



CITY OF WESTFIELD, IN

Plat Committee Meeting Agenda

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Monday, July 13, 2026 at 11:00 AM

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

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PLAT COMMITTEE

Robert Horkay, President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26

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 Services Center for an opportunity to participate and publicly comment on a public hearing.

OPENING OF REGULAR MEETING

Appoint President Pro Tem

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes -

Continued to next Plat Committee meeting

Review Rules of Procedure

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2604-ODP-02 & 2604-SPP-02

Towne Road Crossing

Generally located at the south side of SR 32, west-adjacent to Little Eagle Creek.

Towne Road Crossing Developer, LLC, represented by Weihe Engineers, Inc., requests Overall Development Plan and Primary Plat review for two hundred seventy-eight (278) residential lots and three (3) commercial blocks on 143.24 acres +/- within the Towne Road Crossing Planned Unit Development (PUD) District.

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

2607-ODP-05 & 2607-SPP-07

199th & Monon

219 East 199th Street

OE Trillium, LLC by Kimley-Horn & Associates, Inc. requests Overall Development Plan (ODP) and Primary Plat (SPP) review for a fourteen (14) lot single-family subdivision on 7.10 acres +/- in the 199th & Monon Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Advisory Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2604-ODP-02 & 2604-SPP-02

Project Name: Towne Road Crossing Overall Development Plan and Primary Plat

Subject Site Location: Generally located south of SR 32 & northwest of Little Eagle Creek Ave. ("the Property")

Petitioner: Towne Road Crossing Developer, LLC

Representative: Weihe Engineers, Inc.

Requests: Towne Road Crossing Developer, LLC, represented by Weihe Engineers, Inc., requests **Overall Development Plan and Primary Plat** review for two hundred seventy-eight (278) residential lots and three (3) commercial blocks on 143.24 acres +/- within the Towne Road Crossing Planned Unit Development (PUD) District.

Current Zoning: Towne Road Crossing Planned Unit Development (PUD) District (Ord. 25-13)

Current Land Use: Vacant / Undeveloped

Acreage: 143.24 acres +/-

Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL

- | | |
|---|-------------------|
| • TAC Meeting | 03/17/2026 |
| • Plat Committee Public Hearing (ODP & SPP) | 07/13/2026 |

REVIEW COMMENTS

- **Public hearing will be in front of the Plat Committee, not the APC. The Plat Committee meets at 11:00 am in the City Services Building (not City Hall). *The case will not be officially docketed and process for a public hearing until all comments have been addressed.***
- Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Overall Development Plan, Primary Plat, and/or Secondary Plat. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.



- Please note that a performance bond is required for all Common Area landscaping (see UDO Article 10.9). Please coordinate with Community Development Staff before sending the Secondary Plat mylars for signing.
- Abbreviations:
 - WPWD: Westfield Public Works Department
 - HCSO: Hamilton County Surveyor's Office

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The **Overall Development Plan** complies.

- 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 Outlots 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 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, stormwater 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.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO

The **Primary Plat** complies.

- 21) Proposed name of the subdivision.
- 22) Names and addresses of the owner, owners, land surveyor or land planner.
- 23) Title, scale, north point and date.
- 24) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 25) Easements (locations, widths and purposes)
- 26) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 27) Layout of Lots (showing dimensions, numbers and square footage).
- 28) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 29) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 30) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 31) Building setback lines.
- 32) Legend and notes.
- 33) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 34) Other features or conditions which would affect the subdivision favorable or adversely.



- 35) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 36) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 37) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 38) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 39) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS

Ord. 25-13 Section 6 and Chapter 4 of the UDO

The plans comply with the **Towne Road Crossing PUD (Ord. 25-13) & Chapter 4 of the UDO**.

- 40) The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.
 - a) Area A: SF3: Single Family Medium Density District
 - b) Area B: SF4: Single-Family High-Density District
 - c) Area C: SFA: Single Family Attached District (only Townhomes permitted)
 - d) Area D: GB: General Business
- 41) The permitted uses shall be as set forth below:
 - a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
 - b) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed two hundred and ninety sixty (296).
 - i) A maximum of one hundred and twenty-five (125) Townhomes shall be permitted.
 - ii) A maximum of sixty-seven (67) single family dwellings shall be permitted in Area B.
 - iii) A maximum of ninety-five (95) single-family dwellings shall be permitted in Area A.
- 42) The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.



43) The following standards apply to the property:

Standard (Areas A – C)	Area A	Area B	Area C	Comment
Max. # of Units	95	67	125	
Minimum Lot Area	8,000 sq. ft.	5,500 sq. ft.	No Min.	
Minimum Lot Frontage	40'	40'	No Min.	
Minimum Building Setback				
Front Yard	20'	*10' (25' from alley to dwelling)	0' (25' from alley to dwelling)	
Side Yard	5'	**3'	0'	
Rear Yard	20'	***20'	0'	
Min. Distance Between Bldgs.	N/A	N/A	20'	
Min. Lot Width	80'	50'	No Min.	
Max. Bldg. Height	2 ½ stories	2 ½ stories	3 stories	
Max. Dwelling Units per Bldg.	N/A	N/A	6 units	
Min. Living Area (Total)				
Single Story	1,800 sq. ft.	1,400 sq. ft.	N/A	
Two Story	1,800 sq. ft.	1,400 sq. ft.	N/A	
Total Living Area	N/A	N/A	1,250 sq. ft.	

***Porches, stoops and steps are permitted to encroach by 3' into the setback.*

***10' where adjacent to an alley.*

****20' shall be required between alley pavement and garage doors.*

44) UDO Section 4.16 (A) – 4.16(I) shall not apply to Area D, rather:

Standard (Area D)		Comment
Minimum Lot Area	N/A	
Minimum Lot Frontage	0', but all Lots must have vehicular access	
Minimum Building Setback		
Front Yard (of SR 32)	60'	
Front Yard (of all other R/W)	20'	
Side Yard (Internal to Area)	0'	
Side & Rear Yard (Abutting Area perimeter)	0'	
Rear Yard (Internal to Area)	0'	
Min. Lot Width	No Min.	
Min. Bldg. Height	18 feet (from top of or at parapet for flat rooves)	
Max. Bldg. Height	0'	
Min. Bldg. Size	No Min.	
DDP Required?	Yes	

DEVELOPMENT STANDARDS

Ord. 25-13 & Chapter 6 of UDO

The plans comply with the **Towne Road Crossing PUD (Ord. 25-13) & Chapter 6 of the UDO.**

45) Ord. 25-13, Section 7.1(B) – Architecture Standards (Areas A & B)

- a) Article 6.3 Architectural Standards. Shall apply to the District, except as modified below:
 - i) Character Exhibit: The Character Exhibit, attached hereto as Exhibit D, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area of the District. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.
 - ii) Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - 1. Perimeter Lots: Article 6.3(C)(1) shall apply to Area A.
 - 2. Streetscape Diversity: Article 6.3(C)(2) shall apply as modified below.

- (i) Dwellings in Area A comply with the winding streets or similar development design standard of Article 6.3(CC)(2)(b) and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).
 - (ii) Dwellings in Area B shall have alley access with real-load garages and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).
3. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
4. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight inches (8"), as measured prior to the installation of Masonry Materials.
5. Garage Composition and Orientation:
 - (i) All Dwellings shall have a minimum two (2) car attached garage.
 - (ii) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
 - (iii) A minimum of two (2) garage door styles shall be utilized.
 - (iv) All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6") wide.
6. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - (i) At a minimum, the Front Building Façade shall have a two-foot (2') knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - (ii) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - (iii) All front door entranceways shall have a twenty-four square foot (24sqft) minimum covered roof area.
 - (iv) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
7. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:
 - (i) Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.
 - (ii) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

- (iii) Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.
- (iv) A window bay or box out not less than six feet (6') wide.
- (v) Hip roof.
- (vi) Roofline direction change, roofline height change, or two (2) or more roof planes.
- (vii) A minimum of two (2) or more windows per each Side Building Façade.
- (viii) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

46) Ord. 25-13, Section 7.2(B) – Architecture Standards (Area C)

- a) Character Exhibit: The Character Exhibit for Townhomes, attached hereto as Exhibit D, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area C. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.
- b) Perimeter Lots: Article 6.3(C)(1) shall apply to the Lots directly adjacent to Towne Road.
- c) Streetscape Diversity: Article 6.3(C)(2) shall not apply, rather the standards included in Section 7.2.B.8 of this Ordinance shall apply.
- d) Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- e) Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry
- f) Materials.
- g) Garages: All Dwellings shall have an attached two (2) car garage.
- h) Streetscape Diversity: Article 6.3(C)(4) shall not apply.
- i) Roof Pitch:
 - i) The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - ii) Shed roof dormer accents shall be no less than 3:12.
- j) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - i) Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii) Shutters or a six-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii) A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv) A minimum of five (5) windows.
 - v) Front door entranceways shall be covered by a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi) The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.

- vii) Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
 - k) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - i) A minimum of two (2) windows.
 - ii) All windows shall have a minimum four-inch (4") nominal width trim.
 - iii) A two-foot (2') wide return of Masonry Material extending from the front on the first floor.
 - iv) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.
 - vi) For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s).
 - l) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i) A minimum of three (3) windows.
 - ii) All windows shall have a minimum four-inch (4") nominal width trim.
- 47) Ord. 25-13, Section 7.3 – Architecture Standards (Area D)
- a) Business District Architectural Standards
 - i) Article 6.3(F) of the UDO shall apply as modified by this Ordinance and the State Highway 32 Overlay standards of the UDO.
 - ii) Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.
- 48) State Highway 32 Overlay Standards
- a) Access Control Requirements:
 - i) Article 5.3(F)(3) of the UDO shall not apply.
 - ii) Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.
 - b) Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.
 - c) Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay District (the "32 Overlay") shall apply except as modified below:
 - i) Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.



d) Trail Corridor Planting Requirements

- i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
- ii) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
- iii) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

Along SR 32 along Blocks 1-3 @ ~2,594 LF	Required	Provided	Deficient
3 Shade Trees	78	79	n/a
1 Ornamental Tree	26	52	n/a

49) Ord. 24-42, Section 6.8 & UDO Article 6.8 – Landscaping Standards

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

a) Area A & B Landscaping Standards (PUD)

- i) Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:
 - 1. A minimum spacing requirement of at least twenty-five (25) feet shall apply.
- ii) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as enhanced below:
 - 1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

b) Area C Landscaping Standards (PUD)

- i) Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:
 - 1. A minimum spacing requirement of at least twenty-five (25) feet shall apply.
 - 2. Trees planted in the front yard of lots along 175th Street shall qualify in meeting the Street Tree standard.
- ii) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes:
 - 1. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.
 - 2. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.



- c) Area D Landscaping Standards (PUD)
 - i) Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:
 - (a) Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.
 - (b) Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.
 - (c) Planting beds shall be a minimum of five (5) feet in width.
 - ii) Sidewalks: Paths and sidewalks shall be permitted within the planting area.
 - iii) External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.
 - (a) Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative).
- d) Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.
 - i) No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west and south perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in these areas.
 - ii) No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans.
 - iii) No berms shall be required within Buffer Yards.
 - iv) No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.
 - v) Common Areas shall not be located upon Lots.

UDO

- e) Minimum Lot Landscaping Requirements:
 - i) Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.
 - ii) Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.



- iii) Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

f) External Street Frontage Landscaping:

Along future Towne Road (west side) along Area D @ ~293 LF (Nonresidential)	Required	Provided	Deficient
3 Shade or Evergreen Trees	9	10	n/a
2 Ornamental Trees	6	9	n/a
25 Shrubs	74	127	n/a

Along future Towne Road (west side) along Area C @ ~280 LF (Residential)	Required	Provided	Deficient
4 Evergreen Trees	12	12	n/a
3 Shade Trees	9	9	n/a
3 Ornamental Trees	9	9	n/a
25 Shrubs	70	96	n/a
(3') tall undulating mound shall be required along the entire frontage	Yes	Yes, shown in green	n/a

Along future Towne Road (west side) along Area A @ ~115 LF (Residential)	Required	Provided	Deficient
4 Evergreen Trees	5	5	n/a
3 Shade Trees	4	3	n/a
3 Ornamental Trees	4	4	n/a
25 Shrubs	29	37	n/a
(3') tall undulating mound shall be required along the entire frontage	Yes	Yes, shown in green	n/a

Along future Towne Road (east side) along Block 3 @ ~633 LF (Nonresidential)	Required	Provided	Deficient
3 Shade or Evergreen Trees	19	19	n/a
2 Ornamental Trees	13	15	n/a
25 Shrubs	159	218	n/a

g) Content of Landscape Plan:

i) Landscape Plans shall comply with the following standards:

- Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
- 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.
- Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
- Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
- Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.

6. Planting and installation details as necessary to ensure conformance with required standards.
 7. Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
 8. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
 9. 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).
- h) Preservation and Replacement of Trees:
- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
 - ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
 - iii) Replacement: 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:
 1. Shall be greater than four-inch (4") Caliper.
 2. Shall be in a good condition and have a life expectancy greater than ten (10) years.
 3. Shall have a trunk with no extensive decay.
 4. Shall have no more than one (1) major or several minor dead limbs.
 5. 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.

6. Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.
7. 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:

1. 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.
2. 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 tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

i) 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).
- ii) Installation: Landscaping materials should be installed in accordance with planting procedures established by the American Association of Nurserymen.
 1. Timing and Permits:
 - (i) No Certificate of Occupancy or Certificate of Compliance shall be granted until required landscaping is installed. The installation of required landscaping may be delayed, at the Director's determination, for up to one hundred and twenty (120)



days due to periods of adverse weather, availability of plant material, or conflicts between construction scheduling and proper planting conditions.

- (ii) Landscaping located within all Common Areas (e.g., Buffer Yards, External Street Frontage Landscaping, Parking Area Landscaping, Detention and Retention Areas) shall require a performance bond, filed and approved with the Department, prior to the release of each section of a Secondary Plat in which the landscaping is located, unless as otherwise waived by the Director and in accordance with Article 10.9 Landscaping Bonds

j) General Landscaping Design Standards:

- i) 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; inert stabilization in areas subject to severe runoff or erosion; low impact development areas (e.g., rain gardens).
 - 2. 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.

k) 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.

l) Street Trees:

- i) Street Trees shall be required in accordance with the following, and the placement standards set forth herein:



1. Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.
2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
4. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
5. Maintenance: The maintenance of Street Trees shall be the responsibility of the development's property management group, homeowners' association or other similar legal entity, and the association's or entity's declaration of covenants and restrictions shall include provisions for the maintenance and replacement of Street Trees. In the absence of a homeowners' association, then the maintenance of Street Trees shall be the responsibility of the owner of the adjacent Lot.
6. Street Tree Species: Permitted Street Tree species shall be as set forth in the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

50) Accessory Uses and Building Standards (PUD)

- a) Accessory Uses and Building Standards: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard excluding State Road 32. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.



- 51) Parking Standards: UDO Article 6.14 shall apply, except as modified below (PUD):
- a) Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.
- 52) Perimeter Drainage and Utility Easements (PUD)
- a) Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

INFRASTRUCTURE STANDARDS

Ord. 25-13 & UDO Chapter 7

The plans comply with the **Towne Road Crossing PUD (Ord. 25-13) & Chapter 7 of the UDO.**

Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- b) Exhibit E includes permitted cross sections for alley and non-standard road cross sections as illustrated on the Concept Plan.
- c) The area outline in Red on the Concept Plan shall be dedicated to the City to accommodate the construction of Towne Road.

DESIGN STANDARDS

Ord. 25-13 & Chapter 8 of UDO

The plans comply.

- 53) Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- a) Minimum Open Space: Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.
 - b) Open Space Ownership:
 - i) A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be



- included in the calculation of required Open Space but not be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.
- c) Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on Exhibit B.
 - d) Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A & B, whichever comes first.
 - i) The amenities shall include, but shall not be limited to the following:
 - (a) Playground: Playground equipment shall be provided.
 - (b) Shade Pavilion: A shade pavilion including seating shall be provided.
 - (c) Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.
 - (d) Community Pool: A swimming pool and wading pool shall be provided.
 - (e) Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.
 - (f) Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.
 - ii) Amenities shall be as generally depicted on Exhibit E. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall be illustrated on the Final Development Plan.

- e) Article 8.7: Pedestrian Network Standards
- f) Applicability:
 - i) All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.
- g) General Standards:
 - i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

- iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- h) 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.
- i) Perimeter/External Pedestrian Network Standards:
 - i) All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 1. 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.
 2. 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.



3. 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).

MISCELLANEOUS STANDARDS & VOLUNTARY COMMITMENTS

Ord. 25-13 & Voluntary Commitments to the Towne Road Crossing PUD

The plans comply with the **Towne Road Crossing PUD (Ord. 25-13) & the associated Voluntary Commitments**.

- 54) The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. (PUD)
 - a) The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
 - b) The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
 - c) Following detailed site engineering the configuration and layout of rights-of-way, individual Lots and Common Areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
- 55) Conceptual Layout (Area D – Concept Plan) [Commitments]:
 - a) A supplemental Concept Plan for Area D is attached hereto as Exhibit B – Area D Supplemental Concept Plan.
 - b) The Real Estate shall be developed in general conformance with the Area D Supplemental Concept Plan as determined and approved by the Director.
 - c) Individual Commercial Uses may vary from the attached Area D - Supplemental Concept Plan provided the development complies with all other standards of the Amendment Ordinance and these Commitments.
 - d) An anchor tenant (the “Anchor Building”) shall be located east of Towne Road (examples include, but are not limited to, Needlers, Fresh Thyme, grocer, fitness, etc.).



56) State Road 32 Aesthetic Enhancements: Aesthetic enhancements (the “Aesthetic Enhancements”) shall be provided along SR 32 subject to the following:

- a) Aesthetic Enhancements shall include a combination of hardscapes, softscapes, mounding, elevation changes, landscaping, entrances, sitting areas, shaded areas, sidewalks/paths, wall/fence elements, etc.
- b) The design theme of Aesthetic Enhancements shall be continuous along the entire State Road 32 frontage of the Real Estate.
- c) Pedestrian enhancements shall include a minimum of three (3) seating areas with benches and at least one (1) bike maintenance stand.
- d) For the three (3) site corners located at the Towne Road and SR 32 intersection and the southeast corner of Centennial Road and SR 32 additional landscape and wall elements shall be provided. The style of design shall match the continuous design theme of the entire frontage. The minimum wall length in these locations shall be sixty (60) feet.
- e) The preliminary design theme is illustrated on the attached Exhibit C – SR 32 Frontage Character Imagery. Exhibit C provides character examples of typical section of the corridor treatment.
- f) The overall design shall be unique to Westfield. Therefore, the final design for the Aesthetic Enhancements (i) shall require approval by the Westfield City Council (by Resolution) and (ii) shall be included with the Development Plan application for Area D. No approval of a permit for a building within Area D shall be issued prior to approval of the Aesthetic Enhancements by the City Council.

57) Midland Trail:

- a) Trees shall be retained along the existing rail corridor south of the Townhomes (within twenty-five (25) feet to the center line of the rail corridor), as approved by the Director and subject to an existing gas line easement.
- b) Trees at a rate of one (1) per thirty (30) feet shall be provided staggered on either side of the Midland Trail. Existing Trees shall be credited toward meeting this requirement.
- c) Two (2) public spaces shall be provided along the trail corridor. Each public space shall include a minimum of two (2) bike racks, a bike maintenance stand, three hundred (300) square feet of seating area, benches/tables and a structure providing cover over part of the seating area.



58) Trees on the southern and western border of the Real Estate, which trees are shown on the Concept Plan, which is attached as Exhibit B to the Amendment Ordinance, shall be in a tree preservation area. A twenty (20) foot Tree Preservation Area Easement is required per Section 7.4.A of the Amendment Ordinance.

59) Area B of the Amendment Ordinance:

- a) A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveways for parking.

60) Townhomes (Area C of the Amendment Ordinance):

- a) A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveway for parking.

61) Additional Commitments:

- a) Walking paths shall tie into future development to the west of the Real Estate.

62) Annexation (PUD): The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for **2604-ODP-02 & 2604-SPP-02** at the July 13, 2026 Plat Committee meeting, and take action on the item.

The Department recommends approving the petition with the following conditions:

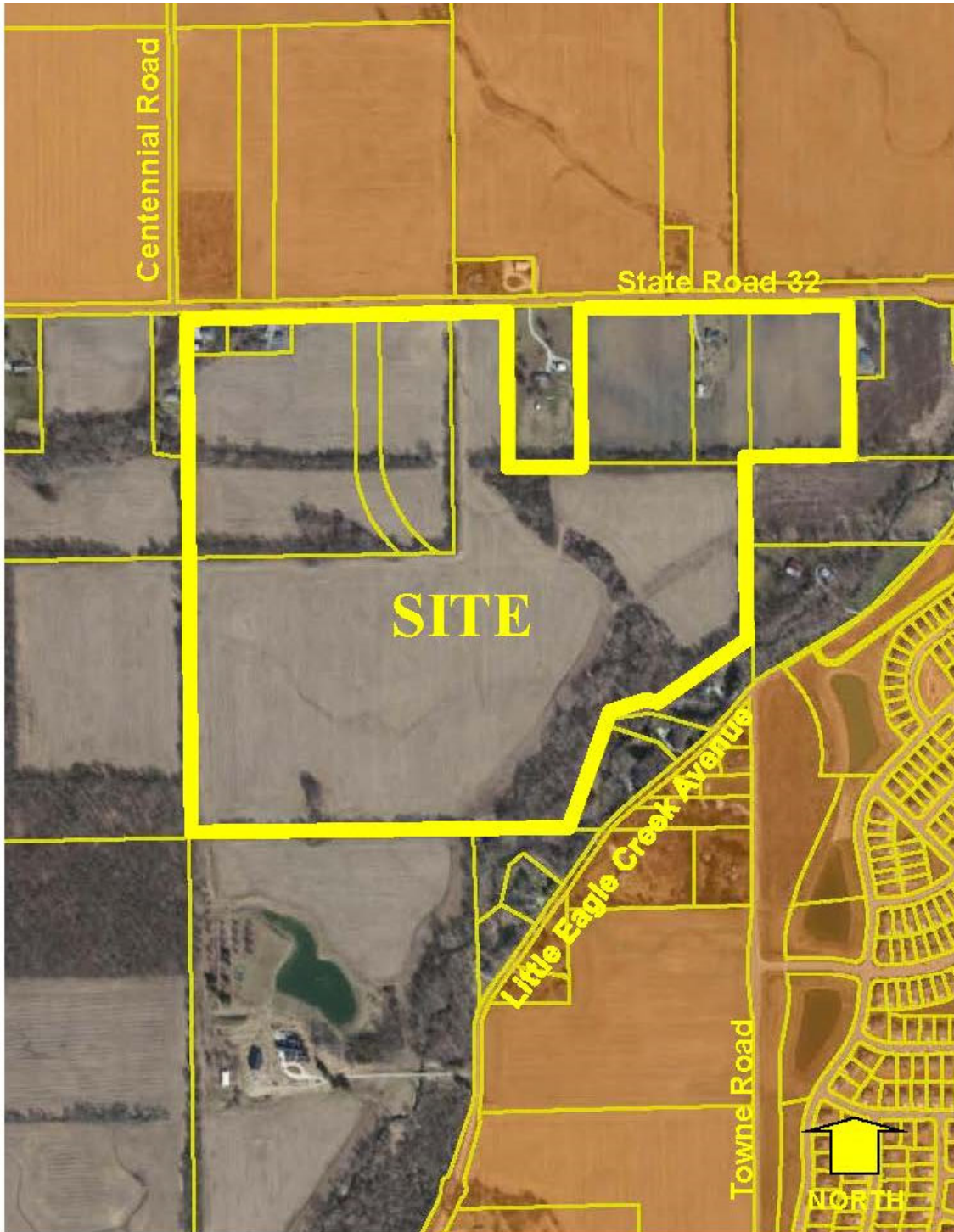
- The approval by Public Works of any Construction Standards waivers, if applicable; and,
- That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

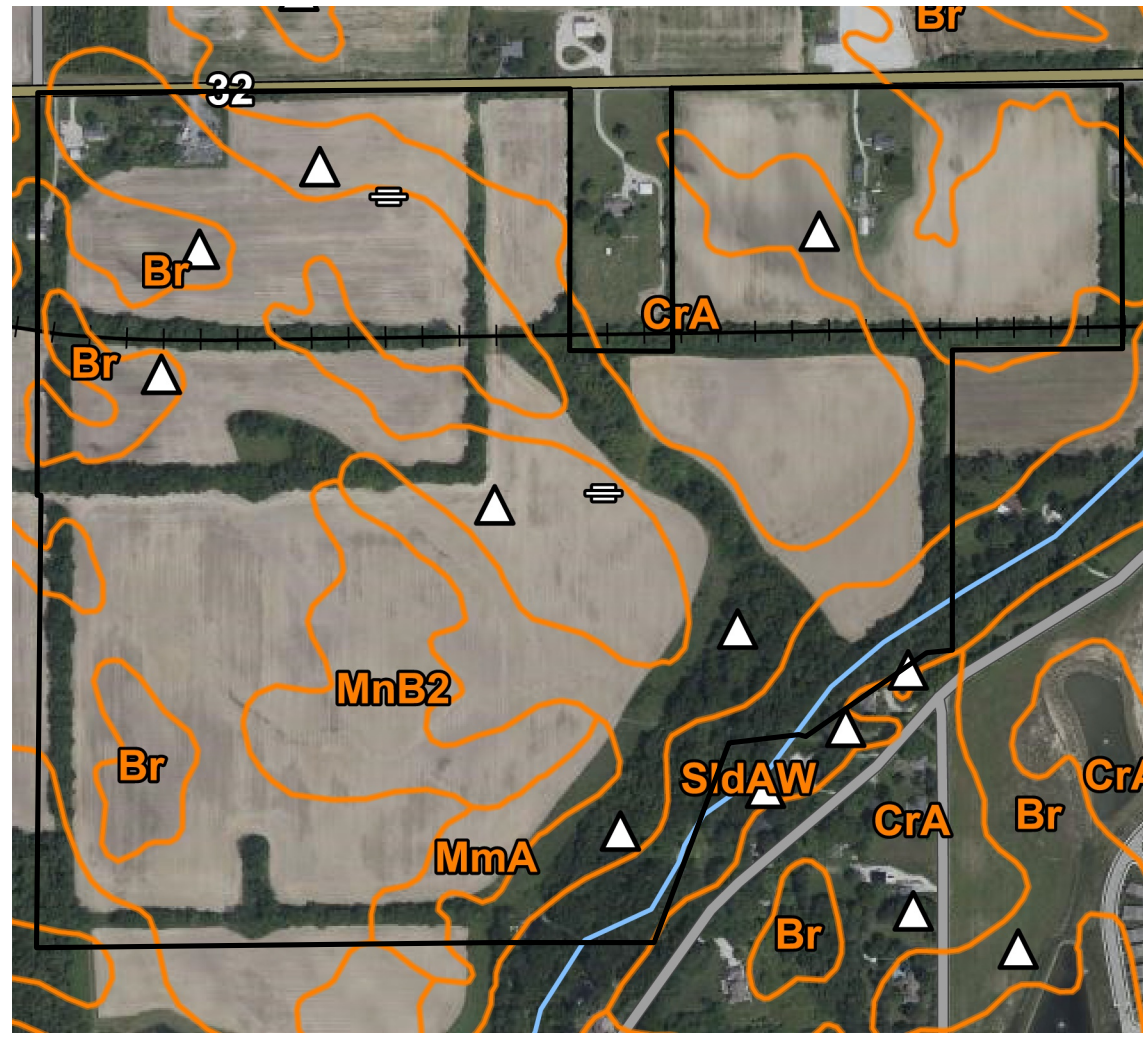
If any Plat Committee member has questions prior to the public hearing, please contact Ryan Collingwood at (317) 741-8857, or by email at rcollingwood@westfield.in.gov.

