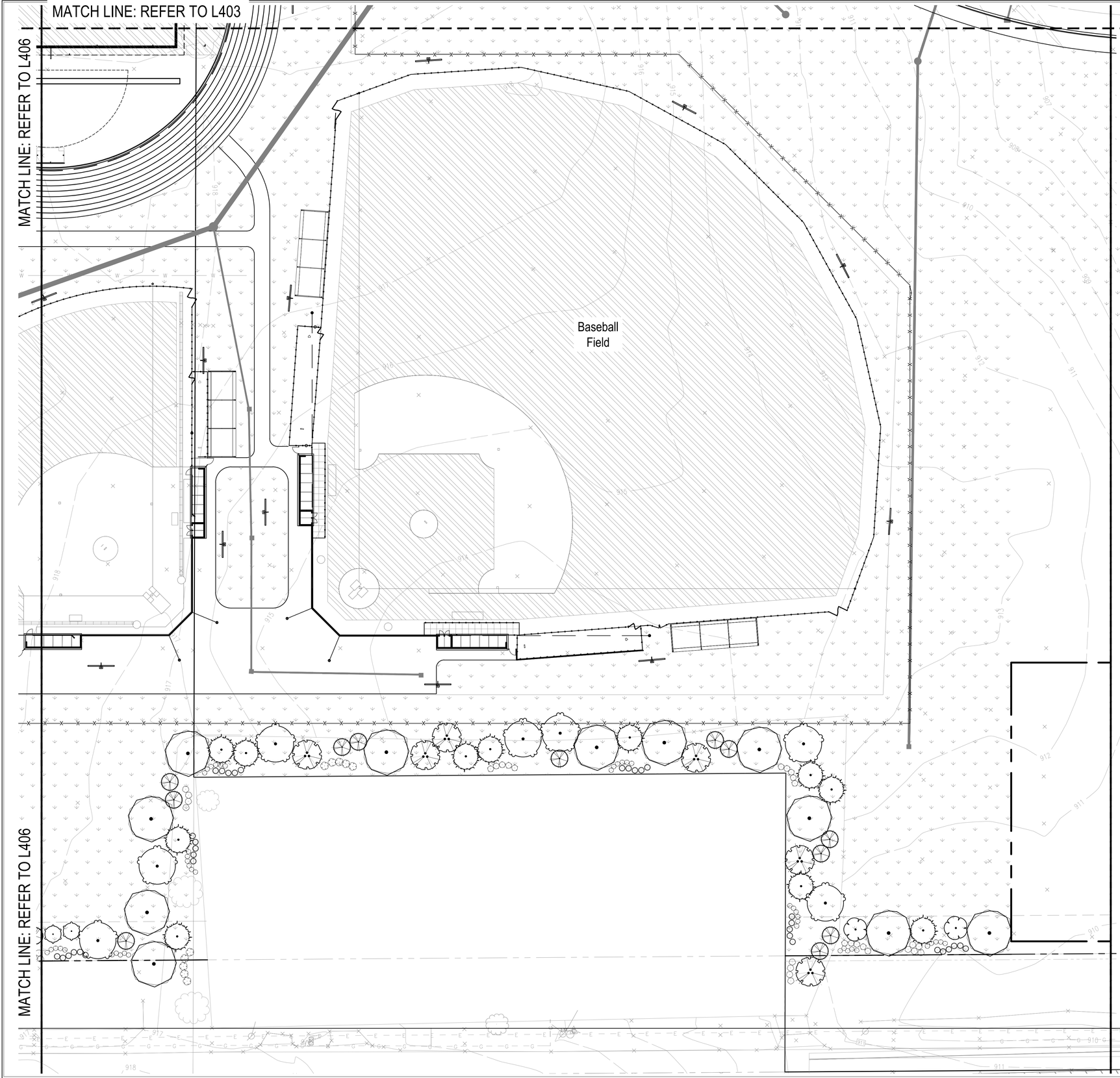
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School

Zone: WWS PUD / AG-SF1

Adjacent Zones
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6.8 Landscaping Standards
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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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Required:
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PLANTING LEGEND

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- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'

Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L407

PROJECT NUMBER
2023016

MATCH LINE: REFER TO L404

MATCH LINE: REFER TO L407

MATCH LINE: REFER TO L407

100' BLDG SETBACK

75' ROW

Planting Ordinance Chart
Westfield Centennial Middle School

Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
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North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

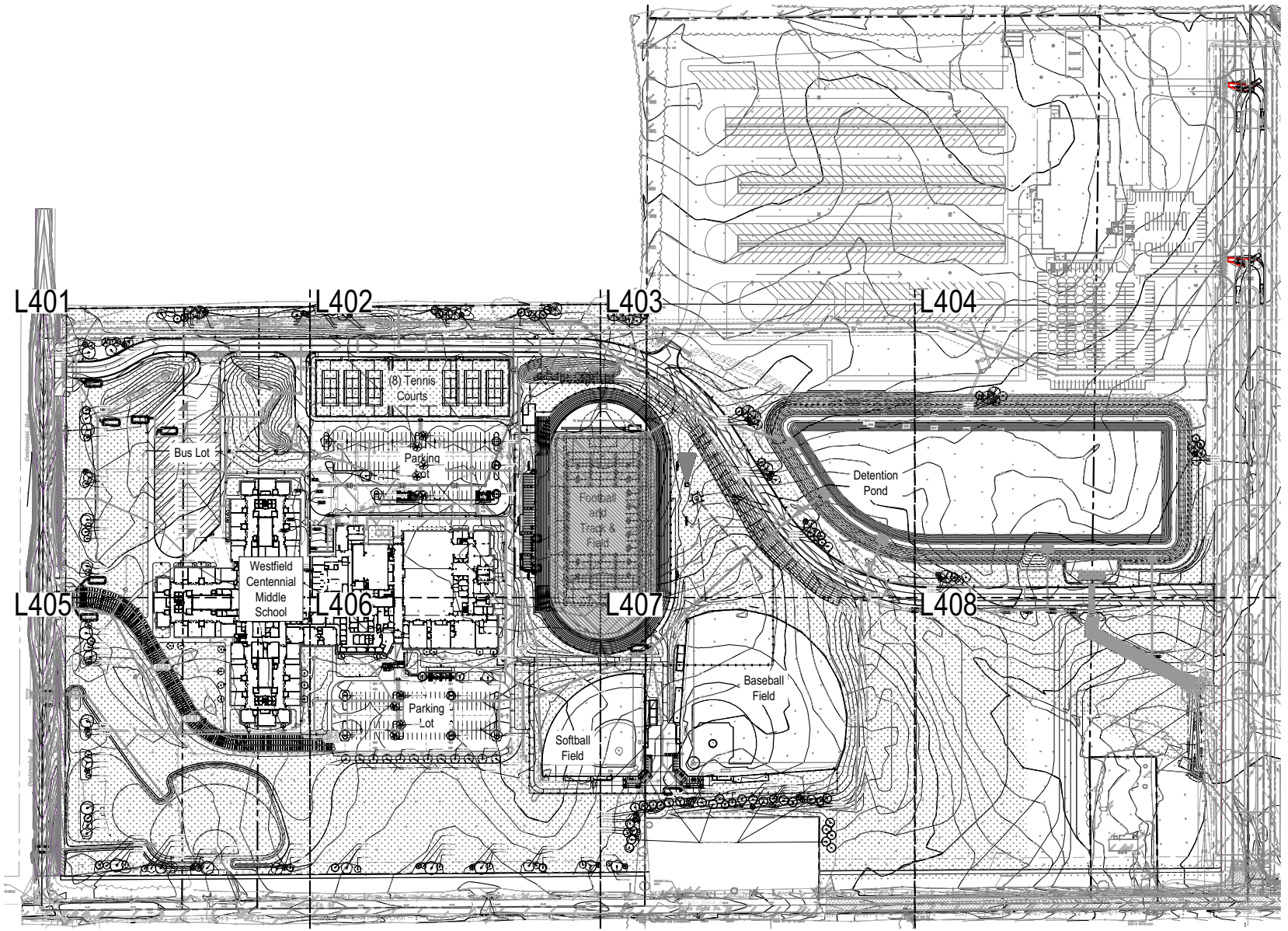
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L408

PROJECT NUMBER
2023016



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317.846.2661 | csoinc.net

context DESIGN

5901 Green Street | Indianapolis, IN 46274
317-485-9501 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings are intended to show the general scope of architectural and engineering design. For definition of the building, the major architectural elements and the type of construction, but not necessarily to show all details.
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REVISIONS:

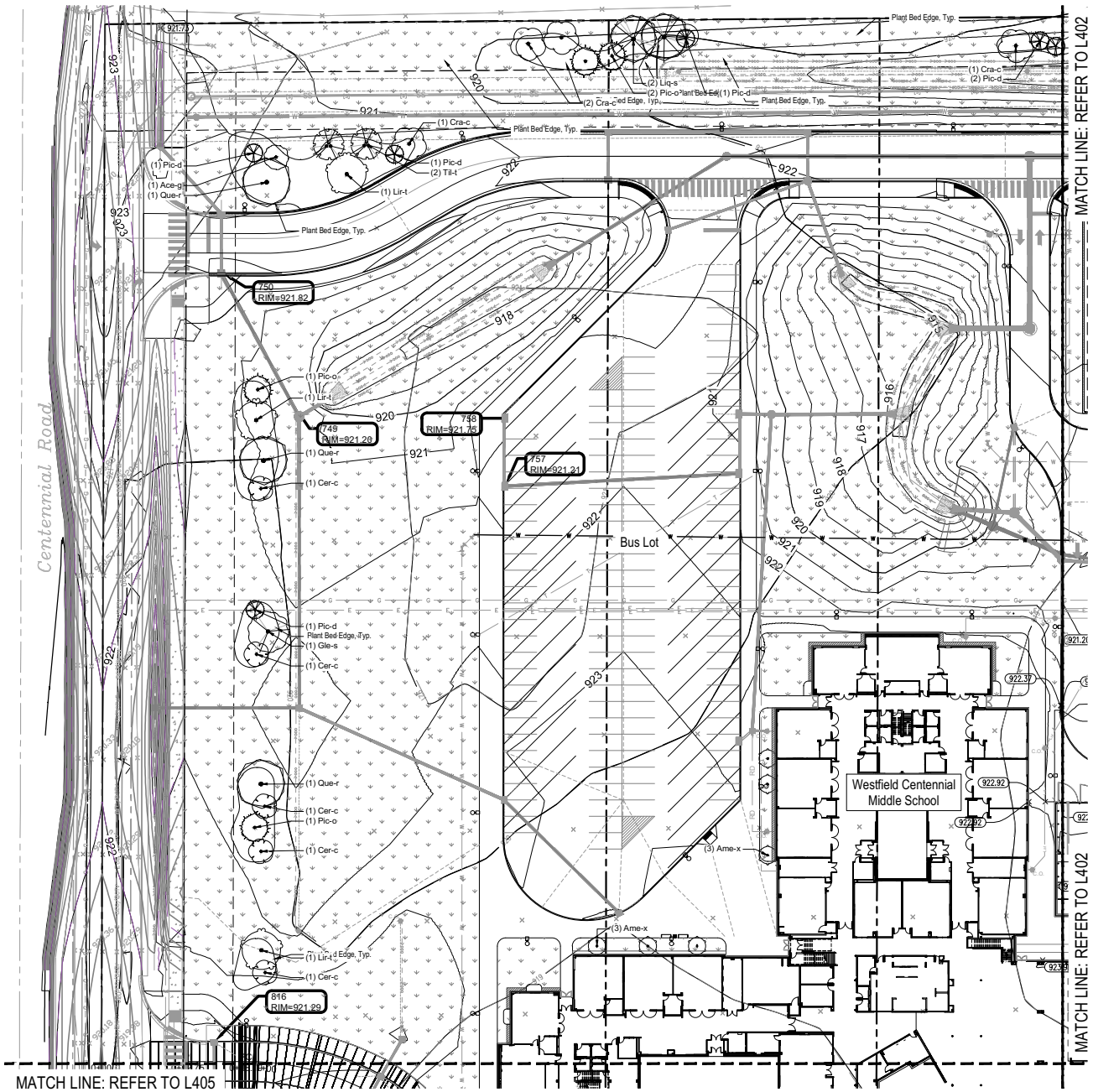
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
OVERALL PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L400

PROJECT NUMBER
2023016



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Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Loc: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Loc: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the major architectural elements and the type of the building. The major architectural elements are the type of construction, exterior materials, and the floor plan.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is responsible for the complete and proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T3	TAC Response 2024/11/15
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

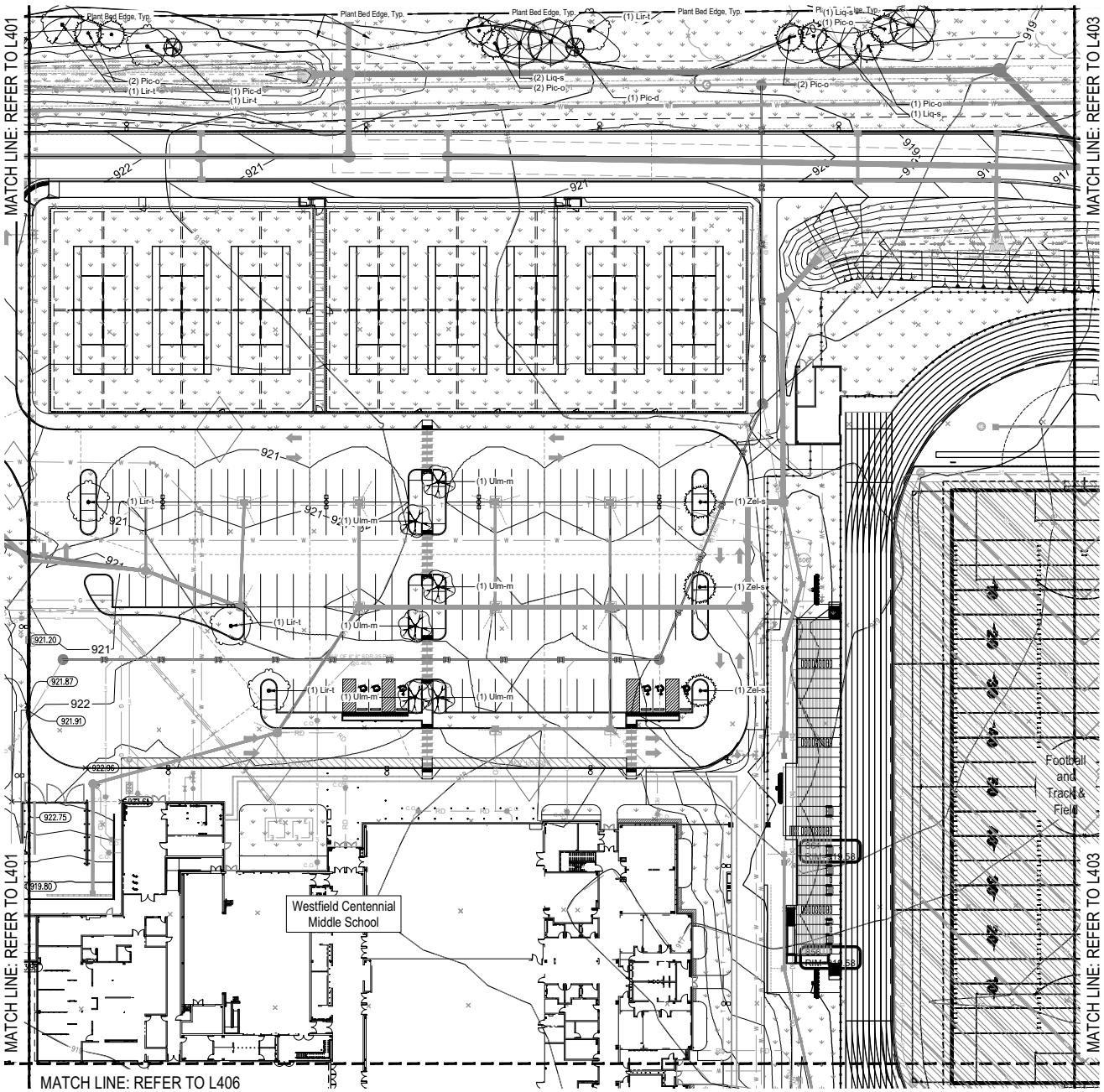
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
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South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Loc: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Loc: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the architectural features, the relationship of the building, the major architectural elements and the type of construction to be employed in the building.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is to provide all work necessary for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13
	50% Buffer, No Shrubs

