CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, May 18, 2026 at 7:00 PM
MEETING PLACE: City Services Center - Bales Main Meeting Room

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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - May 6, 2026

Review Rules of Procedure

CONSENT AGENDA

2602-DDP-04
Park and Poplar, Pahse I
Southeast corner of Park Street and Westfield Boulevard

Old Town Companies, LLC, by CrossRoad Engineers, PC requests Detailed Development Plan review of a 271,000 sq. ft. multi-family residential building and associated parking garage, and four (4) 12-unit multi-family brownstones on 10.55 acres +/- in the Park and Poplar PUD District (Ord. 24-69).
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2605-DDP-12
Schaaf CPA
302 North Union Street
SCG Property Group by JPS Consulting Engineers requests Detailed Development Plan of a 9,300 sq. ft. commercial office building on 1.03 acres +/- in the Westfield Playhouse Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

WORKSHOP ITEMS

2604-PUD-06
The Lakes at Freemont Planned Unit Development (PUD), Amendment I
Generally ½ mile north of the intersection at West 193rd Street and Freemont Moore Road
Grand Communities, LLC and Fischer Homes by Nelson & Frankenberger, LLC requests a change in zoning for 108 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Lakes at Freemont Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

TRAINING

Comprehensive Plan Training
Comprehensive Plan training presented by REA for the Advisory Plan Commission (APC), including an overview of how to navigate and interpret the Comprehensive Plan, how it is used when evaluating petitions and proposals, and the role of staff recommendations and supporting materials in the review process.
(Presenter: Cynthia Bowen, Rundell Ernstberger Associates (REA))

ITEMS CONTINUED TO A FUTURE MEETING

No items.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

7:00pm
YouTube Time: 0:00

Note the presence of a quorum

Commissioners Members Present In-Person: Victor McCarty, Billy Bunkowfst, Robert Horkay, Mark Keen, Ryan Mooney, Kurt Wanninger *(arrived 7:12pm)*.
Commissioners Present Virtually: Mike Neal, Kurt Wanninger *(joined at 7:06pm)*.
Commissioners Absent: Stephanie Carlson, Omar Khan.
City Staff Present In-Person: Kevin Todd, Community Development Director; Weston Rogers, Senior Planner; Daine Crabtree, Current Planning Manager.
City Staff Present Virtually: None.
Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Plan Commission Order 26-01 will be the first Item of Business and not the last as on the agenda.

Approval of Minutes - April 6, 2026 & April 20, 2026

Motion: Approve April 6, 2026, APC Meeting Minutes
By: Victor McCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Note present at time of vote: Kurt Wanninger

Motion Determination: Passed (6-0)

Motion: Approve April 20, 2026, APC Meeting Minutes
By: Victor McCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Note present at time of vote: Kurt Wanninger

Motion Determination: Passed (6-0)

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

YouTube Time: 3:15

Motion: Approve Consent Agenda
By: Mark Keen
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Not present at time of vote: Kurt Wanninger

Motion Determination: Passed (6-0)

2603-DDP-08
Chatham Car Wash
1476 Chatham Commons Boulevard
Edgeworth Laskey Properties, LLC by Kimley-Horn and Associates request Detailed Development Plan review for a car wash facility on 1.94 acres +/- within the Chatham Commons Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2604-DDP-10
Trailside Business Park
947 West State Road 32
Pettijohn Investments LLC by SPACECO, Inc. requests Detailed Development Plan and Secondary Plat review of two (2) industrial lots on 27.71 acres +/- in the Trailside Business Center Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

ITEMS OF BUSINESS

2603-PUD-03
199th & Monon Planned Unit Development (PUD) Amendment I
South of and adjacent to 199th Street and west of the Monon Trail
Onyx & East, LLC by Nelson & Frankenberger LLC requests a chang in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

YouTube Time: 6:58

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council for 2603-PUD-03
By: Robert Horkay
Seconded: Kurt Wanninger

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed (7-0)

2603-PUD-04
Trace Commons Planned Unit Development (PUD)
South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail
Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

YouTube Time: 26:56

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council for 2603-PUD-04
By: Robert Horkay
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed (7-0)

2604-PUD-07
Westfield Playhouse Planned Unit Development (PUD), Amendment I
302 North Union Street
Christ United Methodist Church by Church Church Hittle + Antrim requests a change in zoning for 1.03 acres +/- from the SF3: Single-family Medium Density District to Westfield Playhouse Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

YouTube Time: 34:54

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council for 2604-PUD-07
By: Kurt Wanninger
Seconded: Michael Neal

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed (7-0)

26-01
Gateway at Lantern Commons

Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Front Street Economic Development Area (Gateway Allocation Area)
(Presentor: Rachel Baker - Rbaker@westfield.in.gov)

YouTube Time: 3:42

Staff presentation

Motion: Approve Plan Commission Resolution 26-01
By: Mark Keen
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed (7-0)

PUBLIC HEARING ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 ***(anticipated workshop on 5/18/26, subject to change)***
The Lakes at Freemont Planned Unit Development (PUD), Amendment I
Generally ½ mile north of the intersection at West 193rd Street and Freemont Moore Road
Grand Communities, LLC and Fischer Homes by Nelson & Frankenberger, LLC requests a change in zoning for 108 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Lakes at Freemont Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 41:05

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Victor McCarty
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Abstain: None

Motion Determination: Passed (7-0)

Petition Number:	2602-DDP-04
Project Name:	Park and Poplar Ph. 1
Subject Site Address:	Generally located at the southeast corner of Park St and Westfield Blvd
Petitioner:	Erik Dirks, Old Town Companies, LLC
Representative:	Justen Hochstetler, CrossRoad Engineers, PC
Request:	Detailed Development Plan review of a 271,000 sq. ft. multi-family residential building and associated parking garage, and four (4) 12-unit multi-family brownstones on 10.55 acres +/- in the Park and Poplar PUD District.
Current Zoning:	Park and Poplar PUD District (Ord. 24-69)
Current Land Use:	Vacant/Commercial
Approximate Acreage:	+/- 10.55
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Landscape Plan 5. Elevations
Staff Reviewer:	Lauren Gillingham-Teague, AICP – Senior Planner

BACKGROUND

The property is zoned Park and Poplar PUD District (Ord. 24-69) with an underlying zone of LB-H: Local Business/Historic District.

The subject area is located on the southeast side of the intersection of Westfield Blvd/Poplar St and the Midland Trace Trail and extends approximately 850 feet south along Westfield Blvd (See **Exhibit 2**). This DDP is for the first phase of the Park and Poplar development, which includes the 271,000 sq. ft. multi-family residential building, associated parking garage, and four (4) 12-unit multifamily brownstones. The three commercial lots north of the Midland Trace Trail will be developed in a future phase.

DISTRICT STANDARDS

Article 4.15 (LB-H District) and Park and Poplar PUD District (Ord. 24-69)

The plans comply.

1) Minimum Lot Area: No minimum

2) Minimum Lot Width: No minimum
3) Maximum Lot Coverage: No maximum
4) Minimum Tract Requirement: No minimum
5) Minimum Lot Frontage: No minimum; all lots shall have vehicular access
6) Minimum Building Setback
   a) Front Yard: 0 feet
   b) Side Yard/Building Separation: 0 feet
   c) Rear Yard: 0 feet
7) Minimum Building Height: Two stories
8) Maximum Building Height: No maximum

DEVELOPMENT STANDARDS

Park and Poplar PUD District (Ord. 24-69) & Chapter 6 of UDO

The plans comply with all applicable standards.

9) Accessory Use and Building Standards (Article 6.1)
10) Architectural Standards (Park and Poplar PUD District)
    a) Article 6.3 Architectural Standards: Shall not apply; rather:
    b) Character Exhibit: The Character Exhibits attached [to the ordinance] as Exhibit C is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District.
    c) Mechanical Equipment/Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Facade. Clustering of Mechanical Equipment is encouraged.
    d) External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.
11) Building Standards (Article 6.4)
12) Fence Standards (Article 6.5)
13) Height Standards (Article 6.6)
14) Landscaping Standards (Park and Poplar PUD District)

15) Article 6.8 Landscaping Standards: Shall not apply; rather, the plantings will be as shown on the Detailed Development Plan or Overall Development Plan.

    a) Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, planters with shrubs and flowers located at the base of a building or attached to a facade shall be counted to meet the requirement.

16) Lighting Standards (Article 6.9)

    a) Multi-family Residential and Nonresidential Standards:

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

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

        iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.

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

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

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

17) Lot Standards (Article 6.10)

18) Outside Storage and Display (Article 6.12)

19) Outdoor Café and Eating Areas (Article 6.13)

20) Parking and Loading Standards (Park and Poplar PUD District & Article 6.14)

    a) Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified or enhanced below:

        i) Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

        ii) Article 6.14(G) Off-Street Parking: Article 6. l 4(G) shall apply except as modified below:

            (1) Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

            (2) Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.

(3) Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

21) Performance Standards (Article 6.15)

22) Setback Standards (Article 6.16)

23) Sign Standards (Article 6.17)

24) Vision Clearance Standards (Article 6.19)

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

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

25) Yard Standards (Article 6.21)

DESIGN STANDARDS

Park and Poplar PUD District (Ord. 24-69) and Chapter 8 of UDO

The plans comply.

26) Easement Standards (Article 8.3)

27) Monument and Marker Standards (Article 8.5)

28) Open Space and Amenity Standards (Article 8.6)

a) Shall not apply.

29) Pedestrian Network Standards (Article 8.7)

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

30) Storm Water Standards (Article 8.8)

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

a) Shall not apply, however, no dedication of Right-of-way shall be required.

32) Surety Standards (Article 8.12)

33) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

Action: Approve Detailed Development Plan 2602-DDP-04 with the following condition:

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

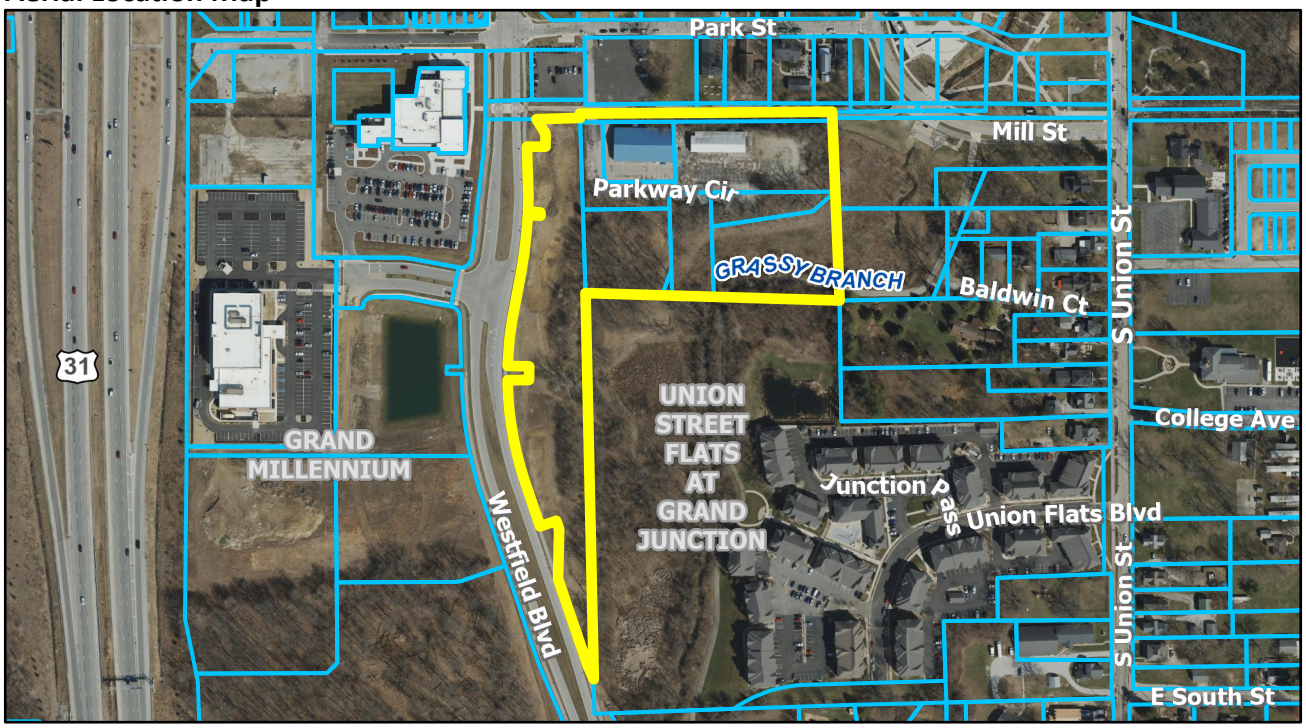
1) If any Plan Commission member has questions prior to the meeting, please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov

CITY OF Westfield INDIANA

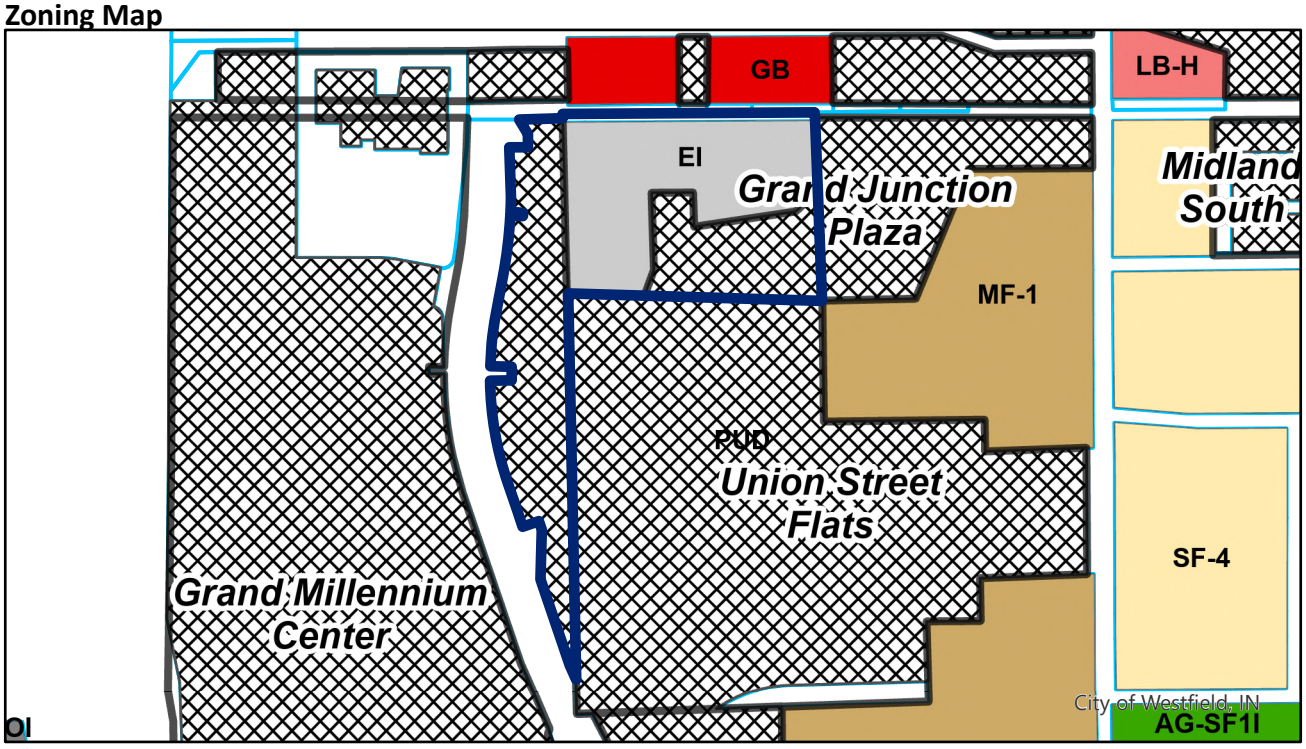
Property Location Map
Park & Poplar DDP
2502-DDP-04

N W E S

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.04 0.07 0.14 Miles

N

SITE DIMENSION LEGEND

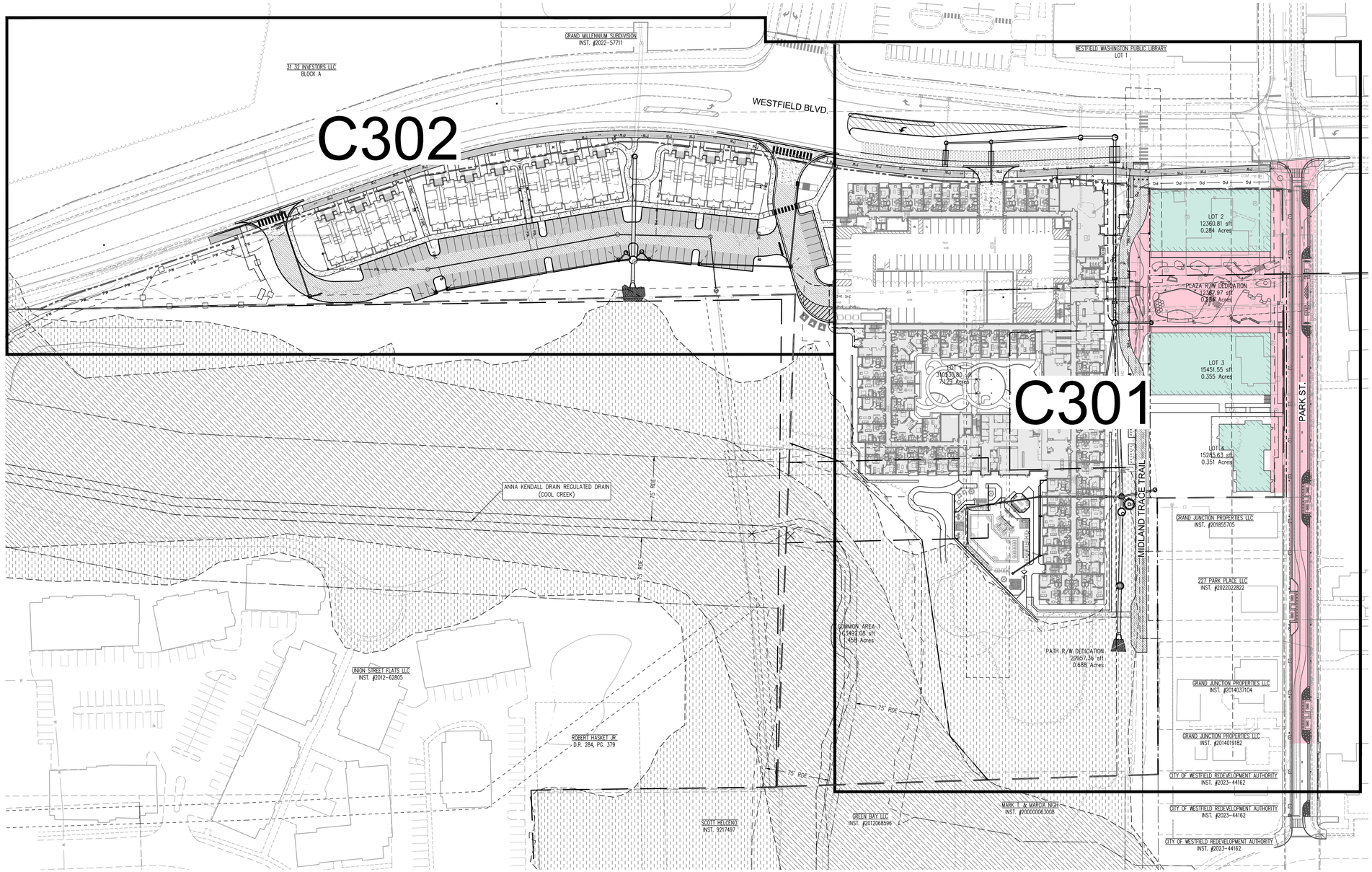
- (A) LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION – PER BUILDING PLANS
- (B1) FUTURE BUILDING PAD (NOT PART OF PHASE 1)
- (C) STRAIGHT CONCRETE CURB (SEE DETAIL–SHEET C1100)
- (C1) CONCRETE CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (C2) DEPRESSED CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (C3) COMBINED DRY CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL–SHEET C1100)
- (D1) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL–SHEET C1100)
- (D2) DECORATIVE SIDEWALK (SEE LANDSCAPE PLANS)
- (D3) 4" CONCRETE PATIO (SEE DETAIL–SHEET C1101)
- (F) HANDICAP RAMP (SEE DETAIL–SHEET C1100)
- (G) CLASS III INDOT CONCRETE APPROACH
  9" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  GEOGRID TYPE 1B, ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100)
- (GP) GRASSPAVE (SEE DETAIL–SHEET C1100)
- (I) DECORATIVE BOLLARD (SEE DETAIL–SHEET C1101)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
  1.5" HMA SURFACE 9.5mm, ON
  2.5" HMA INTERMEDIATE 19.0mm, ON
  8" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100)
- (K1) RIGHT OF WAY ASPHALT SECTION
  1.5" HMA SURFACE 9.5mm, ON
  2.5" HMA INTERMEDIATE 19.0mm, ON
  6" HMA BASE 25.0mm, ON
  SUBGRADE TREATMENT, TYPE IC (SEE DETAIL–SHEET C1100)
- (K2) HEAVY DUTY ASPHALT SECTION
  1.5" HMA SURFACE 9.5mm, ON
  2.5" HMA INTERMEDIATE 19.0mm, ON
  3" HMA BASE 25.0mm, ON
  8" COMPACTED AGGREGATE #53, ON
  SUBGRADE TREATMENT, TYPE IC, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100)
- (K3) PAVEMENT PATCH
  1.5" HMA SURFACE 9.5mm, ON
  6" CONCRETE CAP (MATCH EXISTING PAVEMENT DEPTH)
  TRENCH BACKFILL (SEE DETAIL–SHEET C1102)
- (K4) MILL AND OVERLAY
  MILL 1.5" EXISTING HMA SURFACE AND OVERLAY WITH
  1.5" HMA SURFACE 9.5mm, ON
  EXISTING PAVEMENT
- (P) ASPHALT PATH SECTION
  3" HMA, TYPE B, SURFACE, 12.5MM, ON
  6" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100 & C1102)
- (P1) DECORATIVE PATH SECTION (SEE LANDSCAPE PLANS FOR DETAILS)
- (S) CONCRETE STEPS (SEE DETAIL–SHEET C502)
- (W) RETAINING WALL (SEE WALL PROFILE SHEETS)
- (1) LINE, PAINTED, SOLID WHITE, 4"
- (2) LINE, PAINTED, SOLID BLUE, 4"
- (3) HANDICAP SYMBOL, PAINTED, SOLID BLUE, 4"
- (4) SIGNAGE (SEE DETAIL–SHEET C302)
- (5) TURN ARROW, PAINTED, SOLID WHITE
- (6) WORD "ONLY", PAINTED, SOLID WHITE
- (7) CROSS WALK, PAINTED, SOLID WHITE, 24"
- (8) STOP BAR, PAINTED, SOLID WHITE, 24"
- (9) STOP SIGN (SEE DETAIL–SHEET C302)

SITE DIMENSION NOTES

1. CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF STABILIZATION OF SUBGRADE IS NECESSARY.
2. ALL RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT OF PROPOSED CURB.
3. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
4. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
6. ALL PAVING OPERATIONS LOCATED WITHIN THE CITY RIGHT–OF–WAY SHALL BE COMPLETED IN ONE CONSTRUCTION SEASON.
7. ALL EXISTING CURBING AND SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST EXISTING JOINT BEYOND THE REMOVAL LIMITS.
8. ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF WESTFIELD CONSTRUCTION STANDARDS. CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE–CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT–OF–WAY.
9. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

PARKING ANALYSIS

BROWNSTONES		
TOTAL UNITS	=	48 UNITS
REQUIRED RATIO	=	1.25 SPCS/UNIT
MULTI–USE APARTMENT BUILDING		
MULTI–FAMILY UNITS	=	254 UNITS
REQUIRED RATIO	=	1.25 SPCS/UNIT
RETAIL	=	2,893 SFT
REQUIRED RATIO	=	1 SPC/ 300 SFT.
PHASE 2 RETAIL/OFFICE/RESTAURANT BUILDINGS		
ESTIMATED GROSS FLOOR SPACE	=	60,000 SFT
PROFESSIONAL & GEN. SERVICES	=	1 SPC/ 300 SFT.
ESTIMATED RESTAURANT SEATS	=	100 SEATS
RESTAURANT	=	1 SPC/ 3 SEATS
TOTAL REQUIRED SPACES	=	600 SPACES
SHARED PARKING REQUIREMENT PER PUD (70% OF CUM. TOTAL REQ'D)	=	420 SPACES
BROWNSTONE PARKING SPACES	=	83 SPACES
GARAGE PARKING SPACES	=	510 SPACES
BROWNSTONE ACCESSIBLE SPCS	=	4 SPACES
GARAGE HANDICAP ACCESSIBLE SPCS	=	16 SPACES
TOTAL PROPOSED PARKING SPACES	=	613 SPACES



40 0 40 80

SCALE: 1" = 40'

ABBREVIATIONS

FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	DRAINAGE & UTILITY EASEMENT
NAE	NON–ACCESS EASEMENT
AE	ACCESS EASEMENT
M.F.P.G.	MINIMUM FLOOD PROTECTION GRADE
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
F.F.E.	FINISH FLOOR ELEVATION
RDE	REGULATED DRAIN EASEMENT

NOTE:
NO EARTHWORK DISTURBING ACTIVITY MAY COMMENCE UNTIL A STORM WATER MANAGEMENT PERMIT IS OBTAINED.

