



CITY OF WESTFIELD, IN

Plat Committee Meeting Agenda

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Monday, September 14, 2026 at 11:00 AM

MEETING PLACE: Westfield City Hall - Main Assembly Room

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

Robert Horkay, President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Chuck Lehman | Advisory Plan Commission Appointed | 1-year term | 8/17/26-12/31/26

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Services Center for an opportunity to participate and publicly comment on a public hearing.

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - July 13, 2026

Review Rules of Procedure

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2606-SPP-05 & 2606-ODP-03

The Lakes at Ironstone

South of and adjacent to 206th Street and west of and adjacent to Six Points Road

The Lakes at Ironstone Developer, LLC by Kimley Horn requests Overall Development Plan and Primary Plat review of five hundred fifty-four (554) lots on 237.61 acres +/- in the Ironstone Planned Unit Development (PUD) District.

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

2608-SPP-08

BUILT

Generally located on the west side of Gray Road north of the Midland Trace Trail approximately 200 feet south of State Road 32

BUILT - Westfield, LLC by Contour Land Group requests Primary Plat review of two (2) commercial lots on 10.8 acres

+/- in the BUILT Westfield Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Plat Committee Meeting Minutes - 7/13/2026
Monday, July 13, 2026 at 11:00 AM

OPENING OF REGULAR MEETING

11:02am

[YouTube Time: 0:00](#)

Appoint President Pro Tem

[YouTube Time: 0:38](#)

Motion: Elect President Pro Tem

By: Brian Kelly

Seconded: Michael Pearce

Yes: Brian Kelly, Michael Pearce, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed (3-0)

Note the presence of a quorum

Plat Committee Members Present In-Person: Michael Pearce, Brian Kelly.

Plat Committee Members Present Virtually: Justin Wiley.

Plat Committee Members Absent: Robert Horkay.

City Staff Present In-Person: Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Senior Associate Planner; Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes -

Continued to next Plat Committee meeting

Review Rules of Procedure

Gillingham-Teague reviewed APC rules and procedures.

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2604-ODP-02 & 2604-SPP-02

Towne Road Crossing

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

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

Development (PUD) District.

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

[YouTube Time: 4:30](#)

Staff presentation / Petitioner presentation

Public Hearing for 2604-SPP-02 & 2604-ODP-02 opened at 11:08 a.m.

- Three (3) public comments.

Public Hearing for 2604-SPP-02 & 2604-ODP-02 closed at 11:15 a.m.

Plat Committee questions and comments / Petitioner responses.

Motion: Approve 2604-SPP-02 & 2604-ODP-02

By: Michael Pearce

Seconded: Justin Wiley

Yes: Brian Kelly, Michael Pearce, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed (3-0)

2607-ODP-05 & 2607-SPP-07

199th & Monon

219 East 199th Street

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

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

[YouTube Time: 22:43](#)

Staff presentation / Petitioner presentation

Public Hearing for 2607-ODP-05 & 2607-SPP-07 opened at 11:26 a.m.

- One (1) public comment.

Public Hearing for 2607-ODP-05 & 2607-SPP-07 closed at 11:29 a.m.

Plat Committee questions and comments / Petitioner responses.

Motion: Approve 2607-ODP-05 & 2607-SPP-07

By: Michael Pearce

Seconded: Brian Kelly

Yes: Brian Kelly, Michael Pearce, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed (3-0)

REPORTS/COMMENTS

[YouTube Time: 31:50](#)

Advisory Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Brian Kelly

Seconded: Michael Pearce

Yes: Brian Kelly, Michael Pearce, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed (3-0)



Petition Number: 2606-ODP-03 & 2606-SPP-05

Project Name: The Lakes at Ironstone Overall Development Plan and Primary Plat

Subject Site Location: Generally located southwest of the intersection at W 206th Street and Six Points Road ("the Property")

Petitioner: The Lakes at Ironstone Developer, LLC

Representative: Nelson and Frankenberger, LLC

Requests: **Overall Development Plan (ODP)** review of a single-family residential community containing 554 lots on 237.61 acres +/-

Primary Plat (SPP) review of a single-family residential community containing 554 lots on 237.61 acres +/-

Current Zoning: Ironstone PUD District, Lakes Subarea ([Ord. 25-66](#))

Current Land Use: Vacant / Agriculture / Residential

Acreage: 237.61 acres +/-

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

Exhibits:

1. Staff Report
2. Location Map
3. SPP ODP Plan Set

BACKGROUND

The Property is zoned Ironstone PUD District (Ord. 25-66) and is within the Area A – The Lakes subarea (underlying zoning SF4: Single-family High Density District). The Primary Plat and Overall Development Plan consists of 554 single-family residential lots and nineteen (19) common areas. The plat dedicates right-of-way along both W 206th St and Six Points Rd and provides stub streets for future development to the west. The Lakes represents the first phase of the multi-phase Ironstone development and will be followed by the Preserve at Ironstone and the Village at Ironstone.

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The Overall Development Plan complies with all applicable standards.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO

The Primary Plat complies with all applicable standards.

CONCEPT PLAN

Ironstone PUD (Ord. 25-66)

The plans comply with the Concept Plan found within the Ironstone PUD (Ord. 25-66) and the standards included below.

- Concept Plan. The Concept Plan, attached hereto as [Exhibit B](#), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
 - a) The District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as “Area A – The Lakes”, “Area B – The Village”, “Area C – The Reserve”, “Area D – Horton Square Mixed Use Block, (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
 - b) The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
 - c) Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial conformance with the Concept Plan as determined and approved by the Director of the Community Development Department.
 - d) Areas are represented on the Concept Plan and District Map and regulated further by the terms of this Ordinance. Areas shall be in substantial conformance with the District Map(s), attached hereto as [Exhibit C](#); as determined and approved by the Director of the Community Development Department.
 - e) Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as [Exhibit C](#); however, the Real Estate shall be developed in substantial conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community Development Department.

DISTRICT STANDARDS

Ord. 25-66 and Chapter 4 of the UDO

The plans comply with the Ironstone PUD (Ord. 25-66) & Chapter 4 of the UDO. Applicable standards are provided below.

- The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.
 - a) Area A – The Lakes: SF4: Single-Family High Density District.
- The permitted uses shall be as set forth below:



- a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.
 - i) Area A (The Lakes), Area B (The Villages) and Area C (The Reserve)
 - o The following additional uses shall be permitted:
 - (i) Park, Public or Private.
 - (ii) Educational Institution (only permitted in Area A, north of 206th Street).
 - o The following additional uses shall not be permitted:
 - (i) Religious Institution.
 - o The maximum number of dwellings shall be set forth below:
 - a) Area A (The Lakes)
 - i) 575 Single-Family Dwelling Units
 - o A variety of Lot (Dwelling) Types shall be distributed across the Areas in substantial conformance with the District Map (See [Exhibit C](#)).
 - a) Specific Lot Types and the Areas in which they are permitted are specified below.
 - i) Lot Type A Townhome (rear/alley load)
 - ii) Lot Type B Single Family (rear /alley load)
 - iii) Lot Type C Single Family (rear/alley load)
 - iv) Lot Type D Single Family (front-load)
 - v) Lot Type E Single Family (rear/alley-load)
 - vi) Lot Type F Single Family (front-load, side-load)
 - vii) Lot Type G Single Family (front-load)
 - viii) Lot Type H Single Family (front-load, side-load)
 - ix) Lot Type I Single Family (front-load, side-load, courtyard)
 - x) Lot Type J Single Family (front-load, side -load, courtyard)
 - xi) Lot Type K Single Family (front-load, side-load, courtyard)
 - b) Area where each Lot Type is permitted:

Lot Type	Area A The Lakes	Area B The Village	Area C The Reserve
A		x	
B	x	x	x
C	x	x	x
D	x	x	

E	X	X	X
F	X	X	
G	X	X	
H	X		
I	X	X	X
J	X		X
K			X

- The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.
 - a) Area A (The Lakes), Area B (The Villages) and Area C (The Reserve):
 - i) Article 4.6 and Article 4.7, shall not apply, rather Area A (The Lakes), Area B (The Villages) and Area C (The Reserve) shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as [Exhibit D](#).
 - ii) See [Exhibit D](#) and below for reference:

Residential Lot Type Standards

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

N/A – Not Applicable

Sf – square feet

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

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

DEVELOPMENT STANDARDS

Ord. 25-66 & Chapter 6 of UDO

The plans comply with the Ironstone PUD (Ord. 25-66) & Chapter 6 of the UDO. Notable standards are outlined below:



- Ord. 25-66, Section 6.1 – Architecture Standards
 - a) Residential Architectural Standards
 - i) Article 6.3 Architectural Standards shall apply, except as otherwise modified or enhanced below.
 - Area A (The Lakes), Area B (The Villages) and Area C (The Reserve):
 - (i) Home Builders:
 1. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.
 2. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as the Area includes custom home Lots.
 3. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.
 - Additional Architectural Standards:
 - (i) Additional Area A (The Lakes) standards
 1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.
 2. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas as shown on the Concept Plan. Homes across the street from the longer side(s) of the linear public amenity spaces shall be alley-loaded with the front façade facing the public amenity space(s).
- Ord. 25-66 & UDO Article 6.8 – Landscaping Standards
 - a) Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
 - Common Areas
 - (i) Per Ord. 25-66; All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as determined by the Developer.
 - (ii) Per Ord. 25-66; Common Areas / Open space shall be landscaped as generally depicted on the Amenity [Exhibit H-1](#) – Amenity Plan, [Exhibit H-2](#) – Foundry park, and [Exhibit H-3](#) – Carey Commons, as determined by the Director of the Community Development Department.

- (iii) Per the UDO; A minimum of ten (10) shade, ornamental, or evergreen trees shall be required per each acre of open space / common area.

Common Area Sec. 1 10.95 Acres	Required	Provided
10 Shade, Ornamental, or Evergreen Trees / Acre	110	110*

*Satisfied by External Street Frontage and Buffer plantings

Common Area Sec. 2 6.46 Acres	Required	Provided
10 Shade, Ornamental, or Evergreen Trees / Acre	65	65*

*Satisfied by External Street Frontage and Buffer plantings

Common Area Sec. 3 2.93 Acres	Required	Provided
10 Shade, Ornamental, or Evergreen Trees / Acre	30	30*

*Satisfied by External Street Frontage and Buffer plantings

Common Area Sec. 4 8.20 Acres	Required	Provided
10 Shade, Ornamental, or Evergreen Trees / Acre	82	82*

*Satisfied by External Street Frontage and Buffer plantings

Common Area Sec. 5 1.28 Acres	Required	Provided
10 Shade, Ornamental, or Evergreen Trees / Acre	13	13*

*Satisfied by External Street Frontage and Buffer plantings

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



- Per Ord. 25-66; Per acre Common Area plant materials shall not be required within real estate encumbered by the existing power transmission line easement.
- iv) 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.
- b) External Street Frontage Landscaping:

A preliminary landscape plan was provided as part of the Overall Development Plan. A more detailed review will be completed prior to approval of the final plat and construction plans.

- i) Article 6.8(M) External Street Frontage Landscaping Requirements shall apply, except as modified below:
- ii) External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage road or alley access is provided). However, the minimum street tree planting requirements of the UDO shall apply to a minimum of one side of the street with the approval of Westfield Public Works.

External Frontage Street Trees Section 2 – Lots (179-187 & 188-199) fronting 206 th and Six Points Road 950 LF	Required	Provided
1 Street Tree / 50 LF (required on one side of street)	19	24*

* Lots 179-187 encumbered by CEG Water easement and sidewalk

- iii) A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

External Street Frontage Landscaping Section 1 – Six Points Road Frontage 1,646 LF (1,716 LF – 70 LF Entry Drive)	Required	Provided
3 Shade Trees / 100 LF	49	45
4 Evergreen Trees / 100 LF	66	59
3 Ornamental Trees / 100 LF	49	45
25 Shrubs / 100 LF	412	368
3' tall undulating mound	3' tall undulating mound	Yes

Minimum width	30 LF	Yes
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External Street Frontage Landscaping <i>Section 2 – Six Points Road Frontage</i> 1,152 LF (1,222 LF – 70 LF Entry Drive)	Required	Provided
3 Shade Trees / 100 LF	35	31
4 Evergreen Trees / 100 LF	46	42
3 Ornamental Trees / 100 LF	35	31
25 Shrubs / 100 LF	288	258
3' tall undulating mound	3' tall undulating mound	Yes
Minimum width	30 LF	Yes

External Street Frontage Landscaping <i>Section 4 – 206th Street Road Frontage</i> 427 LF	Required	Provided
3 Shade Trees / 100 LF	13	12
4 Evergreen Trees / 100 LF	17	16
3 Ornamental Trees / 100 LF	13	12
25 Shrubs / 100 LF	107	95
3' tall undulating mound	3' tall undulating mound	Yes
Minimum width	30 LF	Yes

External Street Frontage Landscaping <i>Section 5 – 206th Street</i> 1,208 LF (1,278 LF – 70 LF Entry Drive)	Required	Provided
3 Shade Trees / 100 LF	36	32
4 Evergreen Trees / 100 LF	48	42
3 Ornamental Trees / 100 LF	36	32
25 Shrubs / 100 LF	302	263
3' tall undulating mound	3' tall undulating mound	Yes
Minimum width	30 LF	Yes

- iv) Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such



easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

c) Buffer Yards:

- i) Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below:
 - A minimum forty (40) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1 at the time of Primary Plat and Overall Development Plan submittal.
 - (i) Buffer Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting material standard of the UDO.
 - 1. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard.(*)
 - 2. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. (**)
 - 3. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section. (***)
 - 4. No berms or mounding shall be required within Buffer Yards.

Type "B" Perimeter Buffer Yard <i>Section 1 – Northeast Perimeter</i> 438 LF	Required	Provided
4 Shade Trees / 100 LF	18	17
4 Evergreen Trees / 100 LF	18	17
3 Additional Trees / 100 LF	14	13
40' width	40' width	40' width

Type "B" Perimeter Buffer Yard <i>Section 1 – West Perimeter</i> 1,083 LF (1,142 LF – 59 LF roadway)	Required	Provided
4 Shade Trees / 100 LF	43	37
4 Evergreen Trees / 100 LF	43	37
3 Additional Trees / 100 LF	33	28
40' width	40' width	40' width

Type "B" Perimeter Buffer Yard <i>Section 3 – West Perimeter</i> 364 LF	Required	Provided
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4 Shade Trees / 100 LF	15	15
4 Evergreen Trees / 100 LF	15	15
3 Additional Trees / 100 LF	11	11
40' width	40' width	40' width

Type "B" Perimeter Buffer Yard <i>Section 4 – West Perimeter</i> 2,383 LF (2,441 LF – 58 LF roadway)	Required	Provided
4 Shade Trees / 100 LF	95	95***
4 Evergreen Trees / 100 LF	95	95***
3 Additional Trees / 100 LF	72	72***
40' width	40' width	40' width

***Satisfied by Preserved Tree Credit

Type "B" Perimeter Buffer Yard <i>Section 4 – Northeast Perimeter</i> 239 LF (289 LF – 50 LF roadway)	Required	Provided
4 Shade Trees / 100 LF	10	9
4 Evergreen Trees / 100 LF	10	9
3 Additional Trees / 100 LF	7	7
40' width	40' width	40' width

Type "B" Perimeter Buffer Yard <i>Section 5 – Northwest Perimeter</i> 648 LF (698 LF – 50 LF roadway)	Required	Provided
4 Shade Trees / 100 LF	26	25
4 Evergreen Trees / 100 LF	26	25
3 Additional Trees / 100 LF	20	19
40' width	40' width	40' width

d) Preservation and Replacement of Trees:

- i) Per Ord. 25-66; Tree Preservation shall be required in the areas as shown on [Exhibit K-2](#) – Tree Preservation Plan.

e) Street Trees:

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



- Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.
- Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
- Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

DESIGN STANDARDS

Ord. 25-66 & Chapter 8 of UDO

The plans comply with the **Ironstone PUD (Ord. 25-66) & Chapter 8 of the UDO.**

- Block Standards
 - a) Substantial conformance with Concept Plan supersedes.
- Open Space and Amenity Standards
 - a) Per Ord. 25-66, Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
 - i) Minimum Open Space:
 - Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan, attached hereto as [Exhibit B](#) and Open Space Plan, attached hereto as [Exhibit K-1](#).
 - b) Amenities:
 - i) Per Ord. 25-66 the following amenities shall be provided and distributed throughout the Real Estate's Areas in substantial compliance with the Amenity Exhibit, attached hereto as [Exhibit H-1](#): 1. Article 8.6 shall not apply to Area D.
 - Timing and Maintenance of Amenities:



- (i) Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall:
 - 1. Commence within twenty-four (24) months from the commencement of home construction in each Area, and be completed within eighteen (18) months of commencement.
- (ii) All Amenities shall be Maintained by an Owner's Association.
- Design Standards for Amenities:
 - (i) Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as Amenity [Exhibit H-1](#) – Amenity Plan, [Exhibit H-2](#) – Foundry Park, and [Exhibit H-3](#) – Carey Commons, and the Amenities List, attached hereto at [Exhibit H-4](#), as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community Development Department.
 - (ii) Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.
 - (iii) Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.
 - (iv) Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director of the Community Development Department, shall be provided at the ponds in Area A. The dock shall be designed to accommodate a minimum of four (4) watercraft / kayaks.
 - (v) Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on [Exhibit H-1](#).
- Required programing for each amenity area per [Exhibit H-4](#):
 - 1. Laura Taylor Park
 - a. Walking Paths - 8' width
 - b. Enhanced Plantings
 - c. Passive Seating Spaces
 - d. Paver patio
 - 2. Carey Commons
 - a. Walking Paths - 8' width
 - b. Enhanced Plantings



- c. Open Lawn Space
 - d. Community Pool
 - i. Pool Building with Restrooms
 - ii. Recreation Pool
 - iii. Kiddie Pool
 - e. Children's Playground
 - f. Lake Access
 - i. ADA Accessible Canoe / Kayak Launch
 - ii. Canoe / Kayak Storage Building
- o Pedestrian Network Standards
 - b) Per Ord. 25-66 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Network Plan (see [Exhibit G](#)).
 - c) Per Ord. 25-66 a network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as [Exhibit G](#).
 - i) The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.
 - ii) Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.
 - d) Applicability:
 - i) All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.
 - e) General Standards:
 - i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall

comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

f) 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.

g) Perimeter/External Pedestrian Network Standards:

- i) All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - o 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.
 - o 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.
 - o The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

h) Lighting

- i) Per Ord. 25-66, Article 8.10 shall apply except as otherwise modified or enhanced below.
 - o Lighting Between Intersections:
 - (i) Streetlights shall be provided every fifteen (15) lots and at all mid-block crosswalks and golf cart path crossings.

MISCELLANEOUS STANDARDS



Ord. 25-66

The plans comply with the Ironstone PUD (Ord. 25-66).

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

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2606-ODP-03 & 2606-SPP-05 at the September 14, 2026 Plat Committee meeting and act on the item.

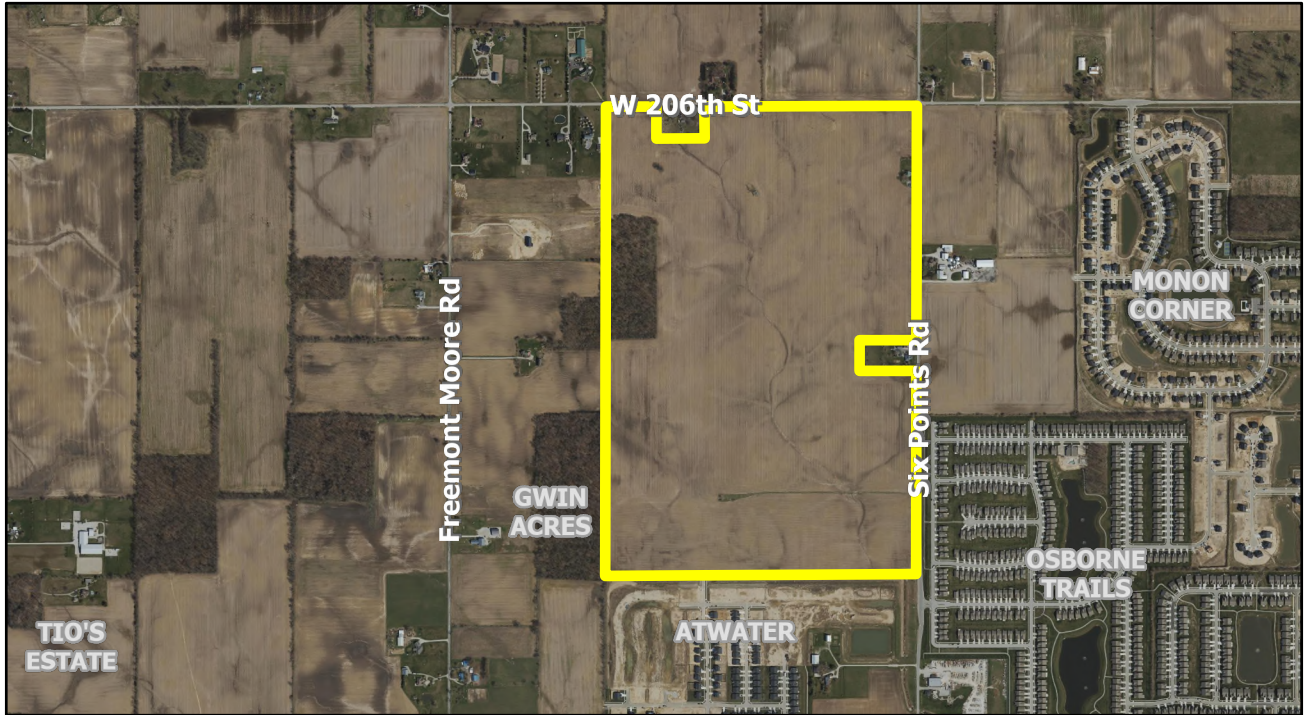
The Department recommends approving the petition with the following conditions:

- 1) That the applicant revise the Landscape Strategy Plan to reflect the Buffer Yard and External Street Frontage planting requirements calculated by Staff;
- 2) The approval by Public Works of any Construction Standards waivers, if applicable; and
- 3) That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

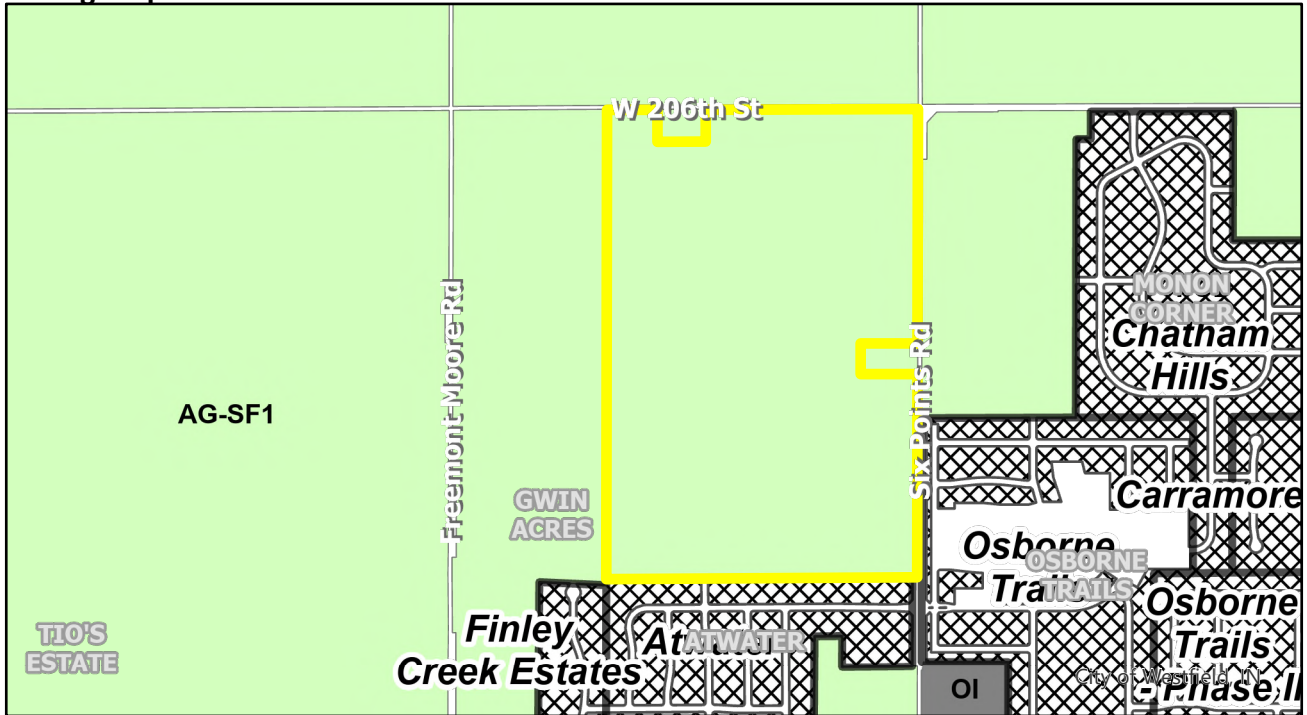
If any Plat Committee member has questions prior to the public hearing, please contact Lauren Gillingham-Teague at (317) 804-3175, or by email at Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



Legend

Subject Parcel

PUD Labels

0 0.13 0.25 0.5 Miles

N



Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Webfield\JUN\170275007\Ironstone\Development\PLAT.dwg C201 Aug 17, 2026 11:06am by: GavinBaker
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T.P.E.	TREE PRESERVATION AREA

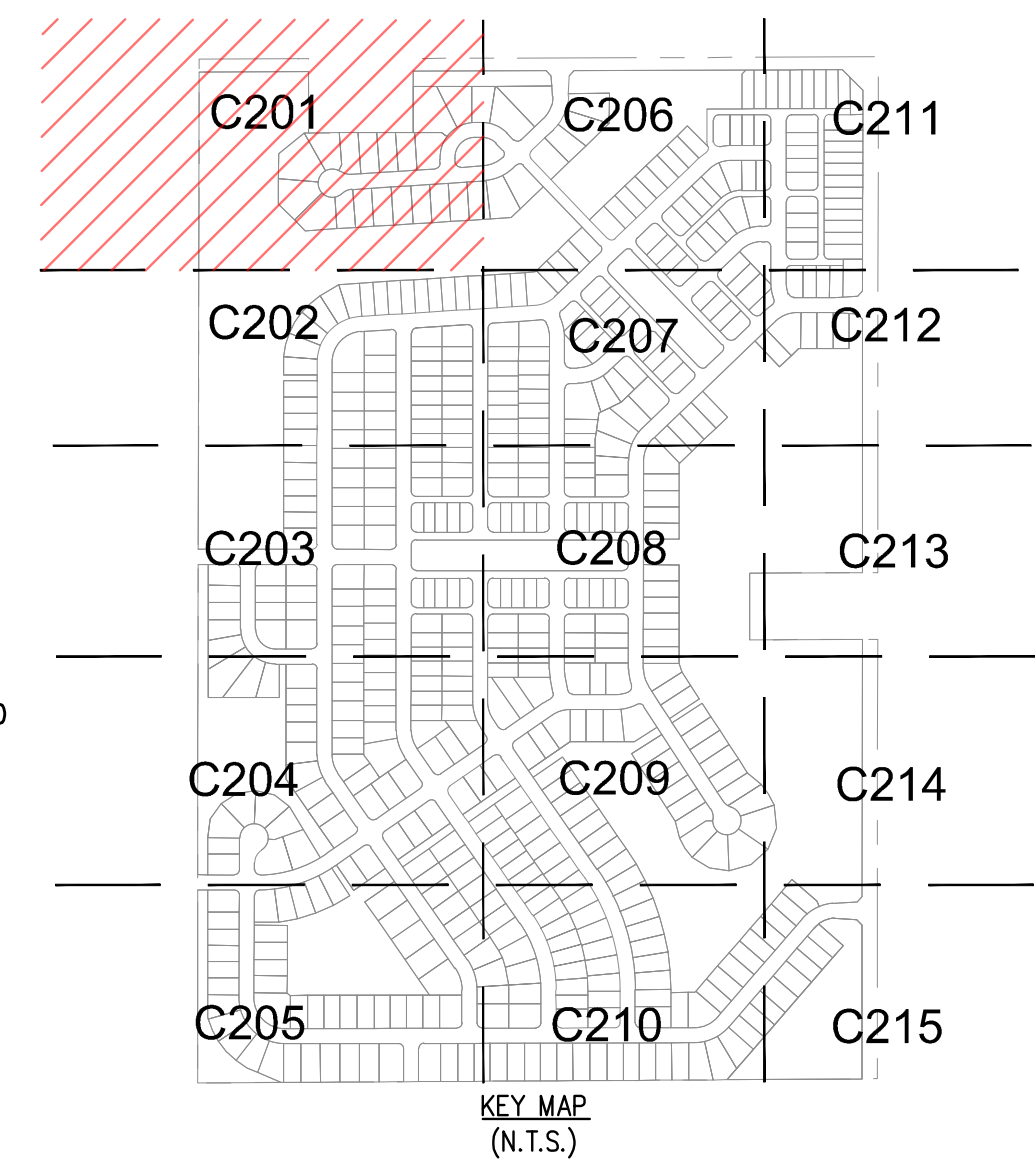
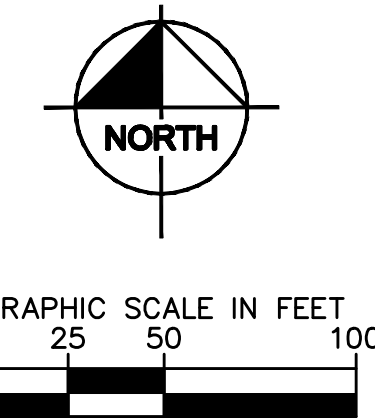
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



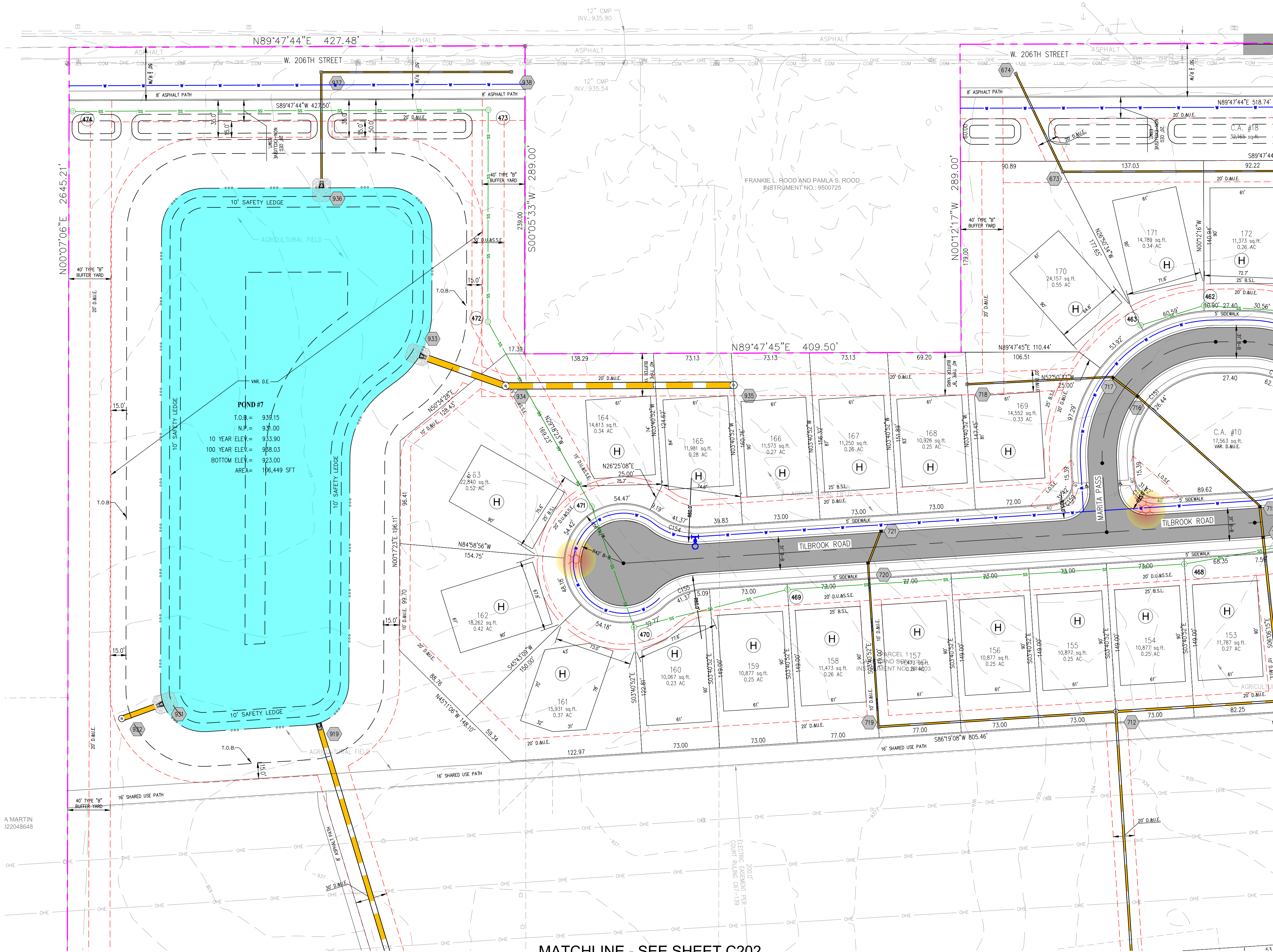
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	LOT TYPE BY PUD
	STREET LIGHT

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THE LAKES AT IRONSTONE		DEVELOPMENT PLAN		THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn									
ORIGINAL ISSUE: 05/01/2026		KHA PROJECT NO. 170275007		SHEET NUMBER		C201		DESIGNED BY: GPB		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM		1		REVISIONS PER TAC COMMENTS		8/17/2026		GPB	
								DRAWN BY: PCW											
								CHECKED BY: BAH											



MATCHLINE - SEE SHEET C206

MATCHLINE - SEE SHEET C202

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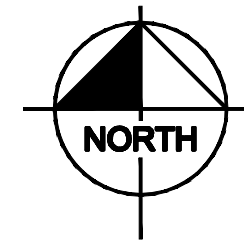
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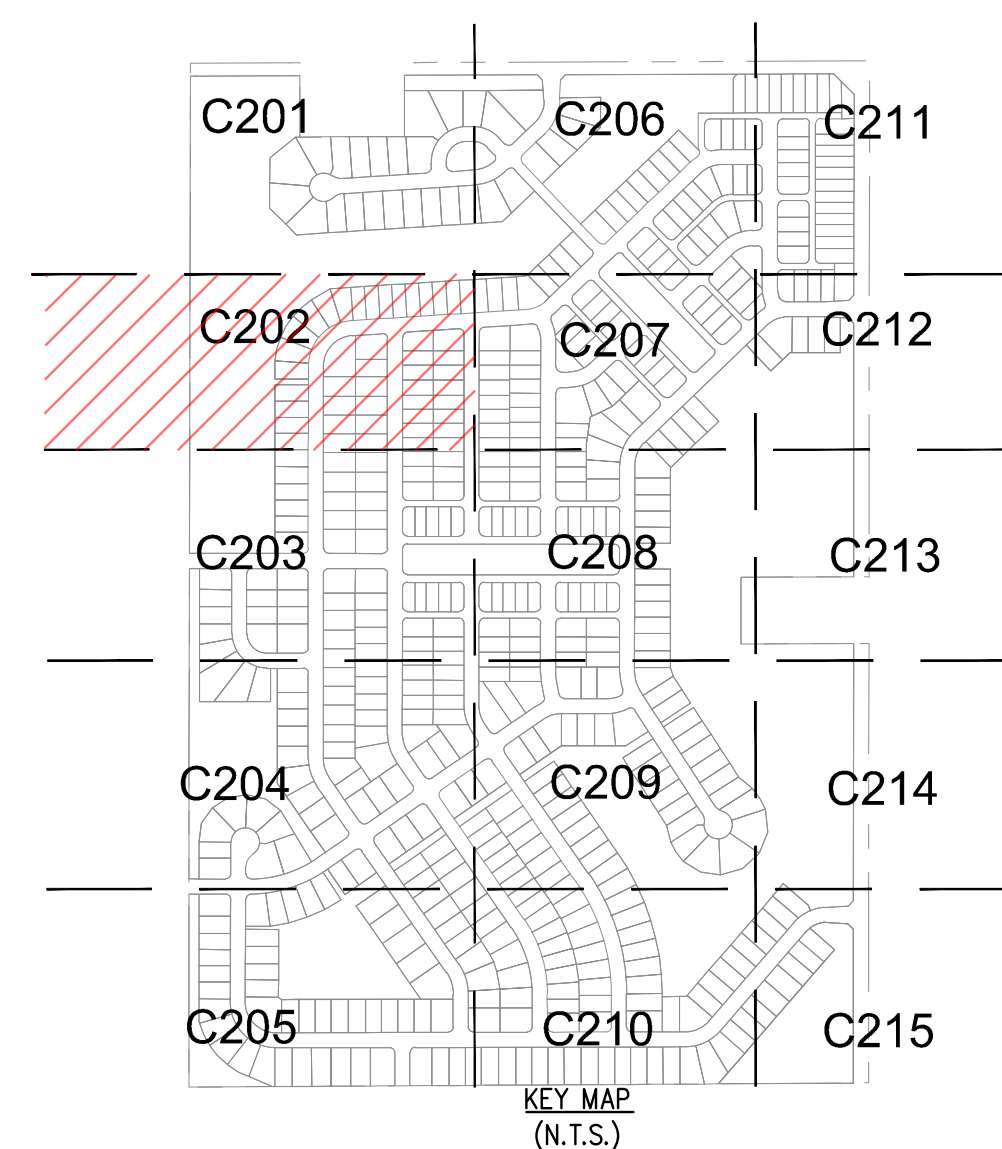
THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD
MATCHLINE - SEE SHEET C201