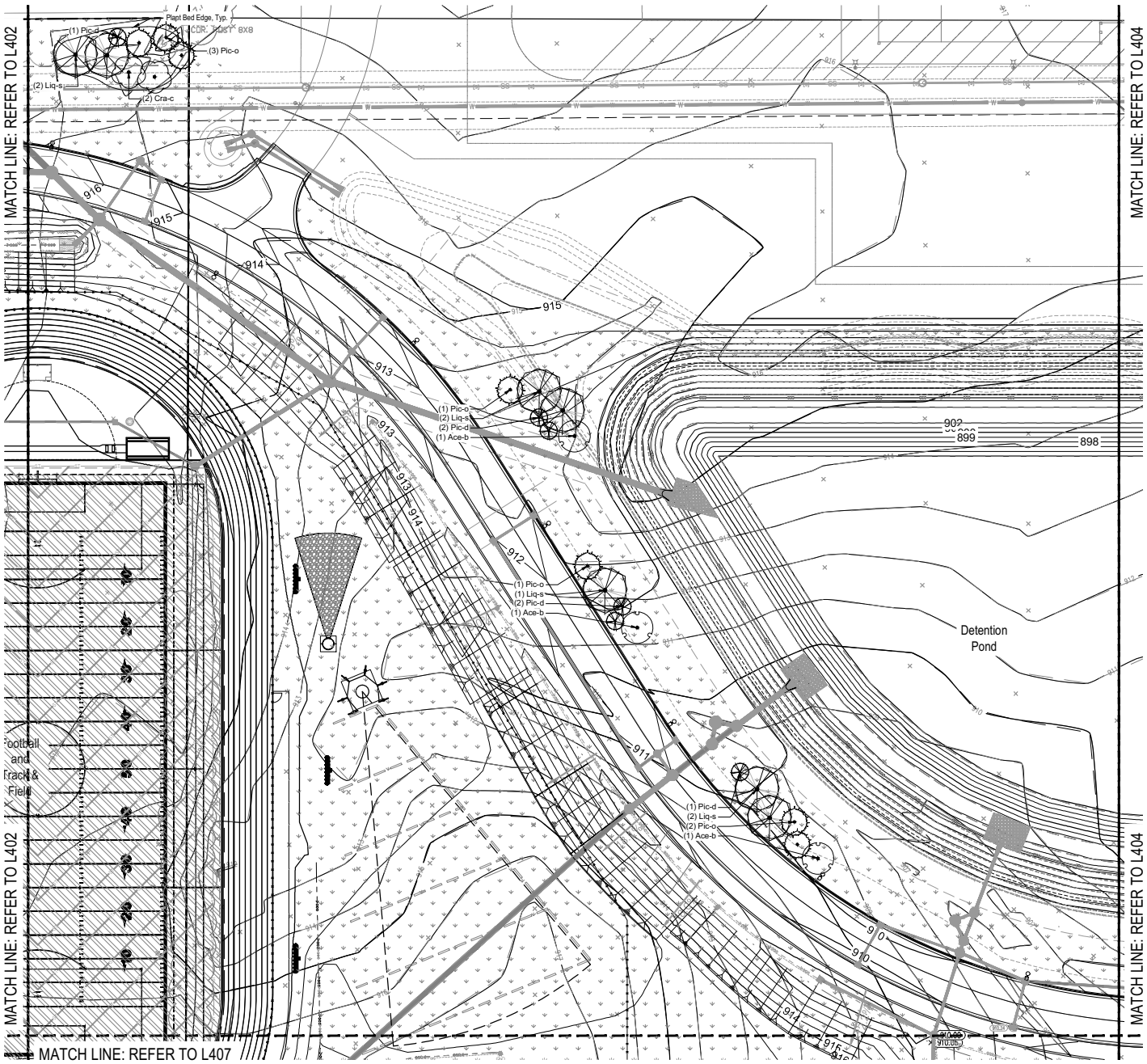
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L402

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
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Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the architectural, site and landscape elements of the building, the major architectural elements and the type of construction anticipated for the project.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is responsible for all labor, materials and equipment required for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13
	50% Buffer, No Shrubs

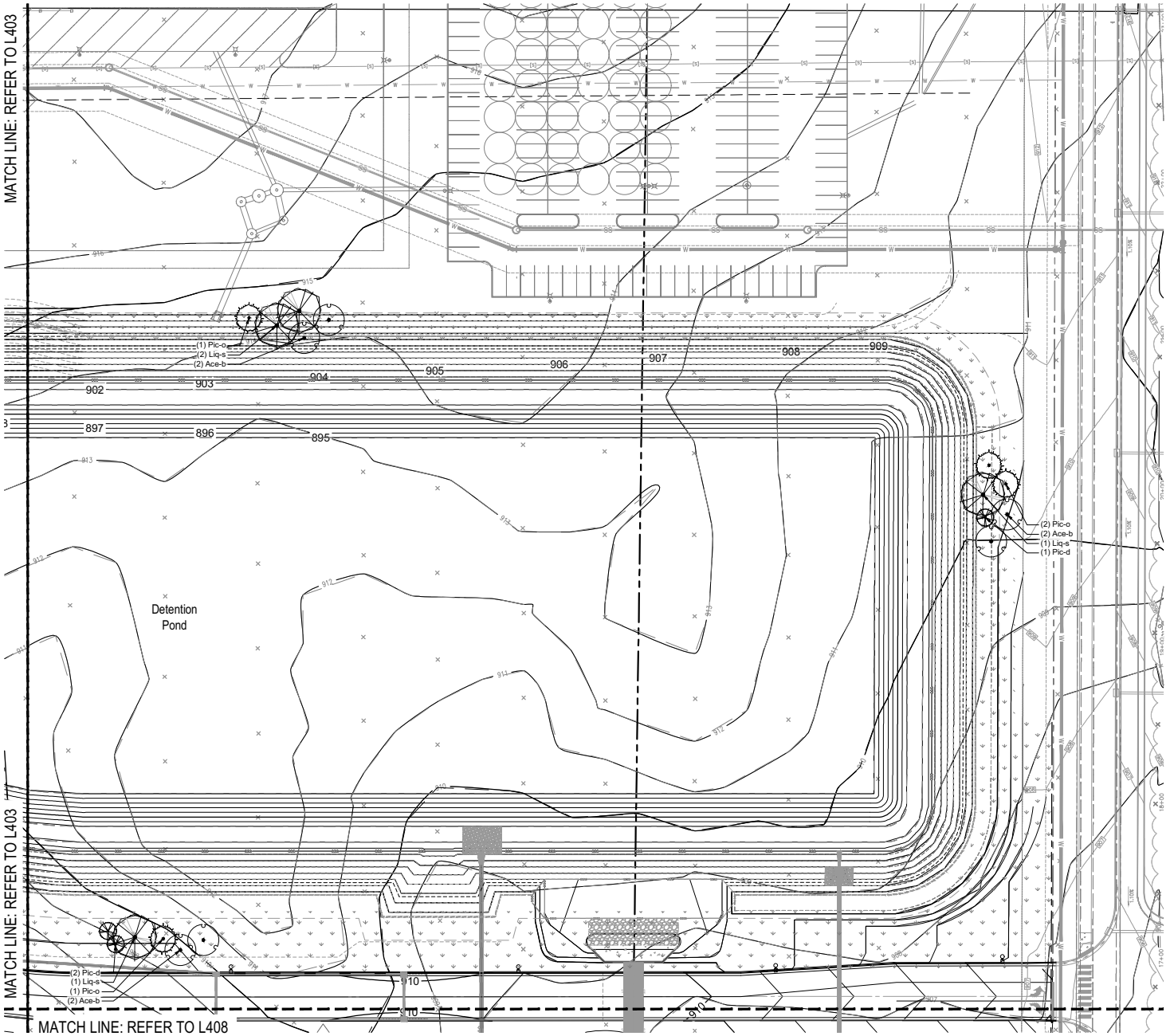
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

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Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
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South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
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South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
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Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
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Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
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PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:
T5 TAC Response 2025/01/03
Planting Alt. 2025/05/13
50% Buffer, No Shrubs

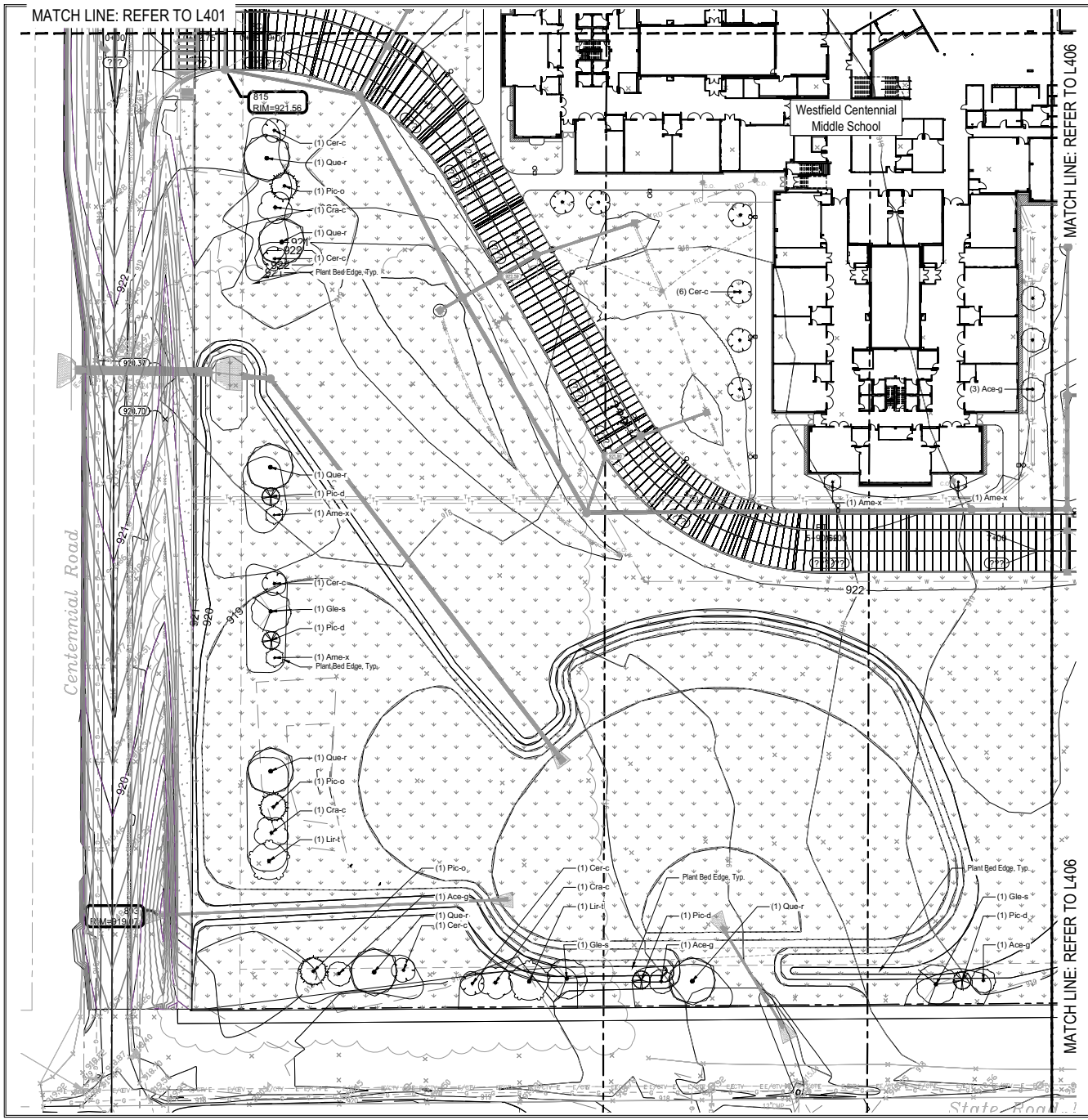
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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Unified Development Ordinance
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6.8 Landscaping Standards
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Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
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Provided: Refer to Other Requirements

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Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
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Provided:
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O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the major architectural elements and the layout of the building, the major architectural elements and the type of construction, and the quality level of the project.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in the drawings, the contractor is responsible for providing all work required for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/08/27
1	Addendum 7 2024/08/23
T2	TAC Response 2024/10/25
T5	TAC Response 2024/12/22
T6	TAC Response 2025/01/13
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

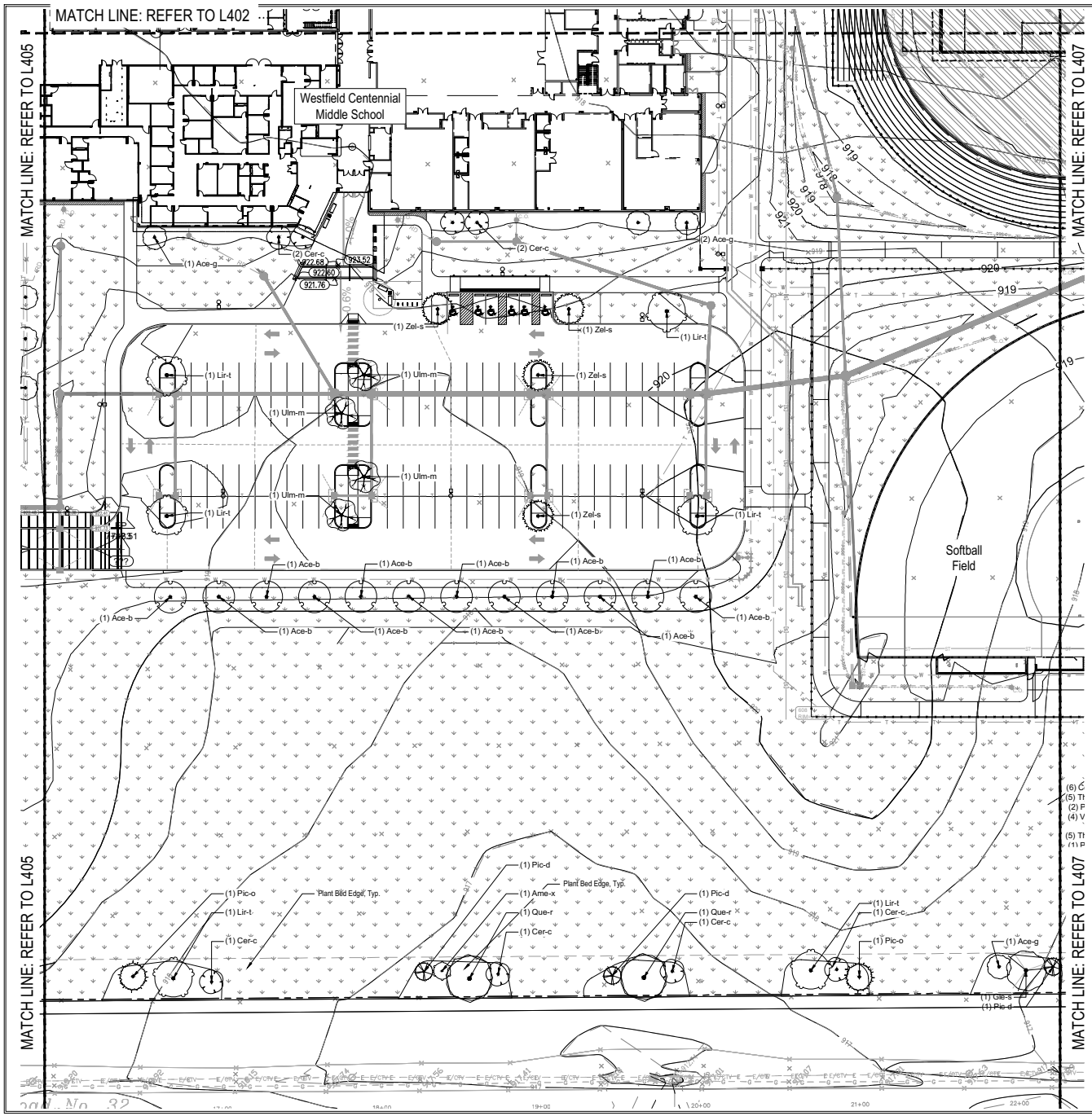
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
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Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the site and the exterior of the building. The major architectural elements and the type of construction are described in these drawings.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project by the contractor.
On the basis of the general scope indicated in these drawings, the contractor is responsible for his complete and proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
T6	TAC Response 2025/01/13 Planting Alt. 2025/05/13 50% Buffer, No Shrubs

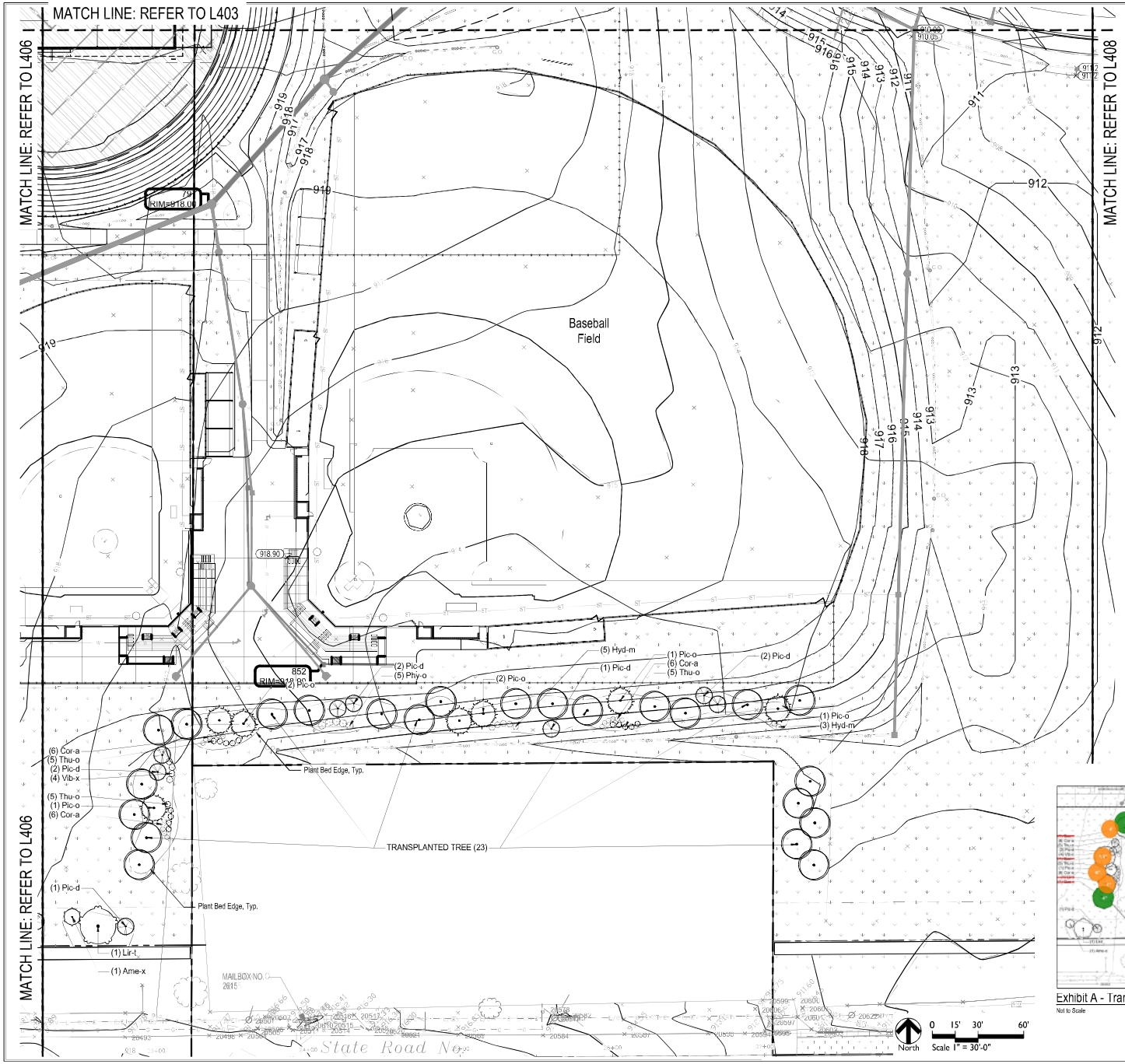
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres = (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1,254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material
Required:
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