EXHIBIT A

REAL ESTATE

(Page 2 of 2)





SOILS MAP

NO SCALE

SOIL SERIES	MOVE
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmA	MIAMI SILT LOAM, 0 TO 2 PERCENT SLOPES
MnB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

DEVELOPMENT STANDARDS

EXISTING ZONING: TOWNE ROAD CROSSING PUD

	AREA A	AREA B	AREA C
NUMBER OF LOTS	95	67	125
MINIMUM LOT AREA	8,000 SF	5,500 SF	NO MIN.
MINIMUM LOT WIDTH	80'	50'	NO MIN.
MINIMUM SETBACK LINES			
FRONT YARD	20'	*10'	0'
SIDE YARD	5'	**3'	0'
REAR YARD	20'	***25'	***25'

*PORCHES, STOOPS AND STEPS ARE PERMITTED TO ENCR OACH BY 3' INTO THE SETBACK

**10' WHERE ADJACENT TO AN ALLEY

***25' SHALL BE REQUIRED BETWEEN ALLEY PAVEMENT AND GARAGE DOORS

PROPOSED CONDITIONS

PROJECT AREA (EXCLUDING TOWNE ROAD)	139.11 AC
RIGHT-OF-WAY	22.37 AC
TOWNE ROAD ROW	4.13 AC
PROPOSED BLOCKS	9
PROPOSED LOTS	278
PROPOSED UNITS	278
PROPOSED DENSITY	1.94 UNITS/ACRE

OPEN SPACE CALCULATIONS

OVERALL SITE	143.24 AC
TOTAL OPEN SPACE	48.14 AC
OPEN SPACE PERCENTAGE	33.61%

ADJACENT ZONING

NORTH	AG-SF1/PUD
SOUTH	AG-SF1
EAST	AG-SF1
WEST	AG-SF1

OPERATING AUTHORITIES

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: AMY BALLMAN
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

WESTFIELD PUBLIC WORKS DEPT.
PLAN REVIEW, PRE-CONSTRUCTION,
STORMWATER & MASS GRADING
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3147

WESTFIELD FIRE DEPT.
ATTENTION: JAVAN FLORA
17535 DARTOWN ROAD
WESTFIELD, IN 46074
317-804-3307

MARATHON PIPELINE COMPANY, LLC
ATTENTION: ZACH RICH
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-203-2363

WESTFIELD COMMUNITY DEVELOPMENT
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3170

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: SAMUEL CLARK
1 HAMILTON COUNTY SQUARE, STE. 188
NOBLESVILLE, IN 46060
317-776-8495

CITIZENS WESTFIELD
WATER AND WASTEWATER
ATTENTION: RYAN GANSEMER
ATTENTION: MITCH HOUSE
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-917-5294

DUKE ENERGY (ELECTRIC)
ATTENTION: JOAN SHULTZ
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317-800-3264

METRONET
ATTENTION: TOM DECKER
1005 HIGHLAND AVE.
LAFAYETTE, IN 47905
765-426-6956

AT&T (TELEPHONE)
ATTENTION: WENDY NOBLE
240 N. MERIDIAN ST.
INDIANAPOLIS, IN 46204
317-610-5440

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVID LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-922-4684

COMCAST CABLE
ATTENTION: EARL SMALL, JR.
5330 EAST 65TH STREET
INDIANAPOLIS, IN 46220
317-982-1161

CITIZENS ENERGY GROUP
ATTENTION: BLAKE DICKEN
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-750-9986

COMMON AREAS

C.A. "A"	150,833 SF
C.A. "B"	110,726 SF
C.A. "E"	5,700 SF
C.A. "F"	3,108 SF
C.A. "G"	10,636 SF
C.A. "H"	10,636 SF
C.A. "I"	10,093 SF
C.A. "J"	101,748 SF
C.A. "K"	782,888 SF
C.A. "L"	13,117 SF
C.A. "M"	28,564 SF
C.A. "N"	28,564 SF
C.A. "O"	28,564 SF
C.A. "P"	133,214 SF
C.A. "Q"	65,539 SF
C.A. "R"	61,282 SF
C.A. "S"	50,851 SF
C.A. "T"	4,157 SF
C.A. "U"	404,397 SF
TOTAL	2,004,617 SF

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING THAT 143.24 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240693 ON MARCH 11, 2026 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST 1547.18 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS WEST 761.33 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED AS A "WEIHE REBAR"); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.84 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST 752.86 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING

ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 11 SECONDS EAST 555.40 FEET TO THE NORTHWEST CORNER OF THE LANDS OF C&J REAL PROPERTIES, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2022-033705; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.10 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED "FRITZ BOUNDARY CORNER"; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 483.75 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 872.06 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.54 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 618.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 484.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.79 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054900; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS WEST 10.81 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST 1171.22 FEET TO THE POINT OF BEGINNING, CONTAINING 143.24 ACRES, MORE OR LESS.

OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR TOWNE ROAD CROSSING 2615 W. SR 32 WESTFIELD, IN 46074



VICINITY MAP

★ PROJECT LOCATION

SHEET INDEX

SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100-107	INFRASTRUCTURE EXHIBIT
P200-207	DEVELOPMENT PLAN
P300-307	PRIMARY PLAT
L100-L103	LANDSCAPE PLAN (BY OTHERS)

OWNER

CARDINAL REAL ESTATE HOLDINGS LLC
16840 LITTLE EAGLE CREEK AVE
WESTFIELD, IN 46074

PLANS PREPARED FOR

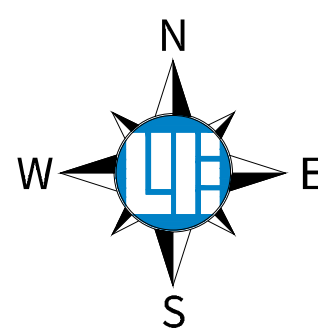
PLATINUM PROPERTIES MANAGEMENT CO. LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
TELEPHONE: (317) 863-2057
CONTACT PERSON: TIM WALTER
EMAIL: TWALTER@PLATINUM-PROPERTIES.COM

PLANS PREPARED BY

WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ELLISR@WEIHE.NET

ERRORS AND OMISSIONS STATEMENT

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.



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Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

TOWNE ROAD CROSSING

2615 W. SR 32, WESTFIELD, IN 46074

COVER SHEET

Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana

SHEET NO.

P001

PROJECT NO.

W240693

LOCATION: I:\2024\W240693\Engineering\preliminary\p200 DEVELOPMENT PLAN.dwg
DATE/TIME: June 04, 2025 - 1:56pm
PLOTTER: pcore

PROJECT BM

A U.S. COAST & GEODETIC SURVEY MARKER, STAMPED "D-112", SET IN THE TOP OF A CONCRETE POST, IN THE NORTHWEST QUARTER OF THE INTERSECTION OF STATE ROAD 32 AND CENTENNIAL ROAD. ELEV.918.80 (NAVD 88)

SITE TBM #1

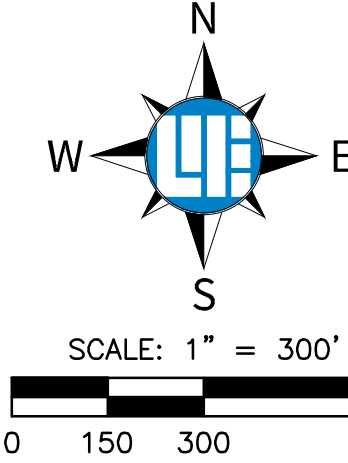
RAILROAD SPIKE IN THE NORTH FACE OF A UTILITY POLE, LOCATED IN THE NORTHEAST QUADRANT OF THE SITE, APPROXIMATELY 25 FEET SOUTH OF STATE ROAD 32 AND 4.5 FEET EAST OF THE DRIVE OF THE 2423 WEST STATE ROAD 32 PROPERTY. ELEV.904.41 (NAVD 88)

SITE TBM #2

MAGNAIL IN THE NORTH FACE OF A UTILITY POLE, LOCATED BY THE EAST PROPERTY LINE IN THE NORTHEAST QUADRANT OF THE SITE, APPROXIMATELY 250 FEET SOUTH OF STATE ROAD 32 AND 28 FEET WEST OF THE NORTHWEST CORNER OF A HOUSE. ELEV. 896.96 (NAVD 88)

SITE TBM #3

MAGNAIL IN THE NORTH FACE OF A UTILITY POLE, LOCATED NORTHWEST OF THE SITE, APPROXIMATELY 80 FEET SOUTH AND 15 FEET EAST OF THE HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SEC. 5, T-18-N, R-3-E. ELEV.920.07 (NAVD 88)



811
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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE (B.S.L.)
- = EASEMENT
- = PROPOSED WATER
- = EXISTING WATER
- = PROPOSED FIRE HYDRANT
- = PROPOSED STORM SEWER LINE
- = PROPOSED STORM MANHOLE
- = PROPOSED STORM INLET
- = PROPOSED CONCRETE END SECTION
- = EXISTING STORM SEWER LINE
- = EXISTING STORM INLET
- = NORMAL POOL
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED CURB
- = PROPOSED 5' CONCRETE WALK
- = PROPOSED 8' ASPHALT PATH
- = PROPOSED 12' ASPHALT PATH WITH SHOULDER (MIDLAND TRACE/LITTLE EAGLE CREEK TRAIL)
- = PROPOSED CENTERLINE
- = DRAINAGE AND UTILITY EASEMENT
- = DRAINAGE UTILITY AND SANITARY EASEMENT
- = RIGHT-OF-WAY
- = BACK-TO-BACK (CURB)
- = 25' SHALL BE REQUIRED BETWEEN ALLEY PAVEMENT AND GARAGE DOORS
- = REBAR FOUND
- = RIGHT OF WAY MONUMENT FOUND
- = OTHER MONUMENT
- = TEMPORARY BENCH MARK
- = SECTION LINE
- = EXISTING GAS LINE
- = PROPOSED GAS LINE RELOCATION
- = EMERGENCY FLOOD ROUTING
- = PROPOSED STREET LIGHT LOCATION

NOTES:

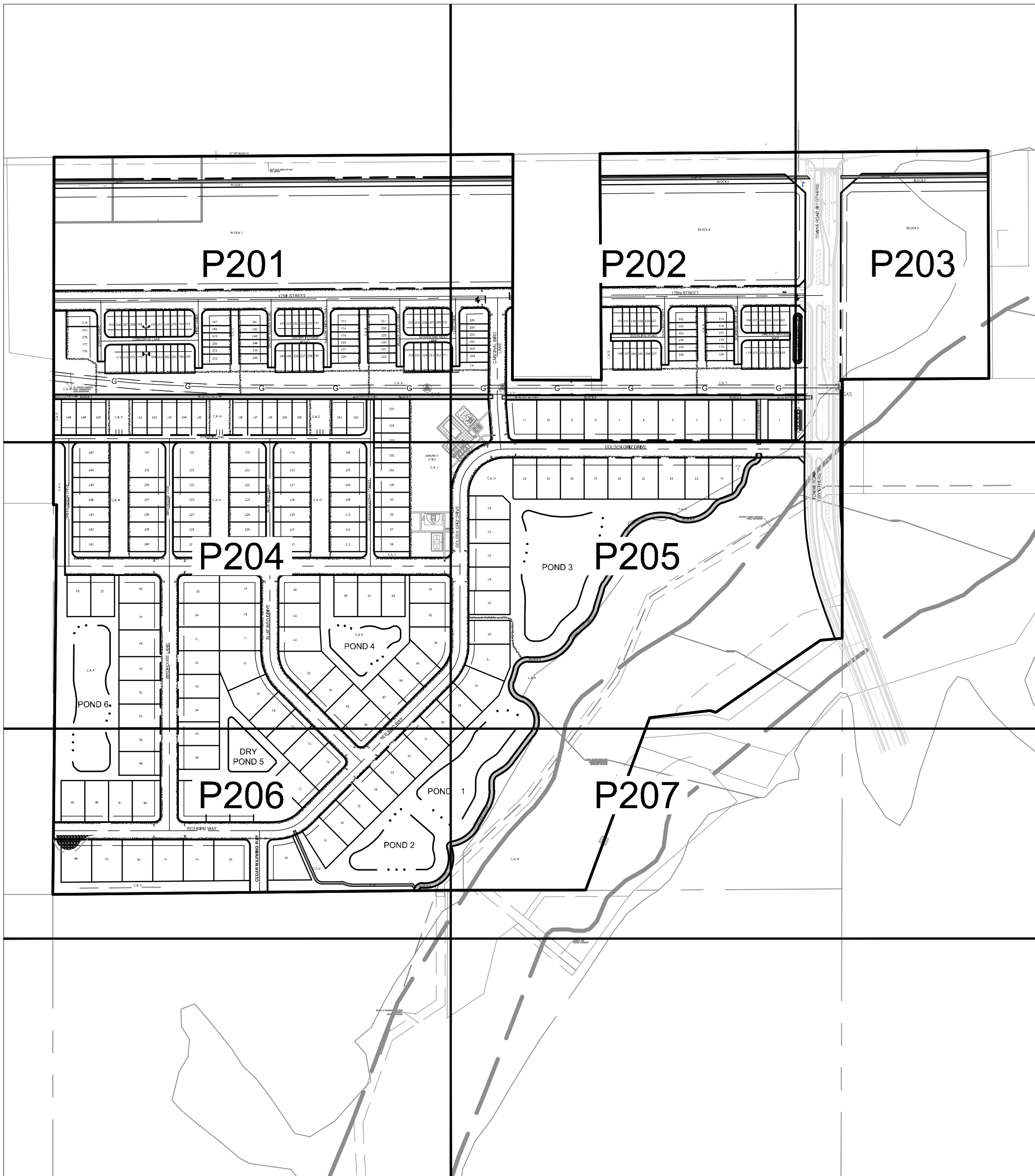
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMANS TO BE 8" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.
- EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING THAT 143.24 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240693 ON MARCH 11, 2025 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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KEY MAP



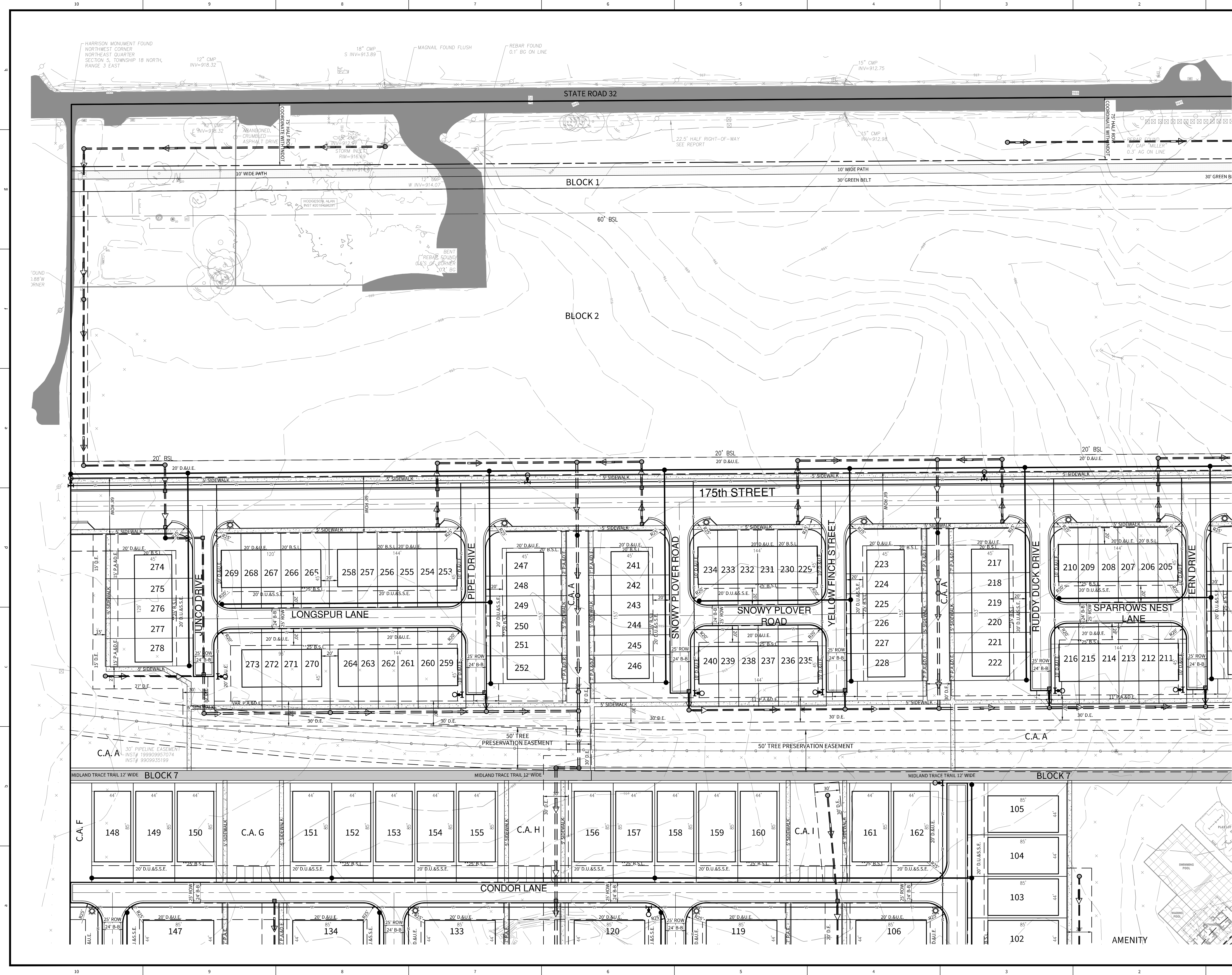
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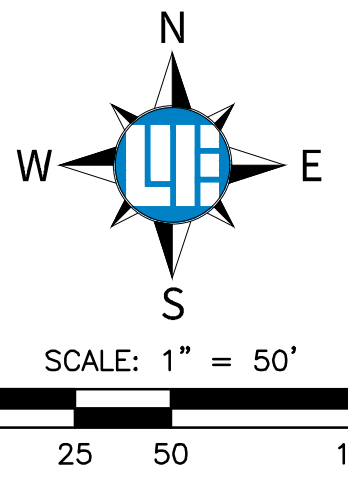
LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DATE	BY	REVISIONS	PERMITTED COMMENT'S	DATE	BY	REVISIONS	PERMITTED COMMENT'S
04.28.2025	JRV	1	REVISED PER W240693	05.14.2025	JRV	2	REVISED PER W240693
05.14.2025	JRV	3	REVISED PER W240693	06.04.2025	JRV	4	REVISED PER W240693
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06.04.2025	JRV	89	REVISED PER W240693	06.04.2025	JRV	90	REVISED PER W240693
06.04.2025	JRV	91	REVISED PER W240693	06.04.2025	JRV	92	REVISED PER W240693
06.04.2025	JRV	93	REVISED PER W240693	06.04.2025	JRV	94	REVISED PER W240693
06.04.2025	JRV	95	REVISED PER W240693	06.04.2025	JRV	96	REVISED PER W240693
06.04.2025	JRV	97	REVISED PER W240693	06.04.2025	JRV	98	REVISED PER W240693
06.04.2025	JRV	99	REVISED PER W240693	06.04.2025	JRV	100	REVISED PER W240693
06.04.2025	JRV	101	REVISED PER W240693	06.04.2025	JRV	102	REVISED PER W240693
06.04.2025	JRV	103	REVISED PER W240693	06.04.2025	JRV	104	REVISED PER W240693
06.04.2025	JRV	105	REVISED PER W240693	06.04.2025	JRV	106	REVISED PER W240693
06.04.2025	JRV	107	REVISED PER W240693	06.04.2025	JRV	108	REVISED PER W240693
06.04.2025	JRV	109	REVISED PER W240693	06.04.2025	JRV	110	REVISED PER W240693
06.04.2025	JRV	111	REVISED PER W240693	06.04.2025	JRV	112	REVISED PER W240693
06.04.2025	JRV	113	REVISED PER W240693	06.04.2025	JRV	114	REVISED PER W240693
06.04.2025	JRV	115	REVISED PER W240693	06.04.2025	JRV	116	REVISED PER W240693
06.04.2025	JRV	117	REVISED PER W240693	06.04.2025	JRV	118	REVISED PER W240693
06.04.2025	JRV	119	REVISED PER W240693	06.04.2025	JRV	120	REVISED PER W240693
06.04.2025	JRV	121	REVISED PER W240693	06.04.2025	JRV	122	REVISED PER W240693
06.04.2025	JRV	123	REVISED PER W240693	06.04.2025	JRV	124	REVISED PER W240693
06.04.2025	JRV	125	REVISED PER W240693	06.04.2025	JRV	126	REVISED PER W240693
06.04.2025	JRV	127	REVISED PER W240693	06.04.2025	JRV	128	REVISED PER W240693
06.04.2025	JRV	129	REVISED PER W240693	06.04.2025	JRV	130	REVISED PER W240693
06.04.2025	JRV	131	REVISED PER W240693	06.04.2025	JRV	132	REVISED PER W240693
06.04.2025	JRV	133	REVISED PER W240693	06.04.2025	JRV	134	REVISED PER W240693
06.04.2025	JRV	135	REVISED PER W240693	06.04.2025	JRV	136	REVISED PER W240693
06.04.2025	JRV	137	REVISED PER W240693	06.04.2025	JRV	138	REVISED PER W240693
06.04.2025	JRV	139	REVISED PER W240693	06.04.2025	JRV	140	REVISED PER W240693
06.04.2025	JRV	141	REVISED PER W240693	06.04.2025	JRV	142	REVISED PER W240693
06.04.2025	JRV	143	REVISED PER W240693	06.04.2025	JRV	144	REVISED PER W240693
06.04.2025	JRV	145	REVISED PER W240693	06.04.2025	JRV	146	REVISED PER W240693
06.04.2025	JRV	147	REVISED PER W240693	06.04.2025	JRV	148	REVISED PER W240693
06.04.2025	JRV	149	REVISED PER W240693	06.04.2025	JRV	150	REVISED PER W240693
06.04.2025	JRV	151	REVISED PER W240693	06.04.2025	JRV	152	REVISED PER W240693
06.04.2025	JRV	153	REVISED PER W240693	06.04.2025	JRV	154	REVISED PER W240693
06.04.2025	JRV	155	REVISED PER W240693	06.04.2025	JRV	156	REVISED PER W240693
06.04.2025	JRV	157	REVISED PER W240693	06.04.2025	JRV	158	REVISED PER W240693
06.04.2025	JRV	159	REVISED PER W240693	06.04.2025	JRV	160	REVISED PER W240693
06.04.2025	JRV	161	REVISED PER W240693	06.04.2025	JRV	162	REVISED PER W240693
06.04.2025	JRV	163	REVISED PER W240693	06.04.2025	JRV	164	REVISED PER W240693
06.04.2025	JRV	165	REVISED PER W240693	06.04.2025	JRV	166	REVISED PER W240693
06.04.2025	JRV	167	REVISED PER W240693	06.04.2025	JRV	168	REVISED PER W240693
06.04.2025	JRV	169	REVISED PER W240693	06.04.2025	JRV	170	REVISED PER W240693
06.04.2025	JRV	171	REVISED PER W240693	06.04.2025	JRV	172	REVISED PER W240693
06.04.2025	JRV	173	REVISED PER W240693	06.04.2025	JRV	174	REVISED PER W240693
06.04.2025	JRV	175	REVISED PER W240693	06.04.2025	JRV	176	REVISED PER W240693
06.04.2							