GRAPHIC SCALE IN FEET
0 25 50 100



LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
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SCALE: AS NOTED

DESIGNED BY: GPB

DRAWN BY: PCW

CHECKED BY: BAH

REVISIONS PER TAC COMMENTS

1

8/17/2026

GPB

DATE

BY

Kimley»Horn

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500 EAST 96TH STREET, SUITE 300,

INDIANAPOLIS, IN 46240

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APPROVAL PENDING

NO FOR

CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

DEVELOPMENT
PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
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SHEET NUMBER

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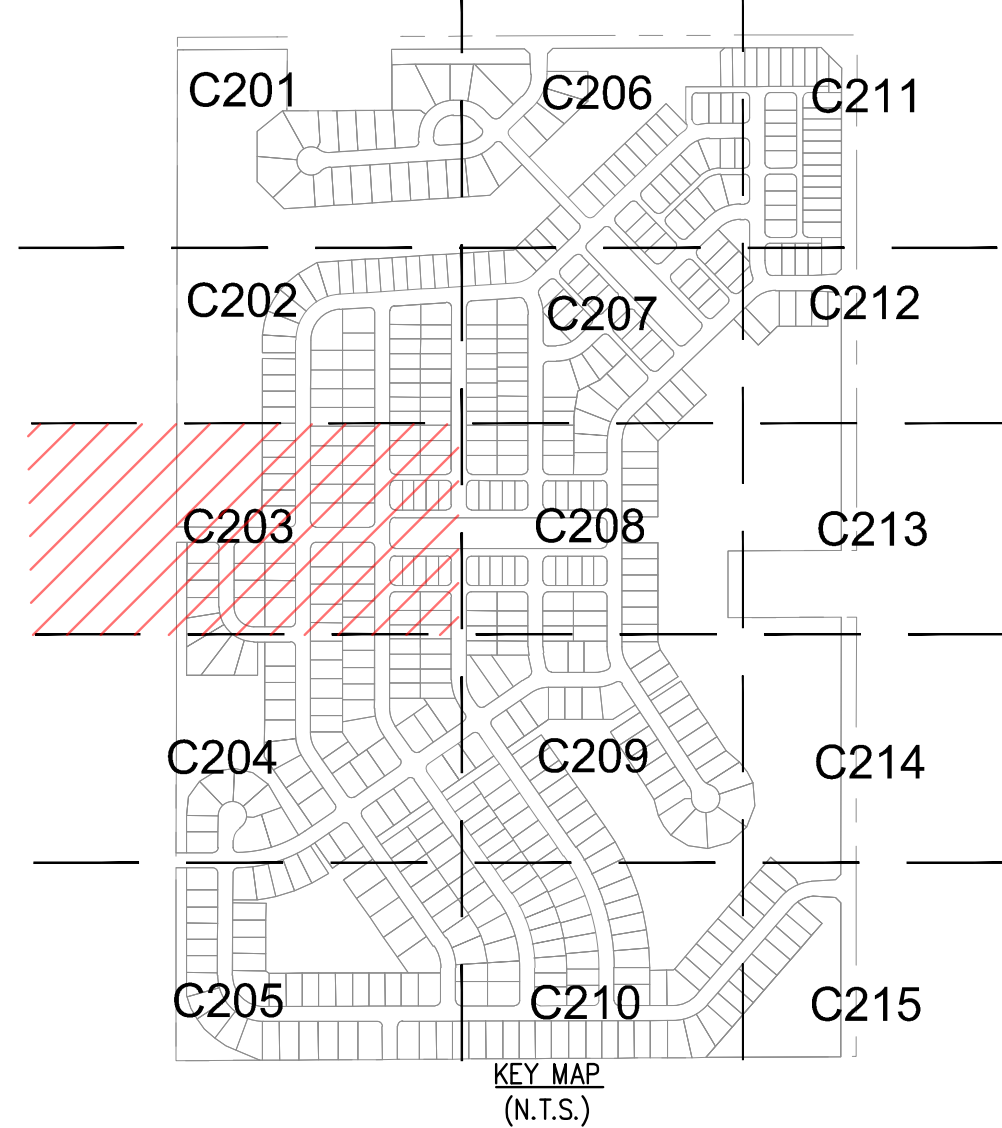
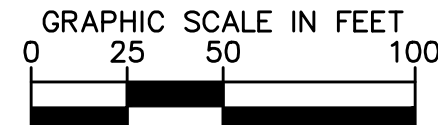
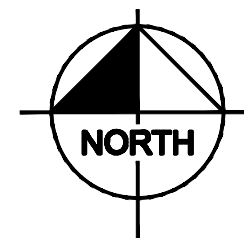
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



LEGEND

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	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
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SCALE: AS NOTED
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APPROVAL PENDING
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THE LAKES AT
IRONSTONE
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ORIGINAL ISSUE:
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C203

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Webfield\JUNY Design\CAD\Ironstone\DEVELOPMENT PLAT.dwg C204 Aug 17, 2026 11:07am by: GormiBaker
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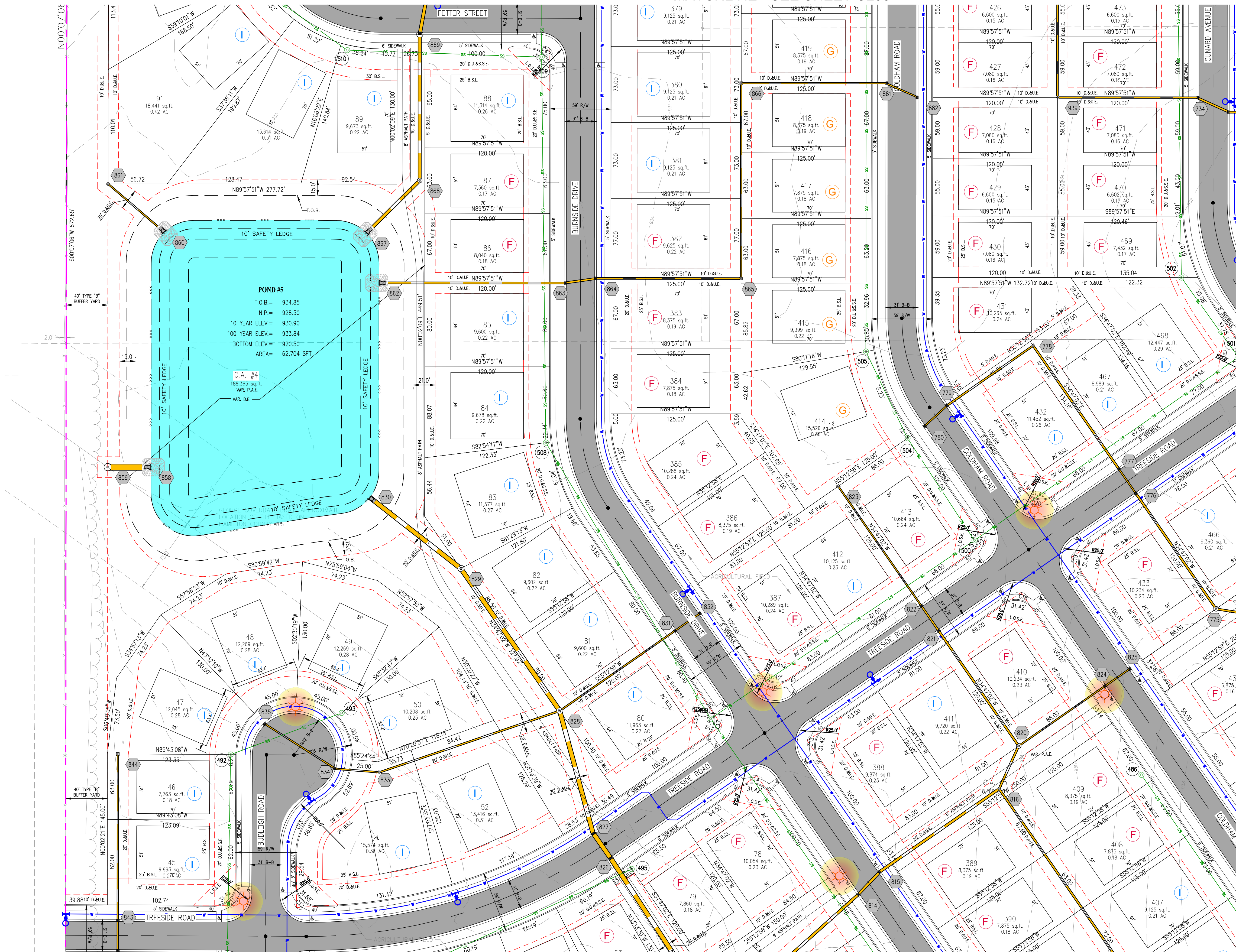
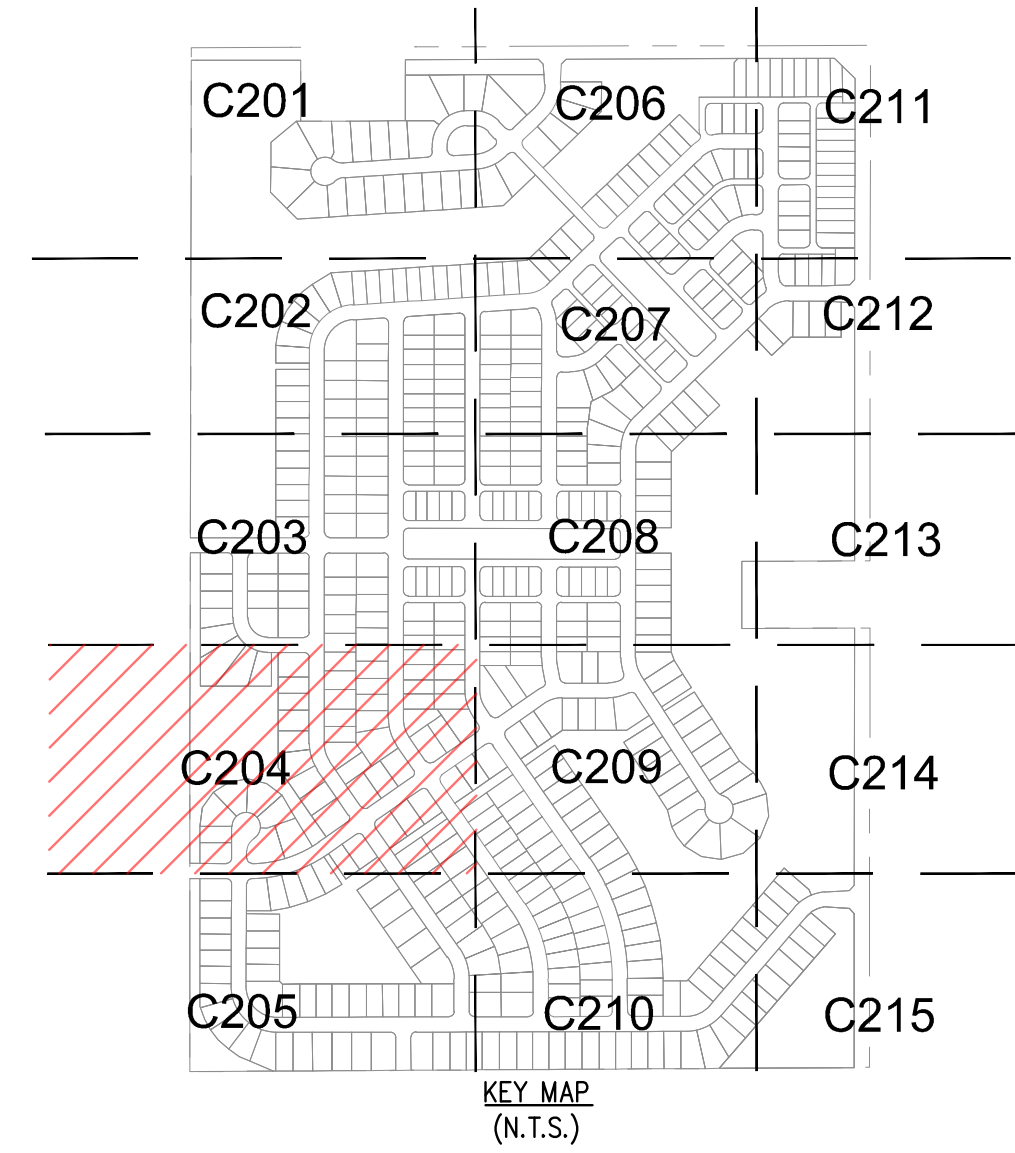
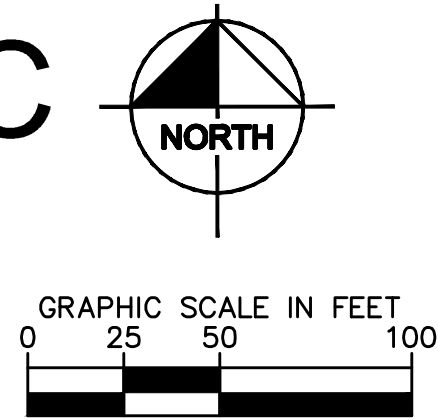
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IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C203



MATCHLINE - SEE SHEET C209

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Indiana Utilities Protection Service



THE LAKES AT IRONSTONE DEVELOPMENT PLAN		THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NO FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 166TH STREET, SUITE 300, CANTON, OHIO 44705 CONTACT: GAVIN BAKER PHONE: 317-238-3032 WWW.KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weatfield\JUN\Design\CAAD\PlanSheets\DEVELOPMENT PLAT.dwg C205 Aug 17, 2026 11:07am by: GovinBaker
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LEGEND	
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA

THE LAKES AT IRONSTONE

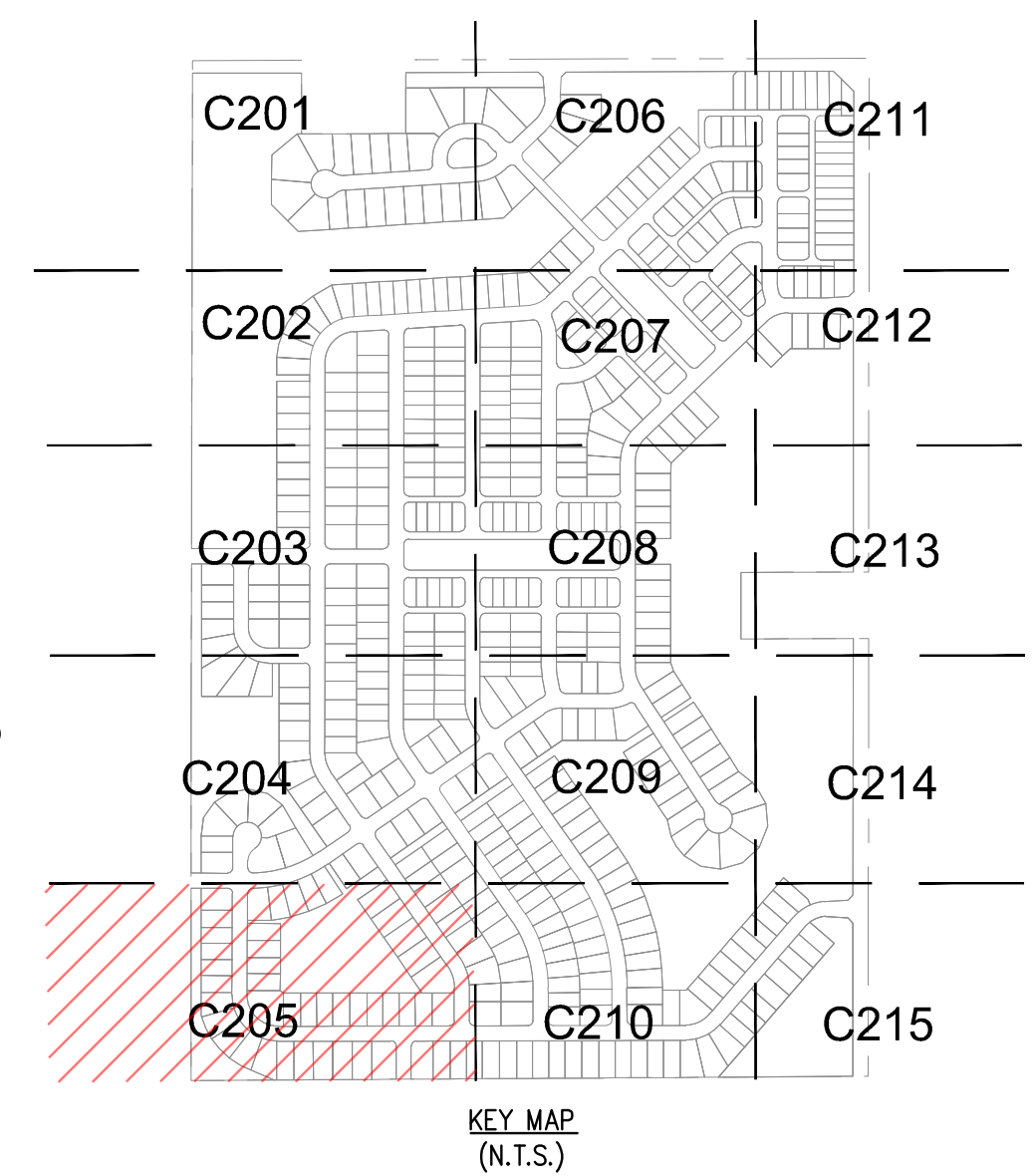
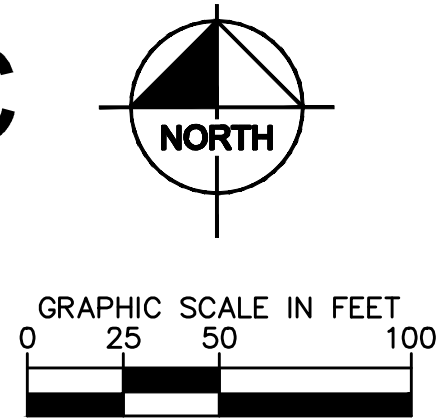
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C204



KEY MAP
(N.T.S.)

LEGEND	
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER LOT AREA
	LOT TYPE BY PUD
	STREET LIGHT

MATCHLINE - SEE SHEET C210

NOTES	
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.	
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.	
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8"-12".	
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".	
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-16"	

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

Indiana Utilities Protection Service



THE LAKES AT IRONSTONE DEVELOPER, LLC	DESIGNED BY: GPB	DRAWN BY: PCW	CHECKED BY: BAH	1	REVISONS PER TAC COMMENTS	8/17/2026	GPB	BY
THE LAKES AT IRONSTONE DEVELOPMENT PLAN	SCALE: AS NOTED	APPROVAL PENDING	NO FOR CONSTRUCTION	1	REVISONS PER TAC COMMENTS	8/17/2026	GPB	BY
THE LAKES AT IRONSTONE DEVELOPMENT PLAN	ORIGINAL ISSUE: 05/01/2026	KHA PROJECT NO. 170275007	SHEET NUMBER	1	REVISONS PER TAC COMMENTS	8/17/2026	GPB	BY

C205

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weatfield\JUNY Design\CAD\Ironstone\Development\PLAT.dwg C206 Aug 17, 2026 11:08am by: GovinBaker
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LEGEND	
Z1	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA

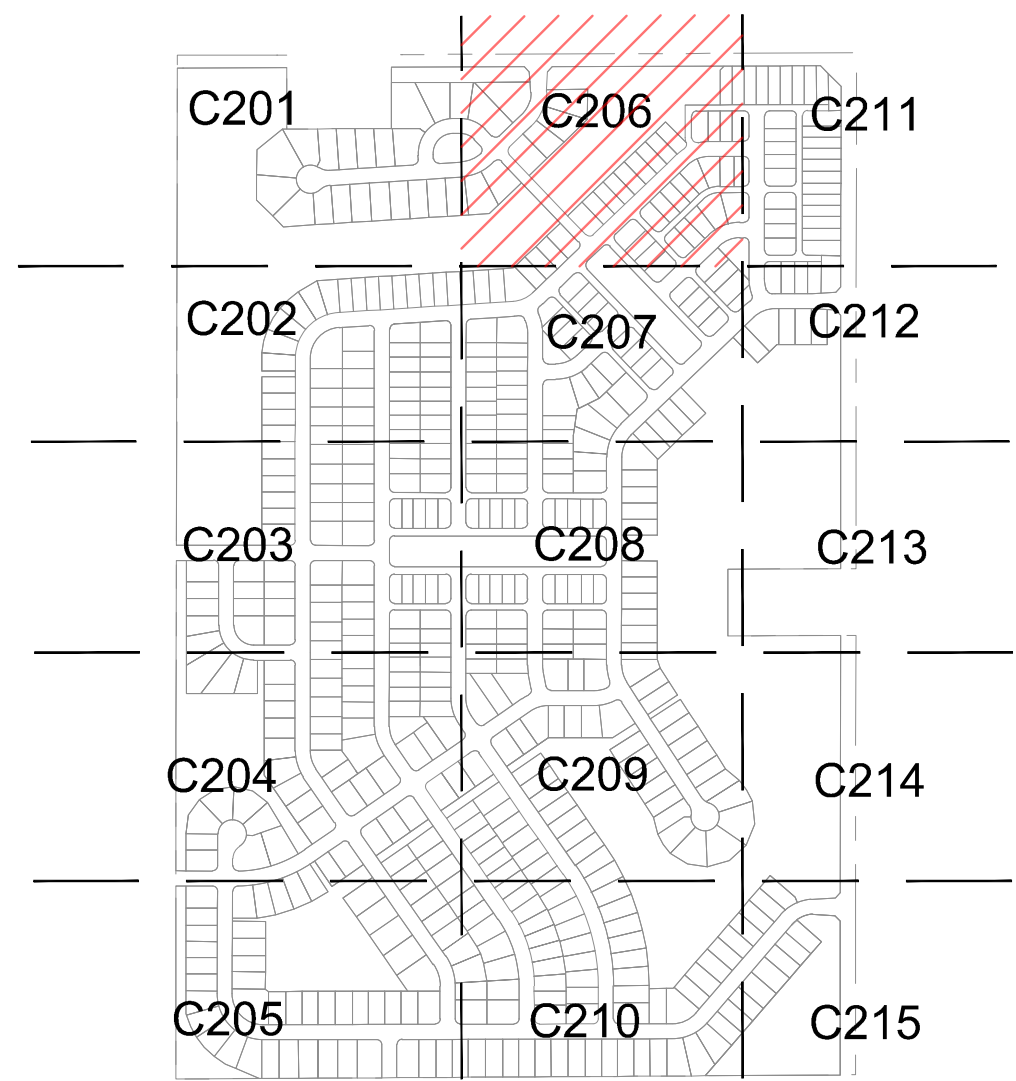
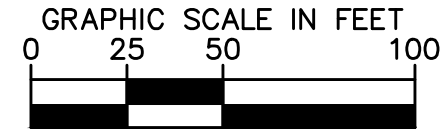
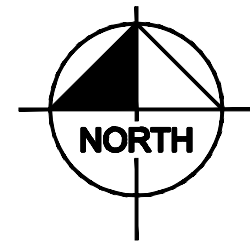
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND	
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
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	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER LOT AREA
	ASPHALT PAVEMENT
	LOT TYPE BY PUD
	STREET LIGHT

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Indiana Utilities Protection Service



THE LAKES AT IRONSTONE DEVELOPMENT PLAN		THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NO FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn	
ORIGINAL ISSUE: 05/01/2026		KHA PROJECT NO. 170275007				DESIGNED BY: GPB		© 2026 KIMLEY-HORN AND ASSOCIATES, INC.	
SHEET NUMBER						DRAWN BY: PCW		INDIANAPOLIS, IN 46250	
C206						CHECKED BY: BAH		317-238-3022	
						REVISIONS PER TAC COMMENTS		PHONE: 317-238-3022	
						No.		EMAIL: kashawn.baker@kimley-horn.com	
						1		REVISIONS	
						8/17/2026		DATE	
						GPB		BY	

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C211

MATCHLINE - SEE SHEET C207

A north arrow pointing upwards, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar in feet, with markings at 0, 25, 50, and 100.

KEY MAP
(N.T.S.)

Legend

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
LOT AREA
- ASPHALT PAVEMENT
- LOT TYPE BY PUD
- STREET LIGHT

NOTES

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Call 811 
before you dig

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

DEVELOPMENT PLAN

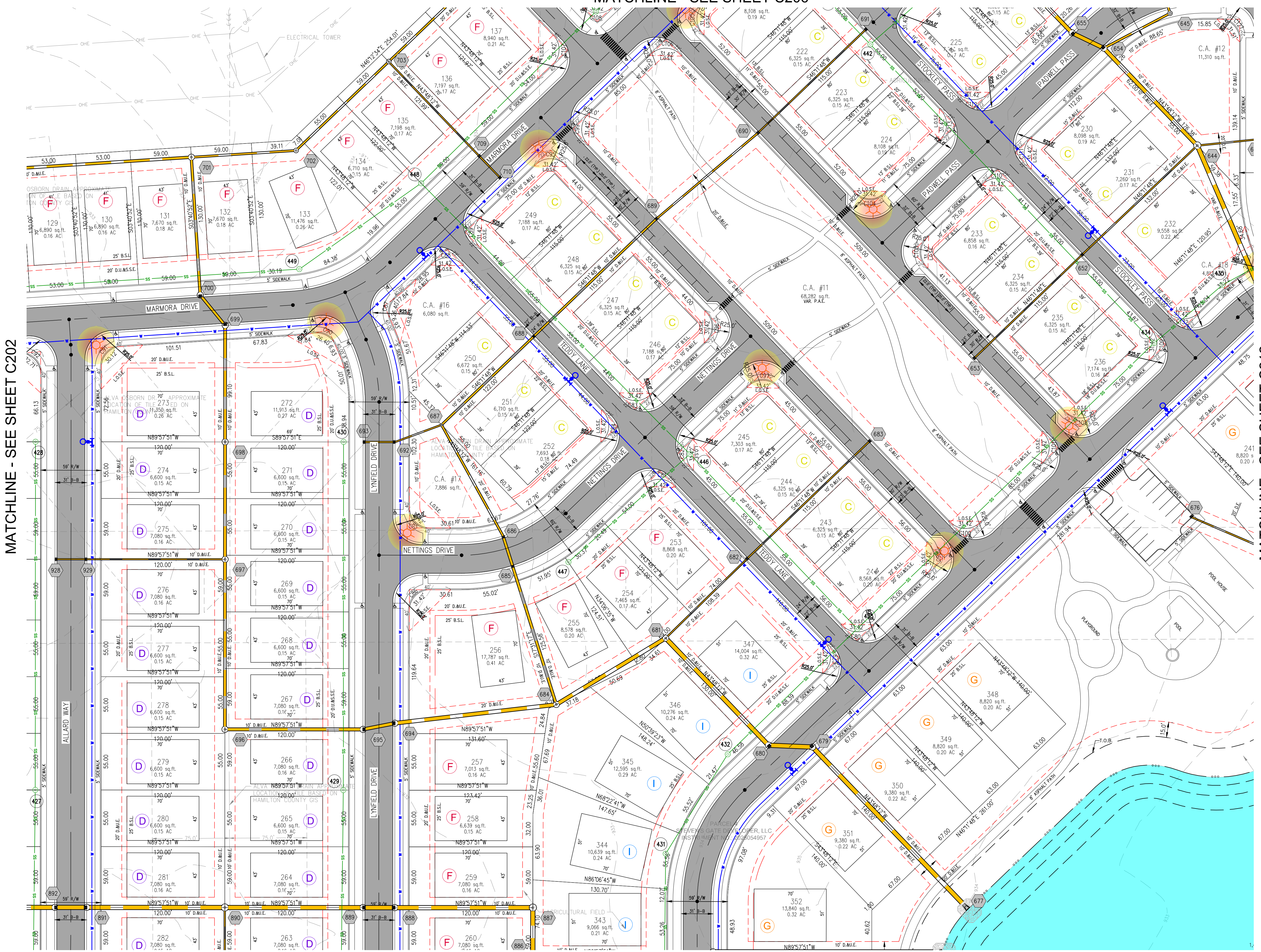
THE LAKES AT
IRONSTONE

ORIGINAL ISSUE: 05/01/2026
KHA PROJECT NO. 170275007
SHEET NUMBER

C207

Drawing name: K:\IND_DEV\170275007_Stevens Gate_PP_Weistfield_INV\Design\CADD\FunShwets\DEVELOPMENT_PLAT.dwg C207 Aug 17, 2026 11:08am by: Govin.Baker

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



MATCHLINE - SEE SHEET C202

241
420 s
120 f

MATCHLINE - SEE SHEET C212

MATCHLINE - SEE SHEET C208

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

THE LAKES AT IRONSTONE

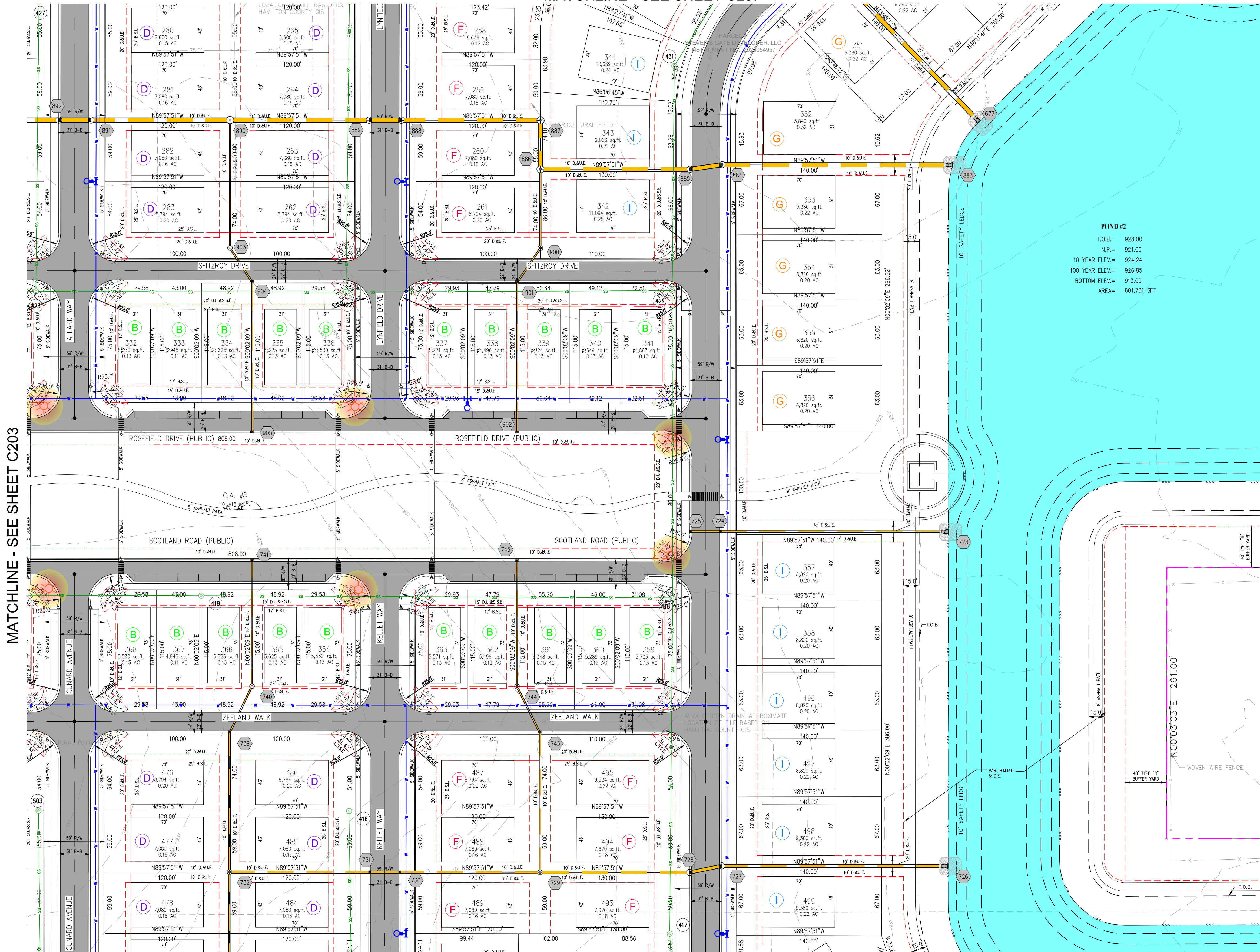
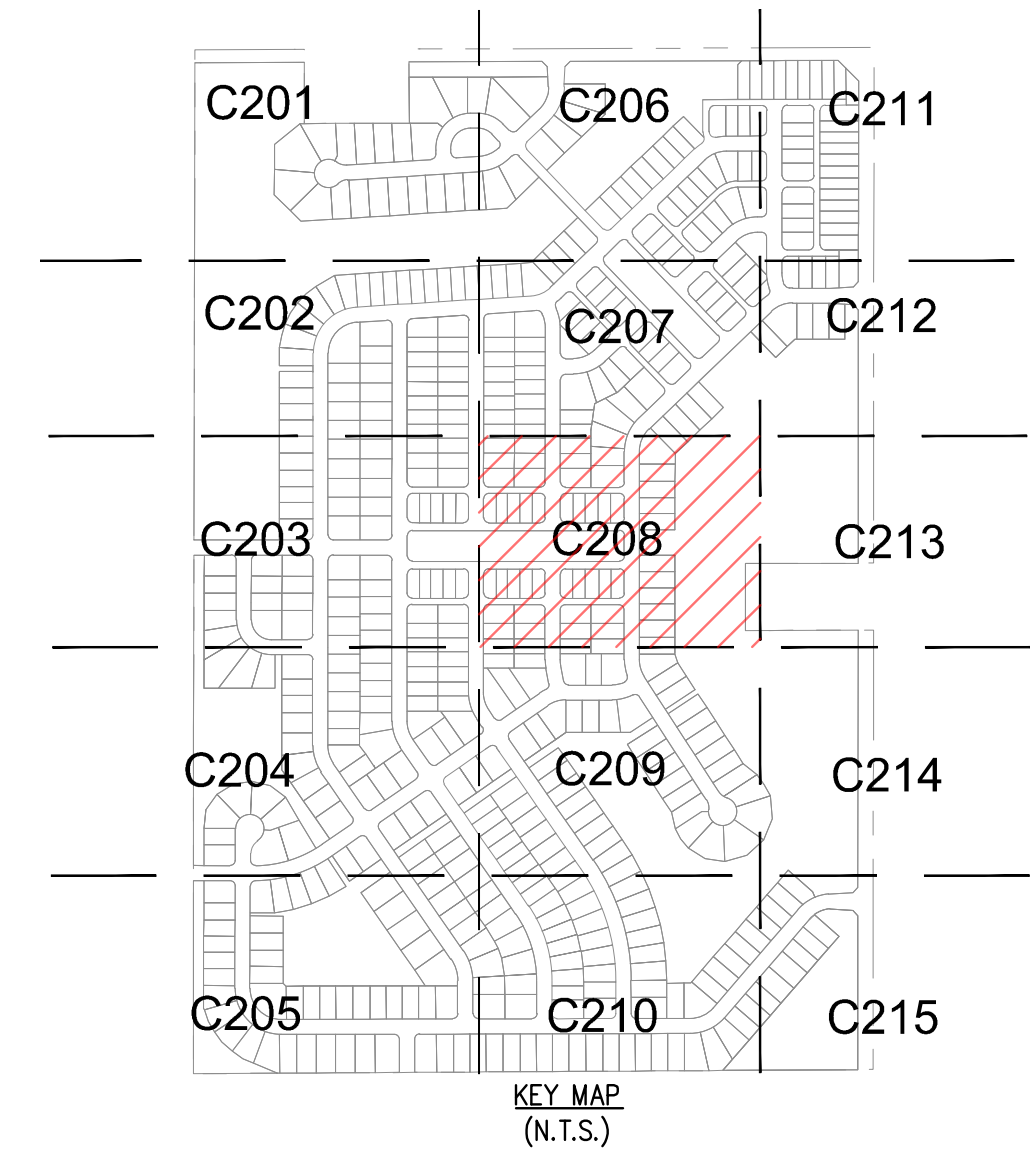
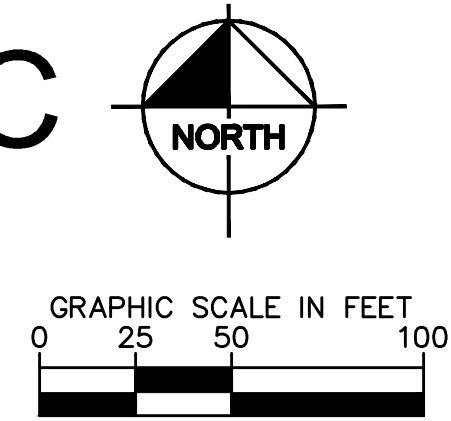
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C207



MATCHLINE - SEE SHEET C213

LEGEND	
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER LOT AREA
	LOT TYPE BY PUD
	STREET LIGHT

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 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



