CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, August 17, 2026 at 7:00 PM
MEETING PLACE: Westfield City Services Center - Bales Main Meeting Room

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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney, Vice President | Council Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27
Chris Carlino | Mayoral Appointed | 4-year term | 8/17/27-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

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

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

APC Appointment - Board of Zoning Appeals

APC Appointment - Plat Committee

Approval of Minutes - August 3, 2026

Review Rules of Procedure

CONSENT AGENDA

2602-DDP-06
Walmart at Legends Crossing
304 East Tournament Trail

Bohler Engineering requests Detailed Development Plan review for a 181,236 SF +/- retail and grocery store on 31.08 acres +/- in the Dartown Crossing Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2602-DDP-07
Walmart Fuel Station at Legends Crossing
304 East Tournament Trail
Bohler Engineering requests Detailed Development Plan review for a 3,482 SF +/- gasoline service station on 1.83 acres +/- in the Dartown Crossing Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

WORKSHOP ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 *(anticipated to return for recommendation on 9/9/26, subject to change)*
The Lakes at Freemont Planned Unit Development (PUD), Amendment I
Generally ½ mile north of the intersection at West 193rd Street and Freemont Moore Road
Grand Communities, LLC and Fischer Homes by Nelson & Frankenberger, LLC requests a change in zoning for 108 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Lakes at Freemont Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2608-PUD-10 *(anticipated to return for workshop on 9/21/26, subject to change)*
Eagle West PUD
Generally located southwest of the intersection at Eagletown Road & West 186th Street
Pulte Group, represented by Nelson & Frankenberger LLC, requests a change of zoning for 126.86 acres +/- from the AG-SF1: Agricultural/Single-family Rural District to the Eagle West Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

2608-PUD-11 *(anticipated to return for public hearing on 9/9/26, subject to change)*
Towne West Village PUD
Northeast corner of 146th Street and Towne Road
Polizzi Family LLP, represented by Nelson & Frankenberger, LLC, requests a change in zoning for 94 acres +/- from the Towne West Planned Unit Development (PUD) District to the new Towne West Village Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2607-REZ-01
Grand Park Rezone to M-GP District *(anticipated to return for public hearing on 9/9/26, subject to change)*
The City of Westfield requests to rezone 119.67 acres +/- generally located south of E 191st St and Grand Park Blvd from the AG-SF1: Agriculture/Single-family Rural District, Grand Park Planned Development (PUD) District, GPEC Planned Development (PUD) District, and Grand Park Village Planned Development (PUD) District to the M-GP: Grand Park District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2607-ZOA-04 *(anticipated to return for recommendation on 9/9/26, subject to change)*
Tree Preservation and Protection
The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining

to Art. 6.8 Landscape Standards, Ch. 10 Processes & Permits, and Ch. 12 Definitions.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Petition Number:	2602-DDP-06 & 2602-DDP-07
Project Name:	Walmart & Walmart Fuel Station at Legends Crossing
Subject Site Address:	300 E Tournament Trl, Westfield, IN 46074 (the "Property")
Petitioner:	Walmart
Representative:	Bohler Engineering
Request:	Detailed Development Plan review of a 181,236 SF +/- Walmart store and a 3,482 SF +/- Walmart fuel center
Current Zoning:	Dartown Crossing Planned Unit Development (PUD) District (Ord. 17-13), as amended by Ord. 19-47
Current Land Use:	Vacant
Approximate Acreage:	3.08 acres +/- (Store) 1.83 acres +/- (Fuel Center)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Landscape Plan 5. Elevations 6. Renderings
Staff Reviewer:	Lauren Gillingham-Teague, AICP - Senior Planner

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BACKGROUND

The Property is within the Dartown Crossing PUD (Ord. 17-13), as amended by Ord. 19-47, and has an underlying zoning of GB: General Business District. The subject property is located at the northwest corner of Dartown Rd and Tournament Trl, north of Graeter's Ice Cream and east of the Barkefellers pet boarding facility (see **Exhibit 2**).

Site Access & Circulation

Traffic from SR 32 will be controlled by the signaled intersections at Austrian Pine Way and Dartown Rd. A traffic study analyzing current and future traffic demand was completed in May 2026. Per the recommendations of the study, improvements will be made to the surrounding roadways, including the addition of a southbound right turn lane at SR 32 & Austrian Pine Way and center 2-way left turn lanes on both Austrian Pine Way and Dartown Rd. A traffic signal is not warranted at the intersection of Dartown Rd and Tournament Trl.

Due to some complexities related to land ownership and the timing of the filing, the project does not dedicate any right-of-way for the extension of Austrian Pine Way, however, the site was designed to

meet the landscaping and design standards of a front façade and will be in compliance when the street is inevitably extended.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the Westfield UDO

The plans comply with all applicable standards.

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Dartown Crossing PUD

The plans comply with all applicable standards. Items of note are outlined below.

1) Accessory Use and Building Standards (Article 6.1)
   a) 6.1(H) Screening of Receptacles and Loading Areas
2) Architectural Standards (Article 6.3)
   a) The State Road 32 Overlay District Architectural Standards apply to the development of this property.
3) Fence Standards (Article 6.5)
4) Height Standards (Article 6.6)
5) Landscaping Standards (Article 6.8)
   a) Minimum Lot Landscaping Requirements:
      i) Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements")
         1. Business Uses:

Lot Landscaping (31.08 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**311**	**311***	**0**
10 Ornamental or Evergreen Trees	**311**	**311**	**0**
25 Shrubs	**777**	**2,002**	**+1,225**

*includes 30 existing shade trees

Lot Landscaping (1.31 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**13**	**17**	**+4**
10 Ornamental or Evergreen Trees	**13**	**13**	**0**
25 Shrubs	**33**	**171**	**+138**

b) Foundation Plantings:

i) Foundation plantings shall be provided as follows:

1. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

2. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

Store - West Building Façade (est. 175 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**15**	**58**	**+43**

Store - East Building Façade (est. 324 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**27**	**35**	**+8**

Fuel Center - West Building Façade (est. 74 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**6**	**6**	**0**

Fuel Center - South Building Façade (est. 57 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**5**	**5**	**0**

3. Per Ord. 19-47 Foundation Plantings shall not apply to
   (a) The Building Façade oriented toward the Access Road
   (b) Where a Drive-thru aisle is located
   (c) Rear façade of a building within 200 feet of the north property line
4. Per Ord. 19-47 Foundation Plantings may be within planters attached to or at the base of the building.
5. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may

be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

c) External Street Frontage Landscaping Requirements:

i) Not required per Ord. 19-47 – However, the Trail Corridor Planting requirements still apply along the SR 32 Trail Corridor.

d) Buffer Yard Requirements:

i) Buffer Yards shall be required in order to soften the potential conflicts between land Uses by using distance, plantings, fences, walls and mounds set forth in this section.

e) Parking Area Landscaping:

i) This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.

ii) Interior Parking Area Landscaping:

1. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

(a) 5-24 spaces = 5% of parking are to be landscape islands

(b) 50 or more spaces = 10% of parking are to be landscape islands

Store - Interior Parking Area Landscaping			
> 50 spaces	Required (10%)	Provided	Deficient
376,698 SF	**37,670 SF**	**37,832 SF**	**+162 SF**

Fuel Center - Interior Parking Area Landscaping			
5-24 spaces	Required (5%)	Provided	Deficient
4,664 SF	**233 SF**	**539 SF**	**+306 SF**

2. Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Store - Parking Area Islands			
52 islands	Required	Provided	Deficient
Trees (1/Parking Island)	**52**	**91**	**+39**
Shrubs (4/Parking Island)	**208**	**258**	**+50**

Fuel Center - Parking Area Islands (2 islands)

2 islands	Required	Provided	Deficient
Trees (1/Parking Island)	**2**	**2**	**0**
Shrubs (4/Parking Island)	**8**	**8**	**0**

iii) Perimeter Parking Area Landscaping:

1. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
   (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
   (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
   (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

Store - Dartown Road Perimeter A (Est. 350')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**44**	**+32**
1 shrub per 3 LF	**117**	**117**	**0**

Store - Dartown Road Perimeter B (Est. 365')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**12**	**0**
1 shrub per 3 LF	**122**	**127**	**+5**

Store - Tournament Trail C (Est. 665')			
	Required	Provided	Deficient
1 tree per 30 LF	**22**	**22**	**0**
1 shrub per 3 LF	**222**	**230**	**+7**

Store - Existing Austrian Pine Way (Est. 345')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**12**	**0**
1 shrub per 3 LF	**115**	**115**	**0**

Store - Planned Austrian Pine Way (Est. 300')

	Required	Provided	Deficient
1 tree per 30 LF	**10**	**10**	**0**
1 shrub per 3 LF	**100**	**100**	**0**

Fuel Center - Austrian Pine Way (Est. 150')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**5**	**0**
1 shrub per 3 LF	**50**	**52**	**+2**

Fuel Center - SR 32 (Est. 110')			
	Required	Provided	Deficient
1 tree per 30 LF	**4**	**4**	**0**
1 shrub per 3 LF	**37**	**37**	**0**

Fuel Center - Tournament Trail (Est. 140')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**0***	**0***
1 shrub per 3 LF	**47**	**47**	**0**

*waived due to conflict with utility easement

6) Lighting Standards (Article 6.9)

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

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

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

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

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

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

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

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be

understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

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

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

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

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

7) Lot Standards (Article 6.10)

8) Outside Storage and Display (Article 6.12)

a) Business Districts and Business Uses: The following shall apply to Business Districts and Business Uses permitted in other Zoning Districts:

i) Outside Storage:

1. Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

(a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

(b) Location: Outside Storage areas:

(i) Shall be located immediately adjacent to the Principal Building.

(ii) Shall not encroach into any required Rear or Side Yard.

(iii) Shall be prohibited in an Established Front Yard.

(iv) Shall be delineated on an approved Development Plan.

(c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

(i) Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way

(ii) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that compliment the Principal Building.

(iii) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

(d) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

ii) Outside Sales Display:

1. Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:

(a) Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.

(b) Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.

(c) Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

9) Outdoor Café and Eating Areas (Article 6.13)

10) Parking and Loading Standards (Article 6.14)

a) Site Access and Circulation:

b) Size:

i) Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

c) Required Spaces: Off-street Parking Spaces shall be provided as follows:

i) Gasoline Service Station:

1. One (1) space for each employee, plus two (2) for each service stall

ii) Other Uses:

1. Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

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

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

11) Setback Standards (Article 6.16)

12) Sign Standards (Article 6.17)
13) Vision Clearance Standards (Article 6.19)
14) Yard Standards (article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Dartown Crossing PUD

The plans comply.

15) General Business (GB) District:
    a) Permitted Uses
        i) High Intensity Retail permitted
        ii) Gasoline Service Station (per Ord. 17-13)
    b) Minimum Lot Area: No minimum
    c) Minimum Lot Frontage: 80’
    d) Minimum Lot Width: No minimum
    e) Maximum Building Height: 60’
    f) Minimum Building Size: See overlay district standards
    g) Minimum Building Setback Lines:
        i) Front Yard: 30 feet
        ii) Side Yard:
            1. Internal to District 0 feet
            2. External to District 20 feet
            3. Abutting a Residential District 60 feet
        iii) Rear Yard: 20 feet

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

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

1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
    a) 5.3 (E) Permitted Uses

i) All Uses permitted in the underlying Zoning District shall be permitted except as otherwise excluded and prohibited in the Use Table for the SR32 Overlay, as set for in CHAPTER 13: USE TABLE.

b) 5.3(G) Setback Requirements:

i) The following setback requirements regulating the distance from State Highway 32 that buildings may be constructed shall supersede all other setback standards of this Ordinance.

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 Right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located at a minimum of thirty (30) feet from the State Highway 32 Right-of-way line.

c) 5.3(I) Building Height Requirements:

i) Maximum Building Height: No maximum

ii) Minimum Building Height: Eighteen (18) feet

iii) Multiple Stories: Multiple stories are encouraged but not required.

d) 5.3(J) Building Size Requirements:

i) The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

1. Minimum Gross Floor Area: Four Thousand (4,000) square feet Per Ord. 19-47

(a) Per Ord. 19-47 The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

2. Maximum Gross Floor Area: No maximum

e) 5.3(K) Architectural Design Requirements:

i) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

f) Building Elevation:

a. All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

b. Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

b1. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit”, attached hereto as Exhibit F is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.

b2. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

c. Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

d. Openings:

i. Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

ii. Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

iii. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

e. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

f. Roofs:

ii. Flat Roofs:

(a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

(b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

(1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

(2) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or

forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

iii. Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

iv. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

g. Main Entrances:

i. All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

ii. Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

iii. The location, orientation, proportion and style of doors shall complement the style of the building.

h. Windows:

i. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of windowpanes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

ii. Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

i. Awnings:

i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

ii. Awnings shall be made of a nonreflective material.

iii. All awnings shall be kept in good repair.

iv. Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

j. Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 Right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 Right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 Right-of-way line or Trail Corridor.

i. Drive-thru windows and lanes shall not be permitted in between the State Highway 32 Right-of-way line or the Trail Corridor and the Building Façade nearest to said Right-of-way line (e.g., Established Front Yard) or Trail Corridor.

ii. Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 Right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

k. Building Materials:

i. Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

ii. Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

iii. A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

iv. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

v. In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall

be required around building entrances and on Building Façades visible from State Highway 32.

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

g) Article 5.3(M) Miscellaneous Requirements:

1. Loading Berths:

a. Loading berths shall be oriented in a manner, so they are not visible from State Highway 32 and in a manner that minimizes their visibility from other Rights-of-way and adjacent properties.

b. The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives of this subsection.

c. All loading berths shall be adjacent to the Principal Building and located entirely within the Side or Rear Yard.

d. Loading berths shall be screened to the extent reasonably necessary by installing solid, opaque walls or fences (chain link fences or a variation thereof shall not be permitted). Mounds or berms may also be utilized, or utilized in combination with walls or fence enclosures, to provide screening. Special attention shall be given to accomplish the design objectives herein for visibility of loading berths from adjacent properties and Rights-of-way.

e. Loading berth walls and fences shall be softened by installing the following adjacent to such screens, except no landscaping shall be required adjacent to access and delivery doors or gates:

i. One (1) ornamental or evergreen tree every thirty (30) feet.

ii. Five (5) shrubs every thirty (30) feet

2. Mechanical Equipment:

a. Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

b. When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.

c. When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

3. Walls and Fencing:

a. The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.

b. The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: nonsolid and/or unfinished wood, chain link (with or without slats), nondecorative corrugated metal, electrified fences and razor/ concertina/barbed wire.

c. Walls and fencing shall not be located in an Established Front Yard.

d. If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building.

e. If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

h) State Highway 32 Overlay District:

i) Article 5.3(L) Trail Corridor Design Standards:

(a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(c) Interconnectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) 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.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) 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.

Trail Corridor Plantings - State Road 32 (Est. 380 LF)			
Per 100 lineal feet	Required	Provided	Remaining
3 Shade trees	**11**	**11**	**0**
1 Ornamental tree	**4**	**7**	**+3**

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

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

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

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

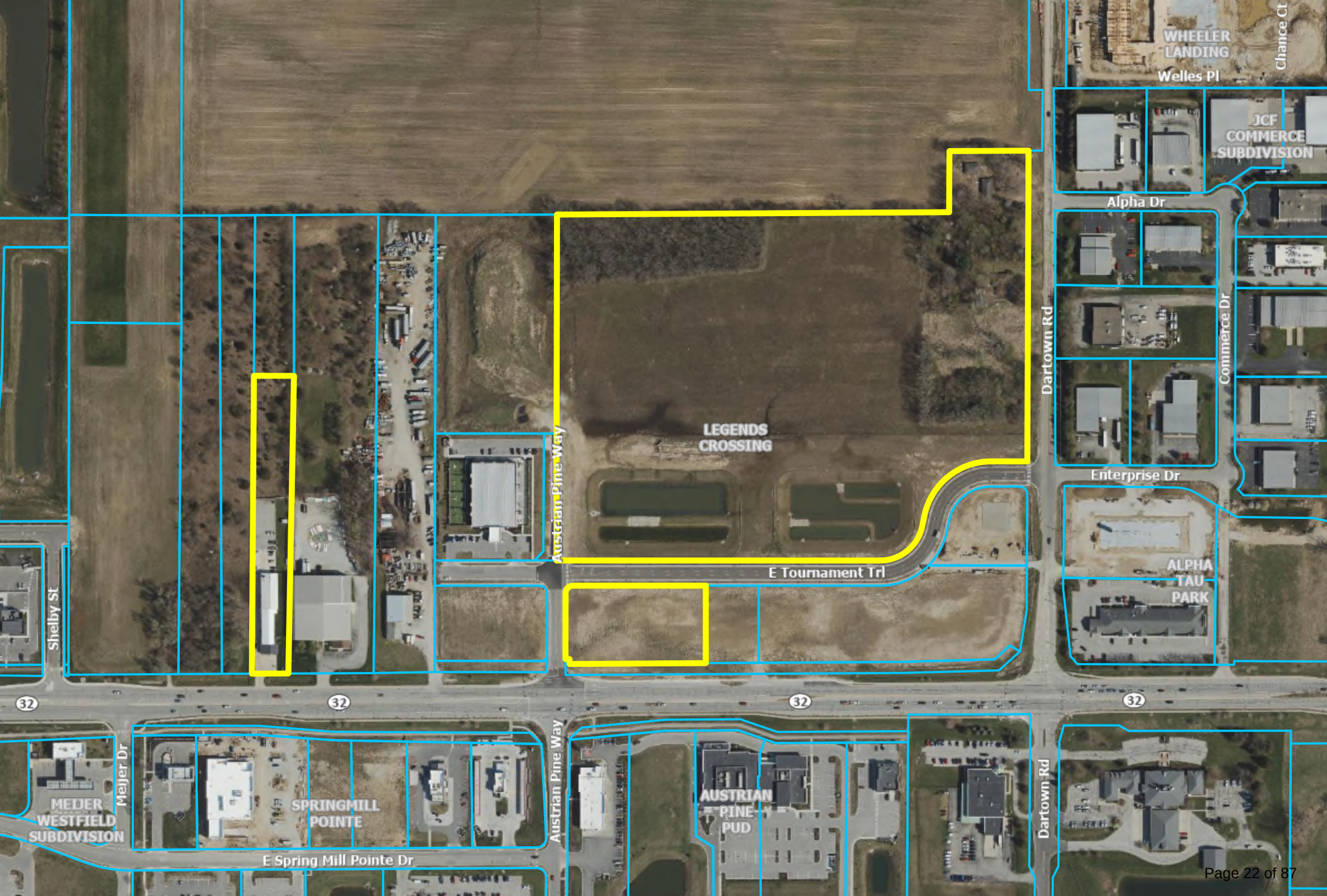
4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

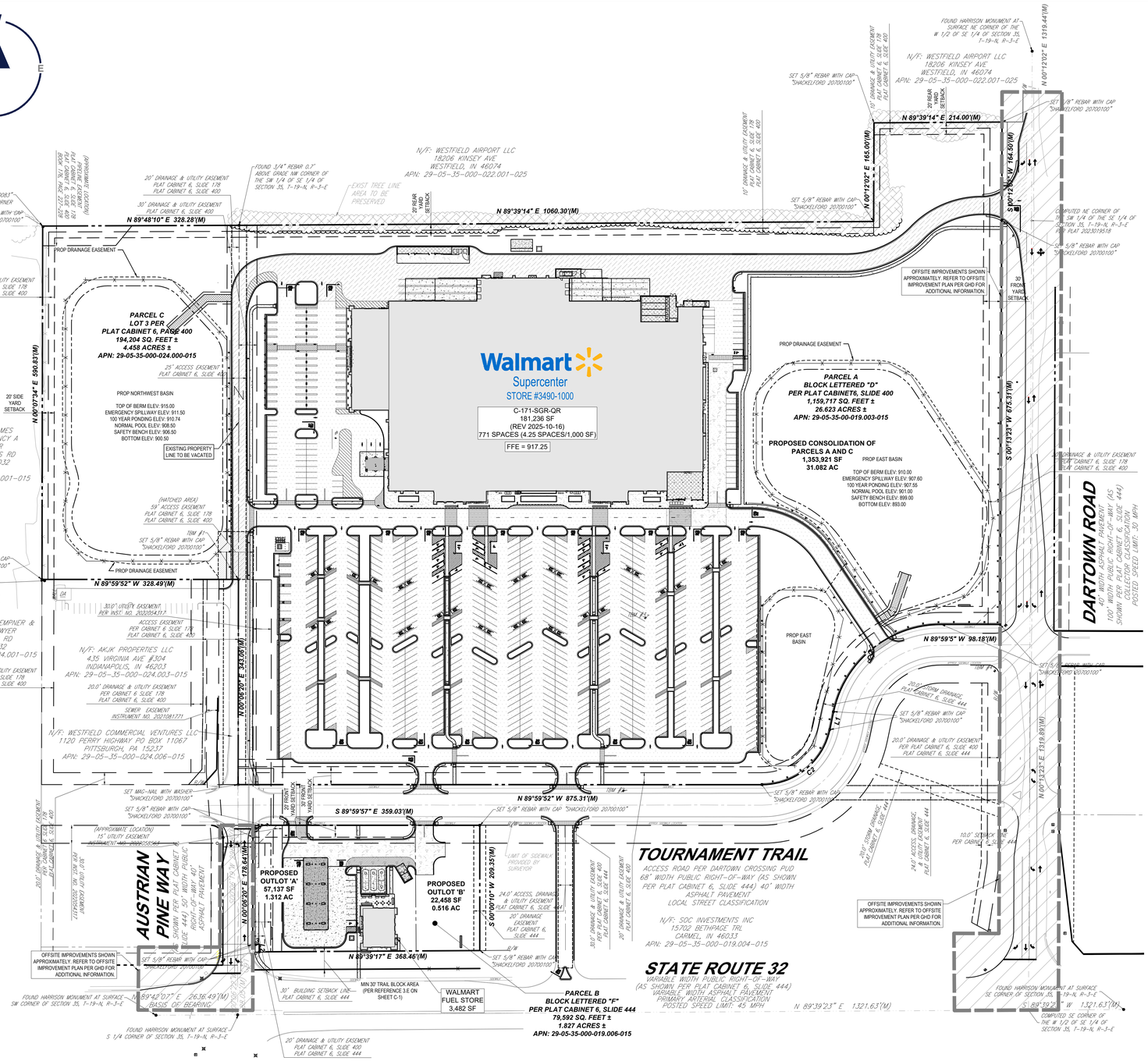
DESIGN STANDARDS

Chapter 8 of Westfield UDO

The plans comply with all applicable standards.

1) Block Standards (Article 8.1)
2) Easement Standards (Article 8.3)
3) Monument and Marker Standards (Article 8.5)
4) Open Space and Amenity Standards (Article 8.6)
5) Pedestrian Network Standards (Article 8.7)
    a) Internal Pedestrian Network Standards:
        i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
        ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
        iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
        iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
    b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
        i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
        ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
6) Storm Water Standards (Article 8.8)
7) Street and Right-of-Way Standards (Article 8.9)


WHEELER LANDING
Welles Pl
Chance Ct
JCF COMMERCE SUBDIVISION
Alpha Dr
Dartown Rd
Commerce Dr
LEGENDS CROSSING
Austrian Pine Way
Enterprise Dr
E Tournament Trl
ALPHA TAU PARK
Shelby St
32
MEIJER WESTFIELD SUBDIVISION
Meijer Dr
SPRINGMILL POINTE
E Spring Mill Pointe Dr
AUSTRIAN PINE PUD



LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- PROPOSED PARKING SPACES SYSL/4"
- ASSOCIATES PARKING SPACES SWSL/4"
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- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
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- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

SITE NOTES

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2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR PER THE REFERENCES ON SHEET C-1.
9. TOTAL LAND AREA IS 32.91± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE ANALYSIS TABLE (PARCELS A & C)

SITE ADDRESS	300 E TOURNAMENT TRL, WESTFIELD, IN 46074
	PROPOSED
TOTAL BUILDING AREA	181,236 S.F.
REQUIRED PARKING (PER CITY OF WESTFIELD) REQUIRED PARKING RATIO (PER CITY OF WESTFIELD)	TBD TBD
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A N/A
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING	659 SPACES 23 SPACES
EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	7 SPACES 51 SPACES 16 CORRALS / 32 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	689 SPACES 3.80/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	740 SPACES 4.08/1,000 S.F.

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
(R) L3	S 89°41'39" W	10.83'
(M) L4	N 00°03'24" E	41.92'
(R) L4	N 00°06'12" E	41.88'
(M) L5	S 70°14'56" E	20.07'
(R) L5	S 70°15'04" E	20.07'
(M) L6	N 00°20'38" W	5.00'
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ALERT TO CONTRACTOR:

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NOTE: ADDITIONAL DETAILS FOR THE PROPOSED MONUMENT SIGNS WILL BE PREPARED AND PROVIDED PRIOR TO RECORDATION.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

80 40 20 0 80
1"= 80'

OVERALL SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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Fax: (215) 996-9102
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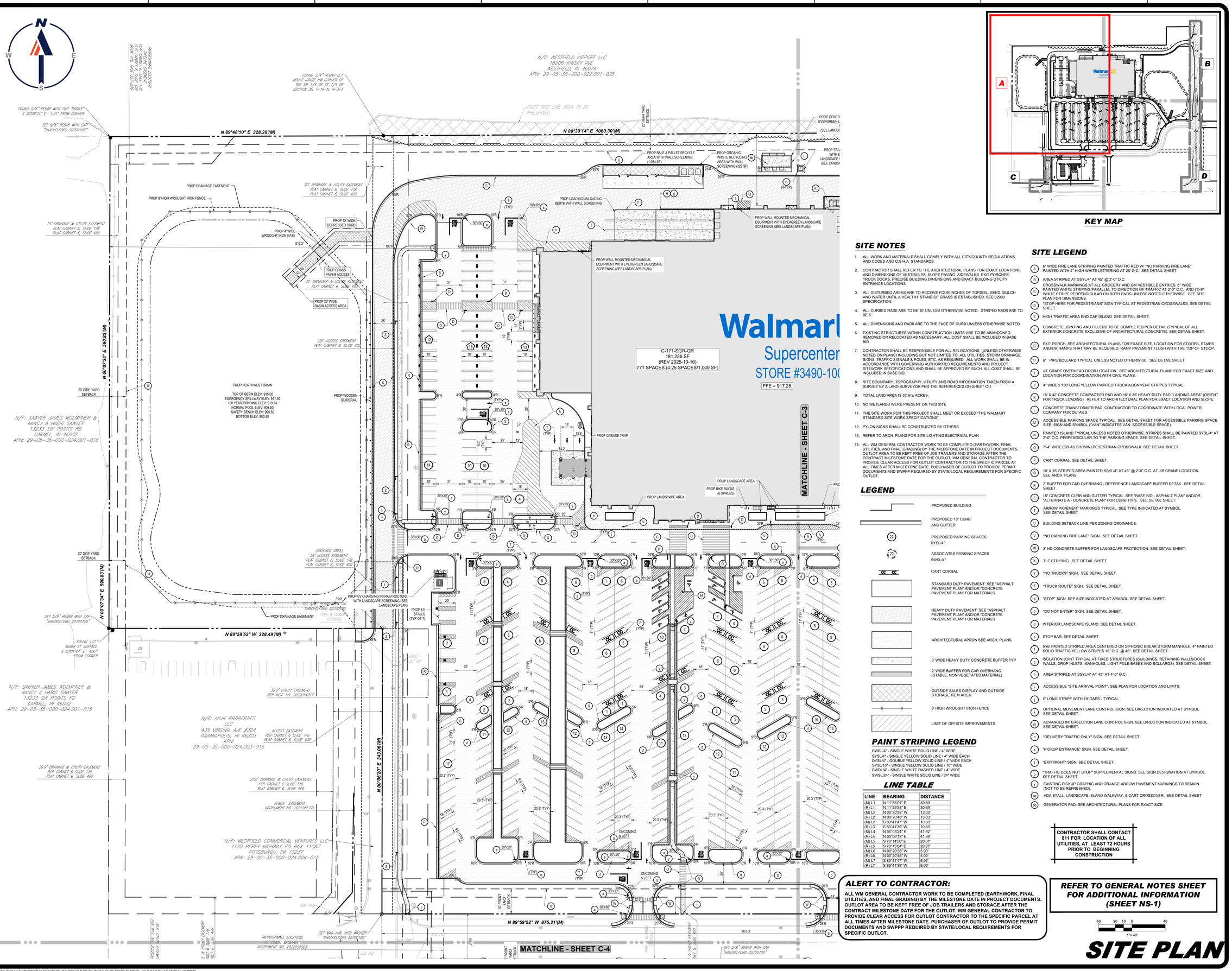
SUPERCENTER #3490-1000
STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716
CONTACT: TAYLOR REAMER
814 RESPECT DRIVE
BENTONVILLE, AR 72716
PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-1

P:\PA\2024\PAC240154.01\CAD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-GDUP-SITE-PAC240154.01-4A.DWG PRINTED BY: ENEUZIL, 7:10:26 @ 6:11 PM. LAST SAVED BY: CSOMMERS



KEY MAP

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LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
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- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

LINE TABLE

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(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
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(R) L7	S 89°41'39" W	6.06'

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) TLE STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. SEE DETAIL SHEET.
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- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
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- (f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
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- (k) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (m) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (n) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (o) "PICKUP ENTRANCE" SIGN. SEE DETAIL SHEET.
- (t) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (v) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
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REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

40 20 10 0 40
1"= 40'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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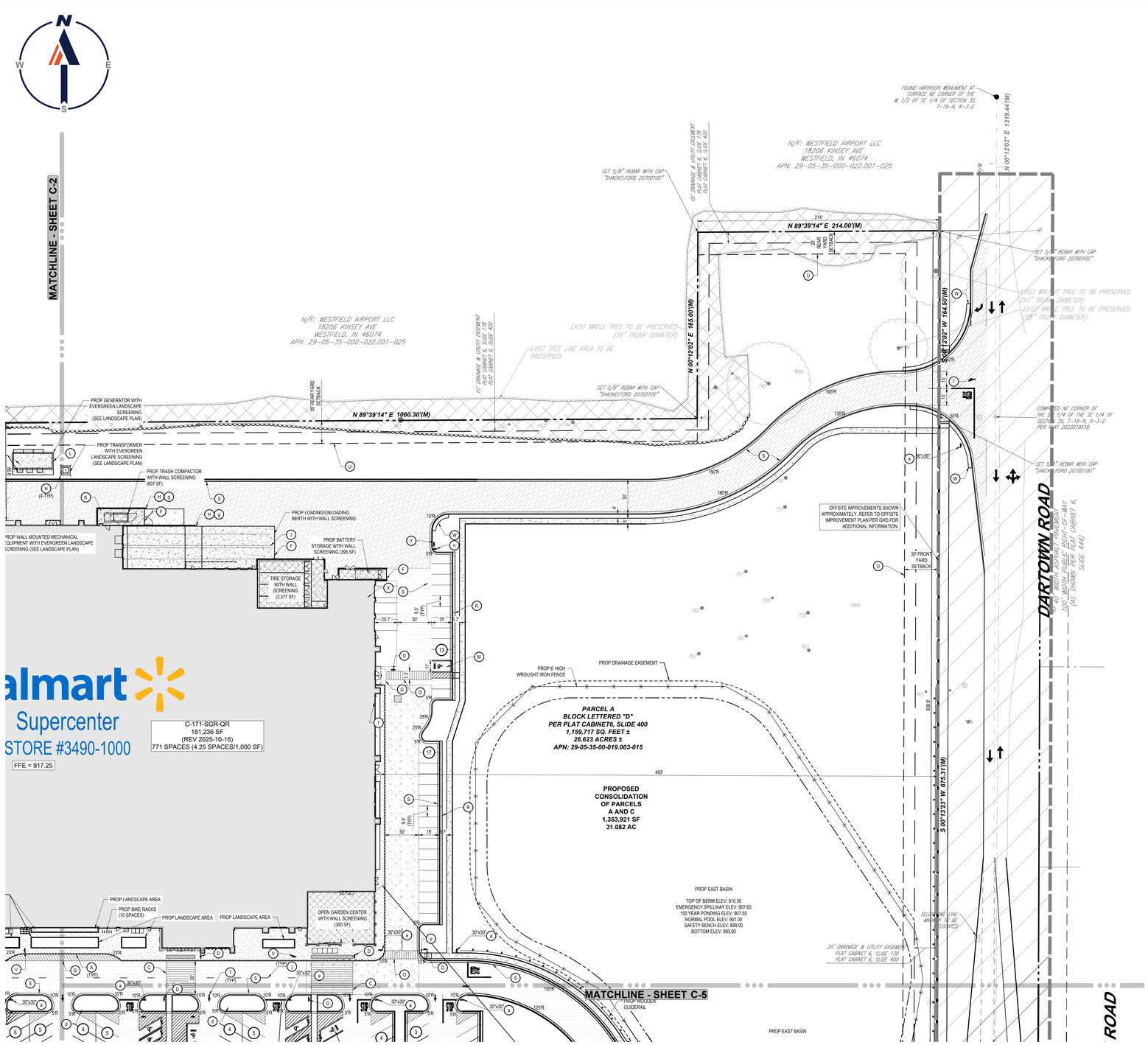
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STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