LOCATION: IN 2024 W40693 Engineering preliminary plan for development plan and
DATE: 04/22/2024
DRAWN BY: JRV
CHECKED BY: RME
PLOT: 1:250m



NOTES:
1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



DATE	BY	DESIGNED BY
04/22/2024	JRV	JRV
05/12/2024	JRV	JRV
06/02/2024	JRV	JRV
SUBMITTALS AND REVISIONS		
REVISIONS: PER WFO COMMENTS		
REVISIONS TO LOTS 30-44, LITTLE EAGLE CREEK TRAIL		
REVISIONS: PER PLANNING AND WFO COMMENTS		
DRAWN BY: JRV		
CHECKED BY: RME		

TOWNE ROAD CROSSING
2615 W. SR 32, WESTFIELD, IN 46074

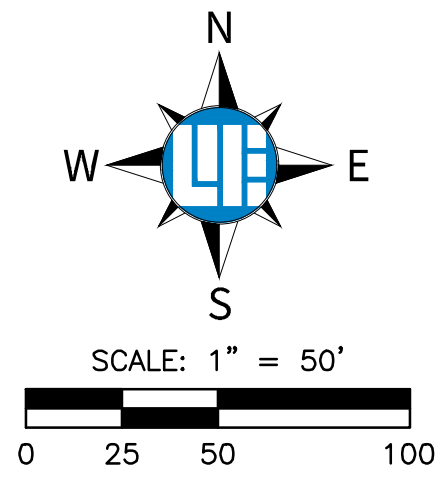
SHEET NO.
P201
PROJECT NO.
W240693

DEVELOPMENT PLAN
Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana



10505 N. College Ave.
Indianapolis, IN 46280
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103

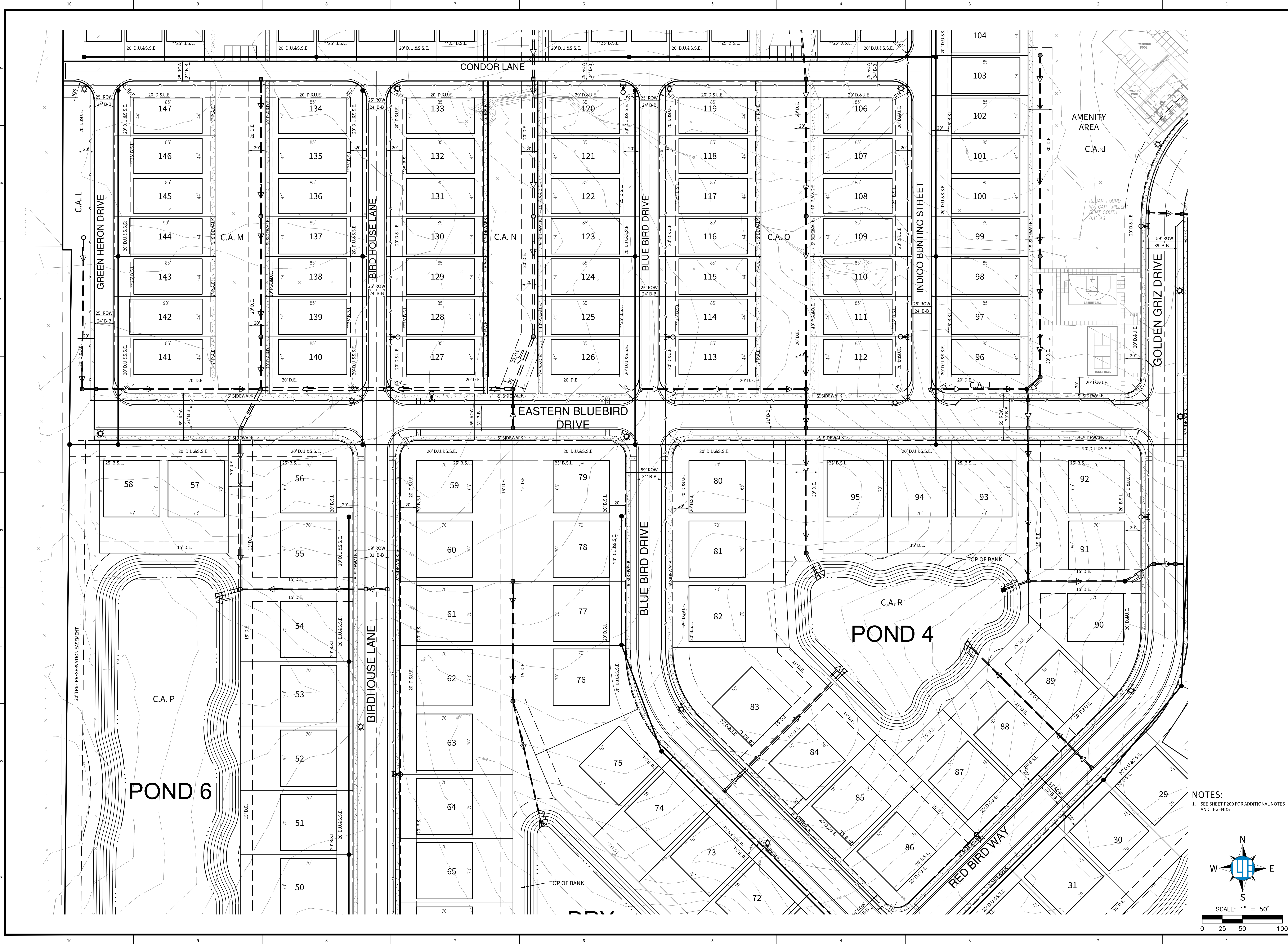
5074

[illegible]

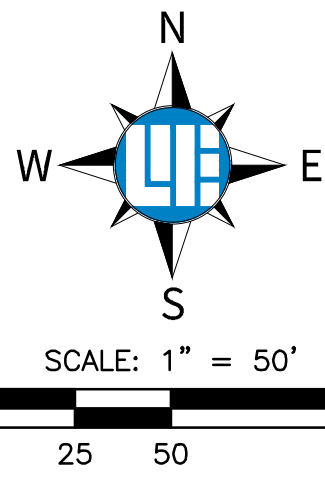
AND SURVEYING : CIVIL ENGINEERING : SUSTAINABLE

N : LANDSCAPE ARCHITECTURE

LOCATION: IN 2024 WADSWORTH Engineering preliminary preliminary plat P204 DEVELOPMENT PLAN.dwg
DATE: 05/14/2024
DRAWN BY: JRV
PLOTTER: B7: ports



NOTES:
1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



DATE	BY	DESIGNED BY
04.22.2024	JRV	JRV
05.14.2024	JRV	JRV
06.02.2024	JRV	JRV
SUBMITTALS AND REVISIONS		
REVISIONS: PER WFO COMMENTS		
REVISIONS TO LOT 35-44, LITTLE EAGLE CREEK TRAIL		
REVISIONS: PER PLANNING AND WFO COMMENTS		
02/27/2026		

SHEET NO.
P204
PROJECT NO.
W240693

TOWNE ROAD CROSSING

2615 W. SR 32, WESTFIELD, IN 46074

DEVELOPMENT PLAN

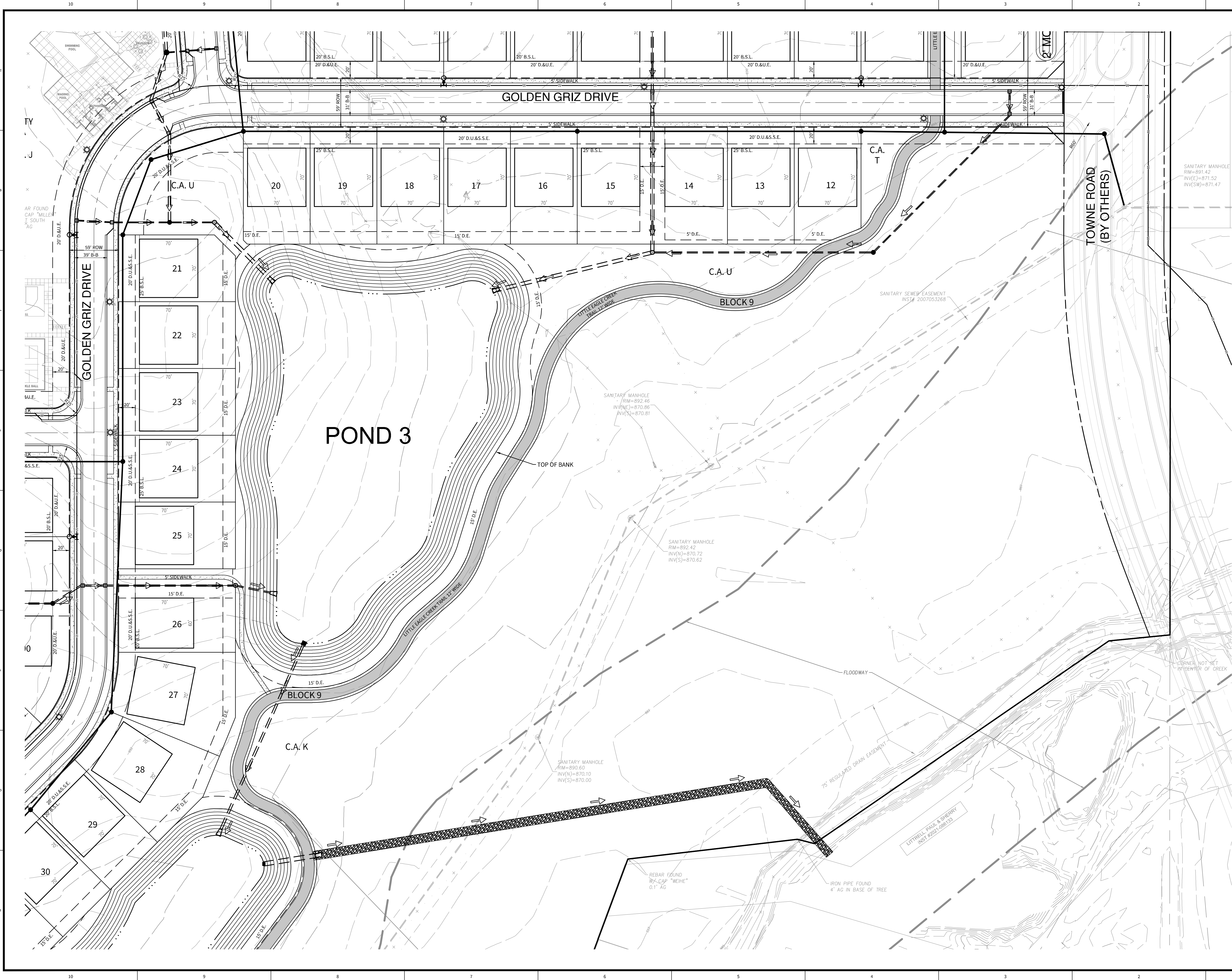
Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana



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LOCATION: IN 2024 WAD0003 Engineering preliminary plan for POND DEVELOPMENT PLAN.dwg
DATE: 05/12/2026
DRAWN BY: JRV
PLOTTER: JRV



NOTES:
1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



SCALE: 1" = 50'
0 25 50 100

DATE	BY	REVISIONS
04/28/2026	JRV	DESIGNED BY
05/12/2026	JRV	DRAWN BY
06/02/2026	JRV	CHECKED BY
		RME

02/27/2026

TOWNE ROAD CROSSING
2615 W. SR. 32, WESTFIELD, IN 46074
DEVELOPMENT PLAN
Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana
SHEET NO.
P205
PROJECT NO.
W240693

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LOCATION: IN 2024 W240693 Engineering preliminary plat for 300 PRIMARY PLAT ENG
DATE: 01/01/2025
DRAWN BY: JRV
CHECKED BY: RME
PLOTTER: HP

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.02'	150.00'	005	N02° 11' 49"W	12.01'
C2	235.62'	150.00'	090	S45° 00' 00"W	212.13'
C4	117.81'	150.00'	045	S67° 30' 00"W	114.81'
C5	117.81'	150.00'	045	S22° 30' 00"E	114.81'
C6	117.81'	150.00'	045	S22° 30' 00"W	114.81'
C7	364.78'	1000.00'	021	S10° 16' 42"E	362.76'
C9	31.42'	20.00'	090	N45° 23' 35"W	28.28'
C10	31.42'	20.00'	090	S44° 36' 25"W	28.28'
C11	31.42'	20.00'	090	N44° 36' 25"E	28.28'
C12	31.42'	20.00'	090	S45° 23' 35"E	28.28'
C13	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C14	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C15	31.42'	20.00'	090	S44° 36' 25"W	28.28'
C16	31.42'	20.00'	090	N45° 23' 35"W	28.28'
C17	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C18	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C19	31.42'	20.00'	090	N44° 36' 25"E	28.28'
C20	31.42'	20.00'	090	S45° 23' 35"E	28.28'
C21	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C22	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C23	31.42'	20.00'	090	S44° 36' 25"W	28.28'
C24	31.42'	20.00'	090	N45° 23' 35"W	28.28'
C25	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C26	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C27	31.42'	20.00'	090	N44° 36' 25"E	28.28'
C28	31.42'	20.00'	090	S45° 23' 35"E	28.28'
C29	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C30	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C31	31.42'	20.00'	090	S44° 36' 25"W	28.28'
C32	31.59'	20.00'	090	N45° 08' 50"W	28.41'
C33	14.38'	179.50'	005	N02° 11' 49"W	14.38'
C34	26.40'	20.00'	076	N33° 19' 29"E	24.53'
C35	222.88'	179.50'	071	N35° 34' 15"E	208.83'
C36	31.42'	20.00'	090	N45° 00' 00"E	28.28'
C37	31.42'	20.00'	090	S45° 00' 00"E	28.28'
C38	38.48'	24.50'	090	N45° 00' 00"E	34.65'
C39	38.48'	24.50'	090	S45° 00' 00"E	34.65'
C40	31.42'	20.00'	090	S45° 00' 00"W	28.28'
C41	31.42'	20.00'	090	N45° 00' 00"W	28.28'
C42	38.48'	24.50'	090	N45° 00' 00"E	34.65'
C43	38.48'	24.50'	090	S45° 00' 00"E	34.65'
C44	31.42'	20.00'	090	S45° 00' 00"W	28.28'
C45	31.42'	20.00'	090	N45° 00' 00"W	28.28'
C46	38.48'	24.50'	090	N45° 00' 00"E	34.65'
C47	38.48'	24.50'	090	N45° 00' 00"W	34.65'
C48	31.42'	20.00'	090	N45° 00' 00"E	28.28'
C49	31.42'	20.00'	090	S45° 00' 00"E	28.28'
C50	38.48'	24.50'	090	S45° 00' 00"W	34.65'
C51	38.48'	24.50'	090	N45° 00' 00"E	34.65'
C52	31.42'	20.00'	090	S45° 00' 00"W	28.28'
C72	31.42'	20.00'	090	N90° 00' 00"E	28.28'
C73	92.34'	120.50'	044	N21° 57' 08"E	90.09'
C74	31.42'	20.00'	090	N45° 00' 00"W	28.28'
C75	31.42'	20.00'	090	S45° 00' 00"W	28.28'
C76	94.64'	120.50'	045	S22° 30' 00"E	92.23'
C81	31.24'	20.00'	090	N44° 51' 10"E	28.16'
C82	9.65'	120.50'	005	N02° 11' 49"W	9.65'
C83	29.85'	20.00'	086	N47° 14' 46"W	27.15'
C85	122.32'	940.00'	007	S03° 33' 21"E	122.23'
C86	31.42'	20.00'	090	S45° 23' 35"E	28.28'
C87	30.63'	19.50'	090	S44° 36' 25"W	27.58'
C88	30.63'	19.50'	090	S45° 23' 35"E	27.58'
C89	31.42'	20.00'	090	N44° 36' 25"E	28.28'
C90	31.42'	20.00'	090	S45° 23' 35"E	28.28'
C91	30.63'	19.50'	090	N44° 36' 25"E	27.58'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C92	30.63'	19.50'	090	N45° 23' 35"W	27.58'
C93	31.42'	20.00'	090	N44° 36' 25"E	28.28'
C94	31.42'	20.00'	090	S45° 00' 00"E	28.28'
C95	31.42'	20.00'	090	N45° 00' 00"E	28.28'
C96	31.42'	20.00'	090	S45° 00' 00"W	28.28'
C99	31.42'	20.00'	090	N45° 00' 00"W	28.28'
C103	94.64'	120.50'	045	S67° 30' 00"W	92.23'
C104	31.42'	20.00'	090	S00° 00' 00"E	28.28'
C105	65.40'	179.50'	021	S34° 33' 43"E	65.04'
C106	75.58'	179.50'	024	S12° 03' 43"E	75.02'
C107	31.42'	20.00'	090	S45° 00' 00"E	28.28'
C111	386.66'	1060.00'	021	S10° 16' 42"E	384.52'
C122	3.85'	47.00'	005	N35° 51' 30"E	3.85'
C123	10.81'	12.00'	052	N64° 01' 07"E	10.45'
C124	27.03'	30.00'	052	N64° 01' 07"E	26.12'
C125	89.38'	75.00'	068	N55° 41' 20"E	84.18'
C126	110.83'	93.00'	068	N55° 41' 20"E	104.39'
C127	82.82'	117.00'	041	N01° 16' 12"E	81.10'
C128	70.07'	99.00'	041	N01° 16' 12"E	68.62'
C129	16.88'	65.00'	015	N30° 46' 03"E	16.83'
C130	33.05'	18.90'	100	N31° 05' 15"E	29.00'
C131	1.57'	0.90'	100	N31° 05' 15"E	1.38'
C132	97.40'	109.00'	051	N55° 34' 58"E	94.19'
C133	113.49'	127.00'	051	N55° 34' 58"E	109.75'
C134	57.45'	109.00'	030	N14° 53' 03"E	56.79'
C135	66.94'	127.00'	030	N14° 53' 03"E	66.16'
C136	41.67'	41.00'	058	N28° 54' 08"E	39.90'
C137	23.38'	23.00'	058	N28° 54' 08"E	22.38'
C138	46.86'	127.00'	021	N47° 26' 58"E	46.59'
C139	40.22'	109.00'	021	N47° 26' 58"E	39.99'
C140	123.80'	69.00'	103	N14° 31' 12"W	107.85'
C141	156.09'	87.00'	103	N14° 31' 12"W	135.98'
C142	80.09'	53.00'	087	N22° 37' 38"W	72.69'
C143	52.89'	35.00'	087	N22° 37' 38"W	48.00'
C144	42.58'	356.50'	007	N17° 14' 37"E	42.55'
C145	40.43'	338.50'	007	N17° 14' 37"E	40.40'
C146	70.47'	53.00'	076	N51° 54' 40"E	65.39'
C147	46.53'	35.00'	076	N51° 54' 40"E	43.18'
C148	127.68'	117.00'	063	N58° 44' 11"E	121.44'
C149	147.33'	135.00'	063	N58° 44' 11"E	140.12'
C150	34.44'	91.00'	022	N38° 18' 52"E	34.23'
C151	27.63'	73.00'	022	N38° 18' 52"E	27.46'
C152	70.79'	127.00'	032	N33° 11' 13"E	69.88'
C153	60.76'	109.00'	032	N33° 11' 13"E	59.98'
C154	19.32'	73.00'	015	N24° 47' 53"E	19.26'
C155	24.08'	91.00'	015	N24° 47' 53"E	24.01'
C156	52.75'	109.00'	028	N18° 30' 53"E	52.24'
C157	61.46'	127.00'	028	N18° 30' 53"E	60.86'
C158	284.75'	153.00'	107	N57° 58' 04"E	245.40'
C159	251.25'	135.00'	107	N57° 58' 04"E	216.53'
C160	120.68'	97.00'	071	N75° 38' 32"E	113.05'
C161	143.08'	115.00'	071	N75° 38' 32"E	134.03'
C162	26.23'	65.00'	023	N51° 33' 40"E	26.05'
C163	24.63'	47.00'	030	N55° 00' 48"E	24.35'
C164	42.51'	53.00'	046	N47° 03' 04"E	41.38'
C165	18.18'	35.00'	030	N38° 57' 21"E	17.98'
C166	19.79'	65.00'	017	N32° 47' 50"E	19.71'
C167	14.31'	47.00'	017	N32° 47' 50"E	14.25'
C168	25.01'	53.00'	027	N28° 00' 01"E	24.78'
C169	16.52'	35.00'	027	N28° 00' 01"E	16.36'
C170	33.91'	37.00'	053	N40° 44' 10"E	32.73'
C171	50.40'	55.00'	053	N40° 44' 10"E	48.66'
C172	11.10'	17.00'	037	N48° 16' 50"E	10.91'
C173	32.45'	35.00'	053	N40° 25' 47"E	31.30'

PROJECT BM

A U.S. COAST & GEODETIC SURVEY MARKER, STAMPED "D-112", SET IN THE TOP OF A CONCRETE POST, IN THE NORTHWEST QUARTER OF THE INTERSECTION OF STATE ROAD 32 AND CENTINIAL ROAD. ELEV. 918.80 (NAVD 88)

SITE TBM #1

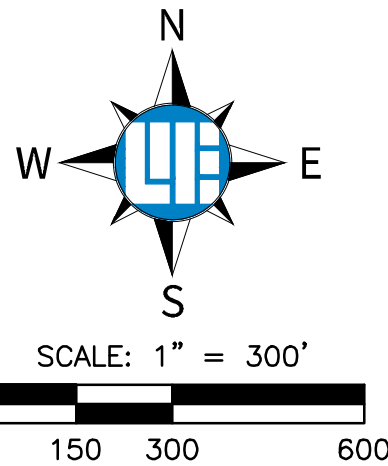
RAILROAD SPIKE IN THE NORTH FACE OF A UTILITY POLE, LOCATED IN THE NORTHEAST QUADRANT OF THE SITE, APPROXIMATELY 25 FEET SOUTH OF STATE ROAD 32 AND 4.5 FEET EAST OF THE DRIVE OF THE 2423 WEST STATE ROAD 32 PROPERTY. ELEV. 904.41 (NAVD 88)

SITE TBM #2

MAGNAIL IN THE NORTH FACE OF A UTILITY POLE, LOCATED BY THE EAST PROPERTY LINE IN THE NORTHEAST QUADRANT OF THE SITE, APPROXIMATELY 250 FEET SOUTH OF STATE ROAD 32 AND 28 FEET WEST OF THE NORTHWEST CORNER OF A HOUSE. ELEV. 896.98 (NAVD 88)

SITE TBM #3

MAGNAIL IN THE NORTH FACE OF A UTILITY POLE, LOCATED NORTHWEST OF THE SITE, APPROXIMATELY 80 FEET SOUTH AND 15 FEET EAST OF THE HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTH-EAST QUARTER OF SEC. 5, T-18-N, R-3-E. ELEV. 920.07 (NAVD 88)



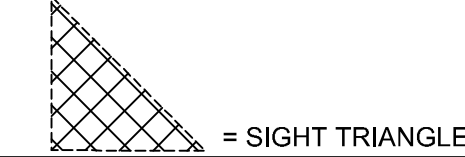
LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING THAT 143.24 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER 132400019 UNDER WEIHE ENGINEERS, INC., PROJECT NUMBER W240693 ON MARCH 11, 2026 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT, THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST 1947.18 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2010015816 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS WEST 761.33 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED AS A "WEIHE REBAR"); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR, THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.84 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST 752.86 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT, THENCE CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 11 SECONDS EAST 655.40 FEET TO THE NORTHWEST CORNER OF THE LANDS OF C&J REAL PROPERTIES, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2022-033765; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.10 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED "FRITZ BOUNDARY CORNER"; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.75 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR, THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 872.06 FEET TO THE CENTERLINE OF EAGLE CREEK, THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.54 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2010015816; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 29 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.79 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS WEST 10.81 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST 1171.22 FEET TO THE POINT OF BEGINNING, CONTAINING 143.24 ACRES, MORE OR LESS.