EQUIVALENT RUNOFF UNIT:
TOTAL IMPERVIOUS AREA: 260,490 SFT
1 ERU = 3,500 SFT
TOTAL DEVELOPMENT ERU = 74.4

INDIANA 811 Know what's below. Call before you

DIRECTORY PATH : R:\Active\custom Partners\point & Poplar - Westfield\Design\CAD\Plans
FILENAME : C300 OVERALL SITE DIMENSION PLAN.dwg
DATE/USER : 3/26/2026 (2:39 PM) / Dpedego

OLD TOWN — COS. —

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780–1555

Park + Poplar
Phase I
Westfield, IN

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
03/27/26	JJH	GJI

DRAWING TITLE:

OVERALL SITE DIMENSION PLAN

CERTIFIED BY:

JUSTEN JAMES HOCHSTETLER
REGISTERED
No. 12100880
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWING NUMBER
C300

CSO PROJECT NUMBER
2024065

ABBREVIATIONS

FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	DRAINAGE & UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT
AE	ACCESS EASEMENT
M.F.P.G.	MINIMUM FLOOD PROTECTION GRADE
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
F.F.E.	FINISH FLOOR ELEVATION

PAVEMENT DETAILS ARE LOCATED ON SHEET C1100

NOTE:
NO EARTHWORK DISTURBING ACTIVITY MAY COMMENCE UNTIL A STORM WATER MANAGEMENT PERMIT IS OBTAINED.

SITE DIMENSION NOTES

1. CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF STABILIZATION OF SUBGRADE IS NECESSARY.
2. ALL RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT OF PROPOSED CURB.
3. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
4. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
6. ALL PAVING OPERATIONS LOCATED WITHIN THE CITY RIGHT-OF-WAY SHALL BE COMPLETED IN ONE CONSTRUCTION SEASON.
7. ALL EXISTING CURBING AND SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST EXISTING JOINT BEYOND THE REMOVAL LIMITS.
8. ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WESTFIELD CONSTRUCTION STANDARDS. CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY.
9. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

SITE DIMENSION LEGEND

- (A) LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION – PER BUILDING PLANS
- (B1) FUTURE BUILDING PAD (NOT PART OF PHASE 1)
- (C) STRAIGHT CONCRETE CURB (SEE DETAIL–SHEET C1100)
- (C1) CONCRETE CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (C2) DEPRESSED CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (C3) COMBINED DRY CURB AND GUTTER (SEE DETAIL–SHEET C1100)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL–SHEET C1100)
- (D1) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL–SHEET C1100)
- (D2) DECORATIVE SIDEWALK (SEE LANDSCAPE PLANS)
- (D3) 4" CONCRETE PATIO (SEE DETAIL–SHEET C1101)
- (F) HANDICAP RAMP (SEE DETAIL–SHEET C1100)
- (G) CLASS III INDOT CONCRETE APPROACH
  9" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  GEOGRID TYPE 1B, ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100)
- (GP) GRASSPAVE (SEE DETAIL–SHEET C1100)
- (J) DECORATIVE BOLLARD (SEE DETAIL–SHEET C1101)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
  1.5" HMA SURFACE 9.5mm, ON
  2.5" HMA INTERMEDIATE 19.0mm, ON
  8" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET C1100)
- (K1) RIGHT OF WAY ASPHALT SECTION
  1.5" HMA SURFACE 9.5mm, ON
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- (P1) DECORATIVE PATH SECTION (SEE LANDSCAPE PLANS FOR DETAILS)
- (S) CONCRETE STEPS (SEE DETAIL–SHEET C502)
- (W) RETAINING WALL (SEE WALL PROFILE SHEETS)
- (1) LINE, PAINTED, SOLID WHITE, 4"
- (2) LINE, PAINTED, SOLID BLUE, 4"
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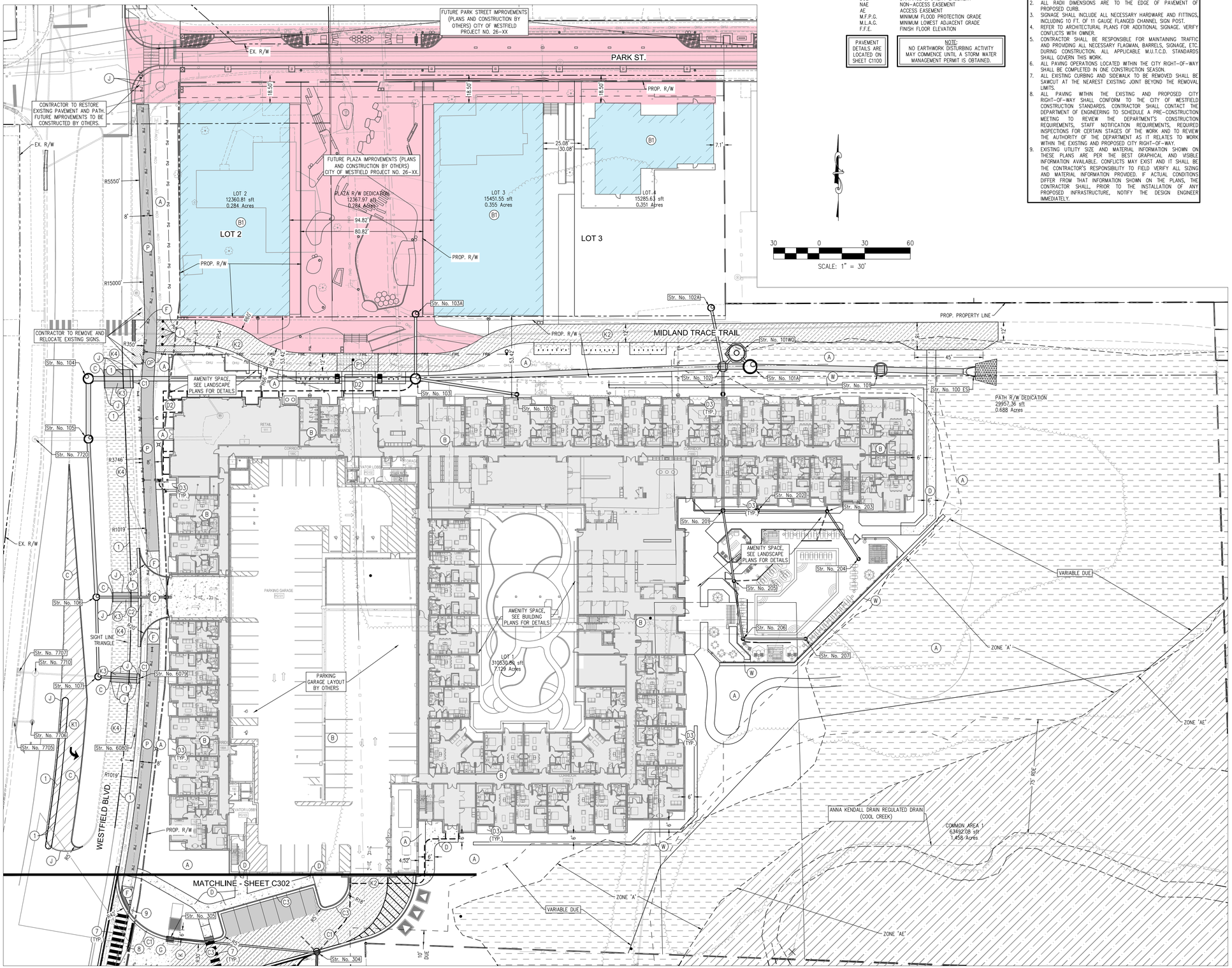

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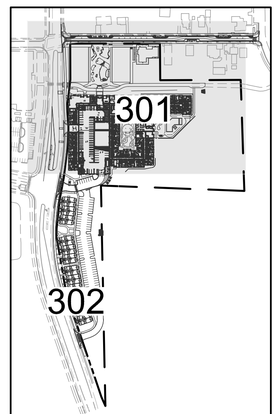
SCALE: 1" = 30'



KEYMAP

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

OLD TOWN
COS.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

Park + Poplar
Phase I
Westfield, IN

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DIRECTORY PATH : R:\Active\Uptown Partners\park & Poplar - Westfield\Design\CAD\Plans
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DATE/USER : 3/27/2026 10:32 AM / DoeSeon

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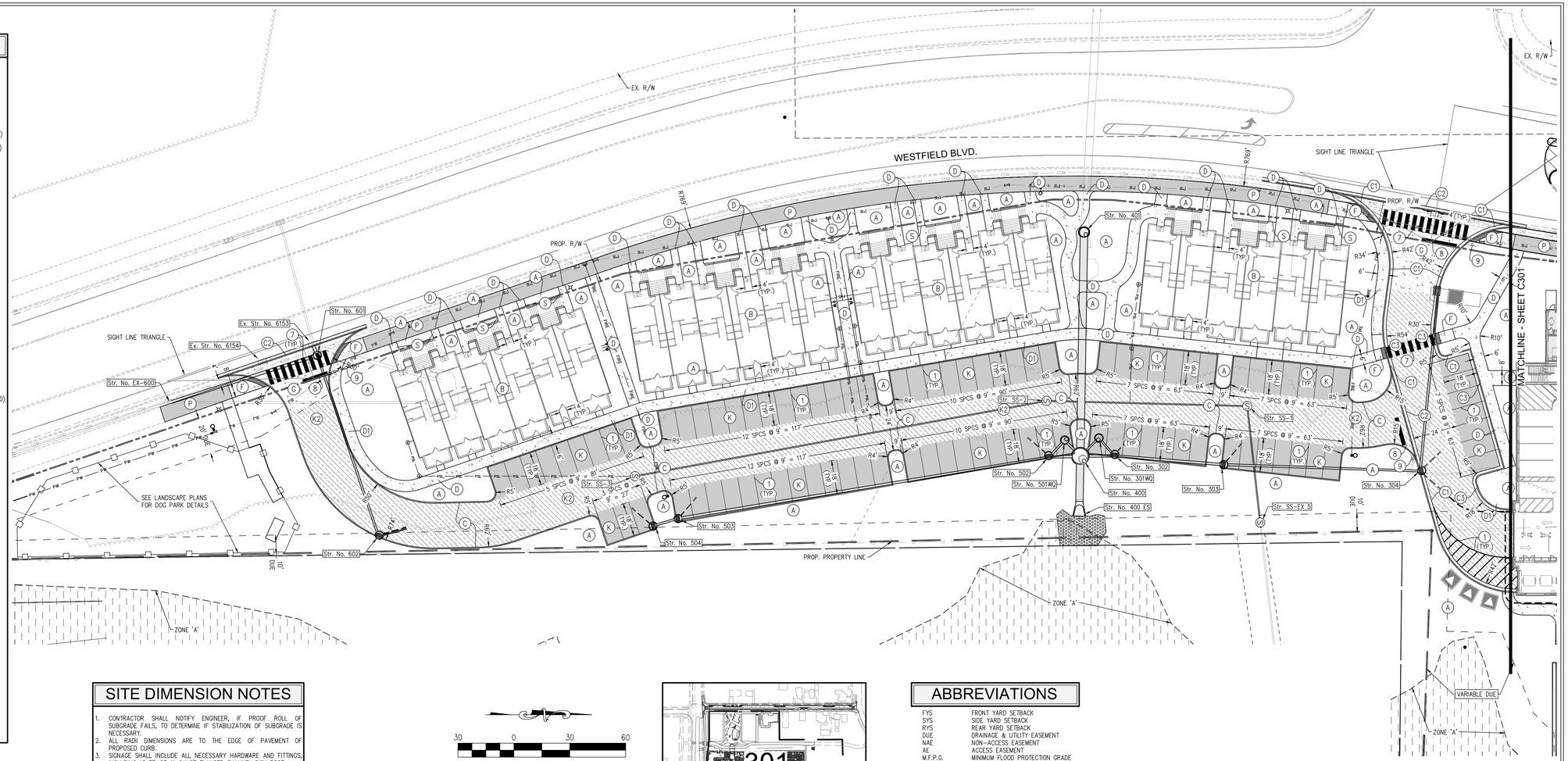

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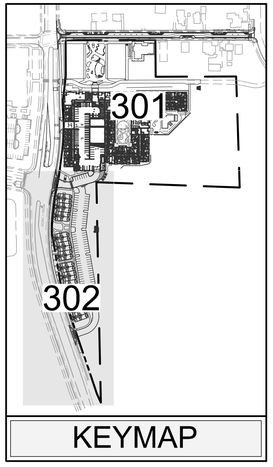

KEYMAP

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OLD TOWN — COS. —

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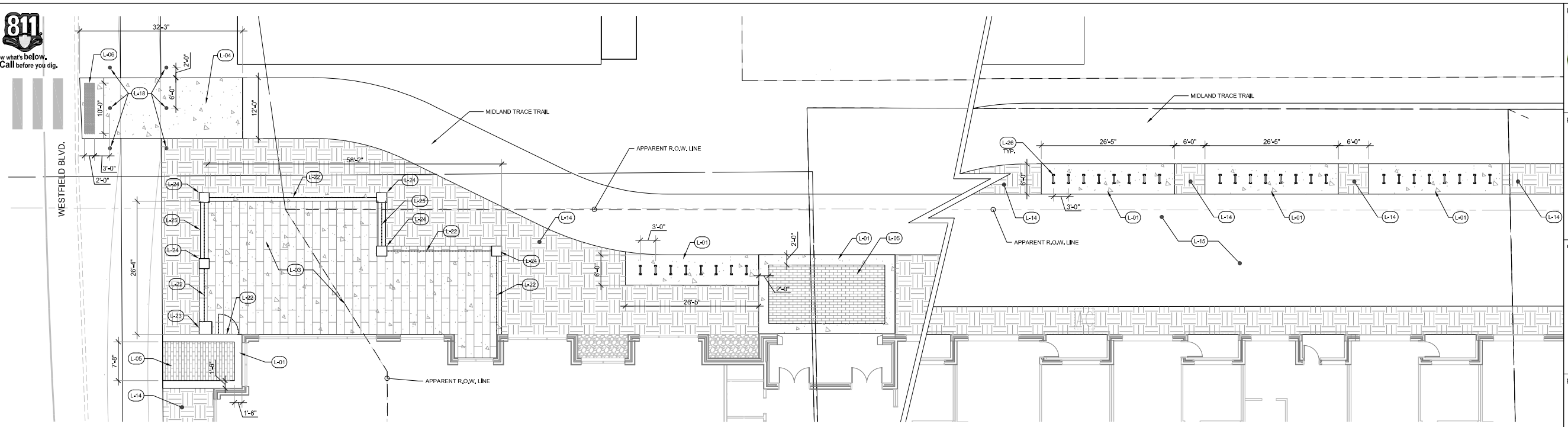


3 SITE LAYOUT PLAN - NORTH APARTMENT FACADE & TRAIL CONNECTION

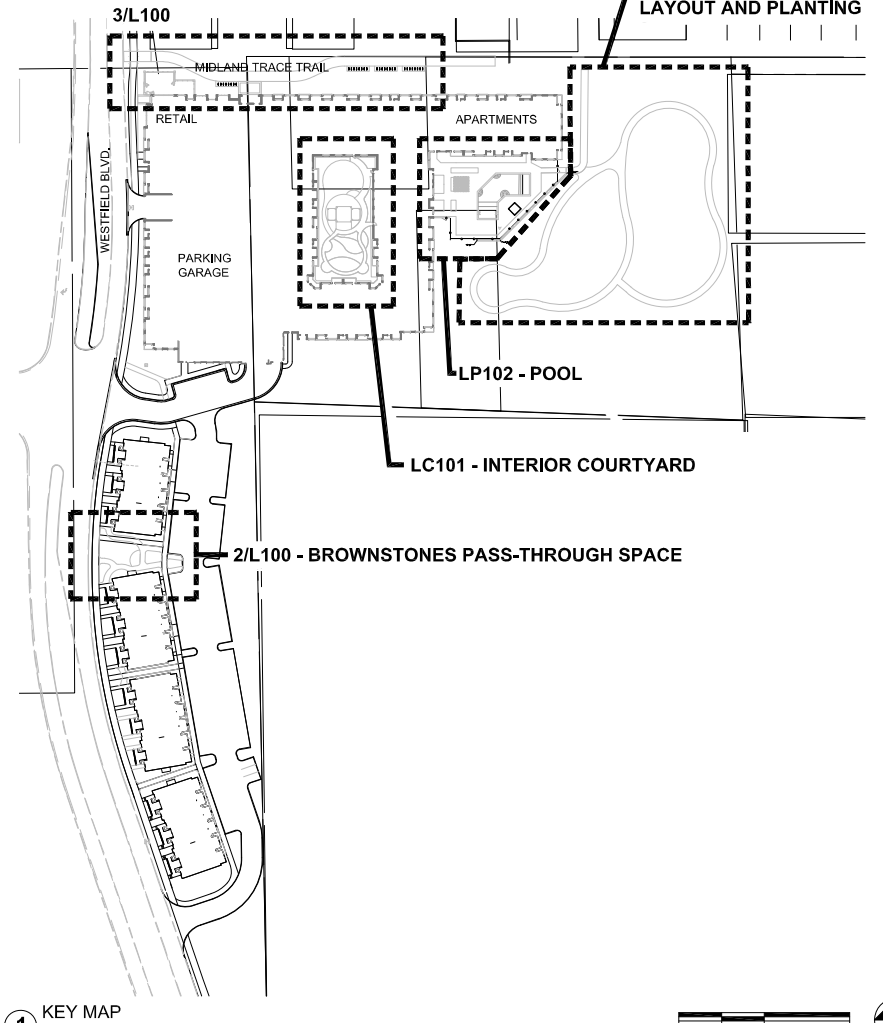
0 5' 10' 20'
Scale: 1" = 10'-0"

2 SITE LAYOUT PLAN - BROWNSTONES PASS-THROUGH SPACE

0 5' 10' 20'
Scale: 1" = 10'-0"

LAYOUT SCHEDULE

CODE	DESCRIPTION	DETAIL
L-01	STANDARD CONCRETE PAVEMENT	1/L300
L-02	STANDARD CONCRETE PAVEMENT WITH INTEGRATED COLOR	
L-03	STANDARD CONCRETE PAVEMENT W/ DECORATIVE SCORING PATTERN	
L-04	HEAVY DUTY CONCRETE	2/L300
L-05	FLUSH CURB	3/L300
L-06	FLUSH INTEGRAL CURB & SIDEWALK	4/L300
L-07	PAVERS	8/L300
L-08	DETECTABLE WARNING PAVERS	
L-09	ASPHALT TRAIL PAVEMENT	6/L300
L-10	CRUSHED GRAVEL TRAIL - DUSTY #12 STONE	7/L300
L-11	ARTIFICIAL TURF	1/L301
L-12	UNDERDRAIN: CONNECT TO ROOF DRAIN	10/L300
L-13	LANDSCAPE GRAVEL	9/L300
L-14	PLANTING BED	
L-15	LAWN	
L-16	SEGMENTAL BLOCK RETAINING WALL: LARGE BLOCK GRAVITY SYSTEM BY REDROCK	2/L301
L-17	POOL= 1665 sf	
L-18	REMOVABLE BOLLARD	
L-19	PERGOLA - POOL	
L-19	OUTDOOR KITCHEN AT POOL: CMU CONSTRUCTION WITH STONE VENEER, GRANITE COUNTERTOP, 48" NATURAL GAS GRILL, STORAGE CABINET, FRIDGE, ELECTRICAL OUTLETS, RAISED/CANTILEVERED BAR TOP WITH STOOLS.	
L-20	FENCE: 6FT HT, BLACK, ALUMINUM	3/L301
L-21	GATE TO MATCH FENCING; LOCKING ENTRY WITH KEY FOB, EMERGENCY EXIT BUTTON INSIDE FENCE.	4/L301
L-22	DECORATIVE FENCE: 4'HT	
L-23	MASONRY PIER	
L-24	MASONRY PEDESTAL	
L-25	MASONRY KNEEWALL WITH DECORATIVE METAL FENCE ON TOP; 48"T HT, TOTAL	
L-26	BIKE RACK	
L-27	PERGOLA - COURTYARD: SEE ELEVATIONS DETAILS ON SHEET LC101	
L-28	OUTDOOR KITCHEN AT COURTYARD: CMU CONSTRUCTION WITH STONE VENEER TO MATCH ADJACENT FOREPLACE, 48" GRILL, STORAGE CABINET, FRIDGE, OUTLETS, RAISED BAR OVERHANG, SEE PLAN AND ELEVATION DRAWINGS ON SHEET LC101	
L-29	MASONRY FIREPLACE WITH TWO-SIDED NATURAL GAS FIREPLACE, SEE ELEVATION DRAWINGS ON SHEET LC101	



1 KEY MAP

0 5' 10' 20'
Scale: 1" = 10'-0"

GENERAL SITE LAYOUT NOTES

A. ALL TOPOGRAPHIC AND SURVEY INFORMATION HAS BEEN OBTAINED FROM CROSSROAD ENGINEERS. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED. VERIFY AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT - NOT FOR CONSTRUCTION

prepared by:
mader design
integrating people and nature®
302 Main Street, Beech Grove, Indiana 46107
p: 317-889-1775
www.maderdesignllc.com

prepared for:
OLD TOWN COS.

consultant:
CROSSROAD ENGINEERS, PC
CSO ARCHITECTURE · INTERIOR DESIGN

project:
OLD TOWN COMPANIES
PARK & POPLAR DEVELOPMENT
Westfield, Indiana

100% DD SET

revision:	date:	description:

date: 11.11.2025
drawn by: KB / AH
checked by: JM / JT

certified by:

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

SITE LAYOUT PLAN

L100

Know what's below. Call before you dig.

Cafe Table Set
Thomas Steele Terrace Chair

Cafe Table Set
Tropitone Kali 48"

Swing Bench
Thomas Steele Langdon

Tall Table Set
Harmonia Living Vino 5PC Set

Bar Stools
Harmonia Living Vino Barstool

End Table
Tonik Swizzle

Sofa and Chair Set
Harmonia Living Ando 4PC Loveseat Set

Adirondack Chair
Dumor 533

5 COURTYARD FURNITURE

NTS P-PNP-83

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

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

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

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

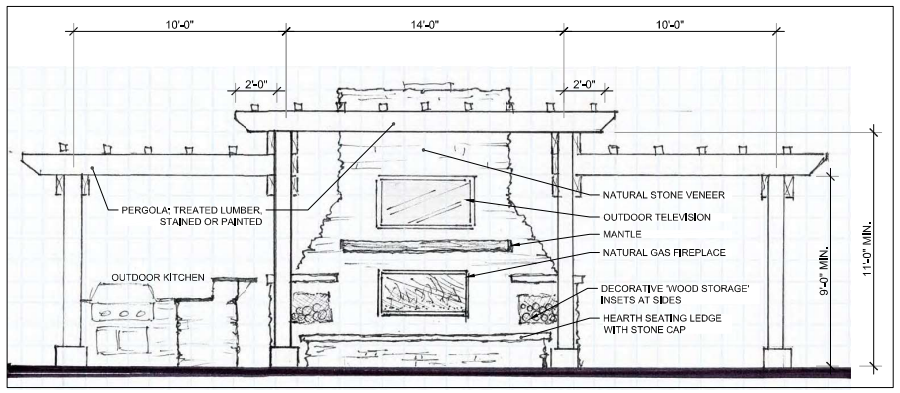
L. ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES (WHICHEVER HAS JURISDICTION). SEE SITE PLANS FOR LOCATIONS AND SITE DETAILS FOR SPECIFICATIONS.