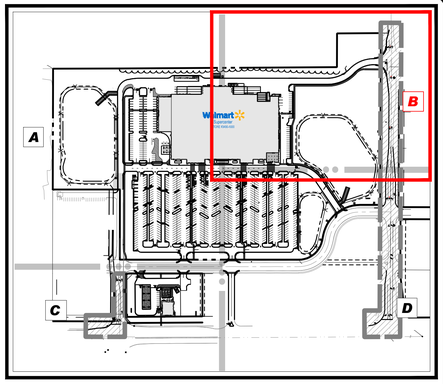
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BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-2

P:\PA2024\PAC240154.01\CAD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-DDUP-SITE-PAC240154.01-4A.DWG PRINTED BY: ENELDS, 7:10:26 @ 6:17 PM LAST SAVED BY: CBOMMERS





KEY MAP

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR PER THE REFERENCES ON SHEET C-1.
9. TOTAL LAND AREA IS 32.91± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
(R) L3	S 89°41'39" W	10.83'
(M) L4	N 00°03'24" E	41.92'
(R) L4	N 00°06'12" E	41.88'
(M) L5	S 70°14'56" E	20.07'
(R) L5	S 70°15'04" E	20.07'
(M) L6	N 00°20'38" W	5.00'
(R) L6	N 00°20'46" W	5.00'
(M) L7	S 89°41'47" W	6.06'
(R) L7	S 89°41'39" W	6.06'

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
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40 20 10 0 40
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SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
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PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

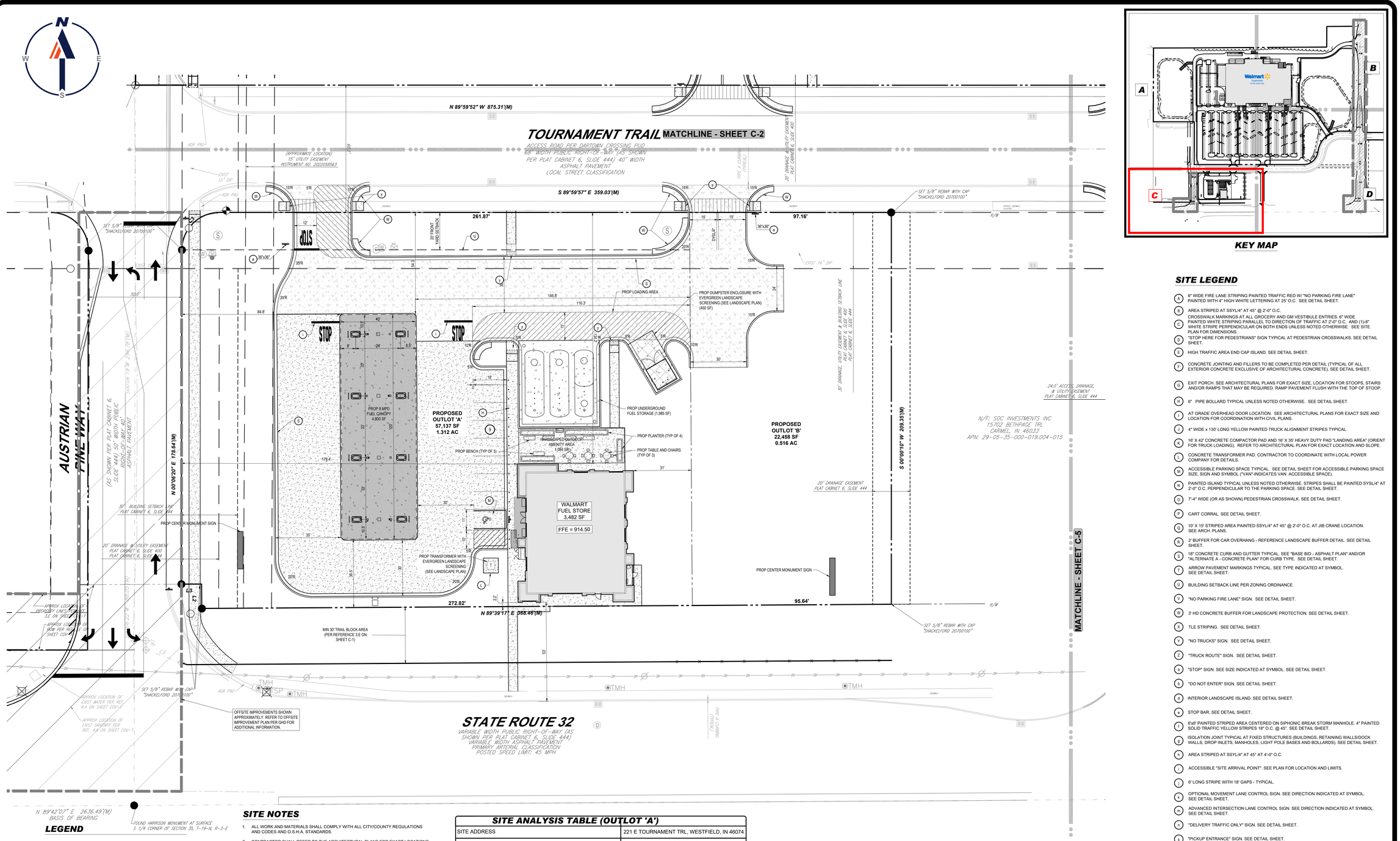
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DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-3

P:\PA2024\PAC240154.01\CAD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-GDUP-SITE-PAC240154.01-4A.DWG PRINTED BY: ENEUZIL 7:10:26 @ 6:15 PM LAST SAVED BY: CSOMMERS



KEY MAP

SITE LEGEND

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LEGEND

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- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
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6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
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8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR PER THE REFERENCES ON SHEET C-1.
9. TOTAL LAND AREA IS 32.91± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE ANALYSIS TABLE (OUTLOT 'A')

SITE ADDRESS	221 E TOURNAMENT TRL, WESTFIELD, IN 46074
	PROPOSED
TOTAL BUILDING AREA	3,482 S.F.
REQUIRED PARKING (PER CITY OF WESTFIELD) REQUIRED PARKING RATIO (PER CITY OF WESTFIELD)	ONE SPACE FOR EACH EMPLOYEE, PLUS TWO FOR EACH SERVICE STALL (1 + 16 = 17 SPACES) N/A
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A N/A
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING	8 SPACES 1 SPACES
EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	0 SPACES N/A N/A
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	9 SPACES N/A
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	9 SPACES N/A

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
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PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
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SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

20 10 5 0 20
1"= 20'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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INDIANA LICENSE No. PE12000041

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PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

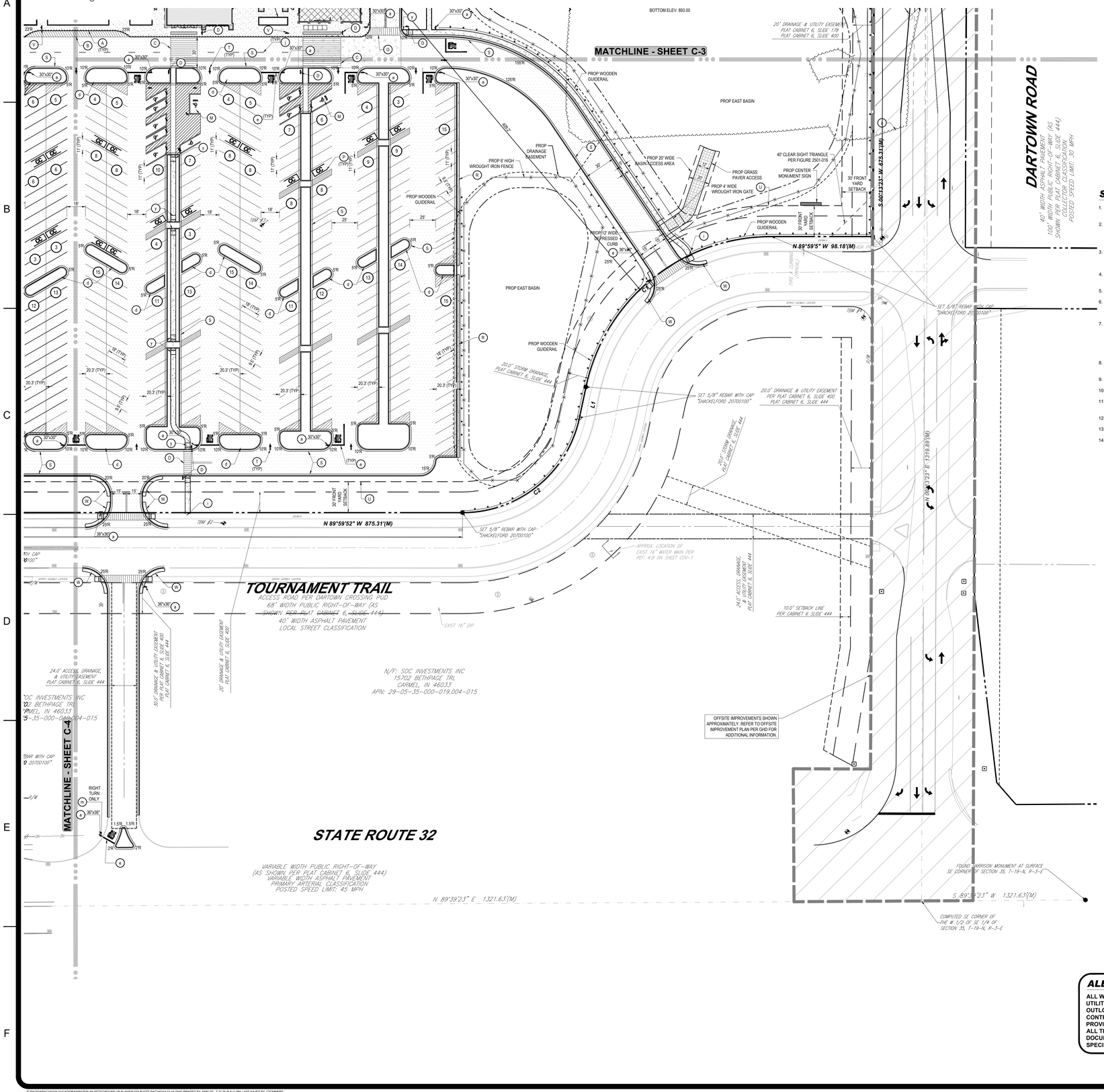
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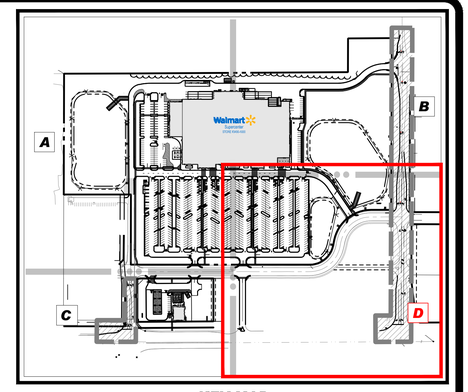
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Walmart Supercenter

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CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-4

P:\PA\2024\PAC240154.01\CAD\DRAWINGS\SITE PLAN\SITE PLAN.DWG 12/19/2025 10:59:00 AM EST LAST SAVED BY: CSOMMERS





KEY MAP

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
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LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
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SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) TLE STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (b) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) STOP BAR. SEE DETAIL SHEET.
- (f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (m) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (n) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (o) "PICKUP ENTRANCE" SIGN. SEE DETAIL SHEET.
- (t) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (u) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
- (v) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
- (ss) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET
- (ss) GENERATOR PAD. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.

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40 20 10 0 40
1"= 40'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
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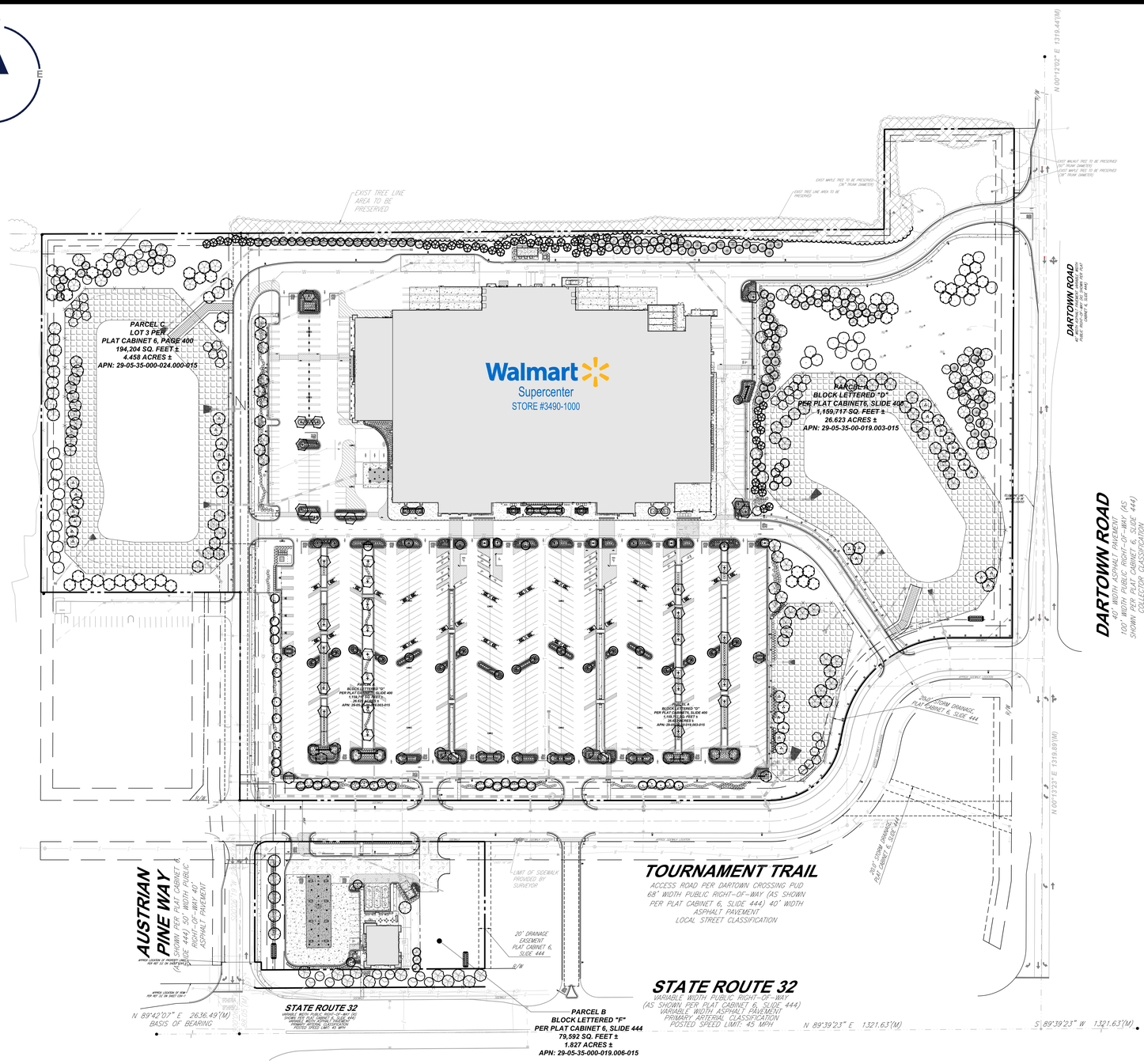
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JOB No.	PAC240154.01
SHEET	C-5

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	31	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2" CAL, 8` MIN. HT.	B&B
AROG	30	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2" CAL, 8` MIN. HT.	B&B
GTIK	33	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2" CAL, 8` MIN. HT.	B&B
LSR	42	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA`	ROUND-LOBED SEEDLESS SWEET GUM	2" CAL, 8` MIN. HT.	B&B
NS	52	NYSSA SYLVATICA	SOUR GUM	2" CAL, 8` MIN. HT.	B&B
QBC	54	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL, 8` MIN. HT.	B&B
TA	45	TILIA AMERICANA	AMERICAN LINDEN	2" CAL, 8` MIN. HT.	B&B
UP	11	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	2" CAL, 8` MIN. HT.	B&B
EVERGREEN TREES					
ABC	50	ABIES CONCOLOR	WHITE FIR	6-8`	B&B
PGL	41	PICEA GLAUCA	WHITE SPRUCE	6-8`	B&B
PM	84	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8`	B&B
ORNAMENTAL TREES					
AGB	25	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
BN	35	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	2" CAL.	B&B
CC	31	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B
CFCP	12	CORNUS FLORIDA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	2" CAL.	B&B
MV	28	MAGNOLIA VIRGINIANA	SWEET BAY	2" CAL.	B&B
PC	19	PRUNUS SARGENTII `COLUMNARIS`	COLUMNAR SARGENT CHERRY	2" CAL.	B&B
SHRUBS					
AML	318	ARONIA MELANOCARPA `LOW SCAPE MOUND`	LOW SCAPE MOUND CHOKEBERRY (DWARF)	18-24"	CONTAINER
CA	81	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CSK	442	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	18-24"	CONTAINER
FXI	115	FORSYTHIA X INTERMEDIA `SPECTABILIS`	FORSYTHIA	3-4`	B&B
HQSQ	195	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	328	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	328	ITEA VIRGINICA `HENRY'S GARNET`	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	5	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	33	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JCSG	194	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	20-24"	B&B
MP	29	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B&B
PXOL	198	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN CHERRY LAUREL	3-4`	B&B
GRASSES					
PVN	110	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHIB	1,387	JUNIPERUS HORIZONTALIS `MONBER`	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
JO	173	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	15-18" SPRD	CONTAINER
RAG	236	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER

NOTE TO CONTRACTOR:

1. **18" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.**
2. **CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.**

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

80 40 20 0 80
1"= 80'

OVERALL LANDSCAPE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
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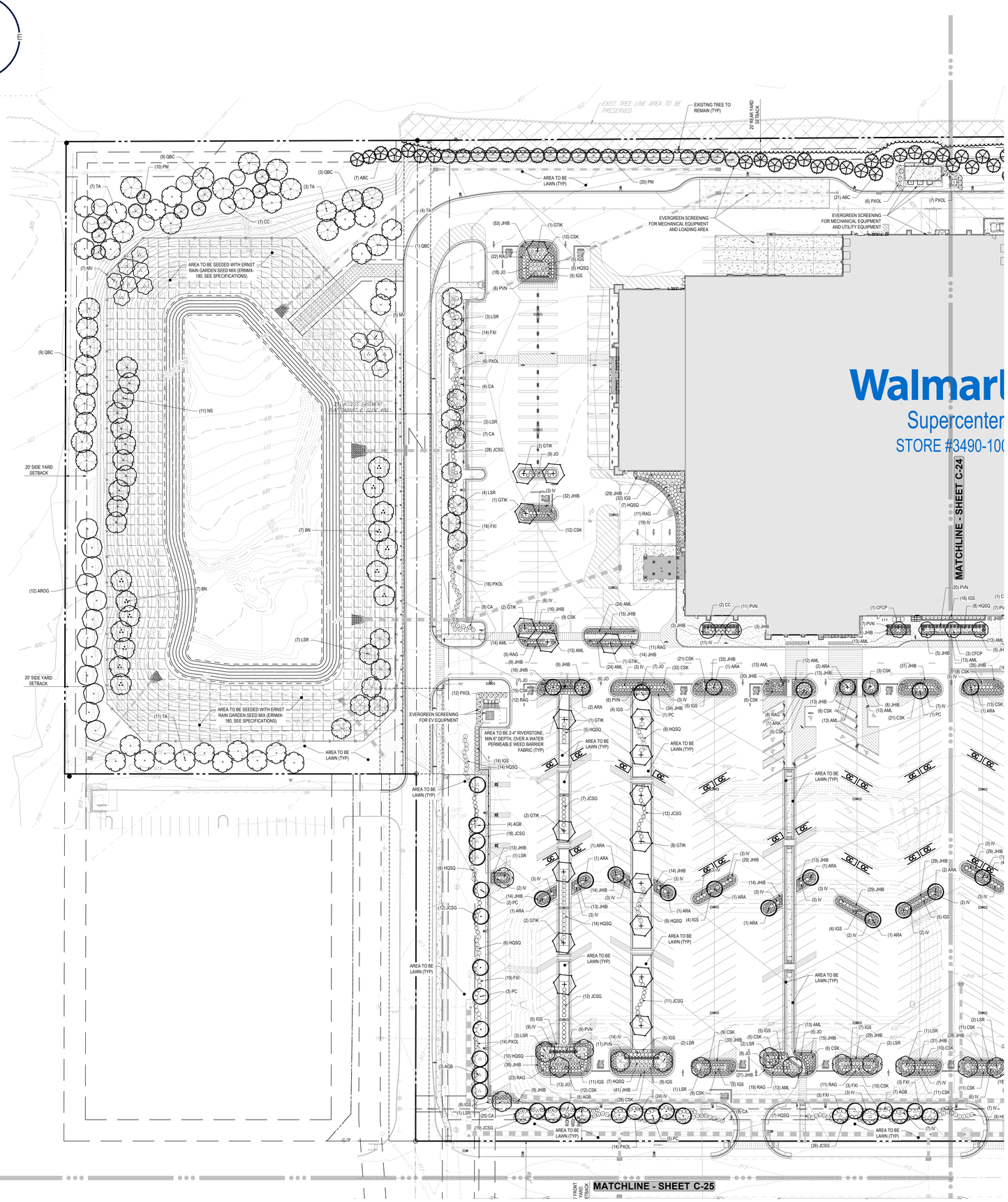
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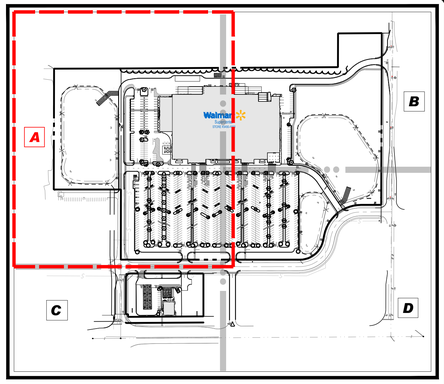
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CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-22





KEY MAP

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	31	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2" CAL. 8` MIN. HT.	B&B
AROG	30	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2" CAL. 8` MIN. HT.	B&B
GTIK	33	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2" CAL. 8` MIN. HT.	B&B
LSR	42	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA`	ROUND-LOBED SEEDLESS SWEET GUM	2" CAL. 8` MIN. HT.	B&B
NS	52	NYSSA SYLVATICA	SOUR GUM	2" CAL. 8` MIN. HT.	B&B
QBC	54	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL. 8` MIN. HT.	B&B
TA	45	TILIA AMERICANA	AMERICAN LINDEN	2" CAL. 8` MIN. HT.	B&B
UP	11	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	2" CAL. 8` MIN. HT.	B&B
EVERGREEN TREES					
ABC	50	ABIES CONCOLOR	WHITE FIR	6-8`	B&B
PGL	41	PICEA GLAUCA	WHITE SPRUCE	6-8`	B&B
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FXI	115	FORSYTHIA X INTERMEDIA `SPECTABILIS`	FORSYTHIA	3-4`	B&B
HQSQ	195	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	328	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	328	ITEA VIRGINICA `HENRY'S GARNET`	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	5	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	30-36"	CONTAINER
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40 20 10 0 40

1"= 40'

LANDSCAPE PLAN

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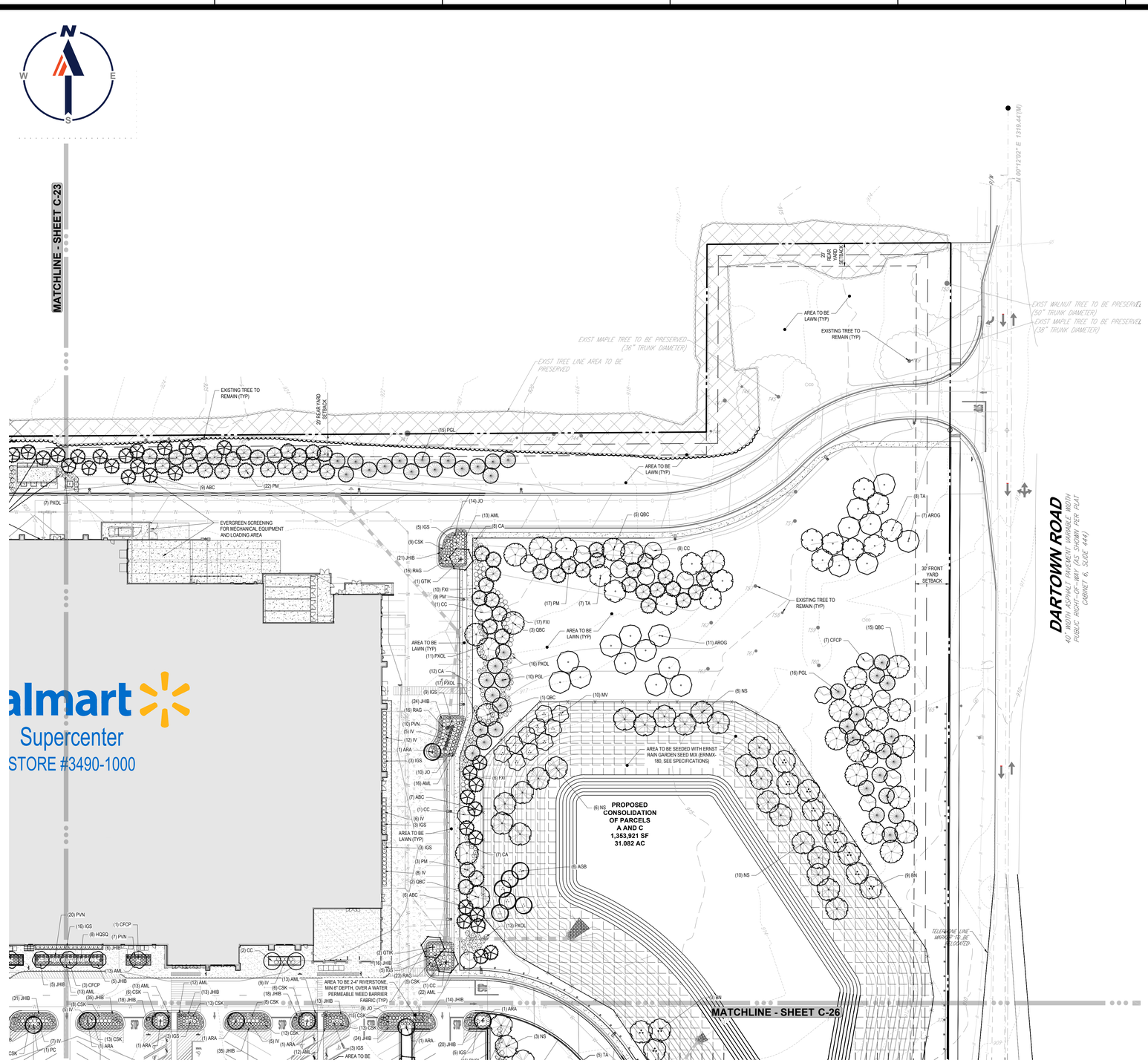
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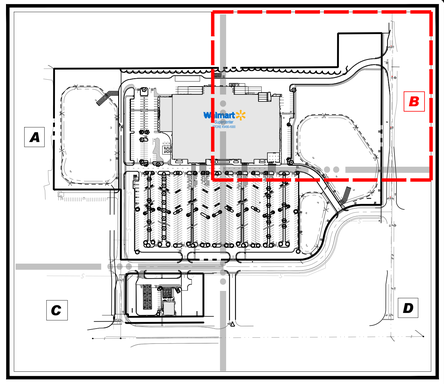
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LANDSCAPE PLAN

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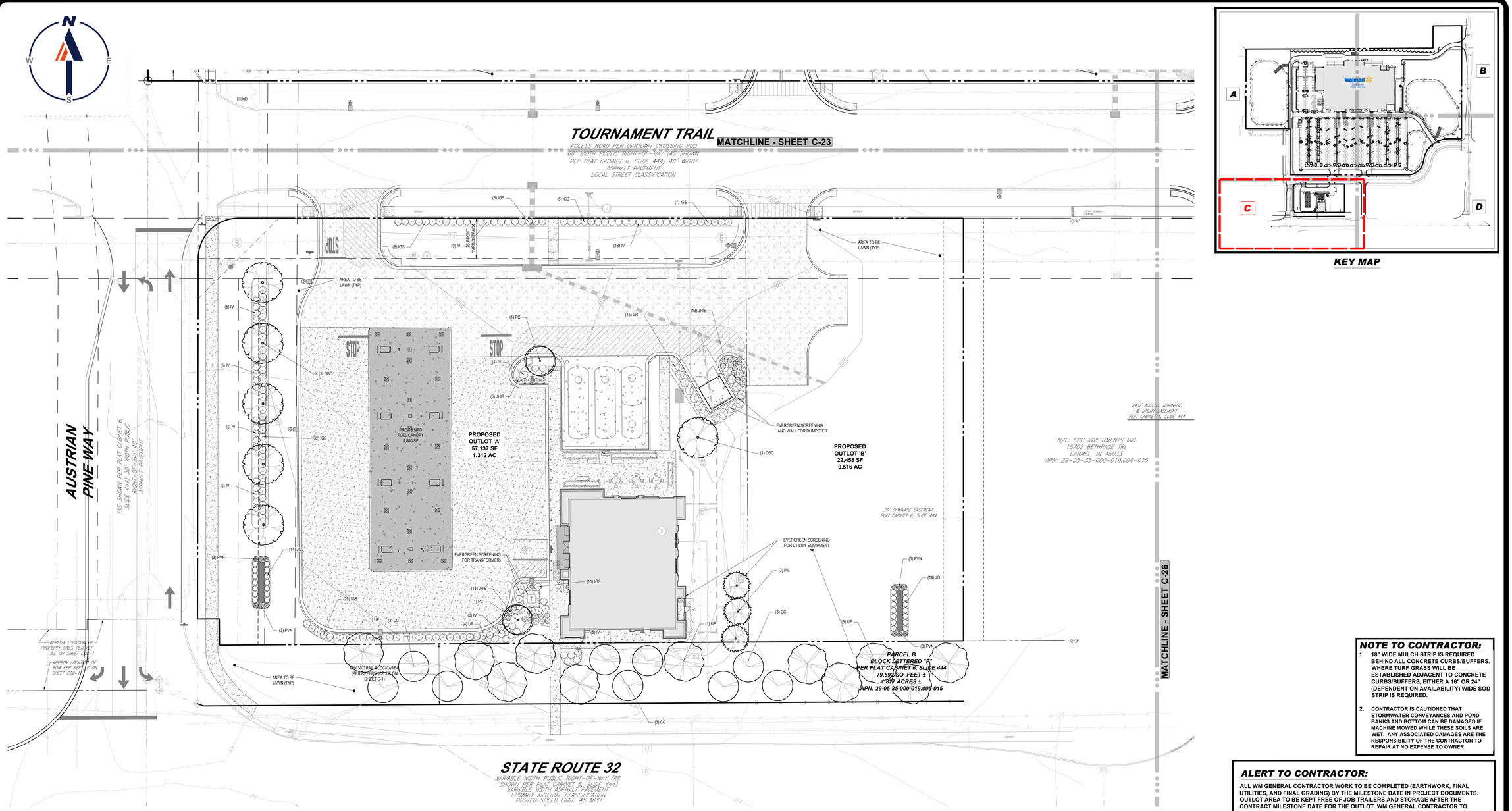
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P:\PAC\2024\PAC240154.01\CADD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-GDUP-LSCP-PAC240154.01-AA.DWG PRINTED BY: ABIESECKER 7:10:26 @ 4:16 PM LAST SAVED BY: ABIESECKER



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NS	52	NYSSA SYLVATICA	SOUR GUM	2" CAL, 8` MIN. HT.	B&B
QBC	54	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL, 8` MIN. HT.	B&B
TA	45	TILIA AMERICANA	AMERICAN LINDEN	2" CAL, 8` MIN. HT.	B&B
UP	11	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	2" CAL, 8` MIN. HT.	B&B
EVERGREEN TREES					
ABC	50	ABIES CONCOLOR	WHITE FIR	6-8`	B&B
PGL	41	PICEA GLAUCA	WHITE SPRUCE	6-8`	B&B
PM	84	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8`	B&B
ORNAMENTAL TREES					
AGB	25	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
BN	35	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	2" CAL.	B&B
CC	31	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B
CFCP	12	CORNUS FLORIDA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	2" CAL.	B&B
MV	28	MAGNOLIA VIRGINIANA	SWEET BAY	2" CAL.	B&B
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CSK	442	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	18-24"	CONTAINER
FXI	115	FORSYTHIA X INTERMEDIA `SPECTABILIS`	FORSYTHIA	3-4	B&B
HQSQ	195	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	328	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	328	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	5	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	33	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JCSG	194	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	20-24"	B&B
MP	29	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B&B
PXOL	198	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN CHERRY LAUREL	3-4`	B&B
GRASSES					
PVN	110	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHB	1,387	JUNIPERUS HORIZONTALIS `MONBER`	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
JO	173	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	15-18" SPRD	CONTAINER
RAG	236	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