LEGEND

—————	= PROPERTY BOUNDARY
—————	= ADJOINER
—————	= RIGHT-OF-WAY LINE
—————	= BUILDING SETBACK LINE (B.S.L.)
—————	= EASEMENT
·····	= NORMAL POOL
—————	= PROPOSED CENTERLINE
C.A.	= COMMON AREA
D.&U.E.	= DRAINAGE AND UTILITY EASEMENT
D.U.&S.E.	= DRAINAGE UTILITY AND SANITARY EASEMENT
ROW	= RIGHT-OF-WAY
**25' B.S.L.	= 25' SHALL BE REQUIRED BETWEEN ALLEY PAVEMENT AND GARAGE DOORS
P.A.E.	= PEDESTRIAN ACCESS EASEMENT
P.A.&D.E.	= PEDESTRIAN ACCESS AND DRAINAGE EASEMENT
⊕	= TEMPORARY BENCH MARK
—————	= SECTION LINE



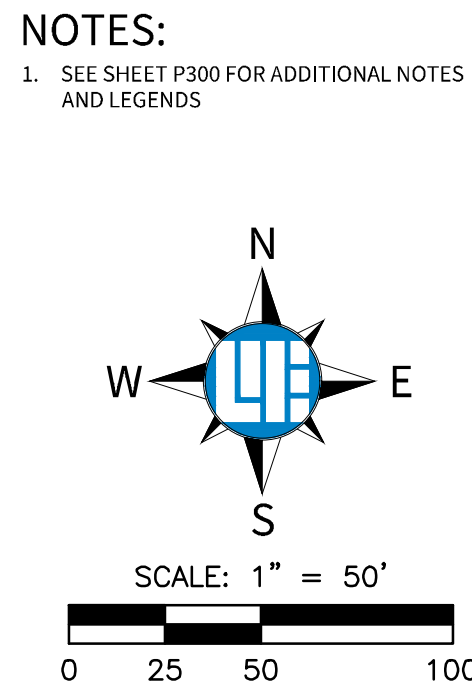
DEVELOPMENT STANDARDS

EXISTING ZONING: TOWNE ROAD CROSSING PUD

	AREA A	AREA B	AREA C
NUMBER OF LOTS	95	67	116
MINIMUM LOT AREA	8,000 SF	5,500 SF	NO MIN.
MINIMUM LOT WIDTH	80'	50'	NO MIN.
MINIMUM SETBACK LINES			
FRONT YARD	20'	*10'	0'
SIDE YARD	5'	**3'	0'
REAR YARD	20'	***25'	0'

*PORCHES, STOOPS AND STEPS ARE PERMITTED TO ENCR OACH BY 3' INTO THE SETBACK

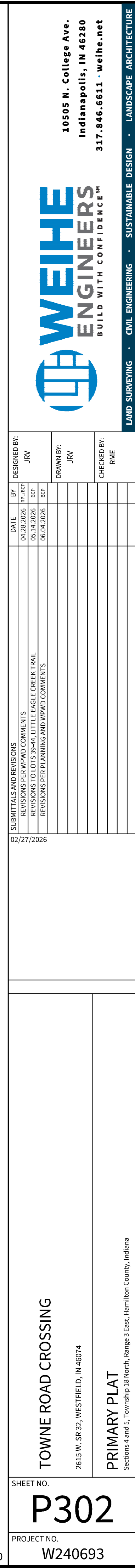
**10' WHERE ADJACENT TO AN ALLEY

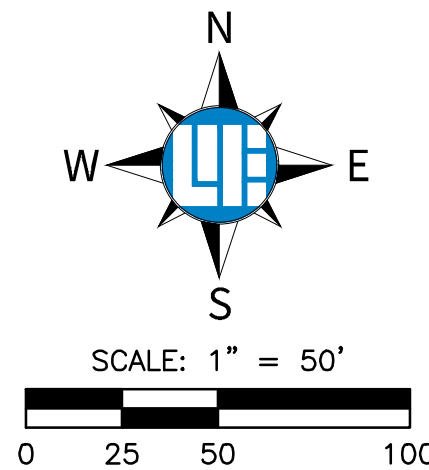


TOWNE ROAD CROSSING 2015 W. SR 32, WESTFIELD, IN 46074 PRIMARY PLAT Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana	
SHEET NO.	P301
PROJECT NO.	W240693



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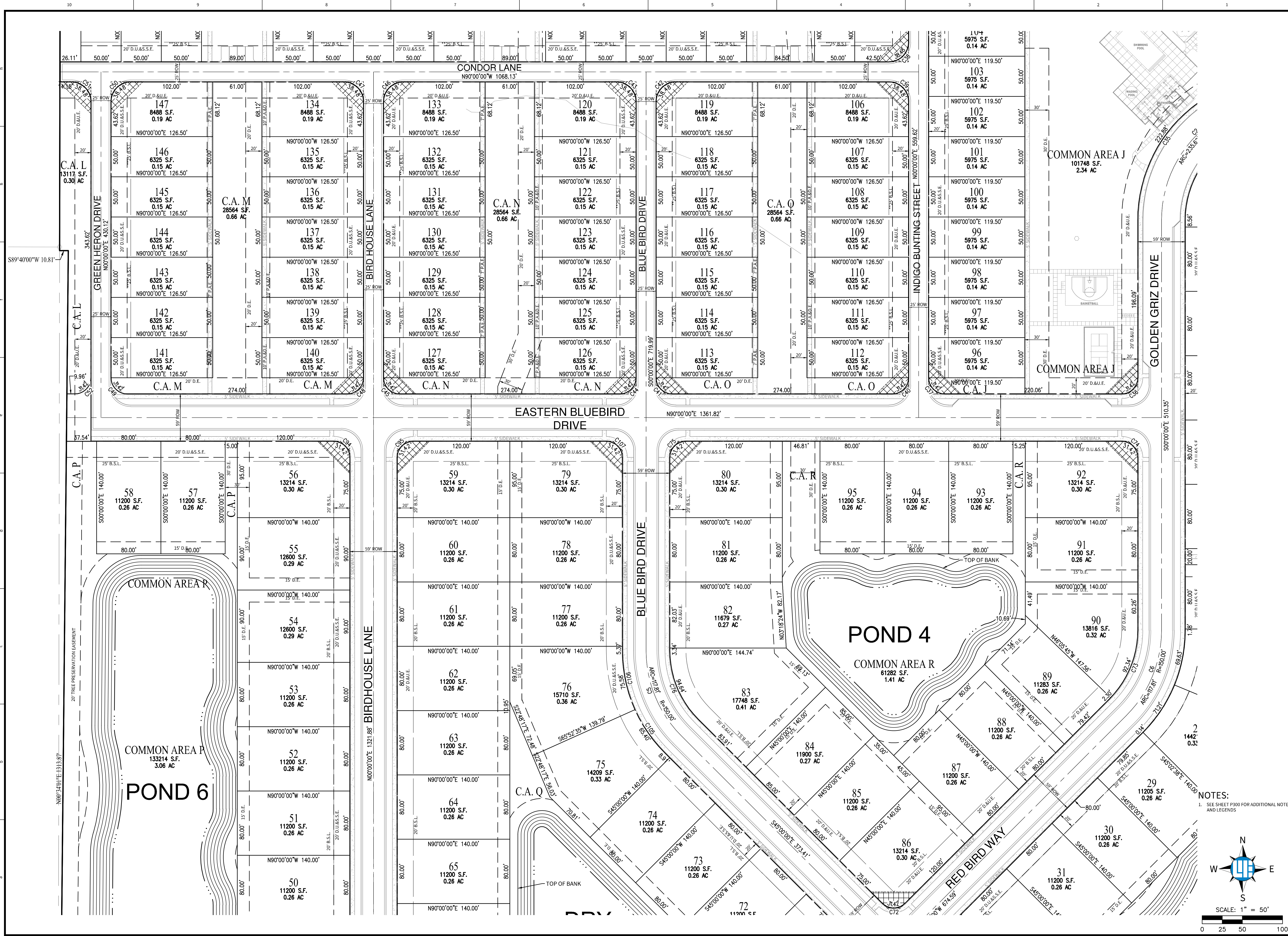




TOWNE ROAD CROSSING 2615 W. SR 32, WESTFIELD, IN 46074	PRIMARY PLAT Sections 4 and 5, Township 18 North, Range 2 East, Hamilton County, Indiana
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[illegible]

LOCATION: IN 2024 W40693 Engineering preliminary plat for 300 primary plat area
DATE: 01/22/2025
DRAWN BY: JRV
PLOTTER BY: JRV



NOTES:
1. SEE SHEET P300 FOR ADDITIONAL NOTES AND LEGENDS

SCALE: 1" = 50'

10505 N. College Ave.
Indianapolis, IN 46280
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CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE

DATE	BY	REVISION
04.22.2025	JRV	REVISED PER WFO COMMENTS
05.12.2025	JRV	REVISED PER WFO COMMENTS
06.02.2025	JRV	REVISED PER WFO COMMENTS

DATE: 02/27/2026

DESIGNED BY: JRV

DRAWN BY: JRV

CHECKED BY: RME

TOWNE ROAD CROSSING

2615 W. SR 32, WESTFIELD, IN 46074

PRIMARY PLAT

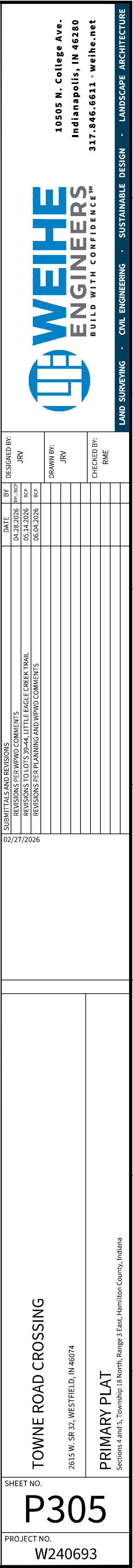
Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana

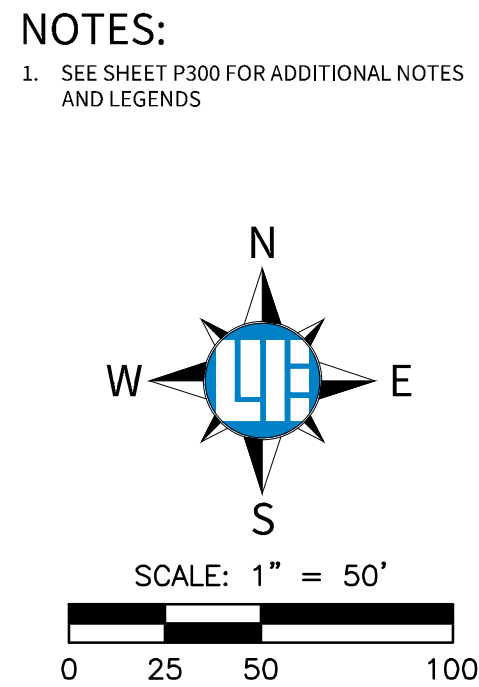
SHEET NO.

P304

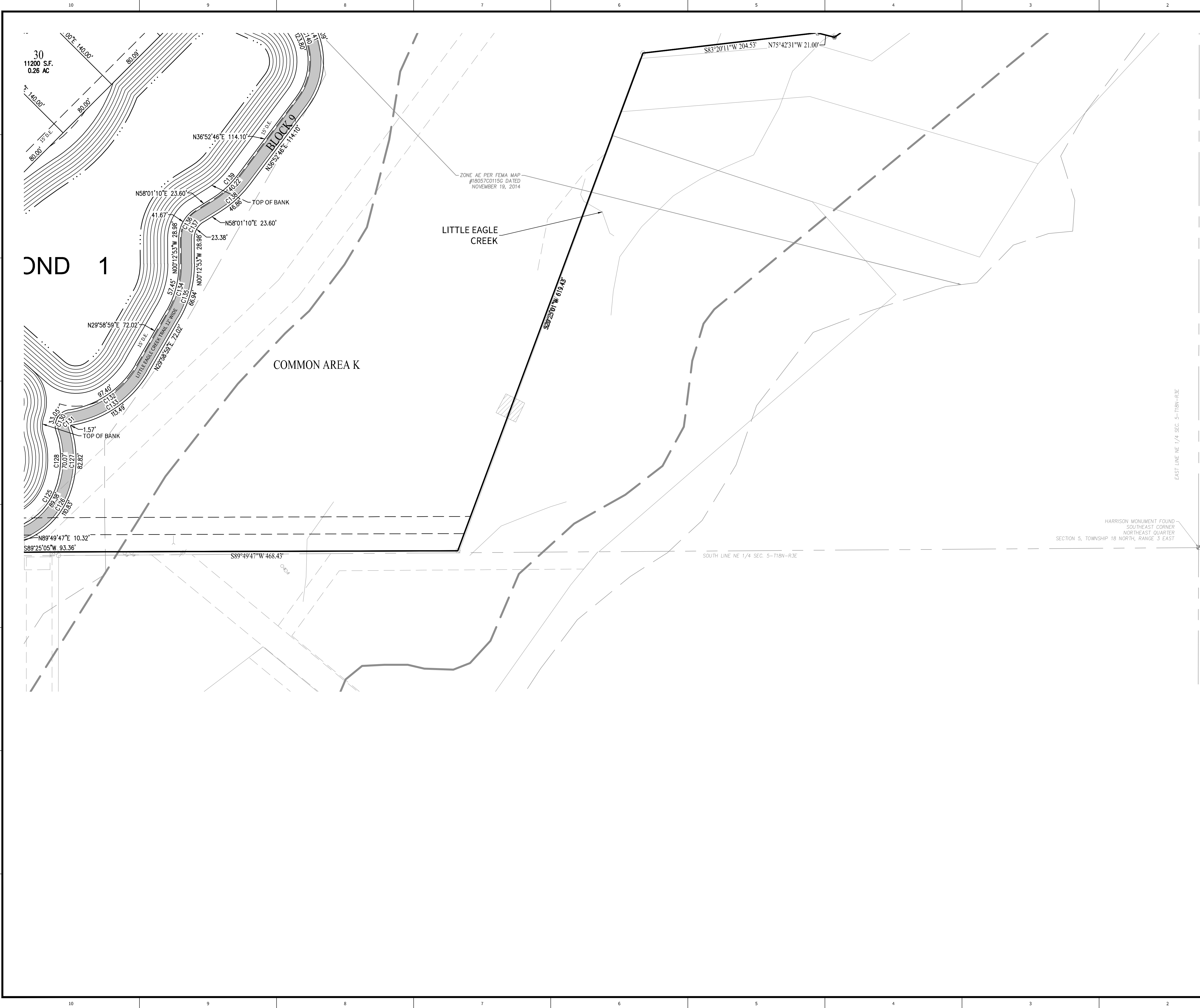
PROJECT NO.

W240693

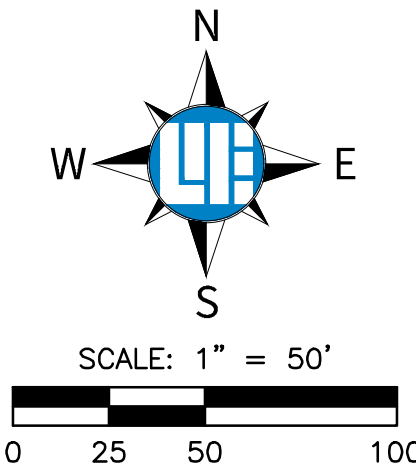




LOCATION: I:\2024\W240693\Engineering\primary\plat\p300 PRIMARY PLAT.dwg
DATE/TIME: June 04, 2024 - 12:39pm
PLOTTER: HP DesignJet 500



NOTES:
1. SEE SHEET P300 FOR ADDITIONAL NOTES AND LEGENDS



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DATE	BY	DESIGNED BY:
04.28.2026	JRV	JRV
05.14.2026	JRV	JRV
06.02.2026	JRV	JRV

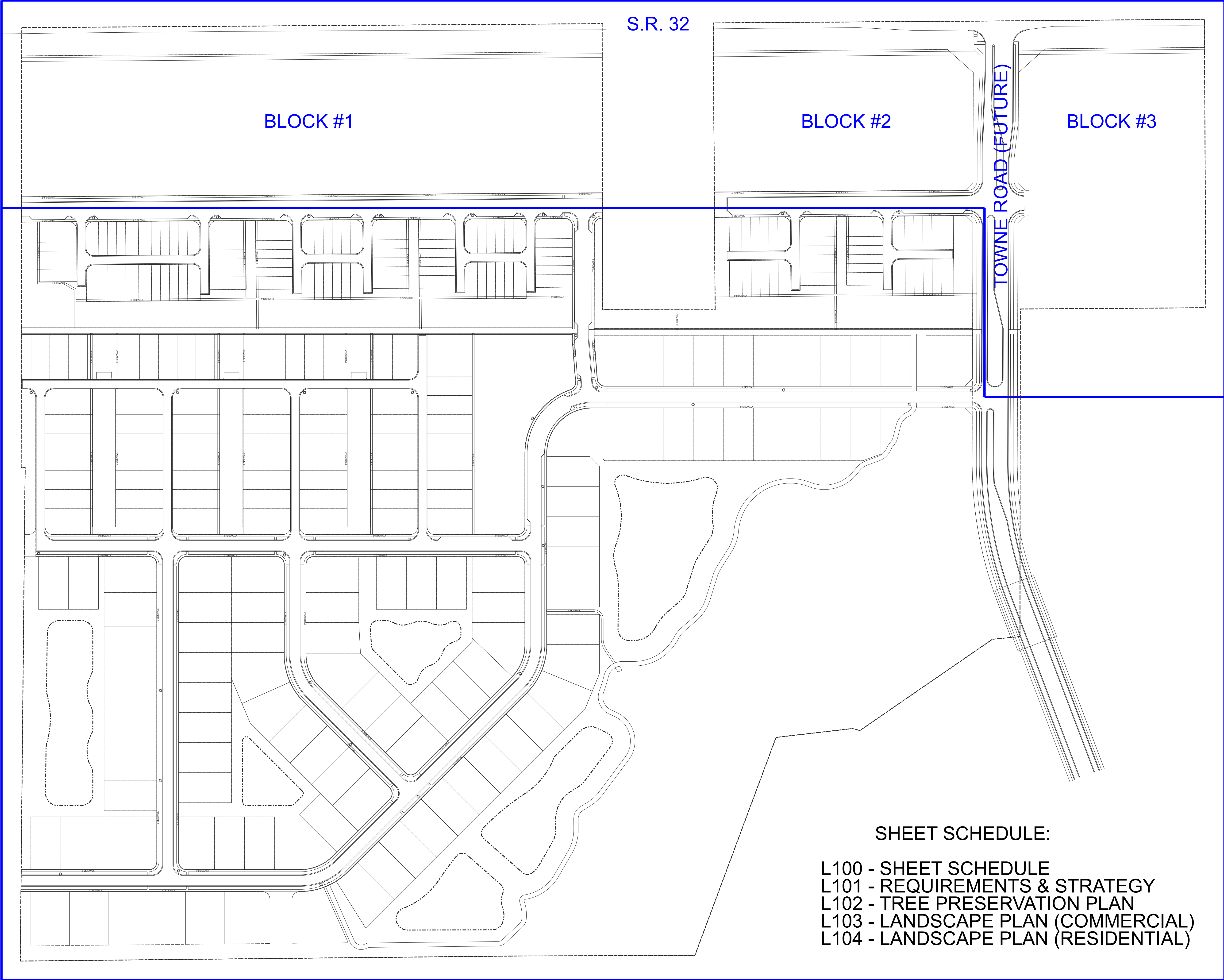
DATE	BY	CHECKED BY:
02/27/2026	JRV	RME

TOWNE ROAD CROSSING
2615 W. SR. 32, WESTFIELD, IN 46074

PRIMARY PLAT
Sections 4 and 5, Township 18 North, Range 3 East, Hamilton County, Indiana

SHEET NO.
P307

PROJECT NO.
W240693



S.R. 32

BLOCK #1

BLOCK #2

BLOCK #3

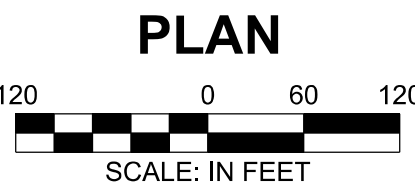
TOWNE ROAD (FUTURE)

COMMERCIAL

RESIDENTIAL

SHEET SCHEDULE:

- L100 - SHEET SCHEDULE
- L101 - REQUIREMENTS & STRATEGY
- L102 - TREE PRESERVATION PLAN
- L103 - LANDSCAPE PLAN (COMMERCIAL)
- L104 - LANDSCAPE PLAN (RESIDENTIAL)

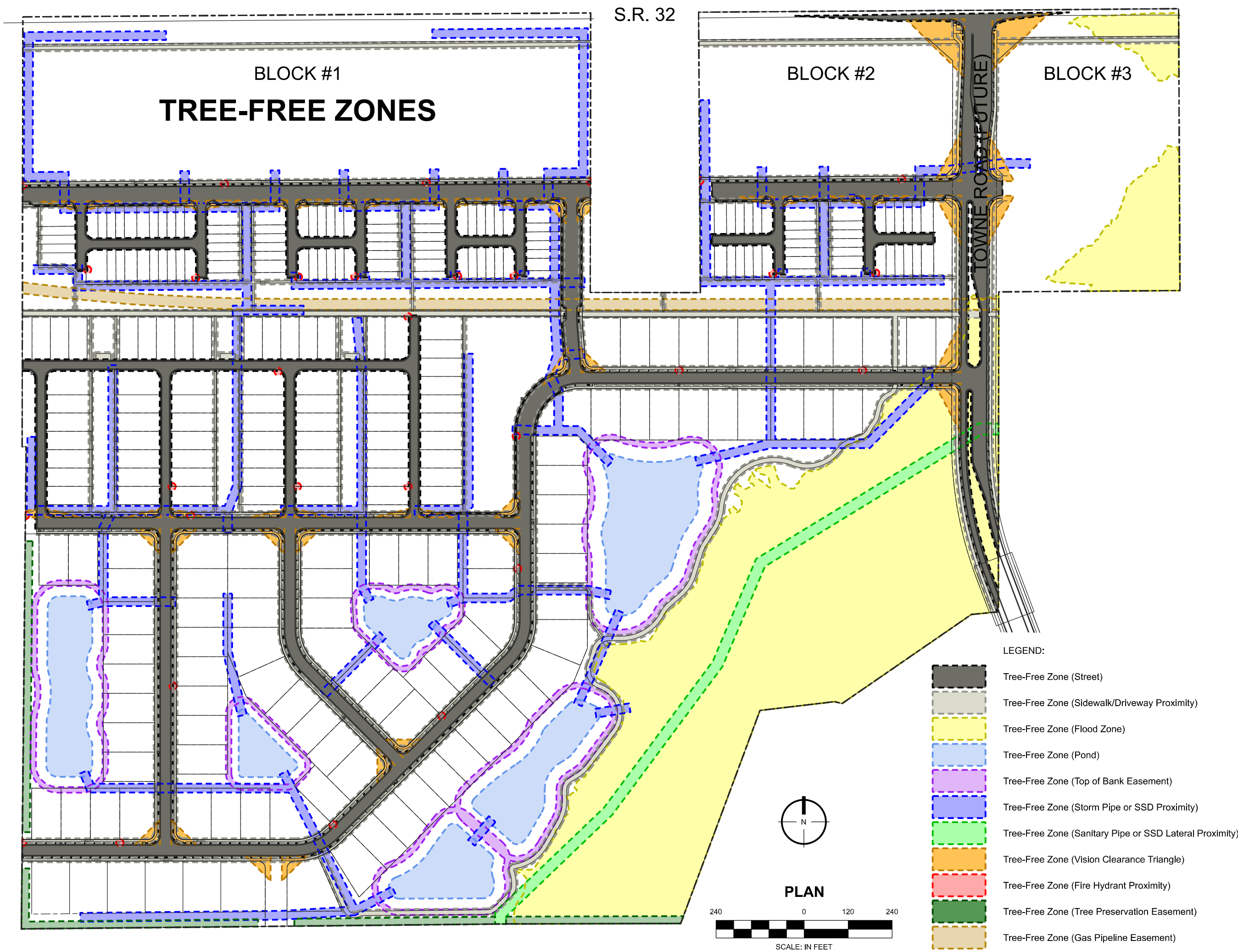


REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
Modified plan per revised site layout	05/05/2025	EWS	W240693
Modified plan per revised site layout	05/11/2025	EWS	DWG NAME: Landscape Plan
Modified plan per revised site layout	05/11/2025	EWS	DESIGNED BY: EWS
Modified plan per revised site layout	05/11/2025	EWS	DRAWN BY: EWS
Modified plan per revised site layout	05/11/2025	EWS	CHECKED BY: EWS
Modified plan per revised site layout	05/11/2025	EWS	DATE: 04/01/2026