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

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

LAYOUT SCHEDULE COURTYARD		
CODE	DESCRIPTION	DETAIL
L-06	PLANTING BED	
L-08	STANDARD CONCRETE PAVEMENT WITH INTEGRATED COLOR	
L-09	FLUSH CURB	3/L300
L-10	FLUSH INTEGRAL CURB & SIDEWALK	4/L300
L-13	UNDERDRAIN- CONNECT TO ROOF DRAIN	10/L300
L-13	ARTIFICIAL TURF	1/L301
L-27	PERGOLA - COURTYARD- SEE ELEVATIONS DETAILS ON SHEET LC101	
L-28	OUTDOOR KITCHEN AT COURTYARD: CMU CONSTRUCTION WITH STONE VENEER TO MATCH ADJACENT FOREPLACE, 48" GRILL, STORAGE CABINET, FRIDGE, OUTLETS, RAISED BAR OVERHANG. SEE PLAN AND ELEVATION DRAWINGS ON SHEET LC101	
L-29	MASONRY FIREPLACE WITH TWO-SIDED NATURAL GAS FIREPLACE. SEE ELEVATION DRAWINGS ON SHEET LC101	

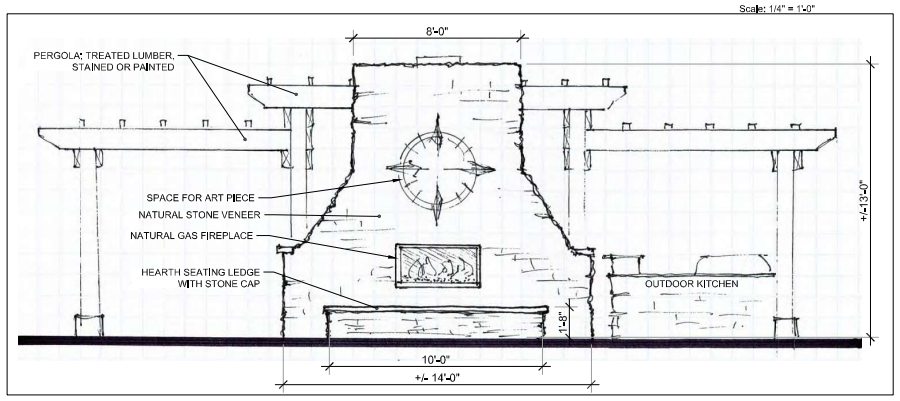
SITE FURNISHINGS SCHEDULE COURTYARD		
CODE	DESCRIPTION	DETAIL
S-01	CHAISE LOUNGE CHAIR: ELANCE BY TROPITONE	
S-05	END TABLE: SWIZZLE BY TONIK	5/LC101
S-06	ADIRONDACK CHAIR	
S-07	CHAIR	
S-09	CAFE TABLE SET: TROPITONE KALI TABLE; THOMAS STEELE TERRACE CHAIR	
S-11	BAR STOOLS: VINO BY HARMONIA LIVING	
S-12	TALL TABLE SET: VINO BY HARMONIA LIVING	5/LC101
S-13	OUTDOOR LIVING SET: SOFA, CHAIRS, COFFEE TABLE: ANDO BY HARMONIA LIVING	
S-15	TRASH RECEPTACLE: TONYO BY FORMS+SURFACES	
S-16	SWING BENCH: LANGDON BY THOMAS STEELE	5/LC101



3 OUTDOOR LIVING AREA - NORTH ELEVATION

0 2' 4' 8'

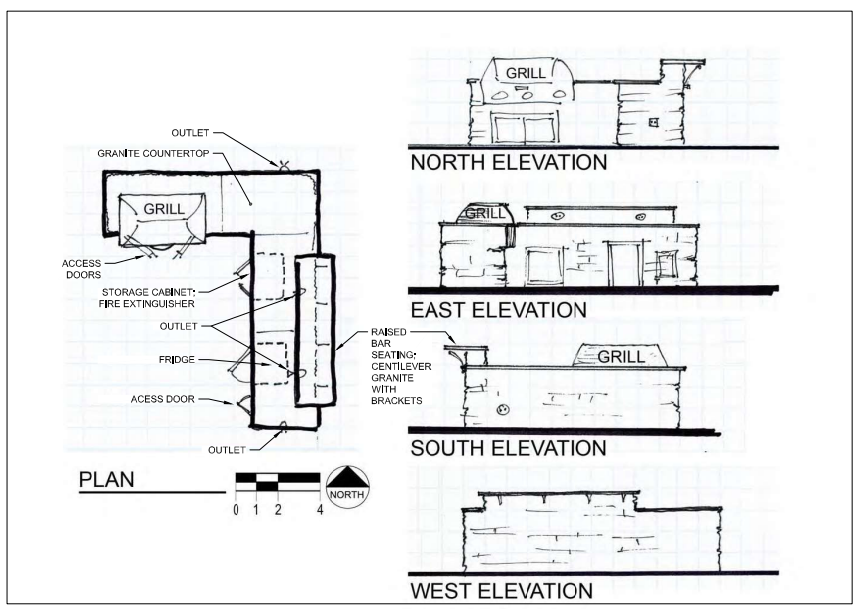
Scale: 1/4" = 1'-0"



2 OUTDOOR LIVING AREA - SOUTH ELEVATION

0 2' 4' 8'

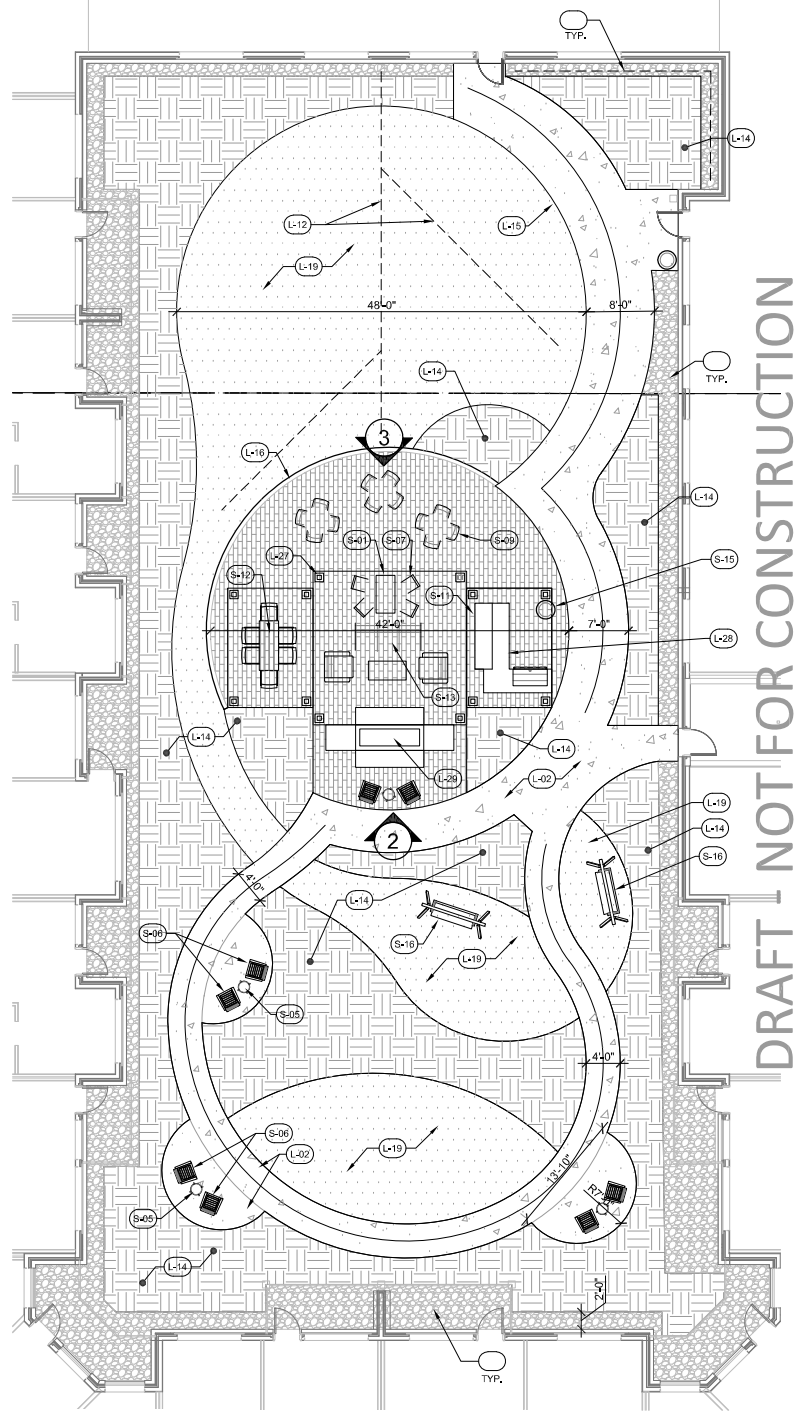
Scale: 1/4" = 1'-0"



4 OUTDOOR KITCHEN - COURTYARD

0 2' 4' 8'

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



1 LAYOUT PLAN - INTERIOR COURTYARD

0 5' 10' 20'

Scale: 1" = 10'

NORTH

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prepared for:

OLD TOWN COS.

consultant:

CROSSROAD ENGINEERS, PC

CSO ARCHITECTURE · INTERIOR DESIGN

project:

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Westfield, Indiana

100% DD SET

revision:	date:	description:

date: 11.11.2025
drawn by: KB / AH
checked by: JM / JT

certified by:

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COURTYARD LAYOUT PLAN

LC101

811
Know what's below.
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In-Pool Lounge Chair
Tropitone Curve Chaise Lounge

Chaise Lounge Chair
Tropitone Elance Sling Lounge

Cafe Table Set
Thomas Steele Terrace Chair

Cafe Table Set
Tropitone Kali 48"

Table Set with Umbrella
Thomas Steele Terrace Chair

Table Set with Umbrella
Tropitone Kali 60"

Table Set with Umbrella
Tropitone Portofino Umbrella

Sofa and Chair Set
Harmonia Living Ando 4PC Sofa Set

Adirondack Chair
Dumor 533

End Table
Tonik Kanga

Freestanding Cantilever Umbrella
Tropitone Cantilever

Cabana
Atlantic Outdoors Core Pergola

2 POOL FURNITURE

NTS

P-PNP-04

GENERAL SITE LAYOUT NOTES

A. ALL TOPOGRAPHIC AND SURVEY INFORMATION HAS BEEN OBTAINED FROM CROSSROAD ENGINEERS. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED. VERIFY AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

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

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

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

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

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

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

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

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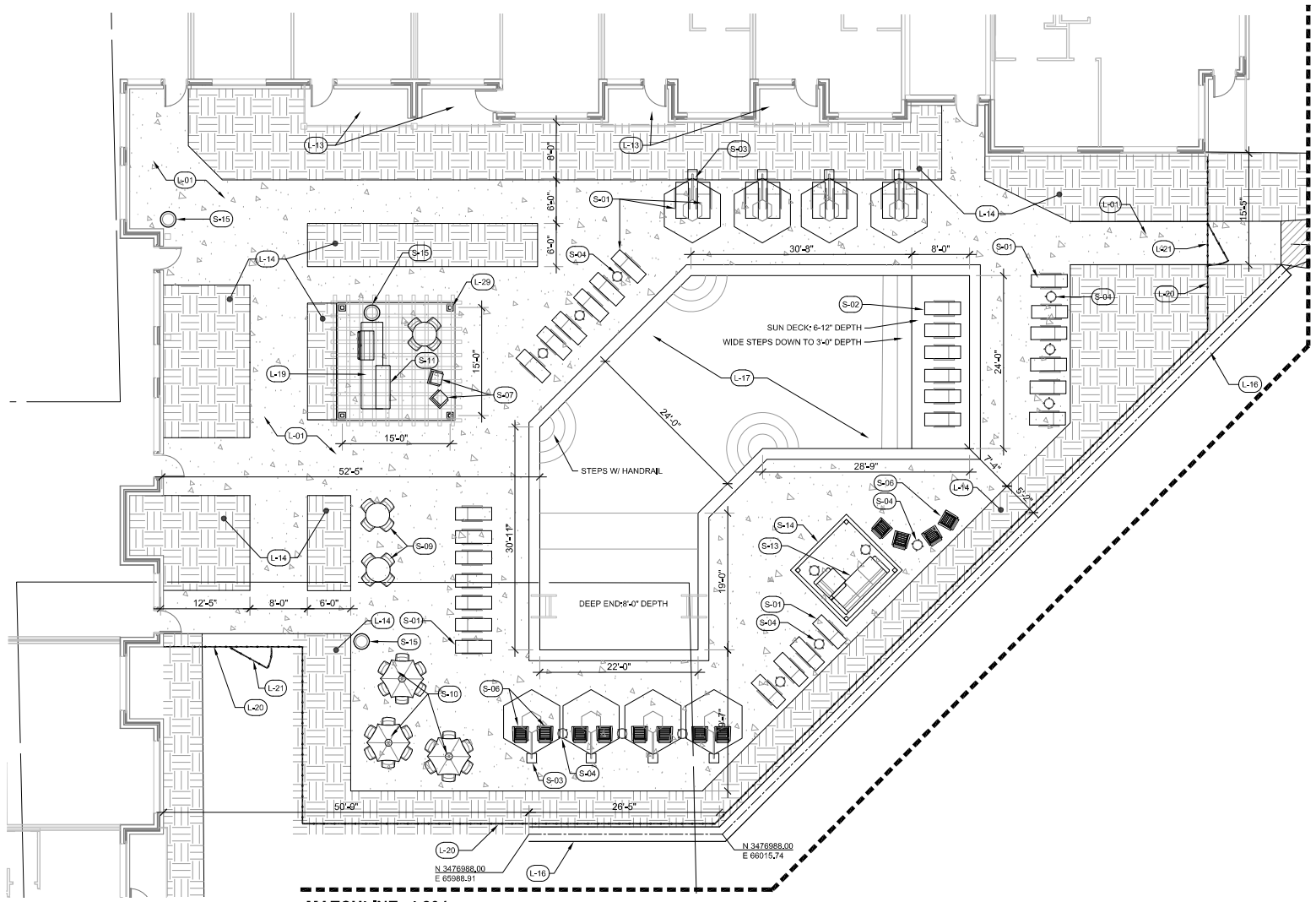
N. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE WITH LOCAL REGULATORY AGENCIES AS REQUIRED BY LOCAL JURISDICTIONS.

LAYOUT SCHEDULE POOL

CODE	DESCRIPTION	DETAIL
L-01	STANDARD CONCRETE PAVEMENT	1/L300
L-06	PLANTING BED	
L-14	LANDSCAPE GRAVEL	9/L300
L-16	SEGMENTAL BLOCK RETAINING WALL, LARGE BLOCK GRAVITY SYSTEM BY REDROCK	2/L301
L-17	POOL: 1865 sf	
L-18	PERGOLA - POOL	
L-19	OUTDOOR KITCHEN AT POOL: CMU CONSTRUCTION WITH STONE VENEER, GRANITE COUNTERTOP, 48" NATURAL GAS GRILL, STORAGE CABINET, FRIDGE, ELECTRICAL OUTLETS, RAISED/CANTILEVERED BAR TOP WITH STOOLS.	
L-20	FENCE: 6FT HT, BLACK, ALUMINUM	3/L301
L-21	GATE TO MATCH FENCING: LOCKING ENTRY WITH KEY FOB, EMERGENCY EXIT BUTTON INSIDE FENCE.	4/L301

SITE FURNISHINGS SCHEDULE POOL

CODE	DESCRIPTION	DETAIL
S-01	CHAISE LOUNGE CHAIR: ELANCE BY TROPITONE	
S-02	IN-POOL LOUNGE CHAIR: CURVE BY TROPITONE	
S-03	FREESTANDING CANTILEVER UMBRELLA: BY TROPITONE	
S-04	END TABLE: KANGA BY TONIK	
S-06	ADIRONDACK CHAIR	
S-07	CHAIR	
S-09	CAFE TABLE SET: TROPITONE KALI TABLE: THOMAS STEELE TERRACE CHAIR	
S-10	TABLE SET WITH UMBRELLA: TROPITONE PORTOFINO UMBRELLA, KALI TABLE: THOMAS STEELE TERRACE CHAIR	
S-11	BAR STOOLS: VINO BY HARMONIA LIVING	
S-13	OUTDOOR LIVING SET: SOFA, CHAIRS, COFFEE TABLE: ANDO BY HARMONIA LIVING	
S-14	CABANA: CORE PERGOLA BY ATLANTIC OUTDOORS	
S-15	TRASH RECEPTACLE: TONYO BY FORMS+SURFACES	



1 LAYOUT PLAN - POOL DECK

0 5' 10' 20'
Scale: 1" = 10'

NORTH

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100% DD SET

revision:	date:	description:

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drawn by: KB / AH
checked by: JM / JT

certified by:

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POOL PATIO LAYOUT PLAN

LP102

811
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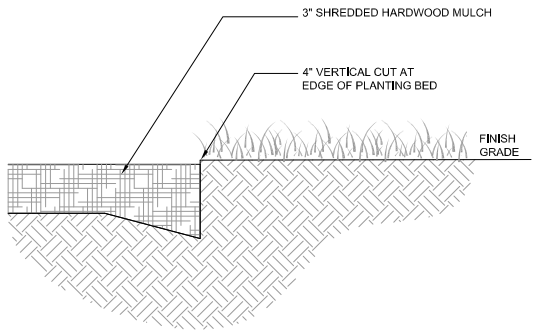
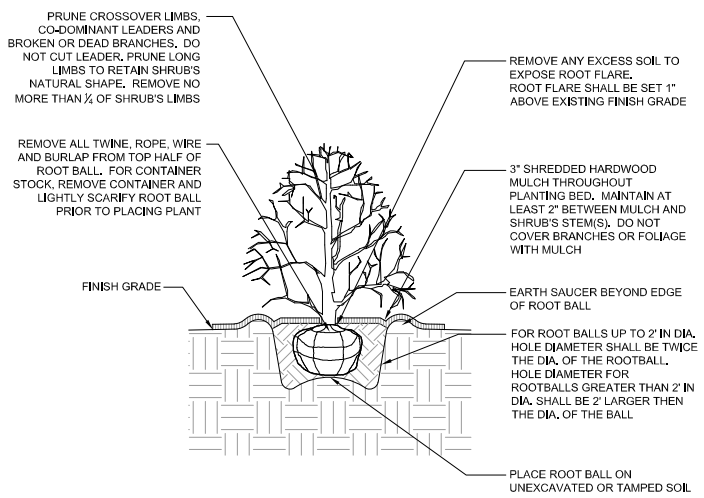


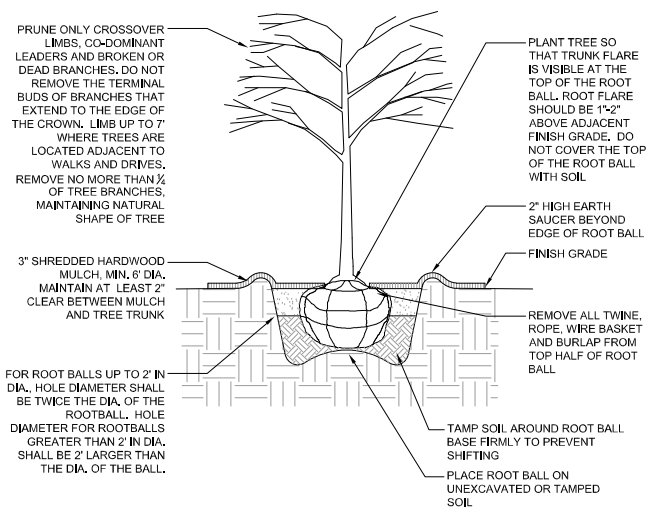
4 SPADE EDGE

1" = 1'-0" P-PNP-09



3 SHRUB PLANTING

1" = 1'-0" P-PNP-04



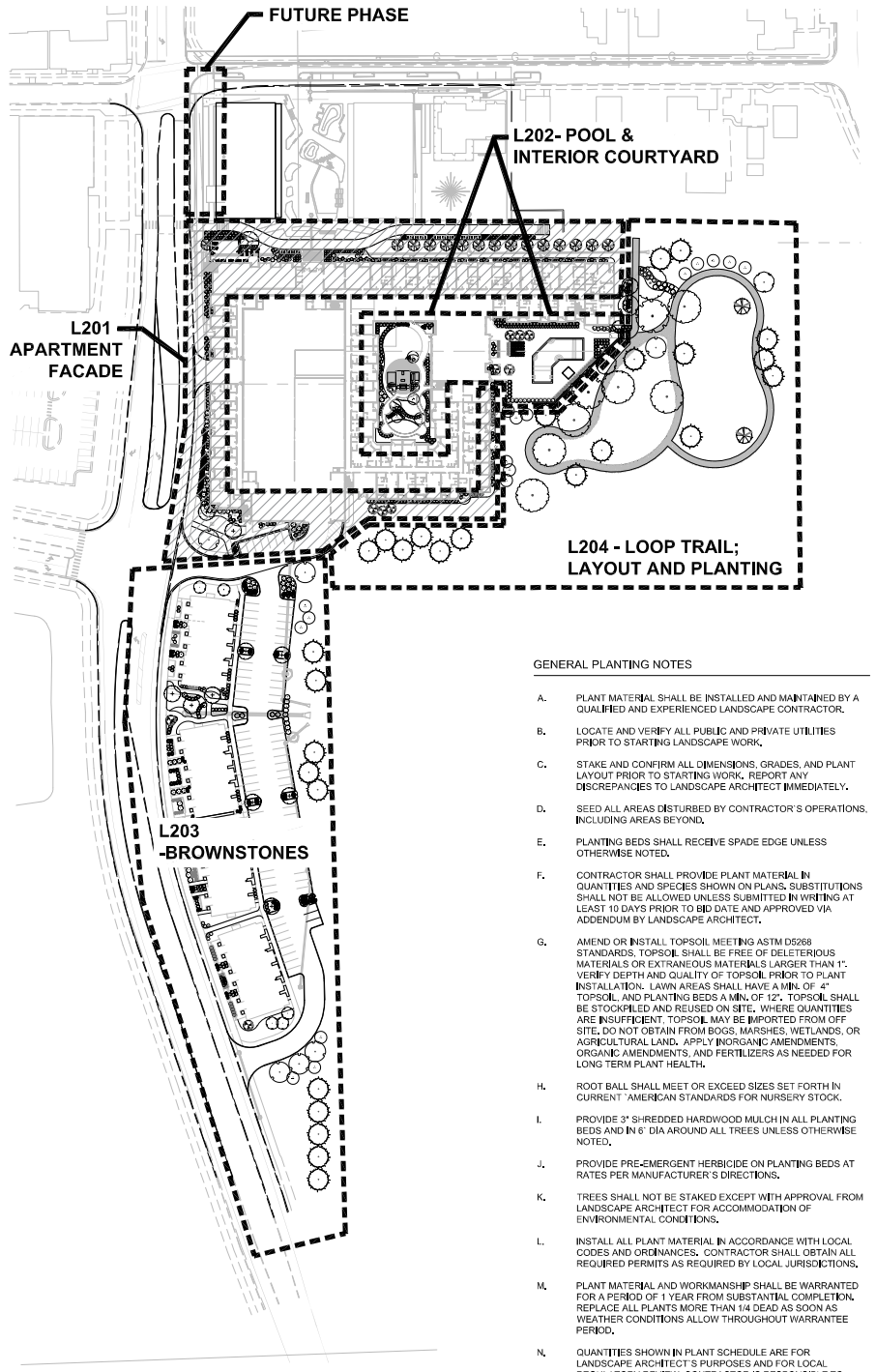
2 TREE PLANTING

1" = 1'-0" P-PNP-03

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ORNAMENTAL TREES						
AGA	6	Amelanchier x grandiflora 'Autumn Brilliance' Multi-stem	Autumn Brilliance Serviceberry	10-12' Ht.	B&B	
CCA	20	Cercis canadensis Multi-stem	Eastern Redbud	10-12' Ht.	B&B	
MSB	16	Magnolia virginiana	Sweetbay Magnolia	8' Ht.	B&B	
DECIDUOUS TREES						
CBF	15	Carpinus betulus 'Fastigiata' Branching to ground	Upright European Hornbeam	2.5" Cal.	B&B	
LIQ	8	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5" Cal.	Cont/B&B	
NYS	12	Nyssa sylvatica	Tupelo	2.5" Cal.	B&B	
PLA	2	Platanus x acerifolia	London Plane Tree	2.5" Cal.	B&B	
QBI	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	
QIM	7	Quercus imbricaria	Shingle Oak	2.5" Cal.	B&B	
QMU	2	Quercus muehlenbergii	Chinkapin Oak	2.5" Cal.	B&B	
QRU	7	Quercus rubra	Red Oak	2.5" Cal.	B&B	
TDI	27	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B	
TAM	1	Tilia americana	American Linden	2.5" Cal.	B&B	
SHRUBS						
BGV	165	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht	Cont/B&B	
COC	8	Cephalanthus occidentalis	Buttonbush	24" Ht	Cont/B&B	
CAE	22	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	24" Ht, Cont/B&B		
CSB	14	Cornus sericea 'Bailleyi'	Red Twig Dogwood	24" Ht	Cont/B&B	
FGA	17	Fothergilla gardenii	Dwarf Fothergilla	24" Ht	Cont/B&B	
HLL	71	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" Ht, Cont/B&B		
HQR	55	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	24" Ht	Cont/B&B	
HQM	32	Hydrangea quercifolia 'Munchkin' Acceptable substitute variety: Sike's Dwarf Oakleaf Hydrangea	Munchkin Oakleaf Hydrangea	24" Ht	Cont/B&B	
HQQ	8	Hydrangea quercifolia 'Snow Queen' Acceptable substitute variety: Jetstream Oakleaf Hydrangea	Snow Queen Oakleaf Hydrangea	24" Ht	Cont/B&B	
IRC	48	Ilex x meserveae 'Royal Couple'	Meserve Holly	24" Ht	Cont/B&B	
IVL	41	Itea virginica 'Little Henry' TM	Virginia Sweetspire	24" Ht	Cont/B&B	
PLD	49	Physocarpus opulifolius 'Little Devil' TM	Little Devil Ninebark	24" Ht	Cont/B&B	
RAG	49	Rhus aromatica 'Gro-Low'	Fragrant Sumac	12" Ht.	Cont/B&B	
TMD	10	Taxus x media 'Densiformis'	Dense Yew	18" ht	Cont/B&B	
TME	167	Taxus x media 'Everlow'	Everlow Yew	18" ht	Cont/B&B	
VDE	25	Viburnum dentatum	Arrowwood Viburnum	36" Ht,	Cont/B&B	
VOC	25	Viburnum opulus 'Compactum'	Compact European Cranberrybush	24" Ht	Cont/B&B	
GRASSES						
PVS	45	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Cont.	
SST	65	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Cont.	
SHE	202	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Cont	

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
ARU	8	Amsonia hubrichtii	Arkansas Blue-star	1 gal.	Cont	36" o.c.
BAU	19	Baptisia australis	Blue Wild Indigo	1 gal.	Cont	36" o.c.
EPR	73	Echinacea purpurea	Purple Coneflower	1 gal.	Cont	24" o.c.
HAM	42	Heuchera x 'Amethyst Mist'	Amethyst Mist Coral Bells	1 gal.	Cont	12" o.c.
HOB	8	Heuchera x 'Obsidian'	Obsidian Coral Bells	1 gal.	Cont	18" o.c.
HBG	14	Hosta x 'Blue Giant'	Blue Giant Hosta	1 gal.	Cont	36" o.c.
HFR	19	Hosta x 'Francee'	Francee Hosta	1 gal.	Cont	30" o.c.
HGU	15	Hosta x 'Guacamole'	Guacamole Hosta	1 gal.	Cont	30" o.c.
HKR	9	Hosta x 'Krossa Regal'	Krossa Regal Hosta	1 gal.	Cont	30" o.c.
HLT	4	Hosta x 'Liberty'	Liberty Hosta	1 gal.	Cont	30" o.c.
HSS	27	Hosta x 'Sum and Substance'	Sum and Substance Hosta	1 gal.	Cont	36" o.c.
LSK	26	Liatris spicata 'Kobold'	Spike Gayfeather	1 gal.	Cont	36" o.c.
LMB	579	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont	12" o.c.
OCI	15	Osmunda cinnamomea	Cinnamon Fern	1 gal.	Cont	24" o.c.
RHI	56	Rudbeckia hirta	Black-eyed Susan	1 gal.	Cont	18" o.c.
SAJ	56	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont	24" o.c.



1 KEY PLAN

GENERAL PLANTING NOTES

A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.

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

C. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.

D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.

E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.

F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.

G. AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS, TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.

H. ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN CURRENT 'AMERICAN STANDARDS FOR NURSERY STOCK.

I. PROVIDE 3" SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 6' DIA AROUND ALL TREES UNLESS OTHERWISE NOTED.

J. PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.

K. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.

L. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.

M. PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTEE PERIOD.

N. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS. IF DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICTATE.