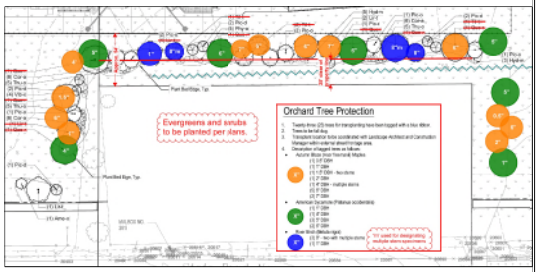

Exhibit A - Transplanted Trees
Not to Scale

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:

REVISIONS:

T1	TAC Response	2024/08/27
1	Addendum 1	2024/09/23
T4	TAC Response	2024/11/22
T6	TAC Response	2025/01/13
	Planting Alt.	2025/05/13
	50% Buffer, No Shrubs	

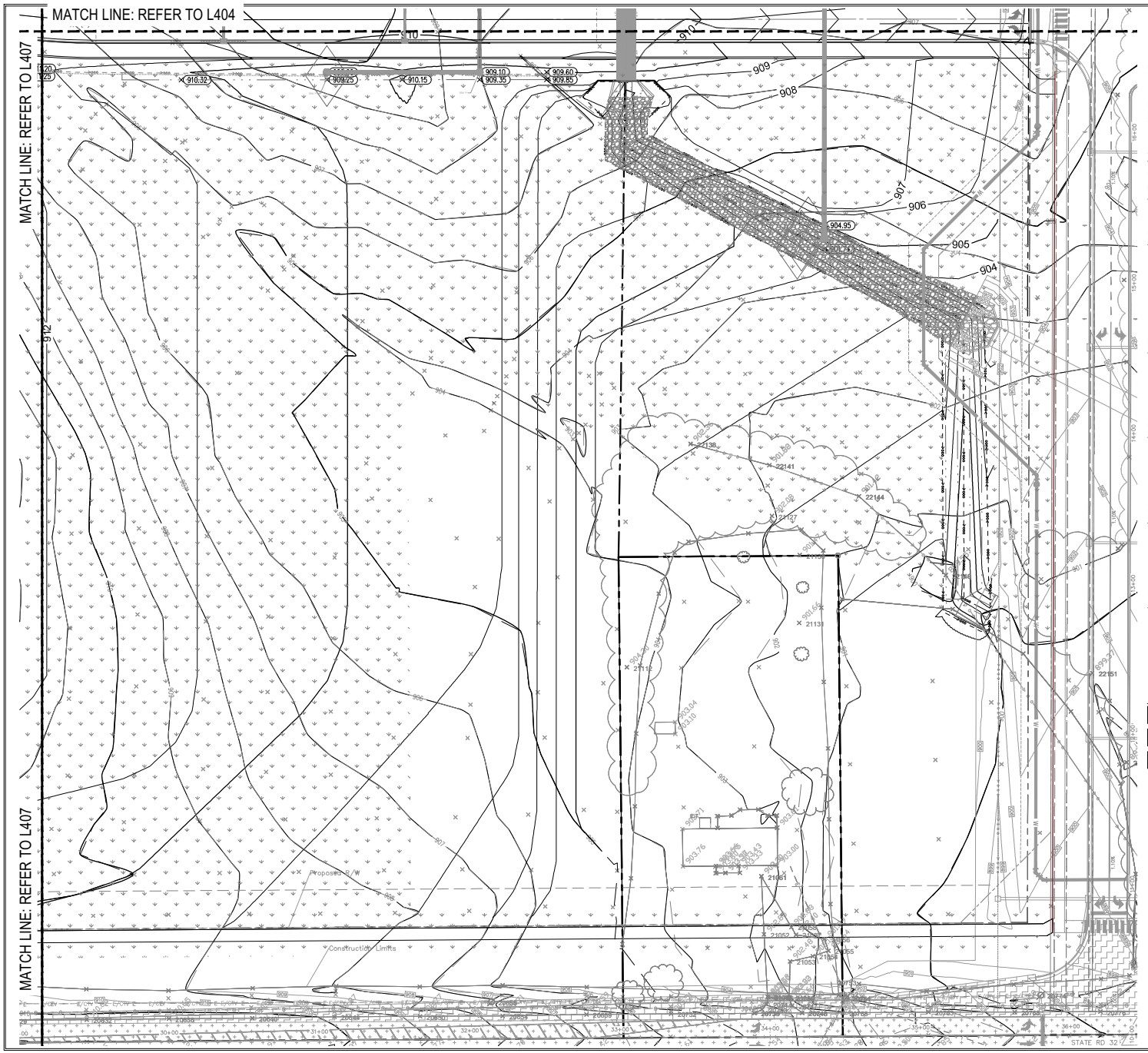
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/25	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L407

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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Chapter 6. Development Standards
6.8 Landscaping Standards
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South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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Interior Parking Area Landscaping
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the major architectural elements and the type of the building, the major architectural elements and the type of construction anticipated for the building.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated on these drawings, the contractor is solely responsible for the proper execution and completion of the work.

REVISIONS:
T4 TAC Response 2024/11/22

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

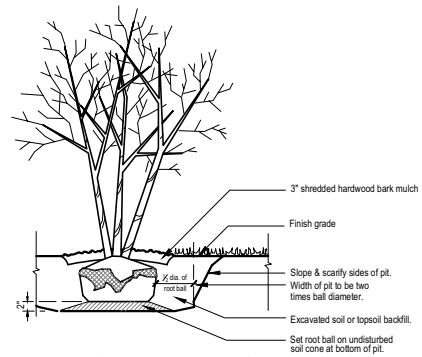
DRAWING NUMBER
L408

PROJECT NUMBER
2023016

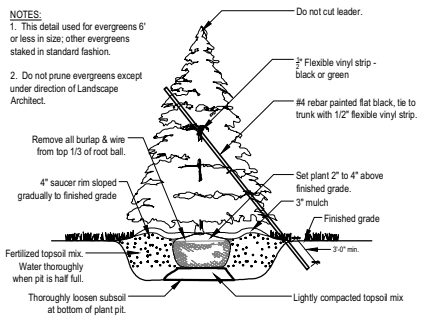
PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-b	21	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	5	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Liq-s	17	Liquidambar styraciflua	American Sweet Gum	B & B	2"Cal	full, strong central leader, matched
Lir-t	18	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	11	Quercus rubra	Red Oak	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Til-t	2	Tilia tomentosa 'Sterling Sliver'	Sterling Silver Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-m	10	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	7	Zelkova serrata `Autumn Glow`	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES						
Pic-d	32	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	35	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES						
Ace-g	11	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; 7-11 stems
Cer-c	24	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk; 3-7 Stems
Cra-c	9	Crataegus crus-galli	Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Cor-a	18	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"	space @ 3`-0" o.c.
Hyd-m	8	Hydrangea macrophylla `Endless Summer Twist-n-Shout`	Twist-n-Shout Hydrangea	container	24"	space @ 4`-0" o.c.
Phy-o	5	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	Container	24" ht. min.	space @ 5`-0" o.c.
Thu-o	15	Thuja occidentalis `Little Giant`	Little Giant Arborvitae	container	24"	space @ 4`-0" o.c.
Vib-x	4	Viburnum x juddii	Judd Viburnum	Container	18" ht. min.	space @ 4`-0" o.c., allow to mass

CONCEPT PLANT SCHEDULE

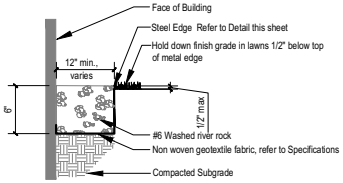
TRANSPLANTED TREE 23
Refer to Exhibit A/L407 for species and size



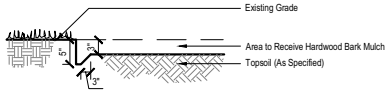
3 MULTI-STEM TREE PLANTING
Not to Scale



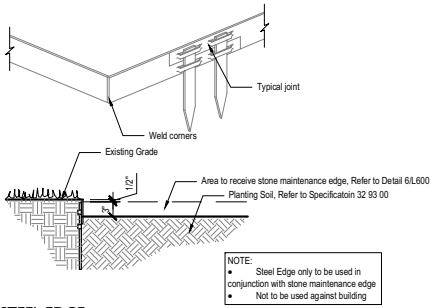
2 EVERGREEN TREE PLANTING
Not to Scale



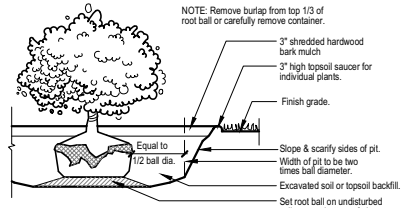
6 STONE MAINTENANCE EDGE (MOWSTRIP)
Not to Scale



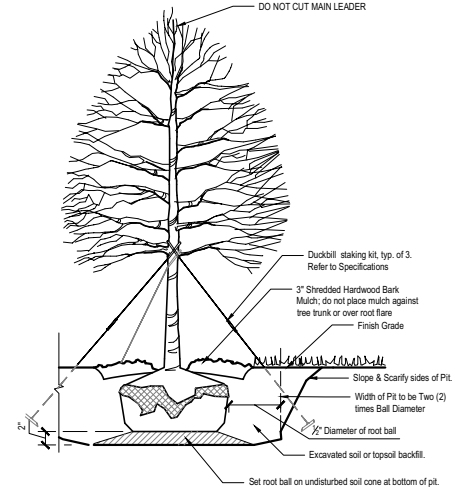
5 SPADE EDGE
Not to Scale



7 STEEL EDGE
Scale: 1" = 1'-0"



4 SHRUB PLANTING
Not to Scale



1 SHADE TREE - STAKED
Scale: Not to Scale

CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.846.3560 | csoinc.net

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context DESIGN
5650 Lakeport Court E. | Noblesville, IN 46074
317-485-9501 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope and extent of the project in terms of materials and workmanship. For all phases of the building, the major architectural elements and the type of construction are described and indicated on these drawings.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the construction of the building.
On the basis of the general scope indicated on these drawings, the contractor is responsible for the complete and proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2023	SS	FP