TOWNE ROAD CROSSING - PRIMARY PLAT

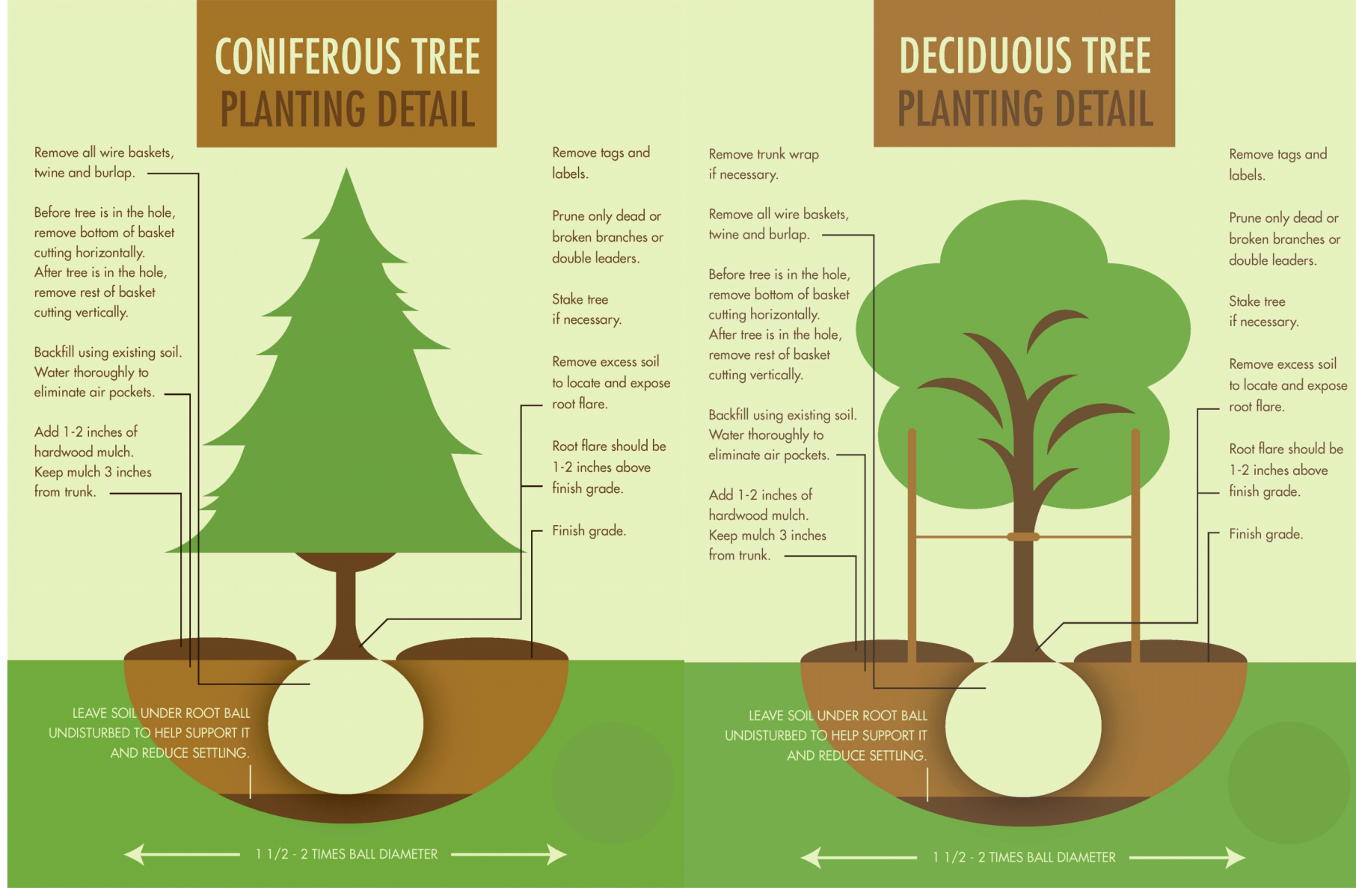
LANDSCAPE PLAN - SHEET SCHEDULE
2615 W. SR 32, WESTFIELD, IN 46074
Sections 4 & 5, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W2407693

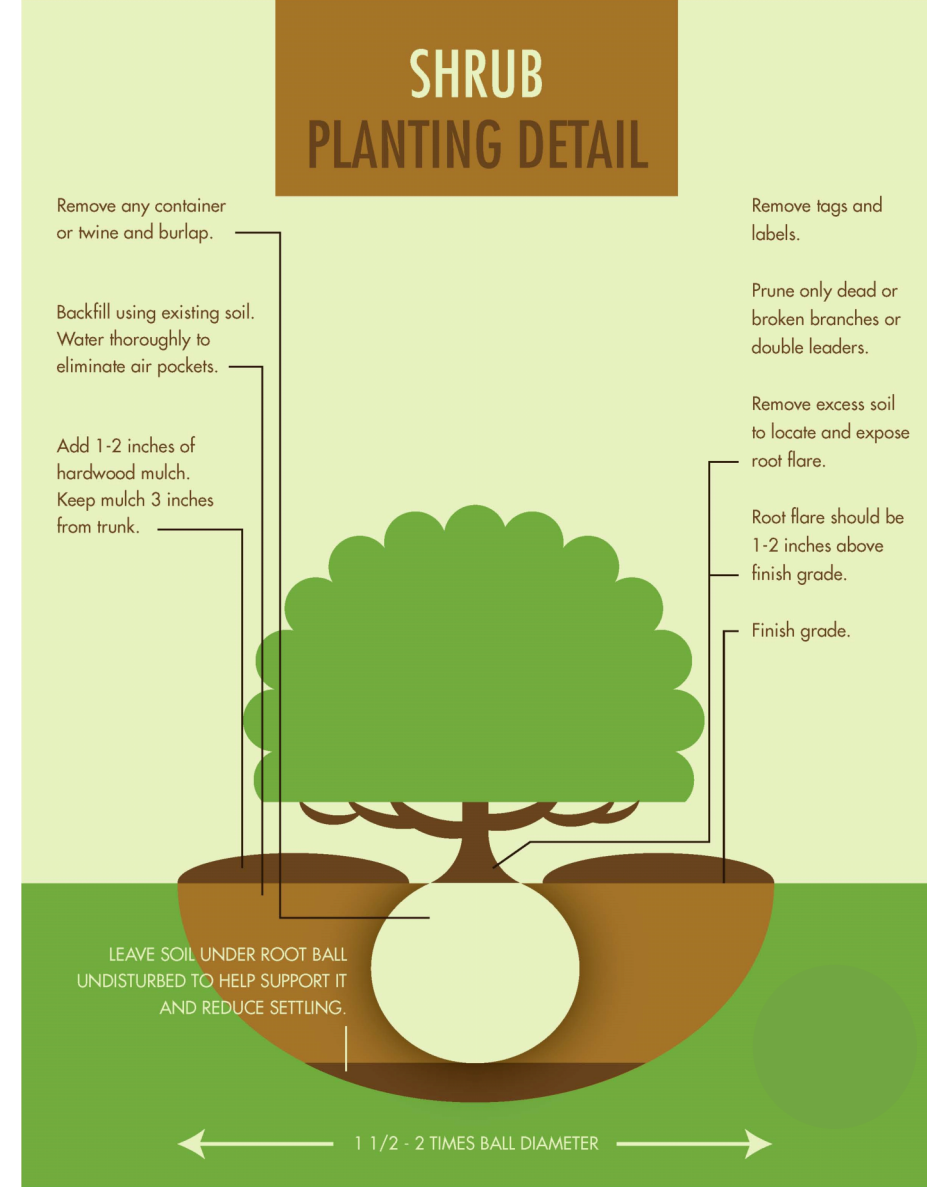


LANDSCAPING REQUIREMENTS AND STRATEGY FOR TOWNE ROAD CROSSING								
TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR TOWNE ROAD CROSSING P.U.D. AND/OR ZONING COMMITMENTS	3' HIGH MOUND	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHRUBS
EXTERNAL STREET FRONTAGE (STATE ROAD 32 ENHANCEMENTS) BLOCK #1	ARTERIAL	~1,500 LINEAL FEET UNENCUMBERED (TREES) ~1,548 LINEAL FEET UNENCUMBERED (SHRUBS)	PER U.D.O., P.U.D., AND ZONING COMMITMENTS: 30' WIDE TRAIL CORRIDOR WITH 3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES +25 SHRUBS PER 100 LINEAL FEET. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE UNDULATING MOUNDS WHERE FEASIBLE. AT LEAST THREE SEATING AREAS WITH BENCHES, ONE BIKE MAINTENANCE STAND, AND AT LEAST SIXTY FEET OF WALL AT EACH OF THREE LOCATIONS DESCRIBED IN ZONING COMMITMENTS. IN STAGES AS COMMERCIAL PARCELS ARE CONSTRUCTED. BY COMMERCIAL DEVELOPER/BUILDER	N/A	45	30	0	387
EXTERNAL STREET FRONTAGE (STATE ROAD 32 ENHANCEMENTS) BLOCK#2	ARTERIAL	~618 LINEAL FEET UNENCUMBERED (TREES) ~624 LINEAL FEET UNENCUMBERED (SHRUBS)		N/A	19	13	0	156
EXTERNAL STREET FRONTAGE (STATE ROAD 32 ENHANCEMENTS) BLOCK #3	ARTERIAL	~197 LINEAL FEET UNENCUMBERED (TREES) ~202 LINEAL FEET UNENCUMBERED (SHRUBS)		N/A	6	4	0	51
EXTERNAL STREET FRONTAGE (TOWNE ROAD) BLOCK #2	ARTERIAL	~225 LINEAL FEET UNENCUMBERED (TREES) ~263 LINEAL FEET UNENCUMBERED (SHRUBS)		N/A	7	5	0	74
EXTERNAL STREET FRONTAGE (TOWNE ROAD) BLOCK #3	ARTERIAL	~389 LINEAL FEET UNENCUMBERED (TREES) ~522 LINEAL FEET UNENCUMBERED (SHRUBS)	PER U.D.O., P.U.D., AND ZONING COMMITMENTS: 10' WIDE PLANTING STRIP WITH 3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES +25 SHRUBS PER 100 LINEAL FEET. IN STAGES AS COMMERCIAL PARCELS ARE CONSTRUCTED. BY COMMERCIAL DEVELOPER/BUILDER	N/A	12	8	0	131
EXTERNAL STREET FRONTAGE (TOWNE ROAD) RESIDENTIAL	ARTERIAL	~241 LINEAL FEET UNENCUMBERED (TREES) ~361 LINEAL FEET UNENCUMBERED(SHRUBS)	PER U.D.O. AND P.U.D.: 30' WIDE PLANTING STRIP WITH 4 EVERGREEN TREES + 3 SHADE TREES + 2 ORNAMENTAL TREES +25 SHRUBS PER 100 LINEAL FEET + MINIMUM THREE FOOT HIGH UNDULATING MOUND. BY RESIDENTIAL DEVELOPER	YES	8	5	10	91
EAST PERIMETER BUFFER	N/A	N/A	PER P.U.D.: NONE. (BUT CONSERVING EXISTING VEGETATION WITHIN FLOOD ZONE)	N/A	0	0	0	0
SOUTH PERIMETER BUFFER	N/A	N/A	PER P.U.D.: NONE. (BUT PROVIDING 20' TREE PRESERVATION EASEMENT)	N/A	0	0	0	0
WEST PERIMETER BUFFER	N/A	N/A	PER P.U.D.: NONE. (BUT PROVIDING 20' TREE PRESERVATION EASEMENT)	N/A	0	0	0	0
MIDLAND TRAIL ENHANCEMENTS	N/A	~LINEAL FEET	PER P.U.D.: 1 SHADE TREE PER 30 LINEAL FEET OF TRAIL STAGGERED ON EITHER SIDE OF PATH WHERE UNENCUMBERED. EXISTING TREES COUNT TOWARDS THIS GOAL. ADDITIONAL ENHANCEMENTS SHALL INCLUDE 2 SEATING AREAS (MINIMUM 300 SQUARE FEET) EACH CONTAINING 2 BIKE RACKS + 1 BIKE MAINTENANCE STAND + BENCHES/TABLES + 1 SHADE STRUCTURE. BY RESIDENTIAL DEVELOPER	N/A	~83	0	0	0
LOT (OPEN SPACE/COMMONS)	N/A	~11.12 ACRES UNENCUMBERED	PER P.U.D.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE TREES. SOME TREES WILL BE INSTALLED AROUND PONDS. BY RESIDENTIAL DEVELOPER	N/A	0 (112 MINUS 172 EQUALS -60)		0	
LOT AMENITY	N/A	~1.83 ACRES UNENCUMBERED	SEPARATE W.D.P.W. SUBMITTAL. BY RESIDENTIAL DEVELOPER	N/A	TBD	189		TBD
LOT (P.U.D. AREA "A" S-F DETACHED)	NA	95 LOTS <8,000 SF	PER U.D.O.: 4 SHADE TREES + 2 ORNAMENTAL/EVERGREEN TREES + 4 SHRUBS PER LOT. BY RESIDENTIAL BUILDER	N/A	380	190		380
LOT (P.U.D. AREA "B" S-F DETACHED)	NA	67 LOTS <8,000 SF	PER U.D.O.: 2 SHADE TREES + 1 ORNAMENTAL/EVERGREEN TREE + 4 SHRUBS PER LOT. BY RESIDENTIAL BUILDER	N/A	134	67		268
LOT (P.U.D. AREA "C" S-F ATTACHED)	NA	117 LOTS	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. BY RESIDENTIAL BUILDER	N/A	117	0		468
LOT (P.U.D. AREA "D" GEN. BUSINESS)	NA	TBD	PER U.D.O.: 10 SHADE TREES + 10 ORNAMENTAL/EVERGREEN TREES +25 SHRUBS PER ACRE. ADDITIONALLY, PARKING LOT LANDSCAPING REQUIREMENTS PER U.D.O. BY COMMERCIAL DEVELOPER	N/A	TBD	TBD		TBD
LOCAL STREET (RIGHT-OF-WAY)	N/A	~12,834 LINEAL FEET UNENCUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. ALONG BOTH SIDES OF STREET. VARIABLE O.C. SPACING OF 25' (P.U.D.) TO 60' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY RESIDENTIAL BUILDER ALONG LOTS AND BY RESIDENTIAL DEVELOPER ALONG COMMON AREAS.	N/A	~257	0	0	0
THE ABOVE MEASUREMENTS AND SUBSEQUENT PLANT QUANTITIES ARE BASED ON KNOWN ENCUMBRANCES (DUE TO PROXIMITY RESTRICTIONS) AT TIME OF PRIMARY PLAT APPROVAL. THIS TABLE WILL BE REVISED AS THE SITE LAYOUT IS REFINED DURING THE SECONDARY PLAT APPROVAL PROCESS.								

- PROJECT NOTES:
- Unless otherwise specified, all plant material shall be installed by the Developer.
 - All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Type-A list this sheet. All Street Trees shall be planted a minimum twenty-five (25) feet on-center.
 - The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #4, #5, and #6. Minimum five roughly equal species.
 - No trees shall be planted within 4 feet of any pavement.
 - No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain, sanitary sewer subsurface drain lateral, or fire hydrant.
 - No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Vision Clearance Triangle.
 - No plantings shall be located in perimeter street rights-of-way unless otherwise approved by the Department of Public Works.
 - Per City Engineer no plantings shall be installed in a standard Drainage Easement, Tree Preservation Easement or Top Of Bank Easement.
 - Per County Surveyor no planting shall be installed in a Regulated/Legal Drain Easement; and no plantings shall be installed in a flood zone without mitigation).
 - 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 vertical structures or other tree trunks.
 - At the time of installation the minimum plant size shall be minimum two (2) inch caliper and eight (8) feet tall for all single leader deciduous trees or minimum eight (8) feet tall for clump form deciduous trees, six (6) feet tall for evergreen trees, eighteen (18) inches for shrubs. However, the minimum tree size for all deciduous trees within the State Road 32 Trail Corridor shall be two and one half (2.5) inch caliper.
 - All Shade Trees within the State Road 32 Trail Corridor shall be planted a minimum fifteen (15) feet on-center.
 - All proposed plant material shall be installed per the Planting Details below—including mulch rings for isolated plants or mulch beds where plants are in close proximity to one another.
 - All Common Areas that have been disturbed during construction shall receive a permanent ground cover to comply with erosion control standards.



COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horedchestnut, Red	<i>Aesculus x carnea 'Briotii'</i>
Katsuristree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa 'Sterling Silver'</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendrom tulipifera</i>
Zelkova	<i>Zelkova serrata</i>



REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
Modified plan per revised site layout	05/05/2025	EWS	W2407693
Modified plan per revised site layout	05/11/2025	EWS	
Modified plan per revised site layout	06/10/2025	EWS	
Added notes per TDC comments	06/10/2025	EWS	
DESIGNED BY: EWS			
DRAWN BY: EWS			
CHECKED BY: EWS			
DATE: 04/01/2026			

S.R. 32

TOWNE ROAD (FUTURE)

TREE
PRESERVATION DETAIL

GUIDELINES

1. Erect fence barriers around all "saved" trees near the construction activity.

2. Fence multiple trees together when possible.

3. Fence barriers shall be placed outside the drip line and as far from the tree as construction permits.

4. Fence posts shall be placed no further than 15 feet apart.

5. No staging of material or grading shall occur within the fenced tree preservation area.

LEGEND:

Tree Preservation Easement (20' Wide)

Tree Preservation Fencing

PLAN

SCALE: IN FEET

Platinum Properties

9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
				W240693
				DWG NAME: Landscape Plan
				DESIGNED BY: EWS
				DRAWN BY: EWS
				CHECKED BY: EWS
				DATE: 06/10/2026

TOWNE ROAD CROSSING - PRIMARY PLAT

2615 W. SR 32, WESTFIELD, IN 46074

LANDSCAPE PLAN - TREE PRESERVATION

Sections 4 & 5, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L102

PROJECT NO.

W2407693

Page 46 of 65



COMMERCIAL AREA NOTES:

1. Refer to Project Notes on Sheet L101.
2. Refer to Landscaping Requirements and Strategy table on Sheet L101.
3. The plantings on this sheet are conceptual, but represent the general type (Street Tree, Shade Tree, Ornamental Tree, Evergreen Tree, Shrub) and quantity of plantings that meet the requirements of the PUD and Zoning Commitments for the overall commercial district (Area D). A Landscape Plan with final plant locations, species, and quantities shall be submitted for each parcel/lot at the Secondary Plat/Constuction Document phase of development. Given the piecemeal nature of commercial construction, it shall be the responsibility of the Commercial Developer to insure that the State Road 32 enhancements are incorporated according to the Zoning Commitments (see also "additional elements" listed in the Landscaping Requirements and Strategy table on Sheet L101).
4. Commercial Developer should be aware that if the proposed Towne Road extension is completed prior to development being completed in Block #3, the flood zone may also be updated--partially or altogether eliminating current encumbrances associated with the flood zone. If proven true, the extent and quantity of required Trail Corridor plantings may also increase.

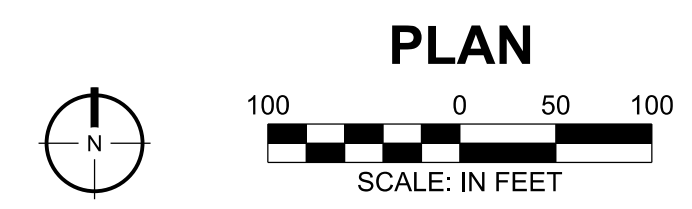
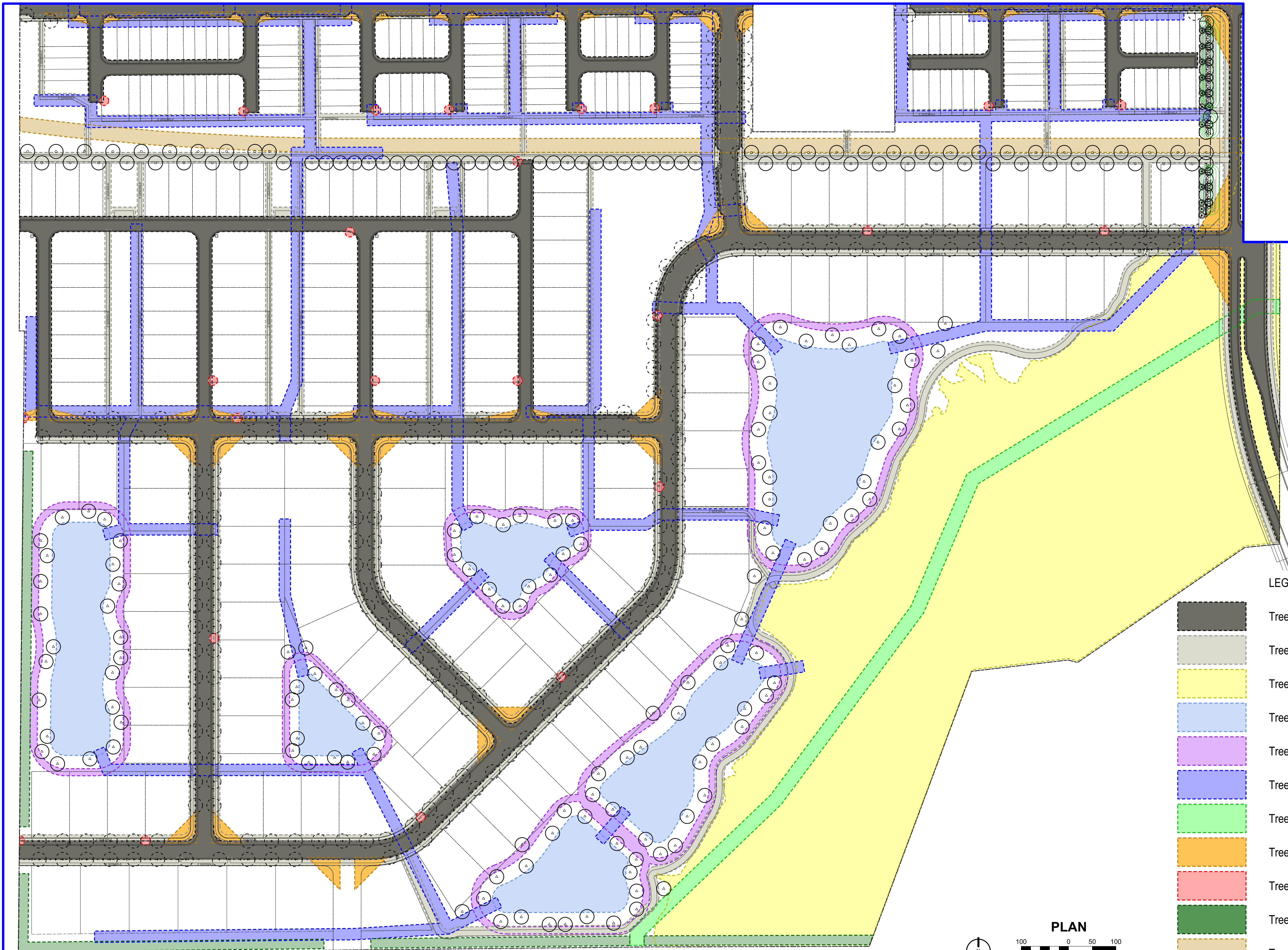
PLANT SCHEDULE:

- Shade Trees:
- Perimeter Street
 - Local Street
- Ornamental Trees:
- Perimeter Street
- Shrubs:
- Perimeter Street

LEGEND:

- Tree-Free Zone (Street)
- Tree-Free Zone (Sidewalk/Driveway Proximity)
- Tree-Free Zone (Legal Drain Easement or Flood Zone)
- Tree-Free Zone (Pond)
- Tree-Free Zone (Top of Bank Easement)
- Tree-Free Zone (Storm Pipe Proximity)
- Tree-Free Zone (Sanitary Pipe and/or SSD Lateral Proximity)
- Tree-Free Zone (Vision Clearance Triangle)
- Tree-Free Zone (Fire Hydrant Proximity)
- Tree-Free Zone (Tree Preservation Easement)
- Tree-Free Zone (Gas Pipeline Easement)

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
Modified sheet number	08/10/2026	EVS	W240693
Modified plan and added notes per revised TFC comments.	08/10/2026	EVS	
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:			04/01/2026



PLAN

- RESIDENTIAL DISTRICTS NOTES:
1. Refer to Project Notes on Sheet L101.
 2. Refer to Landscaping Requirements and Strategy table on Sheet L101.
 3. The plantings on this sheet are conceptual, but represent the general type (Street Tree, Shade Tree, Ornamental Tree, Evergreen Tree, Shrub) and quantity of plantings that meet the requirements of the PUD and Zoning Commitments for the residential districts (Area A, B, and C). Final plant locations, species, and quantities shall be included in the Secondary Plat/Construction Document submittal.