20 10 5 0 20
1"= 20'

LANDSCAPE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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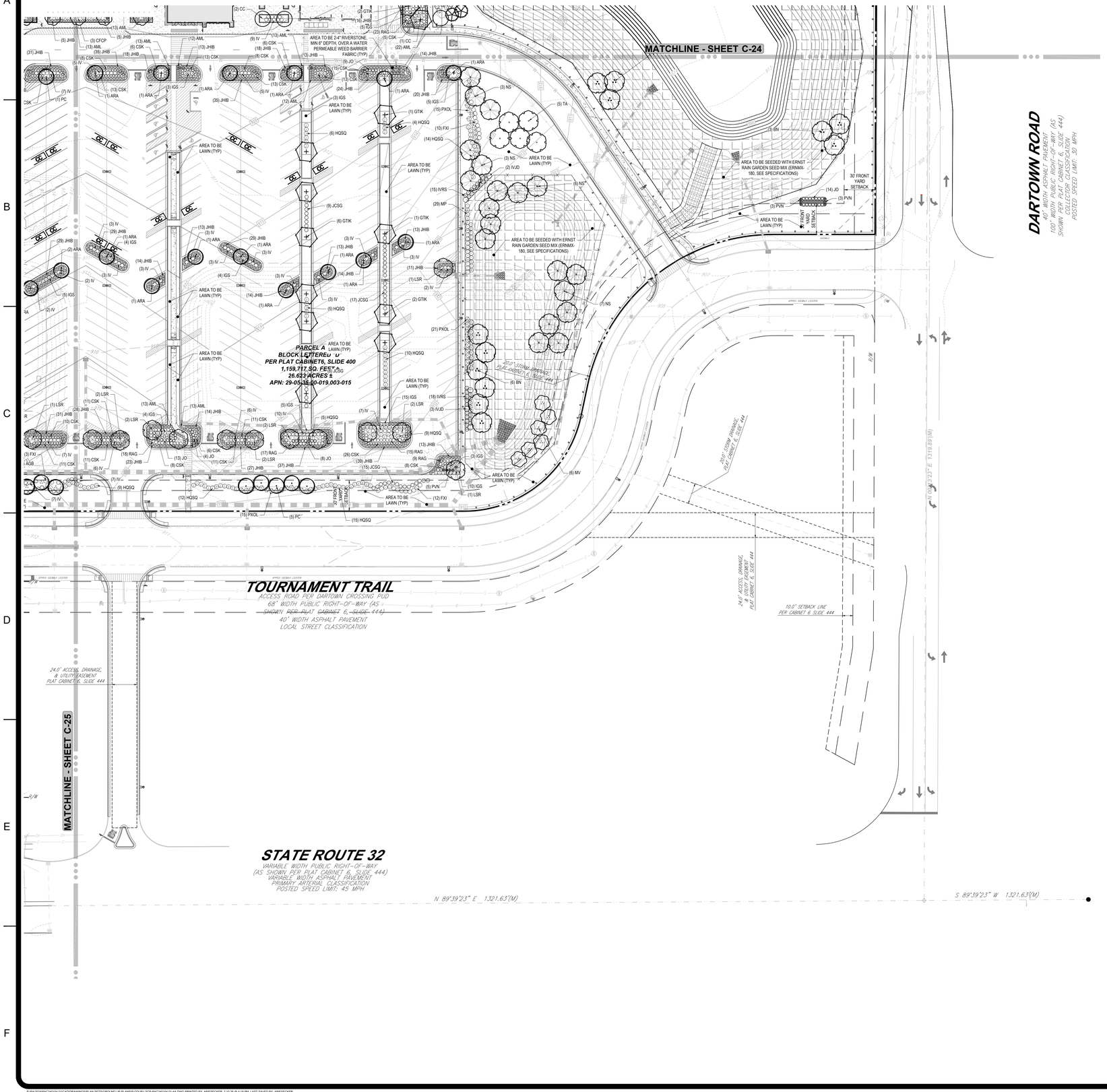
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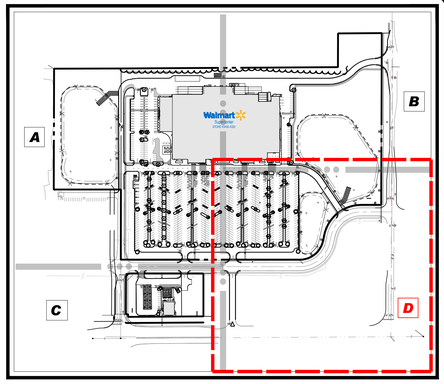
SUPERCENTER #3490-1000
STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-25





KEY MAP

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	31	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2" CAL, 8` MIN. HT.	B&B
AROG	30	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2" CAL, 8` MIN. HT.	B&B
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40 20 10 0 40
1"= 40'

LANDSCAPE PLAN

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SUPERCENTER #3490-1000
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BENTONVILLE, AR 72716
CONTACT: TAYLOR REAMER
814 RESPECT DRIVE
BENTONVILLE, AR 72716
PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-26

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
UNIFIED DEVELOPMENT ORDINANCE: 5.3 STATE HIGHWAY 32 OVERLAY DISTRICT	(L)(5)(a) 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 ROUTE 32: 380± LF REQUIRED: 380 / 100 = 3.8 3.8 x 3 = 11.4 OR 11 SHADE TREES 3.8 x 1 = 3.8 OR 4 ORNAMENTAL TREES PROVIDED: 11 UP (11 SHADE TREES); 7 CC (7 ORNAMENTAL TREES)	LENGTH OF TRAIL CORRIDOR ALONG STATE ROUTE 32: 380± LF REQUIRED: 380 / 100 = 3.8 3.8 x 3 = 11.4 OR 11 SHADE TREES 3.8 x 1 = 3.8 OR 4 ORNAMENTAL TREES PROVIDED: 11 UP (11 SHADE TREES); 7 CC (7 ORNAMENTAL TREES)	COMPLIES
6.8 LANDSCAPING STANDARDS	(H)(1) MECHANICAL SCREENING: WALL AND GROUND-MOUNTED MECHANICAL EQUIPMENT FOR NONRESIDENTIAL OR MULTI-FAMILY STRUCTURES SHALL BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS. CLEARANCE FOR PROPER FUNCTIONING OF THE EQUIPMENT AND ACCESS TO THE EQUIPMENT FOR MAINTENANCE SHALL BE INCORPORATED INTO THE DESIGN. SCREENING MAY BE ACHIEVED BY USING EITHER: (I) A WALL OR FENCE CONSTRUCTED OF MASONRY MATERIAL, WOOD, FIBER CEMENT, THAT IS VISUALLY INTEGRATED TO THE ADJACENT BUILDING FACADE WITH A MINIMUM HEIGHT THAT FULLY SCREENS THE EQUIPMENT; (II) A SOLID EVERGREEN SCREEN WITH A COMBINATION OF TREES AND SHRUBS; (III) A COMBINATION OF THE AFOREMENTIONED.	GROUND-MOUNTED MECHANICAL EQUIPMENT HAVE BEEN SCREENED WITH A PROPOSED EVERGREEN SCREEN.	COMPLIES
	(H)(2) SERVICE AND LOADING AREAS: LOADING AREAS, LOADING DOCKS, SERVICE AREAS, AND MAINTENANCE AREAS SHALL BE SCREENED FROM RESIDENTIAL USES AND RIGHTS-OF-WAY. SCREENING SHALL BE ACHIEVED BY USING EITHER: (I) A SIX-FOOT (6') HIGH, COMPLETELY OPAQUE FENCE OR WALL; (II) A SIX-FOOT (6') HIGH BERM; (III) A SIX-FOOT (6') HIGH SCREEN OF EVERGREEN TREES PLANTED NINE (9) FEET ON CENTER IN A DOUBLE STAGGERED ROW; OR (IV) A COMBINATION OF THE AFOREMENTIONED THAT ACCOMPLISHES THE SAME EFFECT. SEE ALSO ARTICLE 6.1 ACCESSORY USE AND BUILDING STANDARDS REGARDING DUMPSTER ENCLOSURES.	SERVICE AND MAINTENANCE AREAS HAVE BEEN SCREENED FROM ADJACENT RIGHTS-OF-WAY WITH A PROPOSED 6' HIGH EVERGREEN SCREEN.	COMPLIES
	(I)(1)(a) 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).	LANDSCAPING HAS BEEN PROVIDED IN AND AROUND THE ABOVE-GROUND DETENTION AREAS.	COMPLIES
	(K) MINIMUM LOT LANDSCAPING REQUIREMENTS: YARDS AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS SECTION (THE "MINIMUM LOT LANDSCAPING REQUIREMENTS"). LAND USE: BUSINESS USE PLANT MATERIALS (PER ACRE): SHADE TREES - 10 ORNAMENTAL OR EVERGREEN TREES - 10 SHRUBS - 25 (3) 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.	TOTAL AREA OF CONSOLIDATED PARCELS A AND C: 31.08± ACRES REQUIRED: 31.08 x 10 = 310.8 OR 311 SHADE TREES 31.08 x 10 = 310.8 OR 311 ORNAMENTAL OR EVERGREEN TREES 31.08 x 25 = 777 SHRUBS PROVIDED: 31 ARA, 30 AROG, 33 GTIK, 42 LSR, 52 NS, 48 QBC, 45 TA, PLUS 30 EXISTING SHADE TREES TO REMAIN (311 SHADE TREES); 50 ABC, 41 PGL, 81 PM, 25 AGB, 35 BN, 22 CC, 12 CFCP, 28 MV, 17 PC (311 EVERGREEN OR ORNAMENTAL TREES); 318 AML, 81 CA, 442 CSK, 115 FXI, 188 HQSQ, 190 IGS, 22 IV, 5 IVJD, 33 IVRS, 194 JCSG, 29 MP, 183 PXOL (2,002 SHRUBS) A PORTION OF THESE PLANTINGS ARE PROVIDED PER OTHER REQUIREMENTS.	COMPLIES
		TOTAL AREA OF OUTLOT A: 1.312± ACRES REQUIRED: 1.312 x 10 = 13.12 OR 13 SHADE TREES 1.312 x 10 = 13.12 OR 13 ORNAMENTAL OR EVERGREEN TREES 1.312 x 25 = 32.8 OR 33 SHRUBS PROVIDED: 6 QBC, 11 UP (17 SHADE TREES); 3 PM (3 EVERGREEN TREES); 8 CC, 2 PC (10 ORNAMENTAL TREES) (13 ORNAMENTAL OR EVERGREEN TREES); 97 IGS, 59 IV, 15 PXOL (171 SHRUBS) A PORTION OF THESE PLANTINGS ARE PROVIDED PER OTHER REQUIREMENTS.	COMPLIES
	(L)(2) PLANT MATERIALS SHALL ALSO BE REQUIRED ALONG THE FRONT BUILDING FAÇADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET (SINGLE-FAMILY DWELLING AND DUPLEX DWELLING BUILDINGS ARE EXEMPT FROM THIS REQUIREMENT).	LENGTH OF WEST BUILDING FACADE ON PARCEL A: 185± LF REQUIRED: 185 / 40 = 4.6 OR 5 SHRUBS OR ORNAMENTAL TREES PROVIDED: 7 HQSQ (7 SHRUBS)	COMPLIES
		LENGTH OF EAST BUILDING FACADE ON PARCEL A: 324± LF REQUIRED: 324 / 12 = 27 SHRUBS OR ORNAMENTAL TREES PROVIDED: 9 IGS, 26 IV (35 SHRUBS)	COMPLIES
		LENGTH OF WEST BUILDING FACADE ON OUTLOT A: 74± LF REQUIRED: 74 / 12 = 6.2 OR 6 SHRUBS OR ORNAMENTAL TREES PROVIDED: 6 IGS (6 SHRUBS) PLANTINGS HAVE BEEN PROVIDED ELSEWHERE ON OUTLOT A NEARBY THE WEST FACADE	COMPLIES
		LENGTH OF SOUTH BUILDING FACADE ON OUTLOT A: 57± LF REQUIRED: 57 / 12 = 4.8 OR 5 SHRUBS OR ORNAMENTAL TREES PROVIDED: 5 IV (5 SHRUBS)	COMPLIES
	(L)(5) MONUMENT SIGNS SHALL INCLUDE A LANDSCAPED AREA AT THE BASE OF THE MONUMENT SIGN. THE MINIMUM SIZE OF THE LANDSCAPED AREA SHALL BE EQUIVALENT TO ONE (1) SIDE OF THE MONUMENT SIGN'S SIGN FACE. THE LANDSCAPED AREA SHALL BE SUBSTANTIALLY COVERED WITH A VARIETY OF PLANTING TYPES SUCH AS GROUNDCOVER, PERENNIALS, SHRUBS, AND ORNAMENTAL TREES.	PROPOSED MONUMENT SIGN WITH FUEL READERS SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
		PROPOSED MULTI-TENANT MONUMENT SIGN #1 SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
		PROPOSED MULTI-TENANT MONUMENT SIGN #2 SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
	(M)(2) NONRESIDENTIAL USES: A LANDSCAPING AREA WITH A MINIMUM DEPTH OF TEN (10) FEET SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG ANY NONRESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF THREE (3) SHADE OR EVERGREEN TREES, TWO (2) ORNAMENTAL TREES AND TWENTY-FIVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET. THIS REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS IF THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN TWENTY (20) FEET OF THE RIGHT-OF-WAY.	NO EXTERNAL STREET FRONTAGE LANDSCAPING REQUIRED PER PUD DISTRICT ORDINANCE 19-47 SECTION 5.2.B. SEE PUD DISTRICT ORDINANCE 19-47 BELOW.	NOT APPLICABLE (SEE BELOW)
	(N)(2) LOCATION: BUFFER YARDS SHALL APPLY ALONG THE ENTIRE LENGTH OF ALL ABUTTING LOT LINES WHERE CONFLICTING ZONING DISTRICTS ARE ADJACENT. IF ADJACENT PROPERTIES POSSESS A MIX OF LAND USES, THEN THE HIGHEST INTENSITY USE SHALL DETERMINE THE REQUIRED BUFFER YARD. BUFFER YARDS SHALL NOT BE REQUIRED: (I) BETWEEN USES WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (UNLESS THE PUD DISTRICT PROVIDES OTHERWISE); (II) INTERNAL TO SUBDIVISIONS; OR, (III) ADJACENT TO EXTERNAL STREETS, RATHER, THE EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS SET FORTH HEREIN SHALL APPLY ADJACENT TO EXTERNAL STREETS.	ADJACENT USES ARE EITHER WITHIN PUD DISTRICT OR OF SIMILAR ZONING DISTRICT AND USES. NO BUFFER YARDS REQUIRED.	NOT APPLICABLE
	(O)(1)(a) MINIMUM AREA REQUIRED: A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS IN ACCORDANCE WITH THE FOLLOWING: NUMBER OF PARKING SPACES / % OF PARKING AREA TO BE ISLANDS 5-24 / 5% 50 OR MORE / 10%	TOTAL PROPOSED PARKING AREA WITHIN PARCEL A: 376,698± SF REQUIRED (10%): 37,669.8± SF LANDSCAPE ISLANDS PROVIDED: 37,832± SF LANDSCAPE ISLANDS (10.1%) ONLY PARKING ISLANDS THAT CAN ACCOMMODATE AT LEAST ONE (1) TREE AND FOUR (4) SHRUBS HAVE BEEN CONSIDERED FOR THIS REQUIREMENT.	COMPLIES
		TOTAL PROPOSED PARKING AREA WITHIN OUTLOT A: 4,664± SF REQUIRED (5%): 233± SF LANDSCAPE ISLANDS PROVIDED: 539± SF LANDSCAPE ISLANDS (11.5%)	COMPLIES
	(O)(1)(b) PLANTINGS: PARKING AREA ISLANDS SHALL INCLUDE AT LEAST ONE (1) TREE AND FOUR (4) SHRUBS PER ISLAND. ONE HUNDRED PERCENT (100%) OF EVERY ISLAND SHALL BE COVERED WITH PERMITTED GROUNDCOVER MATERIAL TO ACHIEVE COMPLETE COVERAGE.	TOTAL NUMBER OF PARKING ISLANDS WITHIN PARCEL A: 52 REQUIRED: 52 x 1 = 52 TREES 52 x 4 = 208 SHRUBS PROVIDED: 31 ARA, 33 GTIK, 25 LSR, 2 PC (91 TREES); 109 IGS, 149 IV (258 SHRUBS) PARKING AREA ISLANDS HAVE BEEN 100% COVERED IN GROUNDCOVER.	COMPLIES
		TOTAL NUMBER OF PARKING ISLANDS WITHIN OUTLOT A: 2 REQUIRED: 2 x 1 = 2 TREES 2 x 4 = 8 SHRUBS PROVIDED: 2 PC (2 TREES); 4 IGS, 4 IV (8 SHRUBS) PARKING AREA ISLANDS HAVE BEEN 100% COVERED IN GROUNDCOVER.	COMPLIES
	(O)(2)(b) DESIGN: PERIMETER PARKING AREA LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL EXTEND ALONG THE PERIMETER OF PARKING AREAS AND INCLUDE: I. A MINIMUM OF ONE (1) TREE PER THIRTY (30) LINEAR FEET OF PARKING AREA LENGTH. TREES MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER. II. A MINIMUM OF ONE (1) SHRUB PER THREE (3) FEET OF PARKING AREA LENGTH. SHRUBS MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER. III. GRASS OR OTHER PERMITTED GROUNDCOVER FOR AREAS NOT PLANTED WITH TREES OR SHRUBS.	NORTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO DARTOWN ROAD: 350± LF REQUIRED: 350 / 30 = 11.6 OR 12 TREES 350 / 3 = 116.6 OR 117 SHRUBS PROVIDED: 6 GBC, 13 ABC, 10 PGL, 12 PM, 3 CC (44 TREES); 27 CA, 33 FXI, 57 PXOL (117 SHRUBS)	COMPLIES
		SOUTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO DARTOWN ROAD: 365± LF REQUIRED: 365 / 30 = 12.2 OR 12 TREES 365 / 3 = 121.6 OR 122 SHRUBS PROVIDED: 6 NS, 6 BN (12 TREES); 10 FXI, 14 HQSQ, 5 IVJD, 33 IVRS, 29 MP, 36 PXOL (127 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO TOURNAMENT TRAIL: 665± LF REQUIRED: 665 / 30 = 22.2 OR 22 TREES 665 / 3 = 221.6 OR 222 SHRUBS PROVIDED: 12 AGB, 10 PC (22 TREES); 34 CA, 23 FXI, 43 HQSQ, 41 IV, 60 JCSG, 29 PXOL (230 SHRUBS)	COMPLIES
		SOUTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO AUSTRIAN PINE WAY: 345± LF REQUIRED: 345 / 30 = 11.5 OR 12 TREES 345 / 3 = 115 SHRUBS PROVIDED: 7 AGB, 5 PC (12 TREES); 19 FXI, 26 HQSQ, 14 IGS, 30 JCSG, 26 PXOL (115 SHRUBS)	COMPLIES
		NORTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO AUSTRIAN PINE WAY: 300± LF REQUIRED: 300 / 30 = 10 TREES 300 / 3 = 100 SHRUBS PROVIDED: 10 LSR (10 TREES); 20 CA, 30 FXI, 28 JCSG, 22 PXOL (100 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO AUSTRIAN PINE WAY: 150± LF REQUIRED: 150 / 30 = 5 TREES 150 / 3 = 50 SHRUBS PROVIDED: 5 QBC (5 TREES); 32 IGS, 20 IV (52 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO SR 32: 110± LF REQUIRED: 110 / 30 = 3.6 OR 4 TREES 110 / 3 = 36.7 OR 37 SHRUBS PROVIDED: 4 UP (4 TREES); 28 IGS, 9 IV (37 SHRUBS) 4 UP PROVIDED PER 5.3(L)(5)(a) ABOVE	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO TOURNAMENT TRAIL: 140± LF REQUIRED: 140 / 30 = 4.6 OR 5 TREES 140 / 3 = 46.7 OR 47 SHRUBS PROVIDED: 25 IGS, 22 IV (47 SHRUBS) NO TREES PROVIDED DUE TO EXISTING UTILITY EASEMENTS	COMPLIES
PUD DISTRICT ORDINANCE 17-13: SECTION 8. DEVELOPMENT STANDARDS	8.3.A. PARKING AREA LANDSCAPING (ARTICLE 8.6(D)): IF ADJACENT LOTS HAVE VEHICULAR CROSS-ACCESS AND/OR SHARED PARKING, THEN THE SHARED LOT LINE SHALL NOT REQUIRE PERIMETER PARKING AREA LANDSCAPING (ARTICLE 8.6(D)(2)); RATHER, THE COMBINED PARKING AREA SHALL BE CONSIDERED AS A SINGLE PARKING AREA AND LANDSCAPED IN ACCORDANCE WITH THE INTERIOR PARKING AREA LANDSCAPING (ARTICLE 8.6(D)(1)) REQUIREMENTS.	SEE 6.8(D)(1)(A) ABOVE FOR INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS.	COMPLIES (SEE ABOVE)
PUD DISTRICT ORDINANCE 19-47: SECTION 5. DEVELOPMENT STANDARDS	5.2.A. FOUNDATION PLANTINGS: ARTICLE 6.8(L) FOUNDATION PLANTINGS REQUIREMENT SHALL NOT APPLY (I) TO THE BUILDING FACADE ORIENTED TOWARDS THE ACCESS ROAD, AND (II) WHERE THE DRIVE-THRU AISLE IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF A BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THIS REQUIREMENT. THE FOUNDATION PLANTINGS REQUIREMENT SHALL NOT APPLY TO THE REAR FACADE OF BUILDINGS WITHIN TWO-HUNDRED (200) FEET OF THE NORTH PROPERTY LINE.	SEE 6.8(L)(2) ABOVE FOR CALCULATED AND PROVIDED FOUNDATION PLANTINGS FOR APPLICABLE FACADE LENGTHS.	COMPLIES (SEE ABOVE)
	5.2.B. EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS: ARTICLE 6.8.(M) EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS SHALL NOT APPLY; HOWEVER, THE TRAIL CORRIDOR REQUIREMENTS OF THE 32 OVERLAY SHALL APPLY ALONG STATE HIGHWAY 32.	SEE 5.3.(L)(5)(a) ABOVE FOR TRAIL CORRIDOR PLANTING REQUIREMENTS.	COMPLIES (SEE ABOVE)

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
- LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
E. FERTILIZER
- FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. PLANT MATERIAL
- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.2), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
IN ALL CASES BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- TREES WITH DAMAGE OF THE BARK, BAD SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

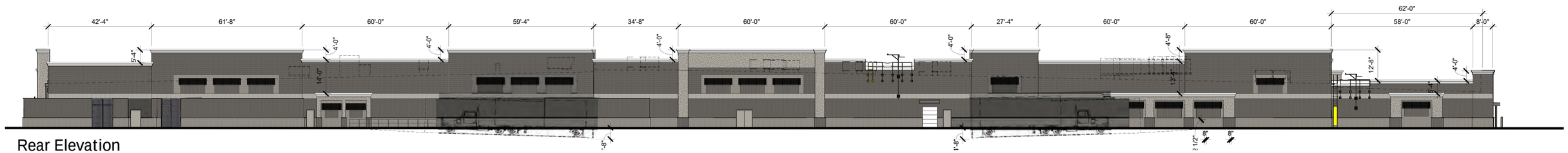
4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINING ROOTS. DURING THIS PROCESS, ALL EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

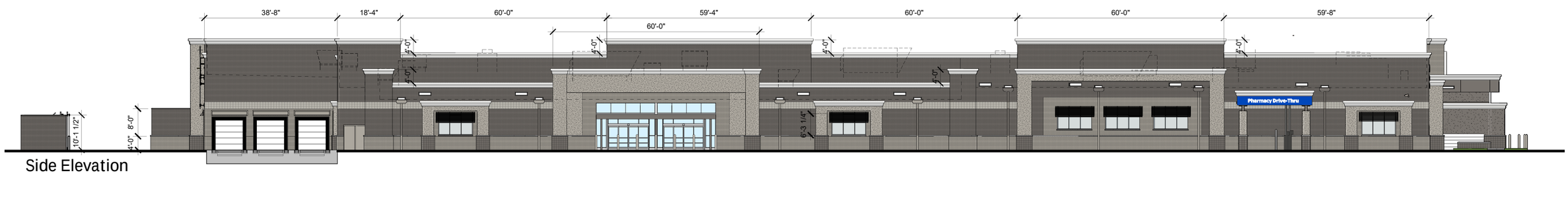
6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CON



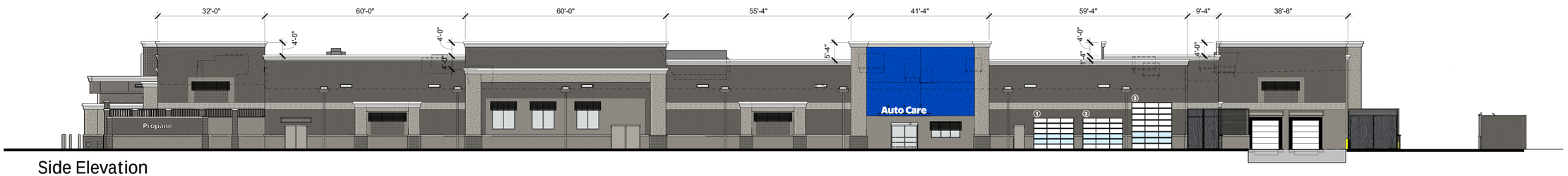
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Front Facade	With Glazing: 85% Masonry: 85.8% EIFS: 0.6% Glazing: 9.8% Other: 9.9%	**Left Side Facade**	With Glazing: 85% Masonry: 79.68% EIFS: 20.32% Glazing: 1.98% Other: 6.32%
Rear Facade	With Glazing: 89% Masonry: 88.1% EIFS: 0.7% Glazing:0% Other: 6.2%	**Right Side Facade**	With Glazing: 84% Masonry: 76% EIFS: 18% Glazing: 5.4% Other: 6.6%

P135E
Medium Gray

P49E
Gauntlet Gray

P218E
True Blue

Pre-Finished
Metal True
Blue PF27

PF13
Pre-Finished Metal
Bone White

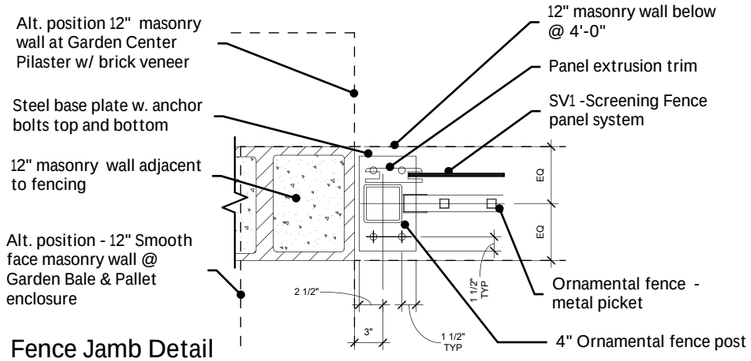
PF28
Pre-Finished
Gauntlet Gray

BR4 - Titanium
Velour

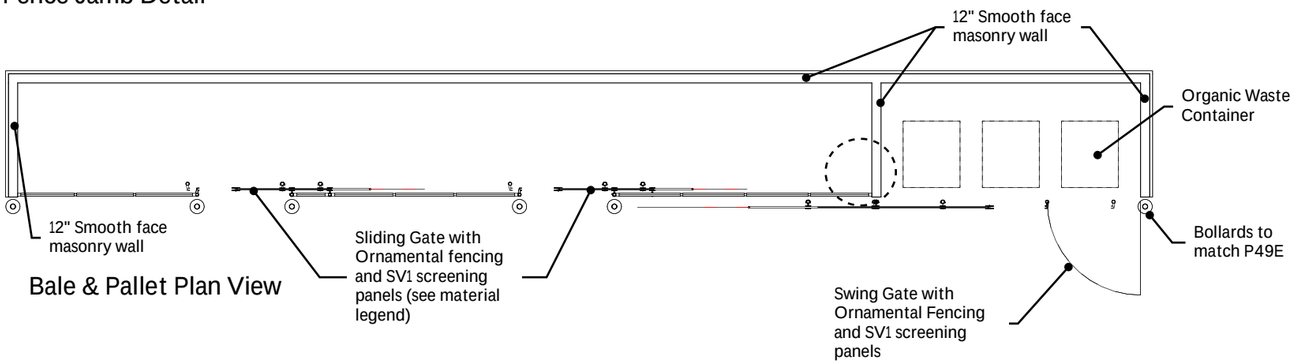
BR5 - Smoky
Gray Velour
(Soldier course)