THE LAKES AT IRONSTONE DEVELOPER, LLC		THE LAKES AT IRONSTONE DEVELOPMENT PLAN		THE LAKES AT IRONSTONE		APPROVAL PENDING NO FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 CONTACT: GANNI BAKER WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Drawing name: K:\IND_LDEV\170275007_Stevens Gate_PP_Weatfield\JUNY Design\CAD\170275007\Ironstone\DEVELOPMENT PLAT.dwg C209 Aug 17, 2026 11:09am by: GovinBaker
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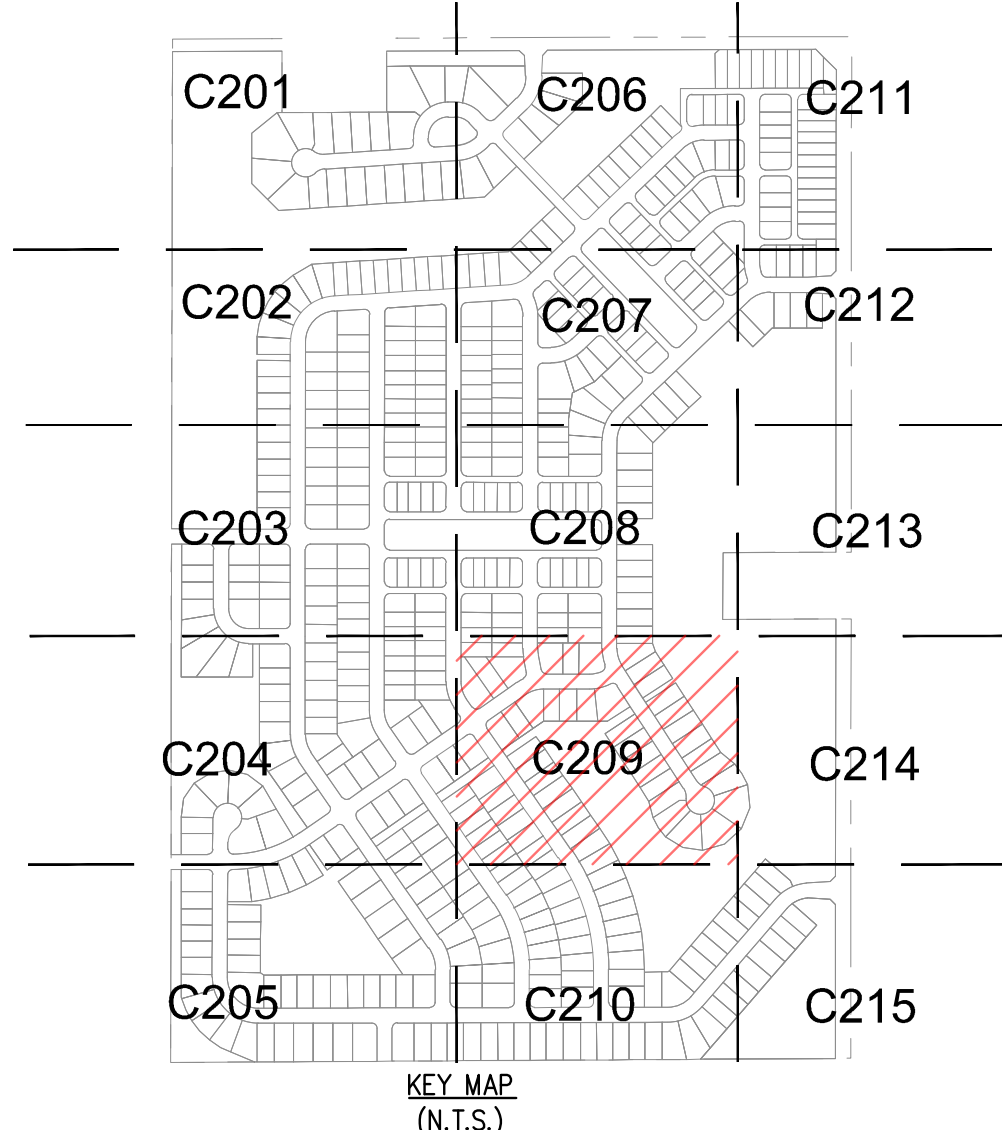
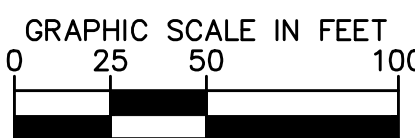
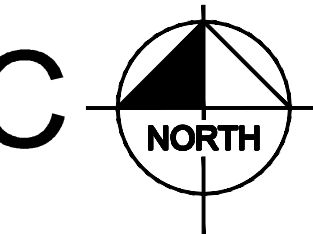
LEGEND	
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA

THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

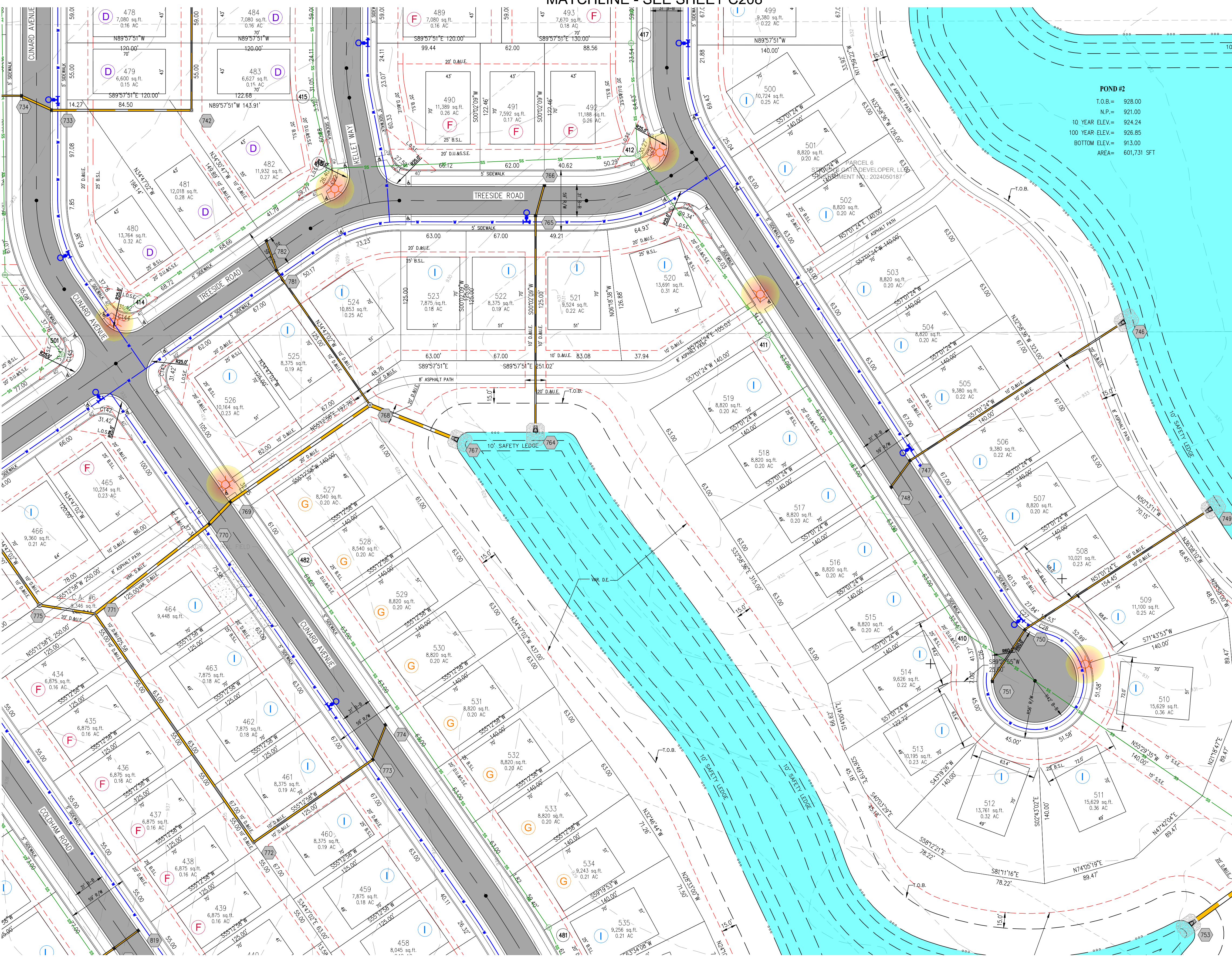
IRONSTONE PUD ZONING



THE LAKES AT IRONSTONE DEVELOPMENT PLAN		THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NO. FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST 10TH AVENUE, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 FAX: 317-238-3032 EMAIL: Gavin@kha.com www.kimley-horn.com		DESIGNED BY: GPB		DRAWN BY: PCW		CHECKED BY: BAH		1 REVISIONS PER TAC COMMENTS		8/17/2026		GPB	
										NO.						REVISIONS		DATE		BY	

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C213



MATCHLINE - SEE SHEET C210

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
LOT AREA
- ASPHALT PAVEMENT
- LOT TYPE BY PUD
- STREET LIGHT

- ### NOTES
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
 - ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
 - PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8"-12".
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 - PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-16"

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 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service

before you dig

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weirfield\JUN\170275007\Ironstone\Development\PLAT.dwg C210 Aug 17, 2026 11:09am by: GavinBaker
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LEGEND

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

THE LAKES AT IRONSTONE

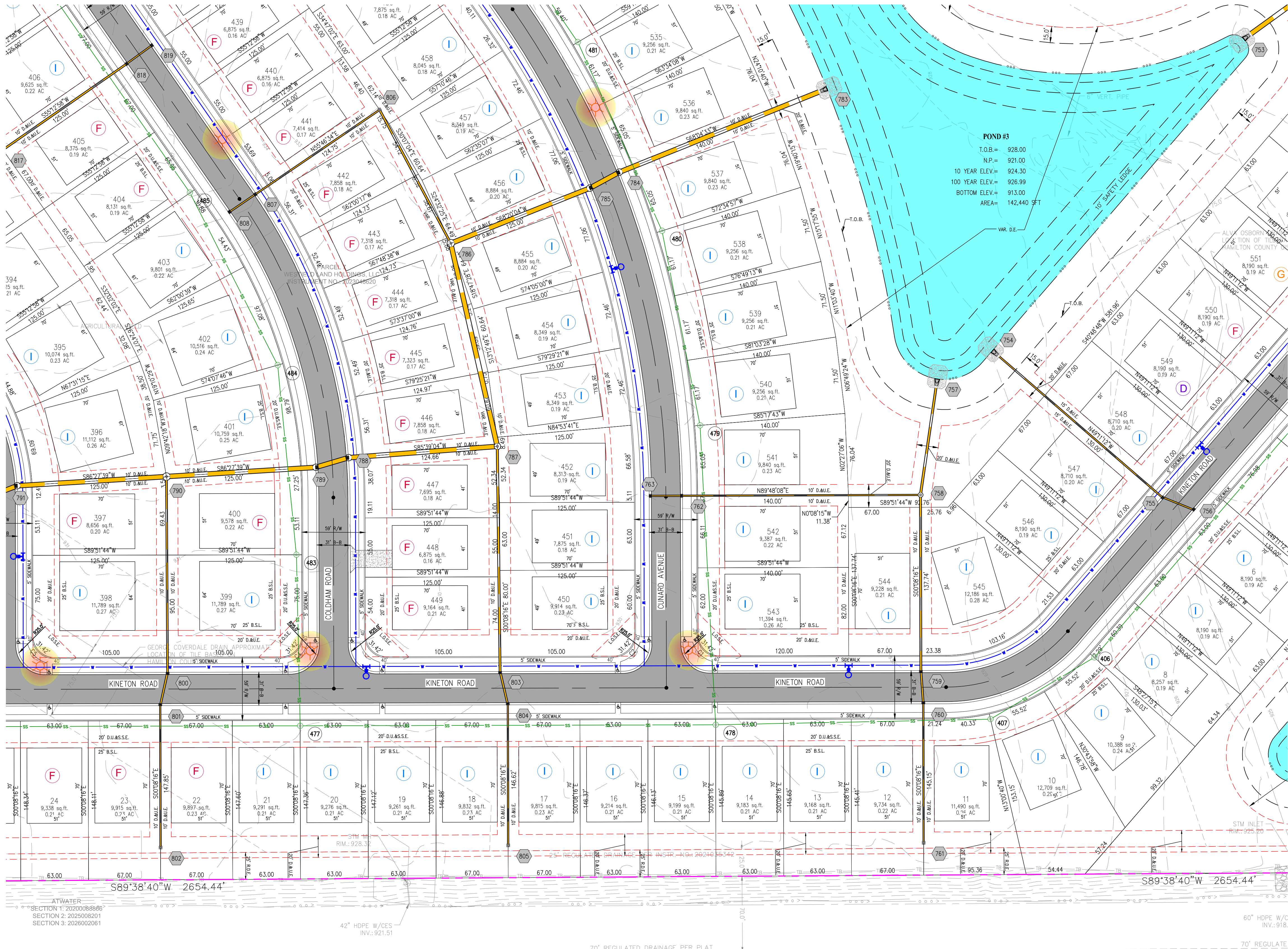
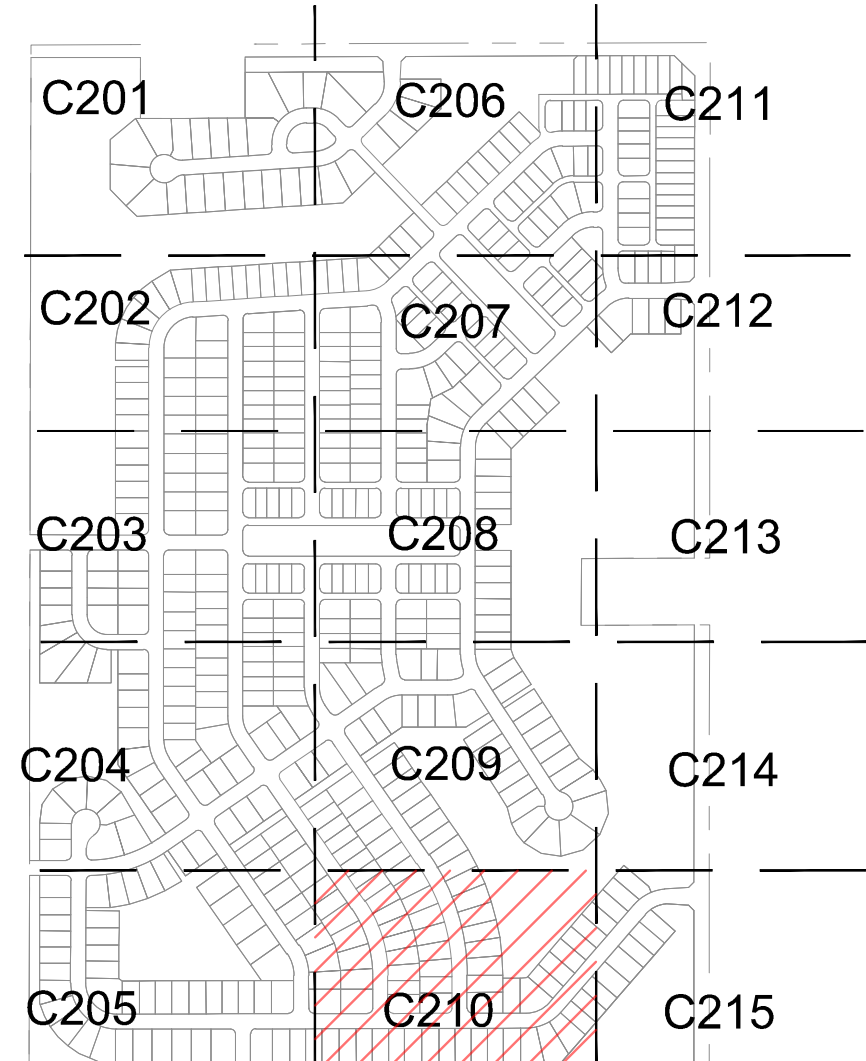
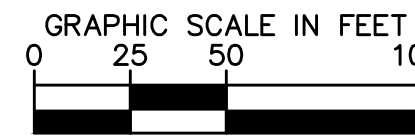
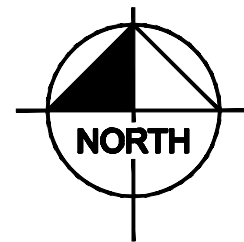
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C209



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
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LOT AREA
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- LOT TYPE BY PUD
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Indiana Utilities Protection Service



Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 86TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gc@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NO FOR CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

DEVELOPMENT
PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

C210

LEGEND

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

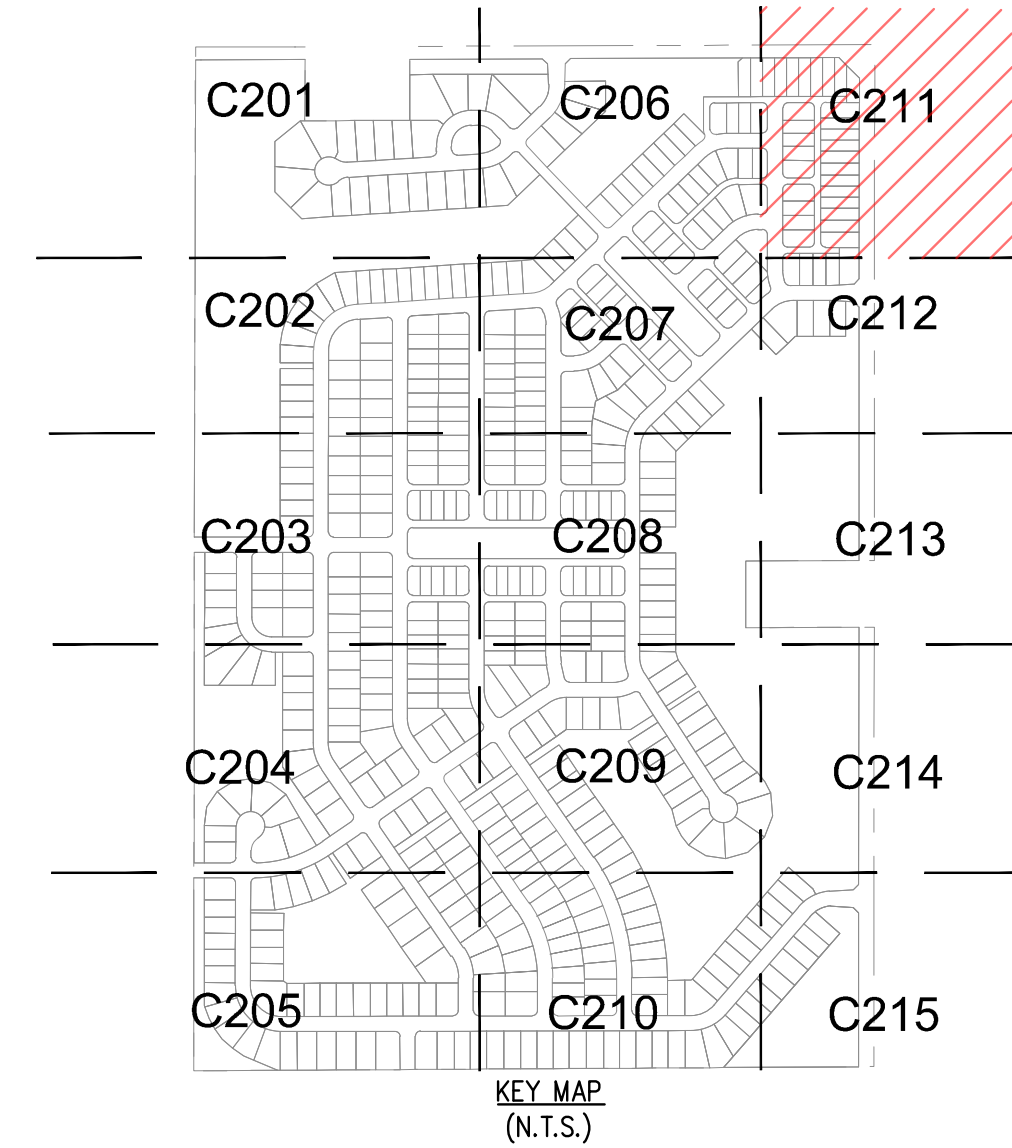
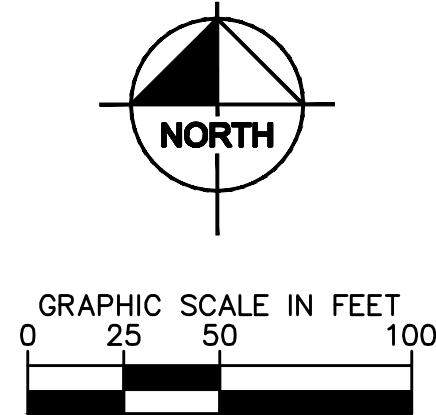
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

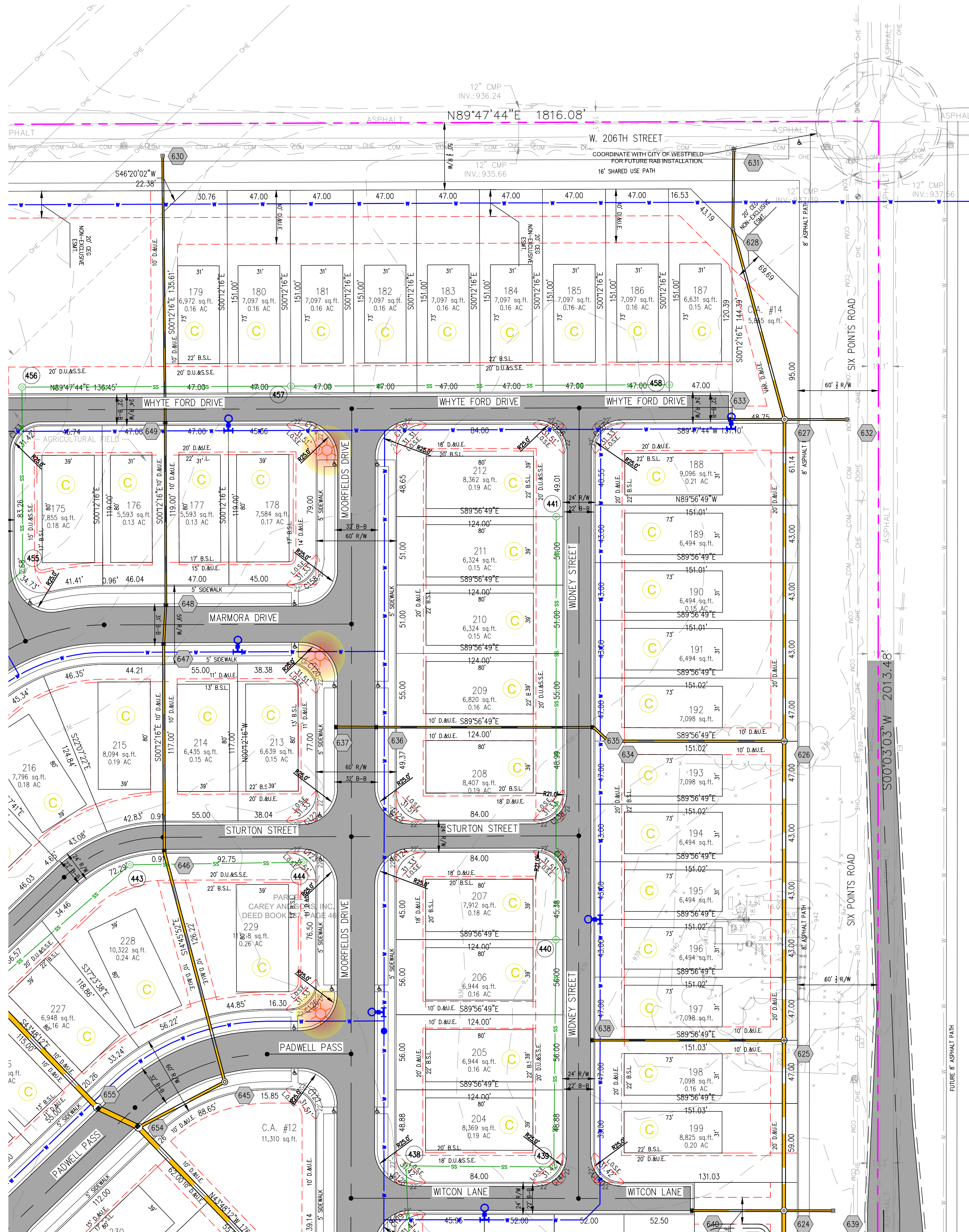
THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



MATCHLINE - SEE SHEET C206



MATCHLINE - SEE SHEET C212

LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER LOT AREA
	ASPHALT PAVEMENT
	LOT TYPE BY PUD
	STREET LIGHT

NOTES

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Indiana Utilities Protection Service



SCALE: AS NOTED

DESIGNED BY: GPB

DRAWN BY: PCW

CHECKED BY: BAH

APPROVAL PENDING
NO FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

DEVELOPMENT
PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C211

Drawing name: K:\IND_DEV\170275007_Stevens Gate_PP_Weatfield\IND Dev\Sheets\DEVELOPMENT PLAT.dwg C213 Aug 17, 2026 11:10am by: GwynnBaker

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LEGEND

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

THE LAKES AT IRONSTONE

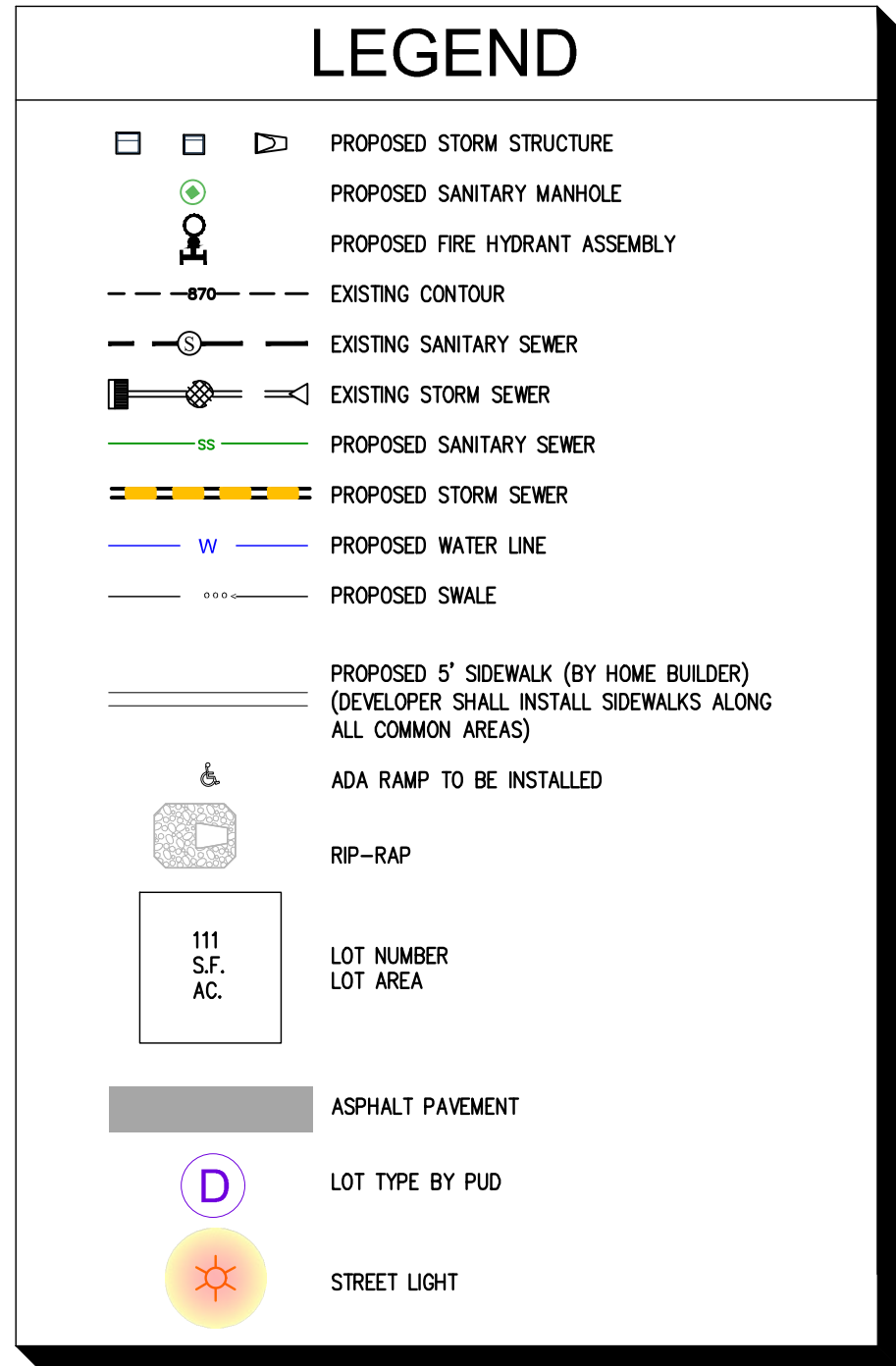
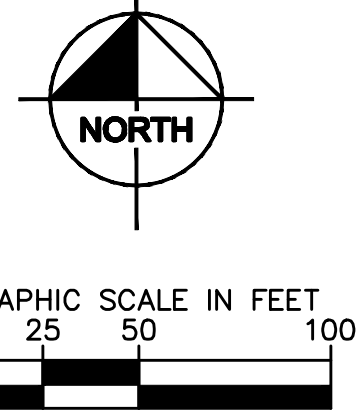
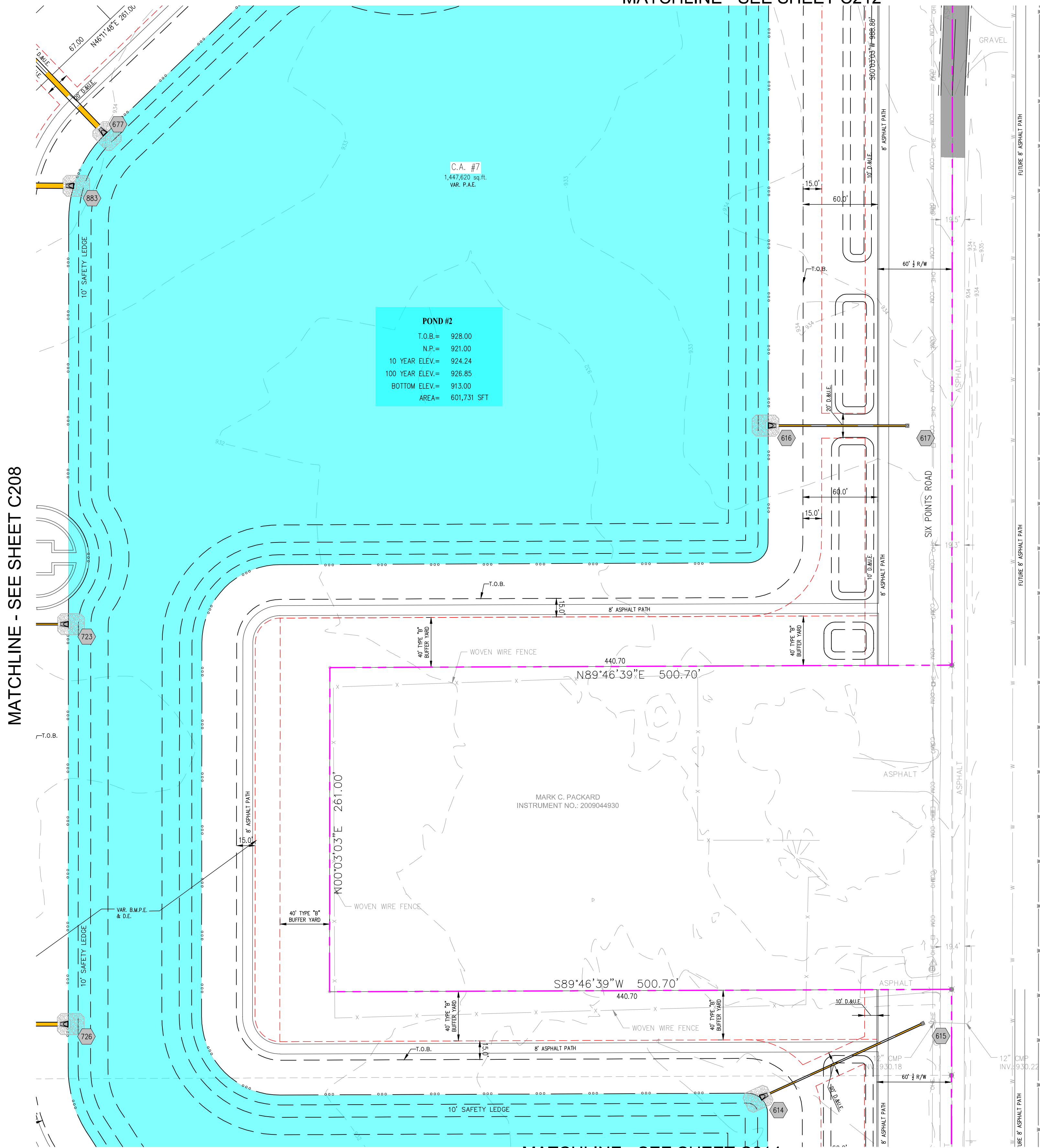
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

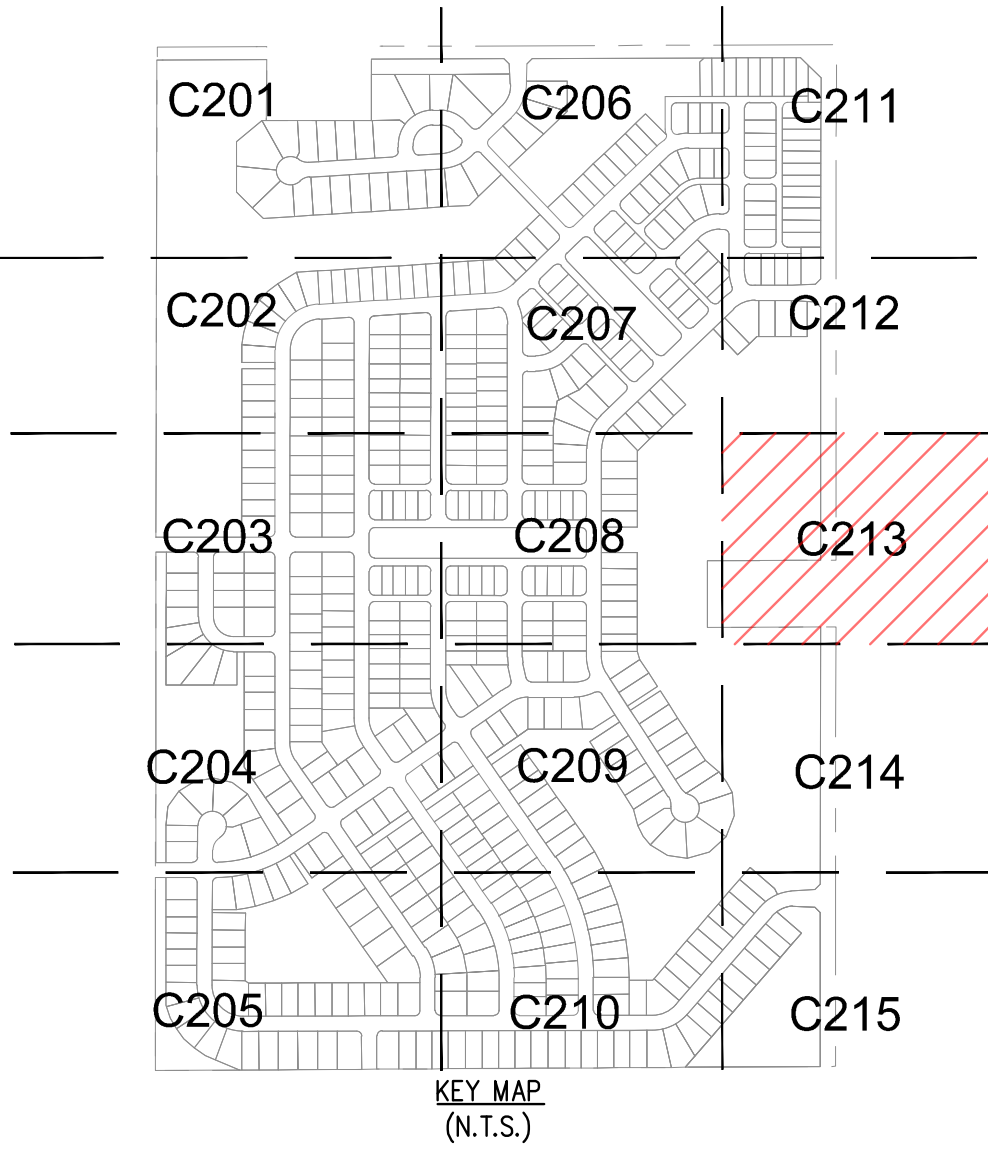
MATCHLINE - SEE SHEET C212



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Indiana Utilities Protection Service



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ORIGINAL ISSUE: 05/01/2026	KHA PROJECT NO. 170275007	SHEET NUMBER	C213	SCALE: AS NOTED	DESIGNED BY: GPB	DRAWN BY: PCW	CHECKED BY: BAH
				1			
				REVIEWS PER TAC COMMENTS			
				8/17/2026			
				GPB			
				BY			

Drawing name: K:\IND_DEV\170275007_Stevens Gate_PP_Weatfield\INDY Design\CAAD\PlanSheets\DEVELOPMENT PLAT.dwg C214 Aug 17, 2026 11:10am by: GwynnBaker
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THE LAKES AT IRONSTONE