- PLANT SCHEDULE:
- Shade Trees:
- Local Street
 - Midland Trail
 - Retention Ponds
- Ornamental Trees:
- Perimeter Street
- Evergreen Trees:
- Perimeter Street
- Shrubs:
- Perimeter Street

- LEGEND:
- Tree-Free Zone (Street)
 - Tree-Free Zone (Sidewalk/Driveway Proximity)
 - Tree-Free Zone (Legal Drain Easement or Flood Zone)
 - Tree-Free Zone (Pond)
 - Tree-Free Zone (Top of Bank Easement)
 - Tree-Free Zone (Storm Pipe Proximity)
 - Tree-Free Zone (Sanitary Pipe and/or SSD Lateral Proximity)
 - Tree-Free Zone (Vision Clearance Triangle)
 - Tree-Free Zone (Fire Hydrant Proximity)
 - Tree-Free Zone (Tree Preservation Easement)
 - Tree-Free Zone (Gas Pipeline Easement)

Platinum Properties
9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256

DATE	BY	PROJECT NO.
05/05/2025	EWS	W240693
05/11/2025	EWS	DWG NAME:
05/26/2025	EWS	Landscaping Plan
05/26/2025	EWS	Worksheet number
05/26/2025	EWS	DESIGNED BY:
05/26/2025	EWS	DRAWN BY:
05/26/2025	EWS	CHECKED BY:
05/26/2025	EWS	DATE:

TOWNE ROAD CROSSING - PRIMARY PLAT
2615 W. SR. 32, WESTFIELD, IN 46074

LANDSCAPE PLAN - RESIDENTIAL DISTRICT
Sections 4 & 5, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L104

PROJECT NO.
W240693



Petition Number: 2607-SPP-07 & 2607-ODP-05

Project Name: Trillium, Phase 2 (199th & Monon PUD Addition)

Subject Site Location: Generally located south and adjacent to 199th Street, and west of and adjacent to the Monon Trail. ("the Property")

Petitioner: OE Trillium, LLC by Kimley-Horn & Associates

Requests: The Petitioner requests Overall Development Plan & Primary Plat review of a fourteen (14) lot residential subdivision on 7.1 acres +/- in the 199th & Monon Planned Unit Development (PUD) District.

Current Zoning: 199th & Monon PUD District, Amendment I (Ord. 26-09)

Current Land Use: Vacant

Acreage: 7.1 acres +/-

Staff Reviewer: Daine Crabtree, Current Planning Manager

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS [Article 10.7(H) of the 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 Outlots 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 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, stormwater 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.
-



PRIMARY PLAT (SPP) REVIEW STANDARDS [Article 10.13(I) of UDO]

The plans comply.

- 21) Proposed name of the subdivision.
- 22) Names and addresses of the owner, owners, land surveyor or land planner.
- 23) Title, scale, north point and date.
- 24) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 25) Easements (locations, widths and purposes)
- 26) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 27) Layout of Lots (showing dimensions, numbers and square footage);
- 28) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 29) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 30) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 31) Building setback lines.
- 32) Legend and notes.
- 33) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 34) Other features or conditions which would affect the subdivision favorable or adversely.



- 35) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 36) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 37) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 38) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 39) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS [Ord. 26-09, Section 2]

The plans comply.

STANDARD	Area A
40) Minimum Lot Area	6,250 SF
41) Minimum Lot Frontage	40'
42) Minimum Front Yard Building Setback	15'
43) Minimum Side Yard Building Setback	5'



44) Minimum Rear Yard Building Setback	15'
45) Minimum Lot Width	50'

DEVELOPMENT STANDARDS [Ord. 26-09 & Chapter 6 of UDO]

The plans comply.

46) Ord. 26-09, Section 4: General Regulations and Development Standards

a) Street Trees

- i) Article 6.8(J) Street Trees shall apply. However, a minimum spacing requirement of fifty feet (50') shall apply.

b) Perimeter Street Frontage Landscaping

- i) Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199th Street except as modified below:
1. The width of the External Street Frontage Area shall be forty (40) feet and shall include a twenty (20) foot area located on lots adjacent to 199th Street as depicted on Exhibit B where trees shall remain that meet the landscape plant material standards of the UDO. No mound shall be required, but shall be permitted.
 2. The preservation of existing trees within this area shall be in an area where other easements exist and therefore may be removed in the future if the subject area is needed to meet the function of the easement or for the purpose of site engineering.
 3. Areas of removed trees will be replaced with Street Frontage Landscape materials per the UDO where allowable by easements.

<u>Ext. Street Plantings</u> per 100 LF	Required	Shown	Deficient
4 Evergreen Trees	17	17	/
3 Shade Trees	17	17	/
3 Ornamental Trees	22	22	/
25 Shrubs	138	138	/

c) Buffer Yards

i) Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.

1. West Perimeter – a Buffer Yard forty (40) feet shall be required along the west perimeter of the Real Estate and shall include a twenty (20) foot Tree Preservation Area located on the lots adjacent to the west perimeter of the Real Estate as depicted on Exhibit C, Tree Preservation Exhibit. The preservation of existing trees within the Tree Preservation Areas shall meet the landscape plant material standards of the UDO and therefore no mound shall be required. Additionally, a berm with a minimum height of three (3) feet shall be installed as generally depicted on Exhibit D. Said berm shall be planted with four (4) shade trees and four (4) evergreen trees and ten (10) shrubs per one hundred (100) linear feet
2. South Perimeter – a twenty (20) foot Tree Preservation Area shall also be located generally along the south side and east side of the lots adjacent to the south perimeter and east perimeter of the Real Estate respectively as depicted on Exhibit C.
3. East Perimeter – A twenty (20) foot Tree Preservation Area shall also be located generally along the east perimeter of the Real Estate as depicted on Exhibit C. The existing berm along the east perimeter of the Real Estate shall be extended south approximately eighty (80) feet to the existing tree line as depicted on Exhibit D, Buffer Yard Exhibit, only if granted approval to extend a part of the berm with the adjacent Aberdeen Common Area by the controlling entity. Said berm extension shall be a minimum of four (4) feet in height and planted with four (4) shade trees and four (4) evergreen trees and ten (10) shrubs per one hundred (100) linear feet. The existing berm on the eastern



perimeter of the Real Estate shall be planted with supplemental landscaping materials including a minimum of two (2) shade trees and two (2) ornamental trees per one-hundred (100) linear feet.

47) UDO Article 6.8(E): Preservation and Replacement of Trees

a) Tree Inventory

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

b) Tree Preservation Plans

- i) Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

c) Tree Protection

- i) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- ii) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

48) UDO Article 6.8(I): Detention and Retention Areas:

a) Natural Appearances

- i) 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).

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

DESIGN STANDARDS [Ord. 26-09 & Chapter 8 of UDO]

The plans comply.

49) Ord. 26-09, Section 5(A): Open Space and Amenity Standards

- i) Open Space and Amenity Standards of Article 8.6 shall apply except as modified below:
 - 1. A community gathering space, which shall be a passive hardscape area for use by residents shall be provided at the intersection of the entry street as depicted on Exhibit B.
 - 2. The community gathering space shall be a minimum of four-hundred (400) square feet and include permanent seating elements

50) UDO Article 8.7(C): Internal Pedestrian Network Standards

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

Comment: Concept Plan shows sidewalk only on east side of street. Plans comply.

- c) 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.
- d) 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.

51) UDO Article 8.7(D): Perimeter/External Pedestrian Network Standards

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

199th & MONON PUD, AMENDMENT I (ORD. 26-09) ADDITIONAL CRITERIA

52) Concept Plan

53) No more than fourteen (14) lots shall be permitted on the Real Estate

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2067-SPP-07 & 2607-ODP-05 at the July 13, 2026, Plat Committee meeting, and take action on the item.

The Department recommends approving the petition with the following conditions:

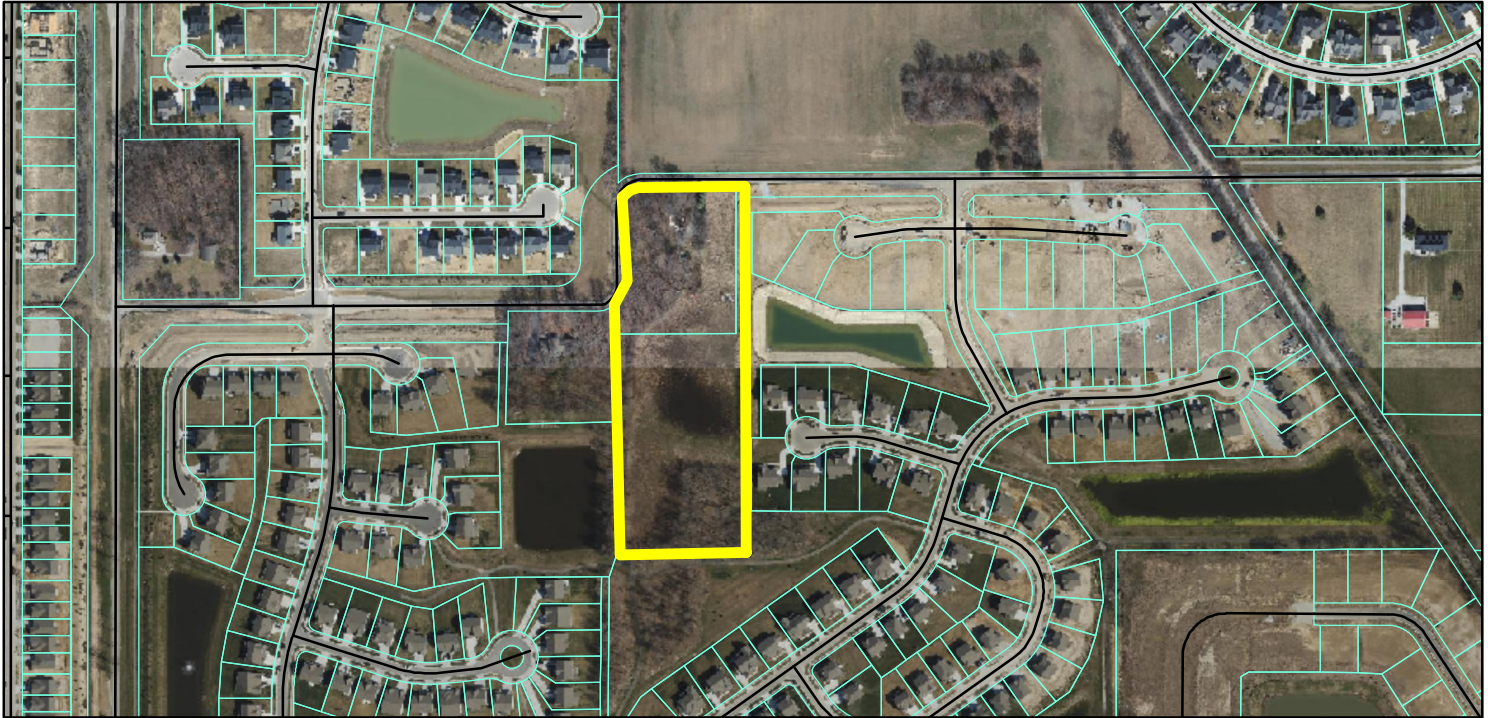
- 1) The approval by Public Works of any Construction Standards waivers, if applicable; and
- 2) That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

If any Plat Committee member has questions prior to the public hearing, please contact Daine Crabtree at (317) 416-2586 or by email at dcrabtree@westfield.in.gov

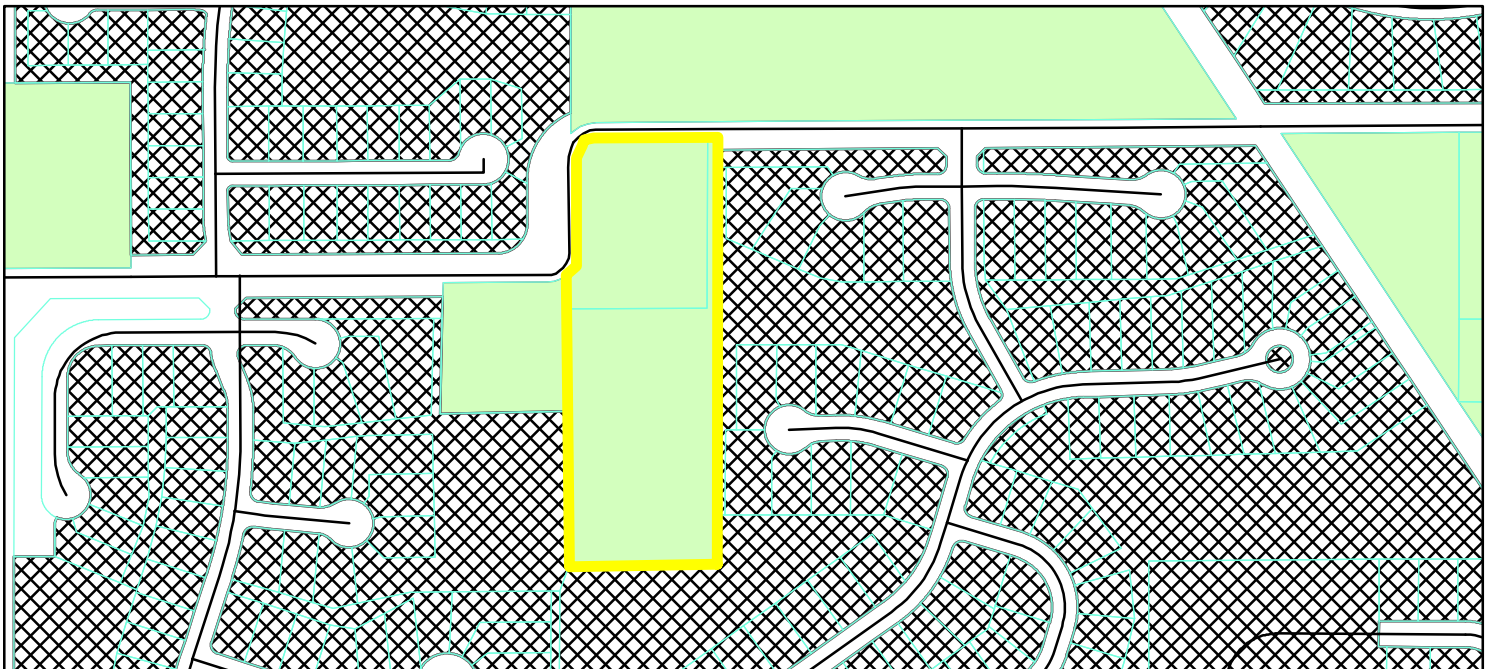
199th & Monon PUD Amendment I

Aerial Location Map

 Site



Zoning Map



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

0 0.05 0.1
Miles



PLANS PREPARED BY:

Indiana Utilities Protection Service

KIMLEY-HORN & ASSOCIATES
300 NORTH MERIDIAN STREET, SUITE 1500,
INDIANAPOLIS, IN 46204
CONTACT: CHAD MAYES
PHONE: (317) 218-9560
EMAIL: CHAD.MAYES@KIMLEY-HORN.COM

Call 811
before you dig

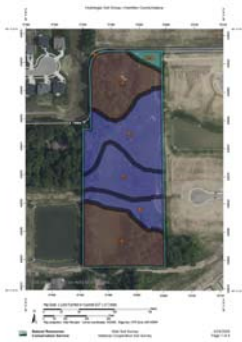
DEVELOPMENT STANDARDS

199TH & MONON PUD	
ZONING PUD ORDINANCE 25-30 ADOPTED SEPTEMBER 11, 2020	
STANDARD	AREA "A"
LOTS	14
MIN. LOT AREA	6,250 SF
MIN. LOT FRONTAGE	40'
MINIMUM BUILDING SETBACK LINES	
FRONT YARD	15'
SIDE YARD	5'
REAR YARD	10'
MIN. LOT WIDTH	50'
MAX. BUILDING HEIGHT	2.5 STORIES
MINIMUM LIVING AREA (TOTAL)	
ONE STORY DWELLINGS	2,400 SF
TWO STORY DWELLINGS	2,400 SF

*TEN (10) FEET SHALL BE THE REQUIRED MINIMUM BUILDING SEPARATION.
*ALL LOTS SHALL HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C201	PRIMARY PLAT
C301	DEVELOPMENT PLAN
L200	PLANTING PLAN (BY OTHERS)
L201	PLANTING PLAN (BY OTHERS)
L202	PLANTING DETAILS (BY OTHERS)



Map unit symbol	Map unit name	Rating	Access to A/C	Percent of A/C
1	Area with other than 2 percent slopes	1.0	0.0	0.0%
2	Area with other than 2 percent slopes	2.0	0.0	0.0%
3	Area with other than 2 percent slopes	3.0	0.0	0.0%
4	Area with other than 2 percent slopes	4.0	0.0	0.0%
5	Area with other than 2 percent slopes	5.0	0.0	0.0%
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99	Area with other than 2 percent slopes	99.0	0.0	0.0%
100	Area with other than 2 percent slopes	100.0	0.0	0.0%

LEGAL DESCRIPTION

LEGAL DESCRIPTION (RECEIVED FROM EXHIBIT "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 102400680, REVISION 9 SURVEY REVIEW DATED NOVEMBER 10, 2024)

PARCEL 1: (PUD: 29-05-23-000-018.000-014)

A PART OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR FOUND AT THE WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 00' 41" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 330.70 FEET TO THE NORTH LINE OF 10 ACRES OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE THEREOF 330.00 FEET TO THE NORTHWEST CORNER OF "MANDERS"; POINT OF BEGINNING; AND A REBAR WITH CAP SPORED "SEA GROUP FIRM 0000", HEREINAFTER REFERRED TO AS A "REBAR SET", THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 53 MINUTES 43 SECONDS EAST 100 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 392.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF "MANDERS" 390.19 FEET THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF "MANDERS" 408.38 FEET AND THE POINT OF BEGINNING, CONTAINING 4.529 ACRES, MORE OR LESS, SURVEY BY BRIAN CRAIG RUSSELL, L.S. #05000883.

PARCEL 2: (PUD: 29-05-23-000-018.001-014)

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF 10 ACRES OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EAST 330.00 FEET ON AND ALONG THE NORTH LINE OF 10 ACRES OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTHWEST 408.38 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 330.00 FEET PARALLEL WITH THE NORTH LINE OF 10 ACRES OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY 508.38 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

TRILLIUM PHASE 2

WESTFIELD, INDIANA PRIMARY PLAT & OVERALL DEVELOPMENT PLAN 199TH & MONON PUD DISTRICT 219 E. 199TH STREET, WESTFIELD, IN 46074

LOCATION MAP

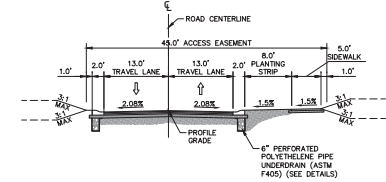
(NOT TO SCALE)



PROJECT LOCATION



VICINITY MAP
(N.T.S.)



NOTES:

1. THE CURB & GUTTER SHALL BE TYPE I OR TYPE II AS SHOWN ON THE CURB & GUTTER STANDARD SHEETS. TYPE II CURB & GUTTER SHALL BE USED ADJACENT TO, AND IN, NON-RESIDENTIAL OR MULTI-FAMILY RESIDENTIAL AREAS AND ON ENTRANCES OF RESIDENTIAL DEVELOPMENT ALONG THOROUGHFARES.
2. FOR CURB AND GUTTER DETAIL, SEE FIGURE 2500-008.
3. 8'-0\"/>

TYPICAL CROSS SECTION: PRIVATE STREET (MODIFIED)
(NOT TO SCALE)

STREETS (PUBLIC)

NAME	LENGTH (LPS)
LEATHERWOOD LANE (N)	831
LEATHERWOOD LANE (S)	205

PROJECT INFORMATION

7.16 ACRES	1.97 LOTS/ACRE
14 LOTS	
DESIGN SPEED LIMIT	25 MPH
POSTED SPEED LIMIT	20 MPH
TOTAL C.A.	2.08 AC.
LAKE AREA	0.51 AC.
USABLE OPEN SPACE	1.55 AC. (71.65%)
ESTIMATED DISTURBED AREA	1.62 AC.

MINIMUM OPEN SPACE REQUIRED = 15.0%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 1.55 AC. = 21.83%

TOTAL ACREAGE = 7.10 AC. = 21.83%

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER & WATER	CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
GAS	CITIZENS GAS OF WESTFIELD	220 N. MERIDIAN ST., INDIANAPOLIS, IN 46202	(317) 927-4884	RICHARD MILLER JR.
HIGHWAY DEPARTMENT	HAMILTON COUNTY	1700 S. 10TH ST., NOBLESVILLE, IN 46060	(317) 773-7770	DAVE LUCAS
ELECTRIC	DUKE ENERGY - NOBLESVILLE OFFICE	21225 RIVERWOOD AVE., NOBLESVILLE, IN 46062	(317) 776-5331	BILL OLDHAM
COMMUNICATIONS	COMCAST CABLE	5330 E. 65TH ST., INDIANAPOLIS, IN 46220	(317) 952-1161	EARL SMALL JR.
PUBLIC WORKS	CITY OF WESTFIELD	2708 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3147	JOHN RANKIN
ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT	CITY OF WESTFIELD	2728 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3170	JENELL FAIRMAN
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17001 DITCH RD., WESTFIELD, IN 46074	(317) 804-3307	JAMES ROBERTS
WESTFIELD GIS	CITY OF WESTFIELD		(317) 378-1171	LEANE HEBER

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	ONYX & EAST URBAN BUILDS	480 VIRGINIA AVE., INDIANAPOLIS, IN 46203	(317) 559-0169	NICK VOJVOICICH
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	300 N. MERIDIAN ST., STE 1500, INDIANAPOLIS, IN 46203	(317) 218-9560	CHAD MAYES, PE
LANDSCAPE ARCHITECT	ANDERSON BOHLANDER	1054 VIRGINIA AVE., STE 210, INDIANAPOLIS, IN 46203	(317) 319-2264	JOHN ANDERSON, PLA
LAND SURVEYOR	HAYN SURVEYING GROUP, INC.	8925 N. MERIDIAN ST., STE. 120, INDIANAPOLIS, IN 46260	(317) 846-0840	RICHARD O'BRIAN, PLS

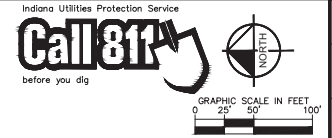
SCALE: AS NOTED	DESIGNED BY: JKH	DRAWN BY: JKH	CHECKED BY: CSM	TAC RESUBMITAL: 06/19/26	DATE: BY:
Kimley-Horn & Associates, Inc. 300 N. MERIDIAN STREET, STE. 1500, INDIANAPOLIS, IN 46204 PHONE: (317) 218-9560 WWW.KIMLEY-HORN.COM					
CHAD STEVENSON REGISTERED PROFESSIONAL ENGINEER NO. 12540 EXPIRATION DATE: 12/31/2026 2024					
ONYX-EAST URBAN BUILDS					
COVER SHEET					
199TH ANNEX 219 E. 199TH ST., WESTFIELD, IN 46074					
ORIGINAL ISSUE: 05/29/2026 KHA PROJECT NO. 170535001					
SHEET NUMBER C100					

Project Name: 199TH ANNEX, WESTFIELD, INDIANA, 219 E. 199TH ST., WESTFIELD, INDIANA 46074
This document, together with the exhibits and design presented herein, is a statement of services, is intended only for the specific purposes and client for which it was prepared, and shall be without liability to Kinney-Horn and Associates, Inc. if used for any other purpose.
Date: 05/29/2026
By: J. J. Kinney

TRILLIUM PHASE 2

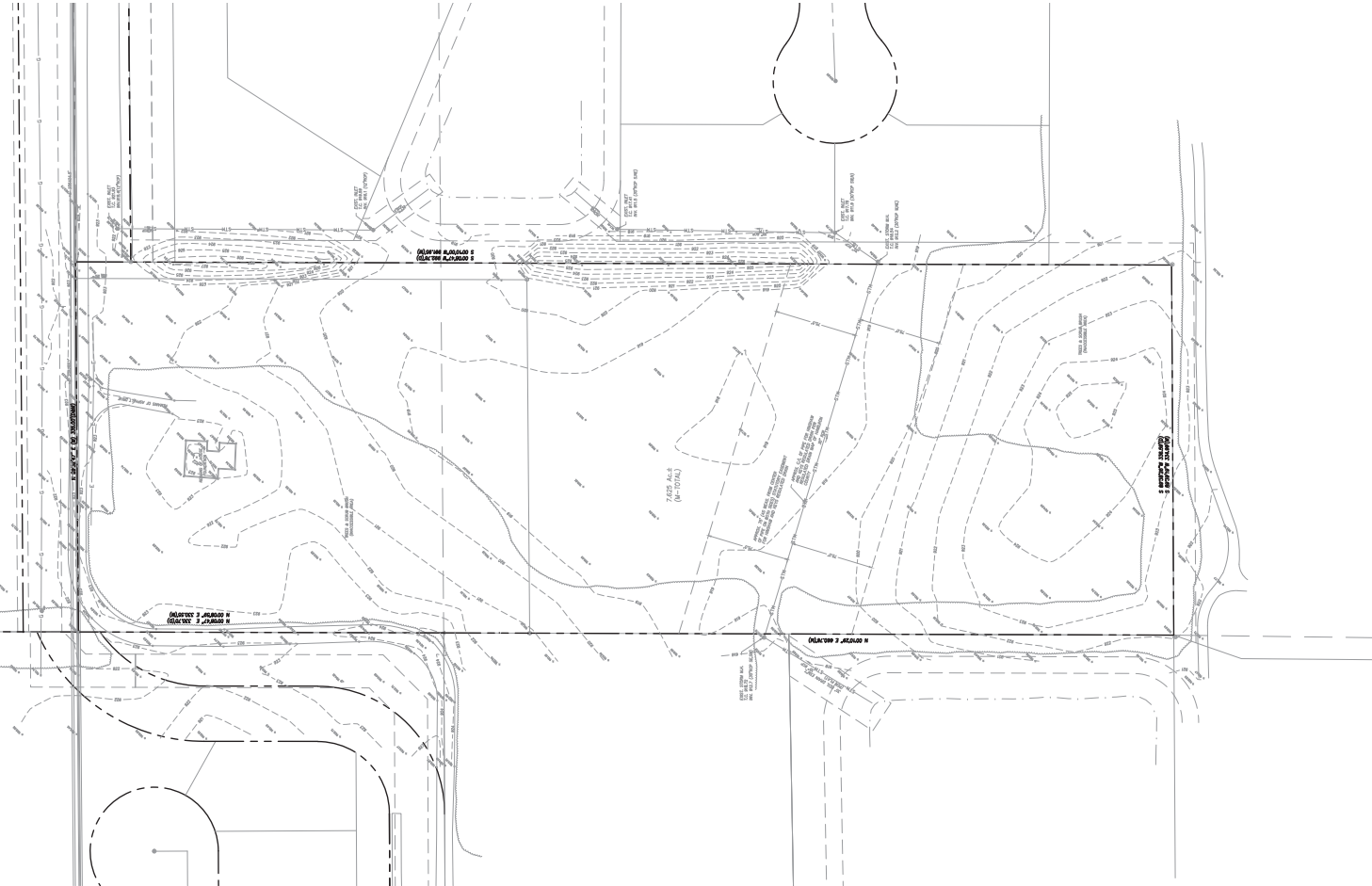
WESTFIELD, INDIANA

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN



DEVELOPMENT STANDARDS	
199TH & MONON PLD	
ZONING: PUD ORDINANCE 25-38 ADOPTED SEPTEMBER 11, 2025	
STANDARD	AREA "A"
LOTS	14
MIN LOT AREA	6,250 SF
MIN LOT FRONTAGE	40'
MINIMUM BUILDING SETBACK LINES	
FRONT YARD	15'
SIDE YARD	5'
REAR YARD	15'
MIN LOT WIDTH	30'
MAX BUILDING HEIGHT	2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL)	
ONE STORY DWELLINGS	2,400 SF
TWO STORY DWELLINGS	2,400 SF

*TEN (10) FEET SHALL BE THE REQUIRED MINIMUM BUILDING SEPARATION.
**ALL LOTS SHALL HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.