DRAWING TITLE:
PLANTING SCHEDULE AND DETAILS

CERTIFIED BY:
CONFORMED SET

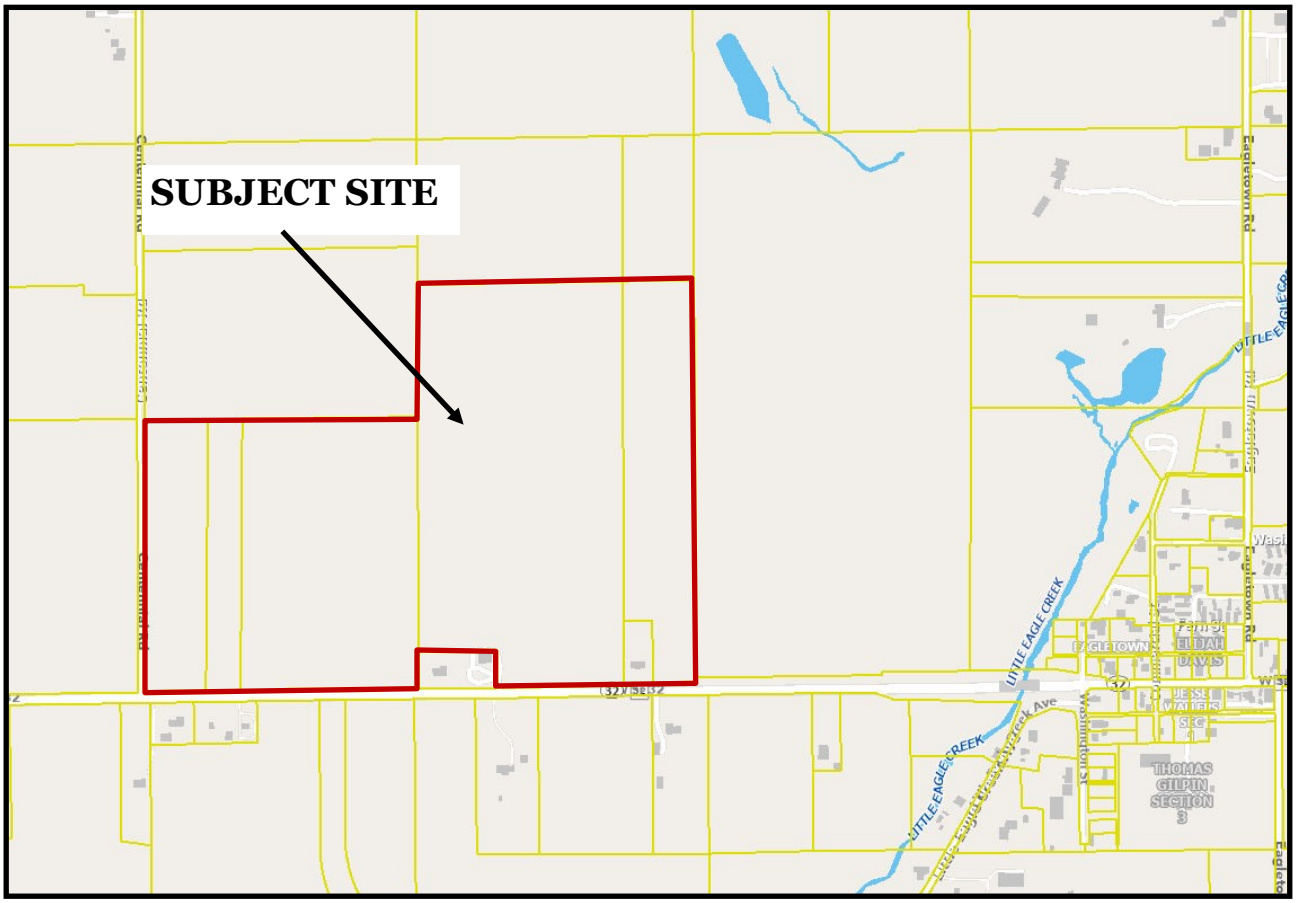
DRAWING NUMBER
L600

PROJECT NUMBER
2023016

VICINITY MAP

WESTFIELD WASHINGTON SCHOOLS

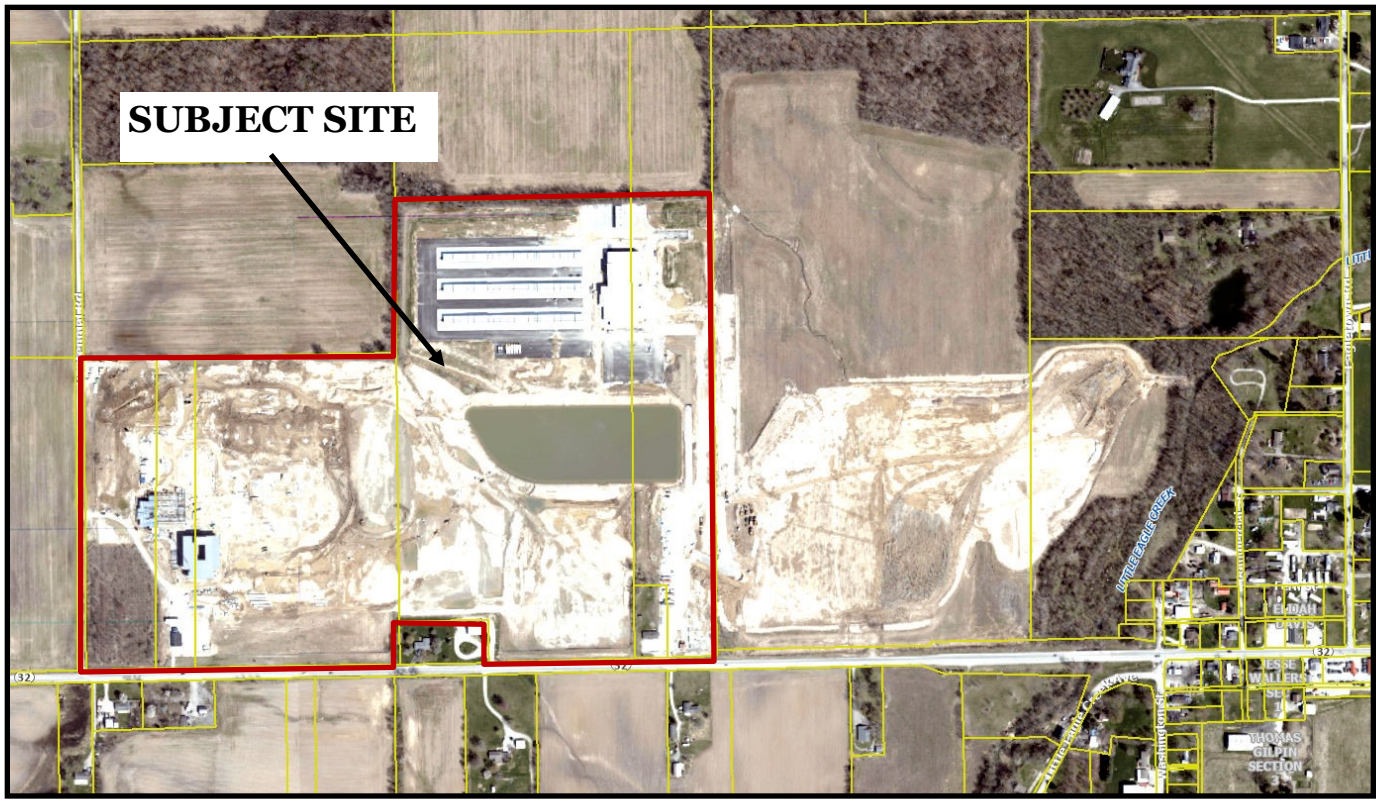
CENTENNIAL CAMPUS



VICINITY MAP

WESTFIELD WASHINGTON SCHOOLS

CENTENNIAL CAMPUS



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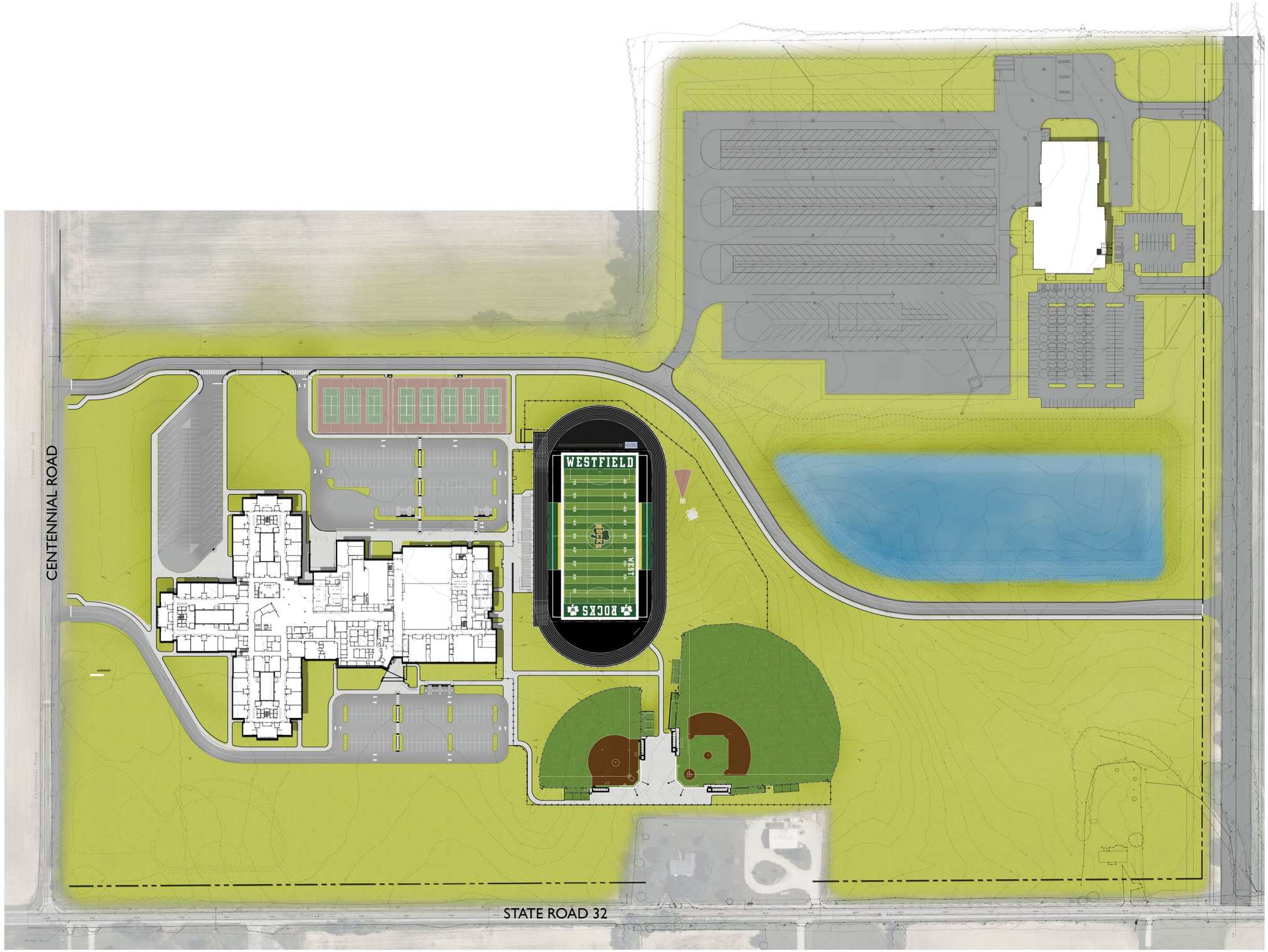


WWS MIDDLE SCHOOL

Site Render | November 2025

context DESIGN

Westfield City Council Report

Ordinance Number:	26-02
APC Petition Number:	2601-PUD-02
Project Name:	WWS PUD, Amendment I
Petitioner:	Westfield Washington Schools, represented by Church Church Hittle + Antrim
Requested Action:	An amendment to the WWS Planned Unit Development (PUD) to modify landscaping requirements, add in additional Real Estate, and modify & update the concept plan on 97 acres +/- within the WWS PUD District.
Current Zoning:	WWS PUD (Ord. 22-62)
Current Land Use:	Vacant/Under-construction
Acreage:	97 acres +/-
Exhibits:	- Department Report - Vicinity Map - Ord. 26-02 - Concept Plan - Updated Landscape Plan Sheets - Previous Landscape Plan Sheets - APC Certification
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition was introduced at the January 12, 2026, City Council meeting. Video footage of the First Reading can be viewed here.

The petition held a Public Hearing at the January 14, 2026, Advisory Plan Commission (the "APC") meeting. Video footage of the item's public hearing can be viewed here.

At the January 14th APC meeting, the Workshop requirement was waived & the APC forwarded a Positive Recommendation (7 to 0) to the City Council.

The petition is set for Adoption Consideration at the January 26, 2026 City Council meeting.

PROJECT OVERVIEW

Location: The Property is generally located at the northeast corner of State Road 32 & Centennial Road. (see the **Vicinity Map** exhibit).
To the north and west of the Property is the AG-SF1: Agriculture/Single-Family Rural District. The School Transportation Center is nearing completion to the general north/northeast of the subject Property. To the south exists the Towne Road Crossing PUD District.

Project Description: The Petitioner is requesting an amendment to the WWS PUD District to modify landscaping requirements. Two additional modifications are included in this amendment request, in which include adding in additional Real Estate to the PUD District, as well as updating and finalizing an updated concept plan for the development of the PUD District.

AMENDMENT REQUEST

The WWS PUD Amendment (Ord. 26-02) proposes modifications to the original WWS PUD (Ord. 22-62) as outlined below:

Landscaping Modifications

- Instead of the UDO controlling landscaping requirements, the amendment proposal requests a new landscape plan to control. (see **Updated Landscape Plan Sheets** exhibit, or Exhibit D of proposed Ord. 26-02).
- The current controlling landscape plan was approved with the Detailed Development Plan (see **Previous Landscape Plan Sheets** exhibit for reference). This would be replaced and superseded by the new landscape plan proposed within the amendment proposal.

Additional Real Estate

- A 1.06-acre parcel was not contemplated within the original PUD's boundaries. The amendment will add in this 1.06-acre parcel into the WWS PUD District. It is located at the southeast corner of the Real Estate.

Concept Plan Replacement

- A new concept plan will be implemented that is more flushed-out than the previous concept plan associated with the original PUD (see **Concept Plan** exhibit). As engineering work has progressed on-site over the years, various details are now better provided on the updated Concept Plan such as road network and building footprints.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes, however, the Comprehensive Plan is not law. It is simply intended to serve as a guide in making land use decisions.
The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the majority of this Property as being within the "Highway Corridors" land use classification (labeled "Employment Corridor" on the Land Use Concept Plan).
The land uses contemplated for "Highway Corridors" are:

- office and service uses,
- research and development,
- retail and institutional uses that are subordinate to and supportive of office and service uses

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: State Road 32, (ii) Primary Arterial 2: future Towne Road extension, (iii) Collectors: Centennial Road; and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the January 14, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop Discussion: The petition had its Workshop requirement waived at the January 14, 2026 APC meeting after no discussion at the hearing.

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

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

Council Introduction: The petition was introduced at the January 12, 2026, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its January 14, 2026 meeting, the Plan Commission forwarded a **Favorable Recommendation** to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	January 12, 2026
Eligible for Adoption:	January 26, 2026
Submitted by:	Ryan Collingwood, Senior Associate Planner

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, January 14, 2026, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2601-PUD-02
Ordinance No.	26-02
Petitioner	Westfield Washington Schools, represented by Church Church Hittle + Antrim
Description	Amendment to the PUD to modify landscaping regulations, update the concept plan, and add in additional Real Estate.

On January 14, 2026, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

January 15, 2026
Date

ORDINANCE 26-03

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

"BUILT Westfield PUD"

This is a Planned Unit Development District Ordinance, to be known as the BUILT WESTFIELD PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. _____), requesting an amendment to the UDO and to 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. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2026;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "BUILT Westfield Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("**Chapter**") and Article ("**Article**") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 "Makerspace Business Center" shall mean: "A campus of flex commercial buildings providing workspace and storage for small businesses, entrepreneurs, and service providers to operate, create, assemble, store inventory and collaborate. Makerspace uses include light manufacturing, product assembly, e-commerce fulfillment, light distribution and storage (not to exceed 3,500 square feet per tenant), professional services, equipment storage and office services."

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the "**Concept Plan**"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

3.1 The district is hereby divided into two (2) areas, as depicted on the Concept Plan and labeled "**Area A**" and "**Area B**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas and Internal Street network shall be developed in substantial conformance with the Concept Plan. Area A shall be developed in substantial conformance with the Concept Plan. An Amendment to this Ordinance shall be required to amend the Concept Plan for Area B prior to Detailed Development Plan approval for Area B.

Section 4. Underlying Zoning Districts. The Underlying Zoning District of the Real Estate (the "**Underlying Zoning District**") shall be the GO: General Office District.

Section 5. Permitted Uses. The following uses ("**Permitted Uses**") shall be permitted in the Areas:

5.1 Area A – Makerspace Business Center. No other uses shall be permitted.

5.2 Area B – Childcare/Daycare Centers, Office, Medical Office, Low Intensity Retail, Medium Intensity Retail Fine Arts or Commercial School, and Professional Trade or Business School. No other uses shall be permitted.

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

6.1 Minimum Building Setback Lines: Article 4.12(E) is hereby modified to permit the following Minimum Building Setback Lines within the District:

A. The Building setback distance from the north, west and south property lines of the District shall be twenty (20) feet.

B. The Building setback distance from the east property line of the District shall be forty (40) feet.

C. There shall be no other Minimum Building Setback Lines within the District; however the minimum separation between Buildings within the District shall be at least fifteen (15) feet.

Section 7. Overlay District. The standards of the State Highway 32 Overlay District, Article 5.3 of the UDO, shall not apply to the District, except that the architectural standards set forth in Article 5.3(K) shall apply to Area B.

Section 8. Development Standards. The standards of Chapter 6 Development Standards, as applicable to the Underlying Zoning District, shall apply within the District, except as otherwise modified below.

8.1 Architectural Standards. Article 6.3 shall not apply to the District. Instead, the Buildings in Area A shall be constructed in substantial conformance with the architectural renderings and building elevations attached hereto as Exhibit C ("**Building Details**"), as determined by the Director. An amendment to this Ordinance which incorporates architectural plans or standards for Area B shall be required prior to Detailed Development Plan approval for Area B. shall be required

8.2 Landscaping Standards. Landscaping in Area A shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the

"**Landscaping Plan**"). To the extent Article 6.8 conflicts with the Landscaping Plan, the Landscaping Plan shall prevail. The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director. An amendment to this Ordinance, which incorporates landscaping plans or standards for Area B shall be required prior to Detailed Development Plan approval Area B.

8.4 Parking and Loading Standards. Article 6.14 shall apply to the development of the District, except as otherwise modified below.

A. Off-Street Parking, Required Spaces. Article 6.14(G)(11) shall not apply to the District. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

8.5 Sign Standards.

A. Nonresidential Center Sign: One (1) Nonresidential Center Sign shall be permitted along Gray Road, in accordance with Article 6.17(J)(2)(a)(ii). Such Sign shall not exceed twelve (12) feet in height. No other Monument Signs shall be permitted in the District.

B. Center In-Line Tenant Signage: Center In-Line Tenant Signage in accordance with Article 6.17(J)(5) of the UDO shall be permitted in the District. Center In-Line Tenant Signage shall be limited to 1.5 square feet per linear foot of the tenant's front building façade.

C. Architectural Signage: The architectural signage illustrated in Exhibit E and located as depicted in Exhibit F shall be permitted, and shall not be used in calculating the maximum square feet of signage within the District.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Kurt Wanninger	_____ Kurt Wanninger	_____ Kurt Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-03** was delivered to the Mayor of Westfield on the ___ day of _____, 2026, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 26-03**

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 26-03** this

_____day of _____, 2026.

_____
Scott A. Willis, Mayor

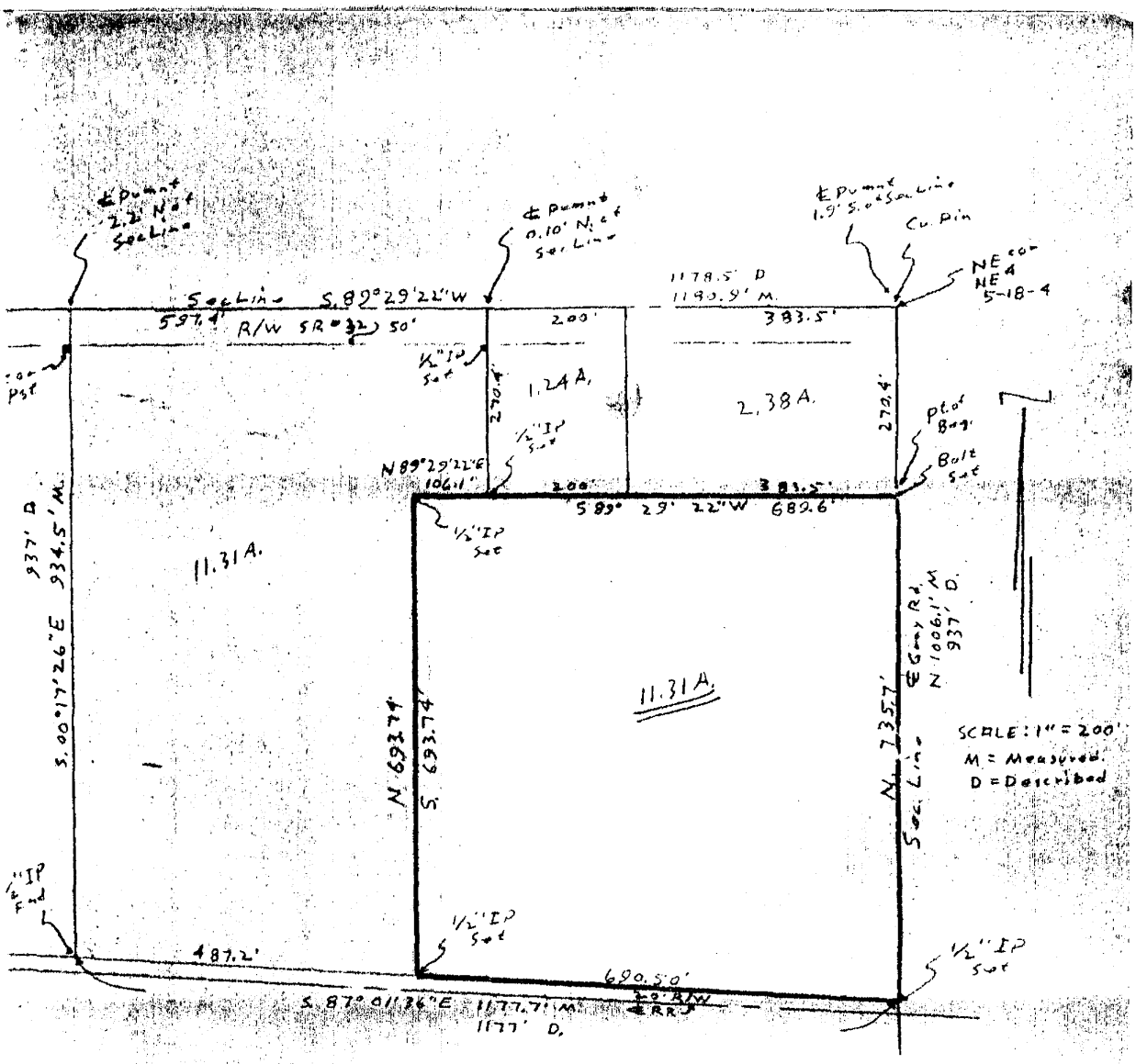
This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

"Legal Description"

UNOFFICIAL COPY



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

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

EXCEPT EXHIBITS "A" AND "B" ATTACHED

I, THE UNDERSIGNED, LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION REPRESENT A TRUE AND CORRECT SURVEY AS COMPLETED BY ME THIS 23RD DAY OF JUNE, 1984.