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Westfield, Indiana

100% DD SET

revision:	date:	description:

date: 11.11.2025
drawn by: KB / AH
checked by: JM / JT

certified by:

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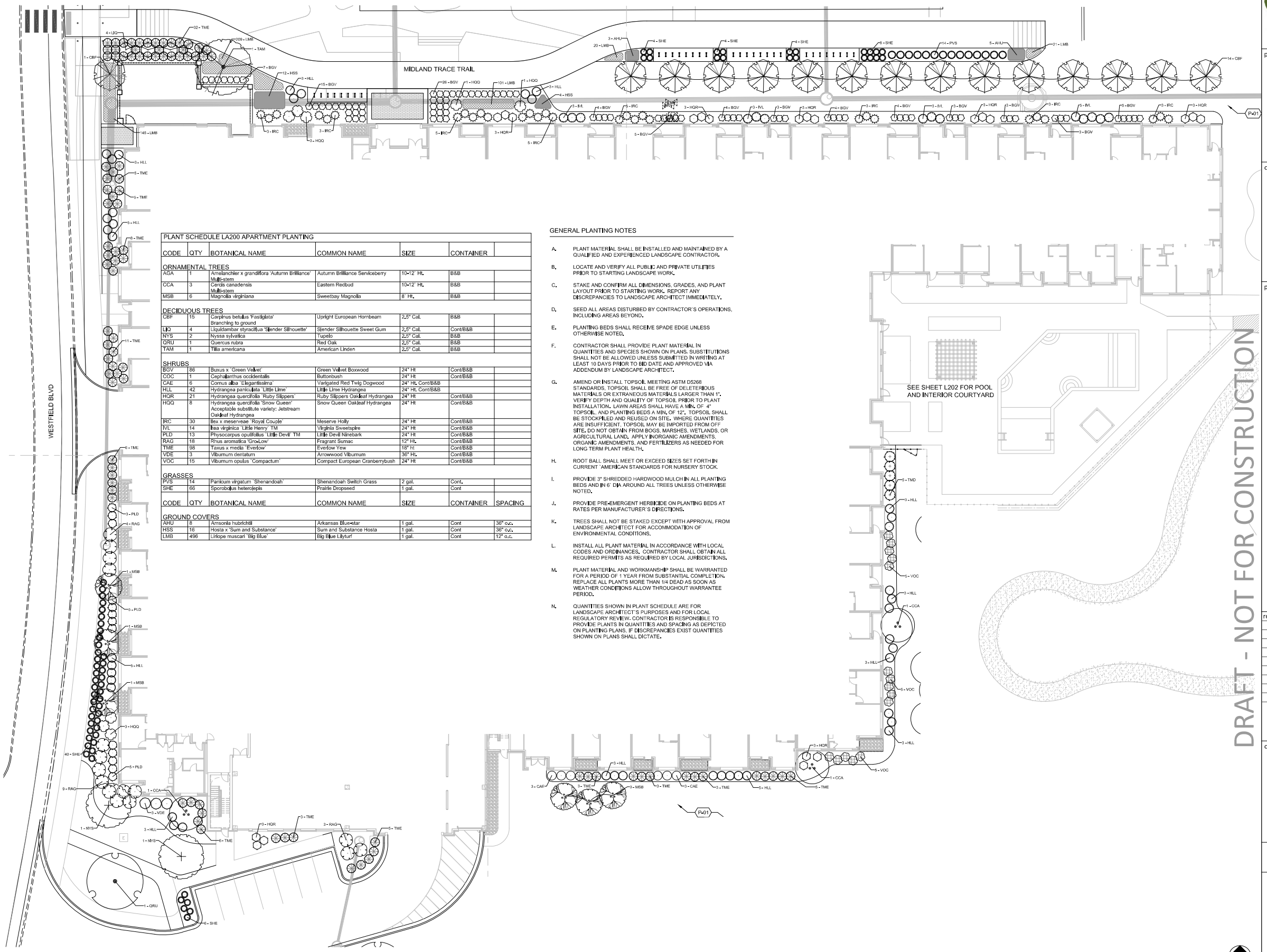
KEY MAP
PLANTING PLANS

L200

Know what's below. Call before you dig.



PLANT SCHEDULE LA200 APARTMENT PLANTING

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ORNAMENTAL TREES						
AGA	1	Amelanchier x grandiflora 'Autumn Brilliance' Multi-stem	Autumn Brilliance Serviceberry	10-12' Ht.	B&B	
CCA	3	Cercis canadensis Multi-stem	Eastern Redbud	10-12' Ht.	B&B	
MSB	6	Magnolia virginiana	Sweetbay Magnolia	8' Ht.	B&B	
DECIDUOUS TREES						
CBF	15	Carpinus betulus 'Fastigiata' Branching to ground	Upright European Hornbeam	2,5" Cal.	B&B	
LIQ	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2,5" Cal.	Cont/B&B	
NYS	2	Nyssa sylvatica	Tupelo	2,5" Cal.	B&B	
QRU	1	Quercus rubra	Red Oak	2,5" Cal.	B&B	
TAM	1	Tilia americana	American Linden	2,5" Cal.	B&B	
SHRUBS						
BGV	86	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht	Cont/B&B	
COC	1	Cephalanthus occidentalis	Buttonbush	24" Ht	Cont/B&B	
CAE	6	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	24" Ht, Cont/B&B		
HLL	42	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" Ht, Cont/B&B		
HQR	21	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	24" Ht	Cont/B&B	
HQQ	8	Hydrangea quercifolia 'Snow Queen' Acceptable substitute variety: Jetstream Oakleaf Hydrangea	Snow Queen Oakleaf Hydrangea	24" Ht	Cont/B&B	
IRC	30	Ilex x meserveae 'Royal Couple'	Meserve Holly	24" Ht	Cont/B&B	
IVL	14	Itea virginica 'Little Henry' TM	Virginia Sweetspire	24" Ht	Cont/B&B	
PLD	13	Physocarpus opulifolius 'Little Devil' TM	Little Devil Ninebark	24" Ht	Cont/B&B	
RAG	18	Rhus aromatica 'Gro-Low'	Fragrant Sumac	12" Ht.	Cont/B&B	
TME	98	Taxus x media 'Everlow'	Everlow Yew	18" ht	Cont/B&B	
VDE	3	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	Cont/B&B	
VOC	15	Viburnum opulus 'Compactum'	Compact European Cranberrybush	24" Ht	Cont/B&B	
GRASSES						
PVS	14	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Cont.	
SHE	66	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Cont	
GROUND COVERS						
AHU	8	Amsonia hubrichtii	Arkansas Blue-star	1 gal.	Cont	36" o.c.
HSS	16	Hosta x 'Sum and Substance'	Sum and Substance Hosta	1 gal.	Cont	36" o.c.
LMB	496	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont	12" o.c.

GENERAL PLANTING NOTES

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D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.

E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.

F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.

G. AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.

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1 APARTMENT FOUNDATION PLANTING PLAN

0 10' 20' 40'
Scale: 1" = 20'-0"

NORTH

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mader design
integrating people and nature®
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drawn by: KB / AH
checked by: JM / JT

certified by:

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APARTMENT PLANTING PLAN

L201

DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICTATE.

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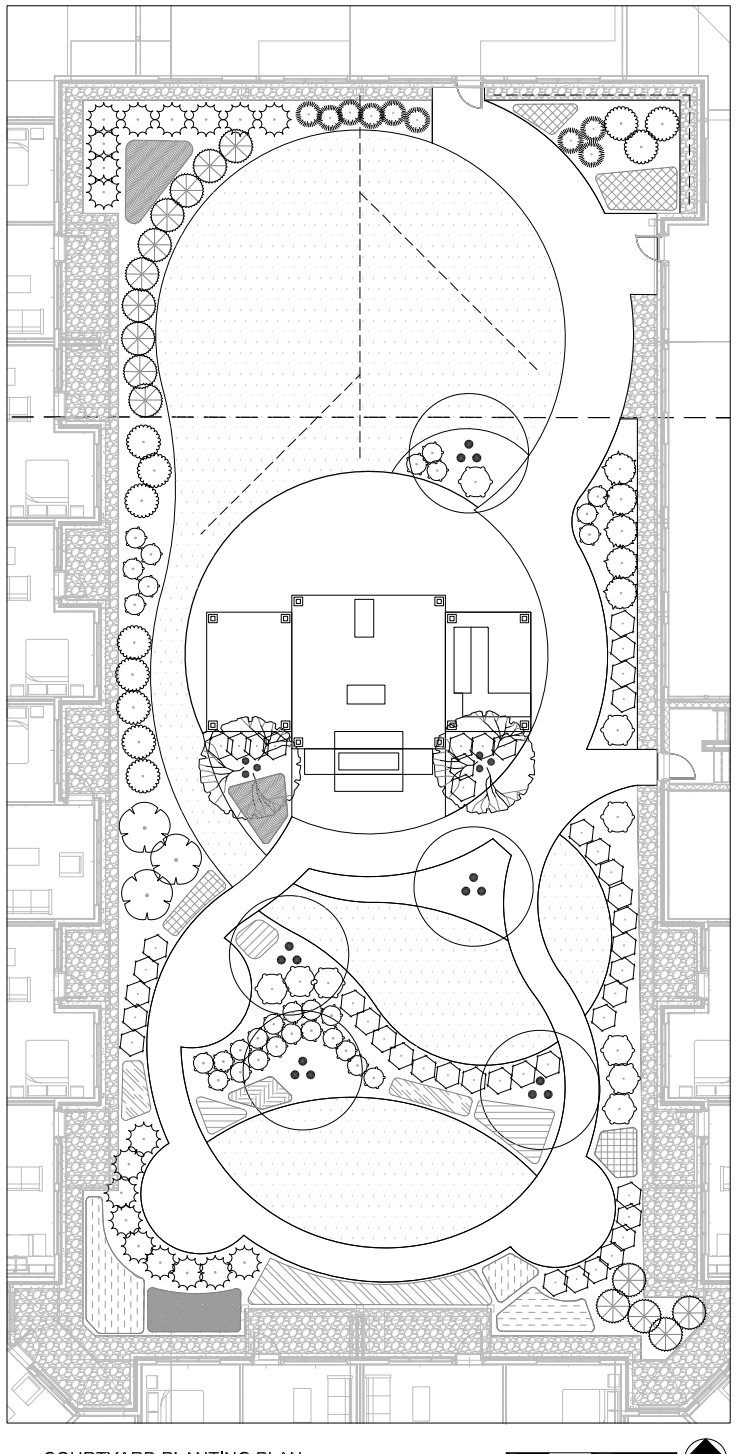
PLANT SCHEDULE LC200 COURTYARD

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ORNAMENTAL TREES						
MSB	2	Magnolia virginiana	Sweetbay Magnolia	8` Ht.	B&B	
SHRUBS						
BGV	44	Buxus x `Green Velvet`	Green Velvet Boxwood	24" Ht	Cont/B&B	
HLL	11	Hydrangea paniculata `Little Lime`	Little Lime Hydrangea	24" Ht, Cont/B&B		
HQR	9	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Oakleaf Hydrangea	24" Ht	Cont/B&B	
HQM	29	Hydrangea quercifolia `Munchkin` Acceptable substitute variety: Sike's Dwarf Oakleaf Hydrangea	Munchkin Oakleaf Hydrangea	24" Ht	Cont/B&B	
IRC	18	Ilex x meserveae `Royal Couple`	Meserve Holly	24" Ht	Cont/B&B	
PLD	5	Physocarpus opulifolius `Little Devil` TM	Little Devil Ninebark	24" Ht	Cont/B&B	
RAG	3	Rhus aromatica `Gro-Low`	Fragrant Sumac	12" Ht.	Cont/B&B	
TME	15	Taxus x media `Everlow`	Everlow Yew	18" ht	Cont/B&B	
GRASSES						
SHE	9	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Cont	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
BAU	7	Baptisia australis	Blue Wild Indigo	1 gal.	Cont	36" o.c.
HAM	42	Heuchera x `Amethyst Mist`	Amethyst Mist Coral Bells	1 gal.	Cont	12" o.c.
HOB	8	Heuchera x `Obsidian`	Obsidian Coral Bells	1 gal.	Cont	18" o.c.
HBG	14	Hosta x `Blue Giant`	Blue Giant Hosta	1 gal.	Cont	36" o.c.
HFR	4	Hosta x `Francee`	Francee Hosta	1 gal.	Cont	30" o.c.
HGU	15	Hosta x `Guacamole`	Guacamole Hosta	1 gal.	Cont	30" o.c.
HKR	9	Hosta x `Krossa Regal`	Krossa Regal Hosta	1 gal.	Cont	30" o.c.
HLT	4	Hosta x `Liberty`	Liberty Hosta	1 gal.	Cont	30" o.c.
HSS	11	Hosta x `Sum and Substance`	Sum and Substance Hosta	1 gal.	Cont	36" o.c.
LMB	83	Liriope muscari `Big Blue`	Big Blue Lilyturf	1 gal.	Cont	12" o.c.
OCI	15	Osmunda cinnamomea	Cinnamon Fern	1 gal.	Cont	24" o.c.

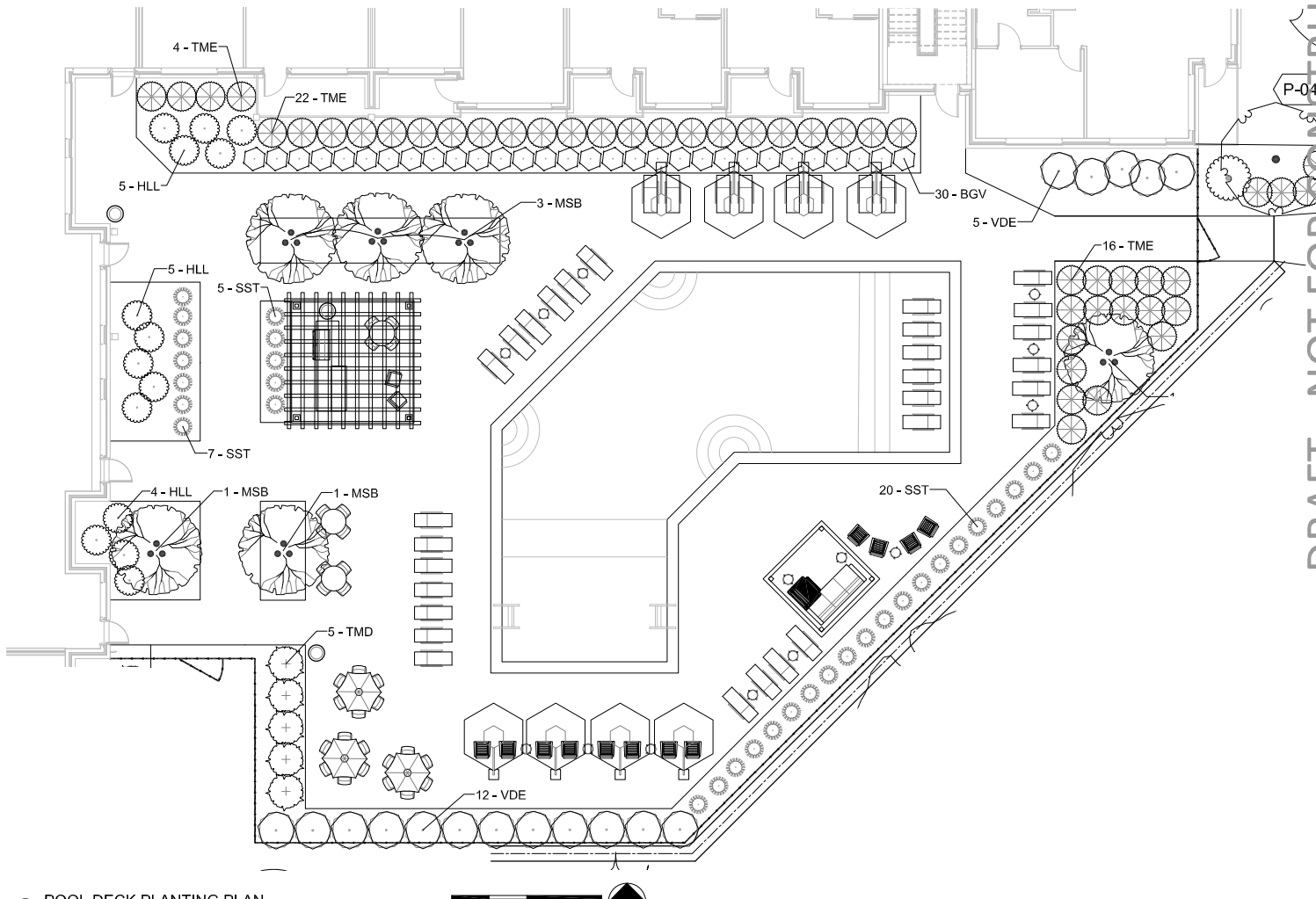
PLANT SCHEDULE LP200 POOL

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ORNAMENTAL TREES					
MSB	6	Magnolia virginiana	Sweetbay Magnolia	8` Ht.	B&B
SHRUBS					
BGV	30	Buxus x `Green Velvet`	Green Velvet Boxwood	24" Ht	Cont/B&B
HLL	14	Hydrangea paniculata `Little Lime`	Little Lime Hydrangea	24" Ht, Cont/B&B	
TMD	10	Taxus x media `Densiformis`	Dense Yew	18" ht	Cont/B&B
TME	42	Taxus x media `Everlow`	Everlow Yew	18" ht	Cont/B&B
VDE	17	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	Cont/B&B
GRASSES					
SST	32	Schizachyrium scoparium `The Blues`	The Blues Little Bluestem	1 gal.	Cont.



2 COURTYARD PLANTING PLAN

Scale: 1" = 10'-0"



1 POOL DECK PLANTING PLAN

Scale: 1" = 10'-0"

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drawn by: KB / AH
checked by: JM / JT

certified by:

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COURTYARD & POOL DECK PLANTING PLANS

L202

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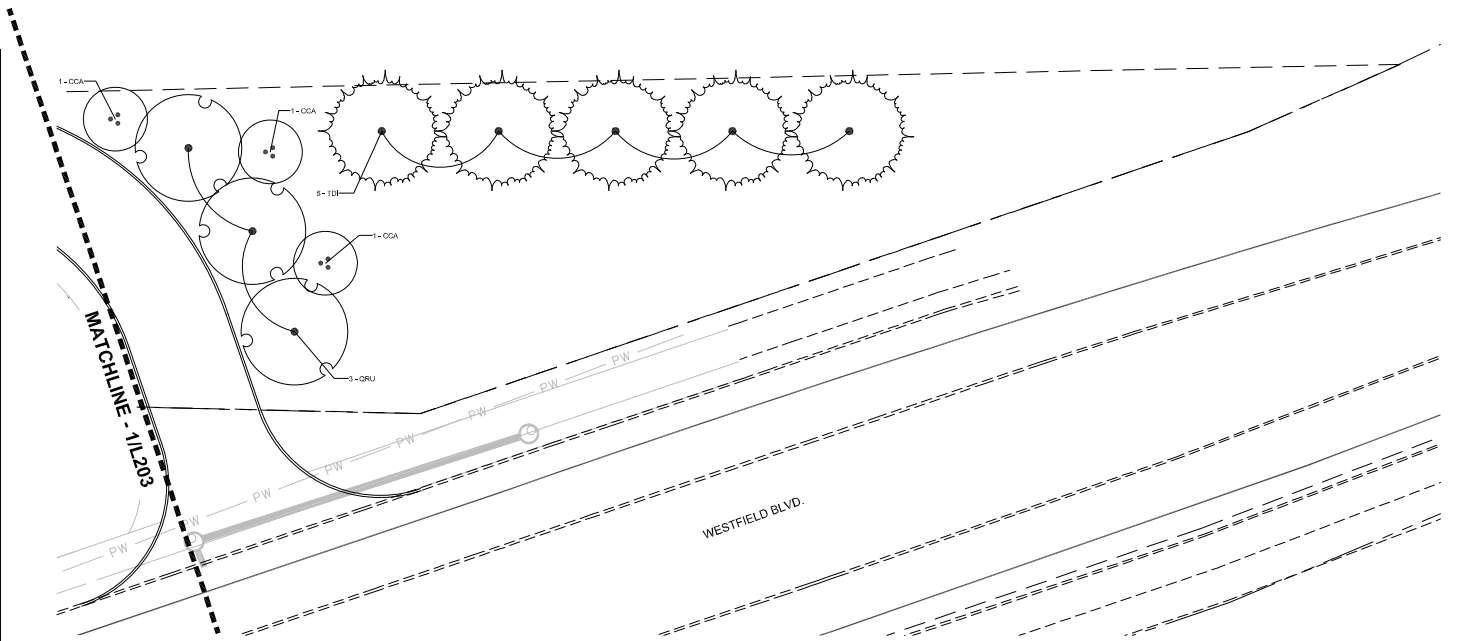
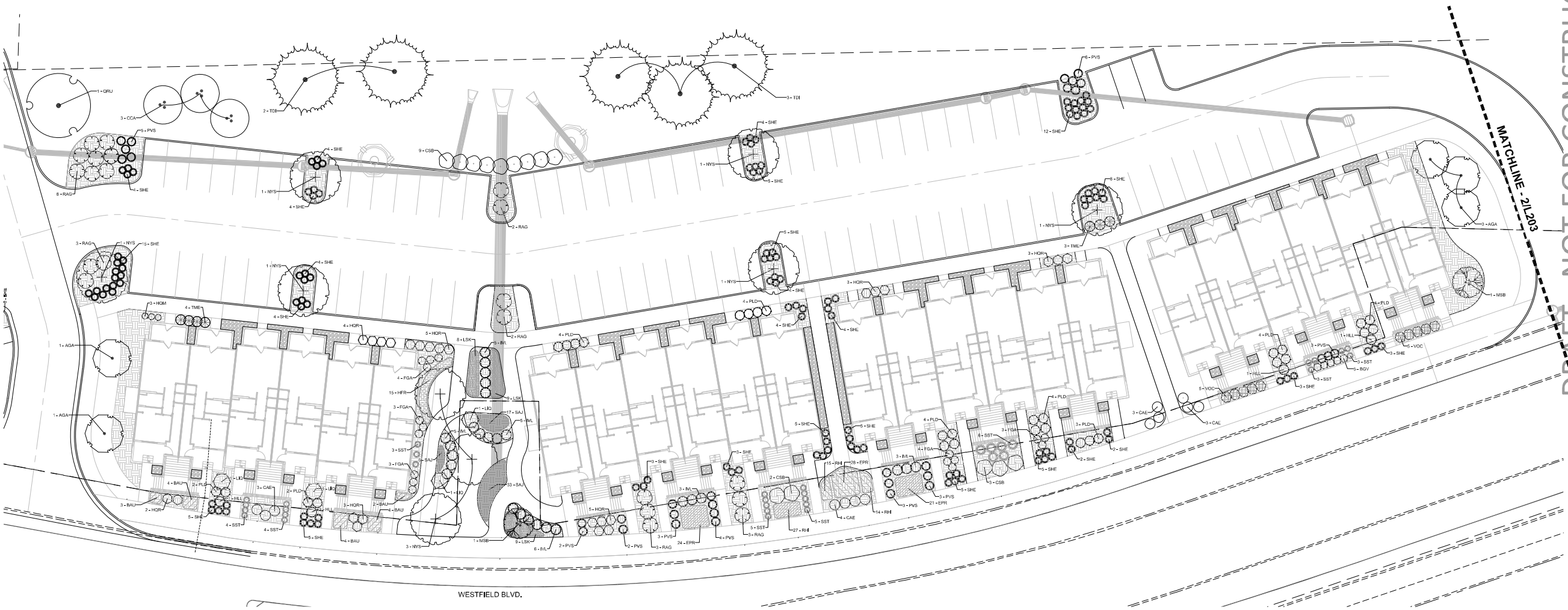
PLANT SCHEDULE LB200

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ORNAMENTAL TREES						
AGA	5	Amelanchier x grandiflora 'Autumn Brilliance' Multi-stem	Autumn Brilliance Serviceberry	10-12' Ht.	B&B	
CCA	6	Cercis canadensis Multi-stem	Eastern Redbud	10-12' Ht.	B&B	
MSB	2	Magnolia virginiana	Sweetbay Magnolia	8' Ht.	B&B	
DECIDUOUS TREES						
LIQ	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5" Cal.	Cont/B&B	
NYS	9	Nyssa sylvatica	Tupelo	2.5" Cal.	B&B	
ORU	4	Quercus rubra	Red Oak	2.5" Cal.	B&B	
TDI	10	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B	
SHRUBS						
BGV	5	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht	Cont/B&B	
CAE	13	Cornus alba 'Elegantissima'	Variigated Red Twig Dogwood	24" Ht, Cont/B&B		
CSB	14	Cornus sericea 'Baileyi'	Red Twig Dogwood	24" Ht	Cont/B&B	
FGA	17	Fothergilla gardenii	Dwarf Fothergilla	24" Ht	Cont/B&B	
HLL	4	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" Ht, Cont/B&B		
HQR	25	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	24" Ht	Cont/B&B	
HQM	3	Hydrangea quercifolia 'Munchkin' Acceptable substitute variety: Sike's Dwarf Oakleaf Hydrangea	Munchkin Oakleaf Hydrangea	24" Ht	Cont/B&B	
IVL	27	Itea virginica 'Little Henry' TM	Virginia Sweetspire	24" Ht	Cont/B&B	
PLD	31	Physocarpus opulifolius 'Little Devil' TM	Little Devil Ninebark	24" Ht	Cont/B&B	
RAG	21	Rhus aromatica 'GroLow'	Fragrant Sumac	12" Ht,	Cont/B&B	
TME	7	Taxus x media 'Everlow'	Everlow Yew	18" Ht	Cont/B&B	
VOC	10	Viburnum opulus 'Compactum'	Compact European Cranberrybush	24" Ht	Cont/B&B	
GRASSES						
PVS	31	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Cont.	
SST	33	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Cont.	
SHE	127	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Cont	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
BAU	17	Baptisia australis	Blue Wilid Indigo	1 gal.	Cont	36" o.c.
EPR	73	Echinacea purpurea	Purple Coneflower	1 gal.	Cont	24" o.c.
HFR	15	Hosta x 'Francee'	Francee Hosta	1 gal.	Cont	30" o.c.
LSK	26	Liatris spicata 'Kobold'	Spike Gayfeather	1 gal.	Cont	36" o.c.
RHI	56	Rudbeckia hirta	Black-eyed Susan	1 gal.	Cont	18" o.c.
SAJ	56	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont	24" o.c.