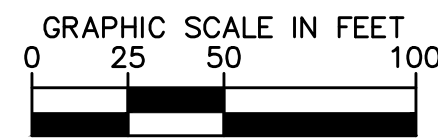
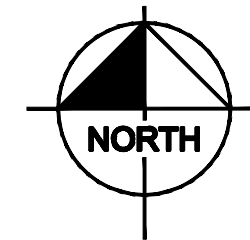
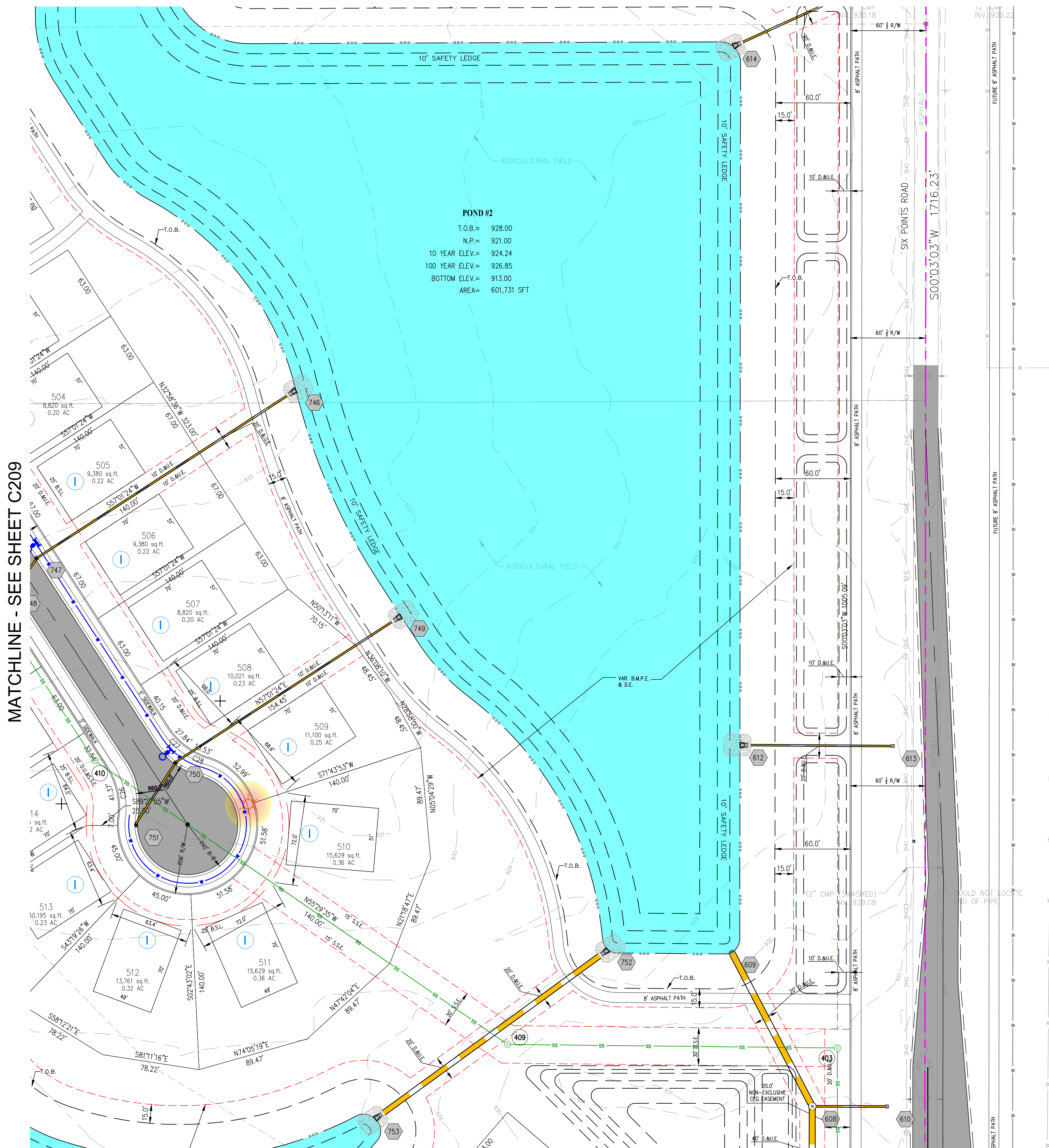
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C213



LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER LOT AREA
	ASPHALT PAVEMENT
	LOT TYPE BY PUD
	STREET LIGHT

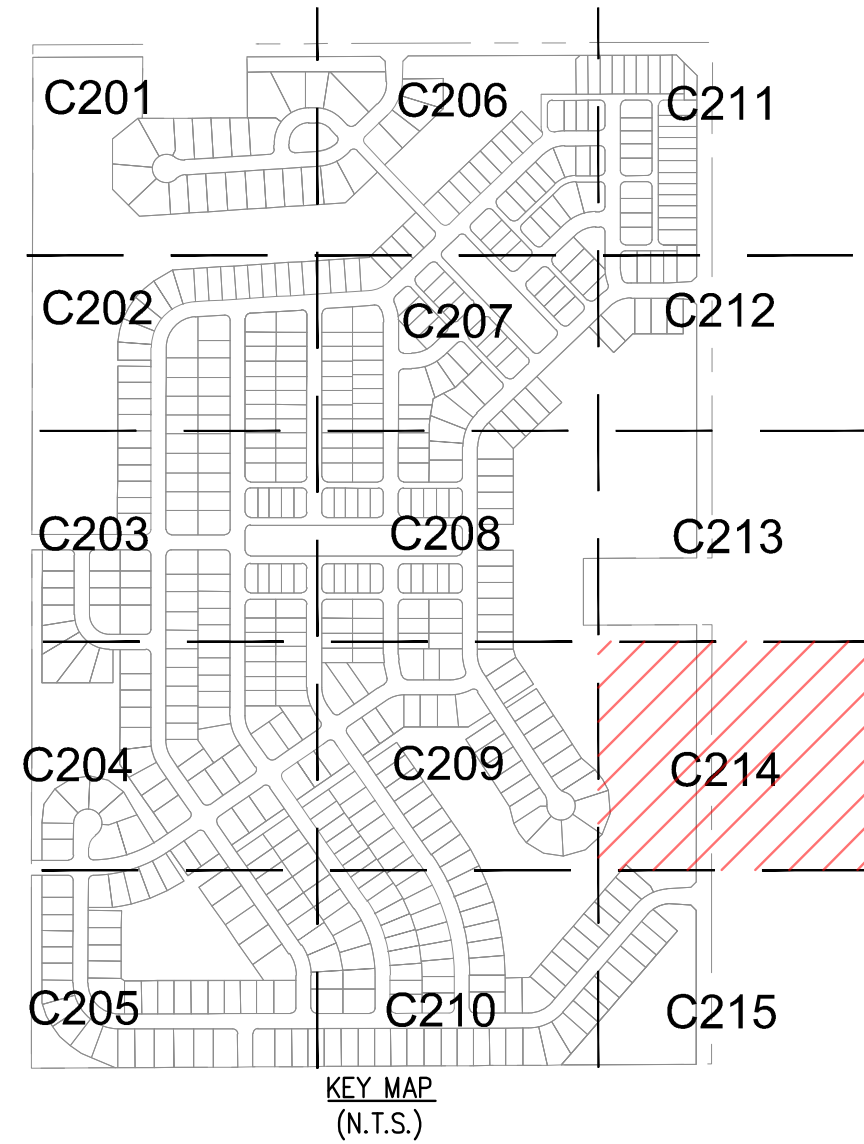
NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-16"

NOTES

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

Indiana Utilities Protection Service



SCALE: AS NOTED

DESIGNED BY: GPB

DRAWN BY: PCW

CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

DEVELOPMENT
PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:

05/01/2026

KHA PROJECT NO.

170275007

SHEET NUMBER

C214

Page 36 of 71

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weatfield\INDY Design\CAAD\PlanSheets\DEVELOPMENT PLAT.dwg C215 Aug 17, 2026 11:10am by: GwynnBaker
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LEGEND	
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION AREA

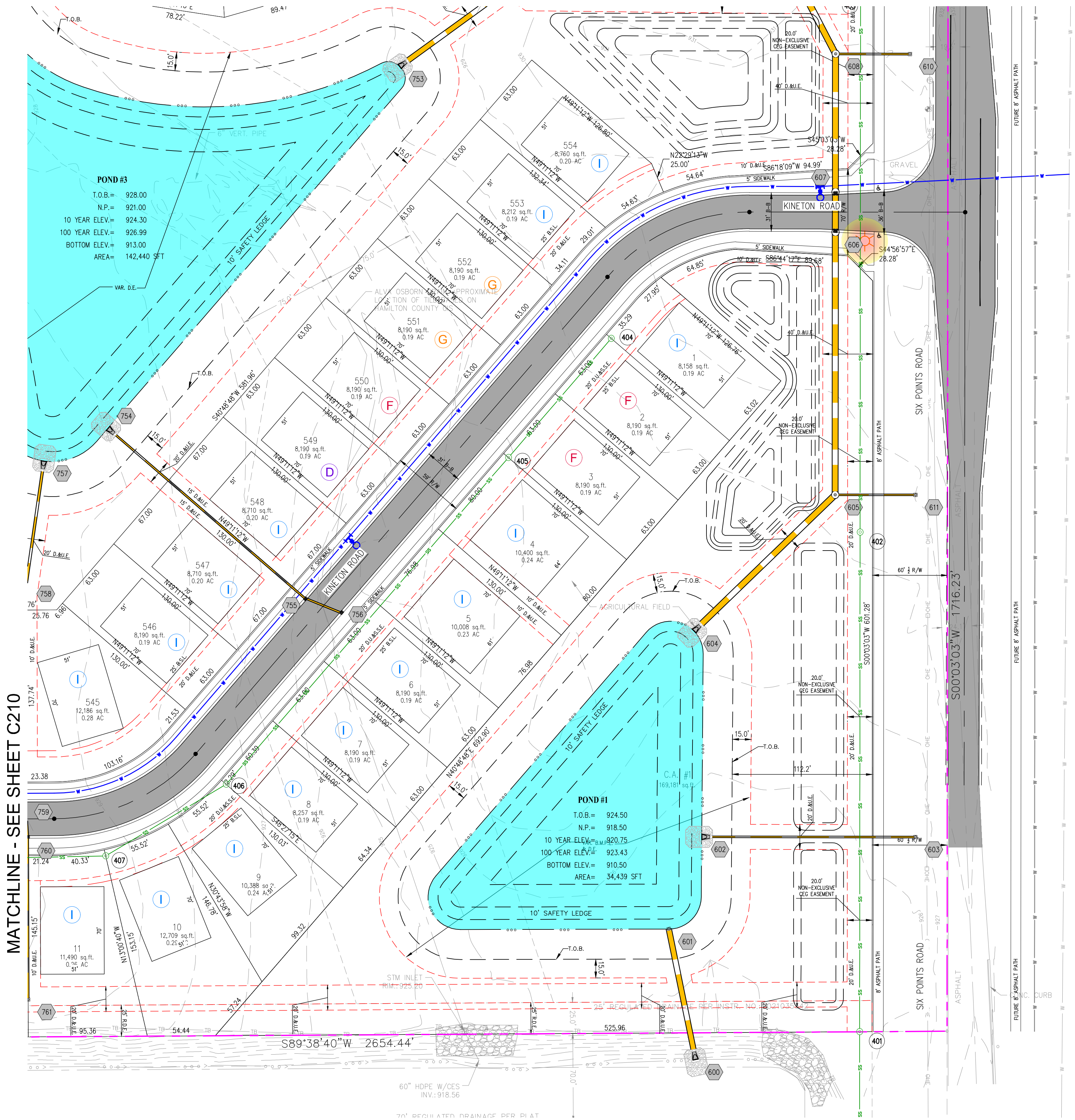
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

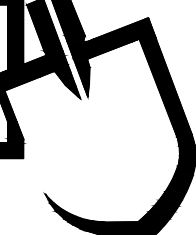
IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET C214

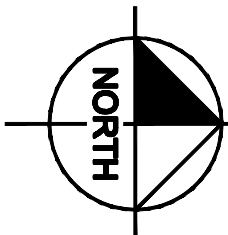


Indiana Utilities Protection Service

Call 811



before you dig



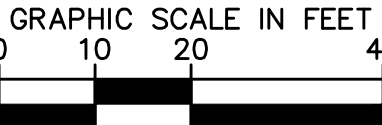
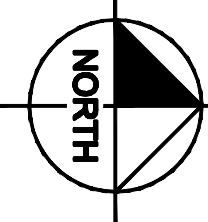
GRAPHIC SCALE IN FEET



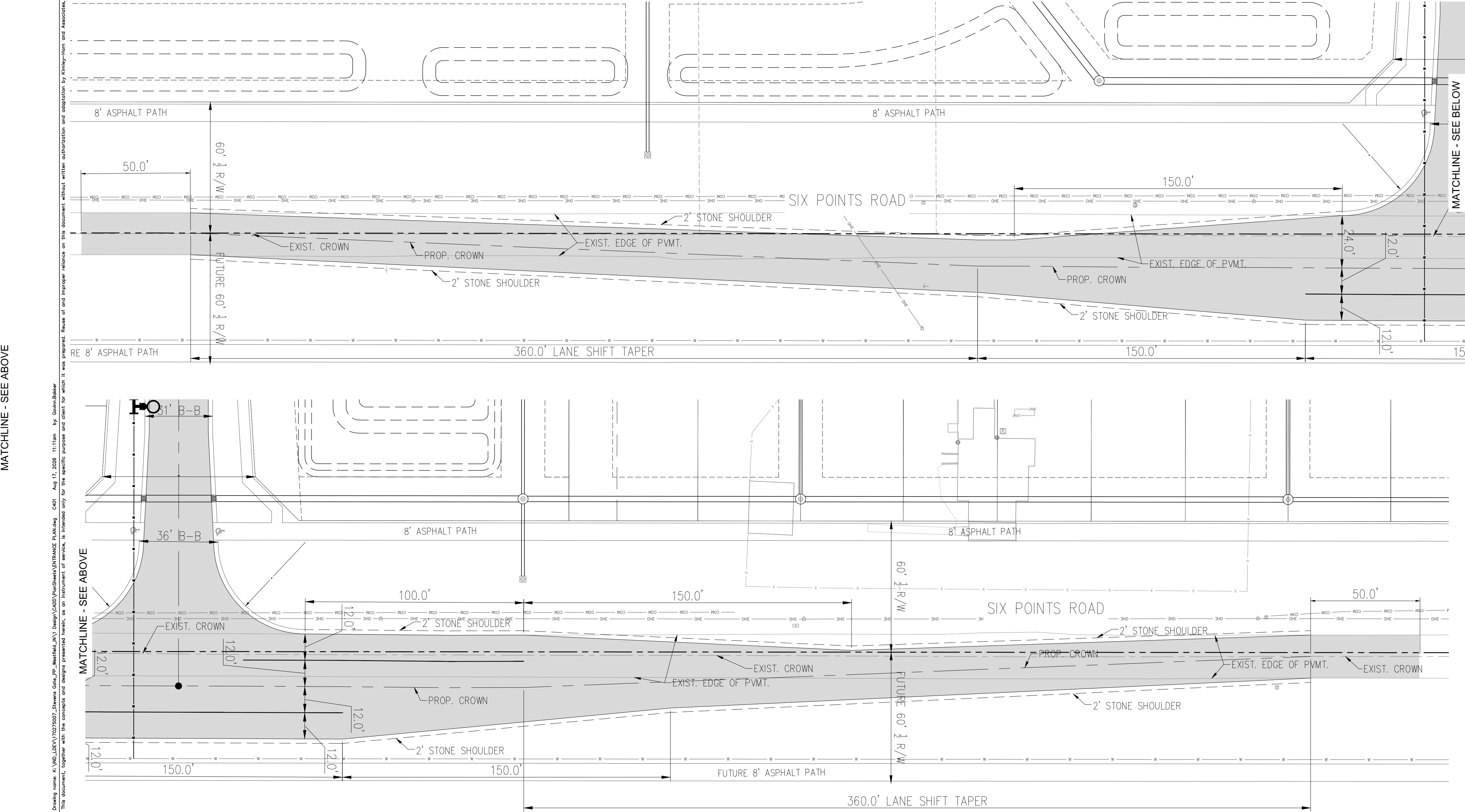
THE LAKES AT IRONSTONE
PRIMARY PLAT/DEVELOPMENT PLAN
THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD

Indiana Utilities Protection Service



MATCHLINE - SEE ABOVE



SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 86TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gcivm.Bakker@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

ENTRANCE
PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER
C401

Drawing name: K:\IND_DEV\170275007_Stevens Gate_PP_Weirfield\JUNY Design\CAD\PlanSheets\ENTRANCE PLAN.dwg C401 Aug 17, 2026 11:11am by: Gcivm.Bakker
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Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weatfield\JN\1 Design\CADD\PlanSheets\ENTRANCE PLAN.dwg C402 Aug 17, 2026 11:11am by: Govin.Baker
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THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

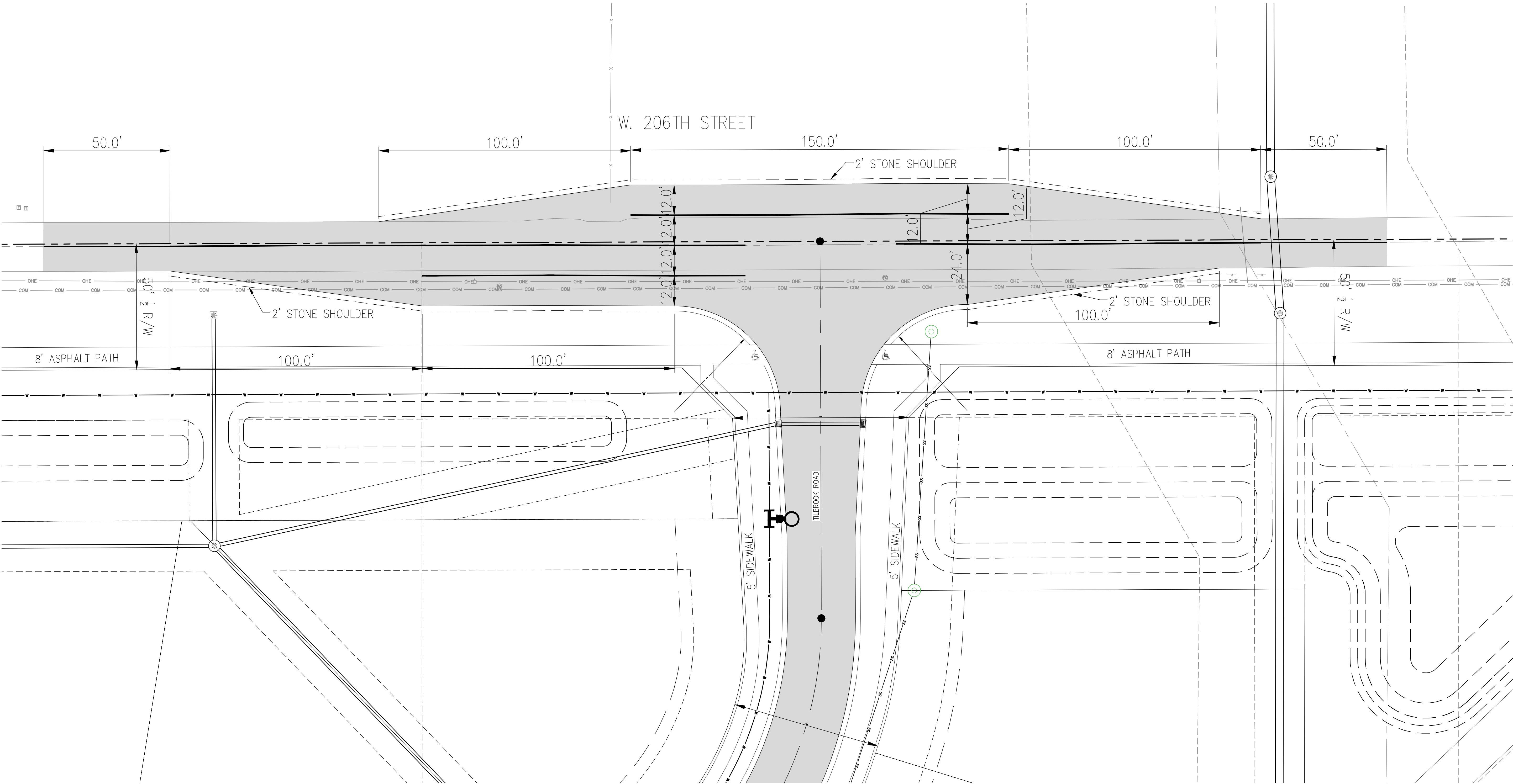
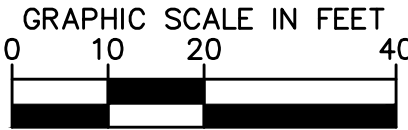
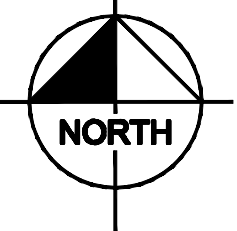
IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

Indiana Utilities Protection Service

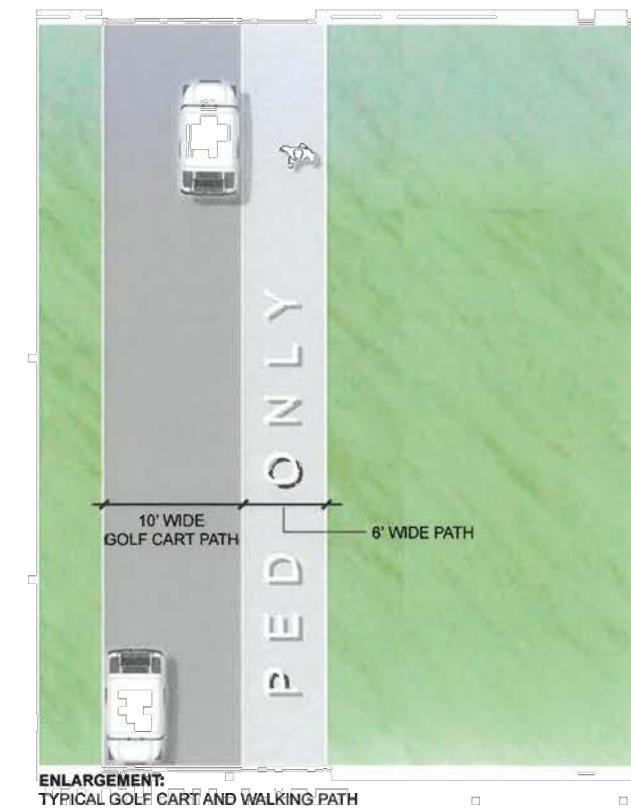
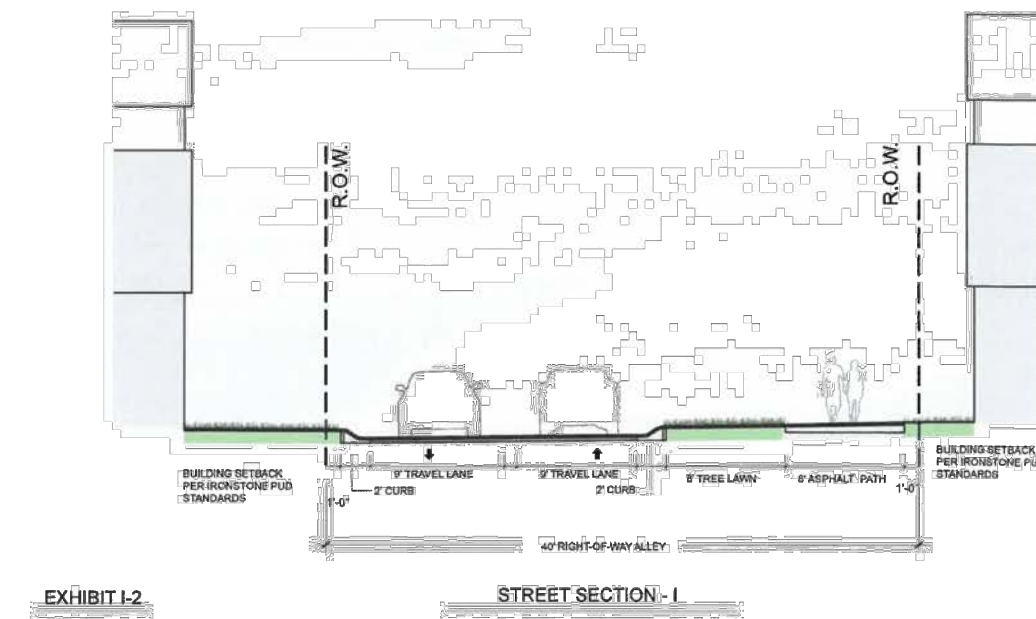
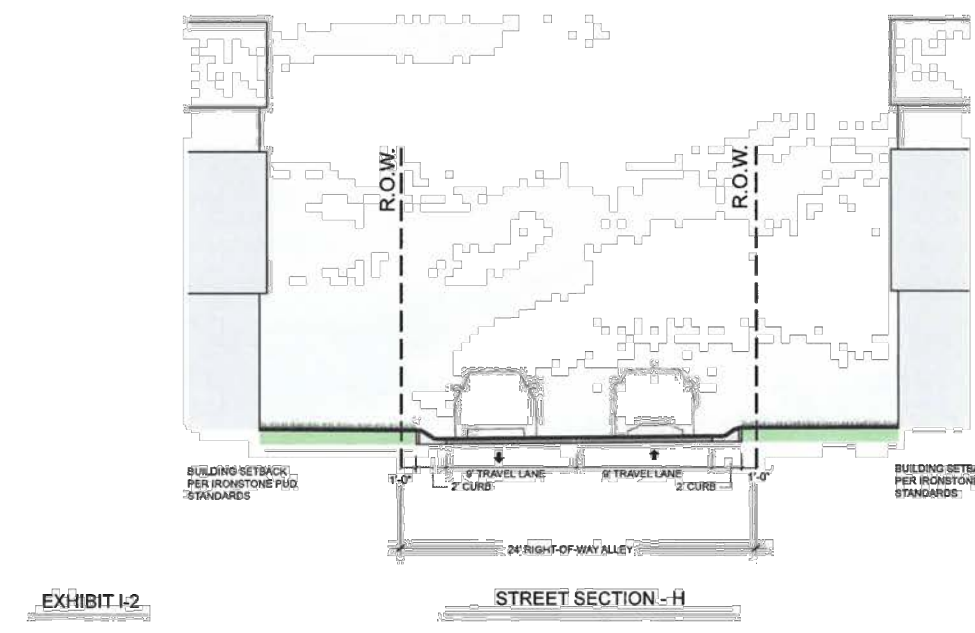
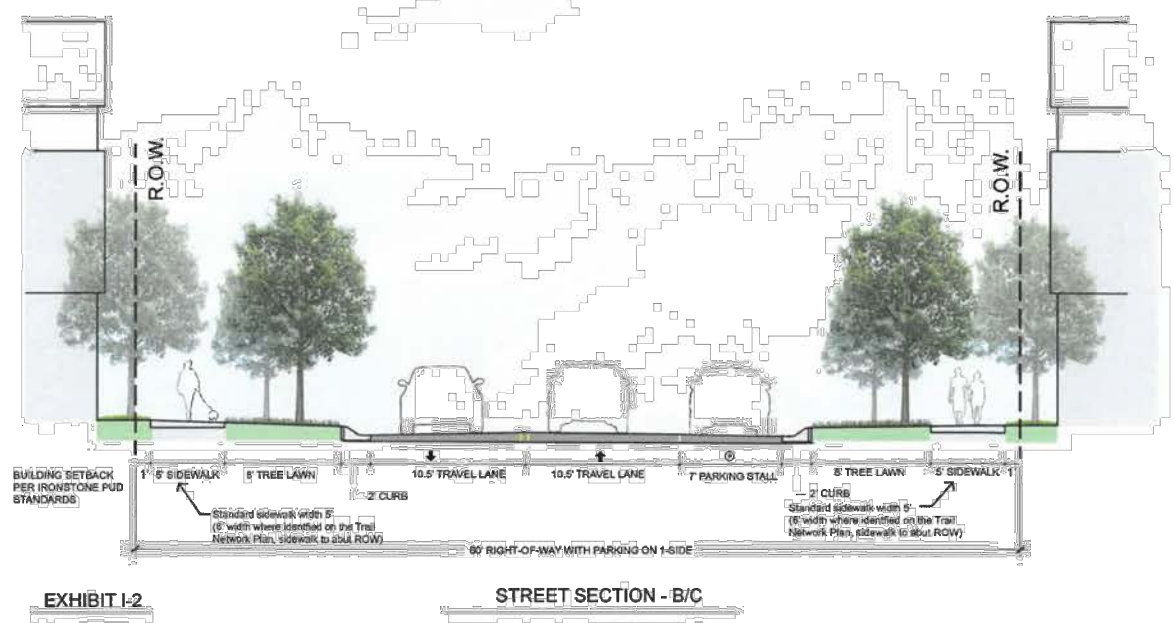
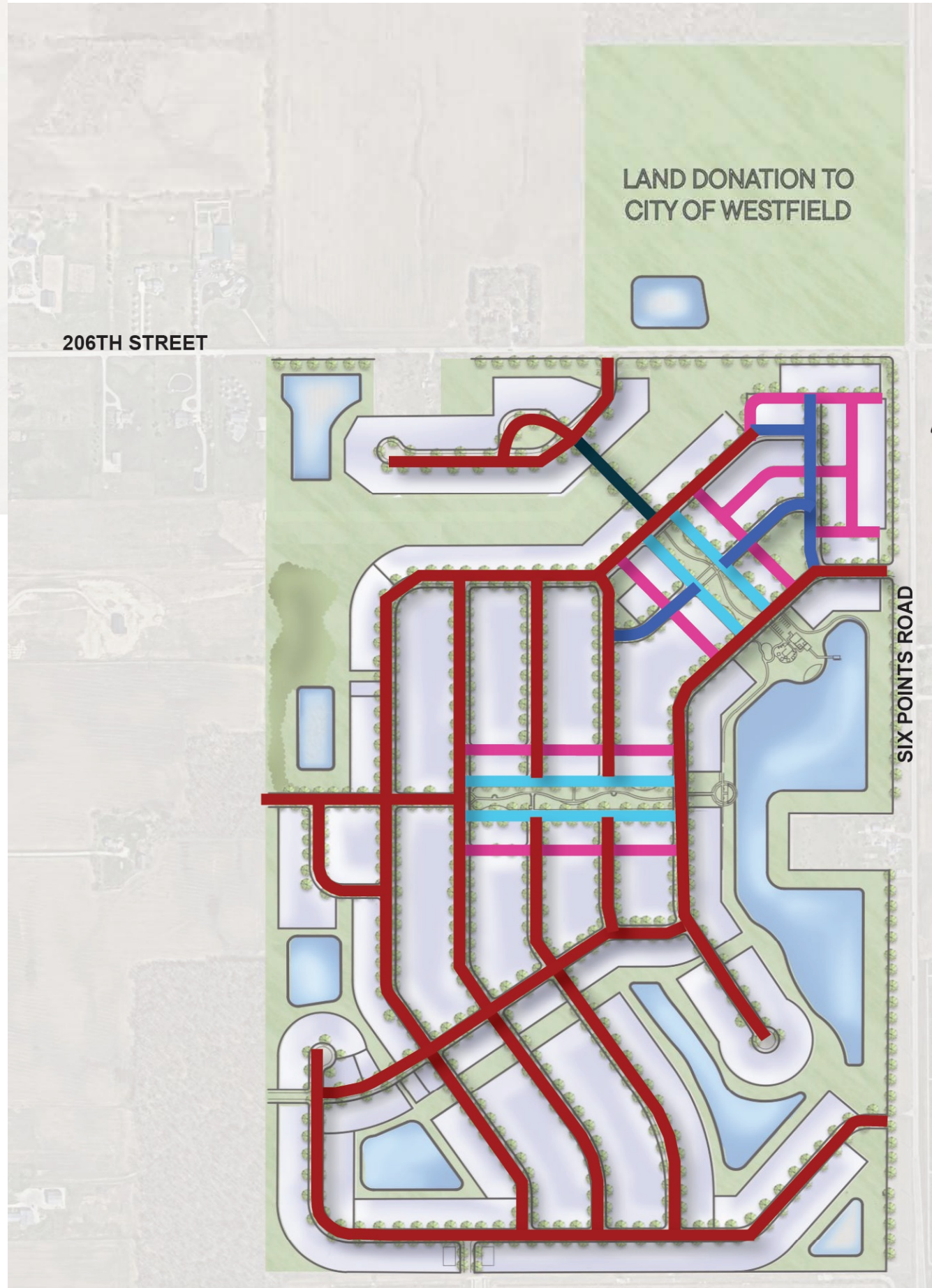


before you dig

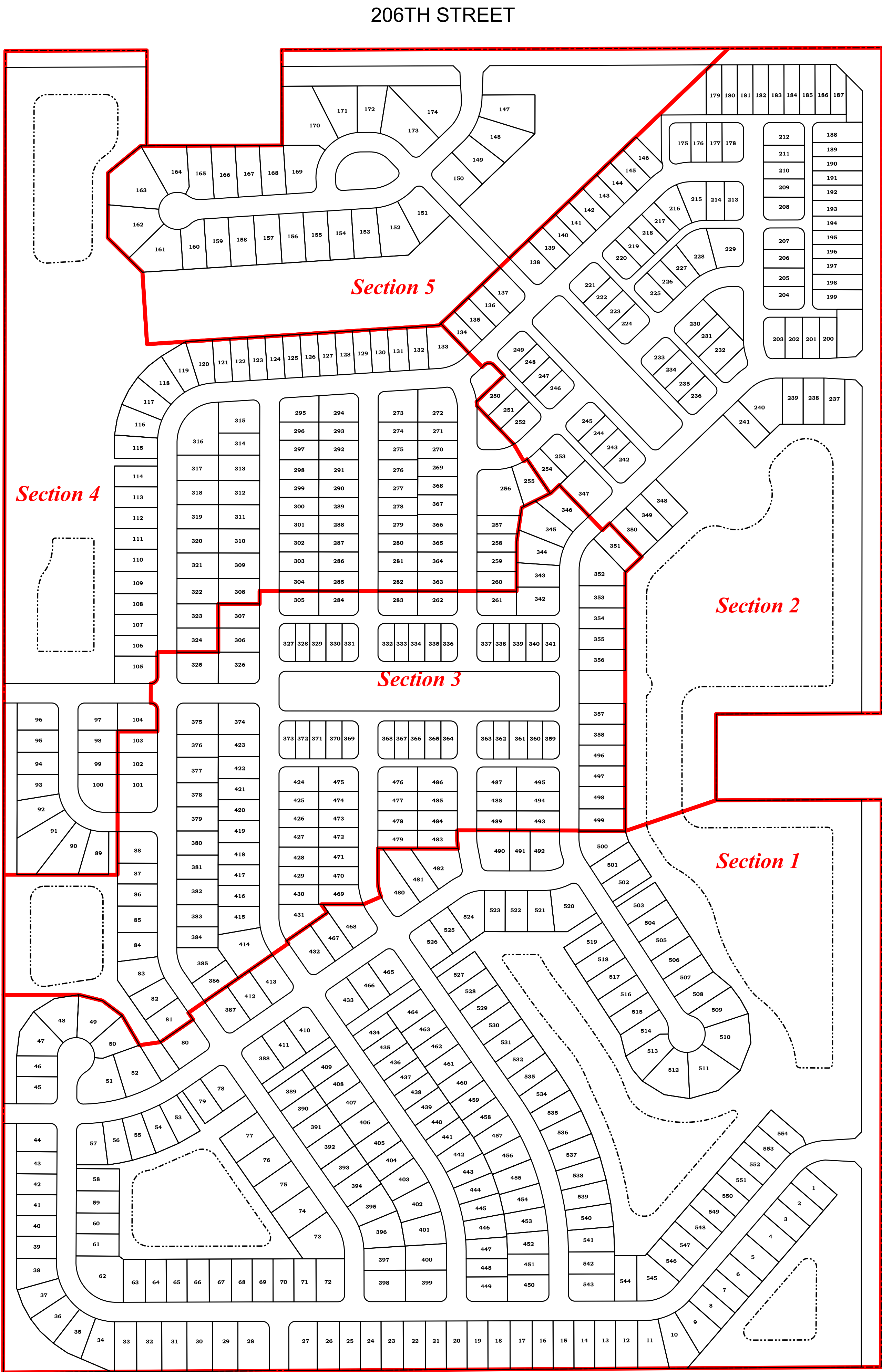


THE LAKES AT IRONSTONE		ENTRANCE PLAN		THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Govin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Drawing name: K:\NO_DRAWING\70275007_Stevens_OG_Pf_Westfield_JAN\Westfield.dwg
 Drawing number: K:\NO_DRAWING\70275007_Stevens_OG_Pf_Westfield_JAN\Westfield.dwg
 Drawing title: CROSS SECTION
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 User: Gwynn.Bakker



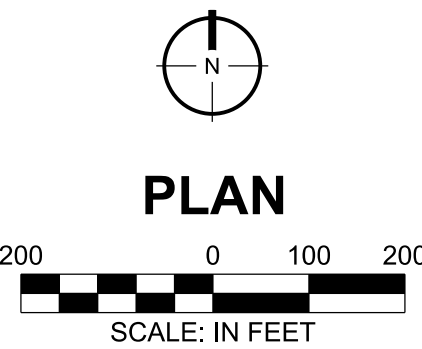
C800		SHEET NUMBER		KHA PROJECT NO. 170275007		ORIGINAL ISSUE: 05/01/2026		THE LAKES AT IRONSTONE SECTIONS THE LAKES AT IRONSTONE DEVELOPER, LLC		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED DESIGNED BY: GPB DRAWN BY: PCW CHECKED BY: BAH		 Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 98TH STREET, SUITE 300, MINNEAPOLIS, MN 55431 CONTACT: CAVINN BAKKER PHONE: 317-239-3032 WWW.KIMLEY-HORN.COM WWW.CAVINNBAKKER.COM		1 REVISIONS PER TAC COMMENTS NO.		8/17/2026 DATE BY	
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SIX POINTS ROAD

SHEET SCHEDULE:

- L100 - SHEET SCHEDULE
- L101 - TREE PRESERVATION
- L102 - LANDSCAPE STRATEGY
- L103 - LANDSCAPE LAYOUT



THE LAKES AT IRONSTONE	PRIMARY PLAT	STEVEN'S GATE DEVELOPER, LLC	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	DESIGNED BY: EWS	Kimley»Horn					
					DRAWN BY: EWS						
					CHECKED BY: EWS						
ORIGINAL ISSUE: 05/03/2026	KHA PROJECT NO. 170275007	SHEET NUMBER	206 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hudgins@kimley-horn.com WWW.KIMLEY-HORN.COM					3	Modified lot numbers.	08/14/2026	EWS
					2	Modified sheet numbers.	08/14/2026	EWS			
					1	Added Tree Preservation Plan.	08/14/2026	EWS			
						No.	REVISIONS		DATE	BY	
L100											