BR6 - English
Gray Velour

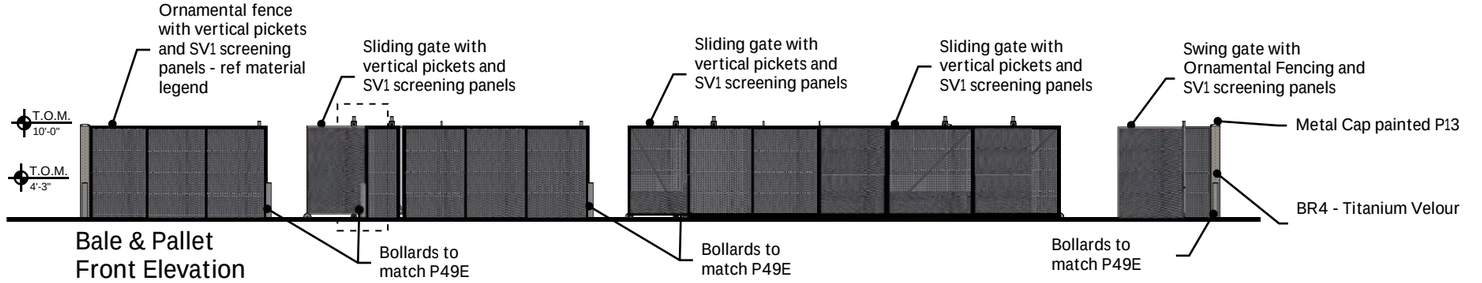
SV1 - Mini Louvre
mesh screening
panels



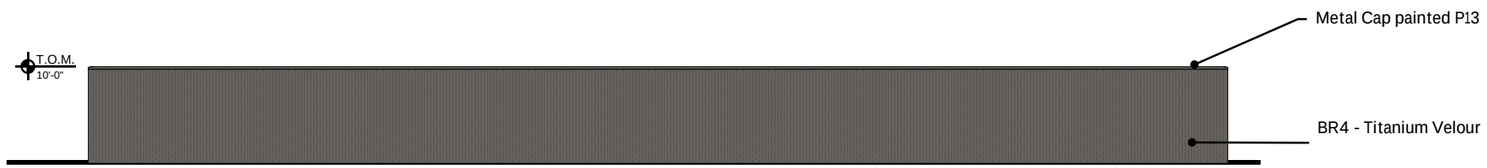
Fence Jamb Detail



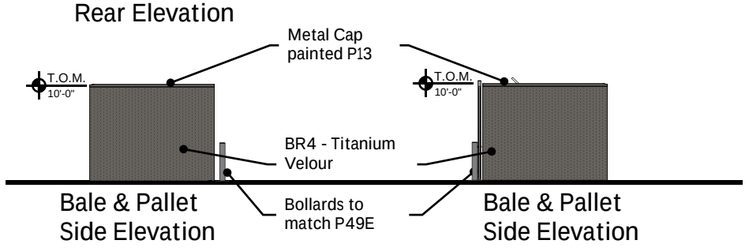
Bale & Pallet Plan View



Bale & Pallet
Front Elevation

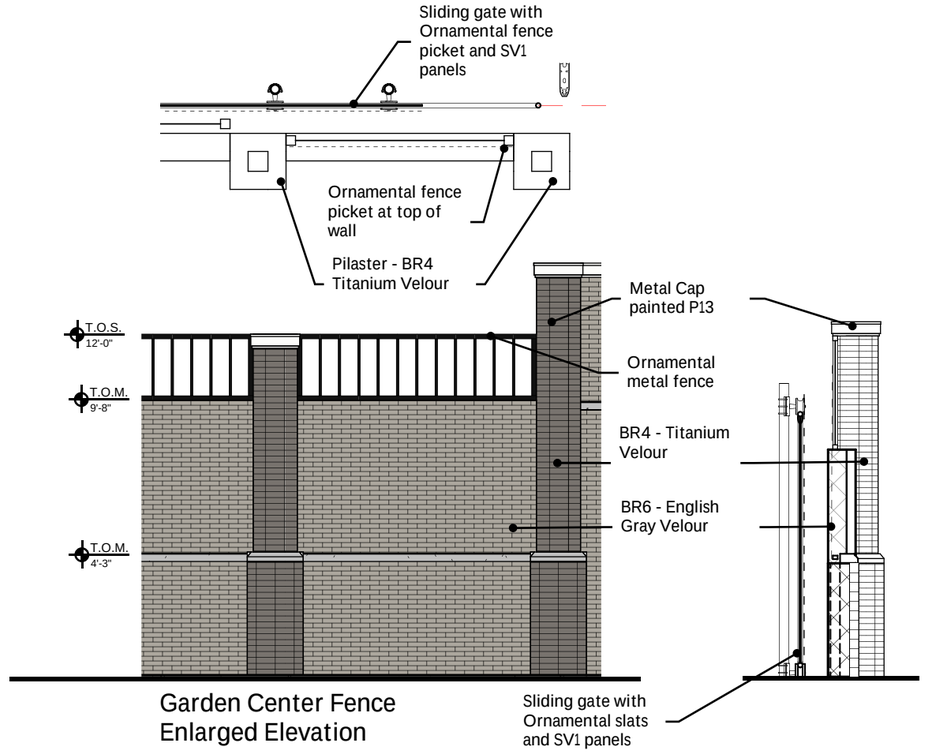


Bale & Pallet
Rear Elevation

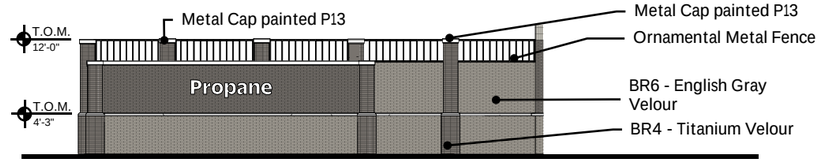


Bale & Pallet
Side Elevation

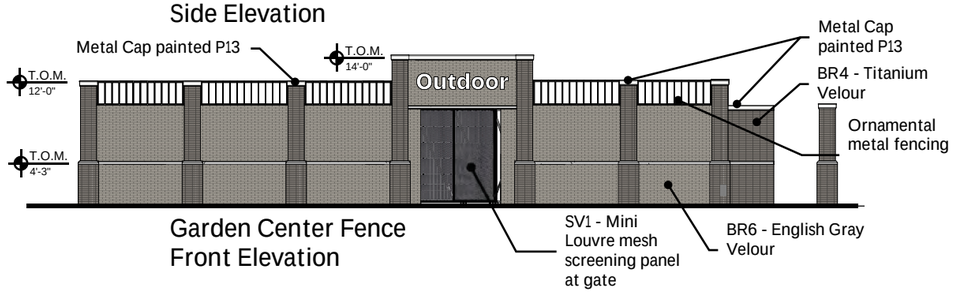
Bale & Pallet
Side Elevation



Garden Center Fence
Enlarged Elevation



Garden Center Fence
Side Elevation



Garden Center Fence
Front Elevation

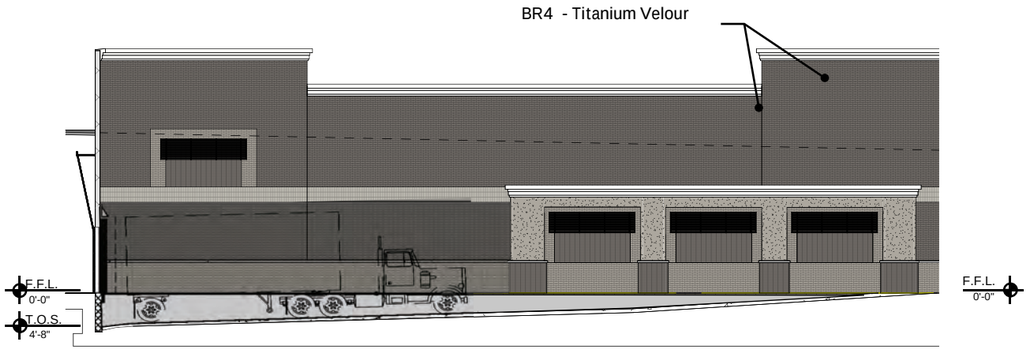
PF13
Pre-Finished Metal
Bone White

BR4 - Titanium Velour

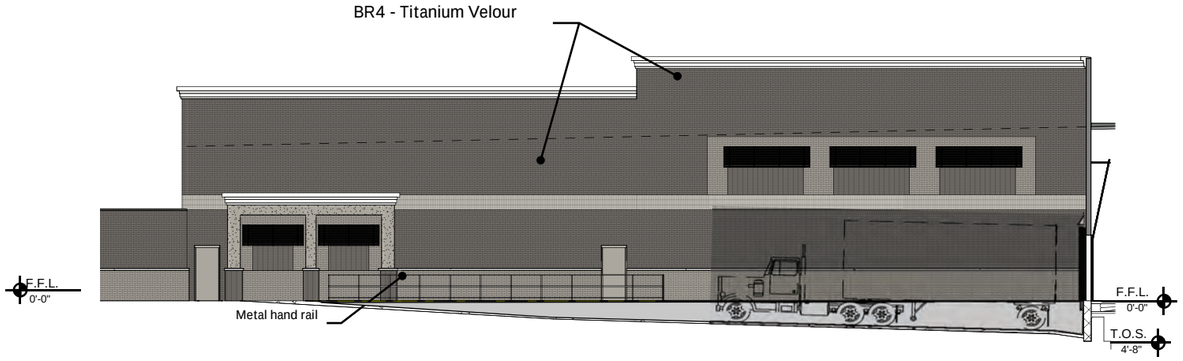
BR5 - Smoky Gray Velour (Soldier course)

BR6 - English Gray Velour

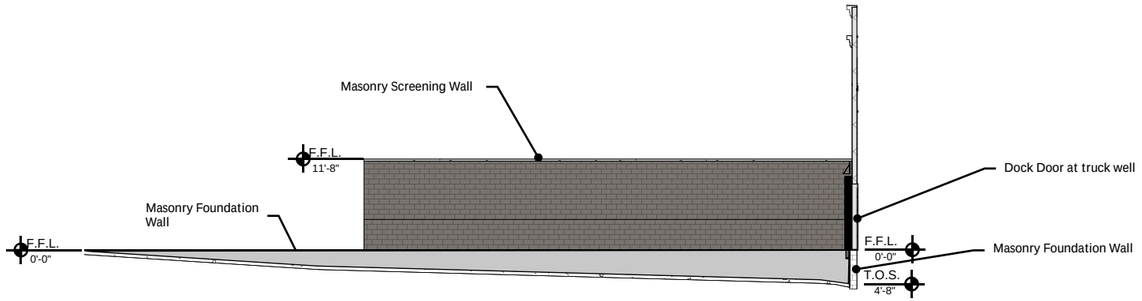
SV1 - Mini Louvre mesh screening panels



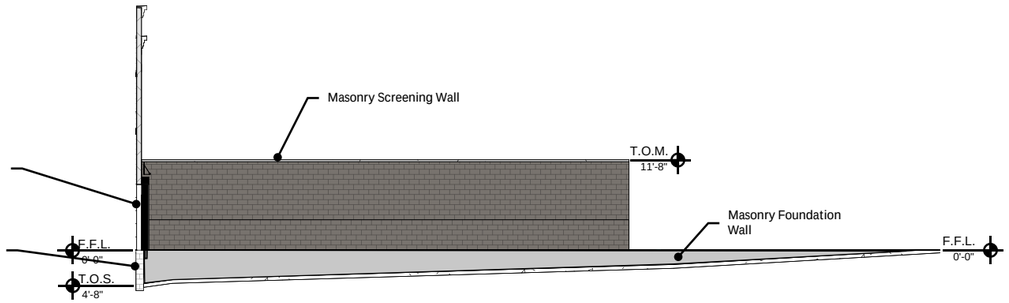
Truck Well Section



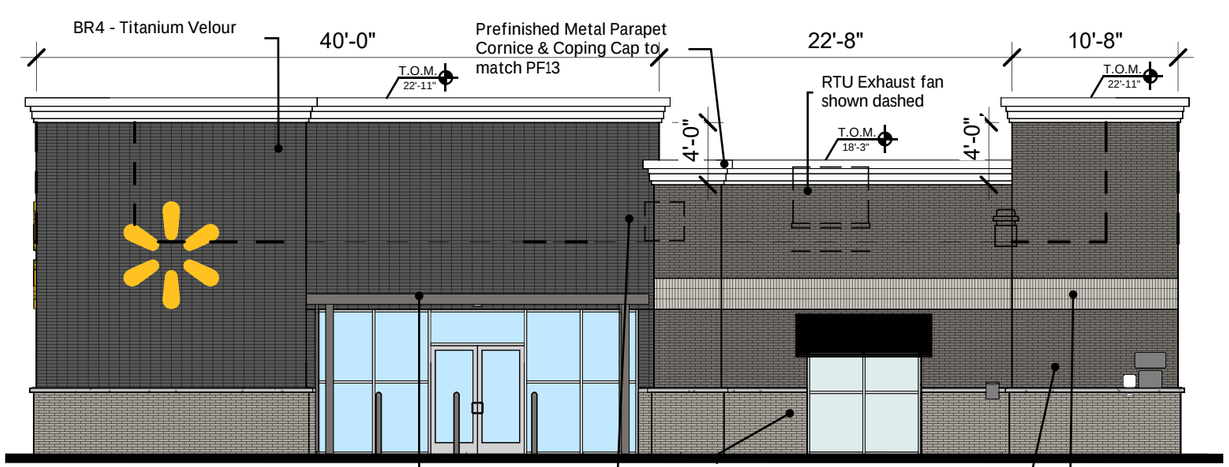
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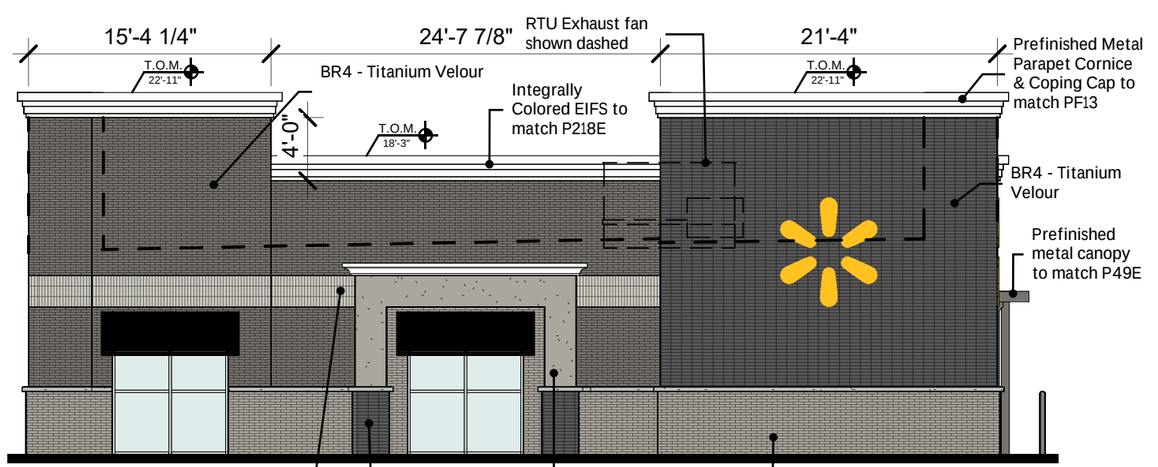
Truck Well
Screen Wall Section



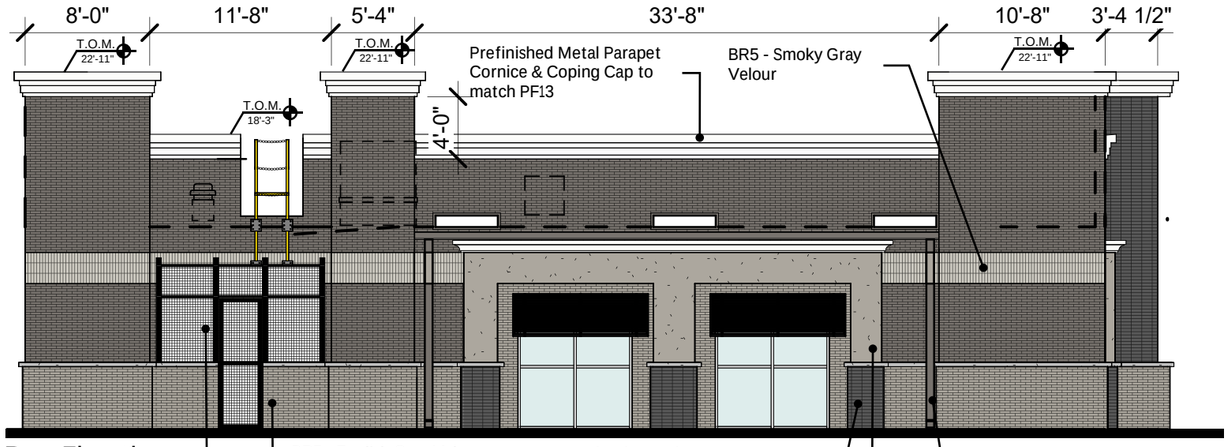
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Screen Wall Section



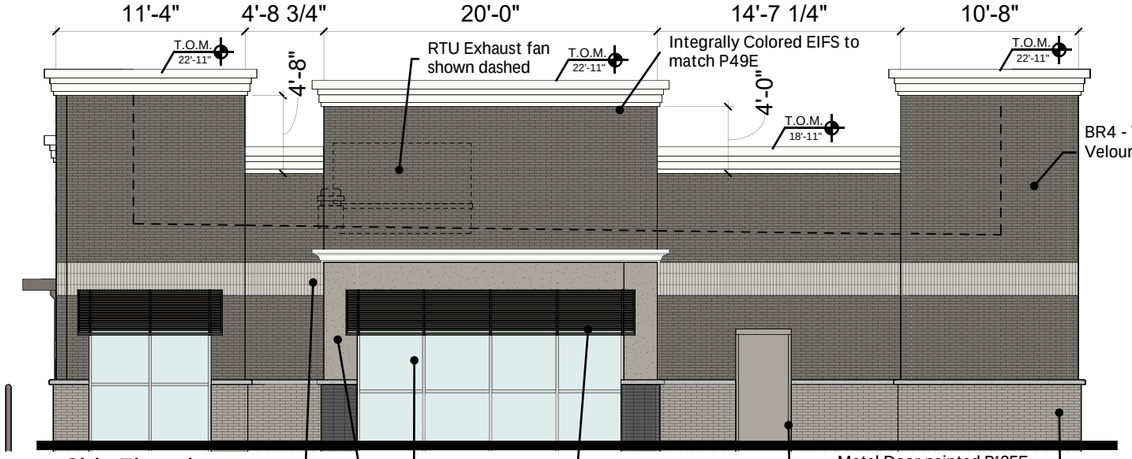
Front Elevation



Side Elevation



Rear Elevation

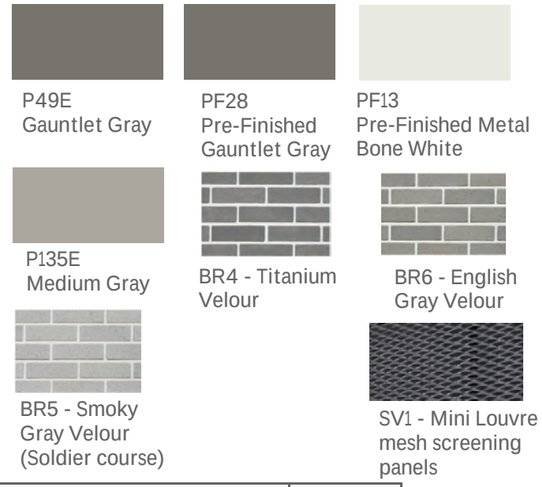


Side Elevation

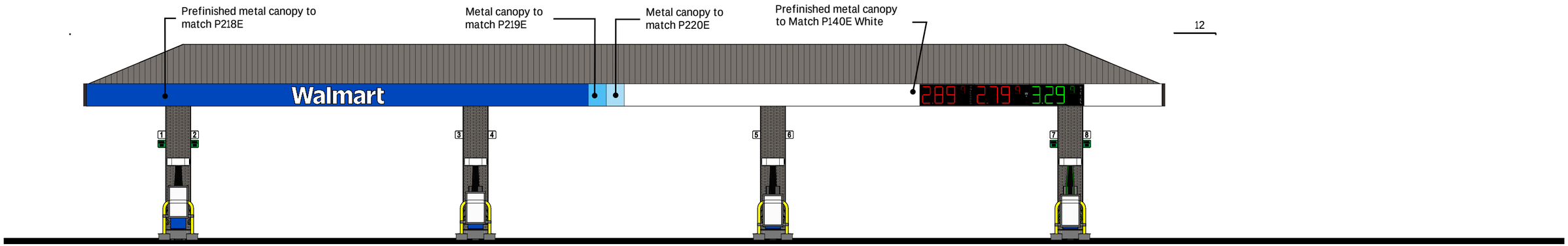
Percentage Of Masonry Per Facade Tabulation:

Front Facade:	With Glazing 65%: Masonry: 76% EFIS: 4.79%	Glazing: 15.21% Other: 5.06%	**Left Side Facade**	Masonry: 68% EFIS: 10.14%	With Glazing: 66% Without Glazing: 81% Glazing: 12.56% Other: 8.43%
Rear Facade:	With Glazing: 89% Without Glazing: 84% Masonry: 78.68% EFIS: 1.32%	Glazing: 5.47% Other: 10.48%	**Right Side Facade**	Masonry: 77.38% EFIS: 9.6%	With Glazing: 86% Without Glazing: 74% Glazing: 7% Other: 6.02%

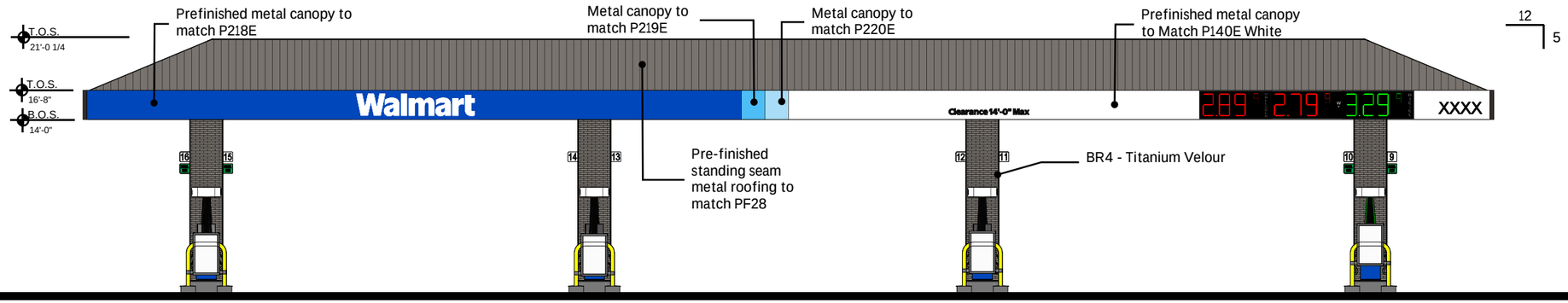
Glazing
Facade Massing
Articulation Options
Colors
Cornice Treatments
Rooftop Equipment Screening
Outdoor Storage/Trash Enclosure



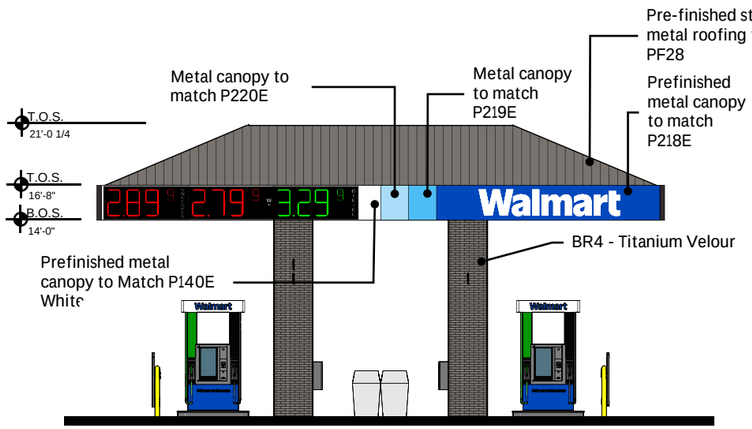
* Square footages dependent upon final elevation design as agreed upon with AHJ throughout Entitlement process



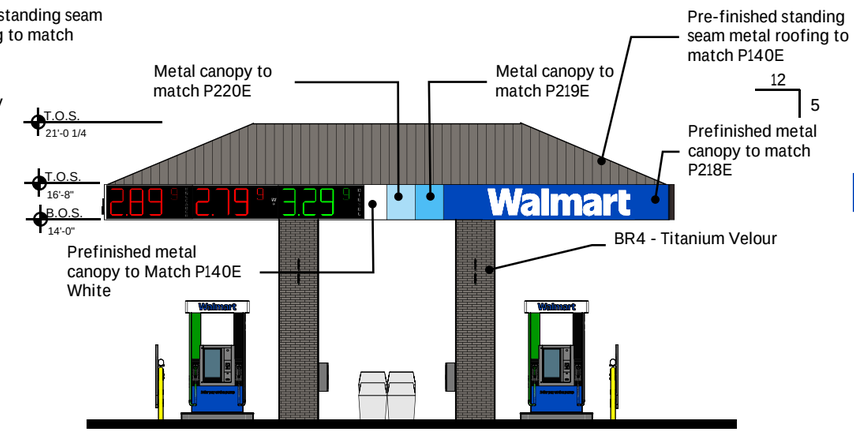
Front Elevation



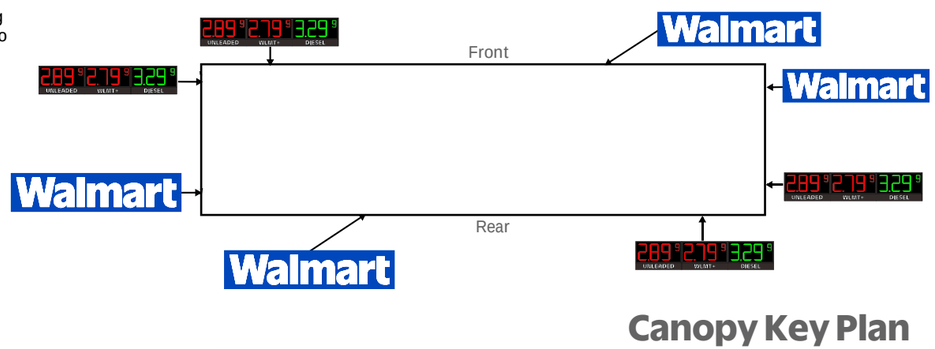
Rear Elevation



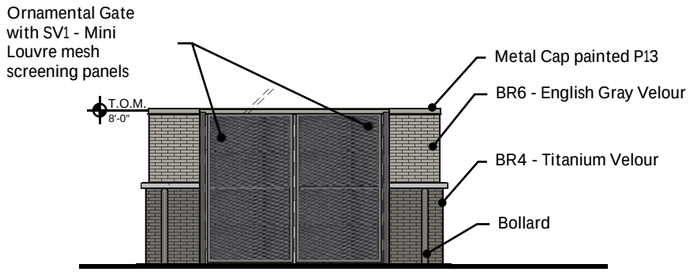
Side Elevation



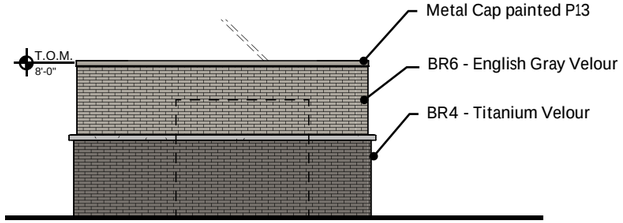
Side Elevation



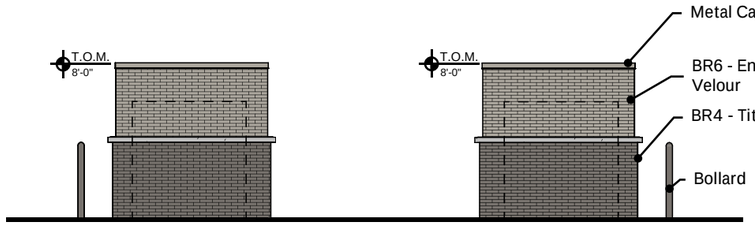
Canopy Key Plan



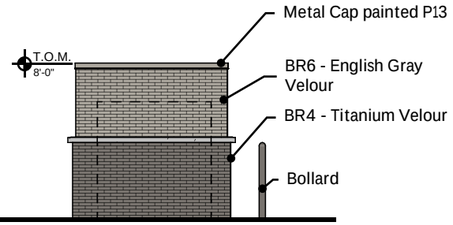
Trash Enclosure
Front Elevation



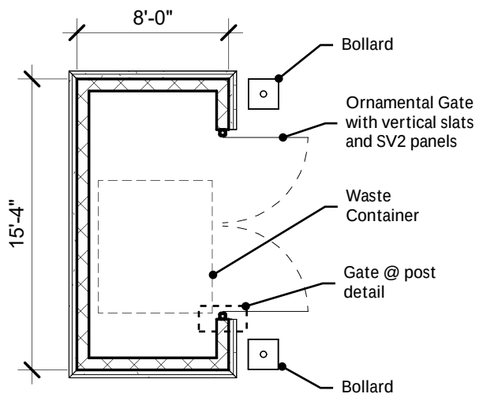
Trash Enclosure
Rear Elevation



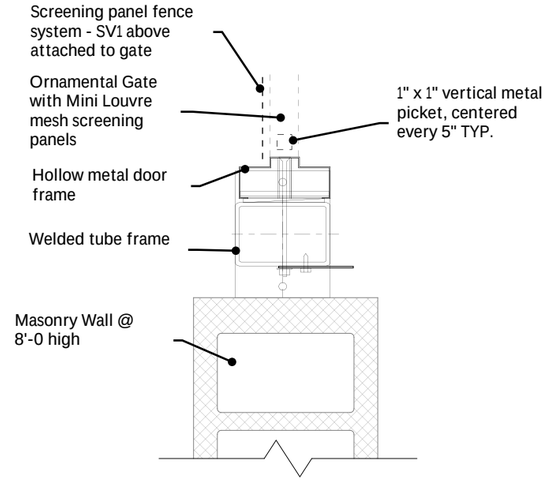
Trash Enclosure
Side Elevation



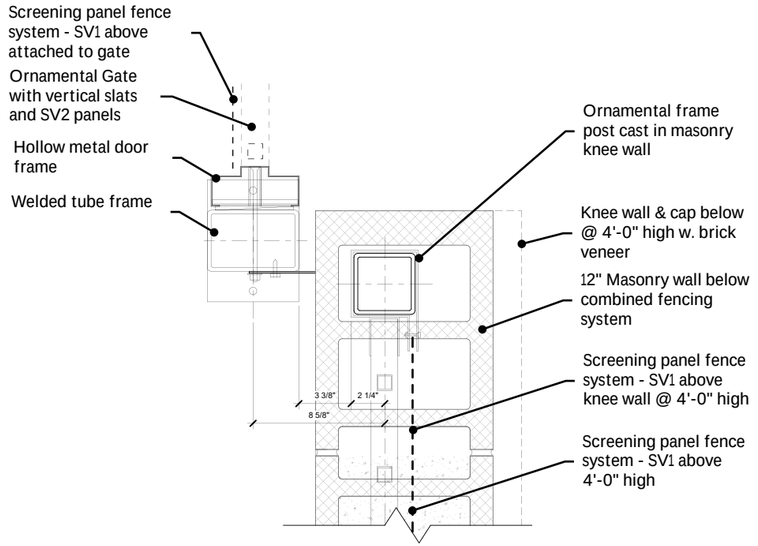
Trash Enclosure
Side Elevation



Trash Enclosure
Plan



Gate at Post Detail
Trash Enclosure



Gate Jamb Detail at Knee
wall on Fuel Service Building



PF13
Pre-Finished Metal
Bone White

BR5 - Smoky
Gray Velour
(Soldier course)

BR4 - Titanium
Velour

BR6 - English
Gray Velour

SV1 - Mini Louvre
mesh screening
panels


Walmart
Home & Fashion
Pharmacy


Pickup
Pharmacy
Drive-Thru


Auto Care
Outdoor
Propane


Pharmacy Drive-Thru




Auto Care
1
2
3

Petition Number:	2602-DDP-06 & 2602-DDP-07
Project Name:	Walmart & Walmart Fuel Station at Legends Crossing
Subject Site Address:	300 E Tournament Trl, Westfield, IN 46074 (the "Property")
Petitioner:	Walmart
Representative:	Bohler Engineering
Request:	Detailed Development Plan review of a 181,236 SF +/- Walmart store and a 3,482 SF +/- Walmart fuel center
Current Zoning:	Dartown Crossing Planned Unit Development (PUD) District (Ord. 17-13), as amended by Ord. 19-47
Current Land Use:	Vacant
Approximate Acreage:	3.08 acres +/- (Store) 1.83 acres +/- (Fuel Center)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Landscape Plan 5. Elevations 6. Renderings
Staff Reviewer:	Lauren Gillingham-Teague, AICP - Senior Planner

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BACKGROUND

The Property is within the Dartown Crossing PUD (Ord. 17-13), as amended by Ord. 19-47, and has an underlying zoning of GB: General Business District. The subject property is located at the northwest corner of Dartown Rd and Tournament Trl, north of Graeter's Ice Cream and east of the Barkefellers pet boarding facility (see **Exhibit 2**).

Site Access & Circulation

Traffic from SR 32 will be controlled by the signaled intersections at Austrian Pine Way and Dartown Rd. A traffic study analyzing current and future traffic demand was completed in May 2026. Per the recommendations of the study, improvements will be made to the surrounding roadways, including the addition of a southbound right turn lane at SR 32 & Austrian Pine Way and center 2-way left turn lanes on both Austrian Pine Way and Dartown Rd. A traffic signal is not warranted at the intersection of Dartown Rd and Tournament Trl.

Due to some complexities related to land ownership and the timing of the filing, the project does not dedicate any right-of-way for the extension of Austrian Pine Way, however, the site was designed to

meet the landscaping and design standards of a front façade and will be in compliance when the street is inevitably extended.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the Westfield UDO

The plans comply with all applicable standards.

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Dartown Crossing PUD

The plans comply with all applicable standards. Items of note are outlined below.