2 BROWNSTONES SOUTH DRIVE PLANTING PLAN

0 10' 20' 40' NORTH
Scale: 1" = 20'-0"



1 BROWNSTONES PLANTING PLAN

0 10' 20' 40' NORTH
Scale: 1" = 20'-0"

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BROWNSTONES PLANTING PLAN

L203

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LAYOUT SCHEDULE LOOP TRAIL

CODE	DESCRIPTION	DETAIL
L-07	ASPHALT TRAIL PAVEMENT	6/L300
L-10	CRUSHED GRAVEL TRAIL: DUSTY #12 STONE	7/L300
L-12	PLANTING BED	

PLANTING SCHEDULE LOOP TRAIL

CODE	DESCRIPTION	DETAIL
P-01	LAWN	
P-04	SPADE EDGE	4/L200

PLANT SCHEDULE LOOP TRAIL

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ORNAMENTAL TREES					
CCA	11	Cercis canadensis Multi-stem	Eastern Redbud	10-12' Ht.	B&B
DECIDUOUS TREES					
NYS	1	Nyssa sylvatica	Tupelo	2.5" Cal.	B&B
PLA	2	Platanus x acerifolia	London Plane Tree	2.5" Cal.	B&B
QBI	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QIM	7	Quercus imbricaria	Shingle Oak	2.5" Cal.	B&B
QMU	2	Quercus muehlenbergii	Chinkapin Oak	2.5" Cal.	B&B
QRU	2	Quercus rubra	Red Oak	2.5" Cal.	B&B
TDI	17	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B
SHRUBS					
COC	7	Cephalanthus occidentalis	Buttonbush	24" Ht	Cont/B&B
CAE	3	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	24" Ht. Cont/B&B	
RAG	7	Rhus aromatica 'Gro-Low'	Fragrant Sumac	12" Ht.	Cont/B&B
TME	5	Taxus x media 'Everlow'	Everlow Yew	18" Ht	Cont/B&B
VDE	5	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	Cont/B&B

CONCEPT PLANT SCHEDULE LOOP TRAIL

NATIVE MESIC PRAIRIE SEED MIX 32,922 sf

Mesic Prairie Mix

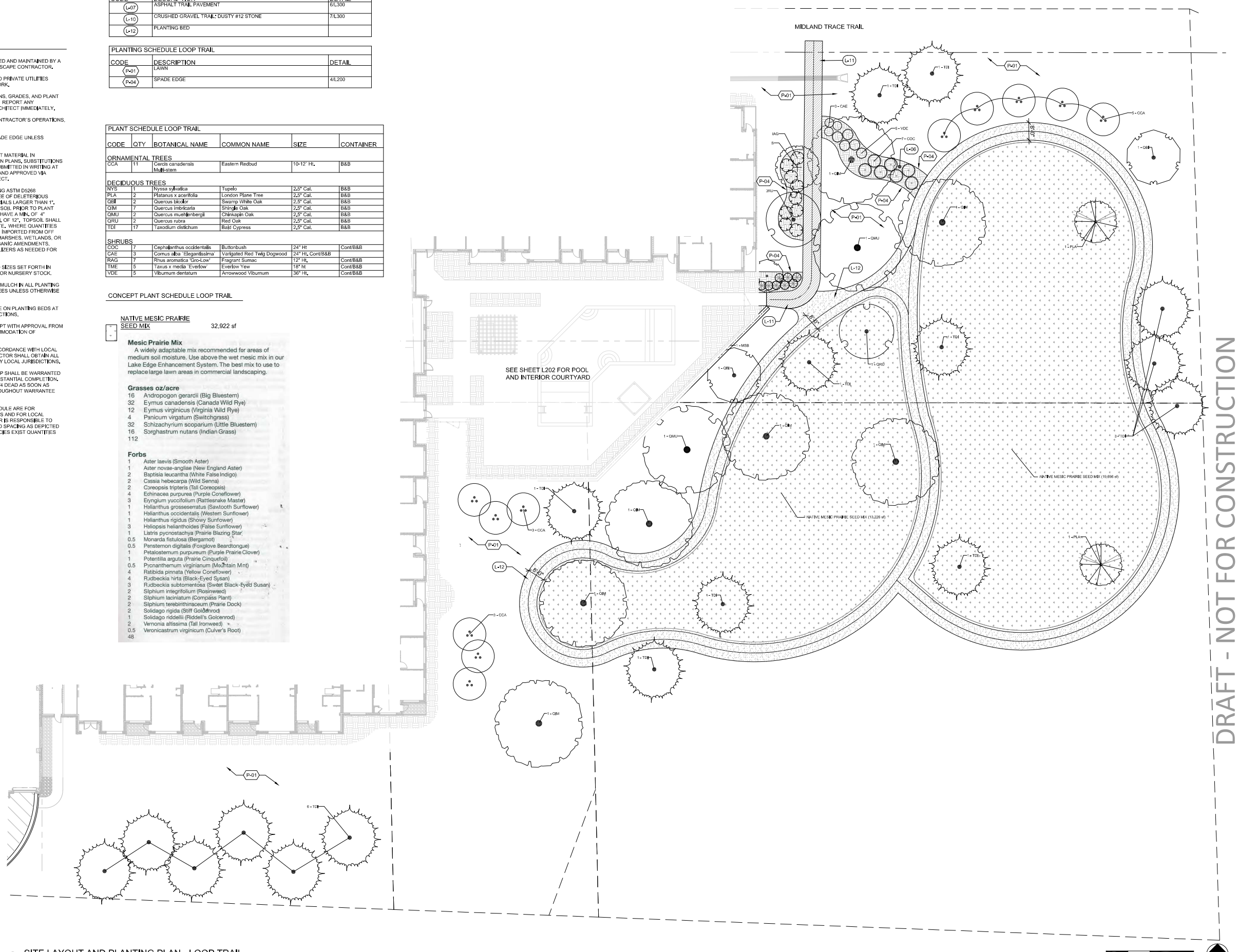
A widely adaptable mix recommended for areas of medium soil moisture. Use above the wet mesic mix in our Lake Edge Enhancement System. The best mix to use to replace large lawn areas in commercial landscaping.

Grasses oz/acre

16 Andropogon gerarcii (Big Bluestem)
32 Eymus canadensis (Canada Wild Rye)
12 Eymus virginicus (Virginia Wild Rye)
4 Panicum virgatum (Switchgrass)
32 Schizachyrium scoparium (Little Bluestem)
16 Sorghastrum nutans (Indian Grass)
112

Forbs

1 Aster laevis (Smooth Aster)
1 Aster novae-angliae (New England Aster)
2 Baptisia leucantha (White False Indigo)
2 Cassia hebecarpa (Wild Senna)
2 Coreopsis tripteris (Tall Coreopsis)
4 Echinacea purpurea (Purple Coneflower)
3 Eryngium yuccifolium (Rattlesnake Master)
1 Helianthus grosseserratus (Sawtooth Sunflower)
1 Helianthus occidentalis (Western Sunflower)
1 Helianthus rigidus (Showy Sunflower)
3 Heliopsis helianthoides (False Sunflower)
1 Liatris pycnostachya (Prairie Blazing Star)
0.5 Monarda fistulosa (Bergamot)
0.5 Penstemon digitalis (Foxglove Beardtongue)
1 Petalostemum purpureum (Purple Prairie Clover)
1 Potentilla arguta (Prairie Cinquefoil)
0.5 Pycnanthemum virginianum (Mountain Mnt)
4 Ratibida pinnata (Yellow Coneflower)
4 Rudbeckia hirta (Black-Eyed Susan)
3 Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
2 Silphium integrifolium (Rosinweed)
2 Silphium laciniatum (Compass Plant)
2 Silphium terebinthinaceum (Prairie Dock)
2 Solidago rigida (Stiff Goldenrod)
1 Solidago riddellii (Riddell's Golcenrod)
2 Vernonia altissima (Tall Ironweed)
0.5 Veronicastrum virginicum (Culver's Root)
48



1 SITE LAYOUT AND PLANTING PLAN - LOOP TRAIL

Scale: 1" = 20'-0"

DRAFT - NOT FOR CONSTRUCTION

prepared by:
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integrating people and nature®
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www.maderdesignllc.com

prepared for:
OLD TOWN COS.

consultant:
CROSSROAD ENGINEERS, PC
CSO ARCHITECTURE · INTERIOR DESIGN

project:
OLD TOWN COMPANIES
PARK & POPLAR DEVELOPMENT
Westfield, Indiana

100% DD SET

revision:	date:	description:

date: 11.11.2025
drawn by: KB / AH
checked by: JM / JT

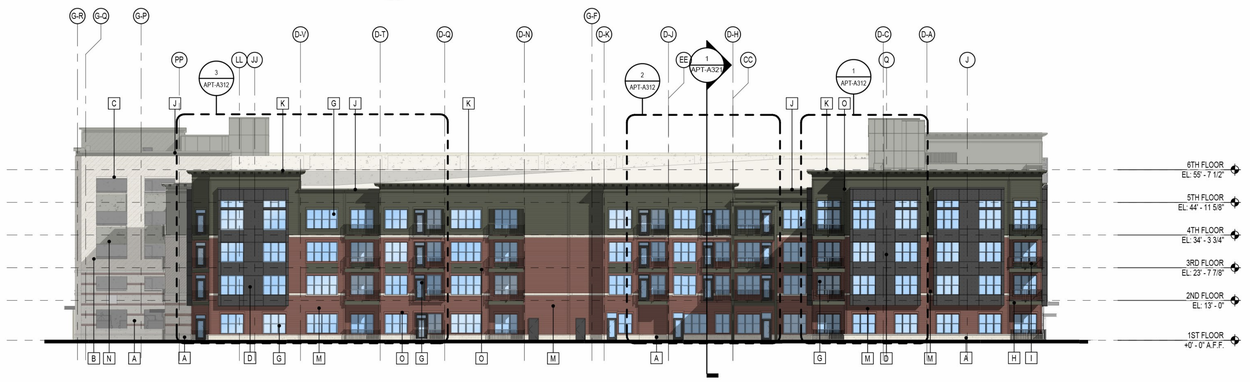
certified by:

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

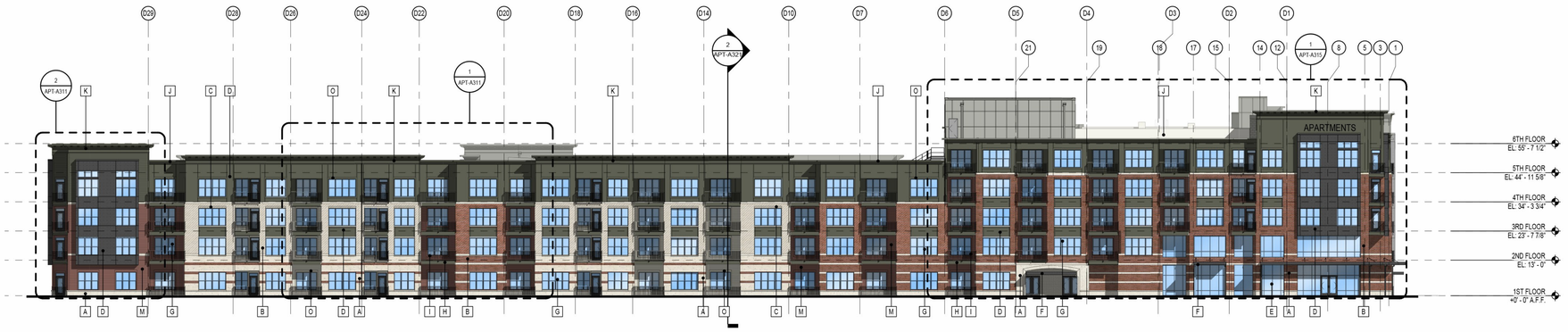
LOOP TRAIL LAYOUT & PLANTING

L204

5 APT-A301 EXTERIOR ELEVATION - WEST
SCALE: 1" = 20'-0"



3 APT-A301 EXTERIOR ELEVATION - EAST
SCALE: 1" = 20'-0"



2 APT-A301 EXTERIOR ELEVATION - NORTH
SCALE: 1" = 20'-0"

1 APT-A301 EXTERIOR ELEVATION - SOUTH
SCALE: 1" = 20'-0"

BUILDING MATERIAL KEY

- A LIMESTONE VENEER: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- B BRICK MASONRY VENEER: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- C SOLDIER COURSE BRICK: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- D FIBER CEMENT PANEL: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- E 1" INSULATED GLAZING IN STOREFRONT SYSTEM: SEE STOREFRONT ELEVATIONS ON SHEET A501 FOR GLASS TYPES COLOR: BLACK MULLIONS
- F PRE-ENGINEERED & PREFINISHED METAL CANOPY: COLOR: BLACK
- G VINYL CLAD WINDOW/PATIO DOOR SYSTEM: SEE WINDOW ELEVATIONS ON SHEET A501 COLOR: BLACK FRAME
- H WOOD FRAMED BALCONY WITH FIBER CEMENT CLADDING: SEE A400 SERIES SHEETS FOR MORE INFORMATION COLOR: BLACK
- I PREFINISHED ALUMINUM BALCONY RAILING: COLOR: BLACK
- J ALUMINUM COPING: COLOR: GRAY
- K FIBER CEMENT CORNICE PROFILE WITH DETAIL BRACKETS: COLOR: GRAY
- L BOARD AND BATTEN SIDING: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- M HORIZONTAL LAP SIDING: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- N PAINTED CONCRETE: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- O FIBER CEMENT TRIM: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- P HORIZONTAL PIPE RAILING: COLOR: GALVANIZED ZINC COATING
- Q BASKET WEAVE BRICK: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS

BUILDING MATERIAL LEGEND

- LIMESTONE VENEER: BUFF
- BRICK MASONRY VENEER: RED
- BRICK MASONRY VENEER: WHITE
- SOLDIER COURSE BRICK: RED
- SOLDIER COURSE BRICK: WHITE
- FIBER CEMENT PANEL: GREEN
- FIBER CEMENT PANEL: BLACK
- HORIZONTAL LAP SIDING: MATCH RED BRICK
- HORIZONTAL LAP SIDING: MATCH WHITE BRICK
- BOARD AND BATTEN SIDING: MATCH WHITE BRICK
- PAINTED CONCRETE: GREEN
- FIBER CEMENT TRIM: MATCH RED BRICK
- FIBER CEMENT TRIM: MATCH WHITE BRICK
- FIBER CEMENT TRIM: GREEN
- BASKET WEAVE BRICK: WHITE

OLD TOWN — COS.

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PROJECT:
PARK & POPLAR APARTMENTS
Westfield, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, and the basic materials to establish 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.
The inclusion 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:
1 ADDENDUM 01 04/10/26

ISSUE DATE	DRAWN BY	CHECKED BY
03/27/26	XXX	DG

DRAWING TITLE:
EXTERIOR ELEVATIONS

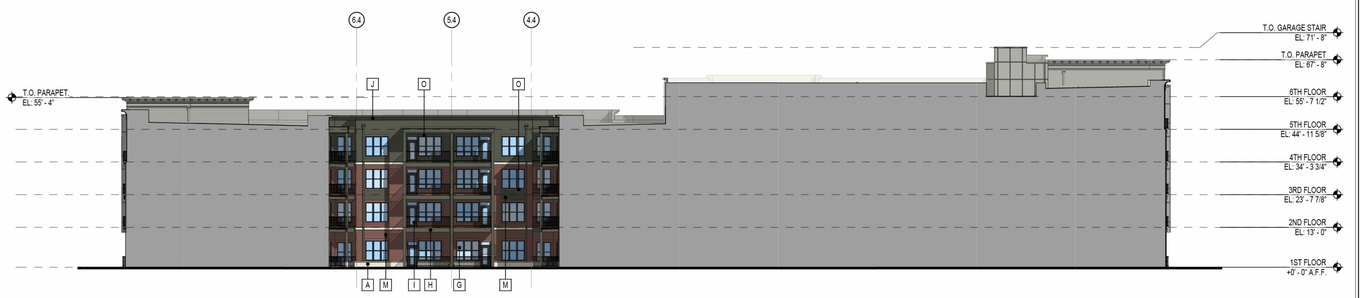
CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
APT-A301

PROJECT NUMBER
2024065

4 APT-A302 EXTERIOR ELEVATION - COURTYARD WEST
SCALE: 1" = 20'-0"

3 APT-A302 EXTERIOR ELEVATION - COURTYARD EAST
SCALE: 1" = 20'-0"



2 APT-A302 EXTERIOR ELEVATION - COURTYARD NORTH
SCALE: 1" = 20'-0"

1 APT-A302 EXTERIOR ELEVATION - COURTYARD SOUTH
SCALE: 1" = 20'-0"

BUILDING MATERIAL KEY

- A LIMESTONE VENEER: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- B BRICK MASONRY VENEER: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- C SOLDIER COURSE BRICK COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- D FIBER CEMENT PANEL: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- E 1" INSULATED GLAZING IN STOREFRONT SYSTEM: SEE STOREFRONT ELEVATIONS ON SHEET A501 FOR GLASS TYPES COLOR: BLACK MULLIONS
- F PRE-ENGINEERED & PREFINISHED METAL CANOPY: COLOR: BLACK
- G VINYL CLAD WINDOW/PATIO DOOR SYSTEM: SEE WINDOW ELEVATIONS ON SHEET A501 COLOR: BLACK FRAME
- H WOOD FRAMED BALCONY WITH FIBER CEMENT CLADDING: SEE A400 SERIES SHEETS FOR MORE INFORMATION COLOR: BLACK
- I PAINTED STEEL BALCONY RAILING: COLOR: BLACK
- J ALUMINUM COPING: COLOR: GRAY
- K FIBER CEMENT CORNICE PROFILE WITH DETAIL BRACKETS: COLOR: GRAY
- L BOARD AND BATTEN SIDING COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- M HORIZONTAL LAP SIDING COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- N PAINTED CONCRETE: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS
- O FIBER CEMENT TRIM: COLOR: SEE MATERIAL LEGEND FOR PAINT COLORS

BUILDING MATERIAL LEGEND

- LIMESTONE VENEER: BUFF
- BRICK MASONRY VENEER: RED
- BRICK MASONRY VENEER: WHITE
- SOLDIER COURSE BRICK: RED
- SOLDIER COURSE BRICK: WHITE
- FIBER CEMENT PANEL: GREEN
- FIBER CEMENT PANEL: BLACK
- HORIZONTAL LAP SIDING: MATCH RED BRICK
- HORIZONTAL LAP SIDING: MATCH WHITE BRICK
- BOARD AND BATTEN SIDING: MATCH WHITE BRICK
- PAINTED CONCRETE: GREEN
- FIBER CEMENT TRIM: MATCH RED BRICK
- FIBER CEMENT TRIM: MATCH WHITE BRICK
- FIBER CEMENT TRIM: GREEN

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PROJECT:
PARK & POPLAR APARTMENTS
Westfield, IN

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 materials required for the project.
1. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract.
2. 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:

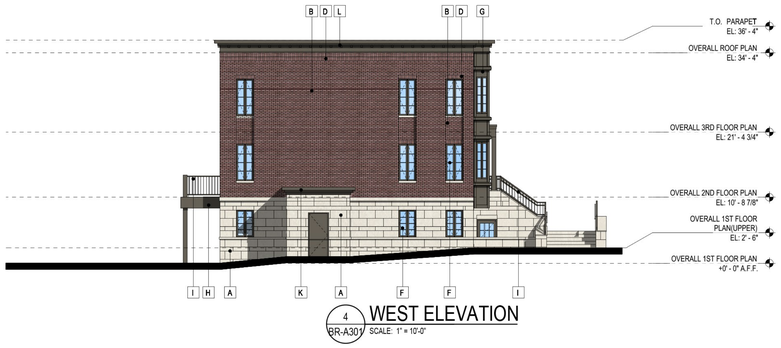
ISSUE DATE	DRAWN BY	CHECKED BY
12/19/25	XXX	DG

DRAWING TITLE:
EXTERIOR ELEVATIONS - COURTYARD

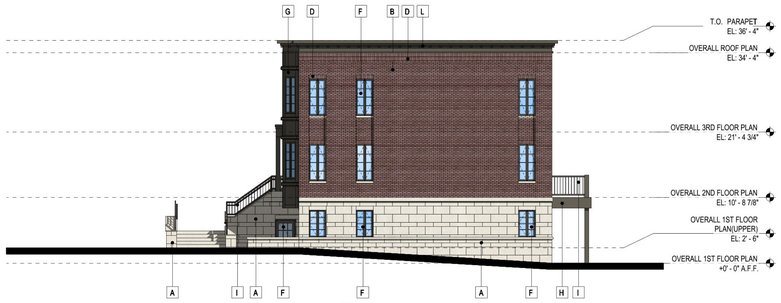
CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
APT-A302

PROJECT NUMBER
2024065



4 BR-A301 WEST ELEVATION
SCALE: 1" = 10'-0"



3 BR-A301 EAST ELEVATION
SCALE: 1" = 10'-0"

2 BR-A301 NORTH ELEVATION
SCALE: 1" = 10'-0"

1 BR-A301 SOUTH ELEVATION
SCALE: 1" = 10'-0"

BUILDING MATERIAL KEY

- A LIMESTONE VENEER: COLOR: BUFF
- B BRICK MASONRY VENEER: COLOR: MEDIUM RED/BROWN
- C BRICK MASONRY VENEER: COLOR: OFF WHITE
- D SOLDIER COURSE BRICK
- E STEEL OR ALUMINUM CANOPY: COLOR: BLACK
- F VINYL CLAD WINDOW/PATIO DOOR SYSTEM: COLOR: GRAY
- G FIBER CEMENT PANEL: COLOR: BRONZE
- H BALCONY: COLOR: BRONZE
- I PAINTED STEEL RAILING: COLOR: GRAY
- J SCONCE LIGHT
- K FIBER CEMENT COPING: COLOR: GRAY
- L FIBER CEMENT CORNICE PROFILE WITH DETAIL BRACKETS: COLOR: BRONZE
- M BOARD AND BATTEN SIDING COLOR: RED
- N BOARD AND BATTEN SIDING COLOR: OFF WHITE

BUILDING MATERIAL KEY

- LIMESTONE VENEER: BUFF
- BRICK MASONRY VENEER: RED
- BRICK MASONRY VENEER: OFF-WHITE
- SOLDIER COURSE BRICK: RED
- FIBER CEMENT PANEL: BRONZE
- FIBER CEMENT TRIM: OFF-WHITE
- FIBER CEMENT TRIM: RED
- BOARD AND BATTEN SIDING: MATCH RED BRICK
- BOARD AND BATTEN SIDING: MATCH WHITE BRICK

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PROJECT:
PARK + POPLAR
6 UNIT BROWNSTONES
Westfield, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the basic materials of construction 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.
For all work not shown 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:

ISSUE DATE	DRAWN BY	CHECKED BY
12/10/2015	MO	CHECKER

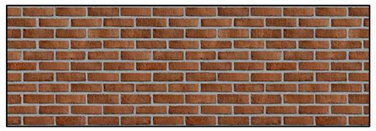
DRAWING TITLE:
EXTERIOR ELEVATIONS

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
BR-A301

PROJECT NUMBER
2024065

Apartment Material Palette


Material: Brick Masonry Veneer
Color: Red

Material: Brick Masonry Veneer
Color: Off-White

Material: Horizontal Lap Siding
Color: Red

Material: Horizontal Lap Siding
Color: Off-White

Material: Fiber Cement Trim
Color: Red

Material: Fiber Cement Trim
Color: Off-White

Material: Board & Batten Siding
Color: Off-White

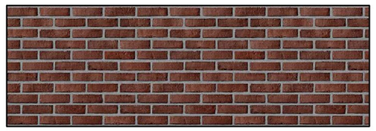
Material: Limestone Veneer
Color: Buff

Material: Fiber Cement Panel &
Fiber Cement Trim
Color: Green

Material: Painted Concrete
Color: Green

Material: Fiber Cement Panel
Color: Black

Brownstone Material Palette


Material: Brick Masonry Veneer
Color: Red

Material: Brick Masonry Veneer
Color: Off-White

Material: Board & Batten Siding
Color: Red

Material: Board & Batten Siding
Color: Off-White

Material: Fiber Cement Trim
Color: Red

Material: Fiber Cement Trim
Color: Off-White

Material: Fiber Cement Coping
Color: Black

Material: Limestone Veneer
Color: Buff

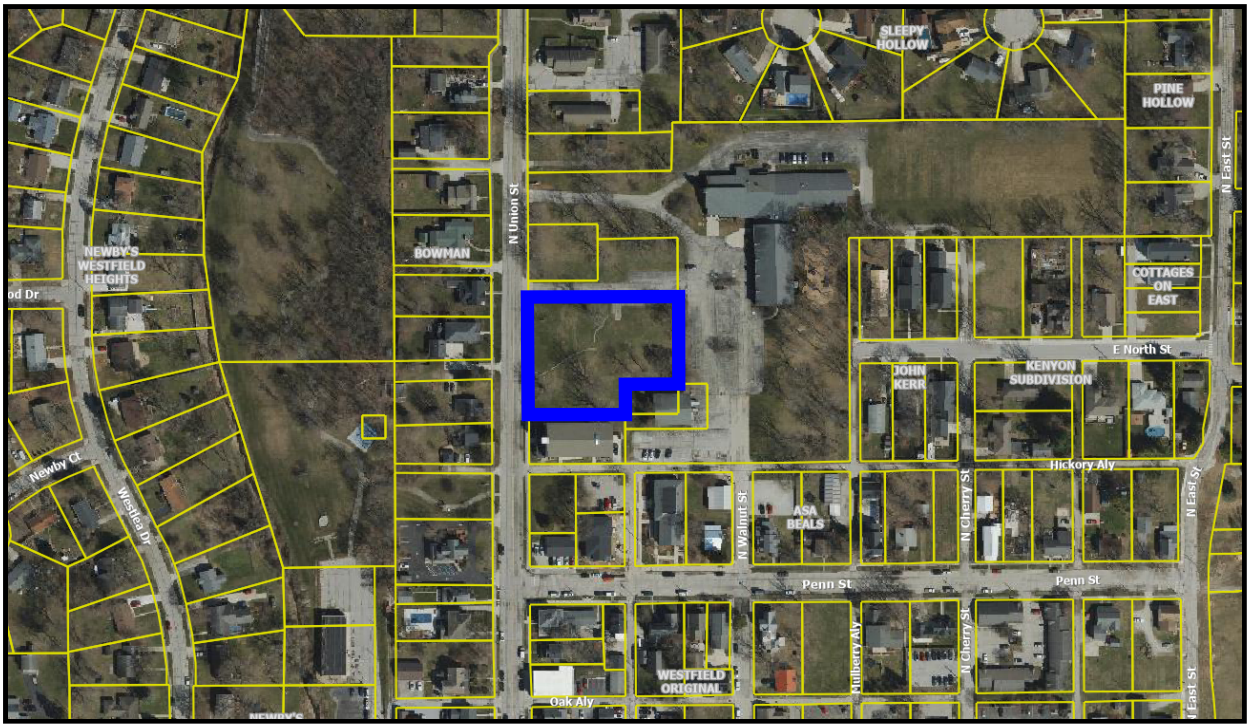
Material: Fiber Cement Panel &
Fiber Cement Cornice
Color: Bronze