#	Species	Scientific Name	Size	Color	Observation
1	Spin	<i>Alnus alba</i>	10	Green	In 402 Buffer area
2	Oak, white	<i>Quercus alba</i>	10	Green	In 402 Buffer area
3	Maple, silver	<i>Acer asplenifolium</i>	11	Green	In 402 Buffer area
4	Oak, white	<i>Quercus alba</i>	10	Green	In 402 Buffer area
5	Oak, white	<i>Quercus alba</i>	4	Average	In 402 Buffer area
6	Oak, white	<i>Quercus alba</i>	5	Average	In 402 Buffer area
7	Oak, white	<i>Quercus alba</i>	8	Average	In 402 Buffer area
8	Oak, white	<i>Quercus alba</i>	8	Average	In 402 Buffer area
9	Oak, white	<i>Quercus alba</i>	4	Average	In 402 Buffer area
10	Hickory, black	<i>Carya caroliniana</i>	4	Average	In 402 Buffer area
11	Hickory, black	<i>Carya caroliniana</i>	4	Average	In 402 Buffer area
12	Blackwood, red	<i>Fraxinus pennsylvanica</i>	12	Average	In 402 Buffer area
13	Oak, white	<i>Quercus alba</i>	5	Average	In 402 Buffer area
14	Oak, white	<i>Quercus alba</i>	4	Average	In 402 Buffer area
15	Oak, white	<i>Quercus alba</i>	4	Average	In 402 Buffer area
16	Oak, white	<i>Quercus alba</i>	5	Average	In 402 Buffer area
17	Oak, white	<i>Quercus alba</i>	4	Average	In 402 Buffer area
18	Pin, red	<i>Pinus strobus</i>	11	Green	In 402 Buffer area
19	Pinch, American	<i>Populus deltoides</i>	5	Average	In 402 Buffer area
20	Pinch, American	<i>Alnus incana</i>	9	Average	In 402 Buffer area
21	Easternmost, western	<i>Fraxinus pennsylvanica</i>	13	Average	In 402 Buffer area
22	Oak, red	<i>Quercus rubra</i>	17	Average	In 402 Buffer area

55	Maple sugar	Acer saccharum	4	Average	10-50 Buffer area
56	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
57	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
58	Oak, white	Quercus alba	6	Average	10-50 Buffer area
59	Oak, sweetgum	Quercus alba	6	Average	10-50 Buffer area
60	Oak, white	Quercus alba	8	Average	10-50 Buffer area
61	Oak, white	Quercus alba	5	Average	10-50 Buffer area
62	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
63	Maple sugar	Acer saccharum	7	Average	10-50 Buffer area
64	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
65	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
66	Maple sugar	Acer saccharum	8	Average	10-50 Buffer area
67	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
68	Maple sugar	Acer saccharum	6	Average	10-50 Buffer area
69	Maple sugar	Acer saccharum	4	Average	10-50 Buffer area
70	Elm, red	Ulmus rubra	9	Average	10-50 Buffer area
71	Oak, white	Quercus alba	11	Average	10-50 Buffer area
72	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
73	Maple sugar	Acer saccharum	8	Average	10-50 Buffer area
74	Maple sugar	Acer saccharum	4	Average	10-50 Buffer area
75	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
76	Elm, red	Ulmus rubra	7	Average	10-50 Buffer area
77	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
78	Maple sugar	Acer saccharum	14	Average	10-50 Buffer area
79	Maple sugar	Acer saccharum	6	Average	10-50 Buffer area
80	Maple sugar	Acer saccharum	9	Average	10-50 Buffer area
81	Maple sugar	Acer saccharum	5	Poor	10-50 Buffer area
82	Elm, red	Ulmus rubra	5	Average	10-50 Buffer area
83	Elm, red	Ulmus rubra	9	Average	10-50 Buffer area
84	Oak, white	Quercus alba	10	Poor	10-50 Buffer area
85	Oak, white	Quercus alba	9	Poor	10-50 Buffer area
86	Blackburnian	Catalpa	12	Poor	10-50 Buffer area

118	Basswood, American	<i>Tilia americana</i>	7	Average	
119	Basswood, American	<i>Tilia americana</i>	12	Average	
120	Basswood, American	<i>Tilia americana</i>	13	Average	
121	Black spruce	<i>Picea canadensis</i>	29	Average	
122	Cherry, black	<i>Prunus serotina</i>	8	Poor	
123	Basswood, American	<i>Tilia americana</i>	15	Average	
124	Rubus, white	<i>Rubus alba</i>	12	Average	
125	Basswood, American	<i>Tilia americana</i>	22	Average	2 stem
126	Basswood, American	<i>Tilia americana</i>	10	Average	
127	Basswood, American	<i>Tilia americana</i>	10	Average	
128	Basswood, American	<i>Tilia americana</i>	8	Average	
129	Basswood, American	<i>Tilia americana</i>	7	Average	
130	Basswood, American	<i>Tilia americana</i>	7	Average	
131	Basswood, American	<i>Tilia americana</i>	16	Poor	
132	Basswood, American	<i>Tilia americana</i>	10	Average	
133	Basswood, American	<i>Tilia americana</i>	10	Average	
134	Basswood, American	<i>Tilia americana</i>	10	Average	
135	Basswood, American	<i>Tilia americana</i>	7	Average	
136	Basswood, American	<i>Tilia americana</i>	11	Average	
137	Maple, sugar	<i>Acer saccharum</i>	8	Good	
138	Basswood, American	<i>Tilia americana</i>	11	Average	
139	Basswood, American	<i>Tilia americana</i>	9	Average	
140	Basswood, American	<i>Tilia americana</i>	6	Average	
141	Cherry, black	<i>Prunus serotina</i>	6	Poor	
142	Basswood, American	<i>Tilia americana</i>	12	Average	
143	Basswood, American	<i>Tilia americana</i>	10	Average	
144	Basswood, American	<i>Tilia americana</i>	10	Average	
145	Basswood, American	<i>Tilia americana</i>	7	Average	
146	Basswood, American	<i>Tilia americana</i>	18	Average	2 stem
147	Walrus, black	<i>Asplenium nigricans</i>	7	Average	
148	Basswood, American	<i>Tilia americana</i>	6	Average	
149	Basswood, American	<i>Tilia americana</i>	9	Average	
150	Basswood, American	<i>Tilia americana</i>	8	Average	
151	Basswood, American	<i>Tilia americana</i>	8	Average	

[illegible]

215	Buckley, eastern	<i>Orlyzopsis coarctata</i>	6	Average
216	Macha, sugar	<i>Aster acanthifolius</i>	3	Poor
217	Buckley, eastern	<i>Orlyzopsis coarctata</i>	14	Average
218	Cik, red	<i>Quercus rubra</i>	14	Average
219	Cham, black	<i>Physalis peruviana</i>	3	Poor
220	Macha, sugar	<i>Aster acanthifolius</i>	13	Average
221	Macha, sugar	<i>Aster acanthifolius</i>	8	Average
222	Macha, sugar	<i>Aster acanthifolius</i>	5	Average
223	Macha, sugar	<i>Aster acanthifolius</i>	6	Average
224	Buckley, eastern	<i>Orlyzopsis coarctata</i>	11	Average
225	Cham, black	<i>Lythrum hyssopifolia</i>	15	Average
226	Buckley, eastern	<i>Orlyzopsis coarctata</i>	17	Average
227	Buckley, eastern	<i>Orlyzopsis coarctata</i>	15	Average
228	Buckley, eastern	<i>Orlyzopsis coarctata</i>	14	Average
229	Macha, sugar	<i>Aster acanthifolius</i>	8	Average
230	Macha, sugar	<i>Aster acanthifolius</i>	6	Average
231	Macha, sugar	<i>Aster acanthifolius</i>	12	Average
232	Macha, sugar	<i>Aster acanthifolius</i>	12	Poor
233	Macha, sugar	<i>Aster acanthifolius</i>	8	Average
234	Macha, sugar	<i>Aster acanthifolius</i>	4	Average
235	Barnwood, American	<i>Filla americana</i>	7	Average
236	Barnwood, American	<i>Filla americana</i>	15	Average
237	Macha, sugar	<i>Aster acanthifolius</i>	6	Average
238	Macha, sugar	<i>Aster acanthifolius</i>	7	Average
239	Cik, red	<i>Quercus rubra</i>	10	Average
240	Cik, red	<i>Quercus rubra</i>	6	Average
241	Macha, sugar	<i>Aster acanthifolius</i>	6	Average
242	Macha, sugar	<i>Aster acanthifolius</i>	6	Average
243	Macha, sugar	<i>Aster acanthifolius</i>	22	Average
244	Macha, sugar	<i>Aster acanthifolius</i>	20	Poor
245	Macha, sugar	<i>Aster acanthifolius</i>	2	Poor
246	Cik, red	<i>Quercus rubra</i>	3	Poor

247	Dak. red	Quercus rubra	14	Poor
248	Dak. red	Quercus rubra	8	Poor
249	Dak. red	Quercus rubra	13	Average
250	Champ. black	Pinus strobus	7	Poor
251	Barrewood, American	Filia americana	6	Average
252	Barrewood, American	Filia americana	6	Average
253	Barrewood, American	Filia americana	5	Average
254	Barrewood, American	Filia americana	5	Average
255	Dak. red	Quercus rubra	18	Average
256	Dak. American	Pinus strobus	10	Average
257	Barrewood, American	Filia americana	11	Average
258	Barrewood, American	Filia americana	11	Average
259	Dak. red	Quercus rubra	14	Average
260	Barrewood, American	Filia americana	9	Average
261	Dak. red	Quercus rubra	13	Average
262	Barrewood, American	Filia americana	10	Average
263	Dak. red	Quercus rubra	7	Poor
264	Dak. red	Quercus rubra	16	Average
265	Dak. red	Quercus rubra	10	Average
266	Black, sugar	Acer saccharum	4	Average
267	Champ. black	Pinus strobus	12	Poor
268	Barrewood, American	Filia americana	14	Average
269	Barrewood, American	Filia americana	10	Average
270	Barrewood, American	Filia americana	8	Average
271	Maple, sugar	Acer saccharum	6	Average
272	Maple, sugar	Acer saccharum	8	Average
273	Maple, sugar	Acer saccharum	6	Average
274	Maple, sugar	Acer saccharum	4	Average
275	Maple, sugar	Acer saccharum	6	Average
276	Barrewood, American	Filia americana	10	Average
277	Black, sugar	Acer saccharum	4	Average
278	Hickory, sweet	Carya alba	8	Average

279	Baroness, American	<i>Felis americana</i>	17	Average	
280	Baroness, American	<i>Felis americana</i>	15	Average	
281	Beak, sugar	<i>Acer saccharum</i>	5	Average	
282	Beak, sugar	<i>Acer saccharum</i>	5	Average	
283	Baroness, American	<i>Felis americana</i>	6	Average	
284	Baroness, American	<i>Felis americana</i>	16	Average	5 stem
285	Beak, black	<i>Agave salmiana</i>	13	Average	
286	Oak, red	<i>Quercus rubra</i>	10	Average	
287	Baroness, American	<i>Felis americana</i>	6	Average	5 foot
288	Baroness, American	<i>Felis americana</i>	8	Average	
289	Baroness, American	<i>Felis americana</i>	13	Average	
290	Beak, sugar	<i>Acer saccharum</i>	4	Average	
291	Baroness, American	<i>Felis americana</i>	22	Average	1 stem
292	Baroness, American	<i>Felis americana</i>	16	Average	1 stem
293	Baroness, American	<i>Felis americana</i>	16	Average	1 stem
294	Baroness, American	<i>Felis americana</i>	11	Average	1 stem
295	Baroness, American	<i>Felis americana</i>	8	Average	1 stem
296	Baroness, American	<i>Felis americana</i>	5	Average	5 foot
297	Baroness, American	<i>Felis americana</i>	8	Average	
298	Baroness, American	<i>Felis americana</i>	8	Average	
299	Baroness, American	<i>Felis americana</i>	7	Average	
300	Baroness, American	<i>Felis americana</i>	5	Average	
301	Baroness, American	<i>Felis americana</i>	18	Foot	4 stem
302	Baroness, American	<i>Felis americana</i>	4	Average	4 stem
303	Baroness, American	<i>Felis americana</i>	13	Average	4 stem
304	Baroness, American	<i>Felis americana</i>	13	Average	4 stem
305	Baroness, American	<i>Felis americana</i>	12	Average	4 stem
306	Hickory, shagbark	<i>Carya ovata</i>	9	Average	
307	Beak, sugar	<i>Acer saccharum</i>	8	Average	
308	Beak, sugar	<i>Acer saccharum</i>	8	Average	
309	Beak, sugar	<i>Acer saccharum</i>	5	Average	
310	Baroness, American	<i>Felis americana</i>	7	Average	
311	Baroness, American	<i>Felis americana</i>	12	Average	
312	Baroness, American	<i>Felis americana</i>	11	Average	

343	Male, sugar	Beer aschamom	8	Average
344	Male, sugar	Beer aschamom	5	Average
345	Male, sugar	Beer aschamom	7	Average
346	Male, sugar	Beer aschamom	5	Average
347	Male, sugar	Beer aschamom	4	Average
348	Male, sugar	Beer aschamom	12	Average
349	Barbecued, American	Tea anemone	14	Average
350	Cherry, black	Phlox, blue	7	Poor
351	Male, sugar	Beer aschamom	6	Good
352	Dak. red	Quercus, robur	4	Average
353	Barbecued, American	Tea anemone	8	Average
354	Male, sugar	Beer aschamom	6	Poor
355	Male, sugar	Beer aschamom	4	Average
356	Male, sugar	Beer aschamom	4	Average
357	Male, sugar	Beer aschamom	4	Average
358	Dak. red	Quercus, robur	12	Poor
359	Dak. red	Quercus, robur	7	Average
360	Barbecued, American	Tea anemone	6	Average
361	Male, sugar	Beer aschamom	7	Average
362	Male, sugar	Beer aschamom	11	Average
363	Male, sugar	Beer aschamom	4	Average
364	Male, sugar	Beer aschamom	5	Average
365	Male, sugar	Beer aschamom	4	Average
366	Male, sugar	Beer aschamom	4	Average
367	Female, black	Japanese maple	7	Average
368	Male, sugar	Beer aschamom	4	Average
369	Male, sugar	Beer aschamom	6	Average
370	Male, sugar	Beer aschamom	7	Average
371	Male, sugar	Beer aschamom	11	Average
372	Male, sugar	Beer aschamom	10	Average
373	Male, sugar	Beer aschamom	12	Average
374	Male, sugar	Beer aschamom	10	Average

373	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	11	Average
374	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	4	Poor
375	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
376	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Average
377	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	13	Average
378	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
381	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Good
382	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Average
383	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	8	Average
385	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Average
386	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	13	Average
388	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	9	Average
389	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	4	Good
390	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Good
393	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Good
395	<i>Okia</i> , <i>red</i>	<i>Quercus alba</i>	11	Average
397	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	4	Average
398	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Poor
399	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	8	Average
394	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	4	Average
395	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
396	<i>Hedysary</i> , <i>eastern</i>	<i>Galins octocaulis</i>	5	Average
397	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	4	Average
398	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	8	Average
399	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	13	Average
400	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
401	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Average
402	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
403	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	5	Average
404	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	7	Average
405	<i>Mysis</i> , <i>sugoi</i>	<i>Acer acanthophora</i>	6	Average
406	<i>Trifolium</i> , <i>black</i>	<i>Lupinus albus</i>	10	Average

407	Dak. uid	Quercus robur	15	Average	
408	Mass. sugar	Acer saccharum	5	Average	
409	Mass. sugar	Acer saccharum	7	Average	
410	Mass. sugar	Acer saccharum	6	Average	
411	Frank. black	Liquidambar	14	Good	
412	Mass. sugar	Acer saccharum	6	Average	
413	Mass. sugar	Acer saccharum	7	Average	
414	Mass. sugar	Acer saccharum	7	Average	
415	Mass. sugar	Acer saccharum	15	Average	2 mm
416	Mass. sugar	Acer saccharum	7	Average	2 mm
417	Mass. sugar	Acer saccharum	5	Average	2 mm
418	Mass. sugar	Acer saccharum	6	Average	2 mm
419	Mass. sugar	Acer saccharum	6	Average	2 mm
420	Hickory, shagbark	Carya ovata	9	Average	
421	Mass. sugar	Acer saccharum	6	Average	
422	Mass. sugar	Acer saccharum	7	Average	
423	Mass. sugar	Acer saccharum	6	Average	
424	Mass. sugar	Acer saccharum	6	Average	
425	Frank. black	Liquidambar	13	Average	
426	En. net	Alnus incana	6	Poor	
427	Heubach, cotton	Gleditsia triacanthos	6	Average	
428	Mass. sugar	Acer saccharum	8	Average	
429	Mass. sugar	Acer saccharum	9	Average	
430	Mass. sugar	Acer saccharum	7	Average	
431	Mass. sugar	Acer saccharum	7	Average	
432	Mass. sugar	Acer saccharum	4	Average	
433	Frank. black	Liquidambar	6	Average	
434	Frank. black	Liquidambar	14	Average	
435	Dak. uid	Quercus robur	4	Average	2 mm
436	Dak. uid	Quercus robur	7	Average	2 mm
437	Mass. sugar	Acer saccharum	6	Average	
438	Mass. sugar	Acer saccharum	4	Average	

439	Maize, sugar	Acet anhydram	4	Average	
440	Barley, black	Lupulin sugar	7	Average	
441	Maize, sugar	Acet anhydram	5	Average	
442	Maize, sugar	Acet anhydram	5	Average	
443	Maize, sugar	Acet anhydram	11	Average	
444	Maize, sugar	Acet anhydram	6	Average	
445	Wheat, black	Lupulin sugar	12	Average	
446	Wheat, black	Lupulin sugar	12	Average	Very hard
447	Maize, sugar	Acet anhydram	4	Average	
448	Maize, sugar	Acet anhydram	4	Average	
449	Maize, sugar	Acet anhydram	5	Average	
450	Maize, sugar	Acet anhydram	6	Average	
451	Maize, sugar	Acet anhydram	8	Average	
452	Maize, sugar	Acet anhydram	11	Average	
453	Oak, red	Quercus robur	12	Good	
454	Oak, red	Quercus robur	13	Good	
455	Oak, red	Quercus robur	10	Average	
456	Maize, sugar	Acet anhydram	11	Average	
457	Maize, sugar	Acet anhydram	7	Average	
458	Oak, red	Quercus robur	14	Good	
459	Maize, sugar	Acet anhydram	5	Average	
460	Maize, sugar	Acet anhydram	6	Average	
461	Maize, sugar	Acet anhydram	8	Average	
462	Maize, sugar	Acet anhydram	8	Average	
463	Maize, sugar	Acet anhydram	5	Average	
464	Maize, sugar	Acet anhydram	6	Poor	
465	Maize, sugar	Acet anhydram	8	Poor	
466	Maize, sugar	Acet anhydram	5	Poor	
467	Maize, sugar	Acet anhydram	4	Poor	
468	Maize, sugar	Acet anhydram	6	Poor	
469	Pistachio, shagbark	Carya ovata	7	Average	
470	Maize, sugar	Acet anhydram	5	Average	

303	Wheat, black	Agave rigia	20	Average	2 stem
304	Wheat, black	Agave rigia	16	Average	
305	Mague, sugar	Agave acotichon	10	Average	
306	Cik, white	Quercus alba	5	Poor	
307	Mague, sugar	Agave acotichon	7	Average	
308	Cik, white	Quercus	3	Average	
309	Mague, sugar	Agave acotichon	4	Poor	
310	Cik, white	Quercus alba	5	Poor	
311	Cik, sat	Quercus alba	12	Good	
312	Cik, white	Quercus alba	4	Good	
313	Cik, white	Quercus	9	Good	
314	Cik, white	Quercus alba	13	Average	
315	Mague, sugar	Agave acotichon	5	Average	
316	Cik, white	Quercus alba	6	Average	
317	Wheat, black	Agave rigia	5	Average	
318	Mague, sugar	Agave acotichon	7	Average	
319	Mague, sugar	Agave acotichon	9	Average	
320	Mague, sugar	Agave acotichon	6	Average	
321	Mague, sugar	Agave acotichon	7	Average	
322	Mague, sugar	Agave acotichon	6	Average	
323	Mague, sugar	Agave acotichon	4	Average	
324	Mague, sugar	Agave acotichon	5	Average	
325	Cik, white	Quercus alba	5	Average	
326	Cik, white	Quercus alba	7	Average	
327	Cik, white	Quercus alba	7	Average	
328	Mague, sugar	Agave acotichon	5	Average	
329	Mague, sugar	Agave acotichon	7	Average	
330	Mague, sugar	Agave acotichon	4	Average	
331	Wheat, black	Agave rigia	11	Average	
332	Mague, sugar	Agave acotichon	6	Average	
333	Mague, sugar	Agave acotichon	6	Average	
334	Cik, sat	Quercus alba	11	Average	

535	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
536	<i>Dark white</i>	<i>General</i>	<i>alba</i>	5	Good
537	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	11	Average
538	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	7	Average
539	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
540	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	8	Average
541	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	12	Average
542	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Average
543	<i>Dark red</i>	<i>General</i>	<i>robra</i>	16	Average
544	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
545	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	9	Average
546	<i>Dark white</i>	<i>General</i>	<i>alba</i>	6	Average
547	<i>Walnut black</i>	<i>Hygiene</i>	<i>signa</i>	7	Average
548	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	9	Average
549	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
550	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
551	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	7	Average
552	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Average
553	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Average
554	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Average
555	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	7	Poor
556	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	11	Average
557	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	4	Average
558	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
559	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	4	Average
560	<i>Pyramon</i>	<i>Ascorbutum</i>	<i>ascorbutum</i>	13	Average
561	<i>Walnut black</i>	<i>Hygiene</i>	<i>signa</i>	4	Average
562	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
563	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	7	Average
564	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Average
565	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	6	Average
566	<i>Magic</i>	<i>Asse</i>	<i>ascorbutum</i>	5	Poor

907	Magic, sugar	Alse acanthopalm	5	Pool	
908	Magic, sugar	Alse acanthopalm	7	Average	
909	Cherry, black	Quercus alba	7	Pool	
910	Edk, red	Quercus alba	8	Average	
911	Cherry, black	Pinus strobus	10	Pool	
912	Magic, sugar	Alse acanthopalm	10	Average	
913	Magic, sugar	Alse acanthopalm	6	Pool	
914	Edk, white	Quercus alba	6	Pool	
915	Magic, sugar	Alse acanthopalm	4	Average	
916	Magic, sugar	Alse acanthopalm	8	Average	
917	Magic, sugar	Alse acanthopalm	6	Average	
918	Edk, white	Quercus alba	12	Pool	
919	Magic, sugar	Alse acanthopalm	5	Pool	
920	Magic, sugar	Alse acanthopalm	9	Average	
921	Magic, sugar	Alse acanthopalm	6	Pool	
922	Magic, sugar	Alse acanthopalm	4	Average	
923	Magic, sugar	Alse acanthopalm	4	Average	
924	Magic, sugar	Alse acanthopalm	4	Average	
925	Magic, sugar	Alse acanthopalm	7	Average	
926	Magic, sugar	Alse acanthopalm	4	Average	
927	Magic, sugar	Alse acanthopalm	6	Average	
928	Magic, sugar	Alse acanthopalm	7	Average	
929	Magic, sugar	Alse acanthopalm	4	Average	
930	Magic, sugar	Alse acanthopalm	6	Average	
931	Magic, sugar	Alse acanthopalm	7	Average	
932	Magic, sugar	Alse acanthopalm	4	Average	
933	Magic, sugar	Alse acanthopalm	4	Average	
934	Edk, white	Quercus alba	5	Average	
935	Magic, sugar	Alse acanthopalm	4	Average	
936	Edk, white	Quercus alba	13	Average	in 40' buffer area
937	Magic, sugar	Alse acanthopalm	4	Average	
938	Edk, black	Pinus rigida	11	Average	
939	Magic, sugar	Alse acanthopalm	10	Average	
940	Edk, red	Quercus alba	6	Pool	

589	<i>Maple, sugar</i>	<i>Acer saccharum</i>	6	Average	
590	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Poor	
601	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Poor	
602	<i>Maple, sugar</i>	<i>Acer saccharum</i>	6	Average	
603	<i>Maple, sugar</i>	<i>Acer saccharum</i>	8	Average	
604	<i>Maple, sugar</i>	<i>Acer saccharum</i>	9	Average	
605	<i>Oak, white</i>	<i>Quercus alba</i>	12	Average	In #2 Buffer area
606	<i>Oak, white</i>	<i>Quercus alba</i>	11	Average	
607	<i>Hicory, bitters</i>	<i>Carya bitters</i>	9	Average	
608	<i>Hickory, eastern</i>	<i>Carya cordata</i>	7	Average	
609	<i>Hickory, black</i>	<i>Carya sp.</i>	10	Average	
610	<i>Maple, sugar</i>	<i>Acer saccharum</i>	8	Average	
611	<i>Maple, sugar</i>	<i>Acer saccharum</i>	8	Average	
612	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Average	
613	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Average	
614	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Average	
615	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
616	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
617	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
618	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
619	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
620	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Average	
621	<i>Maple, sugar</i>	<i>Acer saccharum</i>	7	Average	
622	<i>Maple, sugar</i>	<i>Acer saccharum</i>	6	Average	
623	<i>Maple, sugar</i>	<i>Acer saccharum</i>	6	Average	
624	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Poor	
625	<i>Maple, sugar</i>	<i>Acer saccharum</i>	12	Average	
626	<i>Maple, sugar</i>	<i>Acer saccharum</i>	4	Poor	
627	<i>Maple, sugar</i>	<i>Acer saccharum</i>	11	Average	
628	<i>Maple, sugar</i>	<i>Acer saccharum</i>	5	Average	
629	<i>Hickory, black</i>	<i>Carya sp.</i>	10	Average	5 stem
630	<i>Oak, white</i>	<i>Quercus alba</i>	10	Average	

903	Hickory, internal	<i>Carya coralliformis</i>	13	Average
904	Hickory, internal	<i>Carya coralliformis</i>	4	Average
905	Walnut, black	<i>Juglans nigra</i>	4	Good
906	Hickory, internal	<i>Carya coralliformis</i>	5	Good
907	Oak, white	<i>Quercus alba</i>	11	Average
908	Oak, white	<i>Quercus alba</i>	11	Average
909	Hickory, internal	<i>Carya coralliformis</i>	11	Average
910	Elm, American	<i>Ulmus americana</i>	7	Average
911	Elm, American	<i>Ulmus americana</i>	7	Average
912	Elm, American	<i>Ulmus americana</i>	7	Poor
913	Elm, American	<i>Ulmus americana</i>	9	Poor
914	Elm, American	<i>Ulmus americana</i>	11	Average
915	Elm, American	<i>Ulmus americana</i>	6	Poor
916	Walnut, black	<i>Juglans nigra</i>	6	Average
917	Manchurian, exsultans	<i>Quercus exsultans</i>	6	Average
918	Elm, American	<i>Ulmus americana</i>	5	Average
919	Elm, American	<i>Ulmus americana</i>	5	Average

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11

LANDSCAPE PLAN

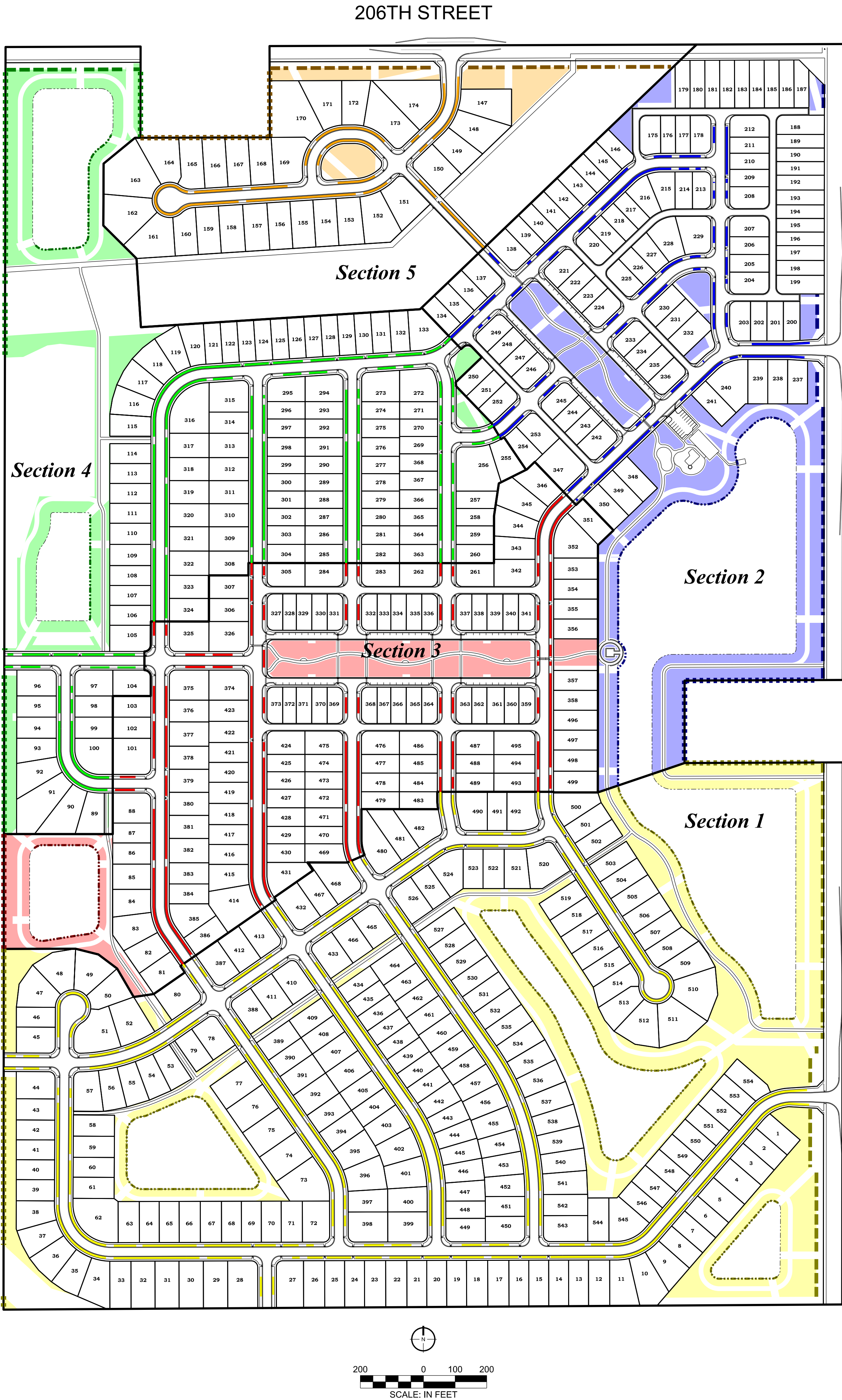
FREE INVENTORY

THE LANCET

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SIX POINTS ROAD

LANDSCAPING REQUIREMENTS AND STRATEGY FOR LAKES AT IRONSTONE

TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR RAVINA P.U.D.	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHRUBS (or added trees)
SECTION ONE							
EXTERNAL STREET FRONTAGE (SIX POINTS ROAD)	ARTERIAL	-1,472 LINEAL FEET UNENCLUMBERED	PER U.D.O.: 30 LINEAL FEET WIDE YARD WITH 3 SHADE TREES + 3 ORNAMENTAL TREES + 4 EVERGREEN TREES + 25 SHRUBS + MINIMUM THREE-FOOT HIGH UNCLUMBERED MOUND PER 100 LINEAL FEET OF UNENCLUMBERED FRONTAGE. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE BLACK FOUR-BOARD FENCING	45	45	59	368
WEST PERIMETER BUFFER	AG-SF1	-903 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	37	0	37	[126]
NORTHEAST PERIMETER BUFFER	AG-SF1	-411 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	17	0	17	[13]
LOT (OPEN SPACE/COMMONS)	N/A	-10.95 ACRES UNENCLUMBERED	PER U.D.O.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE AND BUFFER YARD TREES. TREES WILL BE INSTALLED AROUND PONDS BY DEVELOPER REGARDLESS OF CREDITS. PER U.D.O.: NO TREES REQUIRED IN POWER TRANSMISSION LINE EASEMENT	0	0	(110 MINUS 208 EQUALS -188)	0
POND	NA	-5,057 LINEAL FEET	PER U.D.O. SUBJECTIVE. APPROXIMATELY 1 TREE PER 50 LINEAL FEET OF POND EDGE NOT ALREADY ADDRESSED WITH PRESERVED AND/OR BUFFER YARD AND/OR PERIMETER STREET FRONTAGE TREES			102	0
LOT (SINGLE-FAMILY FRONT-LOAD)	NA	PER BUILDER	PER P.U.D.: 2 SHADE TREES + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (SINGLE-FAMILY REAR-LOAD)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (TOWNHOME)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE PER SECONDARY FRONTAGE OF CORNER LOTS. WHERE SETBACK IS 10 FEET OR LESS 3 ADDITIONAL SHRUBS MAY BE SUBSTITUTED FOR TREE PROVIDED THAT STREET TREE IS WITHIN RIGHT-OF-WAY ADJACENT TO SUBJECT LOT FRONTAGE	TBD	0	0	TBD
LOCAL STREET (RIGHT-OF-WAY)	LOCAL STREET	-13,648 LINEAL FEET UNENCLUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. VARIABLE O.C. SPACING OF 20' (P.U.D.) TO 80' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY BUILDER ALONG LOTS AND BY DEVELOPER ALONG COMMON AREAS	-273	0	0	0
SECTION TWO							
EXTERNAL STREET FRONTAGE (SIX POINTS ROAD)	ARTERIAL	-1,029 LINEAL FEET UNENCLUMBERED	PER U.D.O.: 30 LINEAL FEET WIDE YARD WITH 3 SHADE TREES + 3 ORNAMENTAL TREES + 4 EVERGREEN TREES + 25 SHRUBS + MINIMUM THREE-FOOT HIGH UNCLUMBERED MOUND PER 100 LINEAL FEET OF UNENCLUMBERED FRONTAGE. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE BLACK FOUR-BOARD FENCING	31	31	42	258
EXTERNAL STREET FRONTAGE (206TH STREET)	COLLECTOR	-8 LINEAL FEET UNENCLUMBERED FOR SHRUBS	PER U.D.O.: 30 LINEAL FEET WIDE YARD WITH 3 SHADE TREES + 3 ORNAMENTAL TREES + 4 EVERGREEN TREES + 25 SHRUBS PER 100 LINEAL FEET OF UNENCLUMBERED FRONTAGE. SPECIES WITHIN POWER TRANSMISSION LINE EASEMENT SHALL NOT EXCEED 22' HIGH AT MATURITY. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE BLACK FOUR-BOARD FENCING	0	0	0	2
SOUTHEAST PERIMETER BUFFER	AG-SF1	-672 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	27	0	27	[121]
LOT (OPEN SPACE/COMMONS)	N/A	-8.46 ACRES UNENCLUMBERED	PER U.D.O.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE AND BUFFER YARD TREES. TREES WILL BE INSTALLED AROUND PONDS BY DEVELOPER REGARDLESS OF CREDITS. PER U.D.O.: NO TREES REQUIRED IN POWER TRANSMISSION LINE EASEMENT	0	0	(85 MINUS 179 EQUALS -114)	0
POND	NA	-1,551 LINEAL FEET	PER U.D.O. SUBJECTIVE. APPROXIMATELY 1 TREE PER 50 LINEAL FEET OF POND EDGE NOT ALREADY ADDRESSED WITH PRESERVED AND/OR BUFFER YARD AND/OR PERIMETER STREET FRONTAGE TREES			32	0
LOT (SINGLE-FAMILY FRONT-LOAD)	NA	PER BUILDER	PER P.U.D.: 2 SHADE TREES + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (SINGLE-FAMILY REAR-LOAD)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (TOWNHOME)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE PER SECONDARY FRONTAGE OF CORNER LOTS. WHERE SETBACK IS 10 FEET OR LESS 3 ADDITIONAL SHRUBS MAY BE SUBSTITUTED FOR TREE PROVIDED THAT STREET TREE IS WITHIN RIGHT-OF-WAY ADJACENT TO SUBJECT LOT FRONTAGE	TBD	0	0	TBD
LOCAL STREET (RIGHT-OF-WAY)	LOCAL STREET	-3,658 LINEAL FEET UNENCLUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. VARIABLE O.C. SPACING OF 20' (P.U.D.) TO 80' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY BUILDER ALONG LOTS AND BY DEVELOPER ALONG COMMON AREAS	-95	0	0	0
SECTION THREE							
WEST PERIMETER BUFFER	AG-SF1	-364 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	15	0	15	[11]
LOT (OPEN SPACE/COMMONS)	N/A	-2.89 ACRES UNENCLUMBERED	PER U.D.O.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE AND BUFFER YARD TREES. TREES WILL BE INSTALLED AROUND PONDS BY DEVELOPER REGARDLESS OF CREDITS. PER U.D.O.: NO TREES REQUIRED IN POWER TRANSMISSION LINE EASEMENT	0	0	(30 MINUS 41 EQUALS -11)	0
POND	NA	-669 LINEAL FEET	PER U.D.O. SUBJECTIVE. APPROXIMATELY 1 TREE PER 50 LINEAL FEET OF POND EDGE NOT ALREADY ADDRESSED WITH PRESERVED AND/OR BUFFER YARD AND/OR PERIMETER STREET FRONTAGE TREES			14	0
LOT (SINGLE-FAMILY FRONT-LOAD)	NA	PER BUILDER	PER P.U.D.: 2 SHADE TREES + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (SINGLE-FAMILY REAR-LOAD)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (TOWNHOME)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE PER SECONDARY FRONTAGE OF CORNER LOTS. WHERE SETBACK IS 10 FEET OR LESS 3 ADDITIONAL SHRUBS MAY BE SUBSTITUTED FOR TREE PROVIDED THAT STREET TREE IS WITHIN RIGHT-OF-WAY ADJACENT TO SUBJECT LOT FRONTAGE	TBD	0	0	TBD
LOCAL STREET (RIGHT-OF-WAY)	LOCAL STREET	-8,258 LINEAL FEET UNENCLUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. VARIABLE O.C. SPACING OF 20' (P.U.D.) TO 80' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY BUILDER ALONG LOTS AND BY DEVELOPER ALONG COMMON AREAS	-126	0	0	0
SECTION FOUR							
EXTERNAL STREET FRONTAGE (206TH STREET)	COLLECTOR	-380 LINEAL FEET UNENCLUMBERED	PER U.D.O.: 30 LINEAL FEET WIDE YARD WITH 3 SHADE TREES + 3 ORNAMENTAL TREES + 4 EVERGREEN TREES + 25 SHRUBS + MINIMUM THREE-FOOT HIGH UNCLUMBERED MOUND PER 100 LINEAL FEET OF UNENCLUMBERED FRONTAGE. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE BLACK FOUR-BOARD FENCING	12	12	16	95
WEST PERIMETER BUFFER	AG-SF1	-1,338 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. SPECIES WITHIN POWER TRANSMISSION LINE EASEMENT SHALL NOT EXCEED 19' HIGH AT MATURITY. NO MOUNDING REQUIRED	54	0	54	[41]
NORTHEAST PERIMETER BUFFER	AG-SF1	-207 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	9	0	9	[7]
LOT (OPEN SPACE/COMMONS)	N/A	-4.63 ACRES UNENCLUMBERED	PER U.D.O.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE AND BUFFER YARD TREES. TREES WILL BE INSTALLED AROUND PONDS BY DEVELOPER REGARDLESS OF CREDITS. PER U.D.O.: NO TREES REQUIRED IN POWER TRANSMISSION LINE EASEMENT	0	0	(47 MINUS 214 EQUALS -167)	0
POND	NA	-877 LINEAL FEET	PER U.D.O. SUBJECTIVE. APPROXIMATELY 1 TREE PER 50 LINEAL FEET OF POND EDGE NOT ALREADY ADDRESSED WITH PRESERVED AND/OR BUFFER YARD AND/OR PERIMETER STREET FRONTAGE TREES			18	0
LOT (SINGLE-FAMILY FRONT-LOAD)	NA	PER BUILDER	PER P.U.D.: 2 SHADE TREES + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (SINGLE-FAMILY REAR-LOAD)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (TOWNHOME)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE PER SECONDARY FRONTAGE OF CORNER LOTS. WHERE SETBACK IS 10 FEET OR LESS 3 ADDITIONAL SHRUBS MAY BE SUBSTITUTED FOR TREE PROVIDED THAT STREET TREE IS WITHIN RIGHT-OF-WAY ADJACENT TO SUBJECT LOT FRONTAGE	TBD	0	0	TBD
LOCAL STREET (RIGHT-OF-WAY)	LOCAL STREET	-6,843 LINEAL FEET UNENCLUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. VARIABLE O.C. SPACING OF 20' (P.U.D.) TO 80' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY BUILDER ALONG LOTS AND BY DEVELOPER ALONG COMMON AREAS	-133	0	0	0
SECTION FIVE							
EXTERNAL STREET FRONTAGE (206TH STREET)	COLLECTOR	-1,049 LINEAL FEET UNENCLUMBERED	PER U.D.O.: 30 LINEAL FEET WIDE YARD WITH 3 SHADE TREES + 3 ORNAMENTAL TREES + 4 EVERGREEN TREES + 25 SHRUBS + MINIMUM THREE-FOOT HIGH UNCLUMBERED MOUND PER 100 LINEAL FEET OF UNENCLUMBERED FRONTAGE. SPECIES WITHIN POWER TRANSMISSION LINE EASEMENT SHALL NOT EXCEED 22' HIGH AT MATURITY. ADDITIONAL DESIGN ELEMENTS WILL INCLUDE BLACK FOUR-BOARD FENCING	32	32	42	268
NORTHWEST PERIMETER BUFFER	AG-SF1	-619 LINEAL FEET UNENCLUMBERED	PER U.D.O. & P.U.D.: 40 LINEAL FEET WIDE BUFFER WITH 4 SHADE TREES + 4 EVERGREEN TREES + 3 ADDITIONAL TREES PER 100 LINEAL FEET OF UNENCLUMBERED BOUNDARY. NO MOUNDING REQUIRED	25	0	25	[19]
LOT (OPEN SPACE/COMMONS)	N/A	-1.24 ACRES UNENCLUMBERED	PER U.D.O.: 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE. MINUS CREDITED EXTERNAL STREET FRONTAGE AND BUFFER YARD TREES. TREES WILL BE INSTALLED AROUND PONDS BY DEVELOPER REGARDLESS OF CREDITS. PER U.D.O.: NO TREES REQUIRED IN POWER TRANSMISSION LINE EASEMENT	0	0	(13 MINUS 175 EQUALS -162)	0
LOT (SINGLE-FAMILY FRONT-LOAD)	NA	PER BUILDER	PER P.U.D.: 2 SHADE TREES + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (SINGLE-FAMILY REAR-LOAD)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 8 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE + 8 SHRUBS PER SECONDARY FRONTAGE OF CORNER LOTS.	TBD	0	0	TBD
LOT (TOWNHOME)	NA	PER BUILDER	PER P.U.D.: 1 SHADE TREE + 4 SHRUBS PER LOT. 1 ADDITIONAL SHADE TREE PER SECONDARY FRONTAGE OF CORNER LOTS. WHERE SETBACK IS 10 FEET OR LESS 3 ADDITIONAL SHRUBS MAY BE SUBSTITUTED FOR TREE PROVIDED THAT STREET TREE IS WITHIN RIGHT-OF-WAY ADJACENT TO SUBJECT LOT FRONTAGE	TBD	0	0	TBD
LOCAL STREET (RIGHT-OF-WAY)	LOCAL STREET	-3,636 LINEAL FEET UNENCLUMBERED PLANTING STRIP	PER U.D.O.: 1 TREE PER 50 LF OF STREET. VARIABLE O.C. SPACING OF 20' (P.U.D.) TO 80' (U.D.O.) OR GREATER AS DETERMINED BY PROXIMITY RESTRICTIONS. BY BUILDER ALONG LOTS AND BY DEVELOPER ALONG COMMON AREAS	-51	0	0	0
AMENITY							
LOT (OPEN SPACE/COMMONS)	N/A	ACREAGE INCLUDED IN OPEN SPACE CALCULATIONS	TO FOLLOW GENERAL CHARACTER AS SHOWN IN P.U.D. EXHIBITS. SEPARATE SUBMITTAL FOR CAREY COMMONS AND LAURA TAYLOR PARK TO INCLUDE PROPOSED PLANTS BEYOND WHAT IS ALREADY SHOWN ON PRIMARY PLAT			INCLUDED IN PRIMARY PLAT PLANS	TBD
PARKING LOT	N/A	TBD	SEPARATE SUBMITTAL. PER U.D.O.: PARKING LOT ISLANDS SHALL INCLUDE MINIMUM 1 TREE + 4 SHRUBS AND PERIMETER PARKING AREA SHALL INCLUDE MINIMUM 1 TREE PER 50 LINEAL FEET + 1 SHRUB PER 50 LINEAL FEET	TBD	N/A		TBD
FOUNDATION	N/A	TBD	SEPARATE SUBMITTAL. PER U.D.O.: MINIMUM 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET OF BUILDING FACADE	TBD	N/A		TBD