1) Accessory Use and Building Standards (Article 6.1)
   a) 6.1(H) Screening of Receptacles and Loading Areas
2) Architectural Standards (Article 6.3)
   a) The State Road 32 Overlay District Architectural Standards apply to the development of this property.
3) Fence Standards (Article 6.5)
4) Height Standards (Article 6.6)
5) Landscaping Standards (Article 6.8)
   a) Minimum Lot Landscaping Requirements:
      i) Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements")
         1. Business Uses:

Lot Landscaping (31.08 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**311**	**311***	**0**
10 Ornamental or Evergreen Trees	**311**	**311**	**0**
25 Shrubs	**777**	**2,002**	**+1,225**

*includes 30 existing shade trees

Lot Landscaping (1.31 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**13**	**17**	**+4**
10 Ornamental or Evergreen Trees	**13**	**13**	**0**
25 Shrubs	**33**	**171**	**+138**

b) Foundation Plantings:

i) Foundation plantings shall be provided as follows:

1. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

2. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

Store - West Building Façade (est. 175 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**15**	**58**	**+43**

Store - East Building Façade (est. 324 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**27**	**35**	**+8**

Fuel Center - West Building Façade (est. 74 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**6**	**6**	**0**

Fuel Center - South Building Façade (est. 57 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**5**	**5**	**0**

3. Per Ord. 19-47 Foundation Plantings shall not apply to
   (a) The Building Façade oriented toward the Access Road
   (b) Where a Drive-thru aisle is located
   (c) Rear façade of a building within 200 feet of the north property line
4. Per Ord. 19-47 Foundation Plantings may be within planters attached to or at the base of the building.
5. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may

be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

c) External Street Frontage Landscaping Requirements:

i) Not required per Ord. 19-47 – However, the Trail Corridor Planting requirements still apply along the SR 32 Trail Corridor.

d) Buffer Yard Requirements:

i) Buffer Yards shall be required in order to soften the potential conflicts between land Uses by using distance, plantings, fences, walls and mounds set forth in this section.

e) Parking Area Landscaping:

i) This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.

ii) Interior Parking Area Landscaping:

1. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

(a) 5-24 spaces = 5% of parking are to be landscape islands

(b) 50 or more spaces = 10% of parking are to be landscape islands

Store - Interior Parking Area Landscaping			
> 50 spaces	Required (10%)	Provided	Deficient
376,698 SF	**37,670 SF**	**37,832 SF**	**+162 SF**

Fuel Center - Interior Parking Area Landscaping			
5-24 spaces	Required (5%)	Provided	Deficient
4,664 SF	**233 SF**	**539 SF**	**+306 SF**

2. Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Store - Parking Area Islands			
52 islands	Required	Provided	Deficient
Trees (1/Parking Island)	**52**	**91**	**+39**
Shrubs (4/Parking Island)	**208**	**258**	**+50**

Fuel Center - Parking Area Islands (2 islands)

2 islands	Required	Provided	Deficient
Trees (1/Parking Island)	**2**	**2**	**0**
Shrubs (4/Parking Island)	**8**	**8**	**0**

iii) Perimeter Parking Area Landscaping:

1. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
   (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
   (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
   (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

Store - Dartown Road Perimeter A (Est. 350')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**44**	**+32**
1 shrub per 3 LF	**117**	**117**	**0**

Store - Dartown Road Perimeter B (Est. 365')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**12**	**0**
1 shrub per 3 LF	**122**	**127**	**+5**

Store - Tournament Trail C (Est. 665')			
	Required	Provided	Deficient
1 tree per 30 LF	**22**	**22**	**0**
1 shrub per 3 LF	**222**	**230**	**+7**

Store - Existing Austrian Pine Way (Est. 345')			
	Required	Provided	Deficient
1 tree per 30 LF	**12**	**12**	**0**
1 shrub per 3 LF	**115**	**115**	**0**

Store - Planned Austrian Pine Way (Est. 300')

	Required	Provided	Deficient
1 tree per 30 LF	**10**	**10**	**0**
1 shrub per 3 LF	**100**	**100**	**0**

Fuel Center - Austrian Pine Way (Est. 150')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**5**	**0**
1 shrub per 3 LF	**50**	**52**	**+2**

Fuel Center - SR 32 (Est. 110')			
	Required	Provided	Deficient
1 tree per 30 LF	**4**	**4**	**0**
1 shrub per 3 LF	**37**	**37**	**0**

Fuel Center - Tournament Trail (Est. 140')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**0***	**0***
1 shrub per 3 LF	**47**	**47**	**0**

*waived due to conflict with utility easement

6) Lighting Standards (Article 6.9)

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

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

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

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

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

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

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

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be

understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

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

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

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

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

7) Lot Standards (Article 6.10)

8) Outside Storage and Display (Article 6.12)

a) Business Districts and Business Uses: The following shall apply to Business Districts and Business Uses permitted in other Zoning Districts:

i) Outside Storage:

1. Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

(a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

(b) Location: Outside Storage areas:

(i) Shall be located immediately adjacent to the Principal Building.

(ii) Shall not encroach into any required Rear or Side Yard.

(iii) Shall be prohibited in an Established Front Yard.

(iv) Shall be delineated on an approved Development Plan.

(c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

(i) Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way

(ii) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that compliment the Principal Building.

(iii) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

(d) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

ii) Outside Sales Display:

1. Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:

(a) Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.

(b) Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.

(c) Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

9) Outdoor Café and Eating Areas (Article 6.13)

10) Parking and Loading Standards (Article 6.14)

a) Site Access and Circulation:

b) Size:

i) Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

c) Required Spaces: Off-street Parking Spaces shall be provided as follows:

i) Gasoline Service Station:

1. One (1) space for each employee, plus two (2) for each service stall

ii) Other Uses:

1. Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

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

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

11) Setback Standards (Article 6.16)

12) Sign Standards (Article 6.17)
13) Vision Clearance Standards (Article 6.19)
14) Yard Standards (article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Dartown Crossing PUD

The plans comply.

15) General Business (GB) District:
    a) Permitted Uses
        i) High Intensity Retail permitted
        ii) Gasoline Service Station (per Ord. 17-13)
    b) Minimum Lot Area: No minimum
    c) Minimum Lot Frontage: 80’
    d) Minimum Lot Width: No minimum
    e) Maximum Building Height: 60’
    f) Minimum Building Size: See overlay district standards
    g) Minimum Building Setback Lines:
        i) Front Yard: 30 feet
        ii) Side Yard:
            1. Internal to District 0 feet
            2. External to District 20 feet
            3. Abutting a Residential District 60 feet
        iii) Rear Yard: 20 feet

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

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

1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
    a) 5.3 (E) Permitted Uses

i) All Uses permitted in the underlying Zoning District shall be permitted except as otherwise excluded and prohibited in the Use Table for the SR32 Overlay, as set for in CHAPTER 13: USE TABLE.

b) 5.3(G) Setback Requirements:

i) The following setback requirements regulating the distance from State Highway 32 that buildings may be constructed shall supersede all other setback standards of this Ordinance.

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 Right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located at a minimum of thirty (30) feet from the State Highway 32 Right-of-way line.

c) 5.3(I) Building Height Requirements:

i) Maximum Building Height: No maximum

ii) Minimum Building Height: Eighteen (18) feet

iii) Multiple Stories: Multiple stories are encouraged but not required.

d) 5.3(J) Building Size Requirements:

i) The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

1. Minimum Gross Floor Area: Four Thousand (4,000) square feet Per Ord. 19-47

(a) Per Ord. 19-47 The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

2. Maximum Gross Floor Area: No maximum

e) 5.3(K) Architectural Design Requirements:

i) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

f) Building Elevation:

a. All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

b. Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

b1. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit”, attached hereto as Exhibit F is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.

b2. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

c. Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

d. Openings:

i. Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

ii. Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

iii. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

e. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

f. Roofs:

ii. Flat Roofs:

(a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

(b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

(1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

(2) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or

forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

iii. Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

iv. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

g. Main Entrances:

i. All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

ii. Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

iii. The location, orientation, proportion and style of doors shall complement the style of the building.

h. Windows:

i. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of windowpanes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

ii. Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

i. Awnings:

i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

ii. Awnings shall be made of a nonreflective material.

iii. All awnings shall be kept in good repair.

iv. Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

j. Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 Right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 Right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 Right-of-way line or Trail Corridor.

i. Drive-thru windows and lanes shall not be permitted in between the State Highway 32 Right-of-way line or the Trail Corridor and the Building Façade nearest to said Right-of-way line (e.g., Established Front Yard) or Trail Corridor.

ii. Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 Right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

k. Building Materials:

i. Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

ii. Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

iii. A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

iv. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

v. In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall

be required around building entrances and on Building Façades visible from State Highway 32.

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

g) Article 5.3(M) Miscellaneous Requirements:

1. Loading Berths:

a. Loading berths shall be oriented in a manner, so they are not visible from State Highway 32 and in a manner that minimizes their visibility from other Rights-of-way and adjacent properties.

b. The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives of this subsection.

c. All loading berths shall be adjacent to the Principal Building and located entirely within the Side or Rear Yard.

d. Loading berths shall be screened to the extent reasonably necessary by installing solid, opaque walls or fences (chain link fences or a variation thereof shall not be permitted). Mounds or berms may also be utilized, or utilized in combination with walls or fence enclosures, to provide screening. Special attention shall be given to accomplish the design objectives herein for visibility of loading berths from adjacent properties and Rights-of-way.

e. Loading berth walls and fences shall be softened by installing the following adjacent to such screens, except no landscaping shall be required adjacent to access and delivery doors or gates:

i. One (1) ornamental or evergreen tree every thirty (30) feet.

ii. Five (5) shrubs every thirty (30) feet

2. Mechanical Equipment:

a. Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

b. When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.

c. When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

3. Walls and Fencing:

a. The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.

b. The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: nonsolid and/or unfinished wood, chain link (with or without slats), nondecorative corrugated metal, electrified fences and razor/ concertina/barbed wire.

c. Walls and fencing shall not be located in an Established Front Yard.

d. If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building.

e. If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

h) State Highway 32 Overlay District:

i) Article 5.3(L) Trail Corridor Design Standards:

(a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(c) Interconnectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) 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.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) 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.

Trail Corridor Plantings - State Road 32 (Est. 380 LF)			
Per 100 lineal feet	Required	Provided	Remaining
3 Shade trees	**11**	**11**	**0**
1 Ornamental tree	**4**	**7**	**+3**

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

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

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

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

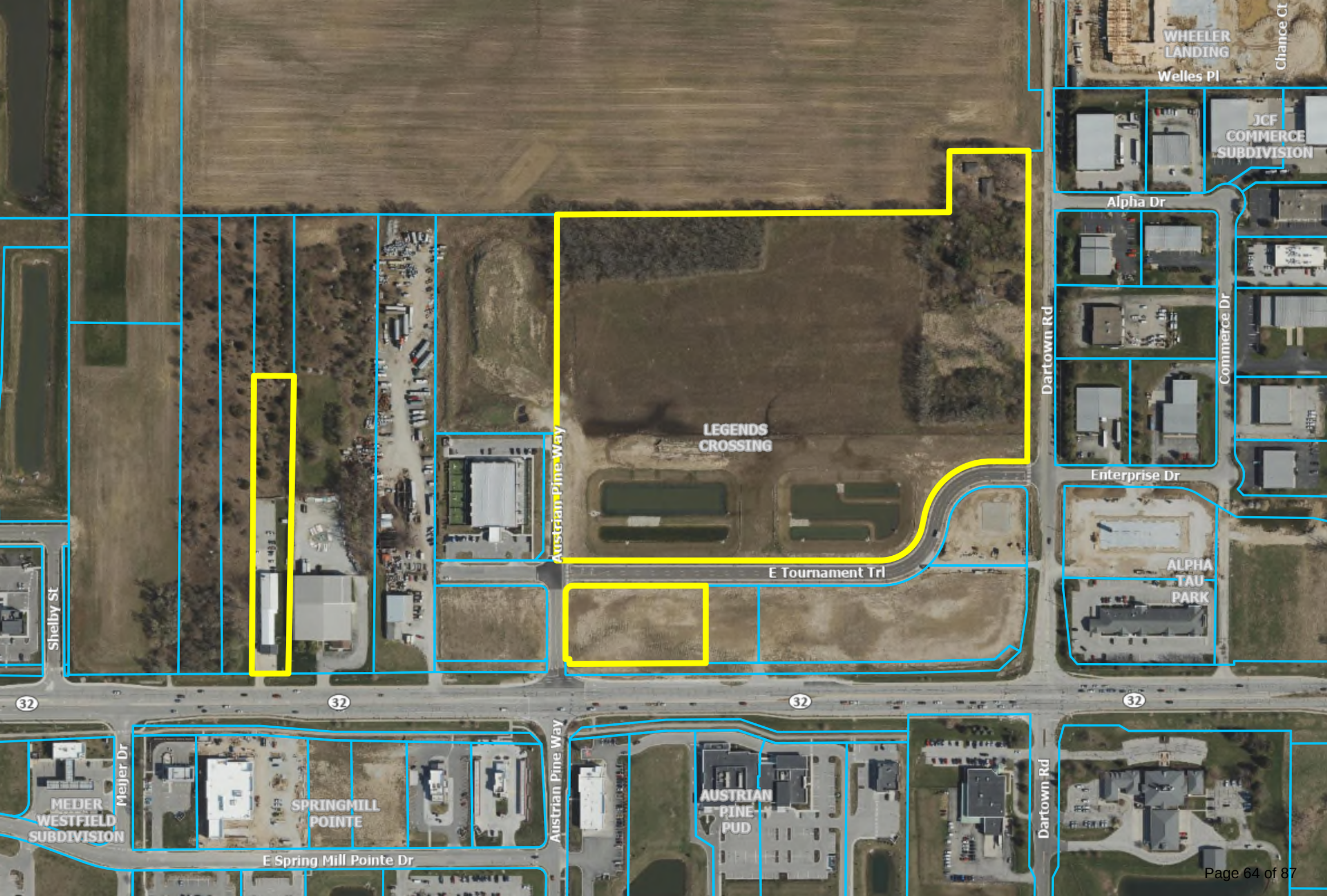
4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

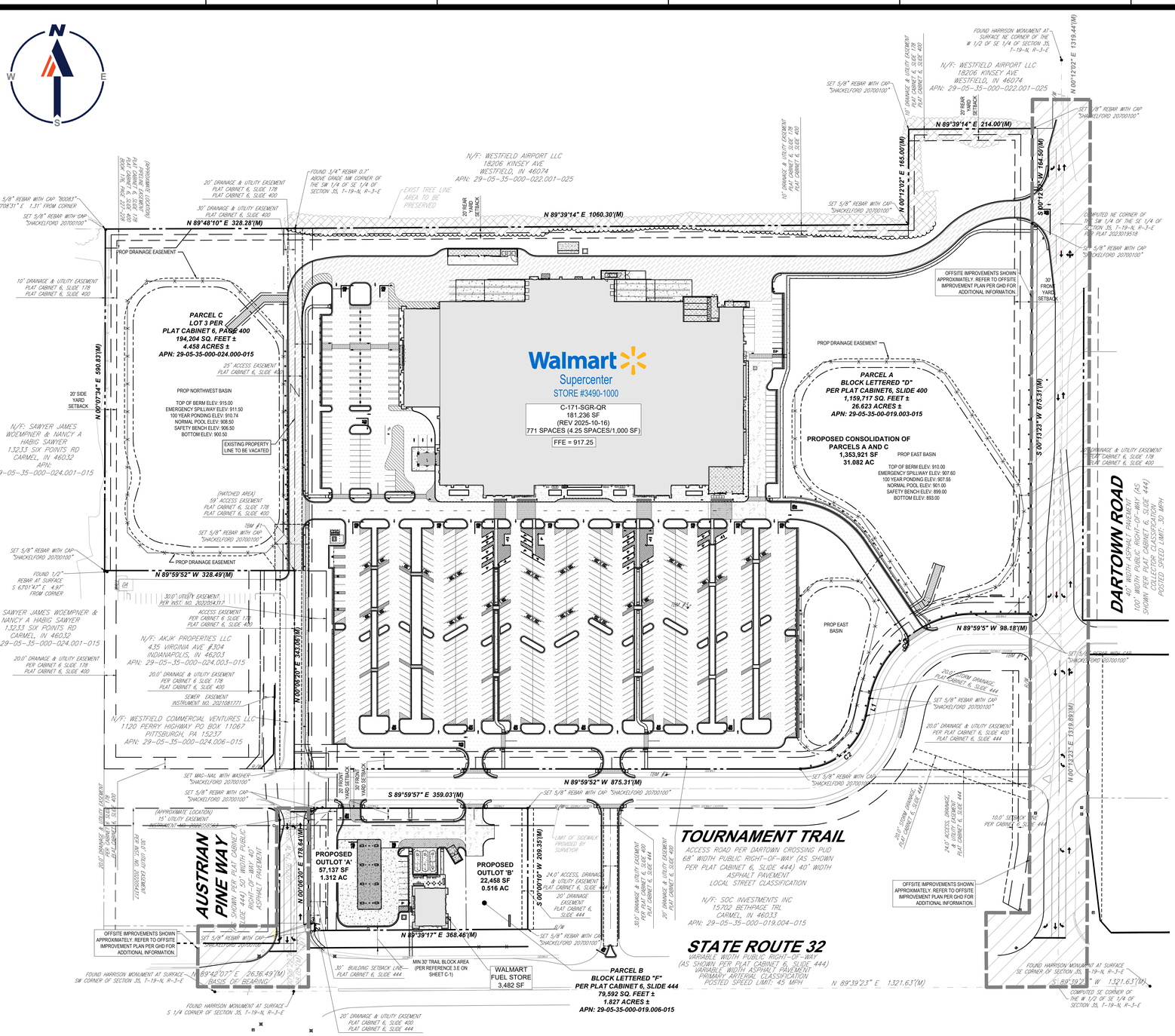
DESIGN STANDARDS

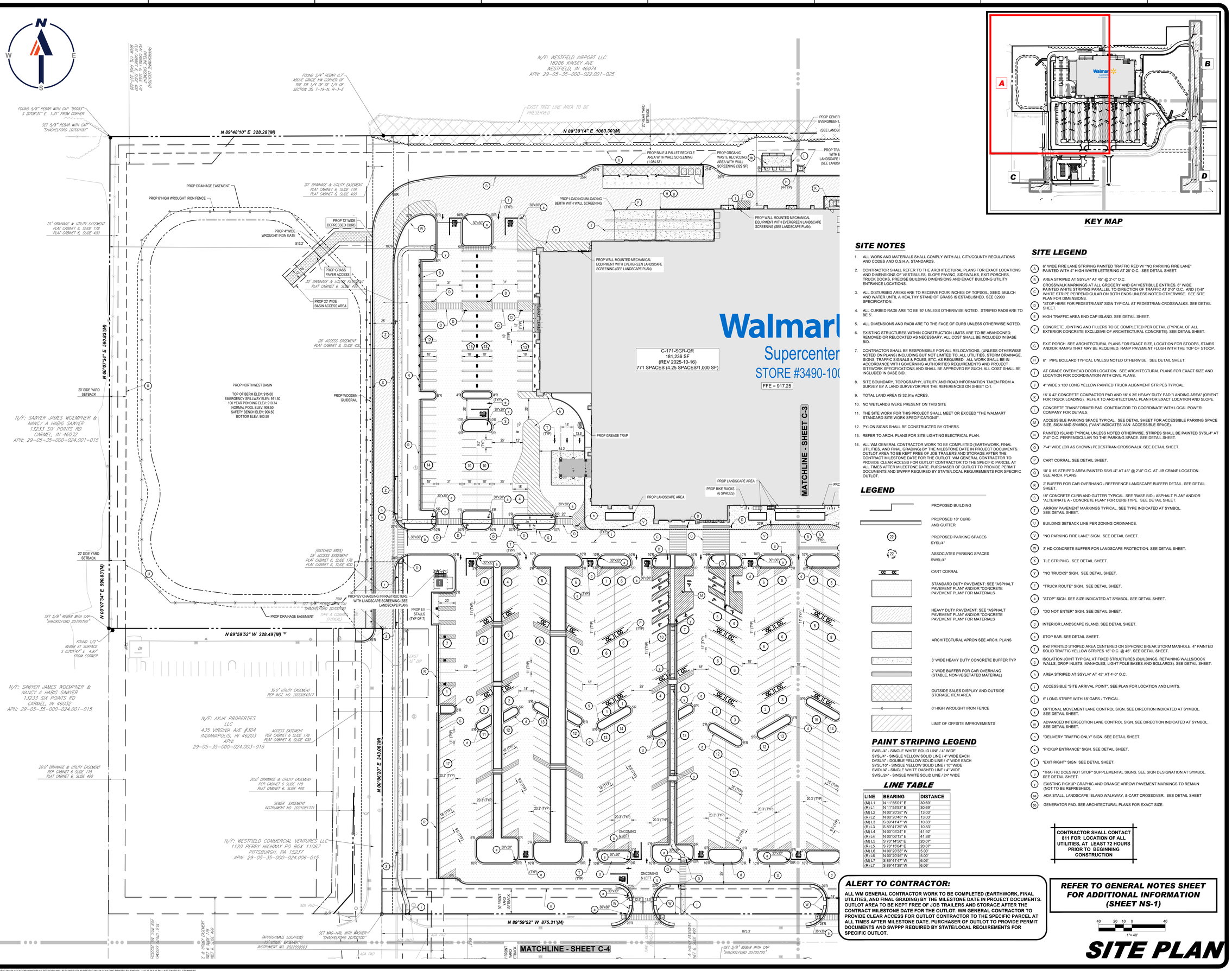
Chapter 8 of Westfield UDO

The plans comply with all applicable standards.

1) Block Standards (Article 8.1)
2) Easement Standards (Article 8.3)
3) Monument and Marker Standards (Article 8.5)
4) Open Space and Amenity Standards (Article 8.6)
5) Pedestrian Network Standards (Article 8.7)
    a) Internal Pedestrian Network Standards:
        i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
        ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
        iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
        iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
    b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
        i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
        ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
6) Storm Water Standards (Article 8.8)
7) Street and Right-of-Way Standards (Article 8.9)


WHEELER LANDING
Welles Pl
Chance Ct
JCF COMMERCE SUBDIVISION
Alpha Dr
Dartown Rd
Commerce Dr
LEGENDS CROSSING
Austrian Pine Way
Enterprise Dr
E Tournament Trl
ALPHA TAU PARK
Shelby St
32
MEIJER WESTFIELD SUBDIVISION
Meijer Dr
SPRINGMILL POINTE
E Spring Mill Pointe Dr
AUSTRIAN PINE PUD


Walmart
Supercenter
STORE #3490-1000
C-171-SGR-QR
181,236 SF
(REV 2025-10-16)
771 SPACES (4.25 SPACES/1,000 SF)
FFE = 917.25
PARCEL C
LOT 3 PER
PLAT CABINET 6, PAGE 400
194,204 SQ. FEET ±
4.458 ACRES ±
APN: 29-05-35-000-024.000-015
PROP NORTHWEST BASIN
TOP OF BERM ELEV: 915.00
EMERGENCY SPILLWAY ELEV: 911.50
100 YEAR PONDING ELEV: 910.74
NORMAL POOL ELEV: 908.50
SAFETY BENCH ELEV: 906.50
BOTTOM ELEV: 900.50
EXISTING PROPERTY LINE TO BE VACATED
PARCEL A
BLOCK LETTERED "D"
PER PLAT CABINET6, SLIDE 400
1,159,717 SQ. FEET ±
26.623 ACRES ±
APN: 29-05-35-00-019.003-015
PROPOSED CONSOLIDATION OF
PARCELS A AND C
1,353,921 SF
31.082 AC
PROP EAST BASIN
TOP OF BERM ELEV: 910.00
EMERGENCY SPILLWAY ELEV: 907.60
100 YEAR PONDING ELEV: 907.55
NORMAL POOL ELEV: 901.00
SAFETY BENCH ELEV: 899.00
BOTTOM ELEV: 893.00
PROPOSED OUTLOT 'A'
57,137 SF
1.312 AC
PROPOSED OUTLOT 'B'
22,458 SF
0.516 AC
PARCEL B
BLOCK LETTERED "F"
PER PLAT CABINET 6, SLIDE 444
79,592 SQ. FEET ±
1.827 ACRES ±
APN: 29-05-35-000-019.006-015
WALMART FUEL STORE
3,482 SF
DARTOWN ROAD
STATE ROUTE 32
(AS SHOWN PER PLAT CABINET 6, SLIDE 444)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (AS SHOWN PER PLAT CABINET 6, SLIDE 444)
100' WIDTH PUBLIC RIGHT-OF-WAY (AS SHOWN PER PLAT CABINET 6, SLIDE 444)
COLLECTOR CLASSIFICATION
POSTED SPEED LIMIT: 30 MPH
TOURNAMENT TRAIL
ACCESS ROAD PER DARTOWN CROSSING PUD
68' WIDTH PUBLIC RIGHT-OF-WAY (AS SHOWN PER PLAT CABINET 6, SLIDE 444) 40' WIDTH ASPHALT PAVEMENT
LOCAL STREET CLASSIFICATION
AUSTRIAN PINE WAY
N/F: WESTFIELD AIRPORT LLC
18206 KINSEY AVE
WESTFIELD, IN 46074
APN: 29-05-35-000-022.001-025
N/F: SAWYER JAMES WOEMPNER & NANCY A HABIG SAWYER
13233 SIX POINTS RD
CARMEL, IN 46032
APN: 29-05-35-000-024.001-015
N/F: AKJK PROPERTIES LLC
4.35 VIRGINIA AVE #304
INDIANAPOLIS, IN 46203
APN: 29-05-35-000-024.003-015
N/F: WESTFIELD COMMERCIAL VENTURES LLC
1120 PERRY HIGHWAY PO BOX 11067
PITTSBURGH, PA 15237
APN: 29-05-35-000-024.006-015
N/F: SOC INVESTMENTS INC
15702 BETHPAGE TRL
CARMEL, IN 46033
APN: 29-05-35-000-019.004-015
N 89°48'10" E 328.28'(M)
N 89°39'14" E 1060.30'(M)
N 89°39'14" E 214.00'(M)
N 89°59'52" W 328.49'(M)
N 89°59'5" W 98.18'(M)
N 89°59'52" W 875.31'(M)
S 89°59'57" E 359.03'(M)
N 89°39'17" E 368.46'(M)
N 89°39'23" E 1321.63'(M)
N 00°07'34" E 590.83'(M)
N 00°06'20" E 343.06'(M)
N 00°06'20" E 178.64'(M)
S 00°00'10" W 209.35'(M)
N 00°12'02" E 165.00'(M)
S 00°12'02" W 164.30'(M)
S 00°13'23" W 875.31'(M)
N 00°13'23" E 1319.89'(M)
N 00°12'02" E 1319.44'(M)
S 89°42'07" E 2636.49'(M)
BASIS OF BEARING
TBM #1
TBM #2
TBM #3
TBM #4
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
FOUND 5/8" REBAR WITH CAP "B0083" S 2708'31" E 1.31' FROM CORNER
FOUND 3/4" REBAR 0.7' ABOVE GRADE NW CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE NE CORNER OF THE W 1/2 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE SW CORNER OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE S 1/4 CORNER OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE SE CORNER OF SECTION 35, T-19-N, R-3-E
COMPUTED NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-19-N, R-3-E PER PLAT 202301951B
COMPUTED SE CORNER OF THE W 1/2 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
SET MAG-NAIL WITH WASHER "SHACKELFORD 20700100"
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100" FLUSH
FOUND 1/2" REBAR AT SURFACE S 67°01'47" E 4.97' FROM CORNER
(APPROXIMATE LOCATION) 15' UTILITY EASEMENT INSTRUMENT NO. 2021081771 TO BE VACATED
TOPSOIL/SOIL UTILITY
OFFSITE IMPROVEMENTS SHOWN APPROXIMATELY. REFER TO OFFSITE IMPROVEMENT PLAN PER GHD FOR ADDITIONAL INFORMATION.
MIN 30' TRAIL BLOCK AREA (PER REFERENCE 3.E ON SHEET C-1)
10' BUILDING SETBACK LINE PLAT CABINET 6, SLIDE 444
PROP DRAINAGE EASEMENT
PROP EAST BASIN
EXIST TREE LINE AREA TO BE PRESERVED
LIMIT OF SIDEWALK PROVIDED BY SURVEYOR
10' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
20' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
30' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 400
25' ACCESS EASEMENT PLAT CABINET 6, SLIDE 400
59' ACCESS EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
30.0' UTILITY EASEMENT PER INST. NO. 2020354012
ACCESS EASEMENT PER CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
20.0' DRAINAGE & UTILITY EASEMENT PER CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
SEWER EASEMENT INSTRUMENT NO. 2021081771
20' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 400 PLAT CABINET 6, SLIDE 444
74.0' ACCESS, DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 444
20' DRAINAGE EASEMENT PLAT CABINET 6, SLIDE 444
20.0' STORM DRAINAGE, PLAT CABINET 6, SLIDE 444
24.0' ACCESS, DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 444
10.0' SETBACK PER CABINET 6, SLIDE 444
OFFSITE IMPROVEMENTS SHOWN APPROXIMATELY. REFER TO OFFSITE IMPROVEMENT PLAN PER GHD FOR ADDITIONAL INFORMATION.
20' REAR YARD SETBACK
20' FRONT YARD SETBACK
30' FRONT YARD SETBACK
20' SIDE YARD SETBACK
N/F: SAWYER JAMES WOEMPNER & NANCY A HABIG SAWYER 13233 SIX POINTS RD CARMEL, IN 46032 APN: 29-05-35-000-024.001-015
(HATCHED AREA) 59' ACCESS EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
FOUND 5/8" REBAR WITH CAP "B0083" S 2708'31" E 1.31' FROM CORNER
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
PROP DRAINAGE EASEMENT
10' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
20' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
30' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 400
N/F: WESTFIELD AIRPORT LLC 18206 KINSEY AVE WESTFIELD, IN 46074 APN: 29-05-35-000-022.001-025
N 89°48'10" E 328.28'(M)
N 89°39'14" E 1060.30'(M)
N 89°39'14" E 214.00'(M)
N 89°59'52" W 328.49'(M)
N 89°59'5" W 98.18'(M)
N 89°59'52" W 875.31'(M)
S 89°59'57" E 359.03'(M)
N 89°39'17" E 368.46'(M)
N 89°39'23" E 1321.63'(M)
N 00°07'34" E 590.83'(M)
N 00°06'20" E 343.06'(M)
N 00°06'20" E 178.64'(M)
S 00°00'10" W 209.35'(M)
N 00°12'02" E 165.00'(M)
S 00°12'02" W 164.30'(M)
S 00°13'23" W 875.31'(M)
N 00°13'23" E 1319.89'(M)
N 00°12'02" E 1319.44'(M)
S 89°42'07" E 2636.49'(M)
BASIS OF BEARING
TBM #1
TBM #2
TBM #3
TBM #4
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
FOUND 5/8" REBAR WITH CAP "B0083" S 2708'31" E 1.31' FROM CORNER
FOUND 3/4" REBAR 0.7' ABOVE GRADE NW CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE NE CORNER OF THE W 1/2 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE SW CORNER OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE S 1/4 CORNER OF SECTION 35, T-19-N, R-3-E
FOUND HARRISON MONUMENT AT SURFACE SE CORNER OF SECTION 35, T-19-N, R-3-E
COMPUTED NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-19-N, R-3-E PER PLAT 202301951B
COMPUTED SE CORNER OF THE W 1/2 OF SE 1/4 OF SECTION 35, T-19-N, R-3-E
SET MAG-NAIL WITH WASHER "SHACKELFORD 20700100"
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100" FLUSH
FOUND 1/2" REBAR AT SURFACE S 67°01'47" E 4.97' FROM CORNER
(APPROXIMATE LOCATION) 15' UTILITY EASEMENT INSTRUMENT NO. 2021081771 TO BE VACATED
TOPSOIL/SOIL UTILITY
OFFSITE IMPROVEMENTS SHOWN APPROXIMATELY. REFER TO OFFSITE IMPROVEMENT PLAN PER GHD FOR ADDITIONAL INFORMATION.
MIN 30' TRAIL BLOCK AREA (PER REFERENCE 3.E ON SHEET C-1)
10' BUILDING SETBACK LINE PLAT CABINET 6, SLIDE 444
PROP DRAINAGE EASEMENT
PROP EAST BASIN
EXIST TREE LINE AREA TO BE PRESERVED
LIMIT OF SIDEWALK PROVIDED BY SURVEYOR
10' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
20' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
30' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 400
25' ACCESS EASEMENT PLAT CABINET 6, SLIDE 400
59' ACCESS EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
30.0' UTILITY EASEMENT PER INST. NO. 2020354012
ACCESS EASEMENT PER CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
20.0' DRAINAGE & UTILITY EASEMENT PER CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
SEWER EASEMENT INSTRUMENT NO. 2021081771
20' DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 400 PLAT CABINET 6, SLIDE 444
74.0' ACCESS, DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 444
20' DRAINAGE EASEMENT PLAT CABINET 6, SLIDE 444
20.0' STORM DRAINAGE, PLAT CABINET 6, SLIDE 444
24.0' ACCESS, DRAINAGE & UTILITY EASEMENT PLAT CABINET 6, SLIDE 444
10.0' SETBACK PER CABINET 6, SLIDE 444
OFFSITE IMPROVEMENTS SHOWN APPROXIMATELY. REFER TO OFFSITE IMPROVEMENT PLAN PER GHD FOR ADDITIONAL INFORMATION.
20' REAR YARD SETBACK
20' FRONT YARD SETBACK
30' FRONT YARD SETBACK
20' SIDE YARD SETBACK
N/F: SAWYER JAMES WOEMPNER & NANCY A HABIG SAWYER 13233 SIX POINTS RD CARMEL, IN 46032 APN: 29-05-35-000-024.001-015
(HATCHED AREA) 59' ACCESS EASEMENT PLAT CABINET 6, SLIDE 178 PLAT CABINET 6, SLIDE 400
SET 5/8" REBAR WITH CAP "SHACKELFORD 20700100"
FOUND 1/2" REBAR AT SURFACE S 67°01'47" E 4.97



KEY MAP

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR PER THE REFERENCES ON SHEET C-1.
9. TOTAL LAND AREA IS 32.91± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
(R) L3	S 89°41'39" W	10.83'
(M) L4	N 00°03'24" E	41.92'
(R) L4	N 00°06'12" E	41.88'
(M) L5	S 70°14'56" E	20.07'
(R) L5	S 70°15'04" E	20.07'
(M) L6	N 00°20'38" W	5.00'
(R) L6	N 00°20'46" W	5.00'
(M) L7	S 89°41'47" W	6.06'
(R) L7	S 89°41'39" W	6.06'

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) TLE STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (b) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) STOP BAR. SEE DETAIL SHEET.
- (f) 6"x6" PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (m) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (n) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (o) "PICKUP ENTRANCE" SIGN. SEE DETAIL SHEET.
- (t) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (v) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
- (y) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
- (bb) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET
- (bb) GENERATOR PAD. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

40 20 10 0 40
1"= 40'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

BOHLER
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CHALFONT, PA 18914
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Fax: (215) 996-9102
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M. LANDRO
PROFESSIONAL ENGINEER
INDIANA LICENSE No. PE12000041