Property Location Map
2605-DDP-12
Schaaf CPA Office Buildign
302 N Union St

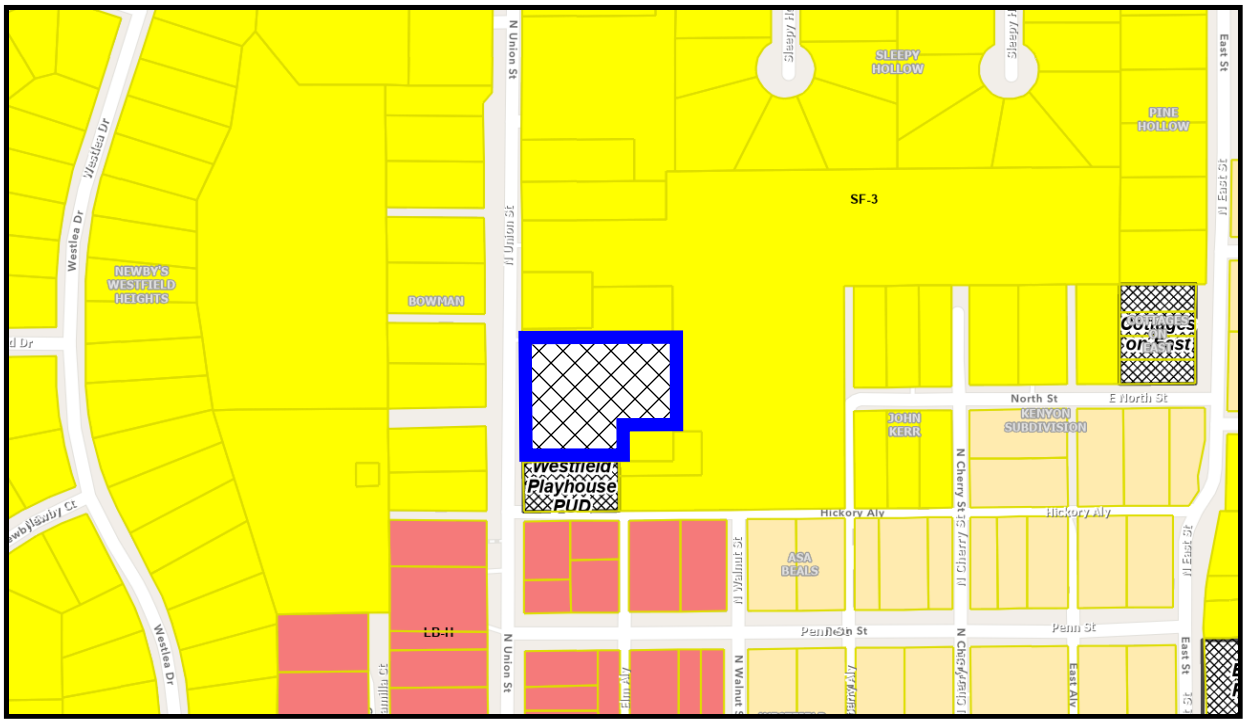
Not To Scale

Aerial Location Map

Site



Zoning Map



Petition Number:	2605-DDP-12
Project Name:	Schaaf Office Building
Subject Site Address:	302 N Union St., Westfield, IN 46074 (the "Property")
Petitioner:	SCG Property Group
Representative:	JPS Consulting Engineers
Request:	Detailed Development Plan review for a 9,300 SF +/- office building
Current Zoning:	Westfield Playhouse PUD
Current Land Use:	Vacant
Approximate Acreage:	1.03 acres +/-
Property History:	Westfield Playhouse PUD, Amendment I (Ord. 26-16)
Staff Reviewer:	Weston Rogers, Senior Planner

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the Westfield UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.

12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Westfield Playhouse PUD Amendment I

The plans comply.

21) Accessory Use and Building Standards (Article 6.1)

6.1(H) Screening of Receptacles and Loading Areas

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

b) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard. If the Lot contains more than one Established Front Yard, then the Director may approve a location within the Established Front Yard.

i) Per Ord. 18-38 – this standard shall apply to only prohibit enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.

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

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

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

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

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

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

22) Architectural Standards (Article 6.3)

a) Per Ord. 26-16; Section 7.1 of the Westfield Playhouse Ordinance shall not apply to the Real Estate. Instead, new building(s) in Area B shall be substantially similar in quality and character with the Character Exhibits, attached hereto as Exhibit C (the "Character Exhibits"). If the provisions of Article 6.3 Architectural Standards are in conflict with the Character Exhibits, then the Character Exhibits shall control.

b) Mechanical Screening:

i) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

23) Building Standards (Article 6.4)

24) Fence Standards (Article 6.5)

25) Height Standards (Article 6.6)

26) Landscaping Standards (Article 6.8)

a) Per Ord. 26-16; In addition to the provisions set forth in Section 7.2 of the Westfield Playhouse Ordinance, the following landscaping standards shall apply to Area B. Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the "Landscaping Plan"). If the provisions of Article 6.8 Landscaping Standards are in conflict with the Landscaping Plan, then the Landscaping Plan shall control.

b) <u>Content of Landscape Plan</u>:

i) Landscape Plans shall comply with the following standards:

1. Landscape Plans shall be submitted for all required landscaping, green belt buffer areas, Buffer Yards, Open Space areas, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that Landscape Plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, Use, and maintenance responsibilities of these areas should be specified in the submittal.

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

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

   (b) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.

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

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

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

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

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

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

   (i) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

c) Preservation and Replacement of Trees

i. Tree Inventory:

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

ii. Tree Preservation Plans

   a. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and

common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

iii. Replacement

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

iv. Incentives to Preserve Trees

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

(a) Shall be greater than four-inch (4") Caliper.
(b) Shall be in a good condition and have a life expectancy greater than ten (10) years.
(c) Shall have a trunk with no extensive decay.
(d) Shall have no more than one (1) major or several minor dead limbs.
(e) Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.
(f) Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.

b. The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.

v. Tree Protection

a. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

b. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

vi. Tree Preservation Easement

a. A tree preservation easement shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.

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

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

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

e) General Landscaping Design Standards:

i) Consultation: A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.

ii) Scale and Nature of Landscaping: The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Largescale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.

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

1. decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs;
2. inert stabilization in areas subject to severe runoff or erosion;
3. low impact development areas (e.g., rain gardens). Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

iv) Placement: Installed plantings shall comply with the following:

1. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
2. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

3. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
4. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
5. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

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

vi) Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

vii) In-lieu Fee:

1. If the Director of Parks and Recreation, or their designee, determines that the site cannot feasible accommodate a required tree, all or part of the applicable planting requirement may be waived.
2. All waived trees shall be subject to a mandatory in-lieu fee of three hundred dollars ($300) per tree, to be paid into the Greenspace Beautification Fund.

viii) Energy Conservation: Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.

ix) Noise Reduction: Properties adjacent to highly trafficked Streets or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using berms, walls, fences, or plantings to provide physical separation and to absorb noise.

f) <u>General Screening Standards</u>:

i) Mechanical Screening:

1. Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either:
   (a) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment;
   (b) a solid evergreen screen with a combination of trees and shrubs;

(c) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

g) Detention and Retention Areas:

i) Natural Appearances:

1. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

2. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

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

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

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

h) Minimum Lot Landscaping Requirements:

i) Per Ord. 26-16; Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the “Landscaping Plan”).

i) Foundation Plantings:

i) Per Ord. 26-16; Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the “Landscaping Plan”).

j) External Street Frontage Landscaping Requirements:

i) Not required per Ord. 18-18.

ii) Per Ord. 26-16; Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the “Landscaping Plan”).

k) Buffer Yard Requirements:

i) Not required per Ord. 18-18.

ii) Per Ord. 26-16; Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the “Landscaping Plan”).

l) Parking Area Landscaping:

i) Not required per Ord. 18-18.

ii) Per Ord. 26-16; Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the "Landscaping Plan").

27) Lighting Standards (Article 6.9)

a) Per Ord. 26-16; Article 6.9 Lighting Standards for Area B shall be modified to permit the use of exterior low-level architectural lighting in substantial conformance with the fixture depicted in Exhibit E ("Architectural Accent Lighting"), attached hereto, for the purposes of architectural uplighting and downlighting of building exterior.

b) General Lighting Standards: The following standards shall apply:

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

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

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

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

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

c) Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

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

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

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

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

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

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

d) Sign Lighting:

i) Light Fixtures used to illuminate an outdoor advertising Sign, other than a Monument Sign or an internally-illuminated Sign, shall be mounted on top of or above the Sign structure and shall comply with the shielding requirements of this Article.

ii) Light Fixtures used to illuminate ground-mounted, or Monument Signs may be illuminated with a ground-mounted or bottom-mounted Light Fixture, provided that the Light Fixture is Fully Shielded and all light output is directed onto the Sign surface.

iii) Lamps utilized for the internal illumination of Wall Signs shall be turned off at 11:00 p.m. or when business closes.

e) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.

ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.

v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.

vi) Photometric data depicting the angle of cut off of light emissions.

vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

28) Lot Standards (Article 6.10)

29) Outside Storage and Display (Article 6.12)

30) Outdoor Café and Eating Areas (Article 6.13)

31) Parking and Loading Standards (Article 6.14)

a) Per Ord. 26-16; In addition to the provisions of Section 7.2 of the Westfield Playhouse Ordinance, the following parking and loading standards shall apply to Area B. Parking and loading on the Real Estate shall be provided in substantial conformance with the parking and loading improvements depicted in the Concept Plan (the “Parking Plan”). If the provisions of Article 6.14 Parking and Loading Standards are in conflict with the Parking Plan, then the Parking Plan shall control.

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

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces.

32) Setback Standards (Article 6.16)

33) Sign Standards (Article 6.17)

34) Vision clearance standards (article 6.19)

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

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

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

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

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

b) Rounded Property Corners: In the case of rounded Lot Lines, the distances shall be measured from the point at which the Right-of-way lines would intersect if they were not to have been rounded at the corner.

35) Yard standards (article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Westfield Playhouse PUD Amendment I

The plans comply.

36) LB-H: Local Business / Historical District

a) Permitted Uses

i) Per Ord. 26-16; Office and Medical Office

b) General Requirements and Guidelines

i) Commercial Buildings

1. Per Ord. 26-16; New building(s) in Area B shall be substantially similar in quality and character with the Character Exhibits, attached hereto as Exhibit C (the "Character Exhibits"). If the provisions of Article 6.3 Architectural Standards are in conflict with the Character Exhibits, then the Character Exhibits shall control.

2. Per Ord. 26-16; Area B shall be developed in substantial conformance with the Concept Plan found within Ord. 26-16.

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

The plans comply.

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

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

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

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

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

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

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

DESIGN STANDARDS

Chapter 8 of Westfield UDO

The plans comply.

41) Block Standards (Article 8.1)

42) Easement Standards (Article 8.3)

43) Monument and Marker Standards (Article 8.5)

44) Open Space and Amenity Standards (Article 8.6)

45) Pedestrian Network Standards (Article 8.7)

    a) Internal Pedestrian Network Standards:

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

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

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

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

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

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

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

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

46) Storm Water Standards (Article 8.8)

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

48) Street Light Standards (Article 8.10)

49) Street Sign Standards (Article 8.11)

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

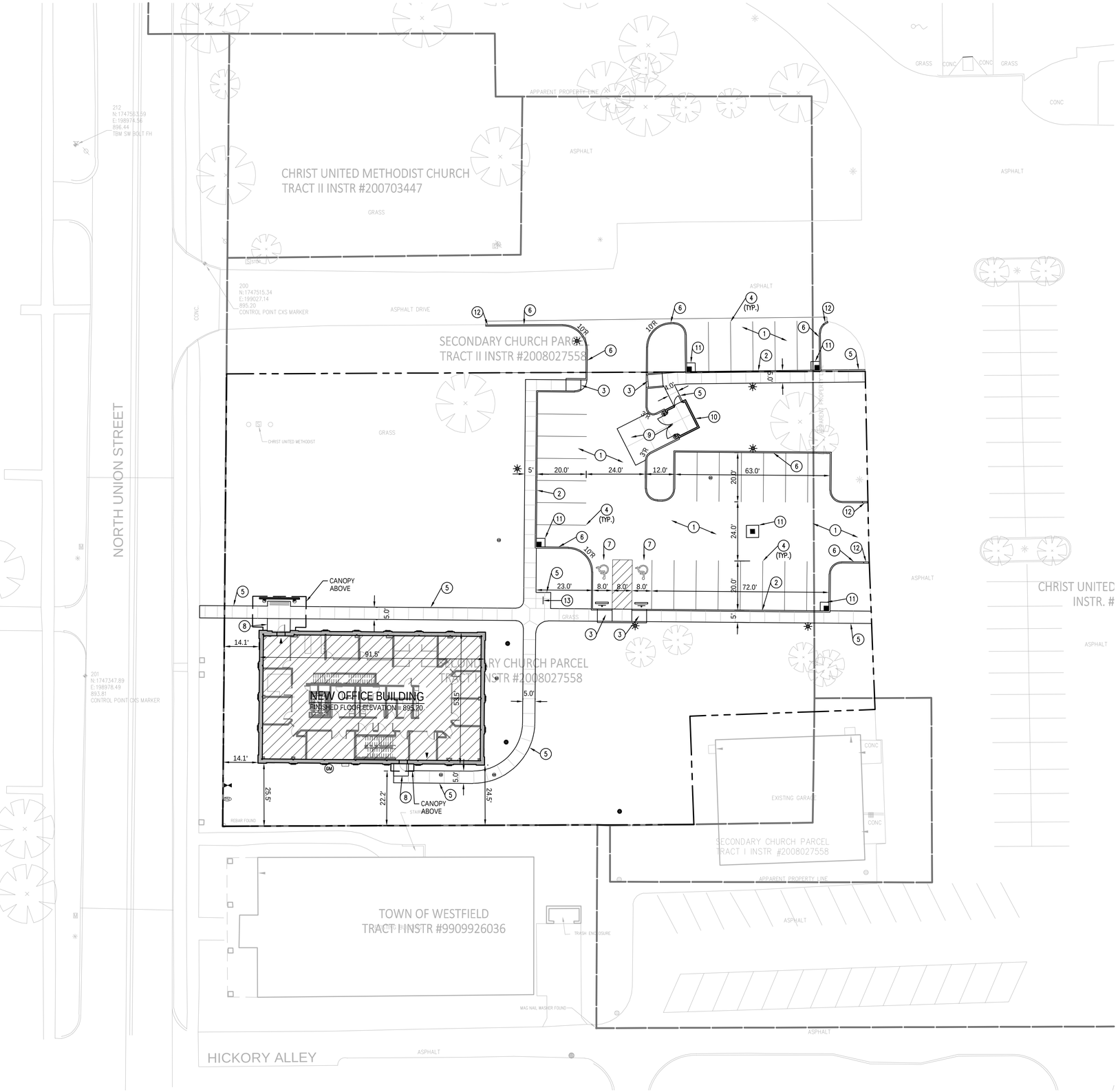
DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2605-DDP-12 with the following conditions:

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

Please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895 with questions prior to the meeting.



GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

○ PLAN NOTES

1. ASPHALT PAVEMENT.
2. CONCRETE CURB AND WALK.
3. ACCESSIBLE RAMP.
4. 4" WIDE PAINTED PARKING STRIPE.
5. CONCRETE WALK.
6. STRAIGHT CONCRETE CURB.
7. ACCESSIBLE PARKING SPACE.
8. FLUSH CONCRETE STOOP. REFER TO STRUCTURAL FOR MORE INFORMATION.
9. 6" THICK CONCRETE PAVEMENT.
10. DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
11. CONCRETE INLET COLLAR.
12. 2' CURB TAPER.
13. INVERTED 'U' STYLE BIKE RACK, MODEL# CBBR-2URI-SS, STAINLESS STEEL, IN-GROUND MOUNT, AS SOLD BY BELSON.COM.

GENERAL SITE DATA	
LOT SIZE	1.03AC
BUILDING SIZE	SQUARE FOOTAGE: 9,300SQFT BUILDING FOOTPRINT: 4,950SQFT
LOT COVERAGE	39%
BUILDING USAGE	PROFESSIONAL OFFICE
NEW PARKING PROVIDED	30 TOTAL SPACES
PARKING REQUIRED PER ORDINANCE	1 SPACE PER 300SQFT OF ASSIGNABLE OFFICE AREA "OFFICE AREA" 3680SQFT TOTAL REQUIRED PARKING: 13 SPACES

DELV DESIGN

SCHAAF CPA GROUP

SCHAAF CPA GROUP HEADQUARTERS BUILDING

ARCHITECT
DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

MEP
Primary Engineering
9785 Crosspoint Blvd, Suite 103
Indianapolis, IN 46256
(317) 324-1221

STRUCTURAL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

CIVIL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

DETAILED DEVELOPMENT PLAN DRAWINGS

NICHOLAS BIJAN VIZVATOS
REGISTERED
No.
PE11500269
STATE OF
INDIANA
PROFESSIONAL ENGINEER

No.	Description	Date

CLIENT PROJ. #: N/A
PROJECT #: 25-046
ISSUE DATE: 04.24.2026
DRW: CM / RKF | CHK: RKF / NBV

SITE IMPROVEMENT PLAN

C500

JPS Consulting Engineers - K:\Civil Projects\2025\25JPSC52 Schaaf CPA Office - Westfield\Drawings\C500.dwg April 23, 2026 - 2:50 PM Nvergatos

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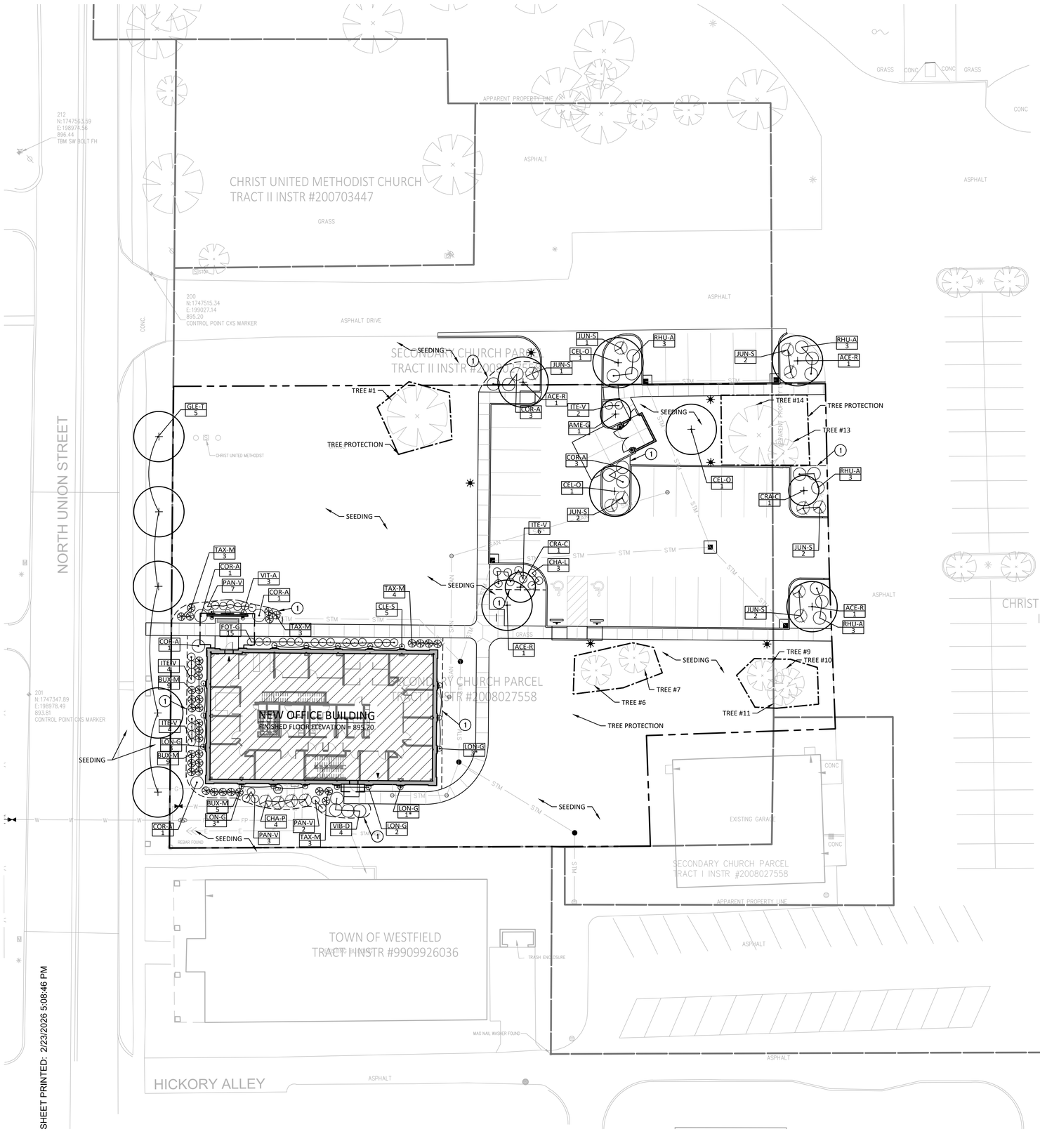

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PLANT LIST

COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
4	ACE-R	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 ½"-3" CAL.	B&B 8' MIN. HT.
3	CEL-O	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE COMMON HACKBERRY	2 ½"-3" CAL.	B&B 8' MIN. HT.
5	GLE-T	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 ½"-3" CAL.	B&B 8' MIN. HT.
ORNAMENTAL TREES					
1	AME-G	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HEIGHT	MULTI-STEM, B&B 2" CALIPER TOTAL MIN.
2	CRA-C	CRATAEGUS CRUS-GALLI 'CRUZAM'	CRUSADER HAWTHORN	2" CAL.	B&B
EVERGREEN SHRUBS					
23	BUX-M	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"	
4	CHA-P	CHAMAECYPARIS PISIFERA FILIFERA 'GOLDEN CHARM'	GOLDEN CHARM THREAD-BRANCH CYPRESS	24"-30"	
10	JUN-S	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	18"-24"	
13	TAX-M	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"-24"	
SHRUBS					
10	COR-A	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	24"-30"	
15	FOT-G	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"-24"	
16	ITE-V	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEET SPIRE	18"-24"	
12	RHU-A	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24"	
4	VIB-D	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	24"-30"	
GRASSES					
3	CHA-L	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#2 CONT.	3' O.C.
13	PAN-V	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2 CONT.	3' O.C.
PERENNIALS					
VINES					
5	CLE-S	CLEMATIS 'SILVER MOON'	SILVER MOON CELMATIS	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING UNDER STONE MULCH
5	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEY SUCKLE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING UNDER STONE MULCH
7*	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEY SUCKLE	#1 CONT.	ADD ALTERNATE PLANTINGS
3	VIT-A	VITIS COIGNETIAE 'CRIMSON GLORY'	CRIMSON GLORY ORNAMENTAL GRAPE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING UNDER STONE MULCH