SCALE: AS NOTED

DESIGNED BY: EWS

DRAWN BY: EWS

CHECKED BY: EWS

APPROVAL PENDING

NOT FOR CONSTRUCTION

STEVEN'S GATE DEVELOPER, LLC

PRIMARY PLAT LANDSCAPE PLAN STRATEGY

THE LAKES AT IRONSTONE

ORIGINAL ISSUE: 05/03/2026

KHA PROJECT NO. 170275007

SHEET NUMBER

Kimley»Horn

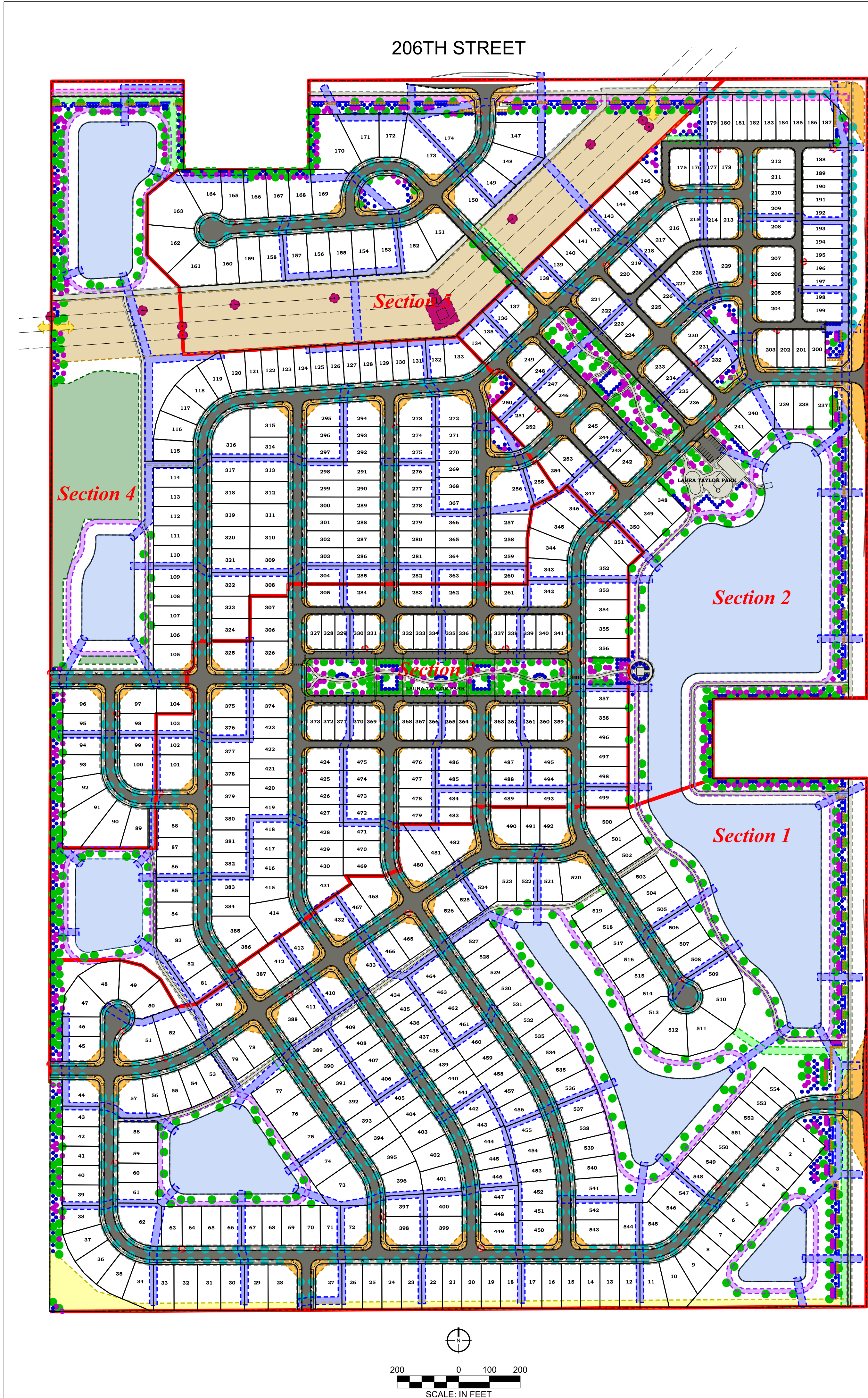
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08/14/2026 EWS
08/14/2026 EWS
1 Modified zones per revised Site Plan.
2 Modified Requirements & Strategy Table.
3

REVISIONS

DATE

BY



- PLANT SCHEDULE:
- Street Trees (2"):
- Variable Species (Westfield's Street Tree List)
- Shade Trees (2"):
- Variable Species
- Ornamental Trees (2"):
- Variable Species
- Evergreen Trees (6"):
- Variable Species
- Shrubs (18"):
- Variable Species

- LEGEND:
- Entry Monument
 - Four-Board Fence
 - Undulating Mounding

- LEGEND:
- Tree-Free Zone (Street)
 - Tree-Free Zone (Sidewalk/Driveway Proximity)
 - Tree-Free Zone (Legal Drain Easement)
 - Tree-Free Zone (Pond)
 - Tree-Free Zone (Top of Bank Easement)
 - Tree-Free Zone (CEG Water Easement)
 - Tree-Free Zone (Storm Pipe Proximity)
 - Tree-Free Zone (Sub-Surface Drain Lateral)
 - Tree-Free Zone (Sanitary Pipe Proximity)
 - Tree-Free Zone (Vision Clearance Triangle)
 - Tree-Free Zone (Fire Hydrant Proximity)
 - Tree-Free Zone (Tree Preservation Easement)
 - Tree-Sensitive Zone (Power Transmission Line Easement)
 - Tree-Free Zone (20' Wide PTL Easement Access)
 - Tree-Free Zone (PTL Structure Proximity)

- PROJECT NOTES:
- The Landscape Requirements and Strategy table on Sheet L101 will be updated for the Secondary Plat phase of the approval process to reflect further refinement of Construction documents and addition of more tree-free zones due to proximity (e.g., street lamps and per-lot driveways).
 - Per verbal understanding with Westfield Staff the identification of all plant material by quantity and species shall take place at the Secondary Plat phase of the approval process. For Primary Plat purposes plant material has been identified under the general UDO categories of Street Trees, Shade Trees, Ornamental Trees, Evergreen Trees, and Shrubs.
 - Refined plans for the primary amenities (Carey Commons in Section 2 and Laura Taylor Park in Sections 2&3) shall be submitted separately. While the quantity of trees for those locations reflected in the Primary Plat submittal will remain the same, their locations may be adjusted to accommodate the final layout of required design elements stipulated in the PUD.
 - Unless otherwise specified, all plant material shall be installed by the Developer.
 - All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 this sheet (see also note #6). All Street Trees shall be planted a minimum twenty (20) feet on-center as allowed per PUD.
 - All plants located within the Power Transmission Line Easement shall not exceed twenty-five feet in height at maturity.
 - The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #8, #9, and #10. Minimum five roughly equal species.
 - No trees shall be planted within 4 feet of any pavement.
 - No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain, sanitary sewer subsurface drain lateral, or fire hydrant.
 - No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Vision Clearance Triangle.
 - No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement, or Top of Bank Easement.
 - No plantings shall be located in perimeter street rights-of-way unless otherwise approved by the Department of Public Works. Note: the ones shown along Lots #179-179 are called for in the PUD.
 - Per City Engineer no plantings shall be installed in a standard Drainage Easement, Tree Preservation Easement or Top Of Bank Easement.
 - Per County Surveyor no planting shall be installed in a Regulated/Legal Drain Easement; and no plantings shall be installed in a flood zone without mitigation.
 - Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and vertical structures or other tree trunks.
 - At the time of installation the minimum plant size shall be minimum two (2) inch caliper and eight (8) feet tall for all single leader deciduous trees or minimum eight (8) feet tall for clump form deciduous trees, six (6) feet tall for evergreen trees, eighteen (18) inches for shrubs.
 - All proposed plant material shall be installed per the Planting Details below—including mulch rings for isolated plants or mulch beds where plants are in close proximity to one another.
 - All Common Areas that have been disturbed during construction shall receive a permanent ground cover to comply with erosion control standards.

SECTION 02800 - STREET TREE LIST

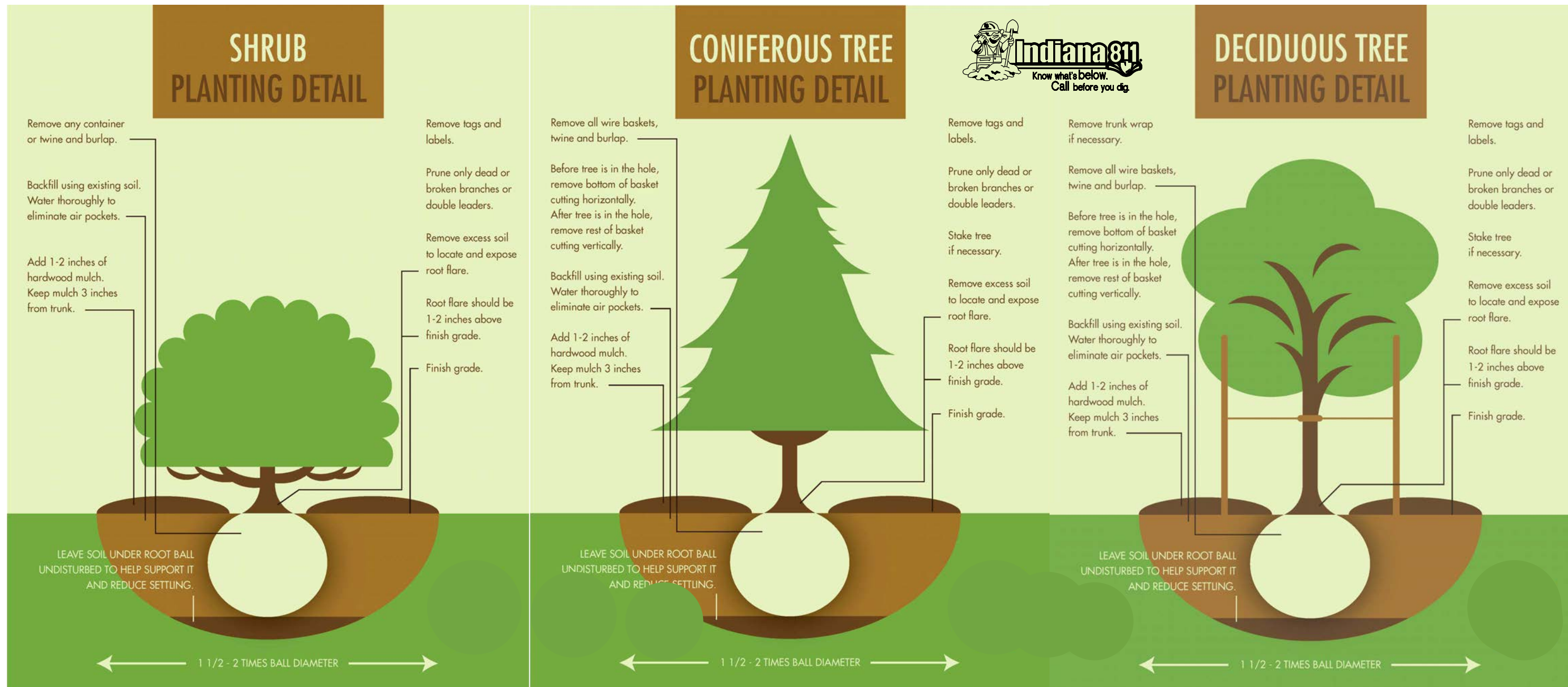
Table 1

Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the Preferred Shade Tree List may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties must be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

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



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EMAIL: Brett.Hurley@kimley-horn.com
WWW.KIMLEY-HORN.COM

DESIGNED BY: EWS
DRAWN BY: EWS
CHECKED BY: EWS

3 Modified notes per Staff conversation.
2 Modified plan per Staff conversation.
1 Modified plan per revised site layout.

08/14/2026
08/14/2026
08/14/2026

DATE

BY

REVISIONS

No.

APPROVAL PENDING
NOT FOR CONSTRUCTION

STEVEN'S GATE
DEVELOPER,
LLC

PRIMARY PLAT
LANDSCAPE PLAN
LAYOUT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/03/2026
KHA PROJECT NO.
170275007

SHEET NUMBER

L103

Page 46 of 71

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Weatfield\JNV1_Design\CAD\170275007\Sheets\COVER SHEET.dwg C100 Aug 17, 2026 10:57am by: GavinBakker
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LOCATION MAP
(N.T.S.)

NOTES

1. REFERENCE SHEET C800 FOR TYPICAL ROADWAY CROSS SECTIONS FOR THIS DEVELOPMENT.
2. REFERENCE SHEET P116 FOR FULL LEGAL DESCRIPTION.

LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN.

MINIMUM OPEN SPACE REQUIRED = 20.0%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 79.02 AC.
TOTAL ACREAGE = 237.61 AC. = 33.26%

Residential Lot Type Standards

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

N/A - Not Applicable
sf = square feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cul-de-sac.
1/4" = Zero feet between townhome units and six feet applicable to outside of end unit.

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	LAKES AT IRONSTONE DEVELOPER, LLC	9757 WESTPOINT DRIVE, SUITE 600, INDIANAPOLIS, IN 46256	317-590-8817	twalter@platinum-properties.com	TIM WALTER
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-238-3032	gavinn.bakker@kimley-horn.com	GAVINN BAKKER
LANDSCAPE ARCHITECT	PLATINUM PROPERTIES MGMT. CO., LLC	9757 WESTPOINT DRIVE, SUITE 600, INDIANAPOLIS, IN 46256	317-863-2059	esimons@platinum-properties.com	ERIC SIMONS

UTILITY AND GOVERNING AGENCY CONTACTS

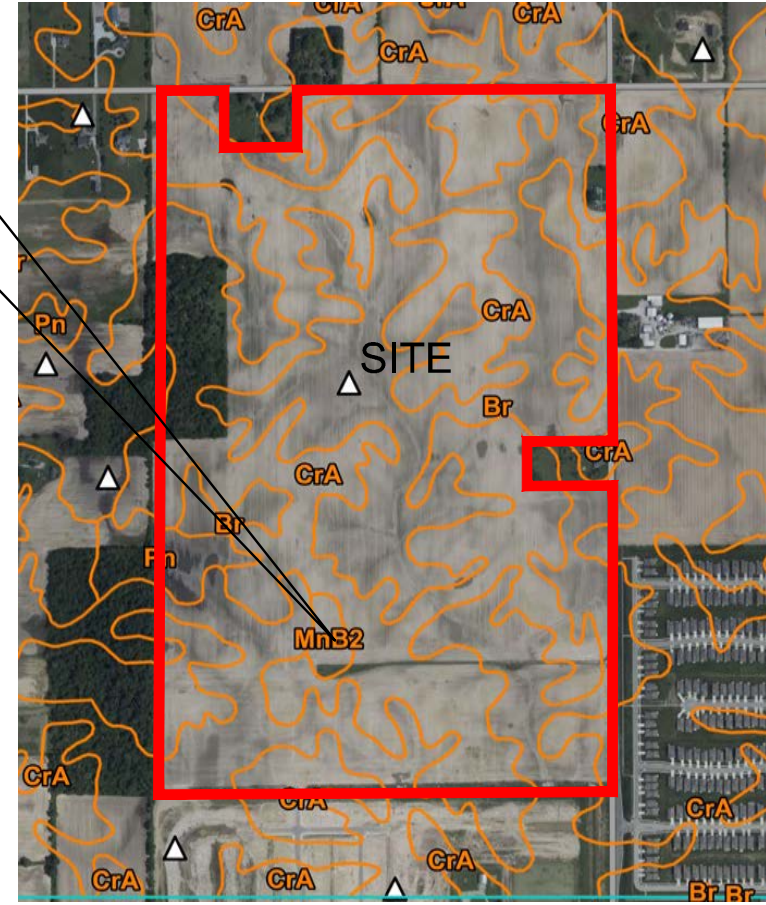
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER / WATER	CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-917-5356	RYAN GANSEMER
GAS	CITIZENS GAS OF WESTFIELD	3150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-924-3341	RICHARD MILLER
PUBLIC WORKS	CITY OF WESTFIELD	2706 EAST 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
PLANNING AND ZONING DEPARTMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-804-3170	CALEB ERNEST
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	JAMES ROBERTS
ELECTRICITY	DUKE ENERGY	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
CABLE	COMCAST CABLE	533 EAST 65TH STREET INDIANAPOLIS, IN 46220	317-275-6493	EARL SMALL JR.

THE LAKES AT IRONSTONE

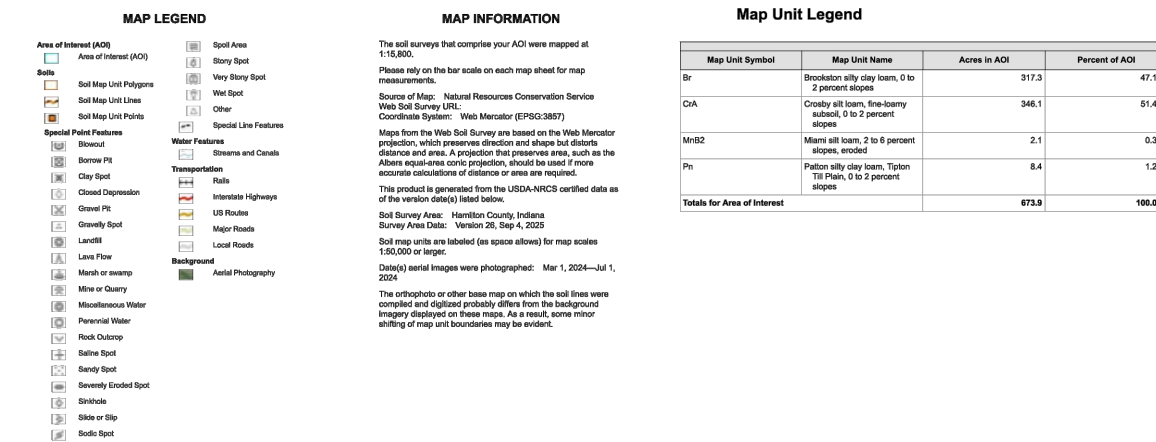
PRIMARY PLAT/DEVELOPMENT PLAN LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



SOILS MAP
(N.T.S.)



Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C102	EXISTING CONDITIONS PLAN
P100	PRIMARY PLAT
P101	PRIMARY PLAT
P102	PRIMARY PLAT
P103	PRIMARY PLAT
P104	PRIMARY PLAT
P105	PRIMARY PLAT
P106	PRIMARY PLAT
P107	PRIMARY PLAT
P108	PRIMARY PLAT
P109	PRIMARY PLAT
P110	PRIMARY PLAT
P111	PRIMARY PLAT
P112	PRIMARY PLAT
P113	PRIMARY PLAT
P114	PRIMARY PLAT
P115	PRIMARY PLAT
P116	PRIMARY PLAT
C200	DEVELOPMENT PLAN
C201	DEVELOPMENT PLAN
C202	DEVELOPMENT PLAN
C203	DEVELOPMENT PLAN
C204	DEVELOPMENT PLAN
C205	DEVELOPMENT PLAN
C206	DEVELOPMENT PLAN
C207	DEVELOPMENT PLAN
C208	DEVELOPMENT PLAN
C209	DEVELOPMENT PLAN
C210	DEVELOPMENT PLAN
C211	DEVELOPMENT PLAN
C212	DEVELOPMENT PLAN
C213	DEVELOPMENT PLAN
C214	DEVELOPMENT PLAN
C215	DEVELOPMENT PLAN
C400	ENTRANCE PLAN
C401	ENTRANCE PLAN
C402	ENTRANCE PLAN
C800	STREET CROSS SECTIONS
L-SERIES	LANDSCAPE PLANS

STREETS

NAME	LENGTH (LFs)
KINETON ROAD	2,652
ATWATER AVENUE	179
BUDLEIGH ROAD	768
BURNSIDE DRIVE	2,913
COLDHAM ROAD	2,854
CUNARD AVENUE	1,959
FETTER STREET	642
GOLDINGS ROAD	802
SHELFORD COURT	600
MONTAGUE ROAD	2,138
KELLET WAY	500
SCOTLAND ROAD	907
ROSEFIELD DRIVE	907
ALLARD WAY	855
LYNFIELD DRIVE	888
MARMORA DRIVE	1,989
NETTINGS DRIVE	443
PEPPS DRIVE	608
RAGLAND DRIVE	608
PADWELL PASS	476
MOORFIELDS DRIVE	766
MIGHALL DRIVE	532
TILBROOK ROAD	1,188
TREESIDE ROAD	1,957
MARITA PASS	440
TOTAL	28,671

ALLEYS

NAME	LENGTH (LFs)
WHYTE FORD DRIVE	547
VINERY WAY	176
WIDNEY STREET	589
STURTON STREET	624
WITCON LANE	249
ZEELAND WALK	907
SPITZROY DRIVE	907
STOCKLEY PASS	608
TEDDY LANE	608
TOTAL	5,215

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SCALE: AS NOTED

DESIGNED BY: GPB

DRAWN BY: PCW

CHECKED BY: BAH

APPROVAL PENDING

NO FOR CONSTRUCTION

THE LAKES AT IRONSTONE DEVELOPER, LLC

COVER SHEET

THE LAKES AT IRONSTONE

COVER SHEET

ORIGINAL ISSUE: 05/01/2026

KHA PROJECT NO. 170275007

SHEET NUMBER C100

REVISONS PER TAC COMMENTS

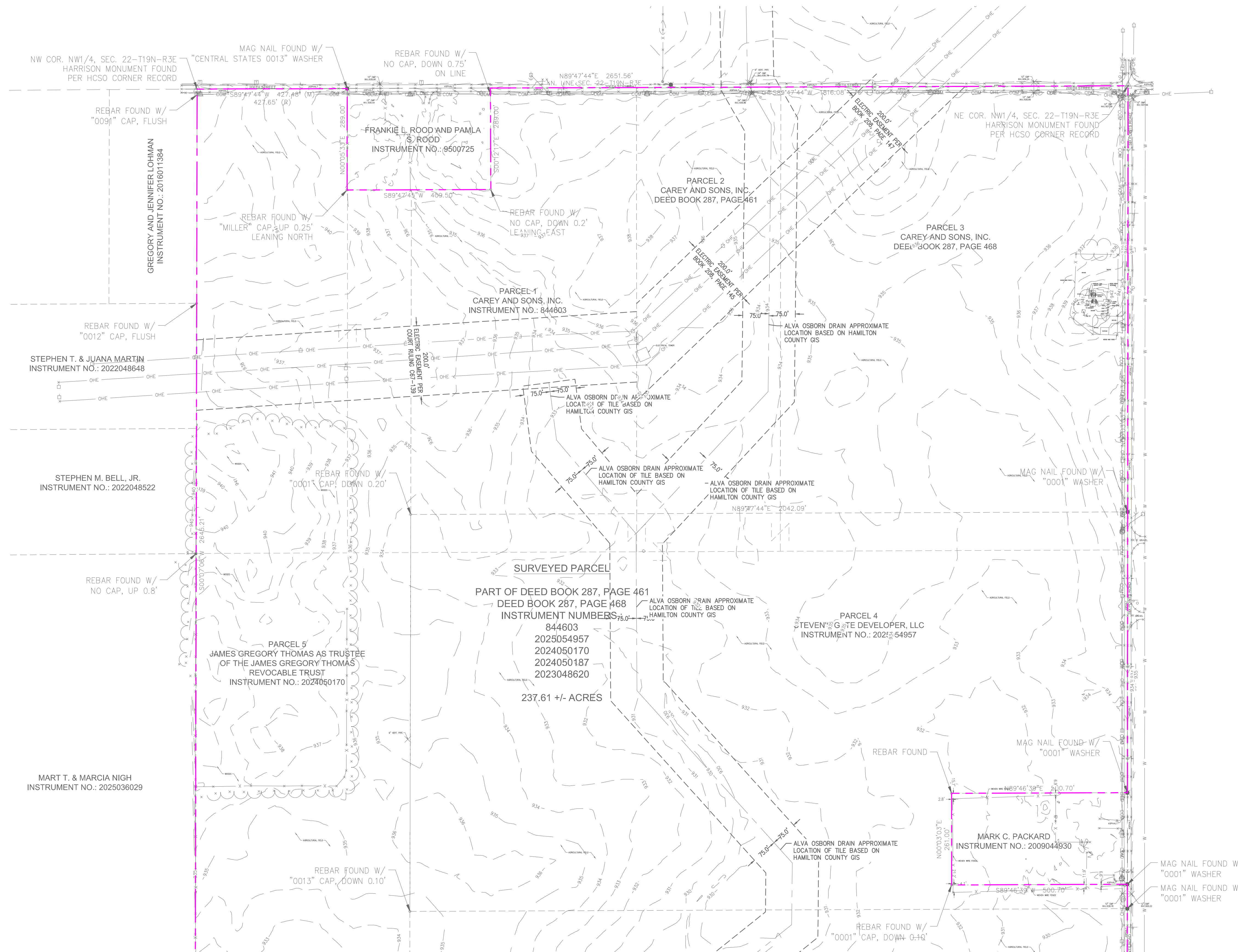
8/17/2026

GPB

DATE

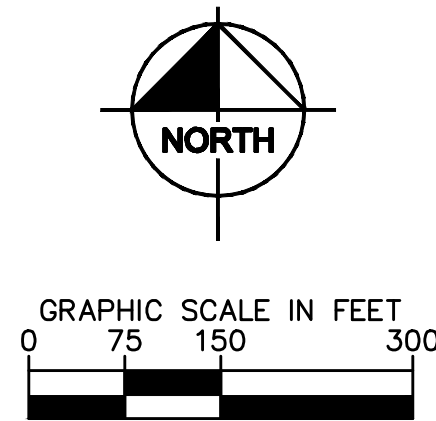
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THE LAKES AT IRONSTONE
PRIMARY PLAT/DEVELOPMENT PLAN
THE LAKES AT IRONSTONE DEVELOPER, LLC
IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD



LEGEND

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



GRAPHIC SCALE IN FEET

0 75 150 300

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EMAIL: Gavinn.Bakker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
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CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

EXISTING CONDITIONS PLAN

THE LAKES AT IRONSTONE

ORIGINAL ISSUE: 05/01/2026
KHA PROJECT NO. 170275007
SHEET NUMBER

C101

100

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

MART T. & MARCIA NIGH
INSTRUMENT NO.: 2025036029

SW COR. NW1/4, SEC. 22-T19N-R3E
REBAR FOUND,
NO CAP, UP 0.4'

TCG STRATEGIC HOLDINGS, LLC
INSTRUMENT NO.: 2025046965

PARCEL 7
WESTFIELD LAND HOLDINGS, LLC
INSTRUMENT NO.: 2023048620

PARCEL 6
STEVEN'S GATE DEVELOPER, LLC
INSTRUMENT NO.: 2024050187

SE COR. NW1/4, SEC. 22-T19N-R3E
HARRISON MONUMENT FOUND
PER HCSO CORNER RECORD

MARK C. PACKARD
INSTRUMENT NO.: 2009044930

REBAR FOUND

INSTRUMENT NO.: 2024050170

237.61 +/- ACRES

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

EXISTING CONDITIONS PLAN

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE: 05/01/2026
KHA PROJECT NO. 170275007
SHEET NUMBER

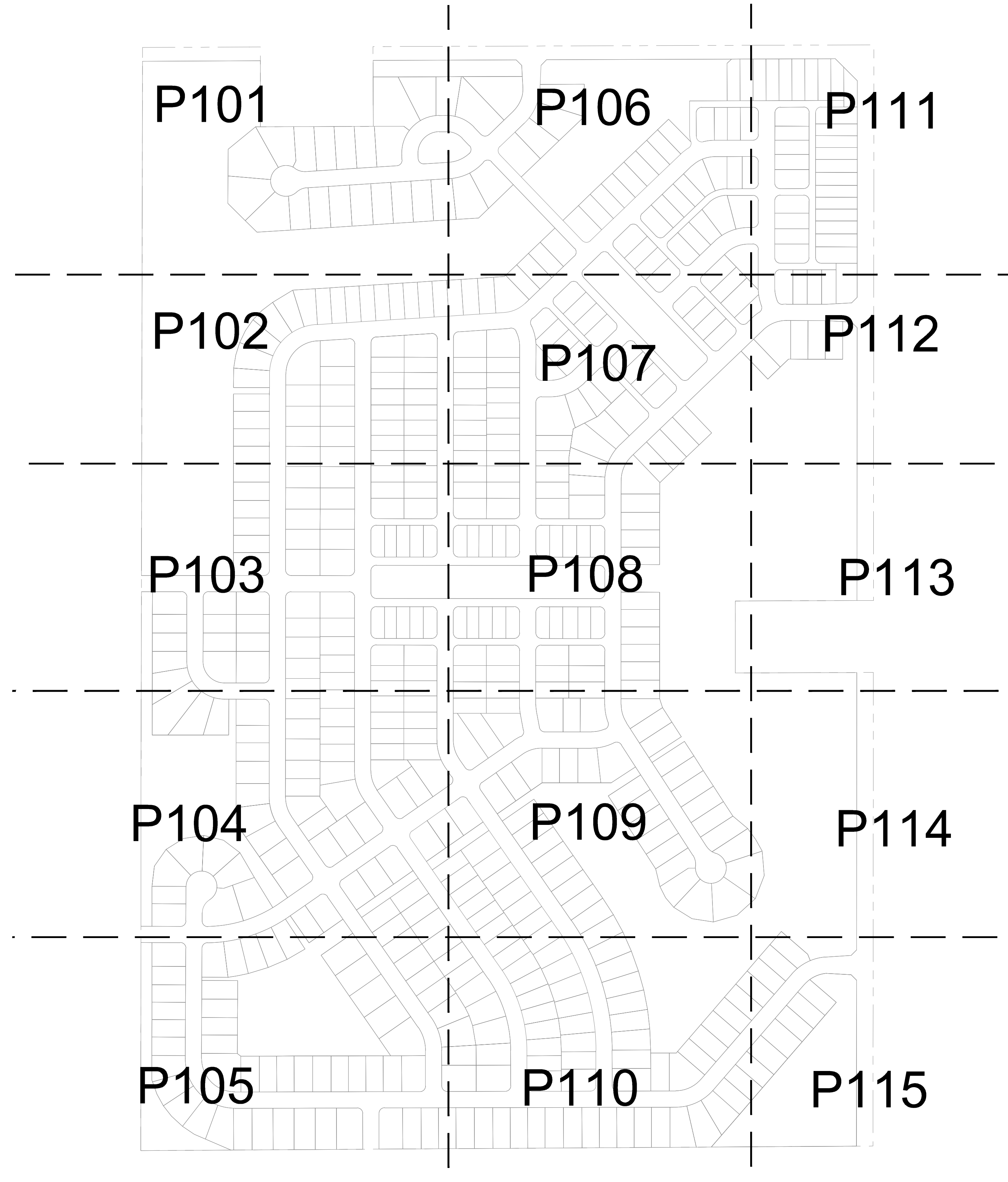
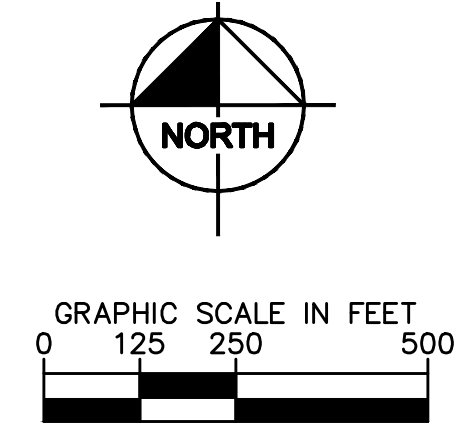
C102