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

CONTACT: TAYLOR REAMER
814 RESPECT DRIVE
BENTONVILLE, AR 72716
PHONE: (479) 445-8499
TAYLOR.REAMER@WALMART.COM

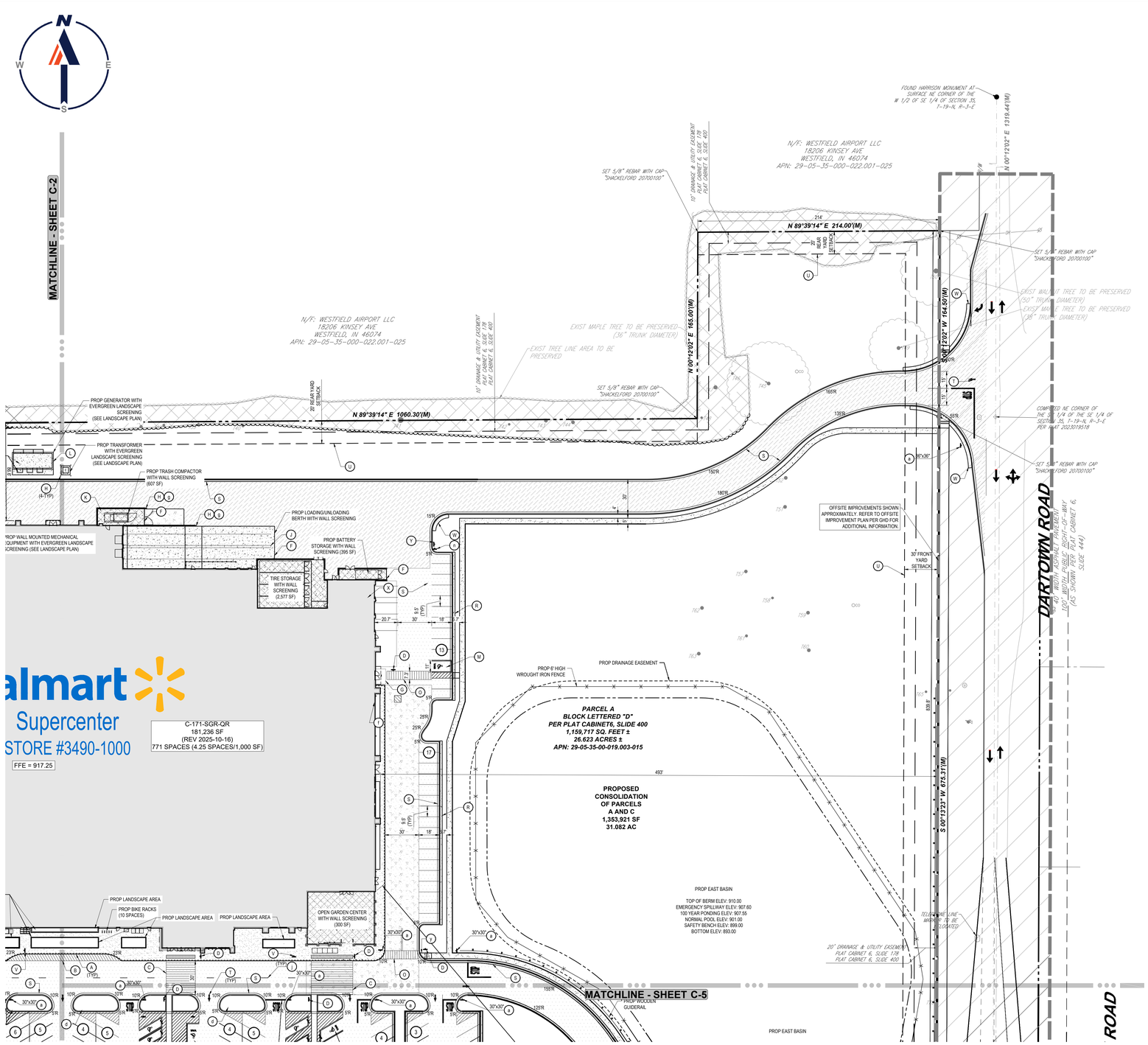
SUPERCENTER #3490-1000
STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

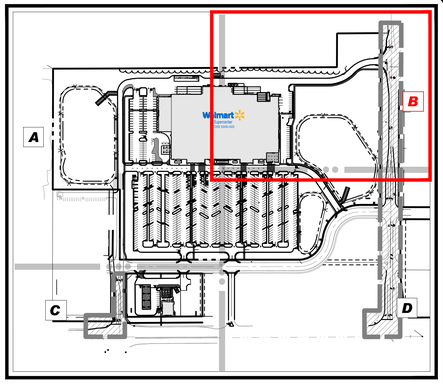
WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-2

P:\PA\2024\PAC240154.01\CAD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-DDUP-SITE-PAC240154-01-4A.DWG PRINTED BY: ENELDS, 7:10:26 @ 6:17 PM LAST SAVED BY: CBOMMERS





KEY MAP

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LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CC CC CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- 6' HIGH WROUGHT IRON FENCE
- LIMIT OF OFFSITE IMPROVEMENTS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
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SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
(R) L3	S 89°41'39" W	10.83'
(M) L4	N 00°03'24" E	41.92'
(R) L4	N 00°06'12" E	41.88'
(M) L5	S 70°14'56" E	20.07'
(R) L5	S 70°15'04" E	20.07'
(M) L6	N 00°20'38" W	5.00'
(R) L6	N 00°20'46" W	5.00'
(M) L7	S 89°41'47" W	6.06'
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SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) TLE STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. SEE DETAIL SHEET.
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- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
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- (f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (m) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (n) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (o) "PICKUP ENTRANCE" SIGN. SEE DETAIL SHEET.
- (t) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (v) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
- (y) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
- (bb) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET
- (bb) GENERATOR PAD. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

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REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

40 20 10 0 40
1"= 40'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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PROFESSIONAL ENGINEER
INDIANA LICENSE No. PE12000041

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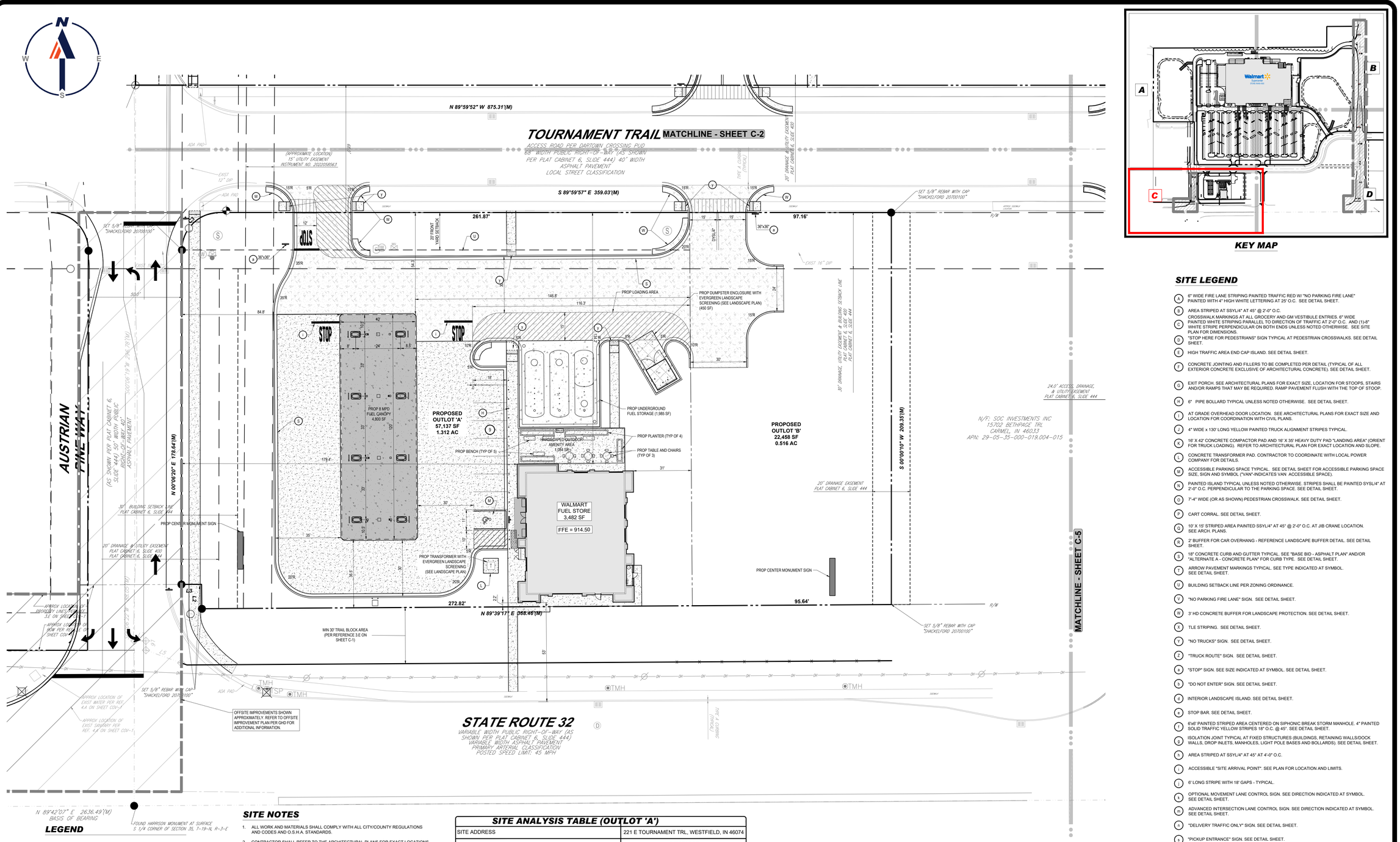
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814 RESPECT DRIVE
BENTONVILLE, AR 72716
PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

SUPERCENTER #3490-1000
STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-3



SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
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- (ae) GENERATOR PAD. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.

LEGEND

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- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATES PARKING SPACES SWSL/4"
- CART CORRAL
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- OUTSIDE SALES DISPLAY AND OUTSIDE STORAGE ITEM AREA
- X X 6' HIGH WROUGHT IRON FENCE

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC, AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR PER THE REFERENCES ON SHEET C-1.
9. TOTAL LAND AREA IS 32.91± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE ANALYSIS TABLE (OUTLOT 'A')

SITE ADDRESS	221 E TOURNAMENT TRL, WESTFIELD, IN 46074
	PROPOSED
TOTAL BUILDING AREA	3,482 S.F.
REQUIRED PARKING (PER CITY OF WESTFIELD) REQUIRED PARKING RATIO (PER CITY OF WESTFIELD)	ONE SPACE FOR EACH EMPLOYEE, PLUS TWO FOR EACH SERVICE STALL (1 + 16 = 17 SPACES) N/A
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A N/A
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING	8 SPACES 1 SPACES
EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	0 SPACES N/A N/A
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	9 SPACES N/A
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	9 SPACES N/A

LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 11°56'01" E	30.69'
(R) L1	N 11°55'53" E	30.69'
(M) L2	N 00°20'38" W	13.03'
(R) L2	N 00°20'46" W	13.03'
(M) L3	S 89°41'47" W	10.83'
(R) L3	S 89°41'39" W	10.83'
(M) L4	N 00°03'24" E	41.92'
(R) L4	N 00°06'12" E	41.88'
(M) L5	S 70°14'56" E	20.07'
(R) L5	S 70°15'04" E	20.07'
(M) L6	N 00°20'38" W	5.00'
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PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
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SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
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SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

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20 10 5 0 20
1"= 20'

SITE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
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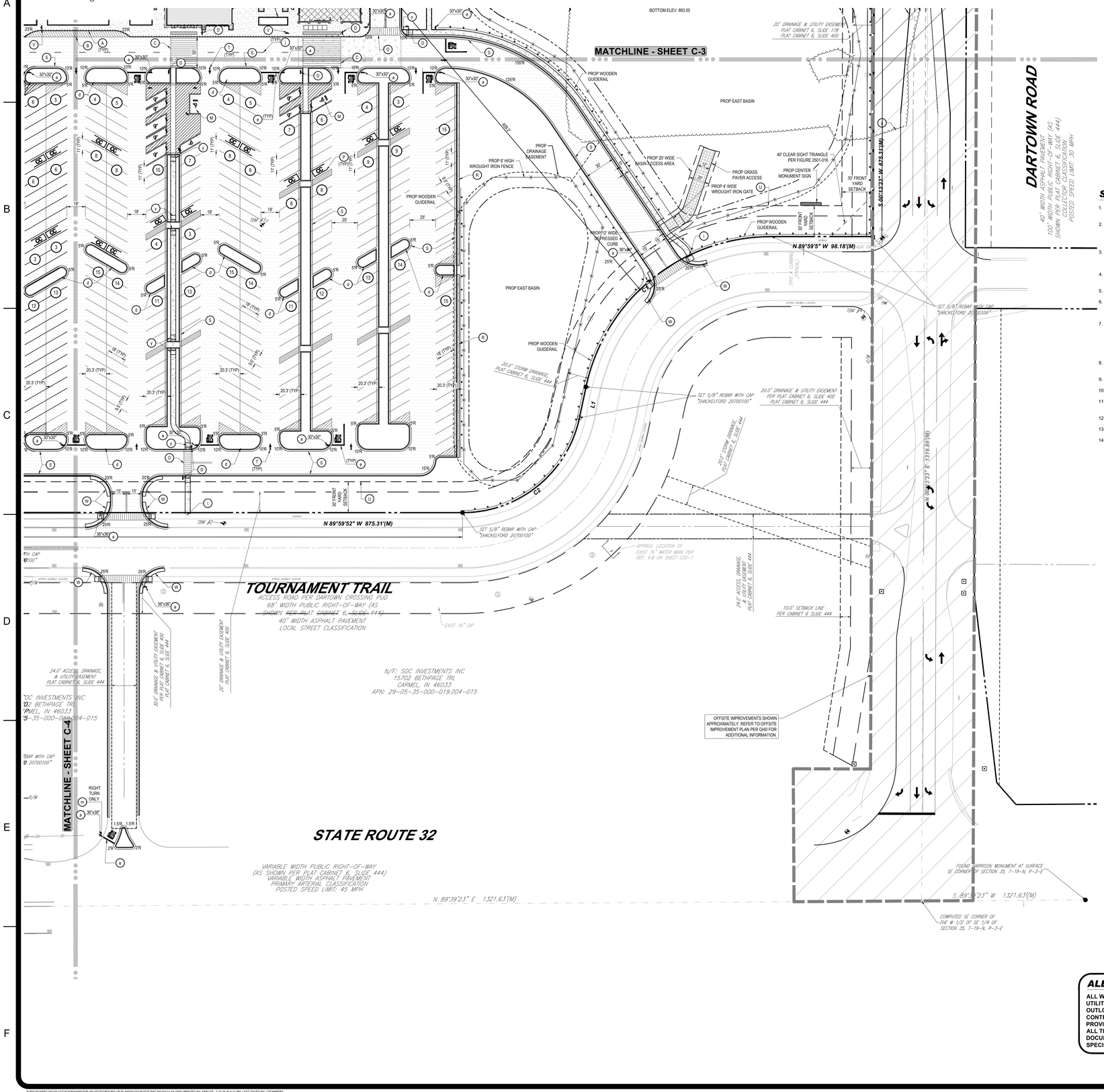
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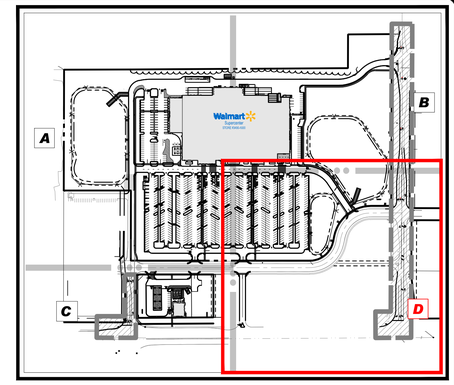
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Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-4





KEY MAP

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- LIMIT OF OFFSITE IMPROVEMENTS

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- (E) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) T.L.E STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (b) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) STOP BAR. SEE DETAIL SHEET.
- (f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (m) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (n) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (s) "PICKUP ENTRANCE" SIGN. SEE DETAIL SHEET.
- (t) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (u) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
- (v) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
- (ss) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET
- (ss) GENERATOR PAD. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

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REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

40 20 10 0 40
1"= 40'

SITE PLAN

REVISIONS	BY
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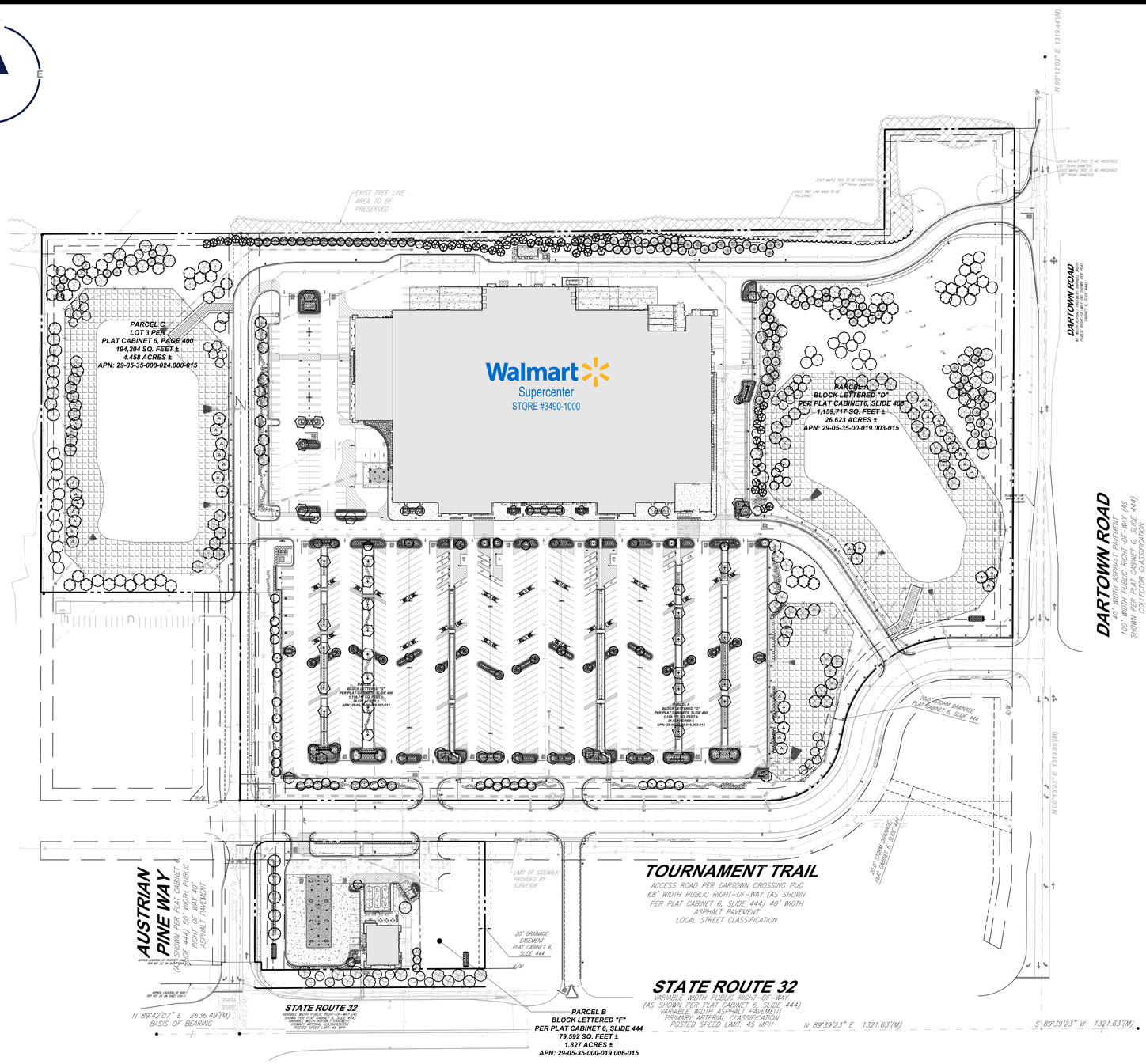
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CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-5

P:\PAC\2024\PAC240154.01\CAD\DRAWINGS\PLAN SET\GROUND UP PLANS\P-GDUP-SITE-PAC240154.01-4A.DWG PRINTED BY: ENEUZIL 7:10:26 @ 6:11 PM LAST SAVED BY: CSOMMERS



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	31	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2" CAL, 8` MIN. HT.	B&B
AROG	30	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2" CAL, 8` MIN. HT.	B&B
GTIK	33	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2" CAL, 8` MIN. HT.	B&B
LSR	42	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA`	ROUND-LOBED SEEDLESS SWEET GUM	2" CAL, 8` MIN. HT.	B&B
NS	52	NYSSA SYLVATICA	SOUR GUM	2" CAL, 8` MIN. HT.	B&B
QBC	54	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL, 8` MIN. HT.	B&B
TA	45	TILIA AMERICANA	AMERICAN LINDEN	2" CAL, 8` MIN. HT.	B&B
UP	11	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	2" CAL, 8` MIN. HT.	B&B
EVERGREEN TREES					
ABC	50	ABIES CONCOLOR	WHITE FIR	6-8`	B&B
PGL	41	PICEA GLAUCA	WHITE SPRUCE	6-8`	B&B
PM	84	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8`	B&B
ORNAMENTAL TREES					
AGB	25	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
BN	35	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	2" CAL.	B&B
CC	31	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B
CFCP	12	CORNUS FLORIDA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	2" CAL.	B&B
MV	28	MAGNOLIA VIRGINIANA	SWEET BAY	2" CAL.	B&B
PC	19	PRUNUS SARGENTII `COLUMNARIS`	COLUMNAR SARGENT CHERRY	2" CAL.	B&B
SHRUBS					
AML	318	ARONIA MELANOCARPA `LOW SCAPE MOUND`	LOW SCAPE MOUND CHOKEBERRY (DWARF)	18-24"	CONTAINER
CA	81	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CSK	442	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	18-24"	CONTAINER
FXI	115	FORSYTHIA X INTERMEDIA `SPECTABILIS`	FORSYTHIA	3-4`	B&B
HQSQ	195	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	328	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	328	ITEA VIRGINICA `HENRY'S GARNET`	HENRY S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	5	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	33	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JCSG	194	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	20-24"	B&B
MP	29	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B&B
PXOL	198	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN CHERRY LAUREL	3-4`	B&B
GRASSES					
PVN	110	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHIB	1,387	JUNIPERUS HORIZONTALIS `MONBER`	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
JO	173	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	15-18" SPRD	CONTAINER
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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

80 40 20 0 80
1"= 80'

OVERALL LANDSCAPE PLAN

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OHIO CERTIFICATE No. LA2101558
MINNESOTA LICENSE No. 59600

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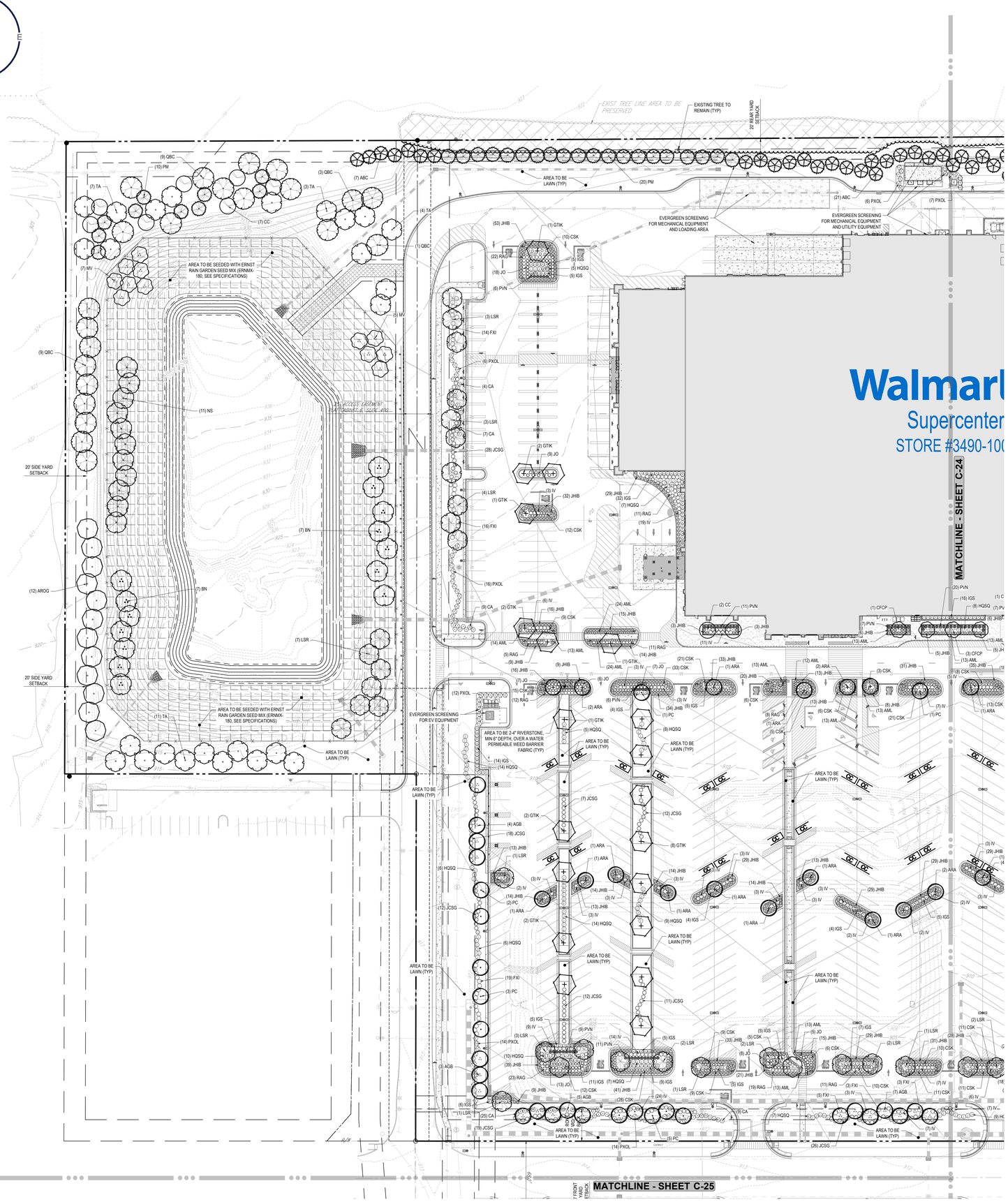
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TAYLOR.REAMER@WALMART.COM

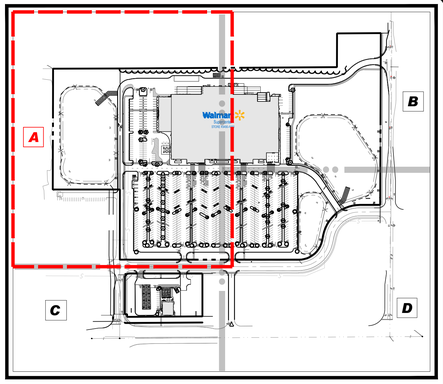
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SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-22





KEY MAP

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
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40 20 10 0 40

1"= 40'

LANDSCAPE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
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PENNSYLVANIA LICENSE No. LA001694
OHIO CERTIFICATE No. LA210158
MINNESOTA LICENSE No. 59600

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

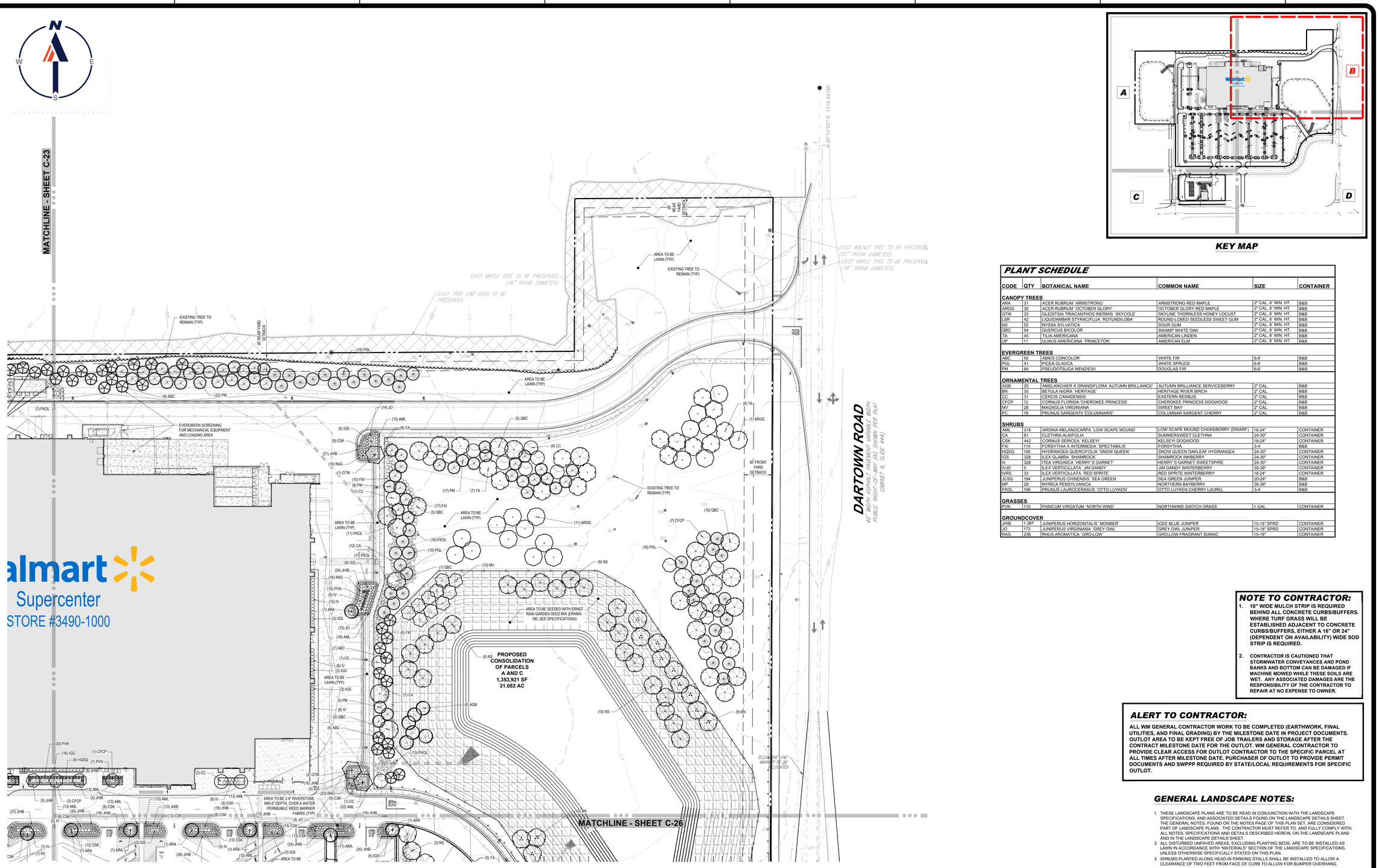
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PHONE: (479) 445-8409
TAYLOR.REAMER@WALMART.COM

SUPERCENTER #3490-1000
STATE ROAD 32 & DARTOWN ROAD,
WESTFIELD, IN 46074

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	CRS
CHECKED	MEL
DATE	12/19/2025
SCALE	AS NOTED
JOB No.	PAC240154.01
SHEET	C-23



KEY MAP

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	31	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL, 8' MIN. HT.	B&B
AROG	30	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL, 8' MIN. HT.	B&B
GTK	33	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2" CAL, 8' MIN. HT.	B&B
LSR	42	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2" CAL, 8' MIN. HT.	B&B
NS	52	NYSSA SYLVATICA	SOUR GUM	2" CAL, 8' MIN. HT.	B&B
QBC	54	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL, 8' MIN. HT.	B&B
TA	45	TILIA AMERICANA	AMERICAN LINDEN	2" CAL, 8' MIN. HT.	B&B
UP	11	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2" CAL, 8' MIN. HT.	B&B
EVERGREEN TREES					
ABC	50	ABIES CONCOLOR	WHITE FIR	6-8'	B&B
PGL	41	PICEA GLAUCA	WHITE SPRUCE	6-8'	B&B
PM	84	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8'	B&B
ORNAMENTAL TREES					
AGB	25	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL	B&B
BN	35	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2" CAL	B&B
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CFCP	12	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL	B&B
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PC	19	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL	B&B
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AML	318	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY (DWARF)	18-24"	CONTAINER
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CSK	442	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	18-24"	CONTAINER
FXI	115	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA	3-4	B&B
HQSQ	195	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	328	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	328	ITEA VIRGINICA 'HENRY`S GARNET'	HENRY`S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	5	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
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JCSG	194	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	20-24"	B&B
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NOTE TO CONTRACTOR:

1. **18" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.**
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40 20 10 0 40
1"= 40'

LANDSCAPE PLAN

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PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
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PENNSYLVANIA LICENSE No. LA0016894
OHIO CERTIFICATE No. LA21015S8
MINNESOTA LICENSE No. 59600

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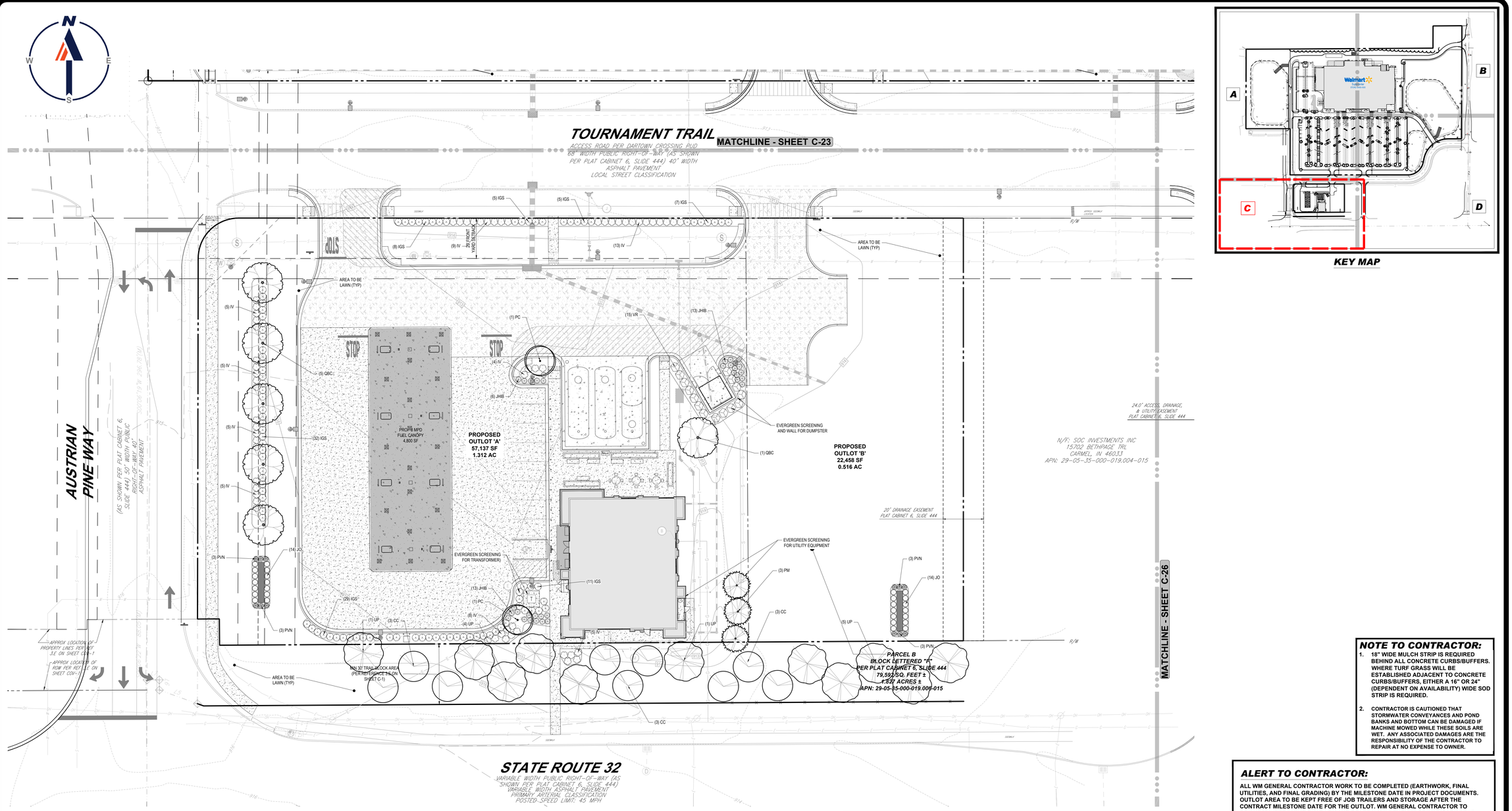
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20 10 5 0 20
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LANDSCAPE PLAN

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PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
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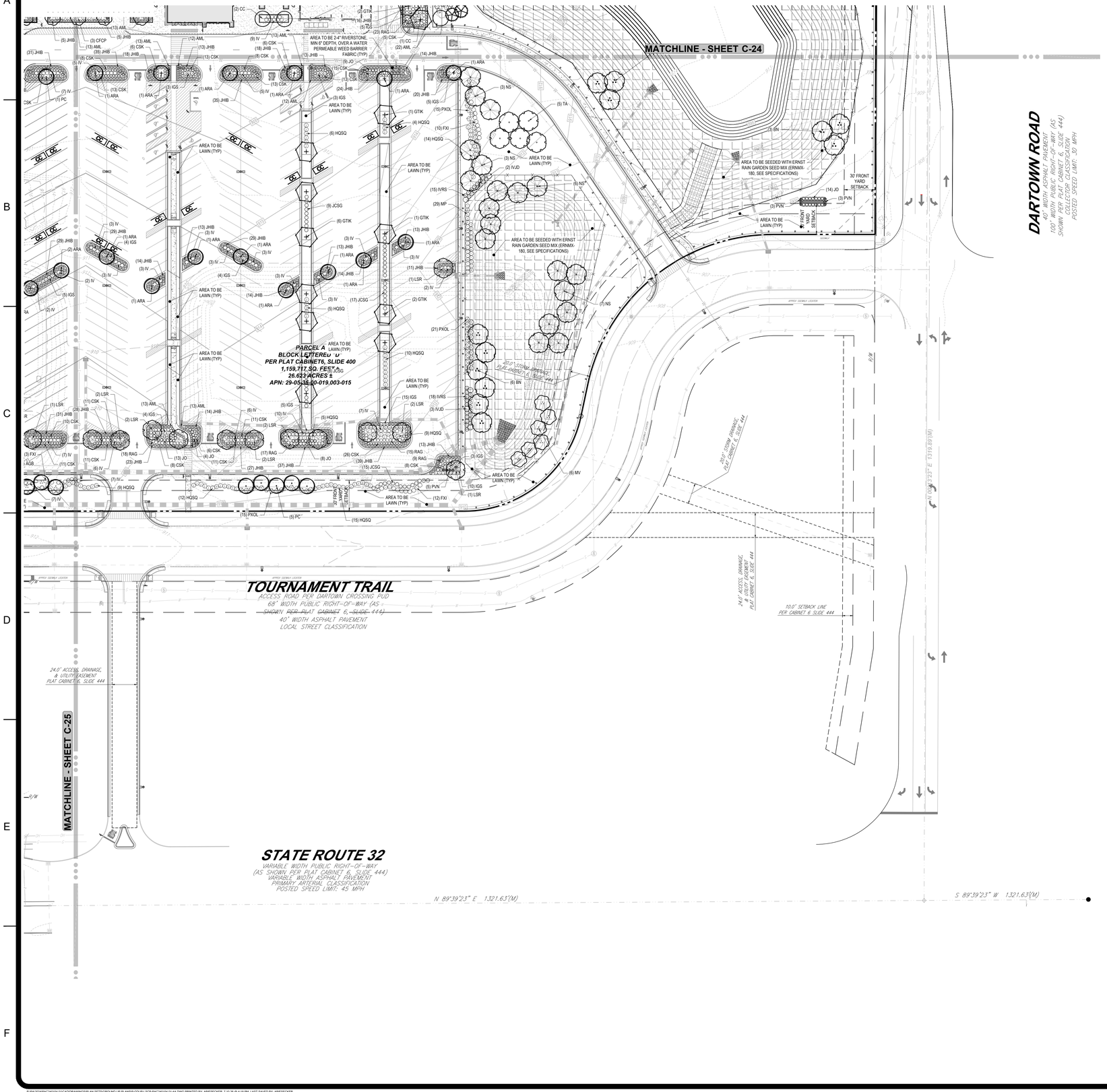
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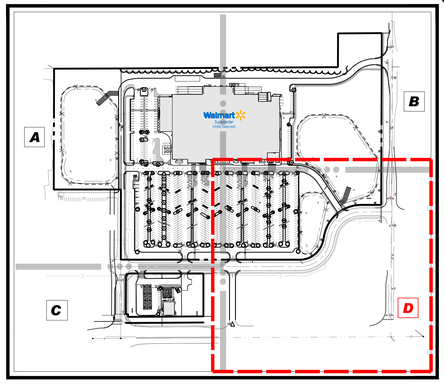
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NOTE TO CONTRACTOR:

1. **18" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.**
2. **CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.**

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

40 20 10 0 40
1"= 40'

LANDSCAPE PLAN

REVISIONS	BY
PER CITY OF WESTFIELD COMMENTS 05/08/2026	CRS
PER CITY OF WESTFIELD COMMENTS 05/13/2026	EAN
PER CITY OF WESTFIELD COMMENTS 06/09/2026	EAN
PER CITY OF WESTFIELD COMMENTS 07/10/2026	EAN

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LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
UNIFIED DEVELOPMENT ORDINANCE: 5.3 STATE HIGHWAY 32 OVERLAY DISTRICT	(L)(5)(a) 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 ROUTE 32: 380± LF	LENGTH OF TRAIL CORRIDOR ALONG STATE ROUTE 32: 380± LF REQUIRED: 380 / 100 = 3.8 3.8 x 3 = 11.4 OR 11 SHADE TREES 3.8 x 1 = 3.8 OR 4 ORNAMENTAL TREES PROVIDED: 11 UP (11 SHADE TREES); 7 CC (7 ORNAMENTAL TREES)	COMPLIES
6.8 LANDSCAPING STANDARDS	(H)(1) MECHANICAL SCREENING: WALL AND GROUND-MOUNTED MECHANICAL EQUIPMENT FOR NONRESIDENTIAL OR MULTI-FAMILY STRUCTURES SHALL BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS. CLEARANCE FOR PROPER FUNCTIONING OF THE EQUIPMENT AND ACCESS TO THE EQUIPMENT FOR MAINTENANCE SHALL BE INCORPORATED INTO THE DESIGN. SCREENING MAY BE ACHIEVED BY USING EITHER: (I) A WALL OR FENCE CONSTRUCTED OF MASONRY MATERIAL, WOOD, FIBER CEMENT, THAT IS VISUALLY INTEGRATED TO THE ADJACENT BUILDING FACADE WITH A MINIMUM HEIGHT THAT FULLY SCREENS THE EQUIPMENT; (II) A SOLID EVERGREEN SCREEN WITH A COMBINATION OF TREES AND SHRUBS; (III) A COMBINATION OF THE AFOREMENTIONED.	GROUND-MOUNTED MECHANICAL EQUIPMENT HAVE BEEN SCREENED WITH A PROPOSED EVERGREEN SCREEN.	COMPLIES
	(H)(2) SERVICE AND LOADING AREAS: LOADING AREAS, LOADING DOCKS, SERVICE AREAS, AND MAINTENANCE AREAS SHALL BE SCREENED FROM RESIDENTIAL USES AND RIGHTS-OF-WAY. SCREENING SHALL BE ACHIEVED BY USING EITHER: (I) A SIX-FOOT (6') HIGH, COMPLETELY OPAQUE FENCE OR WALL; (II) A SIX-FOOT (6') HIGH BERM; (III) A SIX-FOOT (6') HIGH SCREEN OF EVERGREEN TREES PLANTED NINE (9) FEET ON CENTER IN A DOUBLE STAGGERED ROW; OR (IV) A COMBINATION OF THE AFOREMENTIONED THAT ACCOMPLISHES THE SAME EFFECT. SEE ALSO ARTICLE 6.1 ACCESSORY USE AND BUILDING STANDARDS REGARDING DUMPSTER ENCLOSURES.	SERVICE AND MAINTENANCE AREAS HAVE BEEN SCREENED FROM ADJACENT RIGHTS-OF-WAY WITH A PROPOSED 6' HIGH EVERGREEN SCREEN.	COMPLIES
	(I)(1)(a) 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).	LANDSCAPING HAS BEEN PROVIDED IN AND AROUND THE ABOVE-GROUND DETENTION AREAS.	COMPLIES
	(K) MINIMUM LOT LANDSCAPING REQUIREMENTS: YARDS AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS SECTION (THE "MINIMUM LOT LANDSCAPING REQUIREMENTS"): LAND USE: BUSINESS USE PLANT MATERIALS (PER ACRE): SHADE TREES - 10 ORNAMENTAL OR EVERGREEN TREES - 10 SHRUBS - 25 (3) 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.	TOTAL AREA OF CONSOLIDATED PARCELS A AND C: 31.08± ACRES REQUIRED: 31.08 x 10 = 310.8 OR 311 SHADE TREES 31.08 x 10 = 310.8 OR 311 ORNAMENTAL OR EVERGREEN TREES 31.08 x 25 = 777 SHRUBS PROVIDED: 31 ARA, 30 AROG, 33 GTIK, 42 LSR, 52 NS, 48 QBC, 45 TA, PLUS 30 EXISTING SHADE TREES TO REMAIN (311 SHADE TREES); 50 ABC, 41 PGL, 81 PM, 25 AGB, 35 BN, 22 CC, 12 CFCP, 28 MV, 17 PC (311 EVERGREEN OR ORNAMENTAL TREES); 318 AML, 81 CA, 442 CSK, 115 FXI, 188 HQSQ, 190 IGS, 22 IV, 5 IVJD, 33 IVRS, 194 JCSG, 29 MP, 183 PXOL (2,002 SHRUBS) A PORTION OF THESE PLANTINGS ARE PROVIDED PER OTHER REQUIREMENTS.	COMPLIES
		TOTAL AREA OF OUTLOT A: 1.312± ACRES REQUIRED: 1.312 x 10 = 13.12 OR 13 SHADE TREES 1.312 x 10 = 13.12 OR 13 ORNAMENTAL OR EVERGREEN TREES 1.312 x 25 = 32.8 OR 33 SHRUBS PROVIDED: 6 QBC, 11 UP (17 SHADE TREES); 3 PM (3 EVERGREEN TREES); 8 CC, 2 PC (10 ORNAMENTAL TREES) (13 ORNAMENTAL OR EVERGREEN TREES); 97 IGS, 59 IV, 15 PXOL (171 SHRUBS) A PORTION OF THESE PLANTINGS ARE PROVIDED PER OTHER REQUIREMENTS.	COMPLIES
	(L)(2) PLANT MATERIALS SHALL ALSO BE REQUIRED ALONG THE FRONT BUILDING FAÇADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET (SINGLE-FAMILY DWELLING AND DUPLEX DWELLING BUILDINGS ARE EXEMPT FROM THIS REQUIREMENT).	LENGTH OF WEST BUILDING FACADE ON PARCEL A: 185± LF REQUIRED: 185 / 40 = 4.6 OR 5 SHRUBS OR ORNAMENTAL TREES PROVIDED: 7 HQSQ (7 SHRUBS)	COMPLIES
		LENGTH OF EAST BUILDING FACADE ON PARCEL A: 324± LF REQUIRED: 324 / 12 = 27 SHRUBS OR ORNAMENTAL TREES PROVIDED: 9 IGS, 26 IV (35 SHRUBS)	COMPLIES
		LENGTH OF WEST BUILDING FACADE ON OUTLOT A: 74± LF REQUIRED: 74 / 12 = 6.2 OR 6 SHRUBS OR ORNAMENTAL TREES PROVIDED: 6 IGS (6 SHRUBS) PLANTINGS HAVE BEEN PROVIDED ELSEWHERE ON OUTLOT A NEARBY THE WEST FACADE	COMPLIES
		LENGTH OF SOUTH BUILDING FACADE ON OUTLOT A: 57± LF REQUIRED: 57 / 12 = 4.8 OR 5 SHRUBS OR ORNAMENTAL TREES PROVIDED: 5 IV (5 SHRUBS)	COMPLIES
	(L)(5) MONUMENT SIGNS SHALL INCLUDE A LANDSCAPED AREA AT THE BASE OF THE MONUMENT SIGN. THE MINIMUM SIZE OF THE LANDSCAPED AREA SHALL BE EQUIVALENT TO ONE (1) SIDE OF THE MONUMENT SIGN'S SIGN FACE. THE LANDSCAPED AREA SHALL BE SUBSTANTIALLY COVERED WITH A VARIETY OF PLANTING TYPES SUCH AS GROUNDCOVER, PERENNIALS, SHRUBS, AND ORNAMENTAL TREES.	PROPOSED MONUMENT SIGN WITH FUEL READERS SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
		PROPOSED MULTI-TENANT MONUMENT SIGN #1 SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
		PROPOSED MULTI-TENANT MONUMENT SIGN #2 SIGN FACE AREA: 95 SF REQUIRED: 95 SF LANDSCAPE AREA PROVIDED: 165± SF LANDSCAPE AREA	COMPLIES
	(M)(2) NONRESIDENTIAL USES: A LANDSCAPING AREA WITH A MINIMUM DEPTH OF TEN (10) FEET SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG ANY NONRESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF THREE (3) SHADE OR EVERGREEN TREES, TWO (2) ORNAMENTAL TREES AND TWENTY-FIVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET. THIS REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS IF THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN TWENTY (20) FEET OF THE RIGHT-OF-WAY.	NO EXTERNAL STREET FRONTAGE LANDSCAPING REQUIRED PER PUD DISTRICT ORDINANCE 19-47 SECTION 5.2.B. SEE PUD DISTRICT ORDINANCE 19-47 BELOW.	NOT APPLICABLE (SEE BELOW)
	(N)(2) LOCATION: BUFFER YARDS SHALL APPLY ALONG THE ENTIRE LENGTH OF ALL ABUTTING LOT LINES WHERE CONFLICTING ZONING DISTRICTS ARE ADJACENT. IF ADJACENT PROPERTIES POSSESS A MIX OF LAND USES, THEN THE HIGHEST INTENSITY USE SHALL DETERMINE THE REQUIRED BUFFER YARD. BUFFER YARDS SHALL NOT BE REQUIRED: (I) BETWEEN USES WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (UNLESS THE PUD DISTRICT PROVIDES OTHERWISE); (II) INTERNAL TO SUBDIVISIONS; OR, (III) ADJACENT TO EXTERNAL STREETS, RATHER, THE EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS SET FORTH HEREIN SHALL APPLY ADJACENT TO EXTERNAL STREETS.	ADJACENT USES ARE EITHER WITHIN PUD DISTRICT OR OF SIMILAR ZONING DISTRICT AND USES. NO BUFFER YARDS REQUIRED.	NOT APPLICABLE
	(O)(1)(a) MINIMUM AREA REQUIRED: A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS IN ACCORDANCE WITH THE FOLLOWING: NUMBER OF PARKING SPACES / % OF PARKING AREA TO BE ISLANDS 5-24 / 5% 50 OR MORE / 10%	TOTAL PROPOSED PARKING AREA WITHIN PARCEL A: 376,698± SF REQUIRED (10%): 37,669.8± SF LANDSCAPE ISLANDS PROVIDED: 37,832± SF LANDSCAPE ISLANDS (10.1%) ONLY PARKING ISLANDS THAT CAN ACCOMMODATE AT LEAST ONE (1) TREE AND FOUR (4) SHRUBS HAVE BEEN CONSIDERED FOR THIS REQUIREMENT.	COMPLIES
		TOTAL PROPOSED PARKING AREA WITHIN OUTLOT A: 4,664± SF REQUIRED (5%): 233± SF LANDSCAPE ISLANDS PROVIDED: 539± SF LANDSCAPE ISLANDS (11.5%)	COMPLIES
	(O)(1)(b) PLANTINGS: PARKING AREA ISLANDS SHALL INCLUDE AT LEAST ONE (1) TREE AND FOUR (4) SHRUBS PER ISLAND. ONE HUNDRED PERCENT (100%) OF EVERY ISLAND SHALL BE COVERED WITH PERMITTED GROUNDCOVER MATERIAL TO ACHIEVE COMPLETE COVERAGE.	TOTAL NUMBER OF PARKING ISLANDS WITHIN PARCEL A: 52 REQUIRED: 52 x 1 = 52 TREES 52 x 4 = 208 SHRUBS PROVIDED: 31 ARA, 33 GTIK, 25 LSR, 2 PC (91 TREES); 109 IGS, 149 IV (258 SHRUBS) PARKING AREA ISLANDS HAVE BEEN 100% COVERED IN GROUNDCOVER.	COMPLIES
		TOTAL NUMBER OF PARKING ISLANDS WITHIN OUTLOT A: 2 REQUIRED: 2 x 1 = 2 TREES 2 x 4 = 8 SHRUBS PROVIDED: 2 PC (2 TREES); 4 IGS, 4 IV (8 SHRUBS) PARKING AREA ISLANDS HAVE BEEN 100% COVERED IN GROUNDCOVER.	COMPLIES
	(O)(2)(b) DESIGN: PERIMETER PARKING AREA LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL EXTEND ALONG THE PERIMETER OF PARKING AREAS AND INCLUDE: I. A MINIMUM OF ONE (1) TREE PER THIRTY (30) LINEAR FEET OF PARKING AREA LENGTH. TREES MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER. II. A MINIMUM OF ONE (1) SHRUB PER THREE (3) FEET OF PARKING AREA LENGTH. SHRUBS MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER. III. GRASS OR OTHER PERMITTED GROUNDCOVER FOR AREAS NOT PLANTED WITH TREES OR SHRUBS.	NORTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO DARTOWN ROAD: 350± LF REQUIRED: 350 / 30 = 11.6 OR 12 TREES 350 / 3 = 116.6 OR 117 SHRUBS PROVIDED: 6 QBC, 13 ABC, 10 PGL, 12 PM, 3 CC (44 TREES); 27 CA, 33 FXI, 57 PXOL (117 SHRUBS)	COMPLIES
		SOUTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO DARTOWN ROAD: 365± LF REQUIRED: 365 / 30 = 12.2 OR 12 TREES 365 / 3 = 121.6 OR 122 SHRUBS PROVIDED: 6 NS, 6 BN (12 TREES); 10 FXI, 14 HQSQ, 5 IVJD, 33 IVRS, 29 MP, 36 PXOL (127 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO TOURNAMENT TRAIL: 665± LF REQUIRED: 665 / 30 = 22.2 OR 22 TREES 665 / 3 = 221.6 OR 222 SHRUBS PROVIDED: 12 AGB, 10 PC (22 TREES); 34 CA, 23 FXI, 43 HQSQ, 41 IV, 60 JCSG, 29 PXOL (230 SHRUBS)	COMPLIES
		SOUTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO AUSTRIAN PINE WAY: 345± LF REQUIRED: 345 / 30 = 11.5 OR 12 TREES 345 / 3 = 115 SHRUBS PROVIDED: 7 AGB, 5 PC (12 TREES); 19 FXI, 26 HQSQ, 14 IGS, 30 JCSG, 26 PXOL (115 SHRUBS)	COMPLIES
		NORTHERN LENGTH OF PARKING LOT WITHIN PARCEL A ADJACENT TO AUSTRIAN PINE WAY: 300± LF REQUIRED: 300 / 30 = 10 TREES 300 / 3 = 100 SHRUBS PROVIDED: 10 LSR (10 TREES); 20 CA, 30 FXI, 28 JCSG, 22 PXOL (100 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO AUSTRIAN PINE WAY: 150± LF REQUIRED: 150 / 30 = 5 TREES 150 / 3 = 50 SHRUBS PROVIDED: 5 QBC (5 TREES); 32 IGS, 20 IV (52 SHRUBS)	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO SR 32: 110± LF REQUIRED: 110 / 30 = 3.6 OR 4 TREES 110 / 3 = 36.7 OR 37 SHRUBS PROVIDED: 4 UP (4 TREES); 28 IGS, 9 IV (37 SHRUBS) 4 UP PROVIDED PER 5.3(L)(5)(a) ABOVE	COMPLIES
		LENGTH OF PARKING LOT WITHIN OUTLOT A ADJACENT TO TOURNAMENT TRAIL: 140± LF REQUIRED: 140 / 30 = 4.6 OR 5 TREES 140 / 3 = 46.7 OR 47 SHRUBS PROVIDED: 25 IGS, 22 IV (47 SHRUBS) NO TREES PROVIDED DUE TO EXISTING UTILITY EASEMENTS	COMPLIES
PUD DISTRICT ORDINANCE 17-13: SECTION 8. DEVELOPMENT STANDARDS	8.3.A. PARKING AREA LANDSCAPING (ARTICLE 8.6(D)): IF ADJACENT LOTS HAVE VEHICULAR CROSS-ACCESS AND/OR SHARED PARKING, THEN THE SHARED LOT LINE SHALL NOT REQUIRE PERIMETER PARKING AREA LANDSCAPING (ARTICLE 8.6(D)(2)); RATHER, THE COMBINED PARKING AREA SHALL BE CONSIDERED AS A SINGLE PARKING AREA AND LANDSCAPED IN ACCORDANCE WITH THE INTERIOR PARKING AREA LANDSCAPING (ARTICLE 8.6(D)(1)) REQUIREMENTS.	SEE 6.8(D)(1)(A) ABOVE FOR INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS.	COMPLIES (SEE ABOVE)
PUD DISTRICT ORDINANCE 19-47: SECTION 5. DEVELOPMENT STANDARDS	5.2.A. FOUNDATION PLANTINGS: ARTICLE 6.8(L) FOUNDATION PLANTINGS REQUIREMENT SHALL NOT APPLY (I) TO THE BUILDING FACADE ORIENTED TOWARDS THE ACCESS ROAD, AND (II) WHERE THE DRIVE-THRU AISLE IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF A BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THIS REQUIREMENT. THE FOUNDATION PLANTINGS REQUIREMENT SHALL NOT APPLY TO THE REAR FACADE OF BUILDINGS WITHIN TWO-HUNDRED (200) FEET OF THE NORTH PROPERTY LINE.	SEE 6.8(L)(2) ABOVE FOR CALCULATED AND PROVIDED FOUNDATION PLANTINGS FOR APPLICABLE FACADE LENGTHS.	COMPLIES (SEE ABOVE)
	5.2.B. EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS: ARTICLE 6.8.(M) EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS SHALL NOT APPLY; HOWEVER, THE TRAIL CORRIDOR REQUIREMENTS OF THE 32 OVERLAY SHALL APPLY ALONG STATE HIGHWAY 32.	SEE 5.3.(L)(5)(a) ABOVE FOR TRAIL CORRIDOR PLANTING REQUIREMENTS.	COMPLIES (SEE ABOVE)

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
- LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
E. FERTILIZER
- FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. PLANT MATERIAL
- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.2), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
IN ALL CASES BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- TREES WITH DAMAGE OF THE BARK, BAD SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

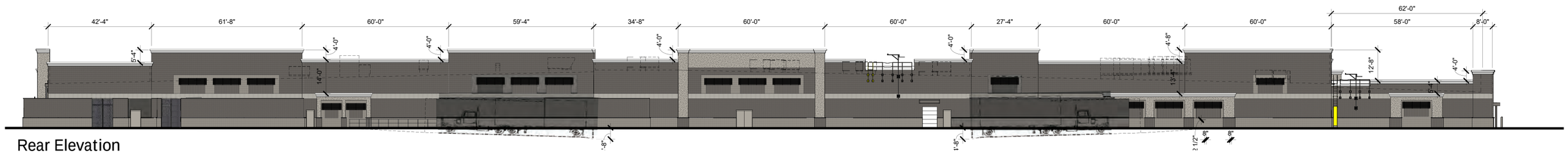
4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINING ROOTS. DURING THIS PROCESS, ALL EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

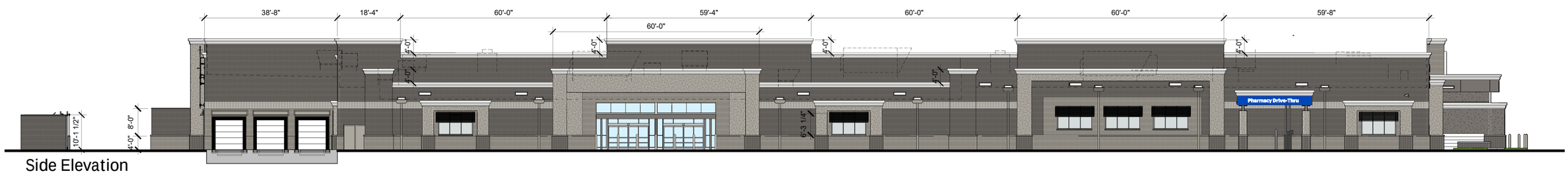
6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEP



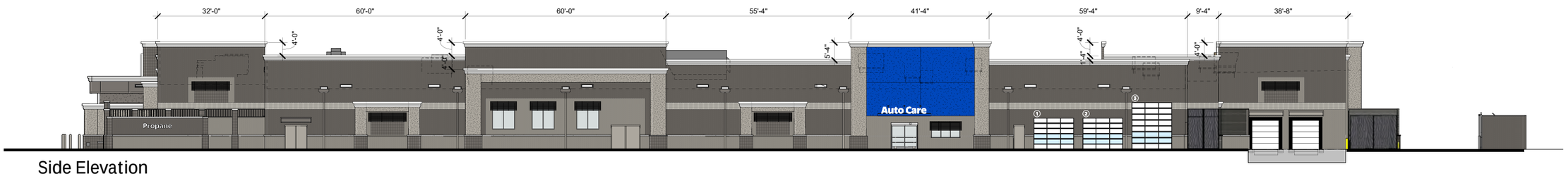
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Front Facade	With Glazing: 85% Masonry: 85.8% EIFS: 0.6% Glazing: 9.8% Other: 9.9%	**Left Side Facade**	With Glazing: 85% Masonry: 79.68% EIFS: 2.12% Glazing: 1.88% Other: 6.32%
Rear Facade	With Glazing: 89% Masonry: 88.1% EIFS: 0.7% Glazing:0% Other: 6.2%	**Right Side Facade**	With Glazing: 84% Masonry: 76% EIFS: 8% Glazing: 5.4% Other: 6.6%

P135E
Medium Gray

P49E
Gauntlet Gray

P218E
True Blue

Pre-Finished
Metal True
Blue PF27

PF13
Pre-Finished Metal
Bone White

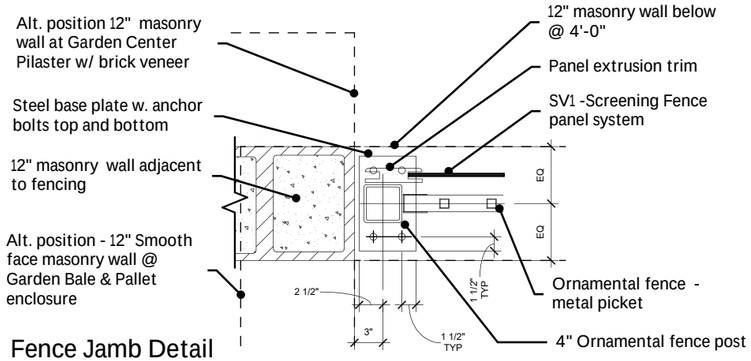
PF28
Pre-Finished
Gauntlet Gray

BR4 - Titanium
Velour

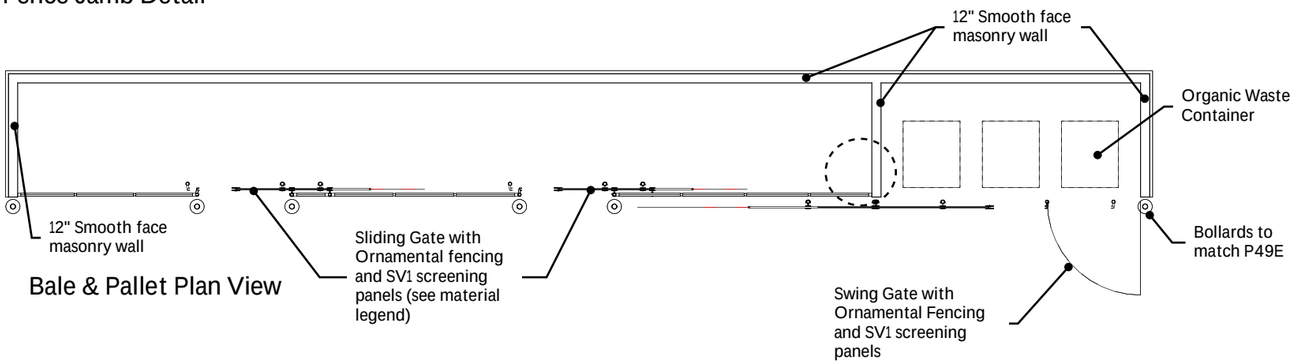
BR5 - Smoky
Gray Velour
(Soldier course)