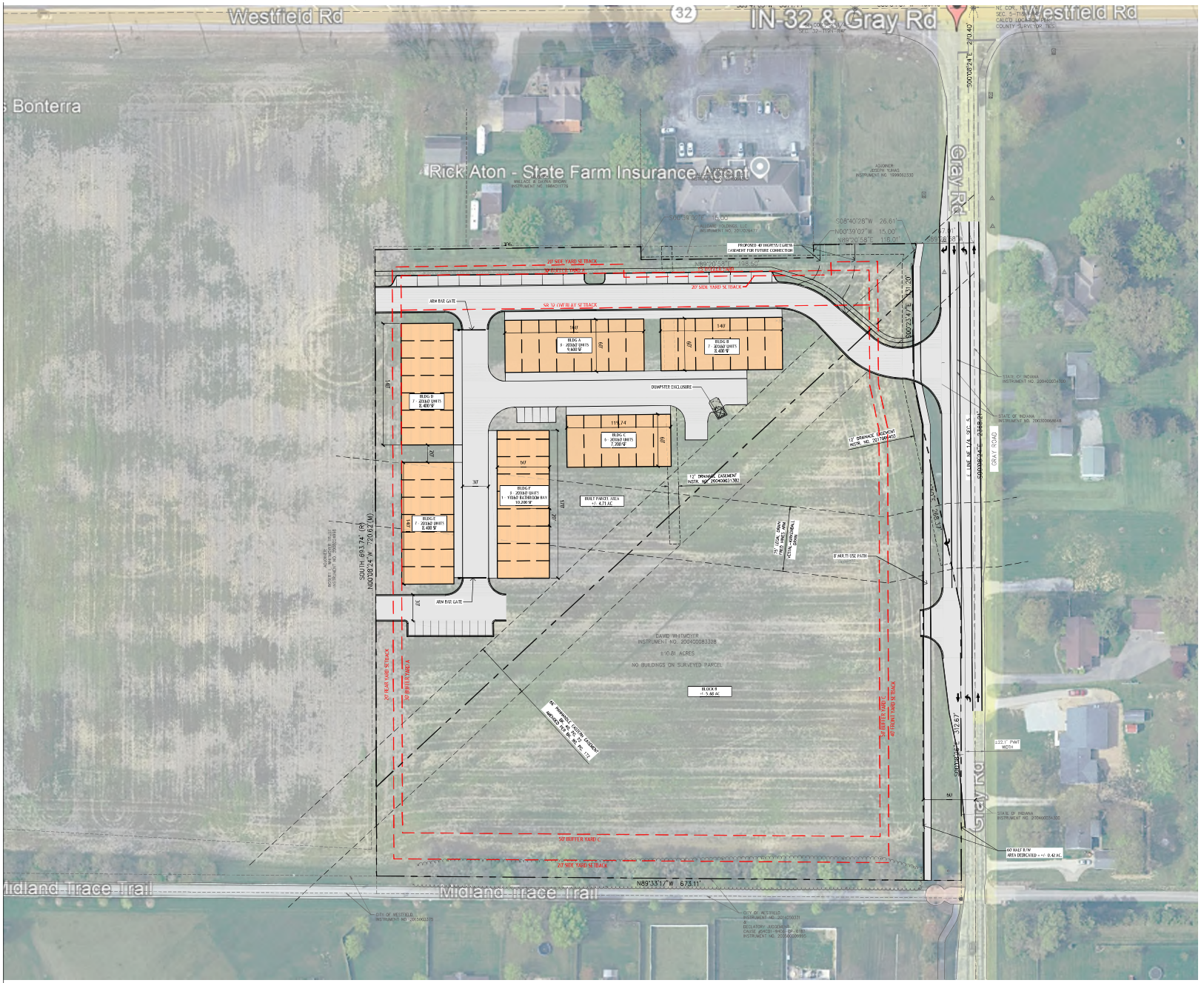
Carl C. Raquet

CARL C. RAQUET, L.S.
REG. # 7747

CARL C. RAQUET REGISTERED No. 7747 STATE OF INDIANA LAND SURVEYOR

Exhibit B

"Concept Plan"



Seal

CONTOUR
DESIGN · ENGINEERING

984 Logan St., Ste. 204
Noblesville, IN 46060
765.430.2042 (C)
jnierzwicki@contourlandgroup.com
Consultant

Project

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46062

Sheet

CONCEPTUAL
SITE PLAN

Issued

Project Number

25-110

Sheet Number

CP-17

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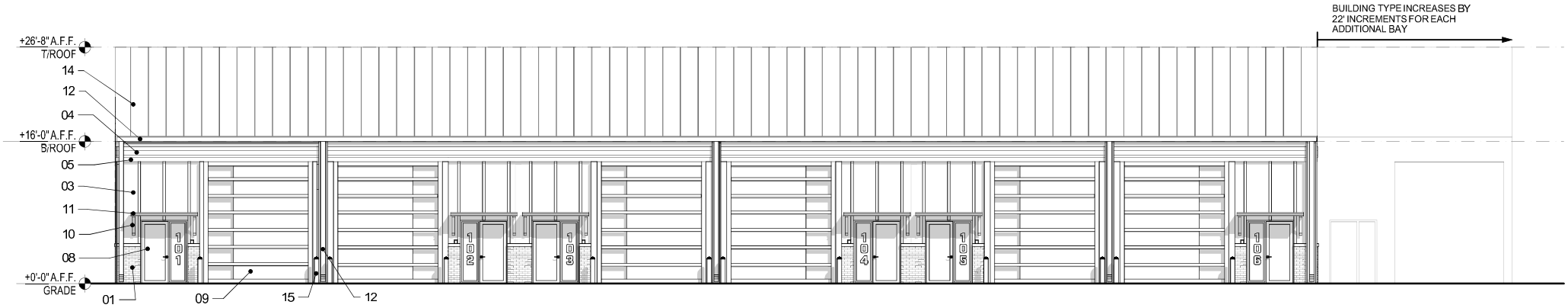
Exhibit C

"Building Details"

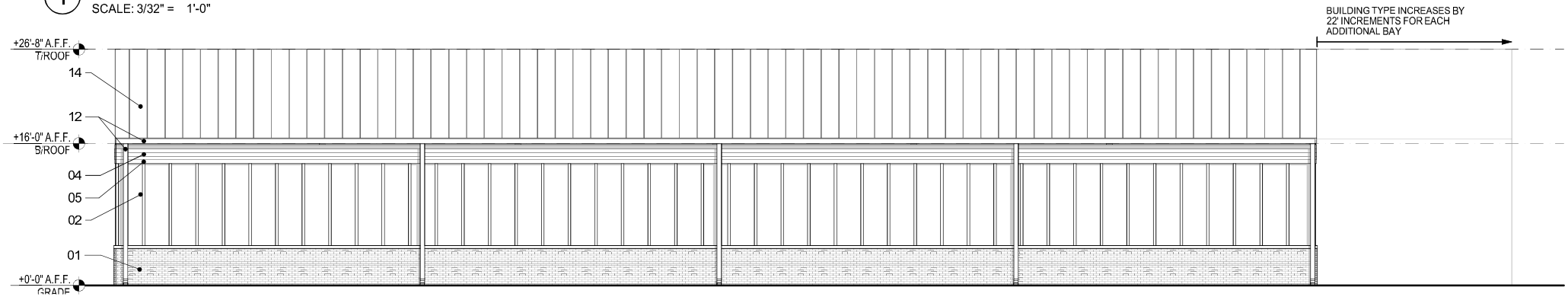
The Building Details appear on the following 7 pages of this Ordinance.

BUILT
101
102
103
104



1 BUILDING TYPE A - FRONT ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE A - REAR ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
FACTORY-FORMED CLAY THIN BRICK UNITS (APPROX. 1/2"–3/4" THICK) ADHERED TO CEMENTITIOUS BACKER BOARD OVER WOOD STUD FRAMING USING MORTAR SETTING BED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH METAL LATH AND SCRATCH COAT AS REQUIRED. TOOL MORTAR JOINTS TO MATCH CONVENTIONAL BRICK APPEARANCE.

02 JAMES HARDIE "HARDIEPANEL" COLOR #1 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

03 JAMES HARDIE "HARDIEPANEL" COLOR #2 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

04 JAMES HARDIE "HARDIE LAP SIDING" COLOR #1:
- FIBER CEMENT SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

05 FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

06 WOOD-LOOK COMPOSITE SIDING
-BASIS OF DESIGN: MILLBOARD SHADOW LINE+, 7 1/8" EXPOSURE
-COLOR BY ARCHITECT

07 PRE-FINISHED INSULATED HOLLOW METAL DOOR

08 PRE-FINISHED FULLY GLAZED DOOR WITH SIDELITE
-UNIT NUMBER GRAPHIC BY OWNER

09 OVERHEAD GARAGE DOOR:
FACTORY-FINISHED METAL OVERHEAD ROLL-UP DOOR WITH CONTRASTING COLOR TO BE SELECTED BY ARCHITECT. DOOR TO INCORPORATE ASYMMETRICAL GLAZING PANELS ON ONE SIDE. PROVIDE COMPLETE WITH HARDWARE AND WEATHERSTRIPPING PER MANUFACTURER'S RECOMMENDATIONS.

10 WOOD-LOOK CANOPY SUPPORT BRACKET

11 PRE-FINISHED METAL DOOR CANOPY

12 PREFINISHED ALUM. GUTTER & DOWNSPOUT
- COLOR BY ARCH. - SEE ROOF PLAN

13 BUILDING SIGNAGE BY OWNER

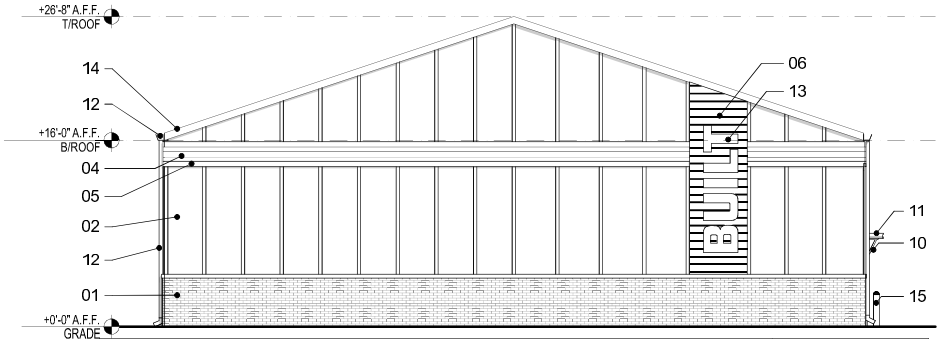
14 STANDING SEAM METAL ROOF:
CONTINUOUS FACTORY-FINISHED METAL PANELS INSTALLED WITH CONCEALED FASTENERS OVER APPROPRIATE ROOF SUBSTRATE. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE STANDARD FLASHINGS, RIDGES, AND TRIM PER MANUFACTURER'S RECOMMENDATIONS.

15 SAFETY BOLLARD:
FACTORY-FINISHED STEEL SAFETY BOLLARD FULLY EMBEDDED IN CONCRETE FOUNDATION. BOLLARD TO BE FILLED OR HOLLOW AS REQUIRED BY MANUFACTURER, WITH TOP FINISH AND COLOR PER ARCHITECT'S SELECTION. PROVIDE COMPLETE WITH MANUFACTURER'S RECOMMENDED INSTALLATION AND ANCHORING.

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
10/30/2025

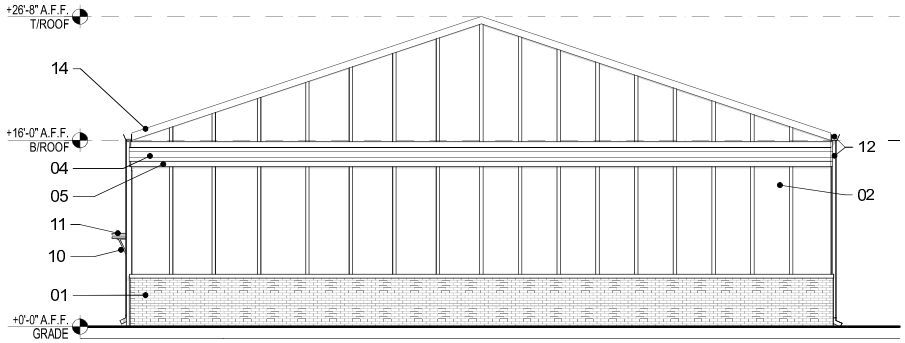
BABA architects

©2025 Baba Architects, PLLC



1 BUILDING TYPE A - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE A - SIDE 2 ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
FACTORY-FORMED CLAY THIN BRICK UNITS (APPROX. 1/2"–3/4" THICK) ADHERED TO CEMENTITIOUS BACKER BOARD OVER WOOD STUD FRAMING USING MORTAR SETTING BED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH METAL LATH AND SCRATCH COAT AS REQUIRED. TOOL MORTAR JOINTS TO MATCH CONVENTIONAL BRICK APPEARANCE.

02 JAMES HARDIE "HARDIEPANEL" COLOR #1 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

03 JAMES HARDIE "HARDIEPANEL" COLOR #2 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

04 JAMES HARDIE "HARDIE LAP SIDING" COLOR #1:
- FIBER CEMENT SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

05 FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

06 WOOD-LOOK COMPOSITE SIDING
-BASIS OF DESIGN: MILLBOARD SHADOW LINE+, 7 1/8" EXPOSURE
-COLOR BY ARCHITECT

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08 PRE-FINISHED FULLY GLAZED DOOR WITH SIDELITE
-UNIT NUMBER GRAPHIC BY OWNER

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10/30/2025

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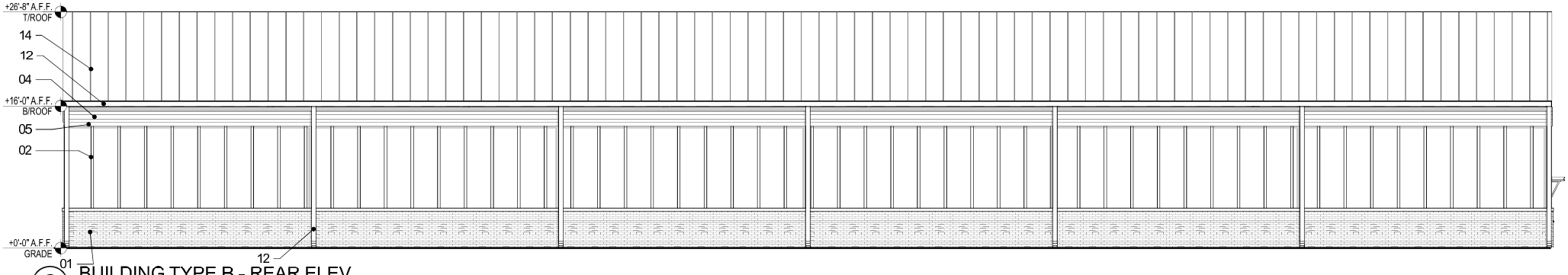
1 BUILDING TYPE B - FRONT ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE B - REAR ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
FACTORY-FORMED CLAY THIN BRICK UNITS (APPROX. 1/2"–3/4" THICK) ADHERED TO CEMENTITIOUS BACKER BOARD OVER WOOD STUD FRAMING USING MORTAR SETTING BED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH METAL LATH AND SCRATCH COAT AS REQUIRED. TOOL MORTAR JOINTS TO MATCH CONVENTIONAL BRICK APPEARANCE.

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- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

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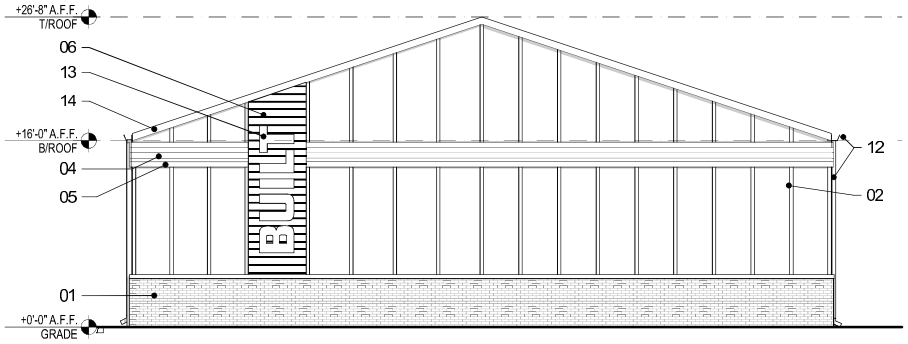
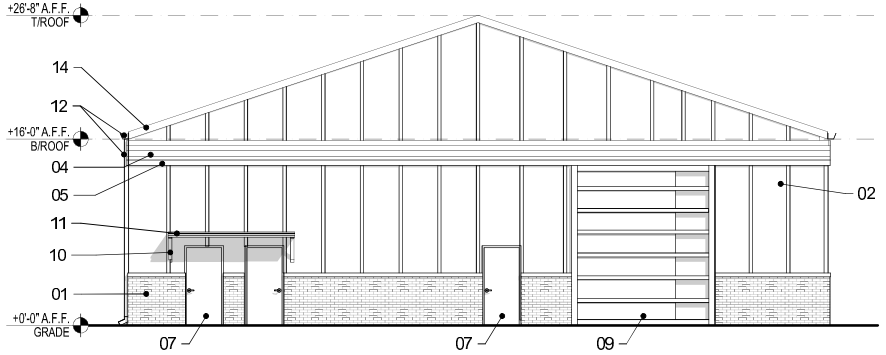


1 BUILDING TYPE B - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING B TYPE - SIDE 2 ELEV.

SCALE: 3/32" = 1'-0"

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SCALE: 3/32" = 1'-0"

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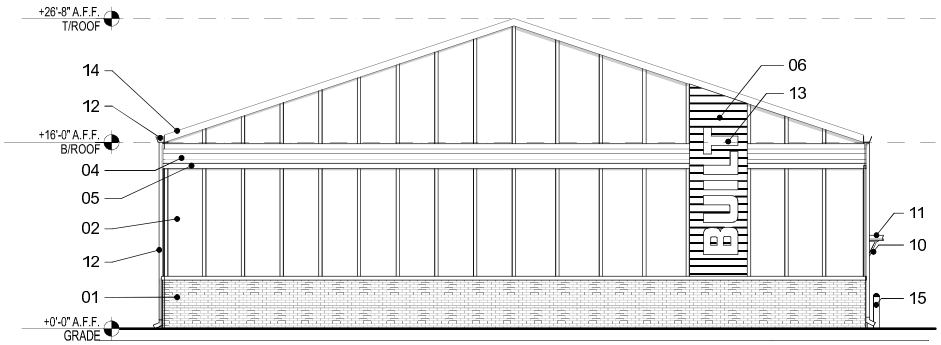

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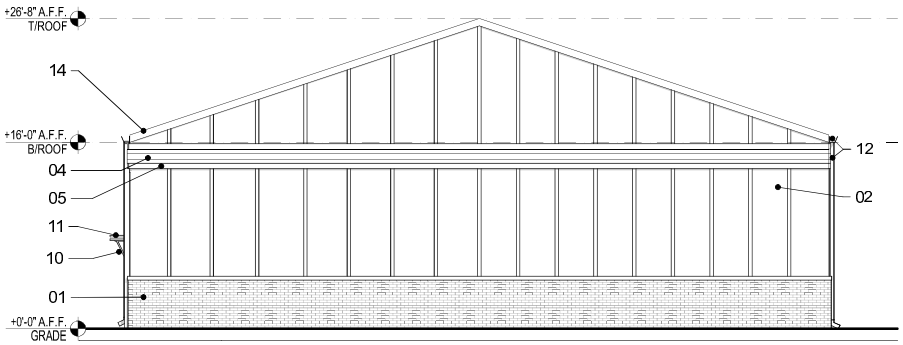

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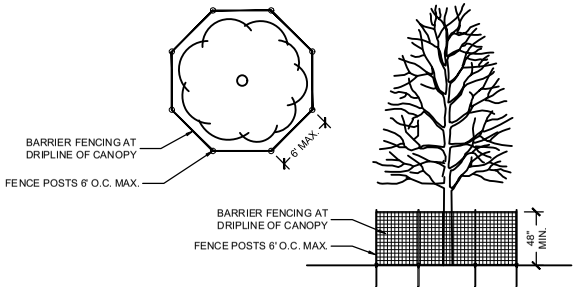
Exhibit D

"Landscaping Plan"

The Landscaping Plan appears on the following 4 pages of this Ordinance.