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Drawing name: K:\IND_DE\N\70275007_Stevens Gc%_PP_Westfield\N\ Design\CADD\PlanSheets\EXISTING CONDITIONS_PLM.dwg C102 Aug 17, 2026 10:58am by Gavin.Bakker

THE LAKES AT IRONSTONE
PRIMARY PLAT/DEVELOPMENT PLAN
THE LAKES AT IRONSTONE DEVELOPER, LLC
IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD



Indiana Utilities Protection Service

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THE LAKES AT IRONSTONE DEVELOPER, LLC	THE LAKES AT IRONSTONE DEVELOPER, LLC	PRIMARY PLAT APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: GPB DRAWN BY: POW CHECKED BY: BAH	Kimley»Horn 25000 BIRMINGHAM, AL 35244, USA INDIANAPOLIS, IN 46240 PHONE: 317-238-5032 FAX: 317-238-5032 WWW.KIMLEY-HORN.COM	NO. OF REVISIONS 1 8/17/2026 GPB
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Residential Lot Type Standards											
Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,500 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	45'	43'	45'	80'	90'
Minimum Building Setback											
Front Yard	10'	5'	5'	25'	5'	25'	15'	25'	25'	25'	25'
Side Yard	5'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	6'	25'	25'	25'	30'	30'	30'
Minimum Distance: Between Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width		35'	40'	43'	50'	55'	48'	50'	90'	90'	90'
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	8,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

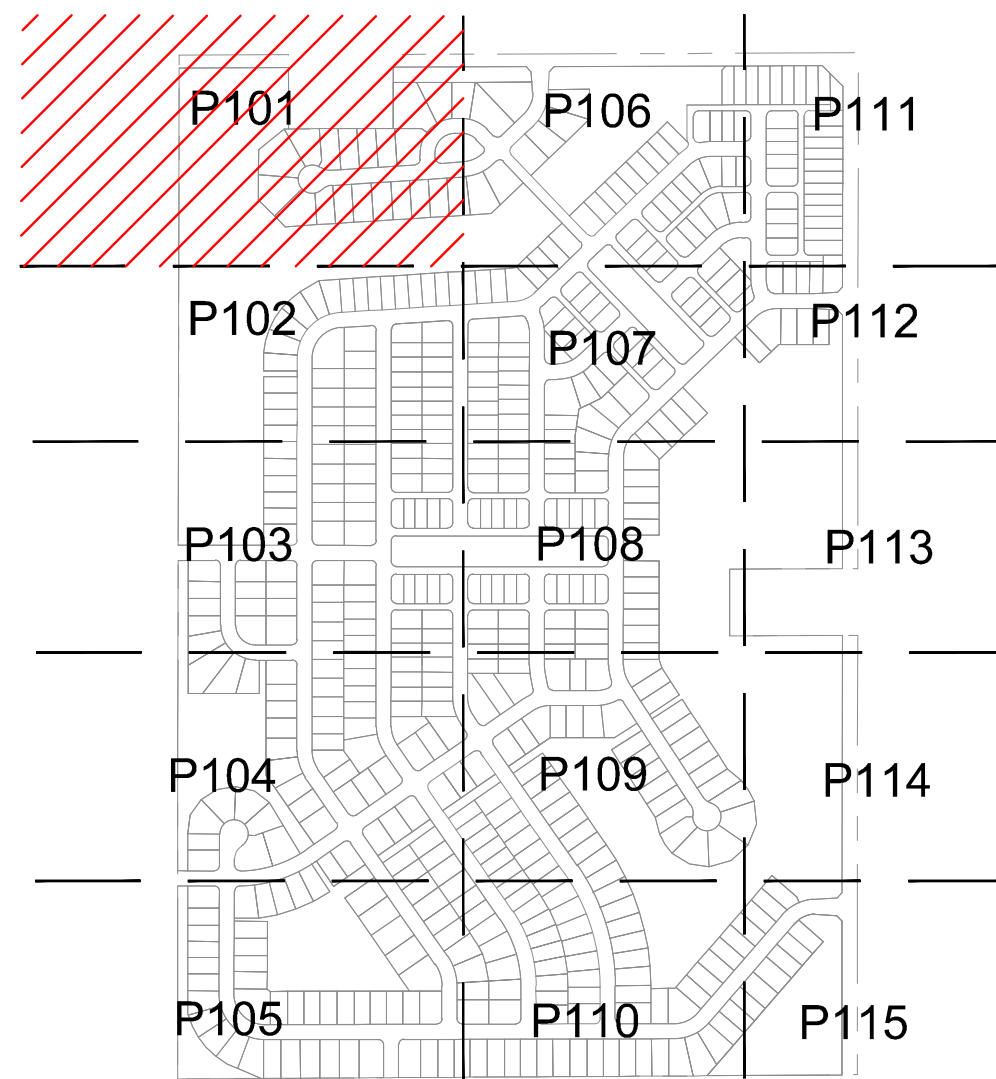
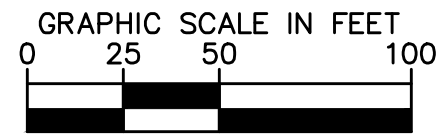
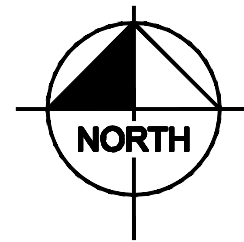
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND

- | | |
|------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| (D) | LOT TYPE BY PUD |

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

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

MATCHLINE - SEE SHEET P106

MATCHLINE - SEE SHEET P102

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EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P101

Indiana Utilities Protection Service



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

N/A - Not Applicable
sf - Square feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

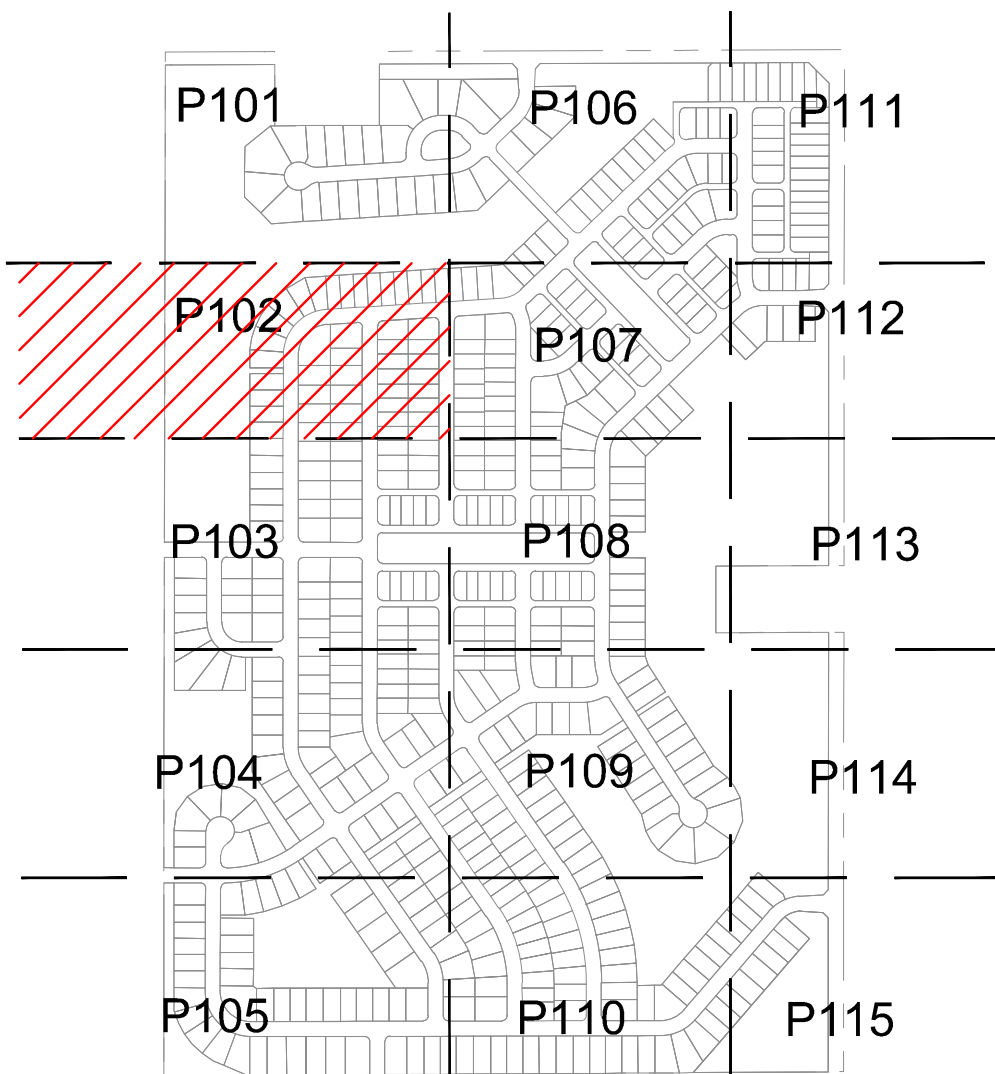
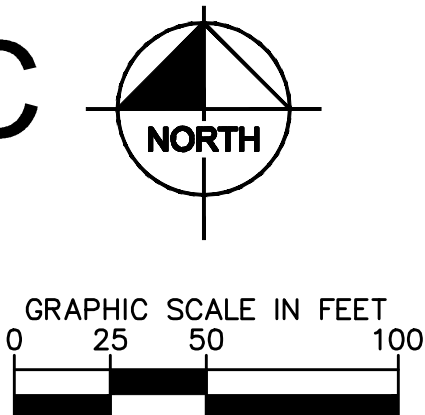
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET P101



KEY MAP
(N.T.S.)

LEGEND

- | | |
|------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| (D) | LOT TYPE BY PUD |

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. NO DISTURBANCE SHALL BE PERMITTED IN THE CRITICAL ROOT ZONES OF PRESERVED TREES. DISTURBANCES INCLUDE TRENCHING, BACKFILLING, DRIVING OR PARKING EQUIPMENT, AND DUMPING TRASH, OIL, PAINT, OR OTHER MATERIALS DETRIMENTAL TO PLANT HEALTH.
5. IF ANY TREE DESIGNED FOR PRESERVATION DIES WITHIN FIVE (5) YEARS OF PROJECT COMPLETION, THEN THE PROPERTY OWNER SHALL REPLACE SUCH TREE WITH A TREE(S) OF EQUAL TREE PRESERVATION VALUE, AS SET FORTH HEREIN, WITHIN ONE HUNDRED AND EIGHTY (180) DAYS.
6. NO VEHICLES, MACHINERY, TOOLS, CHEMICALS, CONSTRUCTION MATERIALS, OR TEMPORARY SOIL DEPOSITS SHALL BE PERMITTED WITHIN SUCH BARRIERS, NO NOTICES OR OTHER OBJECTS SHALL BE NAILED OR STAPLED TO PRESERVED TREES.
7. TREE PRESERVATION FENCING SHALL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. TREE PRESERVATION FENCING SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETED UNLESS THE COMMUNITY DEVELOPMENT DIRECTOR PROVIDES WRITTEN CONSENT.
8. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR DEBRIS MAY BE STORED, DISCHARGED, OR ABANDONED WITHIN THE TREE PRESERVATION AREAS. THIS INCLUDES BUT NOT LIMITED TO CONSTRUCTION MATERIALS, PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, WASH-OUT, ETC. THIS ALSO INCLUDES BACKFILL THAT SUBSTANTIALLY CHANGES THE GRADE OVER ANY EXISTING TREE ROOT SYSTEM.

Indiana Utilities Protection Service



ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P102

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

Kimley»Horn
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500 EAST 86TH STREET, SUITE 300,
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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

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

N/A - Not Applicable
SI - Square feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

THE LAKES AT IRONSTONE

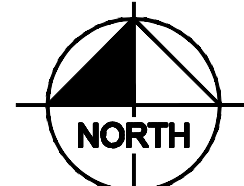
PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

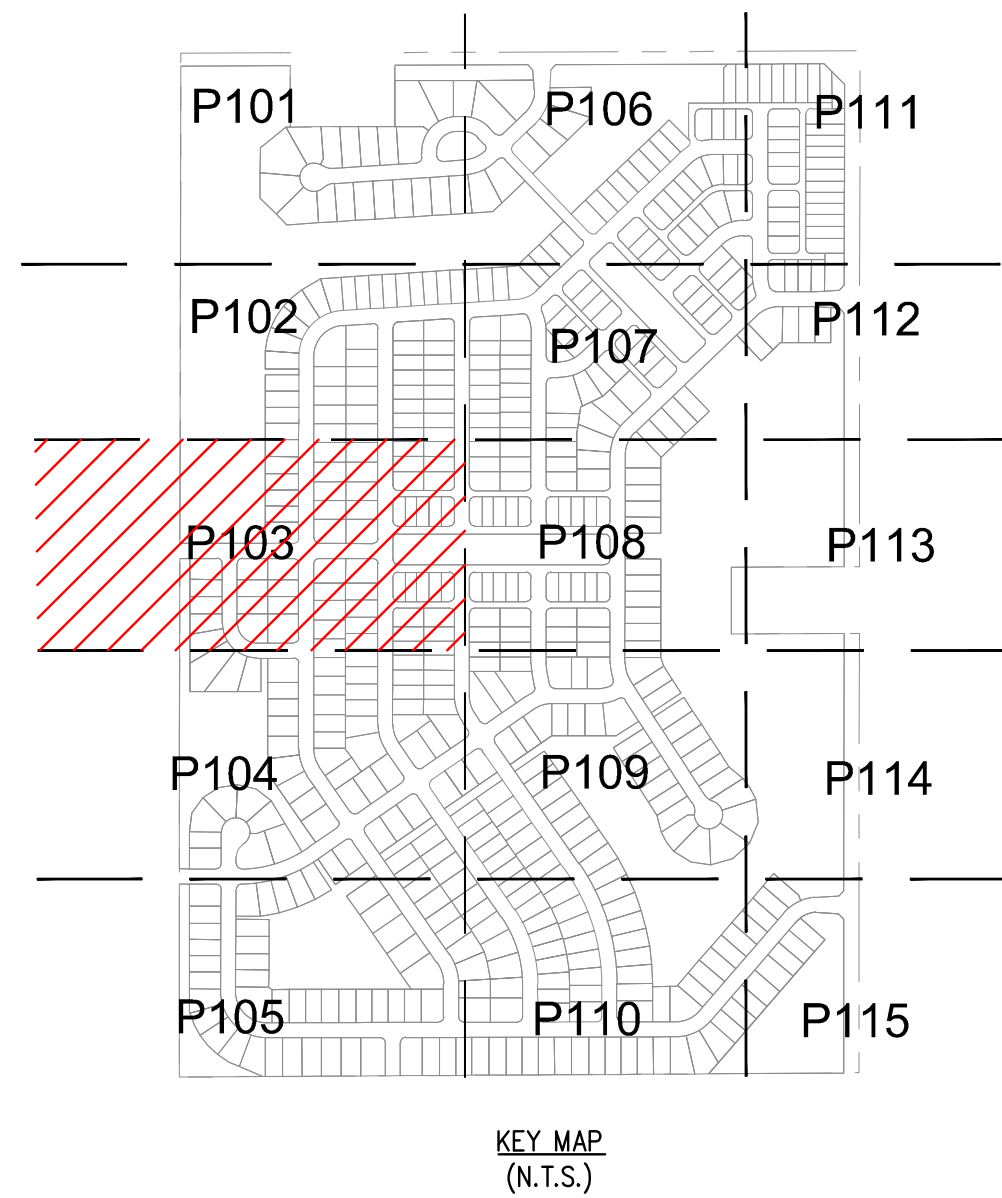
IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD

MATCHLINE - SEE SHEET P102



GRAPHIC SCALE IN FEET
0 25 50 100



KEY MAP
(N.T.S.)

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
I.S.E.	INGRESS EGRESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICE EASEMENT
(D)	LOT TYPE BY PUD

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. NO DISTURBANCE SHALL BE PERMITTED IN THE CRITICAL ROOT ZONES OF PRESERVED TREES. DISTURBANCES INCLUDE TRENCHING, BACKFILLING, DRIVING OR PARKING EQUIPMENT, AND DUMPING TRASH, OIL, PAINT, OR OTHER MATERIALS DETRIMENTAL TO PLANT HEALTH.
5. IF ANY TREE DESIGNED FOR PRESERVATION DIES WITHIN FIVE (5) YEARS OF PROJECT COMPLETION, THEN THE PROPERTY OWNER SHALL REPLACE SUCH TREE WITH A TREE(S) OF EQUAL TREE PRESERVATION VALUE, AS SET FORTH HEREIN, WITHIN ONE HUNDRED AND EIGHTY (180) DAYS.
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7. TREE PRESERVATION FENCING SHALL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. TREE PRESERVATION FENCING SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETED UNLESS THE COMMUNITY DEVELOPMENT DIRECTOR PROVIDES WRITTEN CONSENT.
8. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR DEBRIS MAY BE STORED, DISCHARGED, OR ABANDONED WITHIN THE TREE PRESERVATION AREAS. THIS INCLUDES BUT NOT LIMITED TO CONSTRUCTION MATERIALS, PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, WASH-OUT, ETC. THIS ALSO INCLUDES BACKFILL THAT SUBSTANTIALLY CHANGES THE GRADE OVER ANY EXISTING TREE ROOT SYSTEM.

Indiana Utilities Protection Service



Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH
REVISIONS PER TAC COMMENTS
1
DATE
8/17/2026
BY

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P103

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Westfield\JUNY Design\CAD\170275007\PRIMARY PLAT.dwg P104 Aug 17, 2026 11:00am by: Gavin Baker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

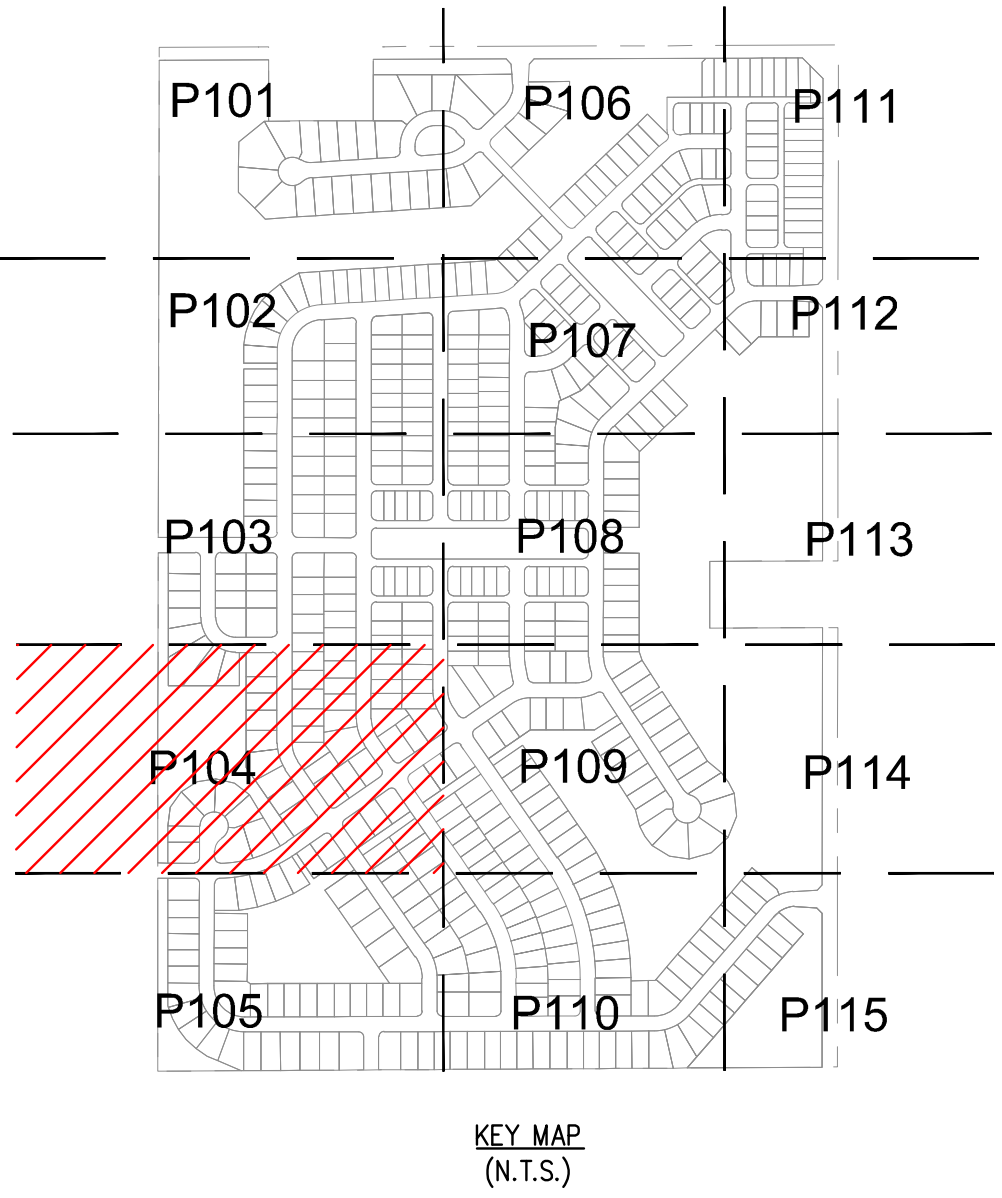
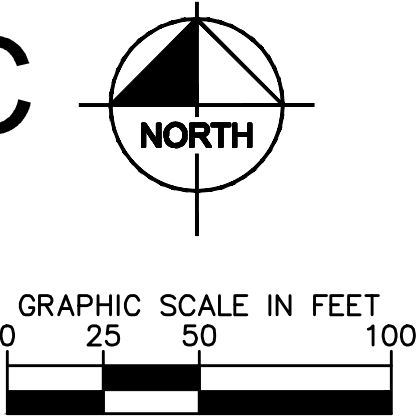
N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD
MATCHLINE - SEE SHEET P103



KEY MAP
(N.T.S.)

LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.U.I.S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.S.E. INGRESS EGRESS EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- B.M.P.E. BEST MANAGEMENT PRACTICE EASEMENT
- D LOT TYPE BY PUD

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

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



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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

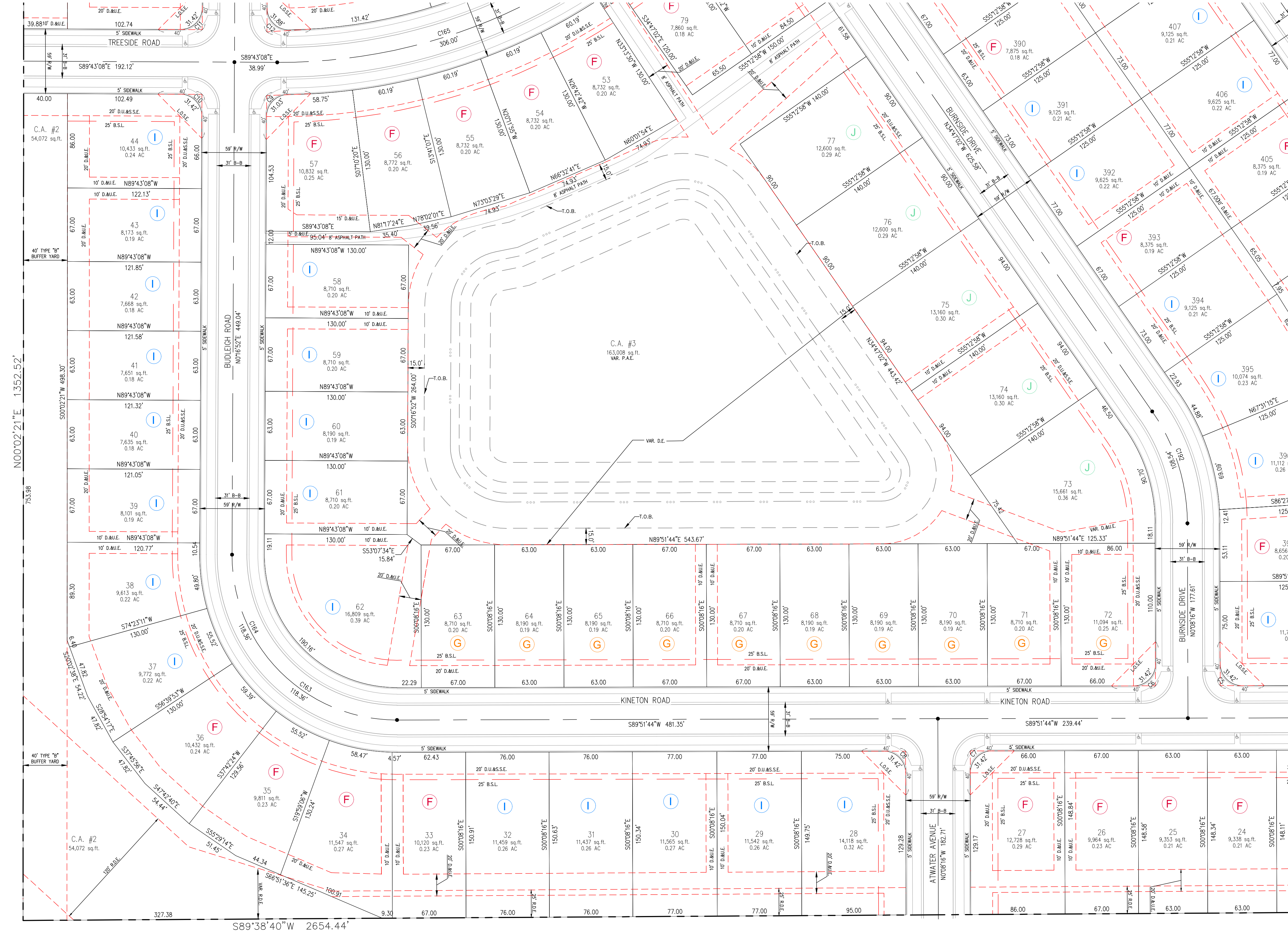
THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P104

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

N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.



MATCHLINE - SEE SHEET P110

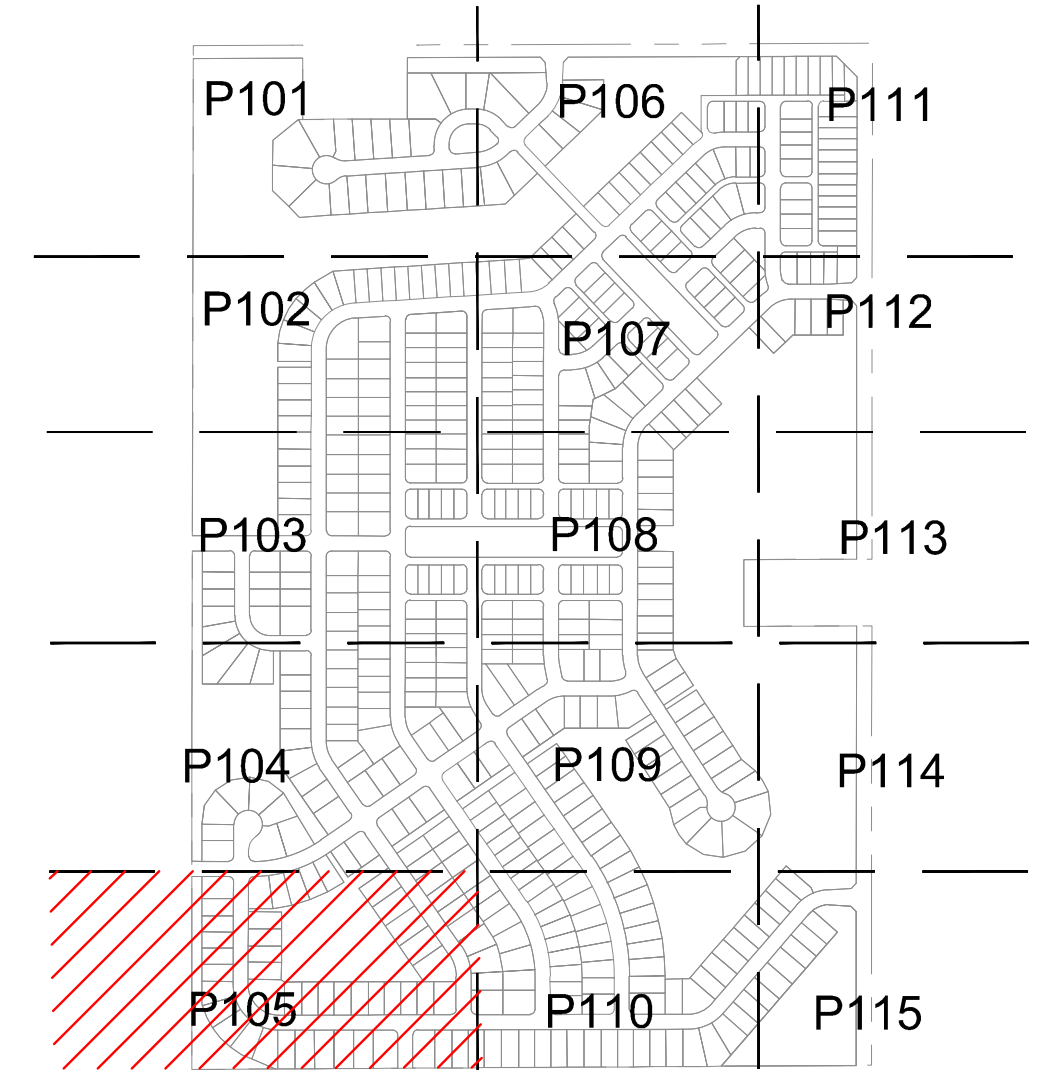
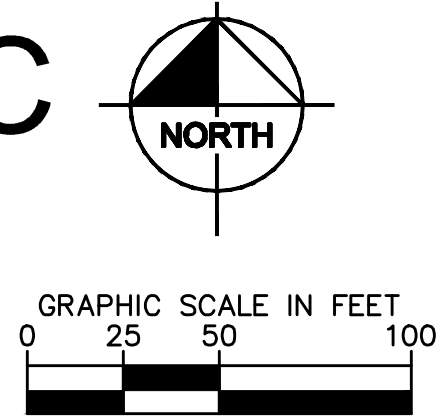
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD
MATCHLINE - SEE SHEET P104



KEY MAP
(N.T.S.)

LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.S.E. INGRESS EGRESS EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- R/W. RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- B.M.P.E. BEST MANAGEMENT PRACTICE EASEMENT
- (I) LOT TYPE BY PUD

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

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

Indiana Utilities Protection Service



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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P105

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

N/A - Not Applicable
SF - Square feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

W. 206TH STREET

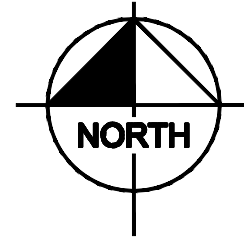
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

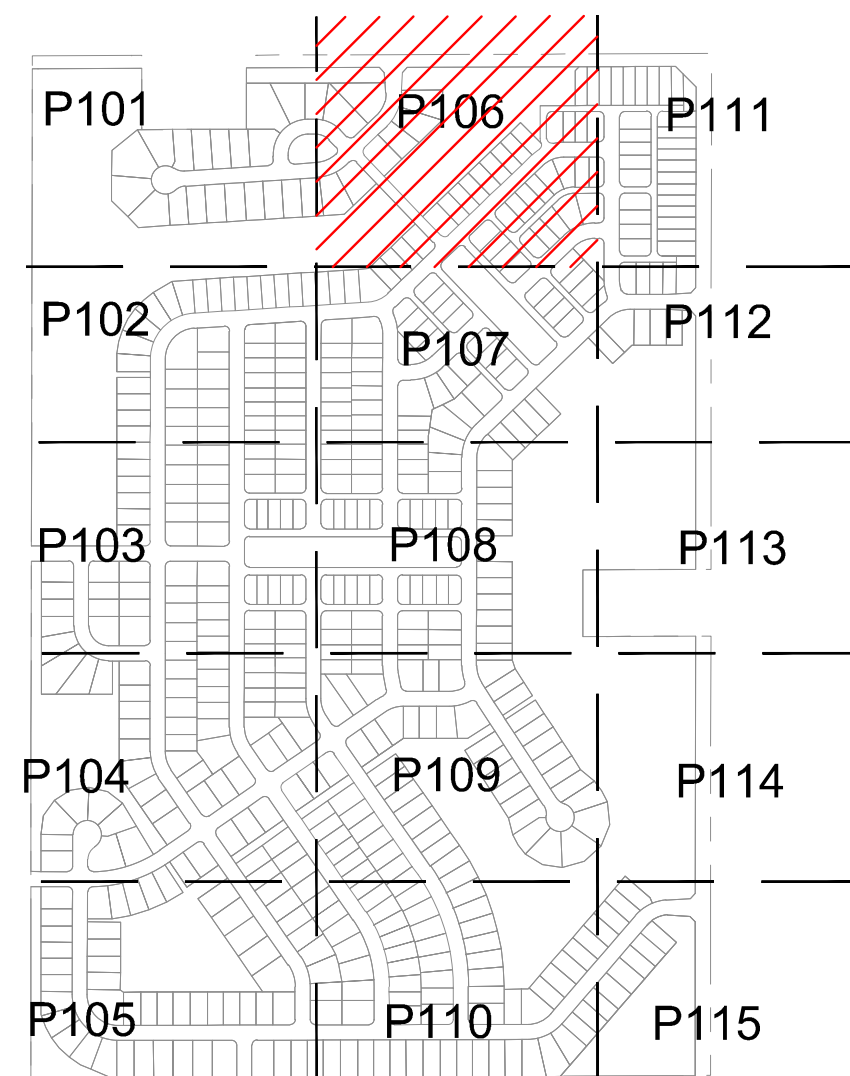
THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



GRAPHIC SCALE IN FEET
0 25 50 100



KEY MAP
(N.T.S.)