TAC RESUBMITAL	06/19/26	JJK
DESIGNED BY: JJK	DESIGNED BY: JJK	DESIGNED BY: JJK
DRAWN BY: JJK	DRAWN BY: JJK	DRAWN BY: JJK
CHECKED BY: JJK	CHECKED BY: JJK	CHECKED BY: JJK
DATE	DATE	DATE
BY	BY	BY
REVISIONS	REVISIONS	REVISIONS
No.	No.	No.
1	1	1
2	2	2
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EXISTING CONDITIONS

199TH ANNEX
219 E. 199TH ST.,
WESTFIELD, IN 46074

ORIGINAL ISSUE:
05/29/2026
KHA PROJECT NO.
170535001
SHEET NUMBER
C101

Indiana Utilities Protection Service

Call 811

before you dig

DEVELOPMENT STANDARDS	
199TH & MONKON PLUD	
ZONING: PLD ORDINANCE 25-50 ADOPTED SEPTEMBER 11, 2025	
STANDARD	AREA "A"
LOTS:	14
MIN. LOT AREA	6,250 SF
MIN. LOT FRONTAGE	40'
MINIMUM BUILDING SETBACK LINES	
FRONT YARD	15'
BACK YARD	5'
REAR YARD	5'
MIN. LOT WIDTH	80'
MAX. BUILDING HEIGHT	2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL)	
ONE STORY DWELLINGS	2,400 SF
TWO STORY DWELLINGS	2,400 SF

*TEN (10) FEET SHALL BE THE REQUIRED MINIMUM BUILDING SEPARATION.
**ALL LOTS SHALL HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY FORCE MAINS THROUGHOUT THE SITE WILL BE 4" MAXIMUM. INDIVIDUAL LOTS TO EACH HAVE E-CONE DHO71-93 GRINDER PUMPS.
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-42".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 6"-10"

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	169.00'	80.03'	S32°17'00"W	79.29'	27°08'00"
C2	100.00'	76.26'	S67°41'53"W	74.43'	43°14'47"
C3	184.00'	66.22'	S9°51'24"W	65.86'	20°37'13"
C4	157.00'	8.19'	S40°40'19"W	8.19'	23°29'22"
C5	157.00'	46.59'	S8°40'33"W	46.42'	17°00'08"
C6	27.00'	22.17'	S44°54'54"W	38.01'	89°28'50"
C7	14.00'	22.12'	N45°05'06"W	19.89'	90°31'10"
C8	112.00'	39.48'	N10°10'15"E	38.88'	19°59'31"
C9	229.00'	82.62'	N9°51'24"E	81.97'	20°37'13"

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C10	200.00'	71.98'	N9°51'24"E	71.59'	20°37'13"	36.38'
C11	141.00'	49.20'	N10°10'15"E	48.95'	19°59'31"	24.85'

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT

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199TH ANNEX 219 E. 199TH ST., WESTFIELD, IN 46074	PRIMARY PLAT																																																																																			
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TRILLIUM PHASE 2

WESTFIELD, INDIANA

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN



LEGEND

PROPOSED STORM STRUCTURES
PROPOSED SANITARY MANHOLE
PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING CONTOUR
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED GRADE
PROPOSED CONTOUR
PROPOSED WATER LINE
PROPOSED SWALE
PROPOSED 1" SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS
ALONG ALL COMMON AREAS)
ADA RAMP TO BE INSTALLED
RP-RAP
LOT NUMBER
SQUARE FOOTAGE
ACREAGE
SPECIALTY PAVERS

DEVELOPMENT STANDARDS

199TH & MONROE PLD
ZONING: PLD ORDINANCE 25-39 ADOPTED SEPTEMBER 11, 2025

STANDARD	AREA "A"
LOT	14
MIN. LOT AREA	6,250 SF
MIN. LOT FRONTAGE	40'
MINIMUM BUILDING SETBACK LINES	
FRONT YARD	10'
SIDE YARD	5'
REAR YARD	10'
MIN. LOT WIDTH	35'
MAX. BUILDING HEIGHT	2-STORIES
MINIMUM LIVING AREA (TOTAL)	
ONE STORY DWELLINGS	2,400 SF
TWO STORY DWELLINGS	2,400 SF

*TEN (10) FEET SHALL BE THE REQUIRED MINIMUM BUILDING SEPARATION.
**ALL LOTS SHALL HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.W.	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT

NOTES

- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
- PROPOSED SANITARY FORCE MAINS THROUGHOUT THE SITE WILL BE 4" MAXIMUM. INDIVIDUAL LOTS TO EACH HAVE E-ONE CHD71-93 GRINDER PUMPS.
- PROPOSED STORM PIPES WILL RANGE FROM 12"-42".
- PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 6"-10".

NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

TAC RESUBMITAL	06/19/26	JDK
SCALE AS NOTED	DESIGNED BY: JDK	DESIGNED BY: JDK
DRAWN BY: JDK	CHECKED BY: CSM	CHECKED BY: CSM
DATE	BY	BY
REVISIONS	No.	No.

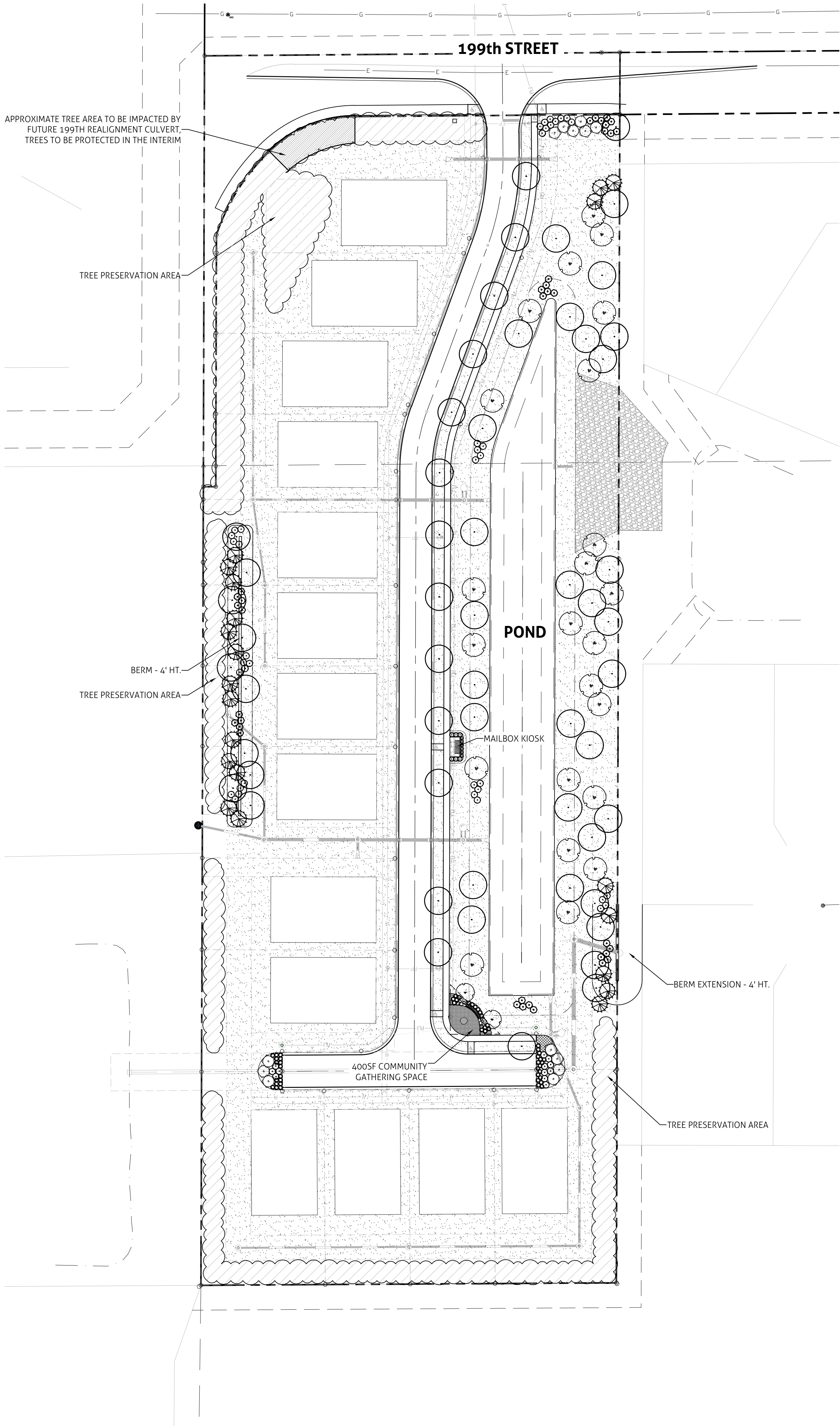
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ONX-EAST
DESIGN & CONSTRUCTION

DEVELOPMENT PLAN

199TH ANNEX
219 E. 199TH ST.,
WESTFIELD, IN 46074

ORIGINAL ISSUE:
05/29/2026
KHA PROJECT NO.
170535001
SHEET NUMBER
C301



LEGEND

- Canopy tree, typical
- Evergreen tree, typical
- Ornamental tree, typical
- Shrubs, typical
- Existing trees to remain, typical
- Turf Grass - Seed

NOTES - PLANTING PLAN

- Contractor shall import and distribute soil for all planting areas to average depth of 12" to achieve the grades as shown on the plans.
- Turf limit line is approximate. Sod to limits of grading and construction related disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded and/or sodded areas. All disturbed areas are to be protected within 24 hours. Do not disturb more area than can be completed and protected within 24 hours.
- Temporary fencing shall be installed around the lawn areas if the project is opened to the public before the lawn is established.
- All existing trees within the project limits determined to be interfering with construction activity to be pruned by a certified arborist as directed by the Landscape Architect.
- The General Contractor shall be responsible for replacing any existing trees that the Landscape Architect determines to have been damaged during construction, at no additional cost.
- All bed lines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented. Refer to Planting Bed Edge Condition, Detail 03, Sheet L202.
- Contractor to restore 3" of shredded hardwood mulch to all areas of construction disturbance within existing landscape beds. Contractor to remove and dispose of all debris, stones and dirt clods 1" or larger.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- Refer to specifications for additional conditions, standards and notes.
- Contractor responsible for initial planting of annuals in all planter pot locations. Plants to be seasonally appropriate to time of planting. Submit plant selection for review by Landscape Architect.
- See Sheet L202 for Plant List.
- All street trees are to match current City of Westfield Master Tree List.
- All street trees shall be located no closer than 4' to any pavement. Driveway offsets to be coordinated at time of construction.
- Trees shall be located a minimum of 10' offset from storm sewer lines and structures.

PLANTING REQUIREMENTS

STREET TREES		
1 Tree per 50' average in 8' tree lawn provided		
EASTERN BERM SUPPLEMENTAL PLANTING		
2 Shade Trees & 2 Ornamental Tree per 100LF Required (580' of Existing Berm)		
Plant Type	Required Qty.	Provided Qty.
Shade Tree	12	12
Ornamental Tree	12	12
External Street Frontage landscaping not needed for screening has been distributed throughout common areas to enhance site character		
EASTERN BERM EXTENSION REQUIREMENTS		
4 Shade Trees, 4 Evergreen Trees & 10 Shrubs per 100LF Required (80' of Additional Berm Shown)		
Plant Type	Required Qty.	Provided Qty.
Shade Tree	4	4
Evergreen Tree	4	4
Shrub	10	10
WESTERN BERM EXTENSION REQUIREMENTS		
4 Shade Trees, 4 Evergreen Trees & 10 Shrubs per 100LF Required (244' of Additional Berm Shown)		
Plant Type	Required Qty.	Provided Qty.
Shade Tree	10	10
Evergreen Tree	10	13
Shrub	25	25
EXTERNAL STREET FRONTAGE		
3 Shade Trees, 4 Evergreen Trees, 3 Ornamental Trees & 25 Shrubs per 100LF Required (546' of Frontage, 65' without Tree Preservation)		
Plant Type	Required Qty.	Provided Qty.
Shade Tree	2	2°
Ornamental Tree	2	2°
Evergreen Tree	3	3°
Shrub	17	17+
Tree preservation areas will remain west of entry drive for street frontage planting. °Due to easement location all required trees except 1 Shade Tree have been located throughout the site		
MINIMUM LOT LANDSCAPING REQUIREMENTS		
10 Shade or Ornamental Trees per 1 Acre of Common Area/Open Space (2.09 Ac. Open Space)		
Plant Type	Required Qty.	Provided Qty.
Shade/Ornamental Tree	21	21+



1054 Virginia Ave, Suite 210
Indianapolis, Indiana 46203
www.andersonbohlander.com

PREPARED FOR
Onyx and East
460 Virginia Avenue
Indianapolis, IN 46203

PROJECT
Trillium Phase 2

219 E. 199th Street
Westfield, Indiana 46074

PRIMARY PLAT & OVERALL DEVELOPMENT
PLAN
06/19/2026

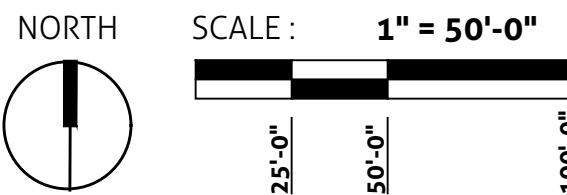
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PLANTING PLAN -OVERALL



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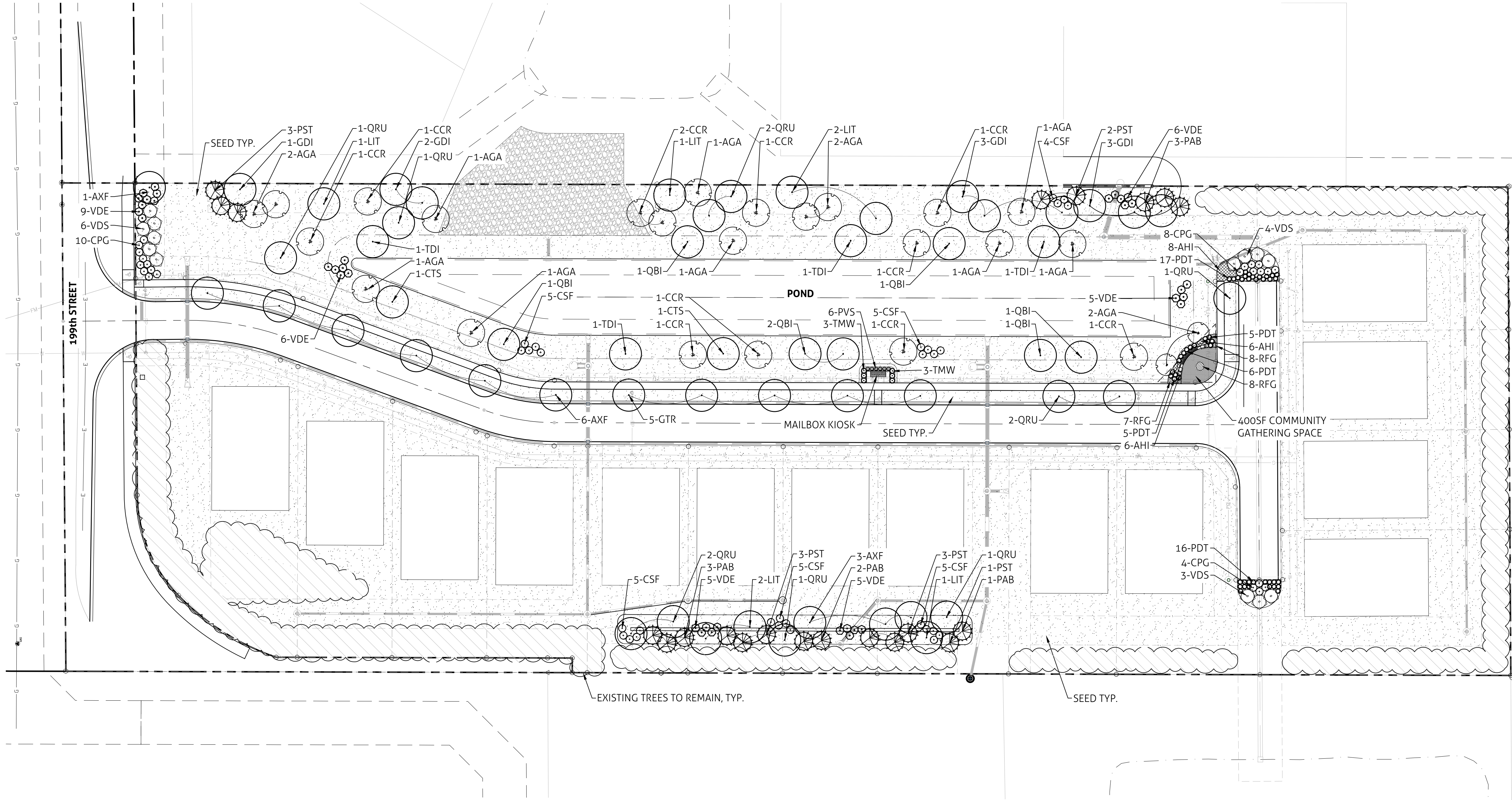
PREPARED FOR
Onyx and East
460 Virginia Avenue
Indianapolis, IN 46203

PROJECT
Trillium Phase 2

219 E. 199th Street
Westfield, Indiana 46074

PRIMARY PLAT & OVERALL DEVELOPMENT
PLAN
06/19/2026
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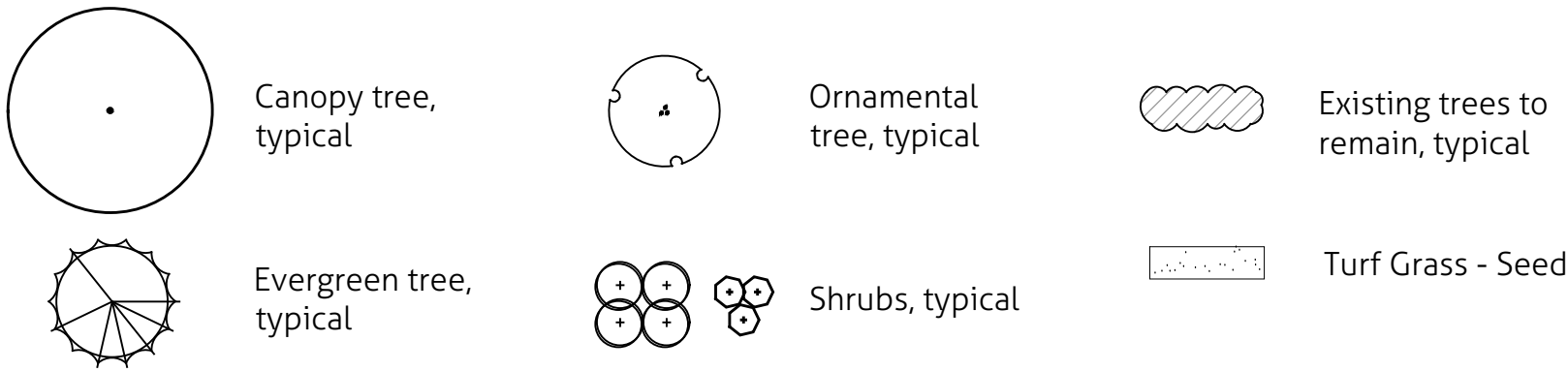
REVISIONS
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NOTES - PLANTING PLAN

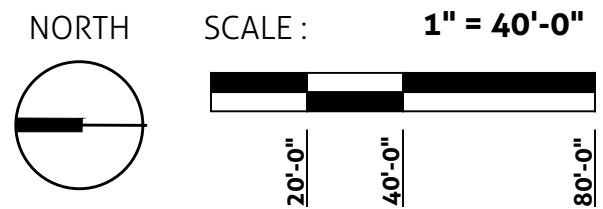
- Contractor shall import and distribute soil for all planting areas to average depth of 12" to achieve the grades as shown on the plans.
- Turf limit line is approximate. Sod to limits of grading and construction related disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded and/or sodded areas. All disturbed areas are to be protected within 24 hours. Do not disturb more area than can be completed and protected within 24 hours.
- Temporary fencing shall be installed around the lawn areas if the project is opened to the public before the lawn is established.
- All existing trees within the project limits determined to be interfering with construction activity to be pruned by a certified arborist as directed by the Landscape Architect.
- The General Contractor shall be responsible for replacing any existing trees that the Landscape Architect determines to have been damaged during construction, at no additional cost.
- All bed lines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented. Refer to Planting Bed Edge Condition, Detail 03, Sheet L202.
- Contractor to restore 3" of shredded hardwood mulch to all areas of construction disturbance within existing landscape beds. Contractor to remove and dispose of all debris, stones and dirt clods 1" or larger.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- Refer to specifications for additional conditions, standards and notes.
- Contractor responsible for initial planting of annuals in all planter pot locations. Plants to be seasonally appropriate to time of planting. Submit plant selection for review by Landscape Architect.
- See Sheet L202 for Plant List.
- All street trees are to match current City of Westfield Master Tree List.
- All street trees shall be located no closer than 4' to any pavement. Driveway offsets to be coordinated at time of construction.
- Trees shall be located a minimum of 10' offset from storm sewer lines and structures.