2 TREE PRESERVATION BARRIER FENCING DETAIL — NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. 0 TREES WILL BE REMOVED AS PART OF THIS PROJECT. A GROUP OF MATURE DECIDUOUS TREES ALONG THE SOUTH PROPERTY LINE INCLUDING 7 ON THE SITE WILL BE PRESERVED.

TREE PROTECTION & REMOVAL NOTES

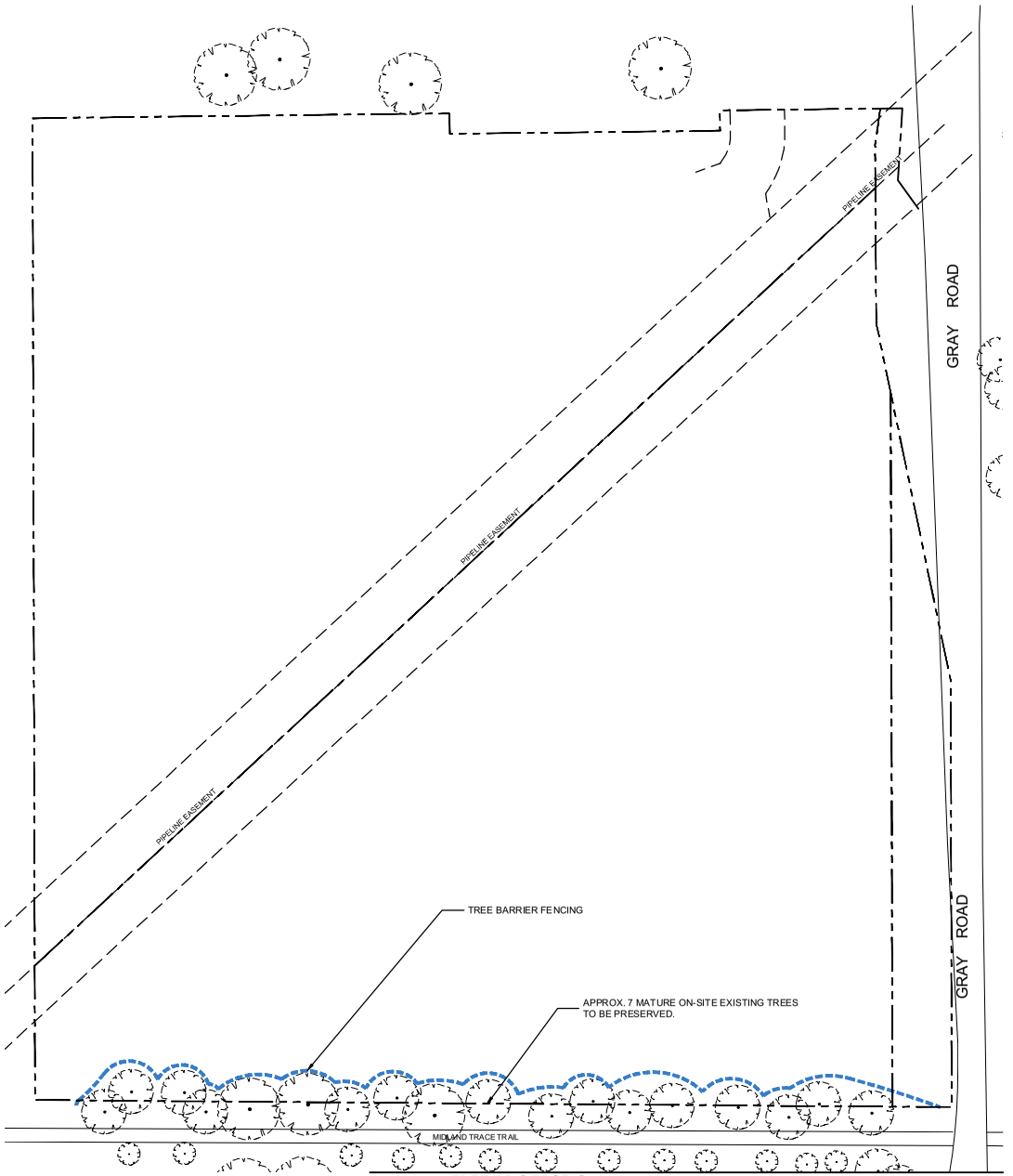
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED



1 TREE PROTECTION & REMOVAL PLAN

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	01/22/2026

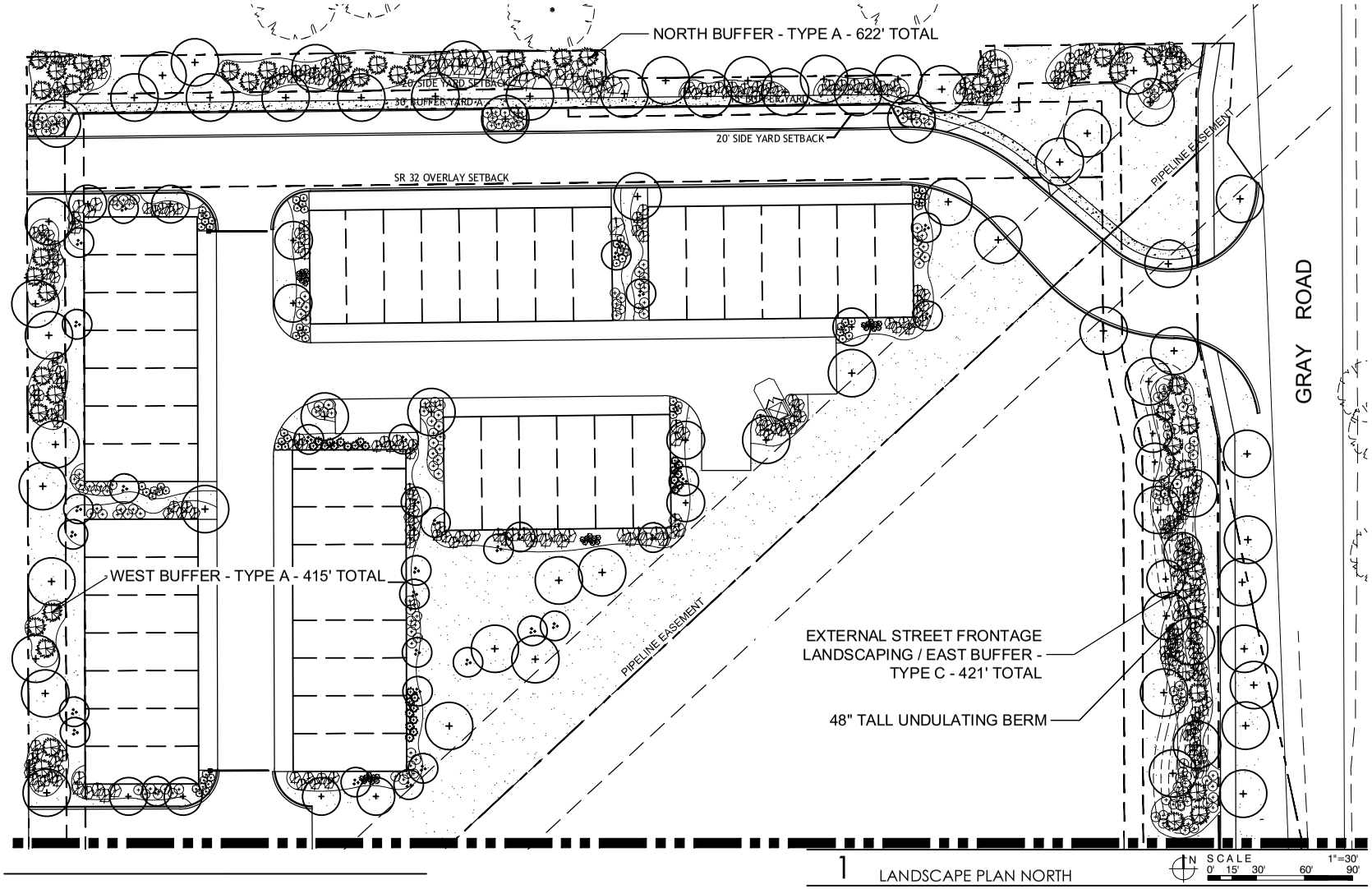
SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2511032

DATE
11-19-2025
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1



1 LANDSCAPE PLAN NORTH

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SEEDED LAWN

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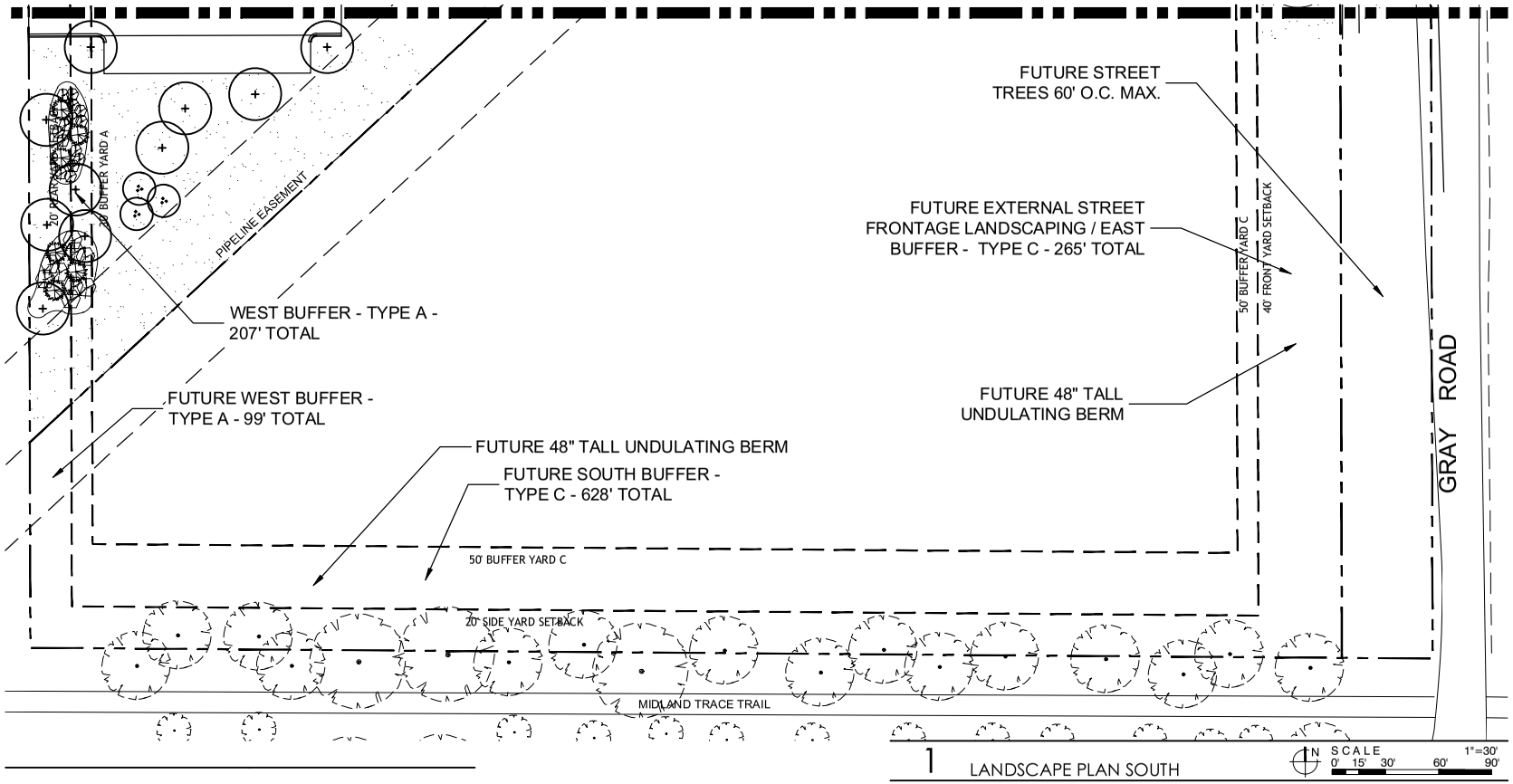

1 LANDSCAPE PLAN SOUTH

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SEEDED LAWN

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFA	2.5" cal.	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
CEO	2.5" cal.	8	Celtis occidentalis	Common Hackberry	B&B
GBA	2.5" cal.	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GBP	2.5" cal.	11	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B
GDE	2.5" cal.	11	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	18	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
LIT	2.5" cal.	5	Liriodendron tulipifera	Tulip Tree	B&B
QUR	2.5" cal.	7	Quercus rubra	Red Oak	B&B
TCG	2.5" cal.	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5" cal.	5	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
EVERGREEN TREES					
ACO	6' ht.	25	Abies concolor	White Fir	B&B
PGD	6' ht.	9	Picea glauca 'Densata'	Black Hills Spruce	B&B
PIS	6' ht.	22	Pinus strobus	White Pine	B&B
ORNAMENTAL TREES					
AMG	6' multi..	11	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
CEC	6' multi.	14	Cercis canadensis	Eastern Redbud	B&B
COM	6' multi	9	Cornus mas	Corneliancherry Dogwood	B&B
DECIDUOUS SHRUBS					
AAB	24" ht.	40	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
AMA	24" ht.	20	Aronia melanocarpa	Black Chokeberry	
BUD	24" h..	45	Buddleia 'Grand Cascade'	Grand Cascade Butterfly Bush	
CAE	24" ht.	33	Cornus alba 'Elegantissima'	Variegated Dogwood	
CEP	24" ht.	50	Cephalanthus occidentalis	Buttonbush	
CLA	24" ht.	17	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	
FOS	24" ht.	32	Forsythia x 'sunrise'	Sunrise Forsythia	

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHRUBS (CONTINUED)					
HYA	24" ht.	50	Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	
HYP	24" ht.	32	Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	
HYQ	24" ht.	59	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	
IVH	24" ht.	25	Itea virginica 'Henrys Garnet'	Henrys Garnet Virginia Sweetspire	
POB	24" ht.	33	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	
SBT	18" w.	14	Spirea betulafolia 'tor'	Tor Birchleaf Spirea	
SPB	24" ht.	45	Spiraea x. bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
STC	18" w.	49	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	
VCC	24" ht.	9	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	
VNB	24" ht.	13	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	
VDC	24" ht.	32	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	
WFR	24" ht.	13	Weigela florida 'Red Prince'	Red Prince Old Fashioned Weigela	
ORNAMENTAL GRASSES					
CAK	#1 cont.	18	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation	
EVERGREEN SHRUBS					
JCS	24" ht.	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	9	Taxus x media 'Taunton'	Taunton's Yew	B&B
GROUNDCOVER / PERENNIALS					
SEED	sq. yd.	8,610	Seeded Lawn	IDOT Class 1A (Salt Tolerant Lawn Mix)	
APPLY NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET OR EQUAL, STAKED EVERY SQ. YD. IN ALL AREAS TO BE SEEDED.					