LANDSCAPE ORDINANCE CHART

ORDINANCE SECTION	DESCRIPTION	MEASUREMENT	PLANTINGS REQUIRED	PLANTINGS PROVIDED
6-H	SCREENING STANDARDS- MECHANICAL SCREENING WALL AND GROUND MOUNTED EQUIPMENT TO BE COMPLETELY SCREENED. EITHER WITH A WALL OR FENCE THAT IS VISUALLY INTEGRATED WITH THE BUILDING FACADE OR A SOLID EVERGREEN SCREEN OF A COMBINATION OF TREES AND SHRUBS	-	-	-
6-J	STREET TREES TO BE LOCATED IN THE RIGHT OF WAY IN A MIN. 8' WIDE PLANTINGS STRIP BETWEEN CURB AND SIDEWALK OR WITHIN 10' OF THE RIGHT OF WAY WHERE THESE CONDITIONS ARE IMPRACTICAL. SPACE AT 50' O.C. WITH 60' MAXIMUM SPACING AND 25' MINIMUM SPACING. AND 10' AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SMALL IMPROVEMENTS. PERMITTED SPECIES ARE PER THE CITY CONSTRUCTION STANDARDS.	185 LF	4 TREES	4 TREES
6-K	MINIMUM LOT LANDSCAPING REQUIREMENTS YARDS AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS SECTION (THE "MINIMUM LOT LANDSCAPING REQUIREMENTS"): BUSINESS USES 10 TREES, 10 ORNAMENTAL OR EVERGREEN TREES AND 25 SHRUBS PER ACRE. ALL OTHER LANDSCAPING PLANTINGS REQUIRED BY THIS ARTICLE TO BE LOCATED ON THE SUBJECT LOT (E.G., FOUNDATION PLANTINGS, PARKING AREA LANDSCAPING) OR WITHIN AN OPEN SPACE/COMMON AREA (E.G., BUFFER YARD LANDSCAPING, EXTERNAL STREET FRONTAGE LANDSCAPING) MAY BE CREDITED TOWARD THE INDIVIDUAL LOT'S OR OPEN SPACE/COMMON AREA'S LOT LANDSCAPING REQUIREMENT AT A 1:1 RATIO, WITH THE EXCEPTION OF STREET TREES, AS OTHERWISE SET FORTH HEREIN, WHICH MAY NOT BE CREDITED.	1.03 ACRE PARCEL	10 SHADE TREES, 10 ORN OR EVERGREEN TREES, 25 SHRUBS PER ACRE-EXCLUDING STREET TREES	7 NEW SHADE TREES AND 3 EXISTING, 3 NEW ORNAMENTAL TREES AND 7 EXISTING, 95 SHRUBS
6-L	FOUNDATION PLANTINGS PLANT MATERIALS SHALL BE REQUIRED INTERMITTENTLY (APPROXIMATELY EVERY FORTY (40) FEET) AGAINST LONG EXPANSES (OVER EIGHTY (80) FEET) OF BUILDING FACADES, FENCES, AND OTHER BARRIERS TO CREATE A SOFTENING EFFECT. PLANT MATERIALS SHALL ALSO BE REQUIRED ALONG THE FRONT BUILDING FAÇADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET. PLANTINGS MAY BE CLUSTERED AND MUST BE WITHIN 15 FEET OF THE BUILDING FACADE AND SHALL BE IN PLANT BEDS AT LEAST 8' WIDE.	BUILDING IS 92' DEEP SIDE X 54' WIDE FRONT OR 292 LF PF PERIMETER TOTAL	1 SHRUB /12 LF = 5 SHRUBS AT FRONT OR 25 SHRUBS FOR TOTAL BLDG PERIMETER	64 SHRUBS PROVIDED TOTAL-FRONT PLANT BED 8' WIDE
6-O	PARKING AREA LANDSCAPING INTERIOR A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS FOR LOTS WITH 25 TO 49 SPACES IS 7.5% DISPERSED EVENLY THROUGHOUT THE LOT AND TO DEFINE AISLES. NO UNBROKEN ROWS OF PARKING GREATER THAN 200' LONG.	7.5% OF 10,160 SF PARKING LOT AREA AND 100LF OF FRONT YARD PARKING LOT PERIMETER.	INTERIOR 762 SF OF INTERIOR ISLANDS WITH 1 TREE AND 4 SHRUBS PER ISLAND	INTERIOR: 2090 SF OF ISLAND SPACE WITH 1 TREE AND 4 SHRUBS PER ISLAND,

EXISTNG TREES TO REMAIN	
TREE	TYPE, SIZE, CONDITION
#1	AMERICAN BASSWOOD OR COTTONWOOD, 24", FAIR CONDITION
#6	MAPLE OR OAK, 12", FAIR CONDITION
#7	ELM, 12", FAIR CONDITION
#9	PEAR, 12", FAIR CONDITION
#10	ASH OR PEAR, 12", FAIR CONDITION
#11	ASH OR PEAR, 12", FAIR CONDITION
#13	MAPLE, 12", FAIR CONDITION
#14	TULIP, 24", FAIR CONDITION

GENERAL NOTES

A. ALL DISTURBED LAWN AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
B. THIS LANDSCAPE IS NOT SERVED BY A PERMANENT IRRIGATION SYSTEM. CONTRACTOR IS RESPONSIBLE FOR WATERING AS OUTLINED IN THE PLANTING SPECIFICATION. REFER TO SPECIFICATION FOR FULL LIST OF CONTRACTORS RESPONSIBILITIES AND MAINTENANCE PERIOD DURATION. NOTIFY OWNER TWO WEEKS PRIOR TO WHEN TRANSFER OF MAINTENANCE RESPONSIBILITIES IS TO TAKE PLACE. ALL PLANTINGS ARE COVERED BY A ONE YEAR WARRANTY AS OUTLINED IN THE SPECIFICATION.

○ PLAN NOTES

1. STONE MULCH AND METAL EDGING. PLANT BEDS TO BE DRESSED IN EBONY BLEND STONE MULCH PER DETAIL.

0 20 40 FEET
SCALE:1"=20'

DELV DESIGN

SCHAAF CPA GROUP

SCHAAF CPA GROUP HEADQUARTERS BUILDING

ARCHITECT
DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

MEP
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9785 Crosspoint Blvd, Suite 103
Indianapolis, IN 46256
(317) 324-1221

STRUCTURAL
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11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

CIVIL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

90% CONSTRUCTION DRAWINGS

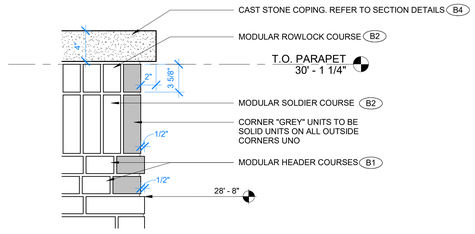
REBECCA K. FRANK REGISTERED No. LA21700009 STATE OF INDIANA LANDSCAPE ARCHITECT

No.	Description	Date

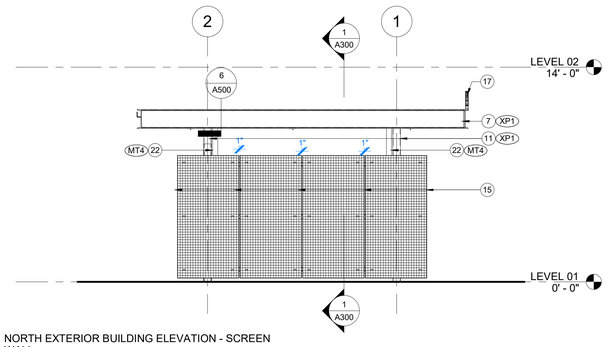
CLIENT PROJ. #: N/A
PROJECT #: 25-046
ISSUE DATE: 04.24.2026
DRW: CM / RKF | CHK: RKF / NBV

SITE LANDSCAPE PLAN

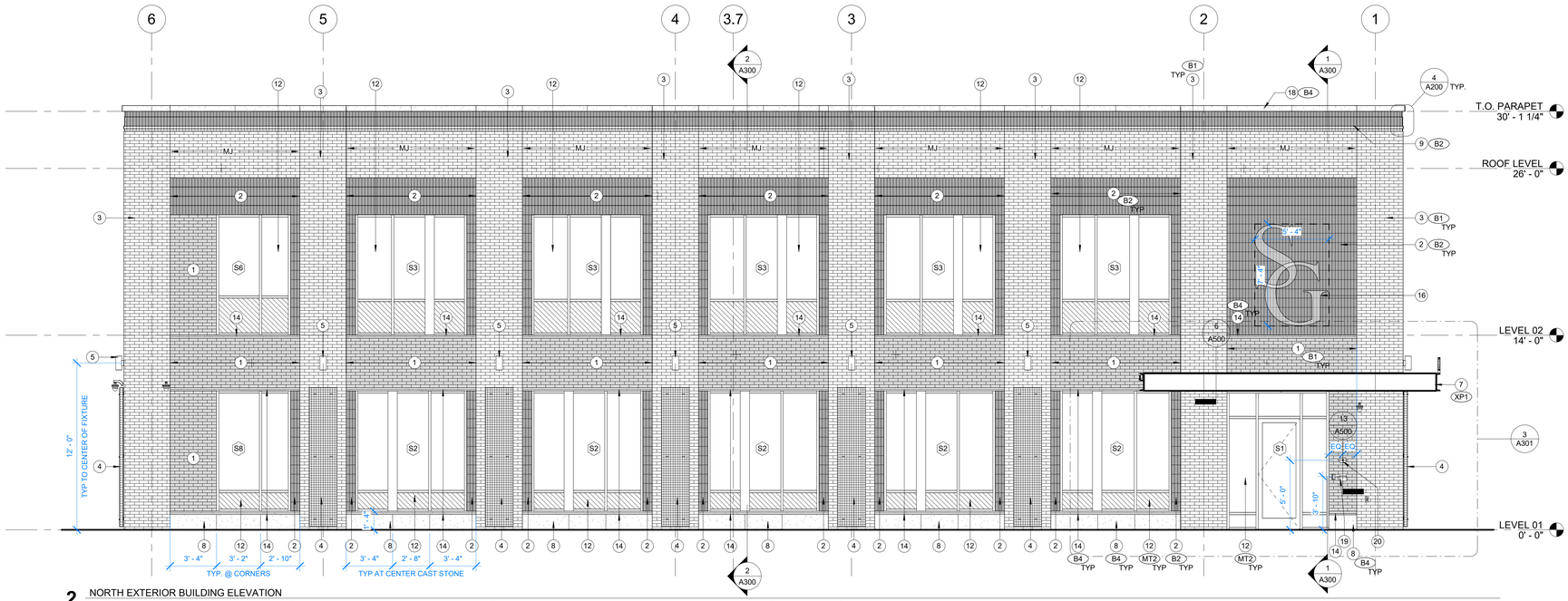
C600



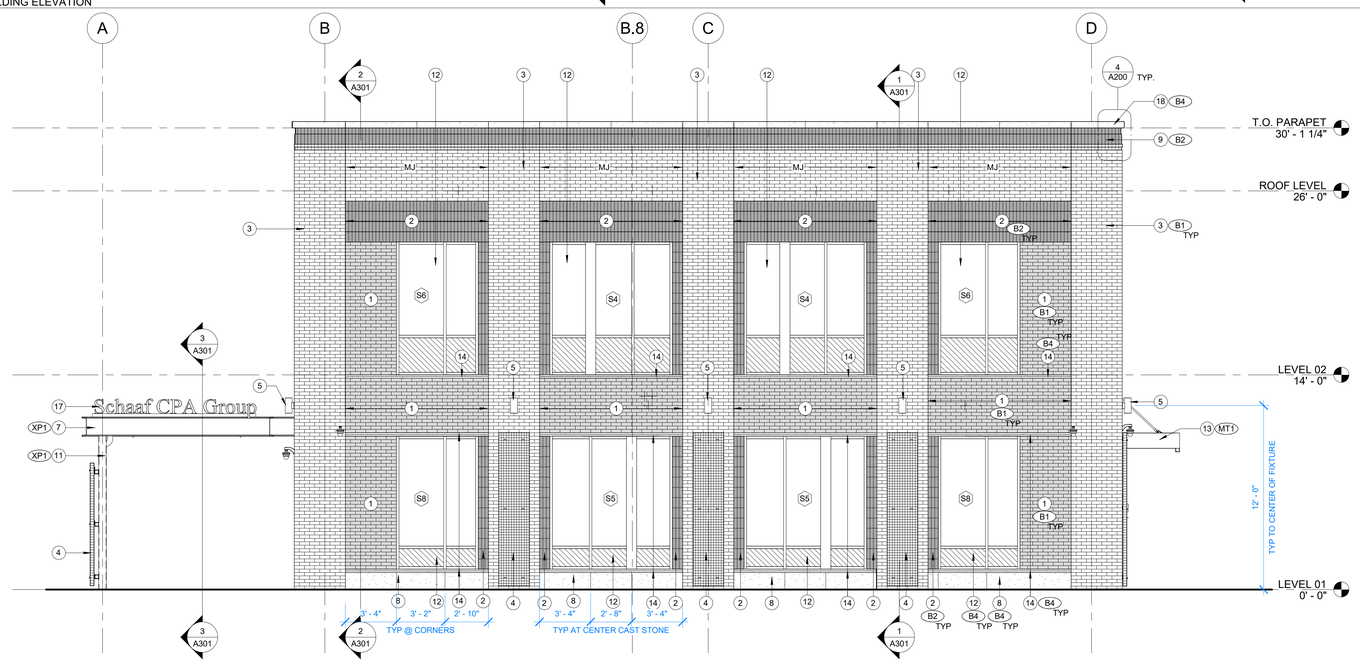
4 NORTH EXTERIOR BUILDING ELEVATION CORNICE / COPING DETAIL
1 1/2" = 1'-0"



3 NORTH EXTERIOR BUILDING ELEVATION - SCREEN WALL
1/4" = 1'-0"



2 NORTH EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"

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E. ALL LINTELS, PLATES, ETC. IN EXTERIOR SHALL BE HOT DIPPED GALVANIZED W/ EXPOSED PORTIONS PAINTED.
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G. RAKE ALL EXTERIOR JOINTS OF LOOSE LINTELS WHERE BEARING WITHIN MASONRY VENEER. FILL WITH SANDED SEALANT TO MATCH MORTAR COLOR

ELEVATION KEYNOTES

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5 WALL MOUNTED SCONCE LIGHT. SEE ELECTRICAL. CENTER OF FIXTURE TO BE 12'-0" A F.F. UNO
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8 CAST STONE VENEER, REFER TO ASSEMBLIES AND EXTERIOR MATERIALS LEGEND FOR COLOR AND BOD
9 BRICK HEADER, SOLDIER AND ROWLOCK CORNICE. REFER TO DETAILS
11 STEEL COLUMN, GALVANIZED AND PAINTED. REFER TO STRUCTURAL
12 PREFINISHED ALUMINUM STOREFRONT SYSTEM
13 PREENGINEERED METAL CANOPY. BOD: CITYSCAPES MARQUEE. REFER TO DETAILS
14 CAST STONE SILL / HEAD, COLOR TO MATCH CAST STONE VENEER
15 WALL MOUNTED VINE SCREEN. BOD: CITYSCAPES NATURESCREEN DMT, 4' X 8' WALL MOUNT, BLACK FINISH
16 MURAL SIGN, DISTRESSED PAINTED COLOR TO MATCH P2. COORDINATE FINAL DESIGN WITH OWNER - PROVIDE MOCK UP ON 36" X 36" SWATCH OF BRICK
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18 CAST STONE COPING. COLOR TO MATCH CAST STONE VENEER. REFER TO ROOF PLAN FOR UNIT LENGTHS. REFER TO DETAILS FOR PROFILE
19 DROP-OFF MAILBOX, BOD: COVENANT SECURITY EQUIPMENT CSE -AS-EDU IN WALL ENVELOPE DEPOSITORY UNIT.
20 RECESSED KNOXBOX. BOD: 3200, BLACK FINISH
21 ELECTRICAL METER. REFER TO ELECTRICAL
22 4" DIAMETER PREFINISHED METAL DOWNSPOUT, REFER TO DETAILS
23 HOLLOW METAL DOOR AND FRAME, PAINTED FINISH TO MATCH XP1. REFER TO DOOR SCHEDULE
24 GAS METER LOCATION. REFER TO MECHANICAL AND CIVIL

EXTERIOR MATERIALS LEGEND

TYPE	PRODUCT	DESCRIPTION
B1	BRICK MASONRY, MODULAR UNITS	MFR: ENDICOTT STYLE: CUSTOM BLEND - 33% EXECUTIVE IRONSPOT - 33%SIENNA IRONSPOT VELOUR - 33% BORDEUX BLEND VELOUR SIZE: MODULAR COURSING: RUNNING BOND MORTAR: FLAMINGO BRIXMENT X-25
B2	BRICK MASONRY, MODULAR UNITS	MFR: ENDICOTT STYLE: DARK IRONSPOT SMOOTH SIZE: MODULAR COURSING: STACKED SOLDIER MORTAR: FLAMINGO BRIXMENT X-25
B3	NOT USED	
B4	CAST STONE MASONRY	MFR: CAPITAL CAST STONE COLOR: NATURAL MORTAR: FLAMINGO BRIXMENT TENNESEE BUFF
MT1	PE CANTILEVERED METAL CANOPY	MFR: CITYSCAPES STYLE: MARQUEE HANGER ROD CANOPY COLOR: BLACK (MATCH PPG BLACK MAGIC) FASCIA: 12" CHANNEL FACE SOFFIT: FLAT PANEL SOFFIT (BLACK)
MT2	PF ALUMINUM STOREFRONT SYSTEM	MFR: TUBELITE STYLE: TUD400 MULLION COLOR: BLACK
MT3	PF METAL COPING	COLOR: BLACK KYNAR FINISH - COLOR TO MATCH PPG BLACK MAGIC
MT4	PF METAL DOWNSPOUT	COLOR: BLACK KYNAR FINISH - COLOR TO MATCH PPG BLACK MAGIC
MT5	METAL PANEL SOFFIT	MFR: LUX ARCHITECTURAL PRODUCTS STYLE: 4" V GROOVE SOFFIT COLOR: KONA OR BRUSHED GRAPHITE
XP1	EXTERIOR STEEL / MTL PAINT	MFR: PPG STYLE: SEMI-GLOSS HIGH PERFORMANCE COATING - AMERCOAT 385 INTERMEDIATE COAT WITH AMERCOAT 450H FINISH COAT. COLOR: BLACK MAGIC PPG1001-7

DELV DESIGN

SCG PROPERTY GROUP

SCHAAF CPA GROUP
HQ BUILDING

ARCHITECT
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(317) 324-1221

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(317) 617-4270

CIVIL
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Fishers, Indiana 46038
(317) 617-4270

NOT FOR CONSTRUCTION

No.	Description	Date

PROJECT #: 25-046
DRW: SM / JB | CHK: KM / CL

EXTERIOR ELEVATIONS

A200

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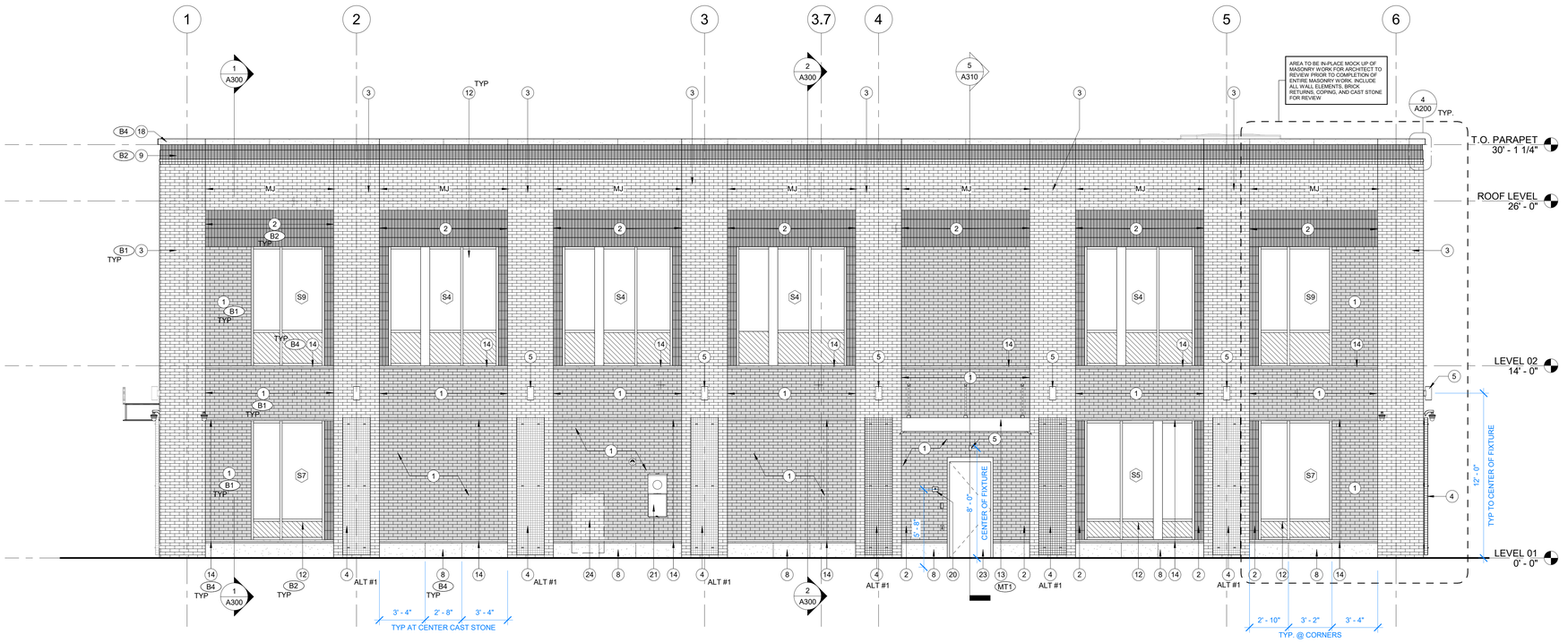
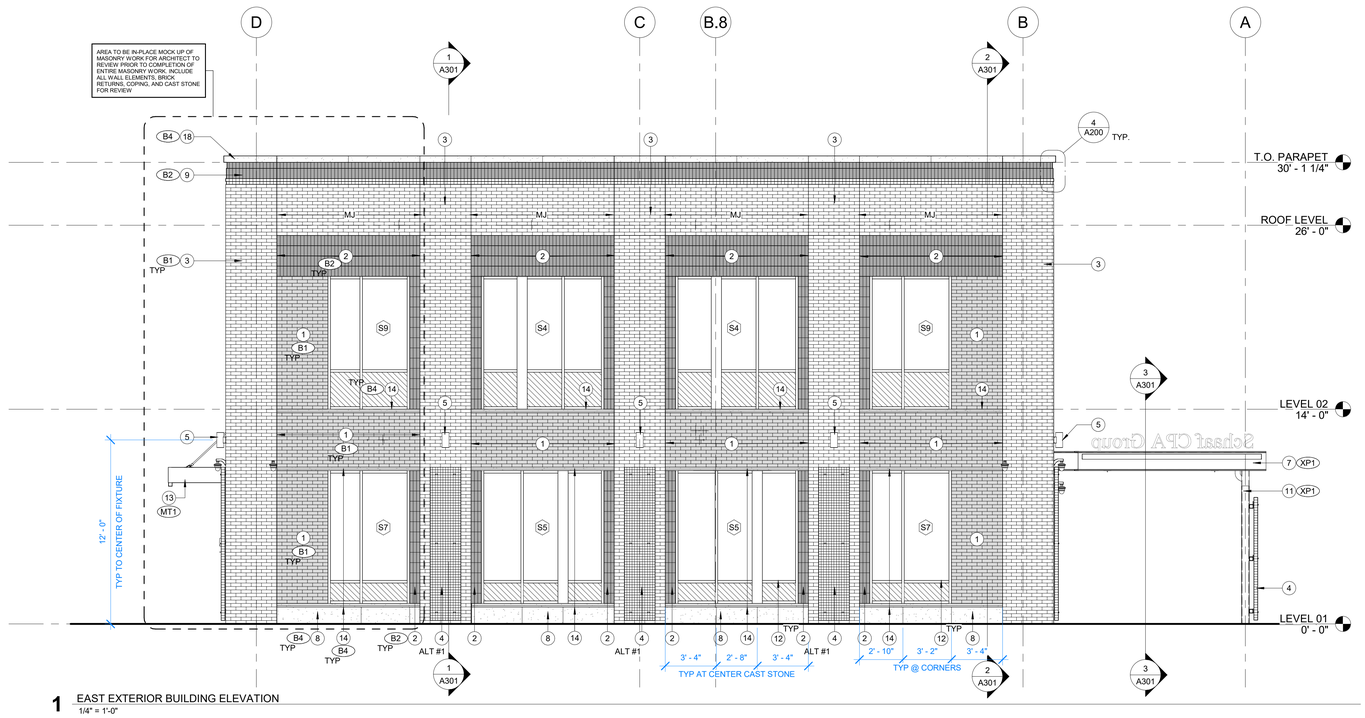


2 SOUTH EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



1 EAST EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"

SHEET PRINTED: 5/6/2026 1:29:56 PM

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MT3	PF METAL COPING	COLOR: BLACK KYNAR FINISH - COLOR TO MATCH PPG BLACK MAGIC
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DELV DESIGN

SCG PROPERTY GROUP

SCHAAF CPA GROUP HQ BUILDING

ARCHITECT
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NOT FOR CONSTRUCTION

No.	Description	Date

PROJECT #: 25-046
DRW: SM / JB | CHK: KM / CL

EXTERIOR ELEVATIONS

A201

Petition Number:	2604-PUD-06
Project Name:	The Lakes at Freemont PUD
Subject Site Address:	Generally, 1/2 mile north of the intersection at W 193rd Street and Freemont Moore Road (the "Property")
Petitioner:	Grand Communities, LLC and Fischer Homes "The Fischer Group"
Representative:	Nelson & Frankenberger
Request:	Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Lakes at Freemont Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family Rural District
Current Land Use:	Agriculture, Residential, and Vacant
Approximate Acreage:	108 acres +/-
Exhibits:	**1. Staff Report** **2. Location Map** **3. Context Map** **4. Concept Plan** **5. Vision Book** **6. Issue List** 7. Draft Ordinance 26-15 (from 4/6 Public Hearing) 8. Concept Plan (from 4/6 Public Hearing) 9. District Map (from 4/6 Public Hearing) 10. Lot Type Standards (from 4/6 Public Hearing) 11. Home Character Imagery (from 4/6 Public Hearing) 12. Amenity Character Exhibits (from 4/6 Public Hearing) 13. Narrative Statement (from 4/6 Public Hearing) 14. Neighborhood Meeting Summary (from 4/6 Public Hearing)
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 16-15) received its first reading at the March 23, 2026, City Council meeting. Discussion regarding this petition can be viewed here.

The petitioner held a neighborhood meeting on March 30, 2026, at the Whydam hotel. A summary from this meeting can be found within **Exhibit 14**, *Neighborhood Meeting Summary*.

The petition received a public hearing at the April 6th, 2026, Advisory Plan Commission meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

A workshop meeting is scheduled for the May 18, 2026, Advisory Plan Commission meeting at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 108 acre +/- Property is generally located 1/2 mile north of the intersection of W 193rd Street and Freemont Moore Road, see **Exhibit 2,** *Location Map*. This development proposal is located directly north of Finley Creek Estates, and southwest of the recently approved Ironstone PUD.