LEGEND



SHEET TITLE

PLANTING PLAN

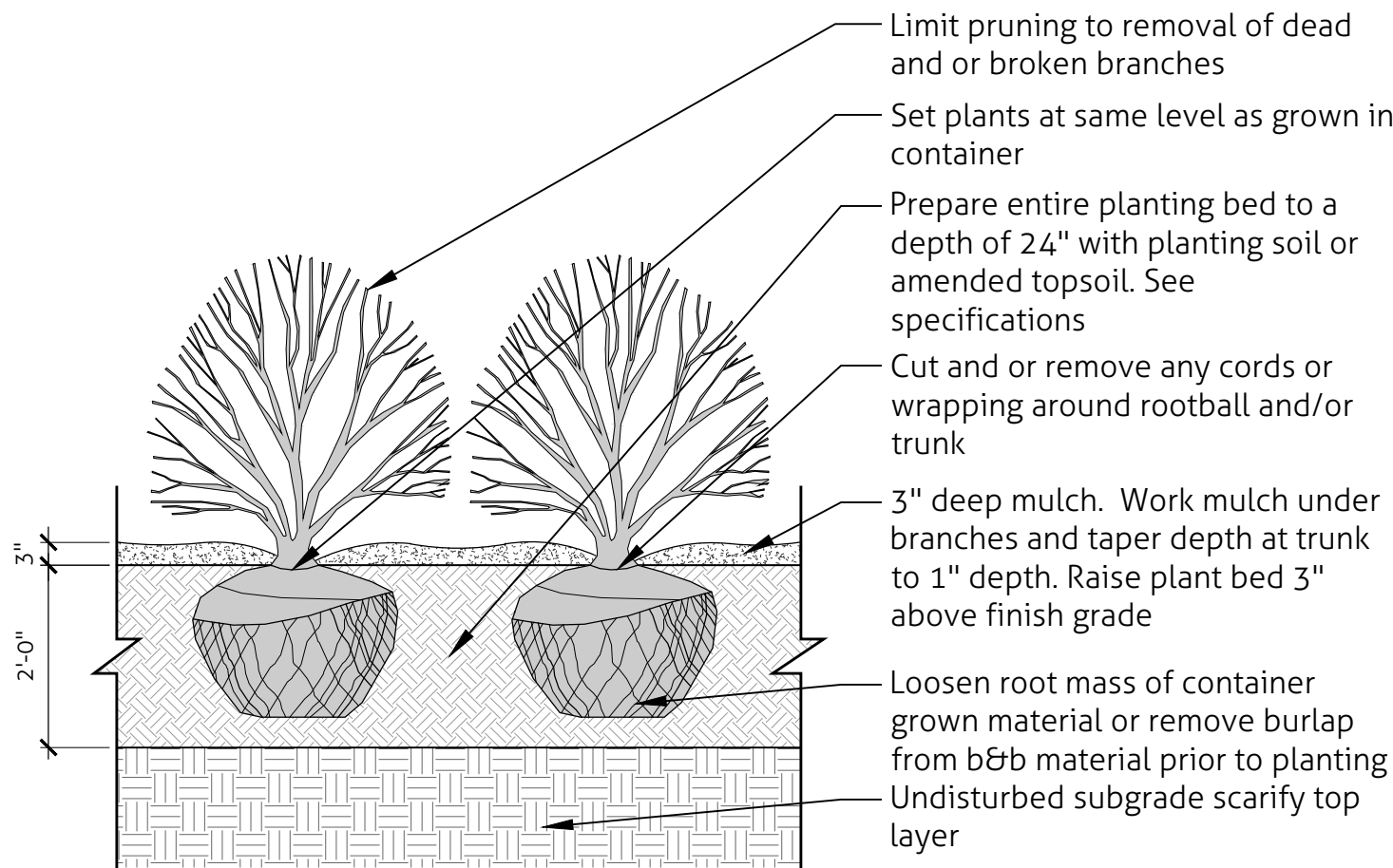
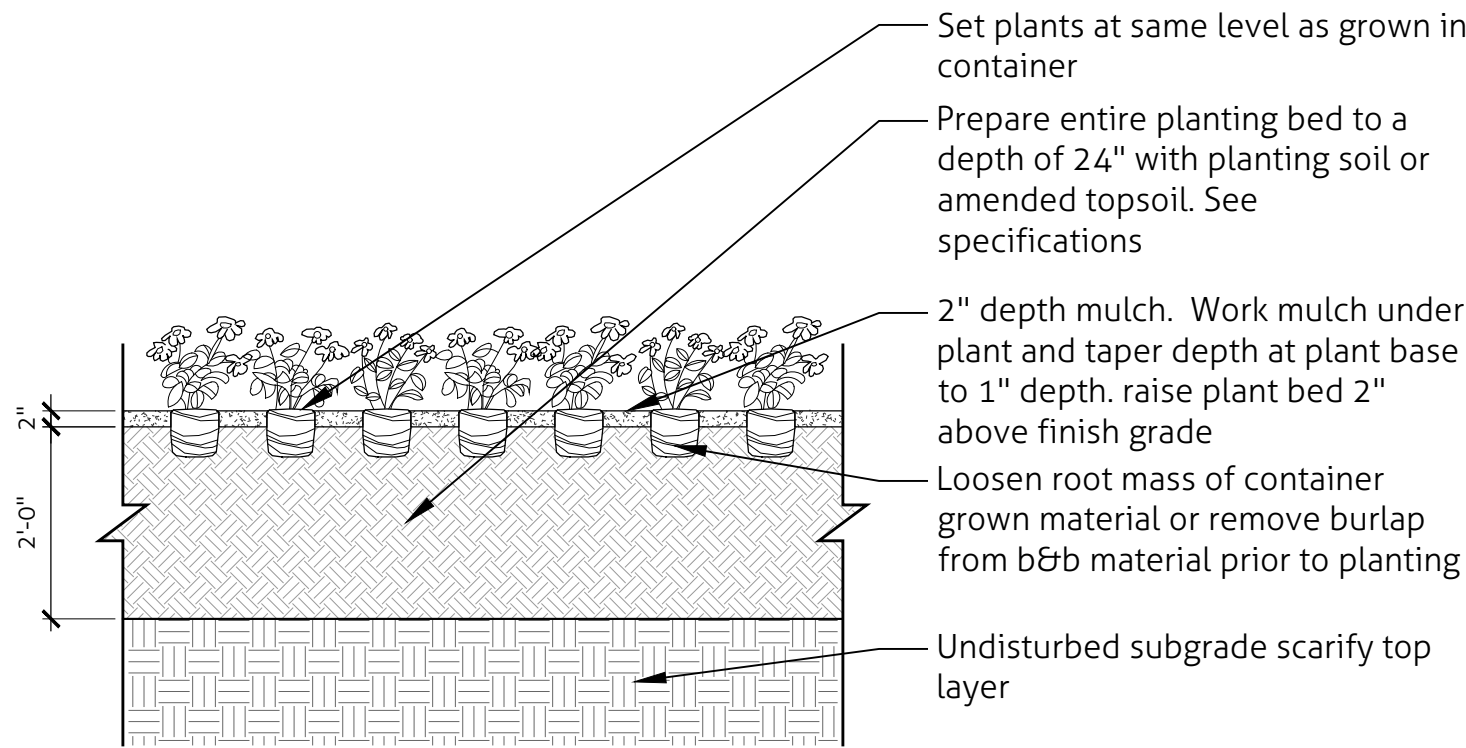


SHEET NUMBER

L201
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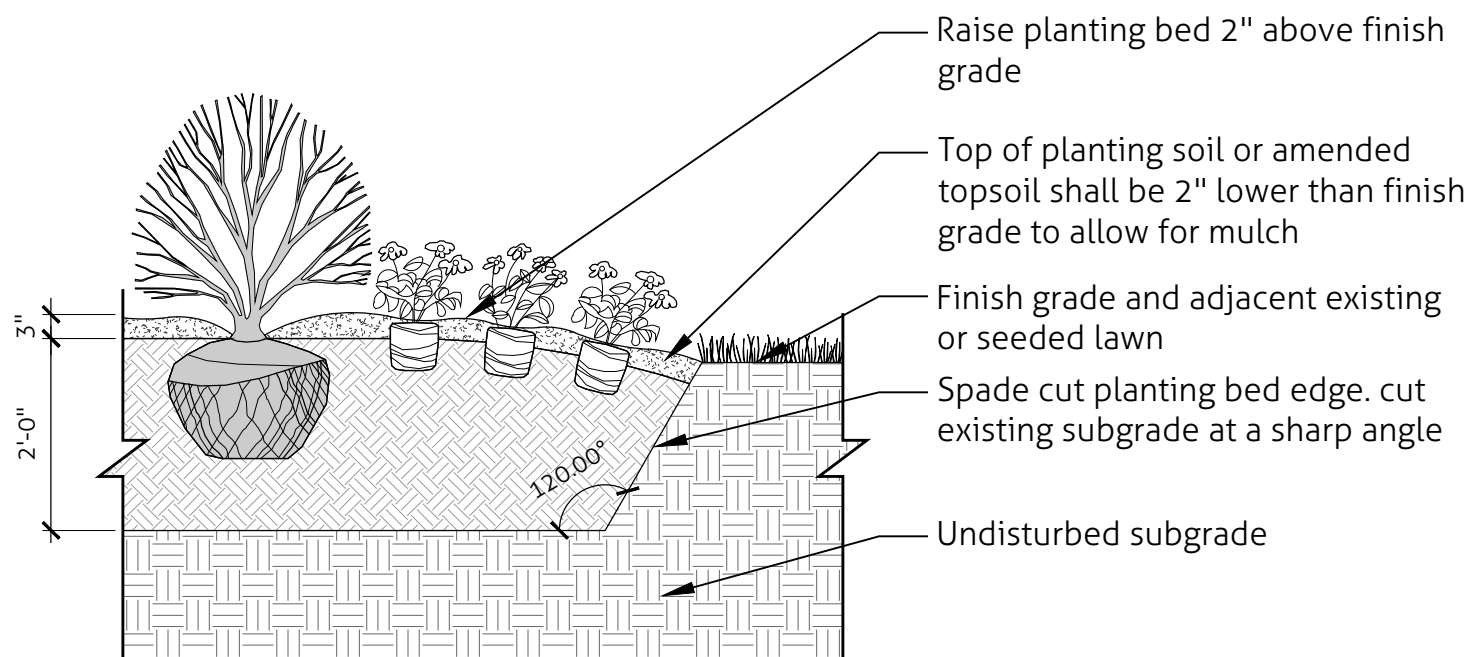
01 | Section - Perennial and Groundcover Planting

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



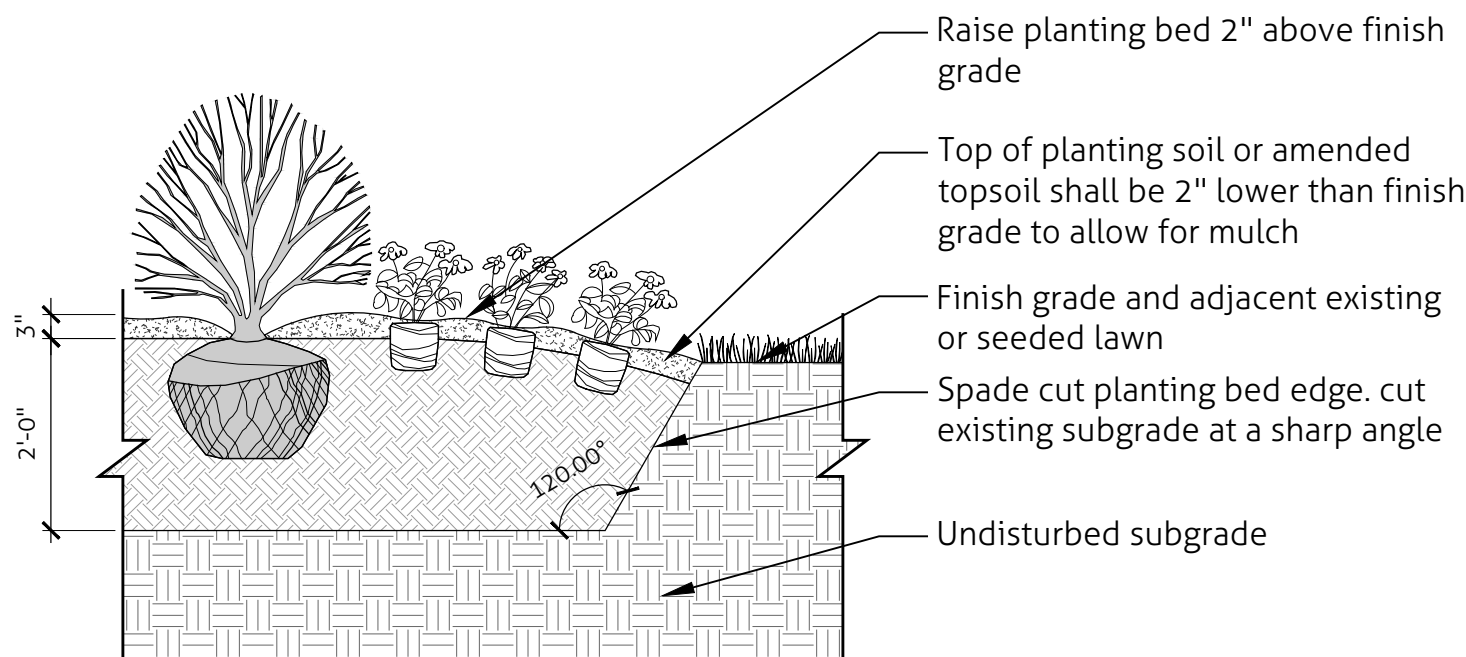
02 | Section - Shrub Planting

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



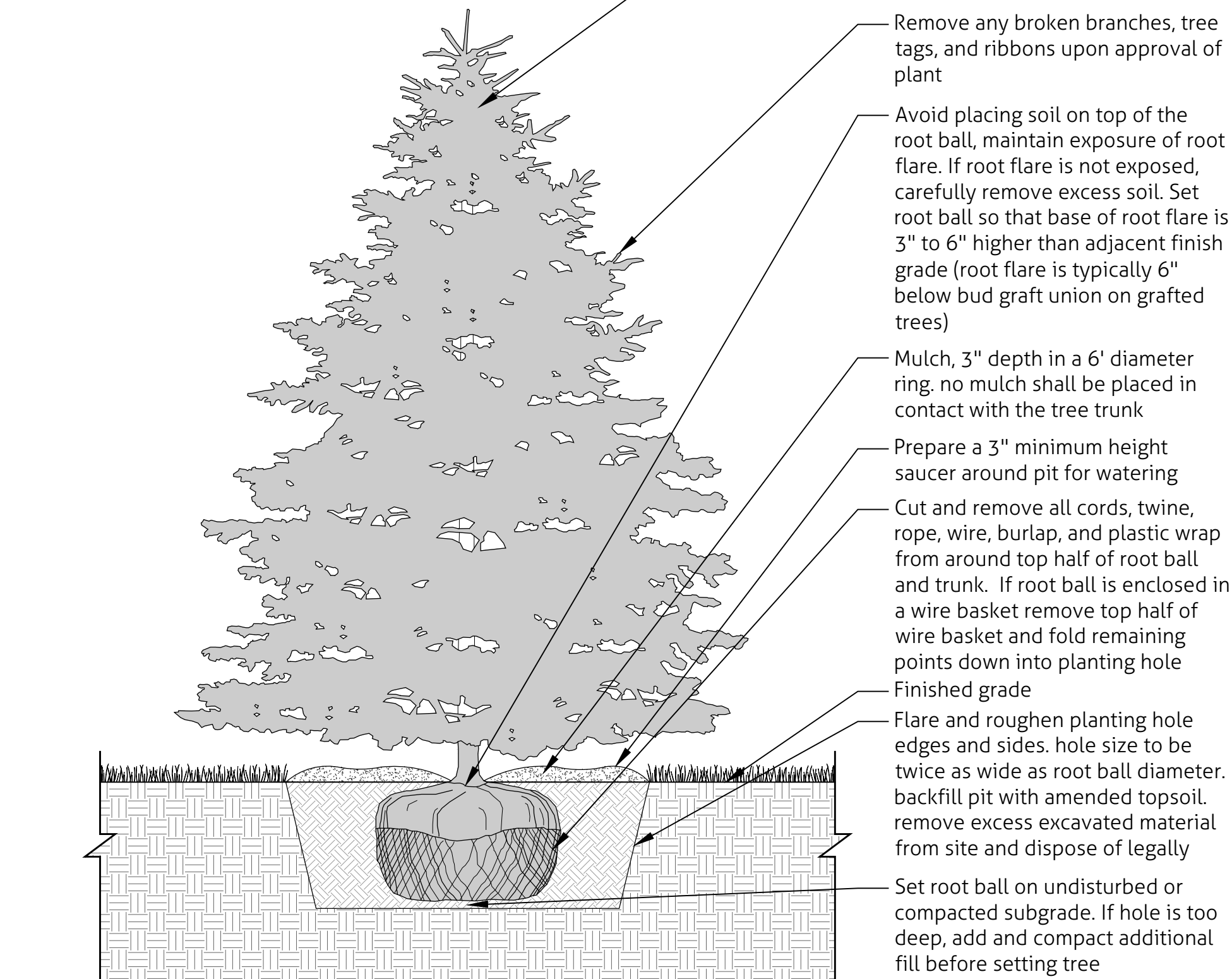
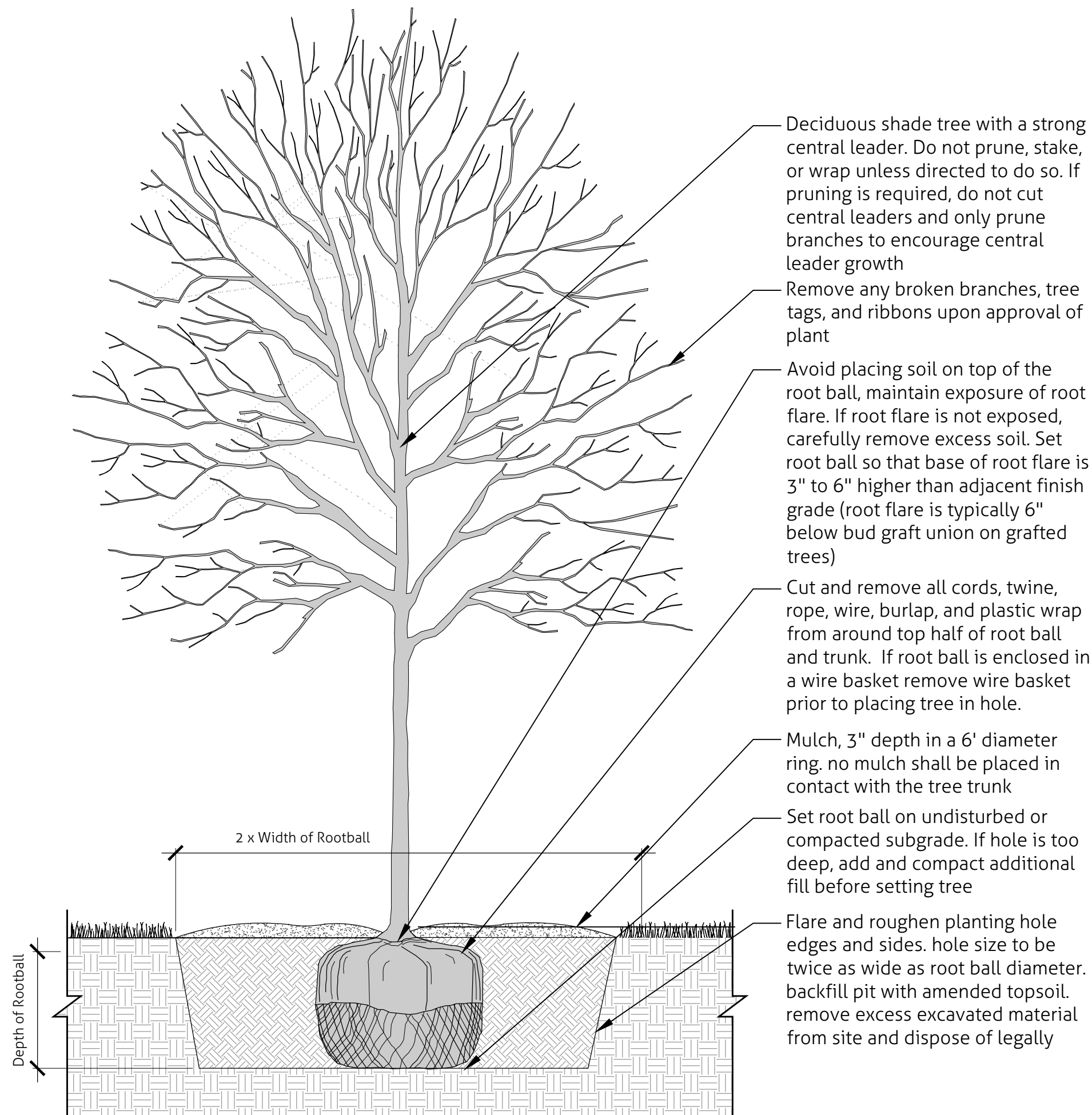
03 | Section - Planting Bed Edge Condition

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



04 | Section - Deciduous Tree Planting

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

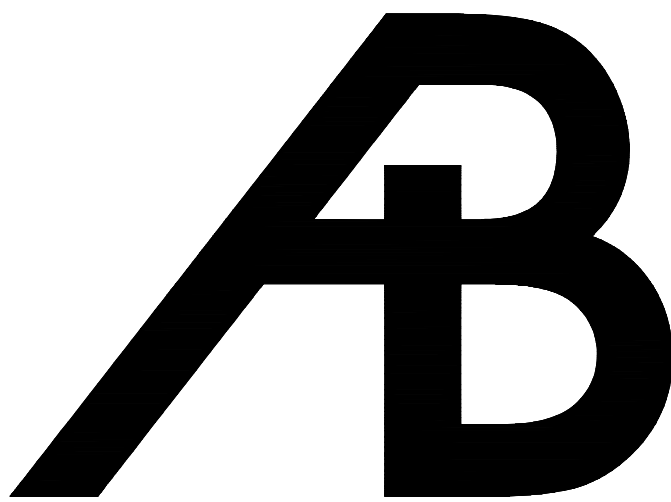


05 | Section - Evergreen Tree Planting

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

PLANT SCHEDULE

STREET TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AXF	6	Acer x freemanii	Freeman Maple	3" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
GTR	5	Gleditsia triacanthos 'Shademaster'	Shademaster Honey Locust	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
QRU	3	Quercus rubra	Red Oak	5" CAL	AS SHOWN	7' Clear Trunk Min.
COMMON AREA CANOPY TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AXF	4	Acer x freemanii	Freeman Maple	3" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
CTS	2	Catalpa speciosa	Northern Catalpa	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
GDI	9	Gymnocladus dioica 'Espresso'	Espresso Coffeetree	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
LIT	7	Liriodendron tulipifera	Tulip Tree	3" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
QBI	7	Quercus bicolor	Swamp White Oak	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
QRU	8	Quercus rubra	Red Oak	5" CAL	AS SHOWN	7' Clear Trunk Min.
TDI	4	Taxodium distichum	Bald Cypress	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 12' Tall
EVERGREEN TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
PAB	9	Picea abies	Norway Spruce	6" TALL	AS SHOWN	Full to Base
PST	12	Pinus Strobus	Eastern White Pine	6" TALL	AS SHOWN	Full to Base
UNDERSTORY TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AGA	14	Amelanchier x grandifolia 'Autumn Blaze'	Autumn Blaze Serviceberry	2" CAL	AS SHOWN	4' Clear Trunk
CCR	11	Cercis canadensis	Eastern Redbud	2" CAL	AS SHOWN	Min. 3 Trunk Clump, Min. 8' Tall
SHRUBS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
CSF	29	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	24" TALL	5' O.C.	Full to Base, Min. 24" Tall
TMW	6	Taxus x media 'Wardii'	Ward's Yew	24" TALL	5' O.C.	Full to Base, Min. 24" Tall
VDE	36	Viburnum dentatum var. deamii 'Glitters & Glows'	Glitters & Glows Viburnum	24" TALL	5' O.C.	Full to Base, Min. 24" Tall
VDS	13	Viburnum dentatum 'Synnvested'	Chicago Lustre Viburnum	30" TALL	8' O.C.	Full to Base, Min. 24" Tall
CPG	22	Callicarpa x 'Pearl Glam'	Pearl Glam Beautyberry	24" TALL	5' O.C.	Full to Base, Min. 24" Tall
ORNAMENTAL GRASSES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
PVS	6	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#3	36" O.C.	
PDT	49	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1	18" O.C.	
PERENNIALS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
RFG	23	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	#1	24" O.C.	
AHI	20	Amsonia hubrichtii	Fringed Bluestar	#1	30" O.C.	
NOTES						
F.T.B. = Full to Base						
Contractor to perform their own quantity takeoffs from landscape plans. In the event that there is a discrepancy between quantities represented on the plans and in the plant schedule, quantities represented on the plans shall take precedence.						



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PREPARED FOR

Onyx and East

460 Virginia Avenue
Indianapolis, IN 46203

PROJECT

Trillium Phase 2

219 E. 199th Street
Westfield, Indiana 46074

PRIMARY PLAT & OVERALL DEVELOPMENT
PLAN
06/19/2026

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DMM/ORB

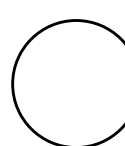
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SHEET TITLE

PLANTING DETAILS

NORTH SCALE :



SHEET NUMBER

L202

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