BR6 - English
Gray Velour

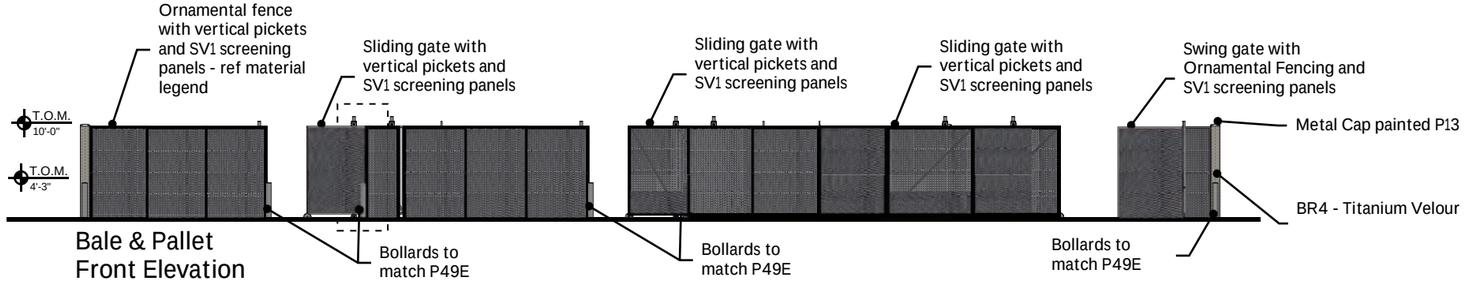
SV1 - Mini Louvre
mesh screening
panels



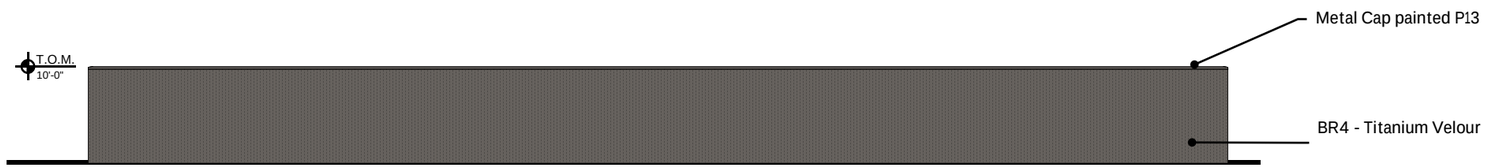
Fence Jamb Detail



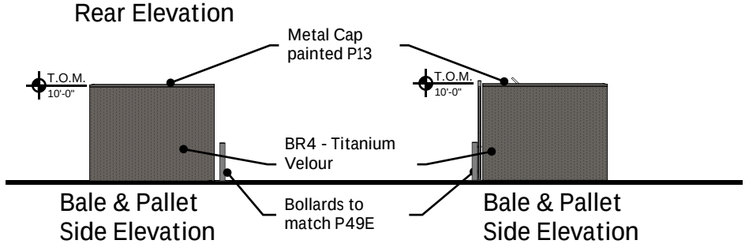
Bale & Pallet Plan View



Bale & Pallet
Front Elevation

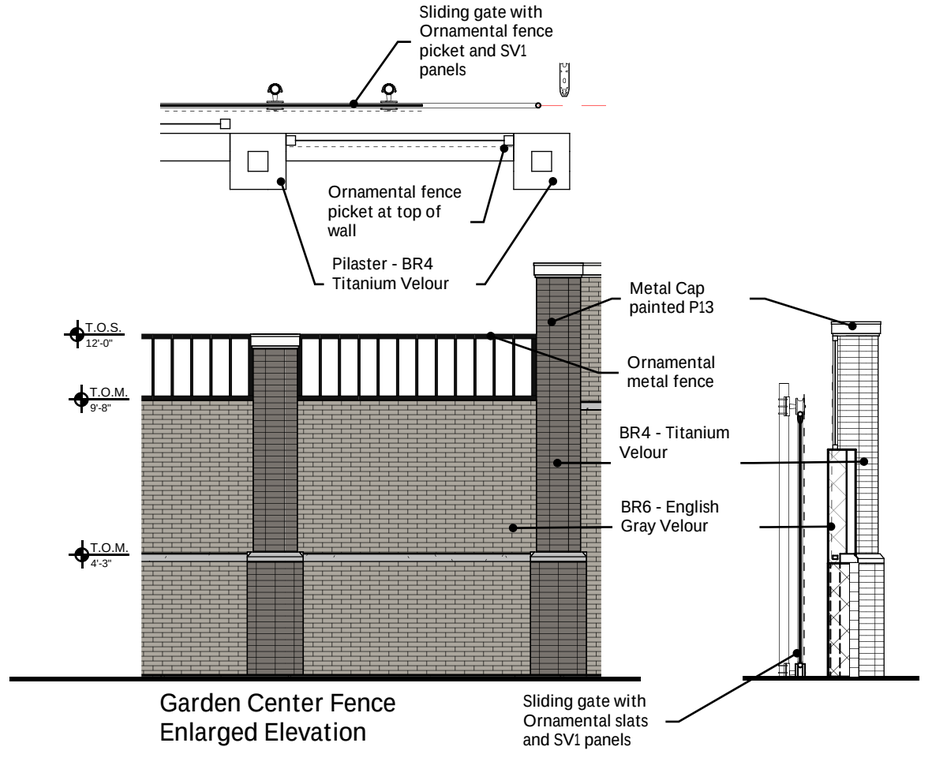


Bale & Pallet
Rear Elevation

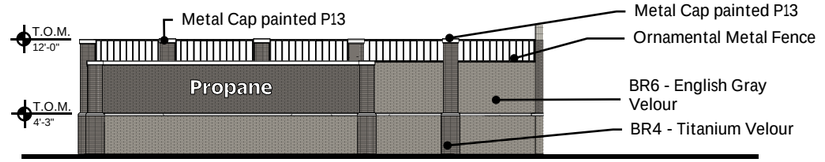


Bale & Pallet
Side Elevation

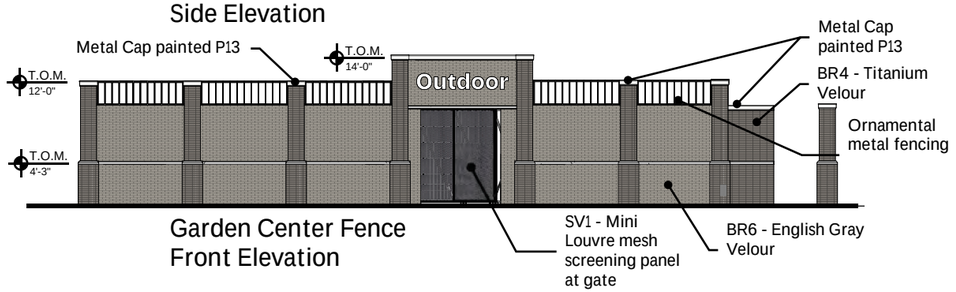
Bale & Pallet
Side Elevation



Garden Center Fence
Enlarged Elevation



Garden Center Fence
Side Elevation



Garden Center Fence
Front Elevation

PF13
Pre-Finished Metal
Bone White



BR4 - Titanium Velour



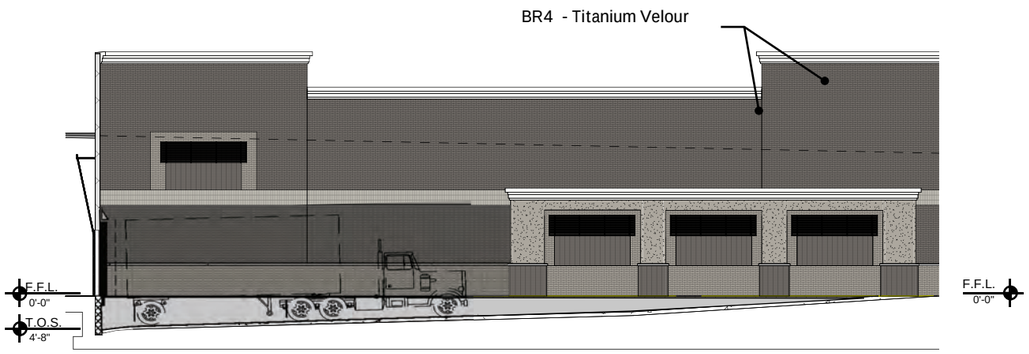
BR5 - Smoky Gray Velour (Soldier course)



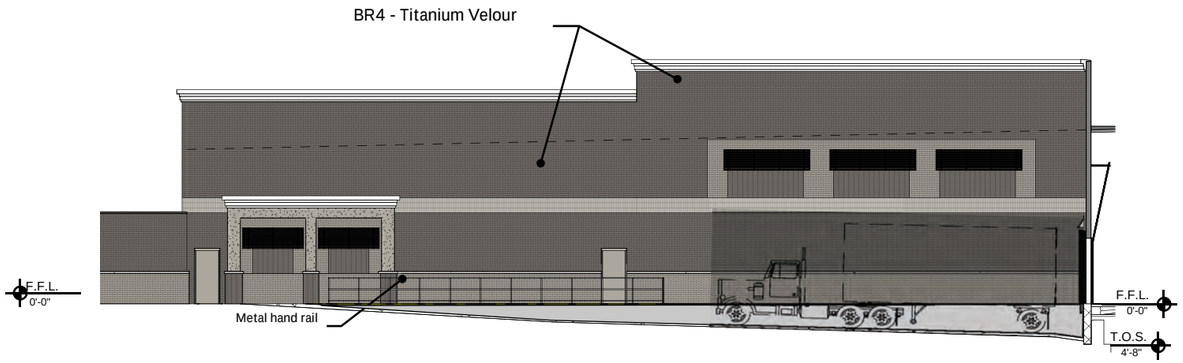
BR6 - English Gray Velour



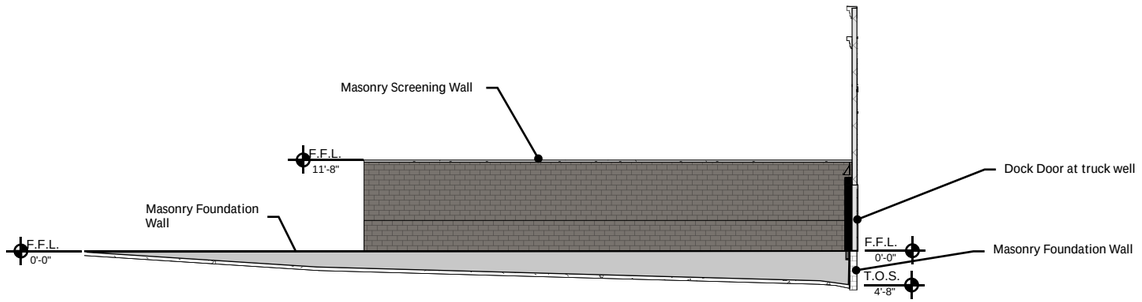
SV1 - Mini Louvre mesh screening panels



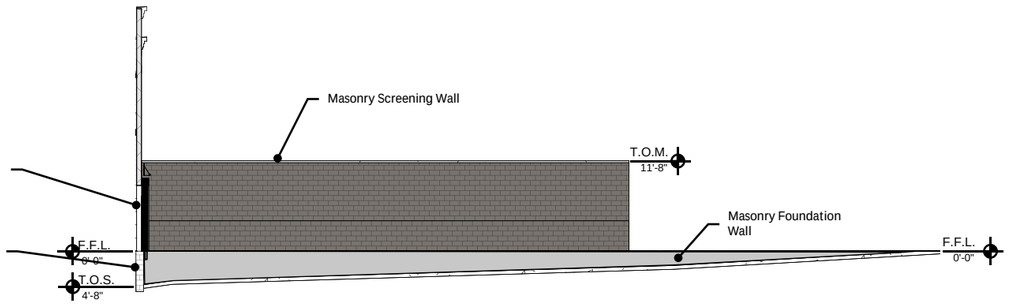
Truck Well Section



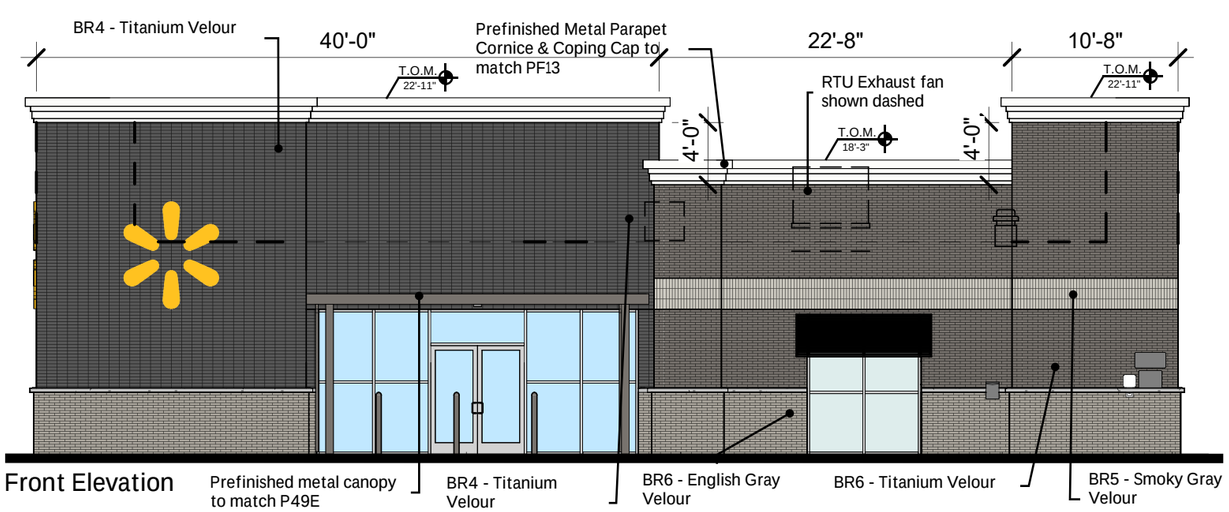
Truck Well Section



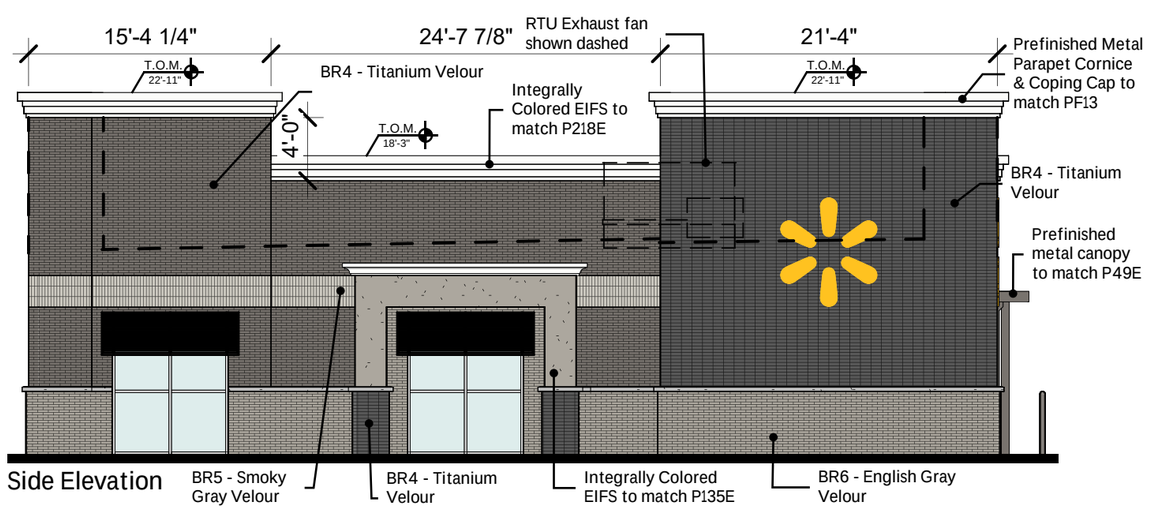
Truck Well
Screen Wall Section



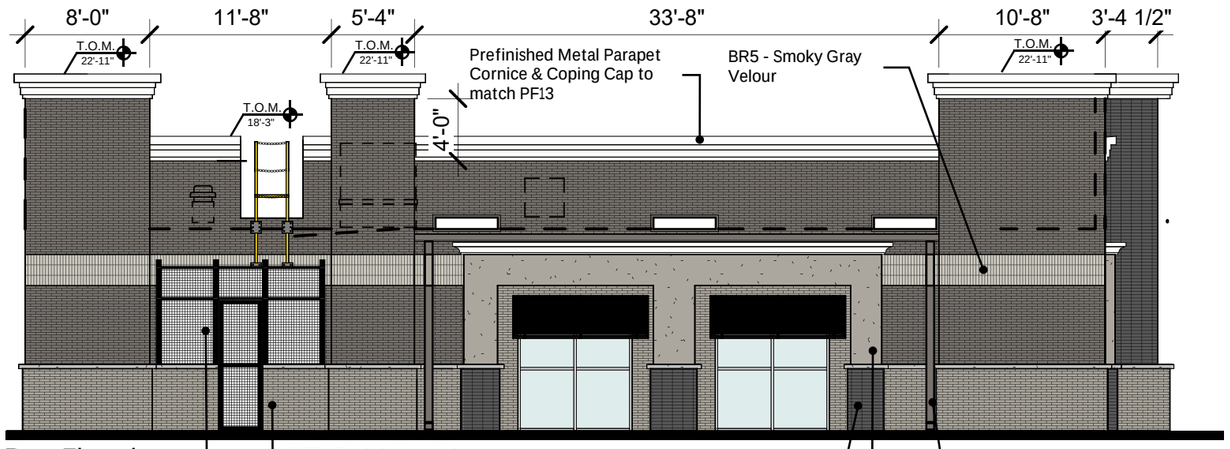
Truck Well
Screen Wall Section



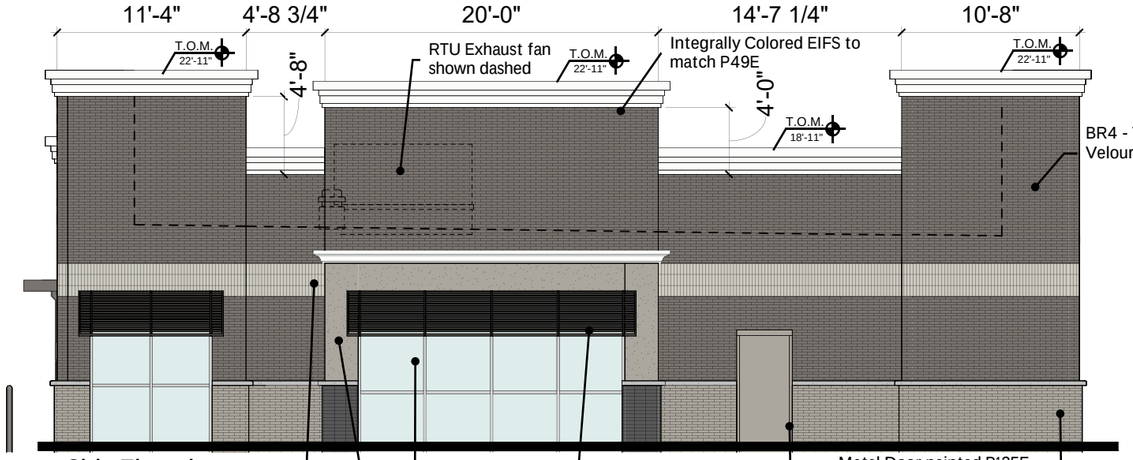
Front Elevation



Side Elevation



Rear Elevation



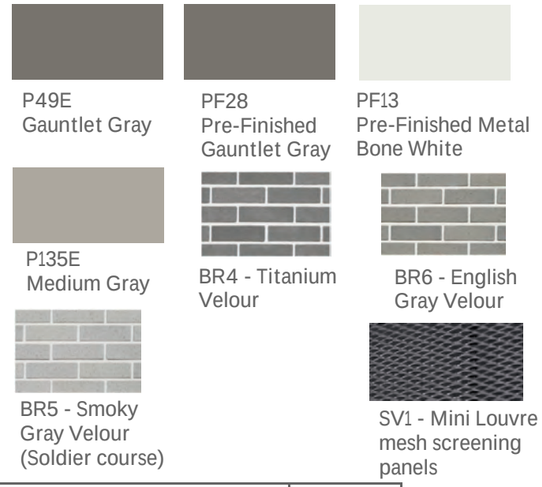
Side Elevation

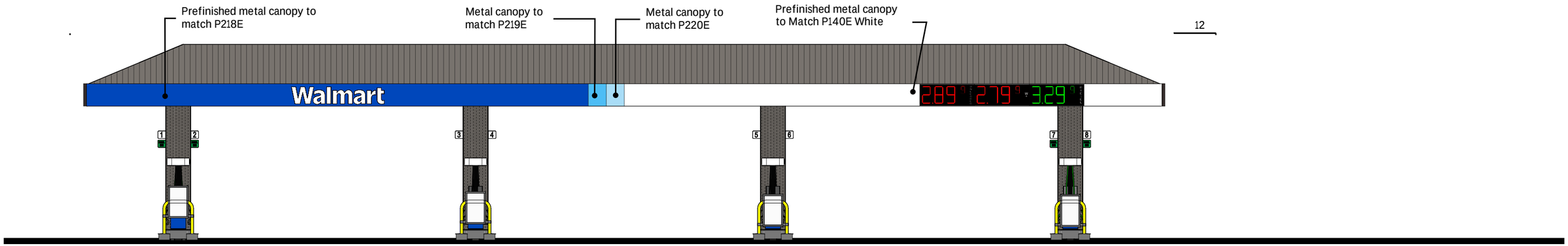
Percentage Of Masonry Per Facade Tabulation:

Front Facade:	With Glazing: 65% Masonry: 76% EFIS: 4.33% Without Glazing: 48%	Glazing: 15.21% Other: 5.06%	**Left Side Facade**	Masonry: 68% EFIS: 10.14%	With Glazing: 66% Glazing: 12.56% Without Glazing: 83% Other: 8.43%
Rear Facade:	With Glazing: 89% Masonry: 78.68% EFIS: 1.58% Without Glazing: 84%	Glazing: 5.47% Other: 10.48%	**Right Side Facade**	Masonry: 77.38% EFIS: 9.6%	With Glazing: 86% Glazing: 7% Without Glazing: 74% Other: 6.02%

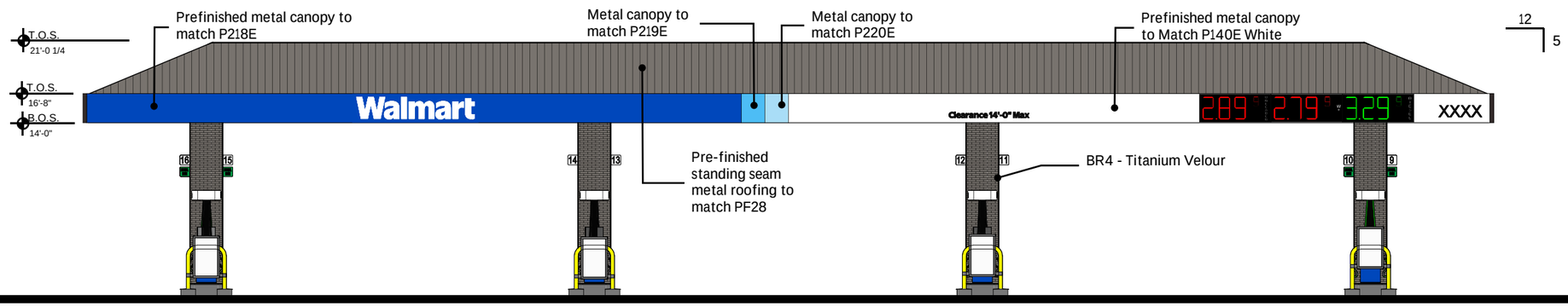
Glazing
Facade Massing
Articulation Options
Colors
Cornice Treatments
Rooftop Equipment Screening
Outdoor Storage/Trash Enclosure

* Square footages dependent upon final elevation design as agreed upon with AHJ throughout Entitlement process

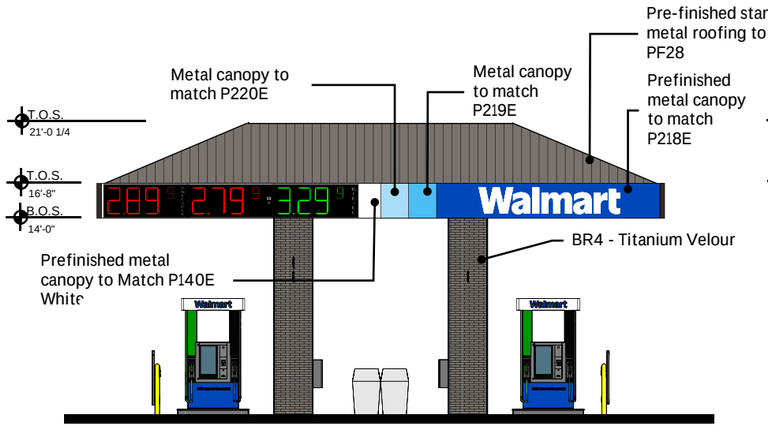




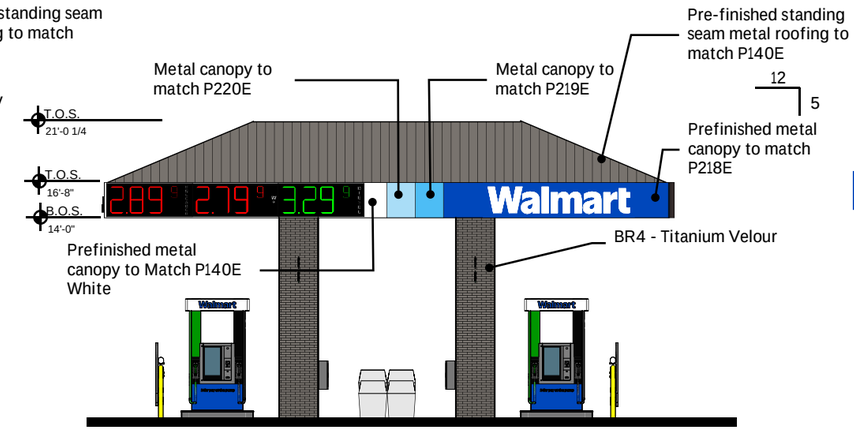
Front Elevation



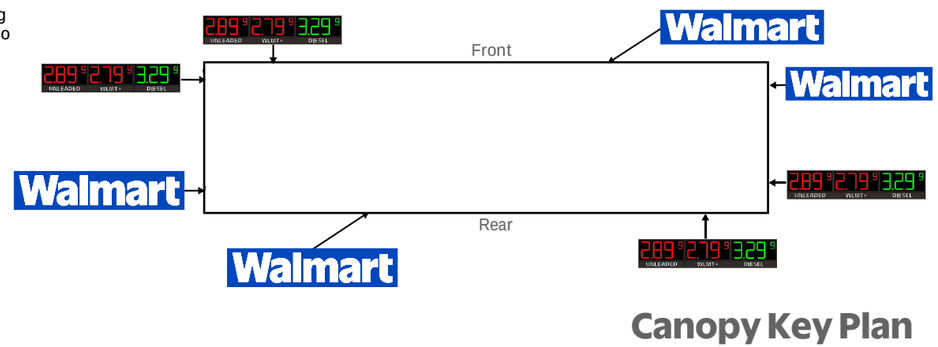
Rear Elevation



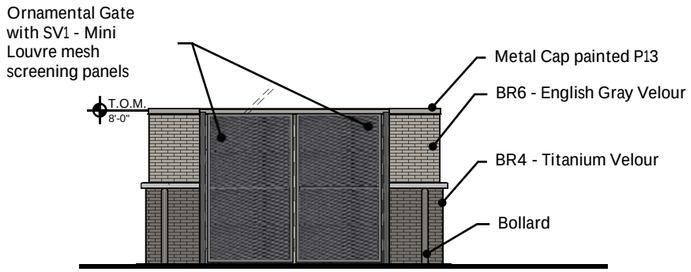
Side Elevation



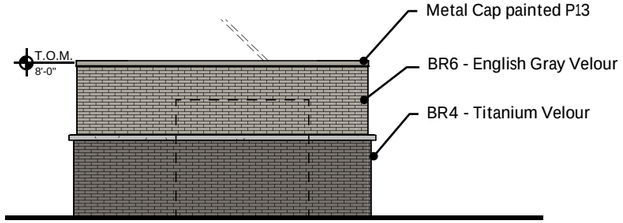
Side Elevation



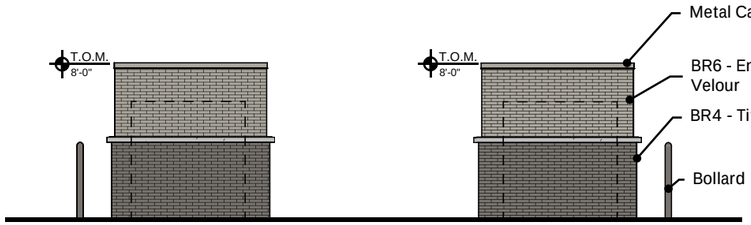
Canopy Key Plan



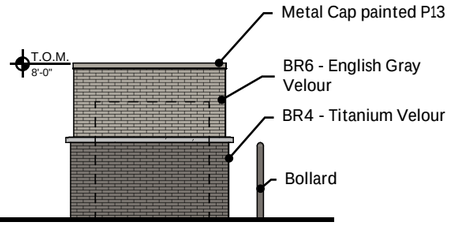
Trash Enclosure
Front Elevation



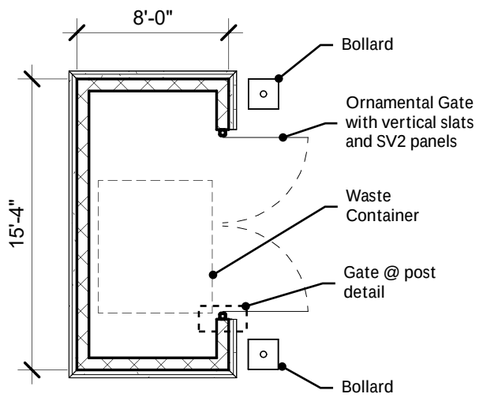
Trash Enclosure
Rear Elevation



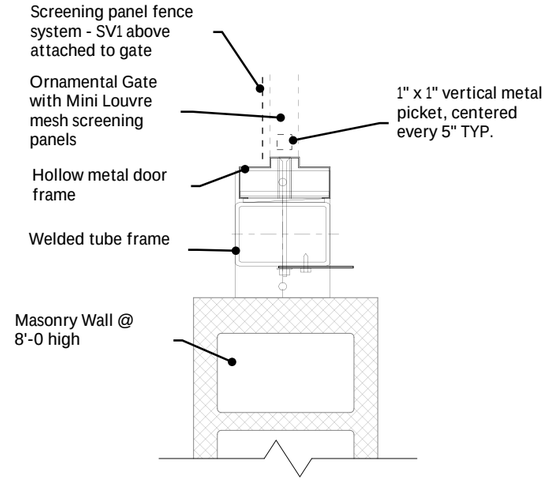
Trash Enclosure
Side Elevation



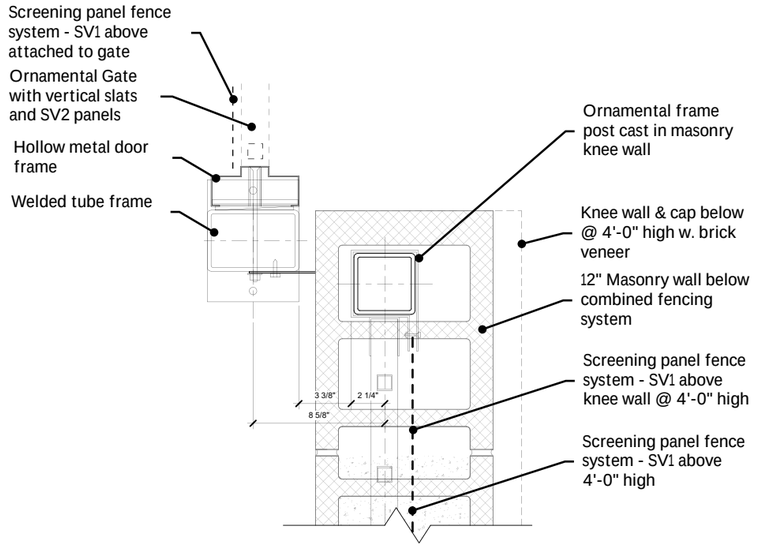
Trash Enclosure
Side Elevation



Trash Enclosure
Plan



Gate at Post Detail
Trash Enclosure



Gate Jamb Detail at Knee
wall on Fuel Service Building



PF13
Pre-Finished Metal
Bone White

BR5 - Smoky
Gray Velour
(Soldier course)

BR4 - Titanium
Velour

BR6 - English
Gray Velour

SV1 - Mini Louvre
mesh screening
panels


Walmart
Home & Fashion
Pharmacy


Pickup
Pharmacy
Drive-Thru


Auto Care
Outdoor
Propane


Pharmacy Drive-Thru




Auto Care
1
2
3