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SEAL

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	01/22/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2511032

DATE
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DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN
SOUTH

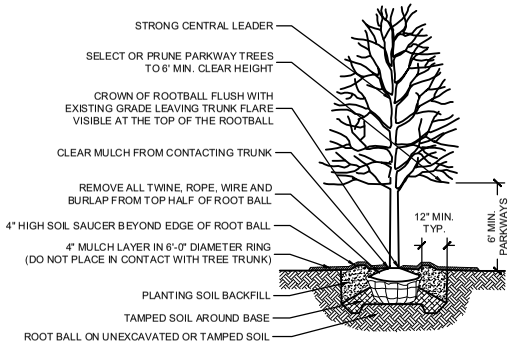
SHEET NUMBER
L2.1

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

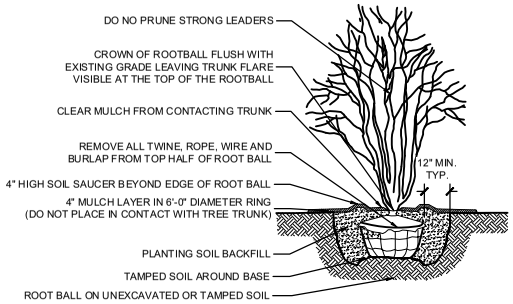
DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED DETAILS
Total site		470,820 SQ. FT.	
Developed Area		213,560 SQ. FT.	
Total building		52,200 SQ. FT.	
Total parking	Square footage of parking area / vehicle use area	39,460 SQ. FT.	
Street Trees:	Street Trees shall be required an average of every (50) feet; however, the Street Trees may be spaced at a maximum spacing of (60) feet but at a minimum spacing of (25) feet.	Gray Rd = 421' / 50 = 8.4 TREES	8 TREES
		Internal = 1519' X 2 = 3038 / 50 = 61 TREES	62 TREES
Minimum Lot Landscaping Requirements:	Industrial Uses (Per Acre) 5 Shade Trees 5 Evergreen Trees 25 Shrubs	213,560 S.F. = 4.9 Acres = 4.9 x 5 = 25 ST 4.9 x 5 = 25 OT 4.9 x 25 = 123 SH	20 SHADE TREES 16 ORNAMENTAL TREES 106 SHRUBS *PIPELINE EASEMENT PREVENTS MORE PLANTINGS
Foundation Plantings:	Plant materials shall be required intermittently (approximately every (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.	Facades = 1580 1580 / 40' = 39.5 Plants	42 PLANTS
	Plant materials shall ... be required along the Front Building Facade of all Buildings at a minimum ratio of (1) shrub or ornamental tree per (12) lineal feet.	Fronts = 860 L.F. 860 / 12 = 72 Shrubs or Orn. Trees.	28 ORNAMENTAL TREES 72 SHRUBS
External Street Frontage Landscaping Requirements:	Nonresidential Uses: A landscaping area with a minimum depth of (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of (3) shade or evergreen trees, (2) ornamental trees and 25 shrubs per (100) lineal feet. In addition for Industrial Districts, a min.(3') tall undulating mound shall be required along the entire External Street frontage.	Gray Rd = 421' / 50 = 8.4 8.4 X 3 = 25.2 ST 8.4 X 2 = 16.8 ET 8.4 X 25=210 SH	17 SHADE TREES 16 EVERGREEN / ORN. TREES 141 SHRUBS 3' TALL UNDULATING MOUND *PIPELINE EASEMENT PREVENTS MORE PLANTINGS
Buffer Yard Requirements:	Required Buffer Yard: The minimum required Buffer Yard shall be determined by the abutting Zoning District(s) and/or land Uses, whichever is more restrictive, in accordance with the following chart. Buffer Type A 3 Shade, 3 Evergreen, 10 Shrubs per 100 L.F.	North = Type A = 622 L.F. / 100 = 6.2 3 X 6.2 = 18.6 ST 3 X 6.2 = 18.6 ET 10 X 6.2= 62 SH	10 SHADE TREES 21 EVERGREEEN TREES 101 SHRUBS
	Buffer Type C 5 Shade, 5 Evergreen, 20 Shrubs per 100 L.F. 4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence.	West = Type A = 622 L.F. / 100 = 6.2 3 X 6.2 = 18.6 ST 3 X 6.2 = 18.6 ET 10 X 6.2= 62 SH	16 SHADE TREES 17 EVERGREEN TREES 72 SHRUBS
		South = Type C = N/A	
Parking Area Landscaping:	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.	6 Islands = 6 SHADE TREES 24 SHRUBS	6 SHADE TREES 30 SHRUBS

LANDSCAPE NOTES

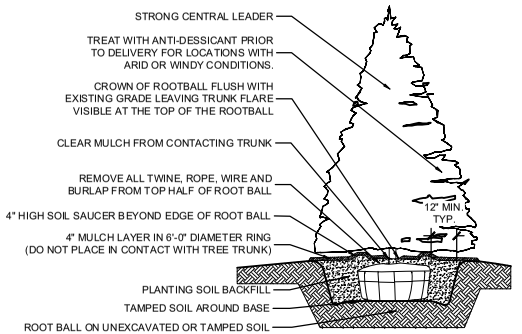
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WESTFIELD LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



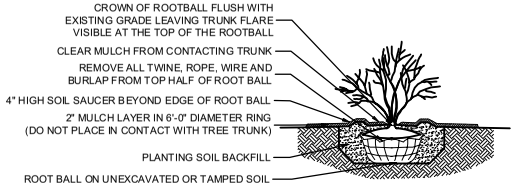
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL — NOT TO SCALE



4 SHRUB PLANTING DETAIL — NOT TO SCALE

LG Landscape Architecture Master Planning Site Planning
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SEAL

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
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DATE
11-19-2025
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L2.3

Exhibit E

"Architectural Signage Illustration"

The Architectural Signage is illustrated on the following page of this Ordinance.

1 Rendered Perspective 01

2 Rendered Perspective 02

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
10/30/2025

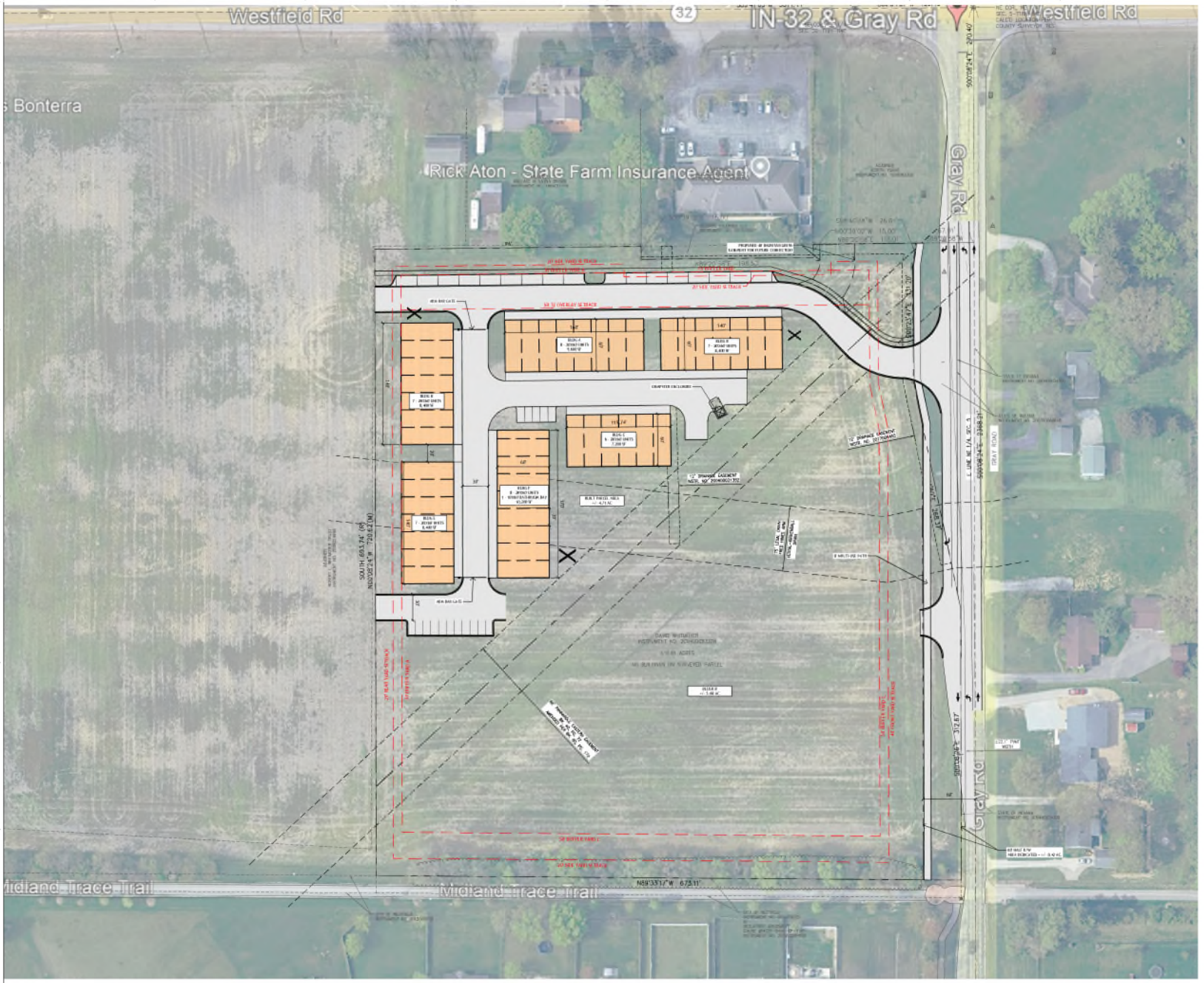
BABA architects

© 2025 Baba Architects, PLLC

Exhibit F

"Architectural Signage Locations"

The locations of the Architectural Signage are depicted on the following page of this Ordinance.



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BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46082

CONCEPTUAL
SITE PLAN

25-110

CP-17

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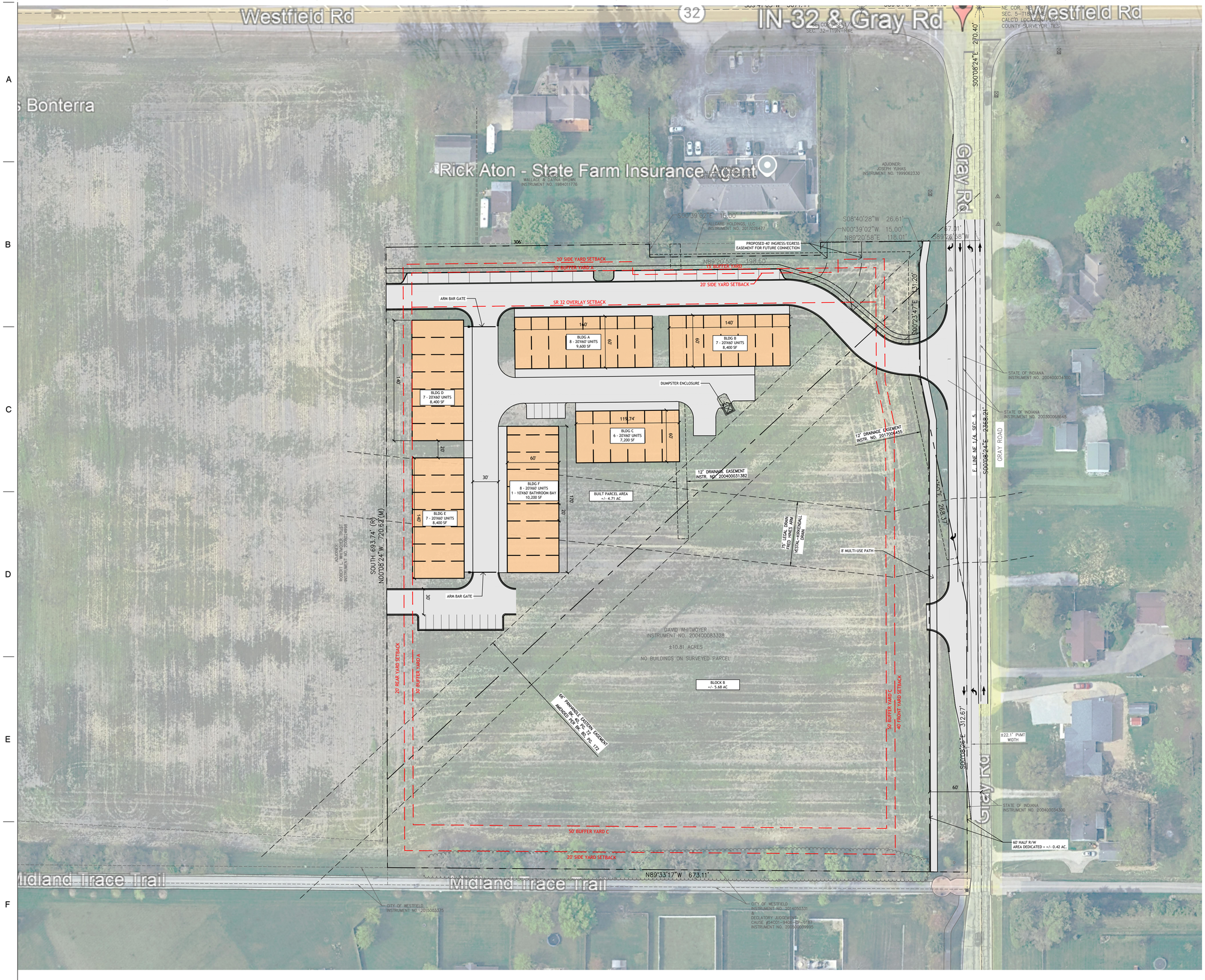

0 25 50 100
12.5 37.5 75
SCALE: 1"=50'

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Seal

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Project
BUILT
WESTFIELD, IN

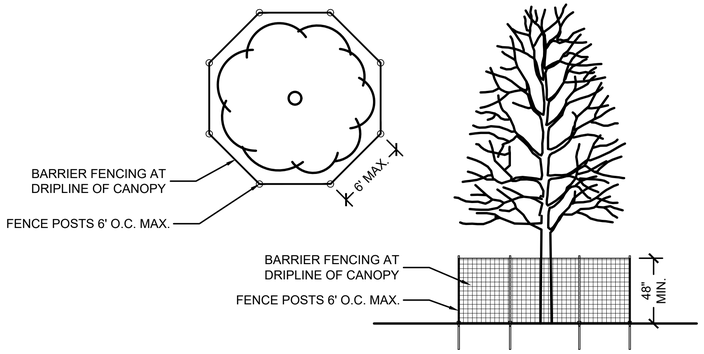
IN-32 & GRAY RD
WESTFIELD, IN 46062

Sheet
CONCEPTUAL
SITE PLAN

Issued for

Project Number
25-110

Sheet Number
CP-17



2 TREE PRESERVATION BARRIER FENCING DETAIL

NOT TO SCALE

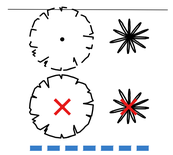
EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. 0 TREES WILL BE REMOVED AS PART OF THIS PROJECT. A GROUP OF MATURE DECIDUOUS TREES ALONG THE SOUTH PROPERTY LINE INCLUDING 7 ON THE SITE WILL BE PRESERVED.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

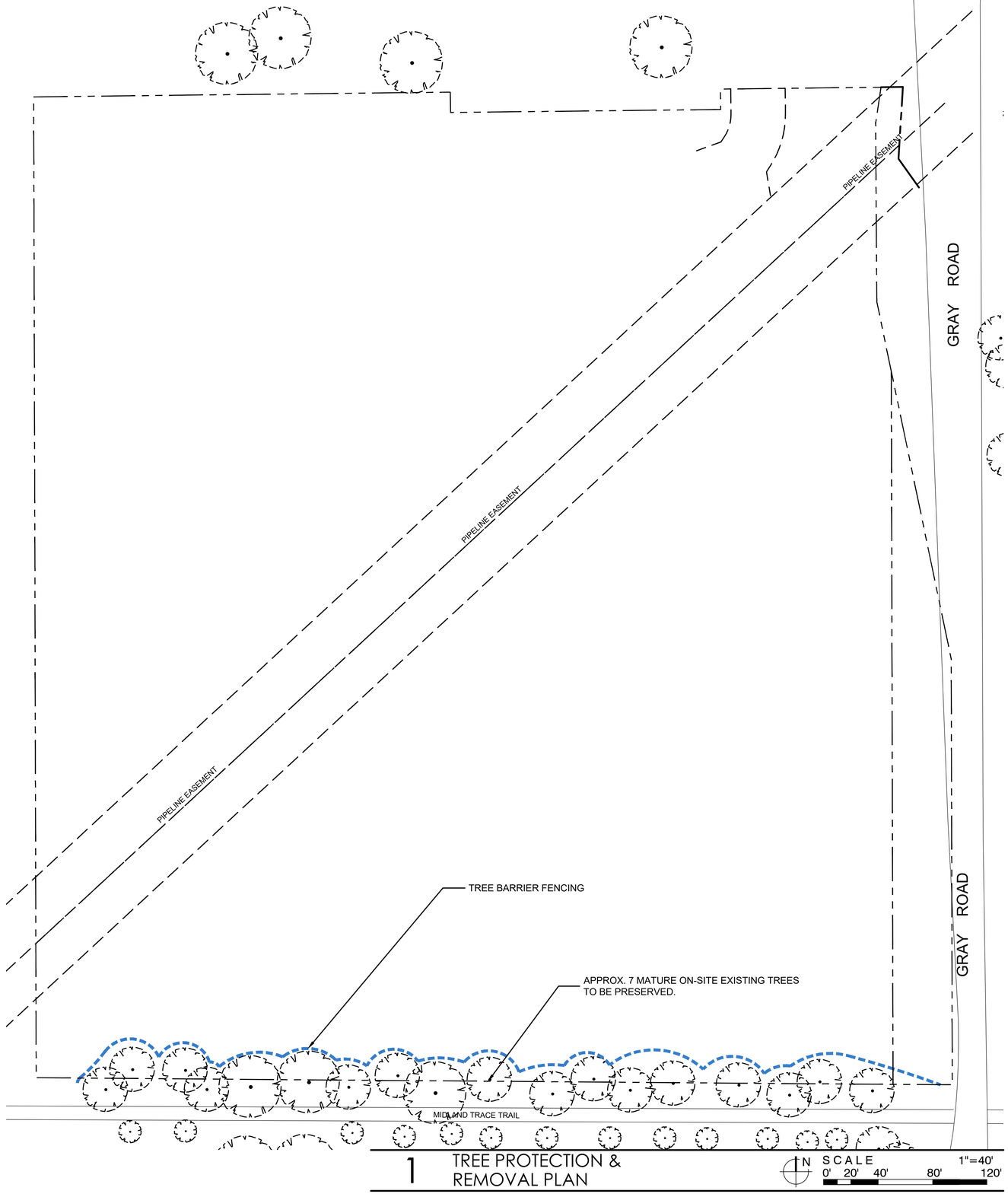
TREE PROTECTION & REMOVAL LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED



1 TREE PROTECTION & REMOVAL PLAN

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001600
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR
DESIGN+ENGINEERING

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

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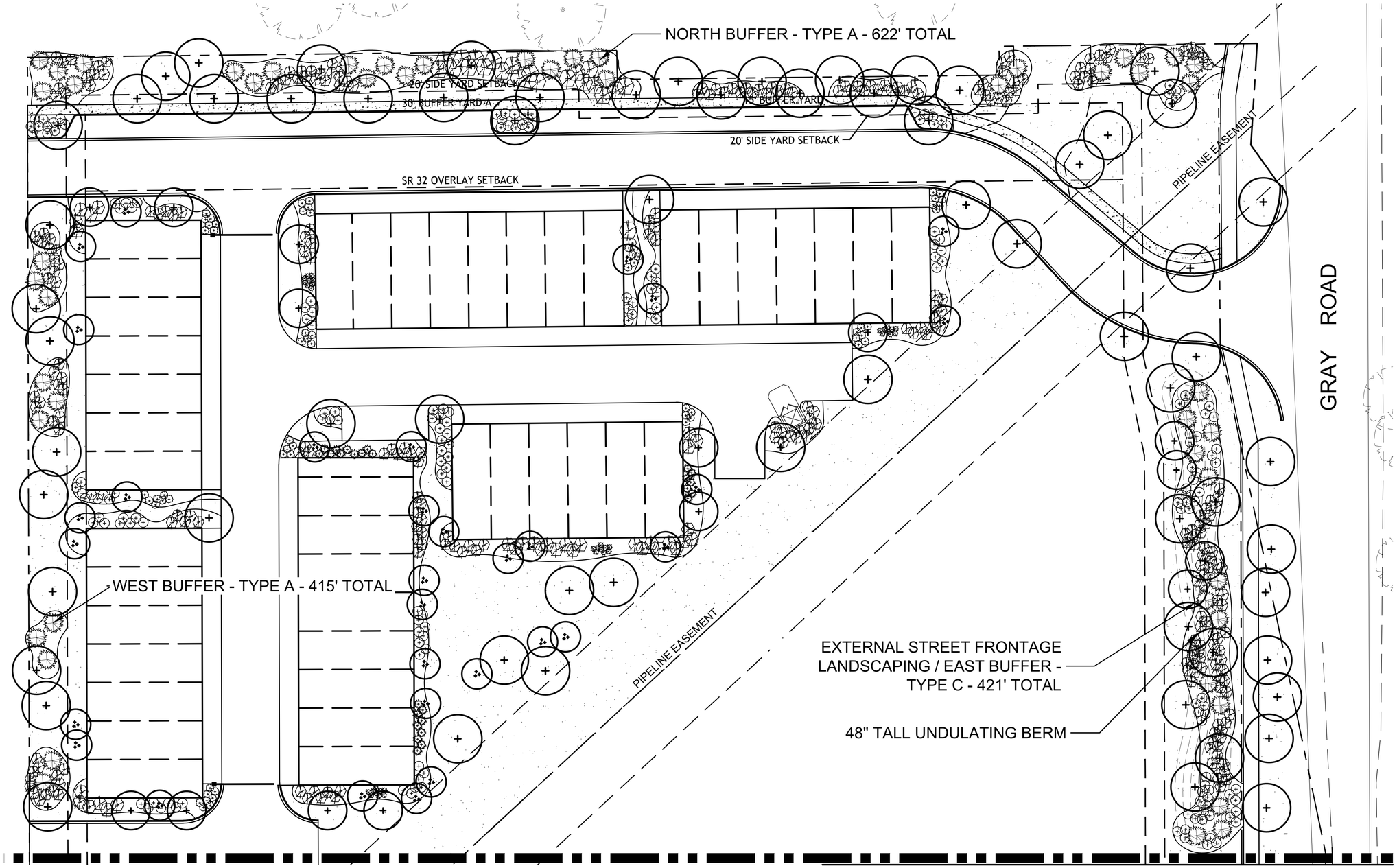
SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1



1 LANDSCAPE PLAN NORTH

N SCALE 1"=30'
0' 15' 30' 60' 90'

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SEEDED LAWN

LG Workshop, LLC
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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
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STATE OF ILLINOIS
EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:
CONTOUR
DESIGN • ENGINEERING

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PROJECT NUMBER
2511032

DATE
11-19-2025

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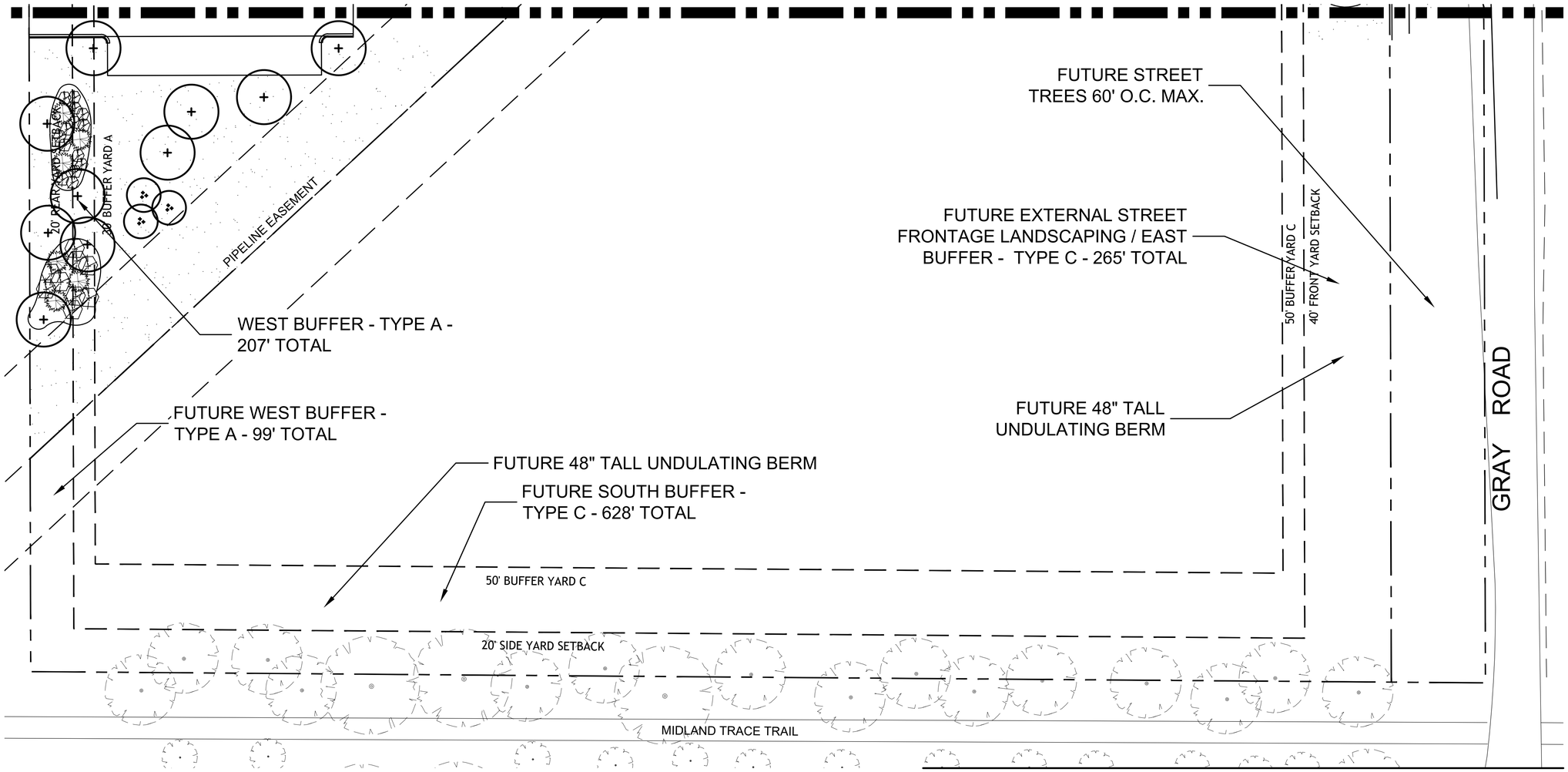
LCG	LCG

SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NUMBER
L2.1



1 LANDSCAPE PLAN SOUTH

N SCALE 1"=30'
0' 15' 30' 60' 90'

LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL PLANTING
SEEDED LAWN

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFA	2.5" cal.	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
CEO	2.5" cal.	8	Celtis occidentalis	Common Hackberry	B&B
GBA	2.5" cal.	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GBP	2.5" cal.	11	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B
GDE	2.5" cal.	11	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	18	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
LIT	2.5" cal.	5	Liriodendron tulipifera	Tulip Tree	B&B
QUR	2.5" cal.	7	Quercus rubra	Red Oak	B&B
TCG	2.5" cal.	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5" cal.	5	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
EVERGREEN TREES					
ACO	6' ht.	25	Abies concolor	White Fir	B&B
PGD	6' ht.	9	Picea glauca 'Densata'	Black Hills Spruce	B&B
PIS	6' ht.	22	Pinus strobus	White Pine	B&B
ORNAMENTAL TREES					
AMG	6' multi..	11	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
CEC	6' multi.	14	Cercis canadensis	Eastern Redbud	B&B
COM	6' multi	9	Cornus mas	Corneliancherry Dogwood	B&B
DECIDUOUS SHRUBS					
AAB	24" ht.	40	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
AMA	24" ht.	20	Aronia melanocarpa	Black Chokeberry	
BUD	24" h.	45	Buddleia 'Grand Cascade'	Grand Cascade Bufferfly Bush	
CAE	24" ht.	33	Cornus alba 'Elegantissima'	Variegated Dogwood	
CEP	24" ht.	50	Cephalanthus occidentalis	Buttonbush	
CLA	24" ht.	17	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	
FOS	24" ht.	32	Forsytha x 'sunrise'	Sunrise Forsytha	

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHRUBS (CONTINUED)					
HYA	24" ht.	50	Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	
HYP	24" ht.	32	Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	
HYQ	24" ht.	59	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	
IVH	24" ht.	25	Itea virginica 'Henrys Garnet'	Henrys Garnet Virginia Sweetspire	
POB	24" ht.	33	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	
SBT	18" w.	14	Spirea betulafolia 'tor'	Tor Birchleaf Spirea	
SPB	24" ht.	45	Spiraea x. bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
STC	18" w.	49	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	
VCC	24" ht.	9	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	
VNB	24" ht.	13	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	
VDC	24" ht.	32	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	
WFR	24" ht.	13	Weigela florida 'Red Prince'	Red Prince Old Fashioned Weigela	
ORNAMENTAL GRASSES					
CAK	#1 cont.	18	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation	
EVERGREEN SHRUBS					
JCS	24" ht.	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	9	Taxus x media 'Taunton'	Taunton's Yew	B&B
GROUNDCOVER / PERENNIALS					
SEED	sq. yd.	8,610	Seeded Lawn	IDOT Class 1A (Salt Tolerant Lawn Mix)	
APPLY NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET OR EQUAL, STAKED EVERY SQ. YD. IN ALL AREAS TO BE SEEDED.					

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001600
STATE OF ILLINOIS
EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:
CONTOUR DESIGN • ENGINEERING

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	01/22/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2511032

DATE
11-19-2025
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN SOUTH

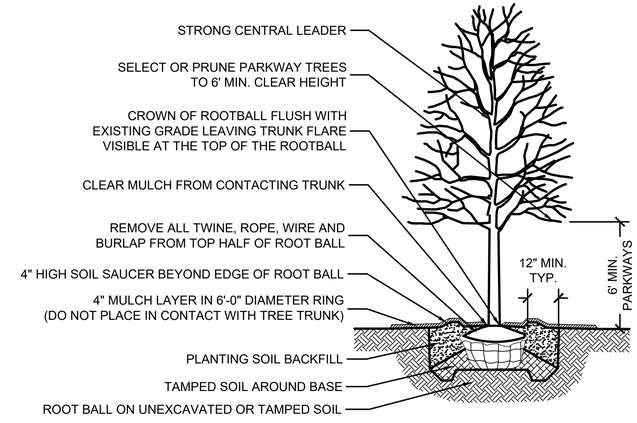
SHEET NUMBER
L2.1

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

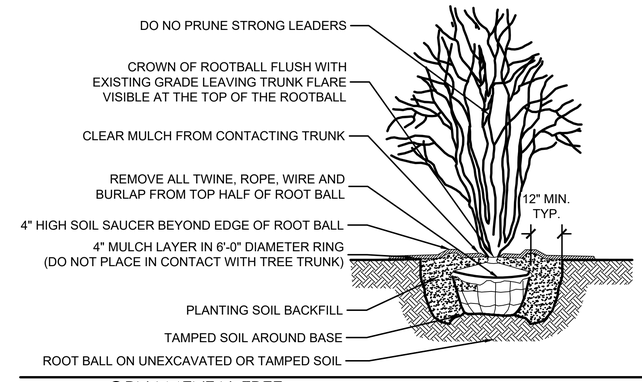
DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED DETAILS
Total site		470,820 SQ. FT.	
Developed Area		213,560 SQ. FT.	
Total building		52,200 SQ. FT.	
Total parking	Square footage of parking area / vehicle use area	39,460 SQ. FT.	
Street Trees:	Street Trees shall be required an average of every (50) feet; however, the Street Trees may be spaced at a maximum spacing of (60) feet but at a minimum spacing of (25) feet.	Gray Rd = 421' / 50 = 8.4 TREES	8 TREES
		Internal = 1519' X 2 = 3038 / 50 = 61 TREES	62 TREES
Minimum Lot Landscaping Requirements:	Industrial Uses (Per Acre) 5 Shade Trees 5 Evergreen Trees 25 Shrubs	213.560 S.F, = 4.9 Acres = 4.9 x 5 = 25 ST 4.9 x 5 = 25 OT 4.9 x 25 =123 SH	 20 SHADE TREES 16 ORNAMENTAL TREES 106 SHRUBS *PIPELINE EASEMENT PREVENTS MORE PLANTINGS
Foundation Plantings:	Plant materials shall be required intermittently (approximately every (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.	Facades = 1580 1580 / 40' = 39.5 Plants	 42 PLANTS
	Plant materials shall ... be required along the Front Building Facade of all Buildings at a minimum ratio of (1) shrub or ornamental tree per (12) lineal feet.	Fronts = 860 L.F. 860 / 12 = 72 Shrubs or Orn. Trees.	 28 ORNAMENTAL TREES 72 SHRUBS
External Street Frontage Landscaping Requirements:	Nonresidential Uses: A landscaping area with a minimum depth of (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of (3) shade or evergreen trees, (2) ornamental trees and 25 shrubs per (100) lineal feet. In addition for Industrial Districts, a min.(3') tall undulating mound shall be required along the entire External Street frontage.	Gray Rd = 421' / 50 = 8.4 8.4 X 3 = 25.2 ST 8.4 X 2 = 16.8 ET 8.4 X 25=210 SH	 17 SHADE TREES 16 EVERGREEN / ORN. TREES 141 SHRUBS 3' TALL UNDULATING MOUND *PIPELINE EASEMENT PREVENTS MORE PLANTINGS
Buffer Yard Requirements:	Required Buffer Yard: The minimum required Buffer Yard shall be determined by the abutting Zoning District(s) and/or land Uses, whichever is more restrictive, in accordance with the following chart. Buffer Type A 3 Shade, 3 Evergreen, 10 Shrubs per 100 L.F. Buffer Type C 5 Shade, 5 Evergreen, 20 Shrubs per 100 L.F. 4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence.	North = Type A = 622 L.F. / 100 = 6.2 3 X 6.2 = 18.6 ST 3 X 6.2 = 18.6 ET 10 X 6.2= 62 SH	 10 SHADE TREES 21 EVERGREEEN TREES 101 SHRUBS
		West = Type A = 622 L.F. / 100 = 6.2 3 X 6.2 = 18.6 ST 3 X 6.2 = 18.6 ET 10 X 6.2= 62 SH	 16 SHADE TREES 17 EVERGREEN TREES 72 SHRUBS
		South = Type C = N/A	
Parking Area Landscaping:	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.	6 Islands = 6 SHADE TREES 24 SHRUBS	 6 SHADE TREES 30 SHRUBS

LANDSCAPE NOTES

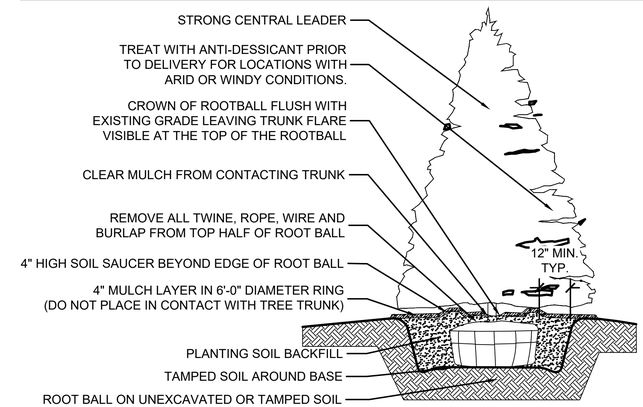
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WESTFIELD LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



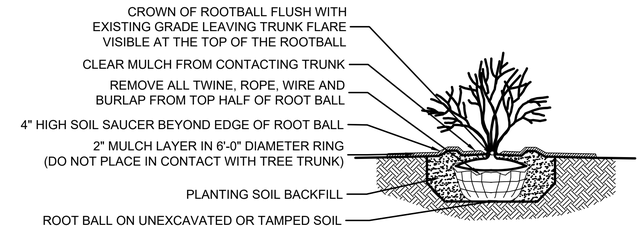
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL — NOT TO SCALE



4 SHRUB PLANTING DETAIL — NOT TO SCALE

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LCG	LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L2.3