Property Description:

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

Project Description:

The petitioner is requesting to re-zone the 108 +/-acre Property to the Lakes at Freemont Planned Unit Development (PUD) District.

The proposed ordinance would permit a residential community to be developed through the establishment of four residential districts – each with a different housing product. The proposed ordinance also includes language to address site amenities, landscaping, and other site development standards.

ORDINANCE DETAILS

A revised ordinance has not been prepared for review at this initial workshop meeting on May 18, 2026.

However, the previously discussed ordinance (linked here) and staff report (linked here) from the April 6, 2026, public hearing is reference here for convenience purposes.

An updated ordinance is anticipated to be provided for review at a subsequent workshop meeting date.

REVISIONS SINCE PREVIOUS MEETING

The primary purpose of this workshop meeting is to review and discuss a revised concept plan for the development of the Property.

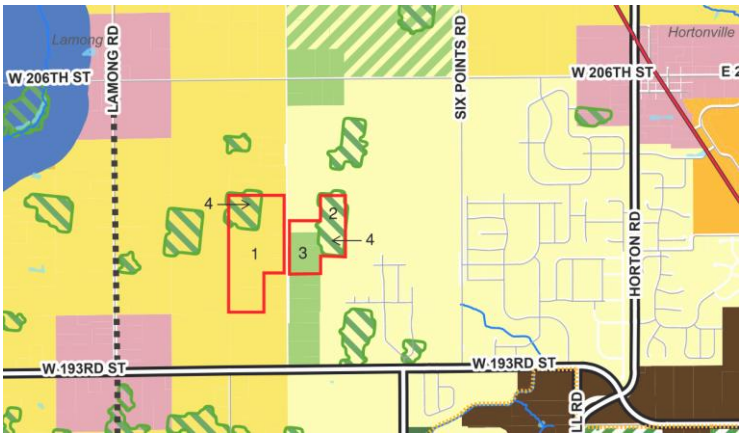
A brief summary of the concept plan revisions include:

- Reduction in number of proposed lots from 220 lots to 190 lots
- Increase the total amount of open space (6 additional acres of open space provided)
- Removal of rear-load product and replacing with “Designer 40” housing product
- Removal of “maintenance free” housing product and replacing with larger “grand estates” housing product
- Increase in the quantity of Grand Estates and Masterpiece lots and redistribution of housing product locations
- Integration of additional tree buffering / preservation areas on the rear of select lots where applicable - see updated Concept Plan
- Re-alignment of street reconfiguration to preserve more trees in northwest corner of the property
- Integration of playground area in place of fire pit area

COMPREHENSIVE PLAN

The Property currently falls within a combination of the following areas as identified in the current Comprehensive Plan:

1) Village Neighborhood
2) Traditional Residential
3) Estate Rural and Equestrian
4) Tree Stands Overlay (Hatch Area)



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

Land use decisions on individual properties should consider not only the future placetype map, but also other factors such as other city policies, the context of the surrounding area, and other individual site considerations that weren't evaluated as part of this high-level policy document.

The comprehensive plan is not a regulatory document; therefore, it does not constitute zoning nor change zoning. Neither this plan nor the maps contained in this plan establish zoning district boundaries or regulations. A comprehensive plan does not guarantee that a development will be permitted based solely on the map or design characteristics identified in the placetypes.

Placetypes identified within the Comprehensive Plan are a high-level guide that demonstrates the desired mix of uses, defining the character, scale, form, and function of these places as well as addressing infrastructure needs.

Below are brief descriptions of the identified placetypes noted within the boundaries of this development proposal:

1) Village Neighborhood

   The Village Neighborhood placetype contains a variety of residential, commercial, and retail uses. This placetype is adjacent to major arterial and collector roads. This placetype includes a mix of residential uses at a higher density than the Traditional Residential placetype. Non-residential uses are typically located at key intersections adjacent to neighborhoods, considered support to the neighborhood, and should be located no more than a 15-minute walking distance of all residential uses. Transportation infrastructure should support and encourage connectivity, safe walking, biking, and golf carts.

2) Traditional Residential

   The Traditional Residential placetype identifies existing neighborhoods and new neighborhoods that are at a low to moderate residential intensity. This placetype is intended to facilitate the development of large scale "conventional" single dwelling unit neighborhoods.

   While not urban in nature, these neighborhoods are walkable and provide a high degree of connectivity between individual neighborhoods, to retail and restaurants, parks, schools, library, and surrounding transportation networks. Where applied to existing conventional single dwelling residential neighborhoods, the associate zoning regulations should provide a degree of protection from the practice of re-subdividing existing lots in a manner that creates inconsistently higher intensity parcels within a lower intensity neighborhood.

   These areas may include smaller infill sites which are often difficult to develop, require flexibility in design, change incrementally, and should generally maintain the existing development fabric.

3) Estate Rural and Equestrian

This placetype generally consists of farmland, farms, and large lot estate residential dwelling units. This placetype includes open fields, hedgerows, woodlands, streams, farms of all sizes, single dwelling units, as well as accessory buildings, such as barns. Access to roadways is critical as housing in these areas is not likely in a traditional subdivision. Roadways may be grid-based or curvilinear based on topography and other natural features such as stream corridors and wooded lots. Context sensitive clustered subdivisions, with small lots could be considered in these areas if well-designed and have access to public water and sewer.

These areas include a mix of large estate lots, active agricultural and agritourism uses. The density in these areas is very low. These areas have streams, tree stands, and topography that adds to its scenic beauty.

As landowners feel more pressure from growth moving west, it is anticipated that eventually these areas will build out, but past the lifetime of this plan. However, the city needs to be proactive in protecting the remaining tree stands, stream beds, and other natural features in these areas.

4) Tree Stands Overlay (Hatch Area)

This overlay shows Westfield and Washington Township's undisturbed tree groves. The purpose of presenting these tree groves is to demonstrate their community value and encourage their preservation and incorporation into new development.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 6, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a workshop discussion at the May 18, 2026, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

Property Location Map

2604-PUD-06

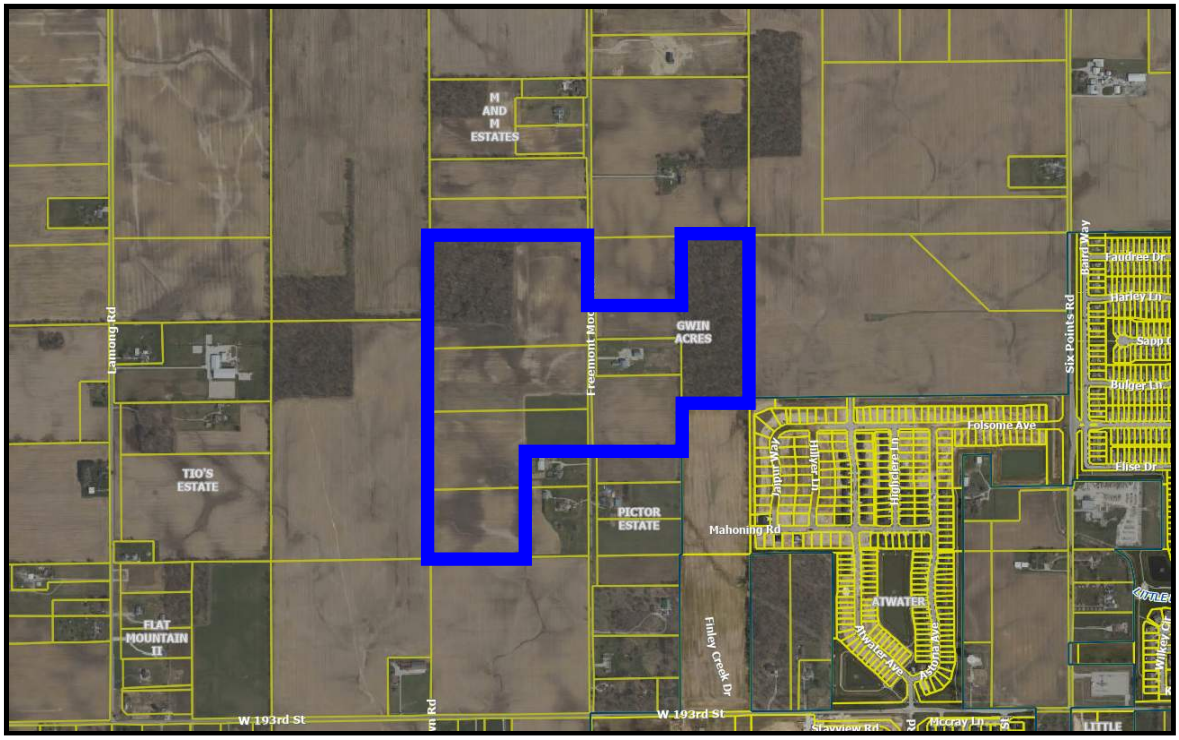
The Lakes at Freemont PUD

Generally 1/2 north of the intersection at W 193rd Street and Freemont Moore Road

N
W E
S
Not To Scale

Site

Aerial Location Map



Zoning Map

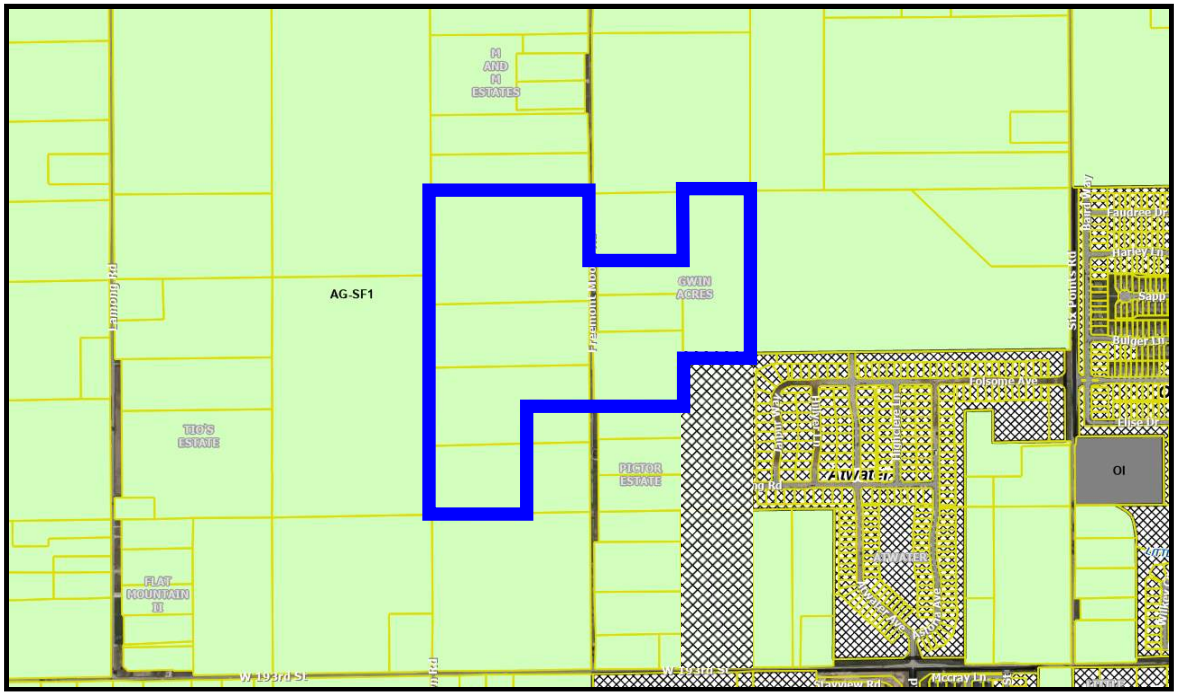


EXHIBIT A

REAL ESTATE
(Page 2 of 2)

Homesite Types	Total Homesites	Legend
50' Lots	69 homesites	36%
80' Lots	72 homesites	38%
90' Lots	49 homesites	26%
Total Homesites	190 homesites	1.76 units/acre

Land Use	Acreage	Percent of Open Space
Open Space	36.3 acres	33.5%
Total Site Acreage	108.3 acres	

Proposed Zoning: PUD (Planned Unit District)

Supplemental Tree Buffer Area Note:

Tree canopy areas to be preserved during site development. Homebuilding will clear portions of these areas on a floorplan specific basis as lots are sold to accommodate the homesite and positive drainage.

Grand Communities, LLC

The Lakes at Freemont Westfield, Hamilton County, Indiana

Concept Plan

Amenity Center Plan
Scale: 1" = 80'

0' 200' 400'

May 6th, 2026

The Lakes at Freemont Planned Unit Development

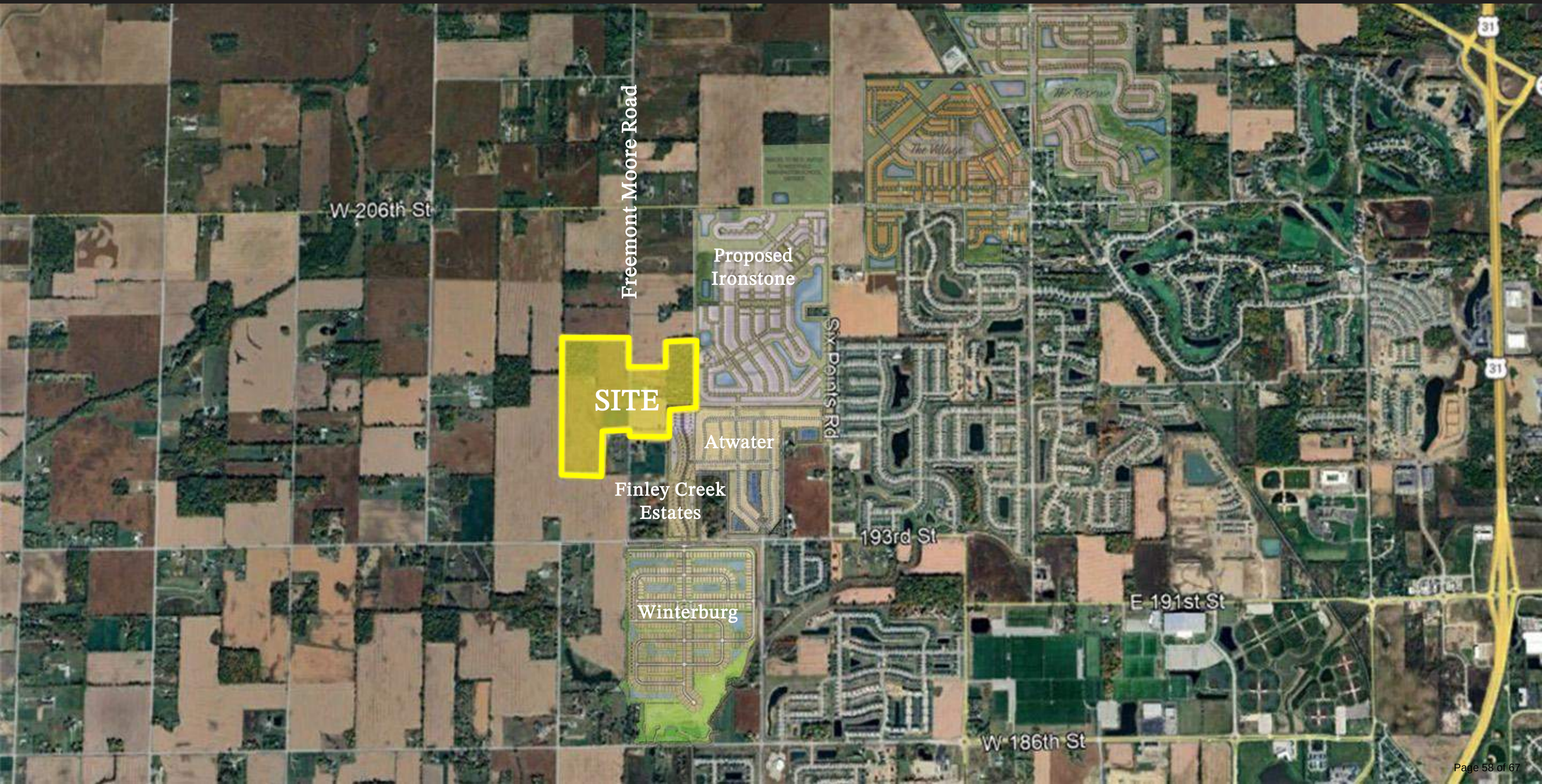
Westfield, Indiana

FISCHER HOMES GRAND COMMUNITIES BY THE FISCHER GROUP

FISCHER HOMES

Site Location: Freemont Moore Road & 193rd Street

GRAND COMMUNITIES



FISCHER HOMES

Community Overview

GRAND COMMUNITIES

Overview

108.3 +/- Total Acres

190 Total Homesites

1.76 +/- Units per Acre

36.3 +/- Open Space Acres

Homesite Breakdown

49 Grand Estate Homesites

72 Masterpiece Homesites

69 Designer 40 Homesites

Pool Cabana (A)

Lakeview Seating (B)

Play Area (C)

CBU Mail Kiosk (D)

Trellis Seating & CBU Mail Kiosk (E)

Multi-Use Path (F)

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Community Overview

GRAND COMMUNITIES

Overview

108.3 +/- Total Acres

190 Total Homesites

1.76 +/- Units per Acre

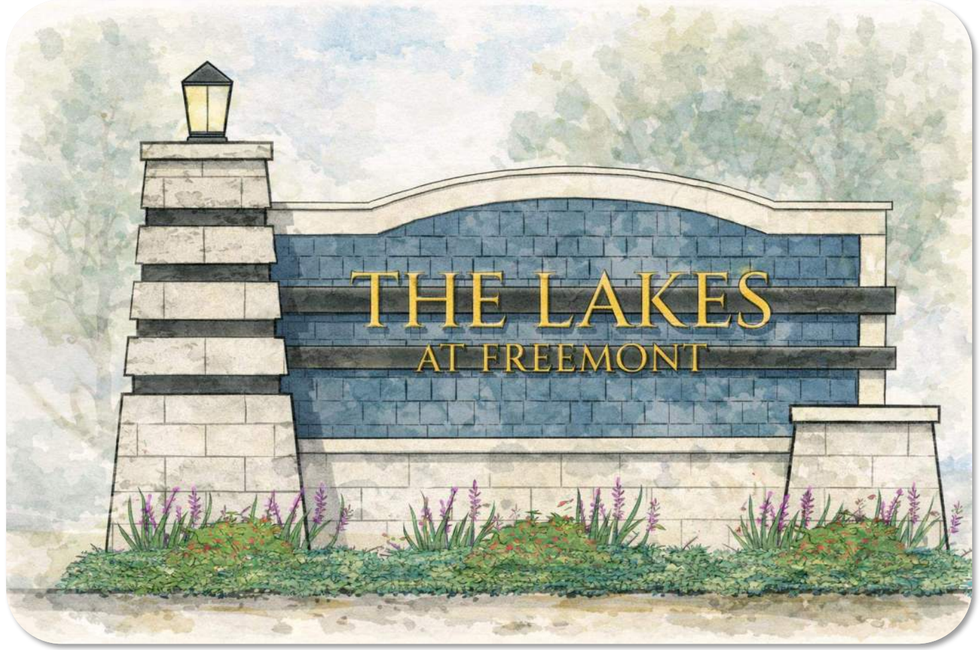
36.3 +/- Open Space Acres

Homesite Breakdown

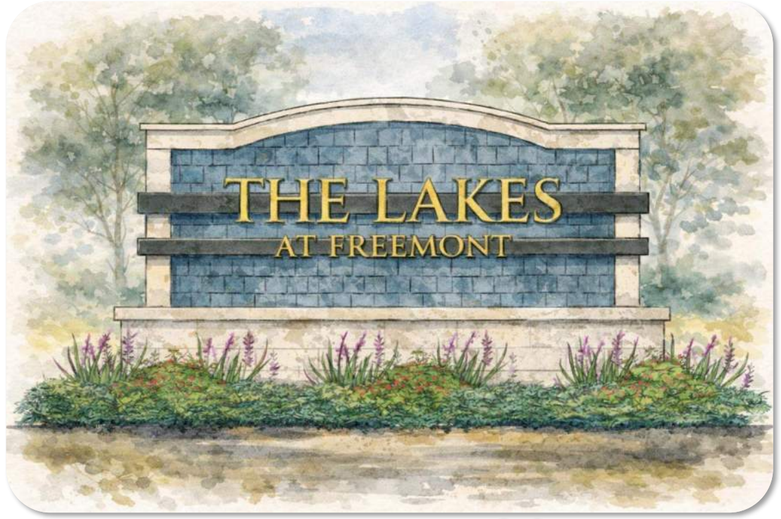
49 Grand Estate Homesites

72 Masterpiece Homesites

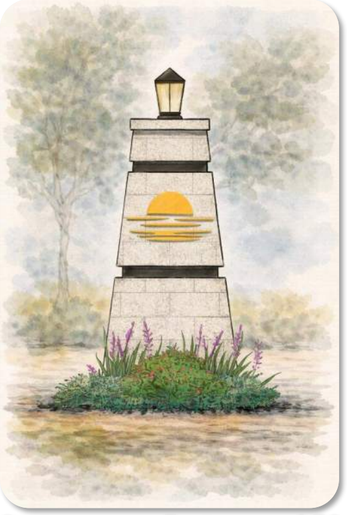
69 Designer 40 Homesites



Main Entry Monument (A)



Entry Monument (B)



Subentry Column (C)

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Community Amenity Area

GRAND COMMUNITIES

Amenity Features

Cabana + Swimming Pool

Pool Deck Overlooking Lake

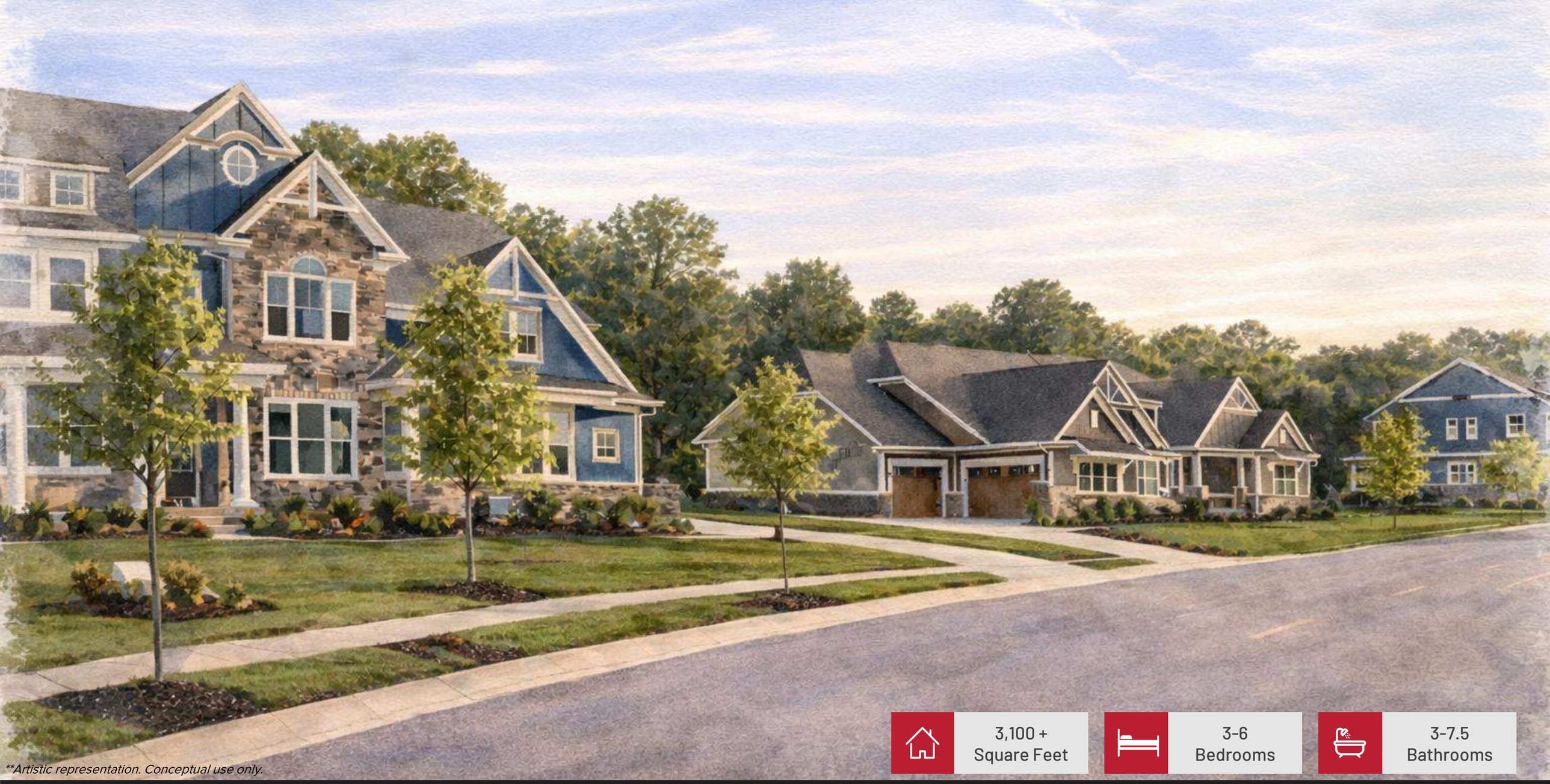
Lakeview Seating

CBU Mail Kiosk

Play Area

28 Car Parking Spaces

10 Golf Cart Parking Spaces



3,100 + Square Feet

3-6 Bedrooms

3-7.5 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Grand Estates Collection

GRAND COMMUNITIES

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FISCHER HOMES

Grand Estates Collection

GRAND COMMUNITIES

2,000 + Square Feet

3-6 Bedrooms

2-5.5 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Masterpiece Collection

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FISCHER HOMES

Masterpiece Collection

GRAND COMMUNITIES

1,500+ Square Feet

2–6 Bedrooms

2–4.5 Bathrooms

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FISCHER HOMES

Designer 40 Collection

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Designer 40 Collection

GRAND COMMUNITIES