LEGEND

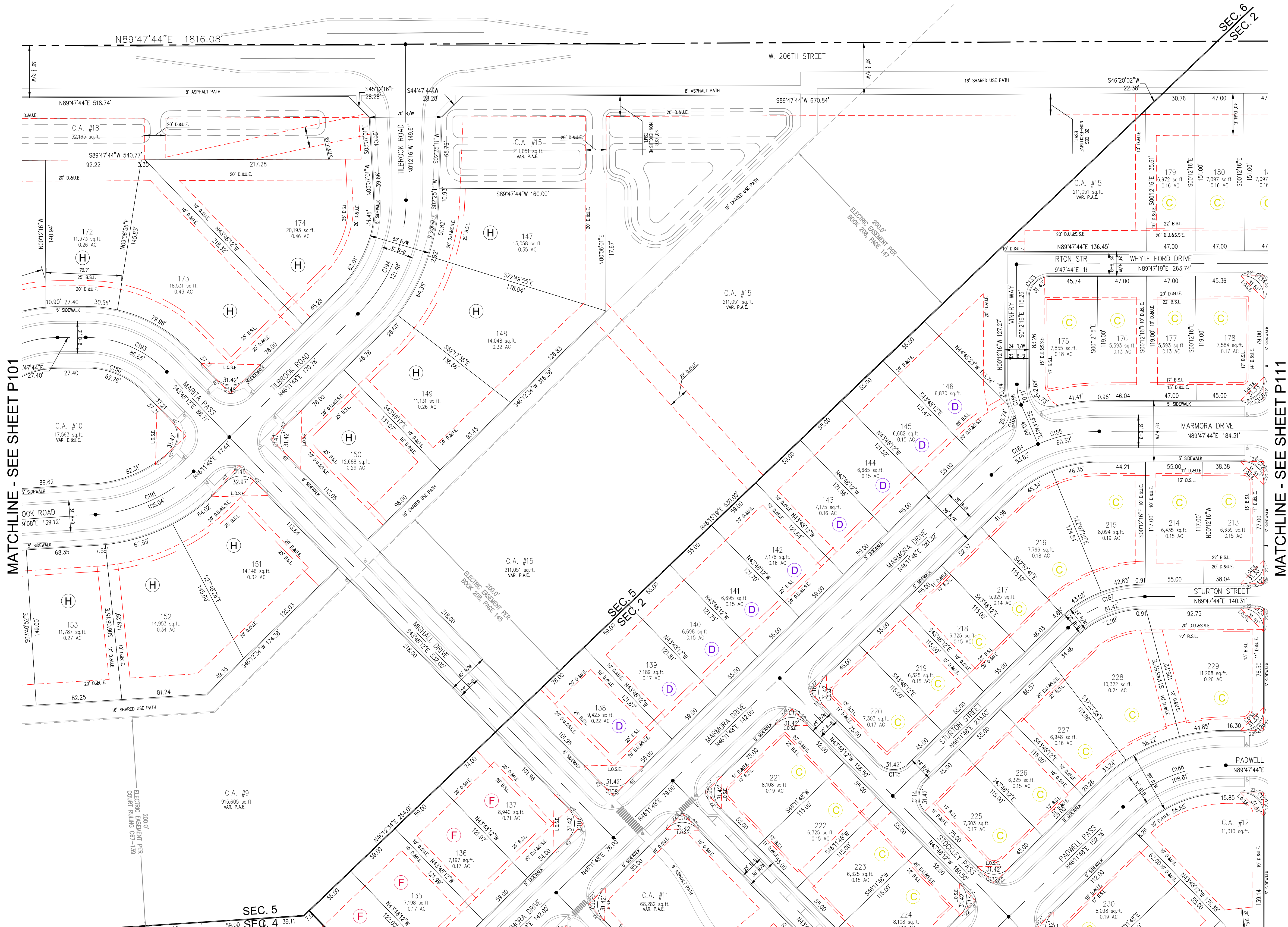
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
I.S.E.	INGRESS EGRESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICE EASEMENT
D	LOT TYPE BY PUD

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

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



MATCHLINE - SEE SHEET P107

Kimley»Horn
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EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

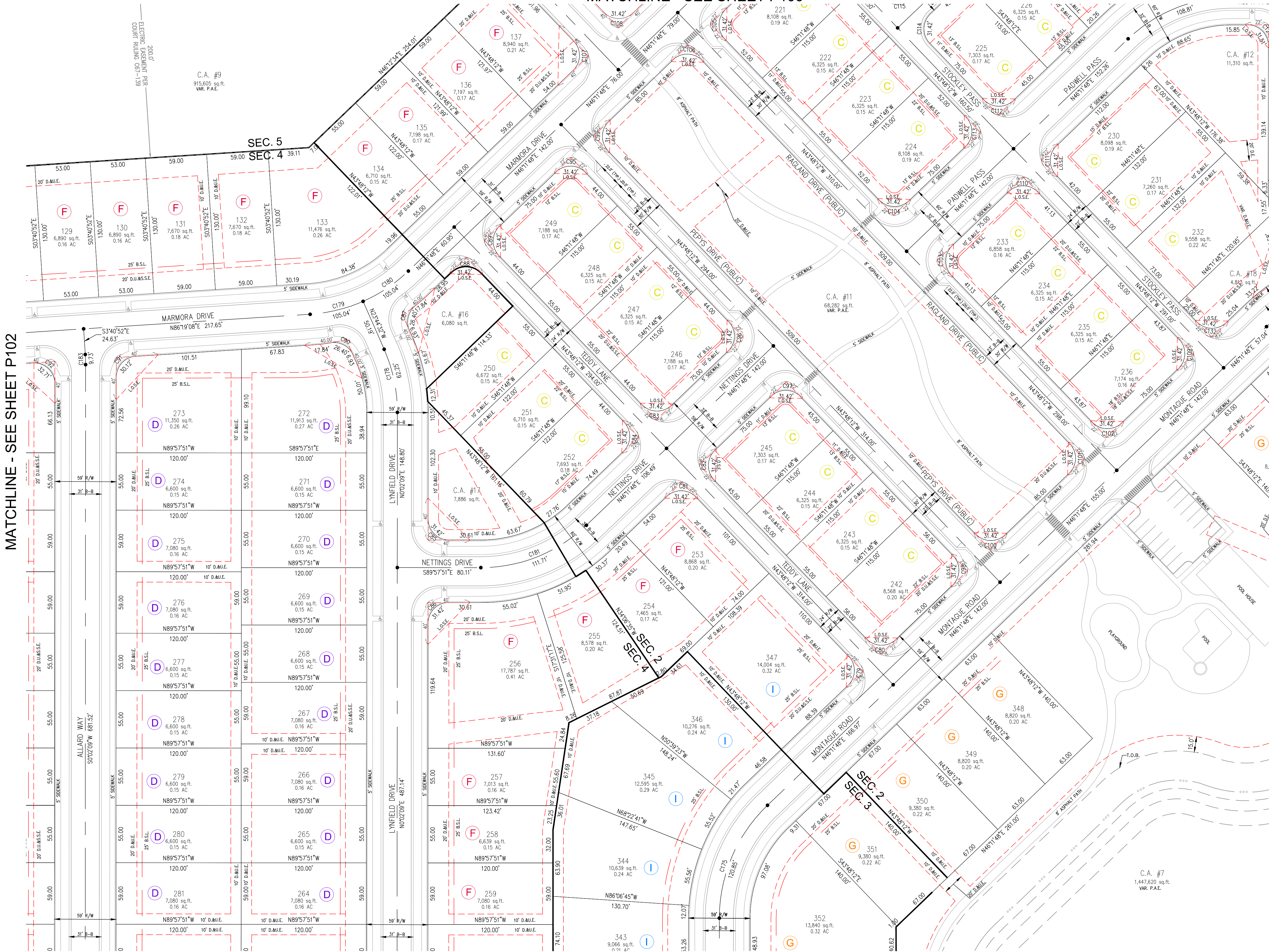
ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P106

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MATCHLINE - SEE SHEET P102



MATCHLINE - SEE SHEET P108

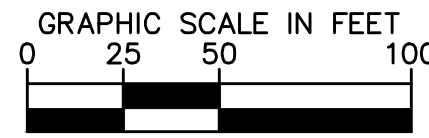
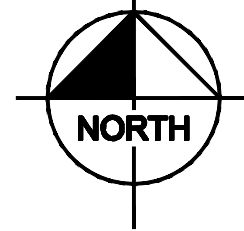
MATCHLINE - SEE SHEET P106

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD

THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC



LEGEND

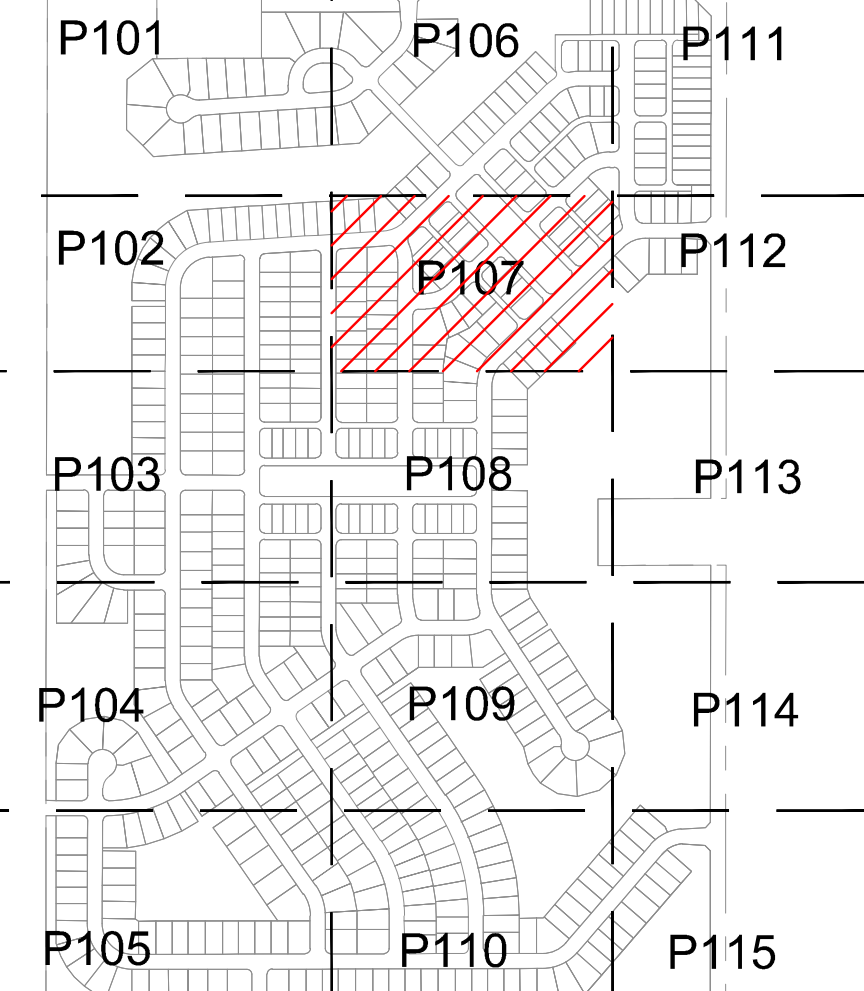
- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.S.E. INGRESS EGRESS EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- B.M.P.E. BEST MANAGEMENT PRACTICE EASEMENT
- D LOT TYPE BY PUD

NOTES

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NOTES

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KEY MAP
(N.T.S.)

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

REVISIONS PER TAC COMMENTS

DATE

BY

1

8/17/2026

GPB

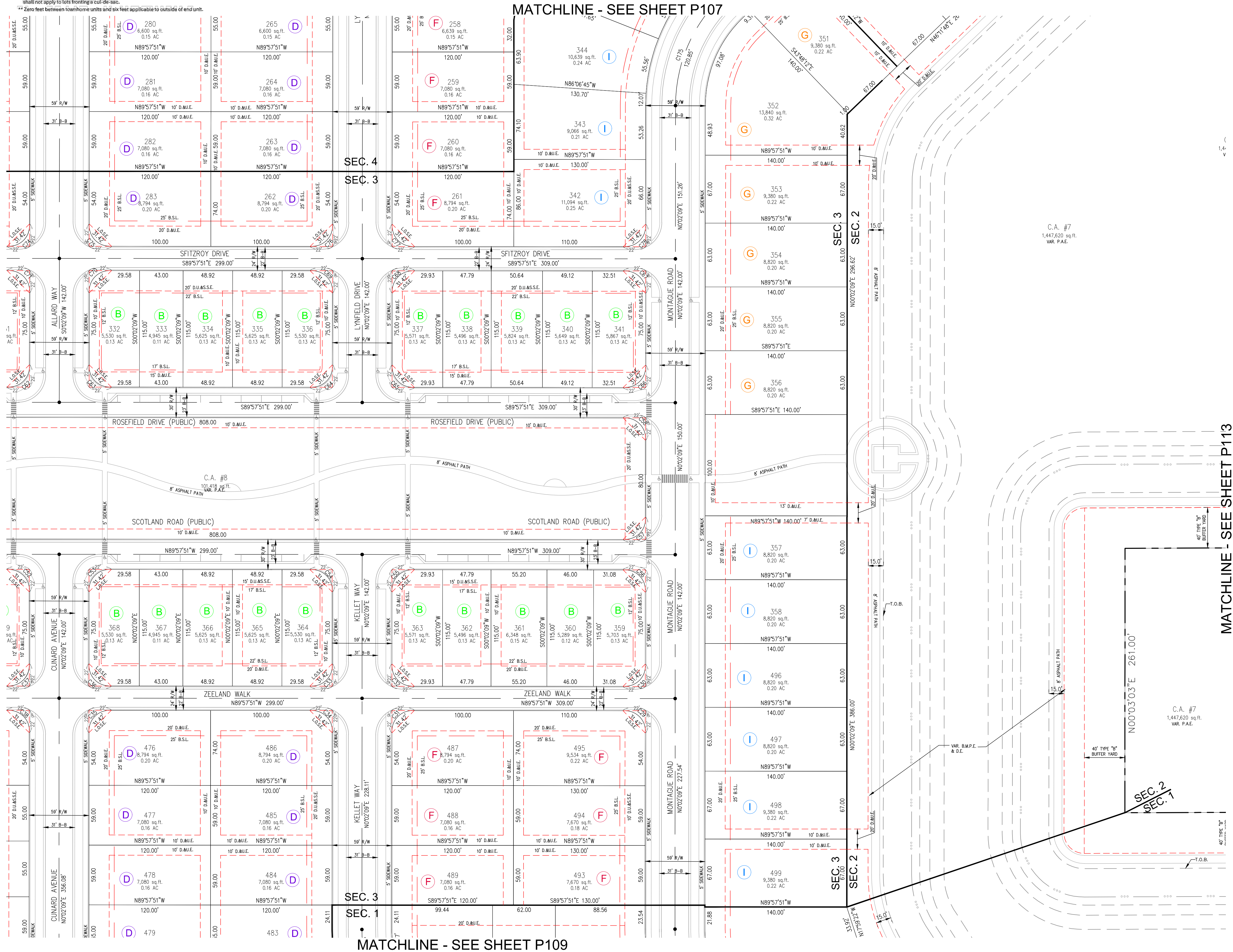
DATE

BY

1

8/17/2026

MATCHLINE - SEE SHEET P103



MATCHLINE - SEE SHEET P109

MATCHLINE - SEE SHEET P107

MATCHLINE - SEE SHEET P113

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

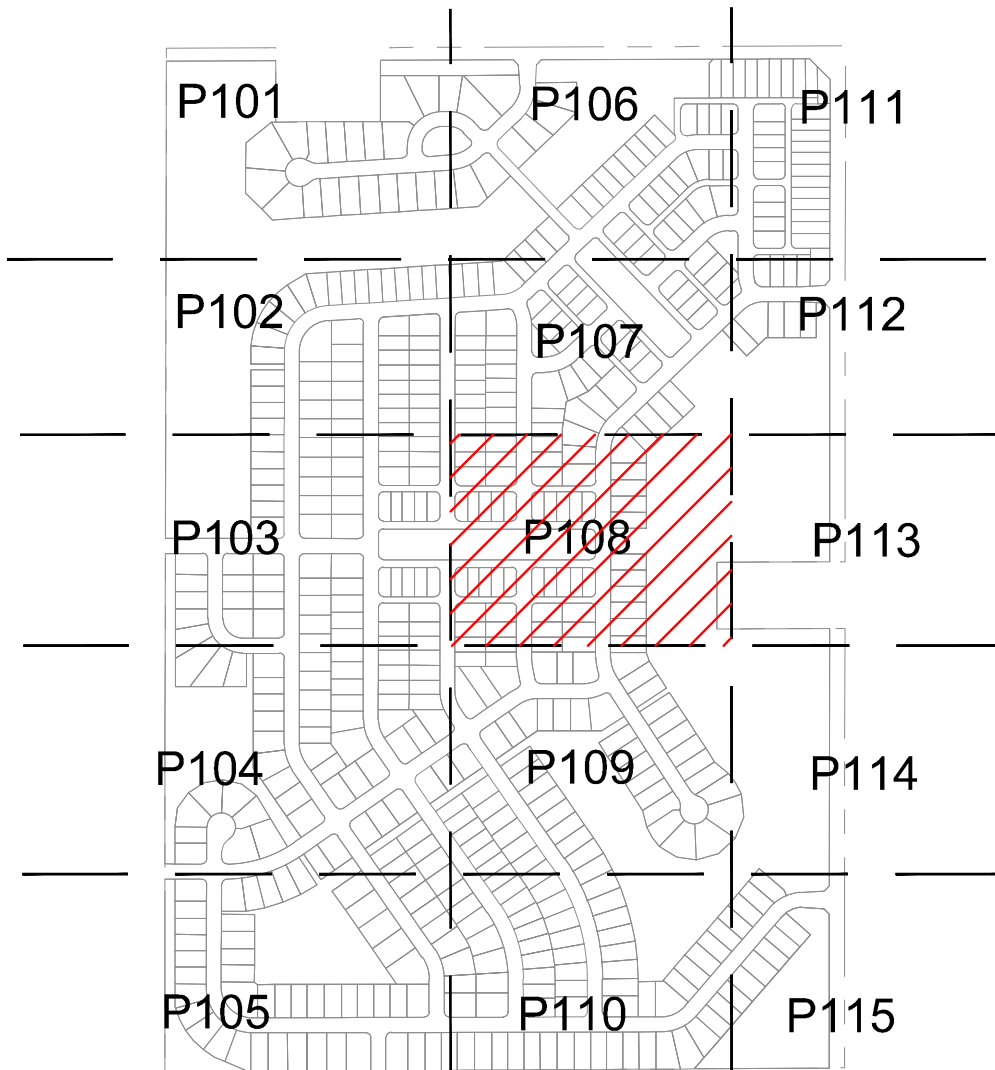
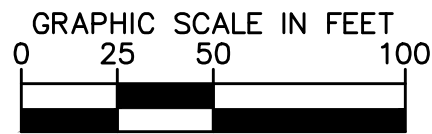
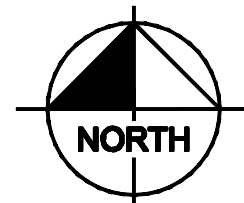
N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
I.S.E.	INGRESS EGRESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICE EASEMENT
D	LOT TYPE BY PUD

NOTES

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NOTES

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Indiana Utilities Protection Service



Kimley»Horn

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APPROVAL PENDING
NO FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P108

Drawing name: K:\IND_LIVE\170275007_Stevens Gate_PP_Westfield\JUNY Design\CADD\PlanSheets\PRIMARY PLAT.dwg P109 Aug 17, 2026 11:02am by: Govin Baker
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Residential Lot Type Standards										
Standard	Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type I	Type J
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	45'	43'	45'	80'
Minimum Building Setback										
Front Yard	10'	5'	5'	25'	5'	25'	15'	25'	25'	25'
Side Yard	5'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	5'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width		35'	40'	43'		50'	55'	48'	50'	90'
Maximum Building Height	4 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)										
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A - Not Applicable
SI - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
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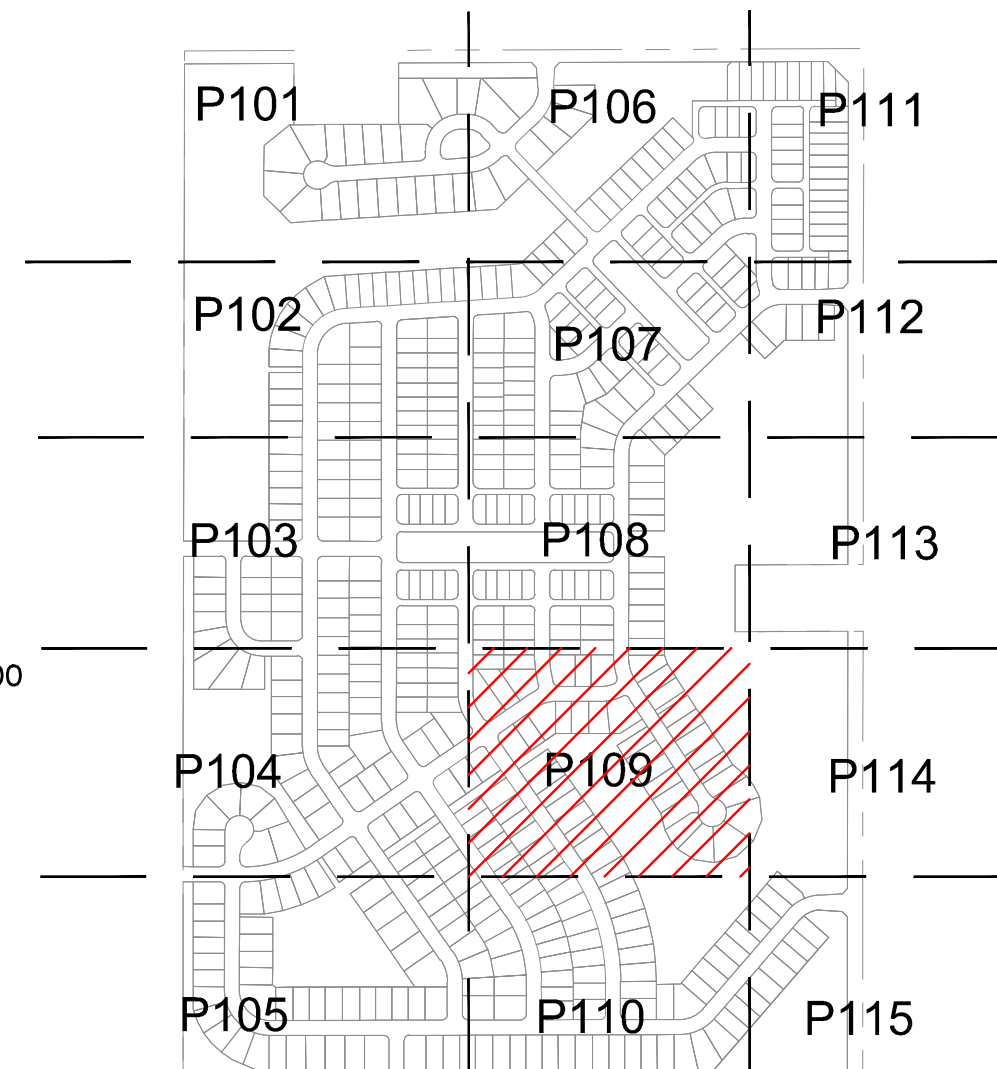
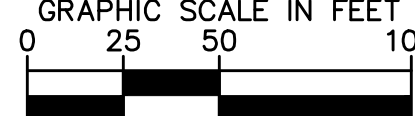
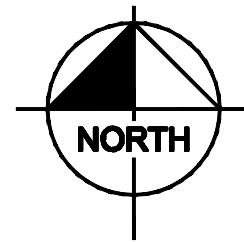
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
I.S.E.	INGRESS EGRESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICE EASEMENT
D	LOT TYPE BY PUD

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
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NOTES

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Indiana Utilities Protection Service



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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

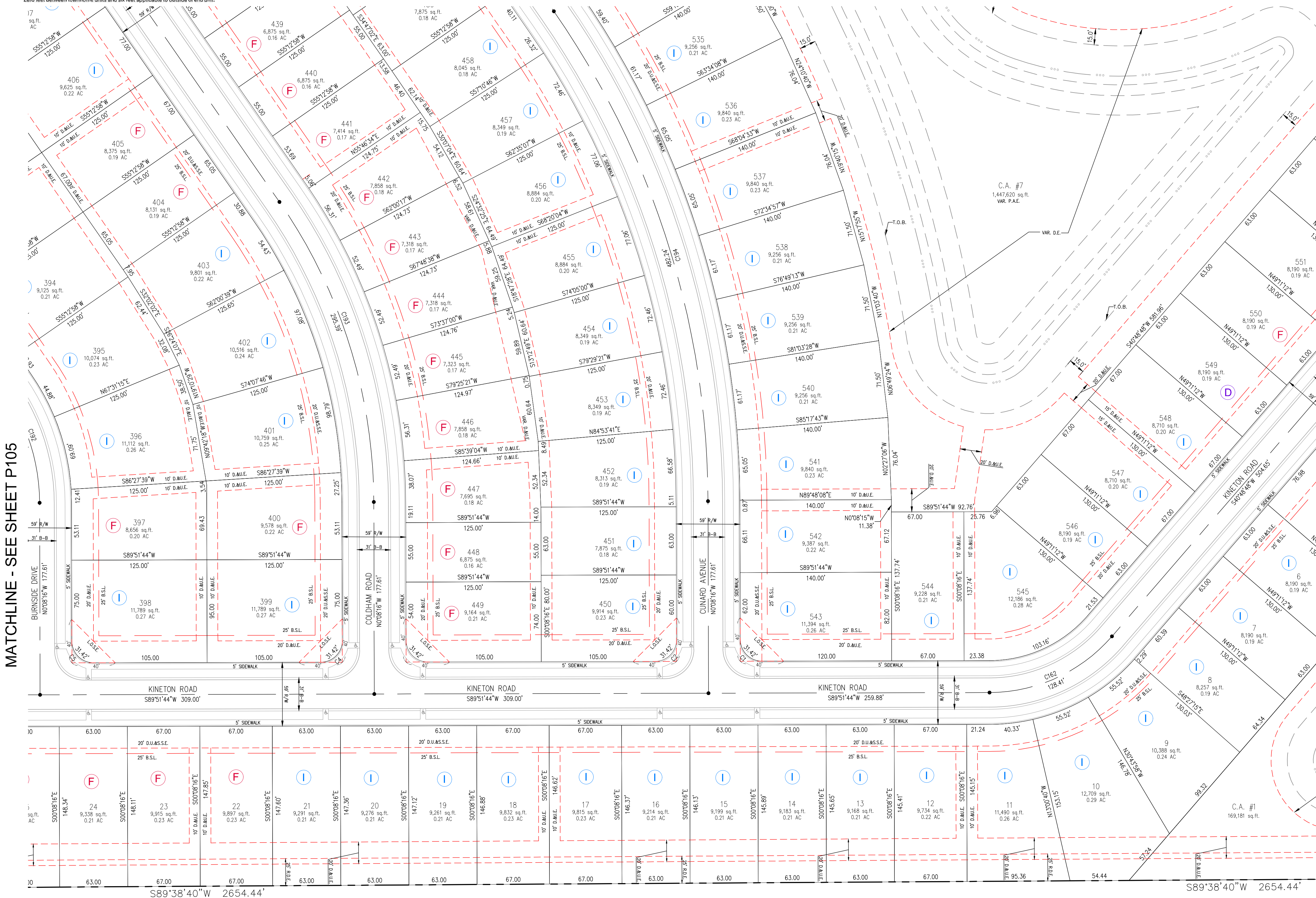
THE LAKES AT
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ORIGINAL ISSUE:
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KHA PROJECT NO.
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Residential Lot Type Standards										
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Minimum Building Setback										
Front Yard	10'	5'	5'	25'	5'	25'	15'	25'	25'	25'
Side Yard	5'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	10'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width		35'	40'	43'		50'	55'	48'	50'	90'
Maximum Building Height	4 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)										
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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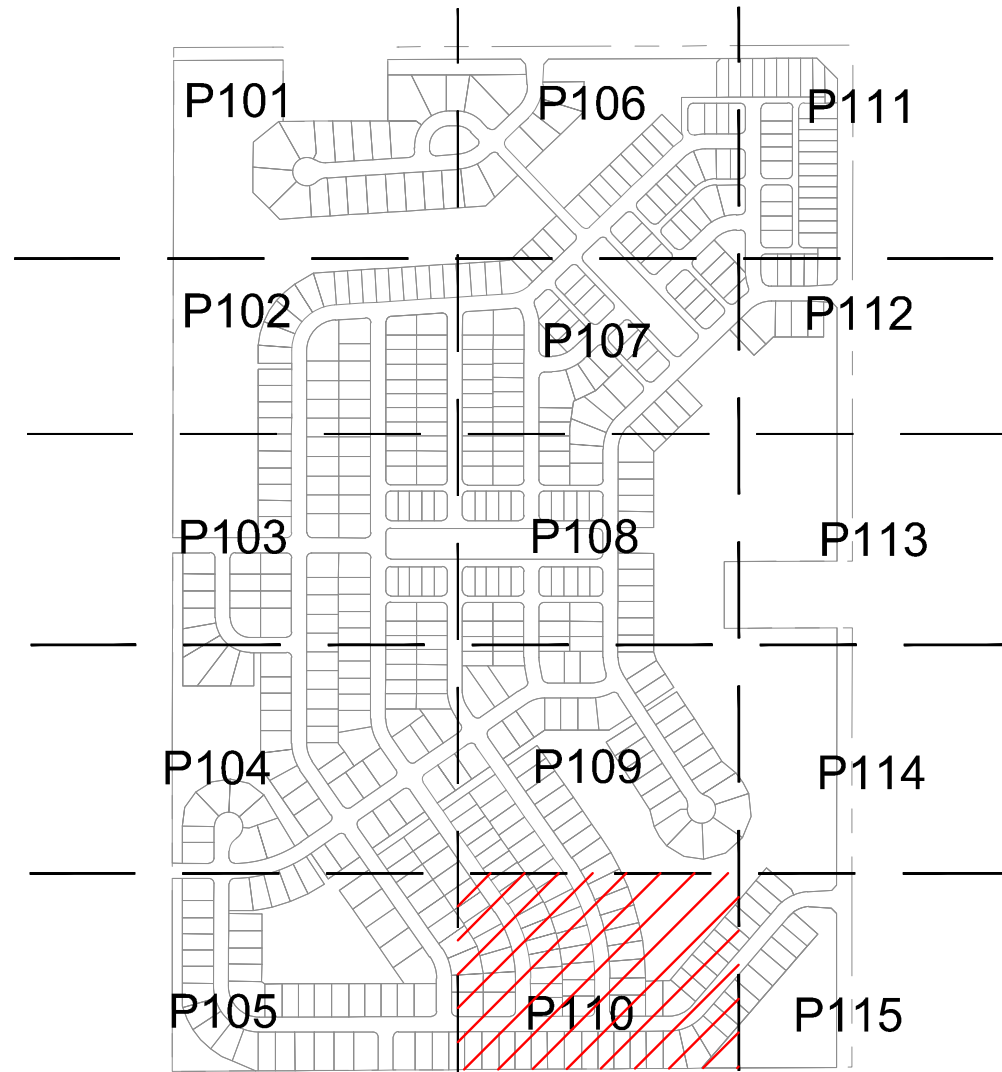
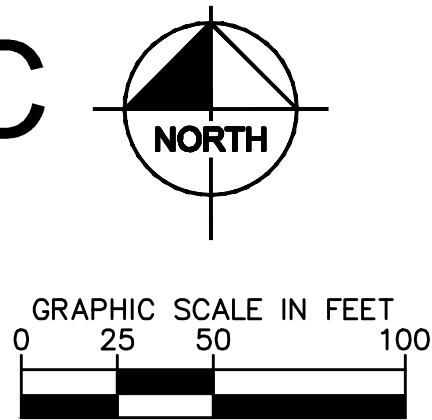


THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD
MATCHLINE - SEE SHEET P109



KEY MAP
(N.T.S.)

LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| D | LOT TYPE BY PUD |

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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
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THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
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KHA PROJECT NO.
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P110



Residential Lot Type Standards										
Standard	Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type I	Type J
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Side Yard	5'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	10'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width		35'	40'	43'		50'	55'	48'	50'	90'
Maximum Building Height	4 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)										
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
** Zero feet between townhome units and six feet applicable to outside of end unit.

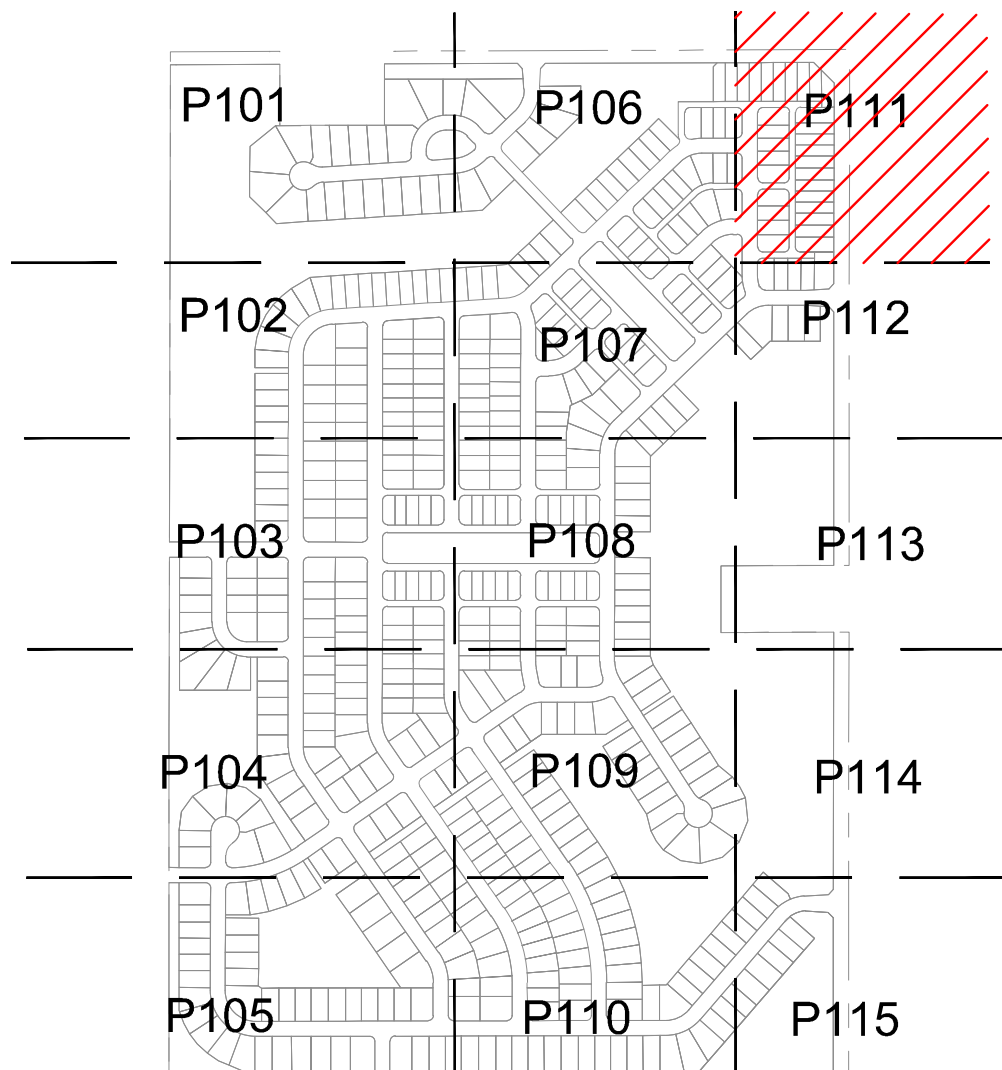
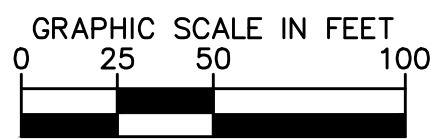
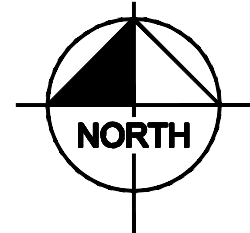
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| D | LOT TYPE BY PUD |

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS WILL RANGE FROM 8"-12".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-60".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL RANGE FROM 8"-20"

NOTES

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

Indiana Utilities Protection Service



Kimley»Horn
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INDIANAPOLIS, IN 46240
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EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NO FOR
CONSTRUCTION

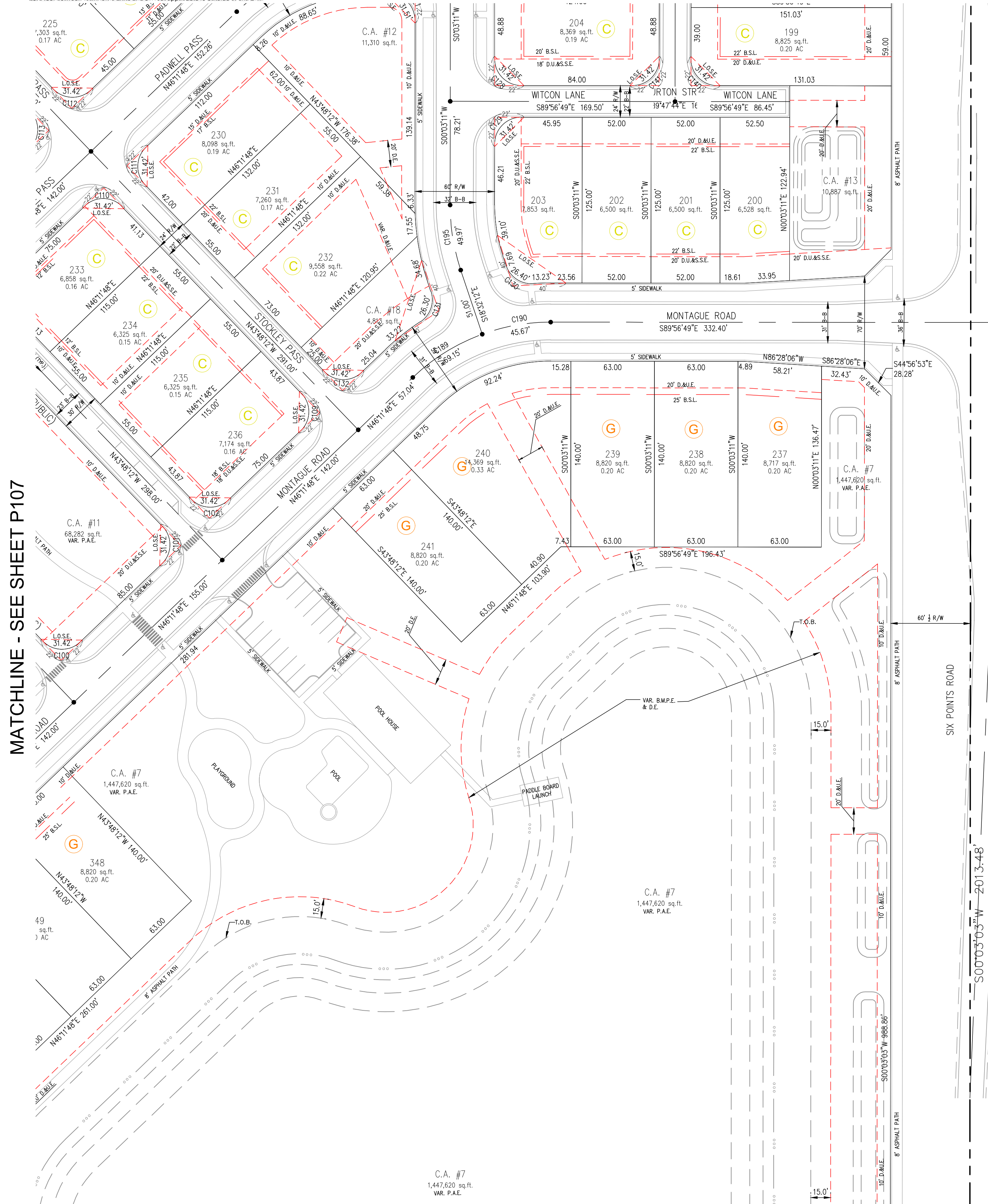
THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P111



MATCHLINE - SEE SHEET P107

MATCHLINE - SEE SHEET P113

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

N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
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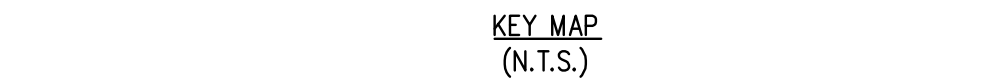
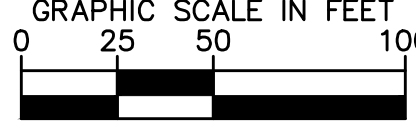
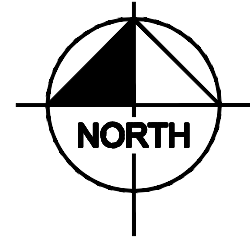
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.S.E. INGRESS EGRESS EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- B.M.P.E. BEST MANAGEMENT PRACTICE EASEMENT
- (D) LOT TYPE BY PUD

NOTES

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APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

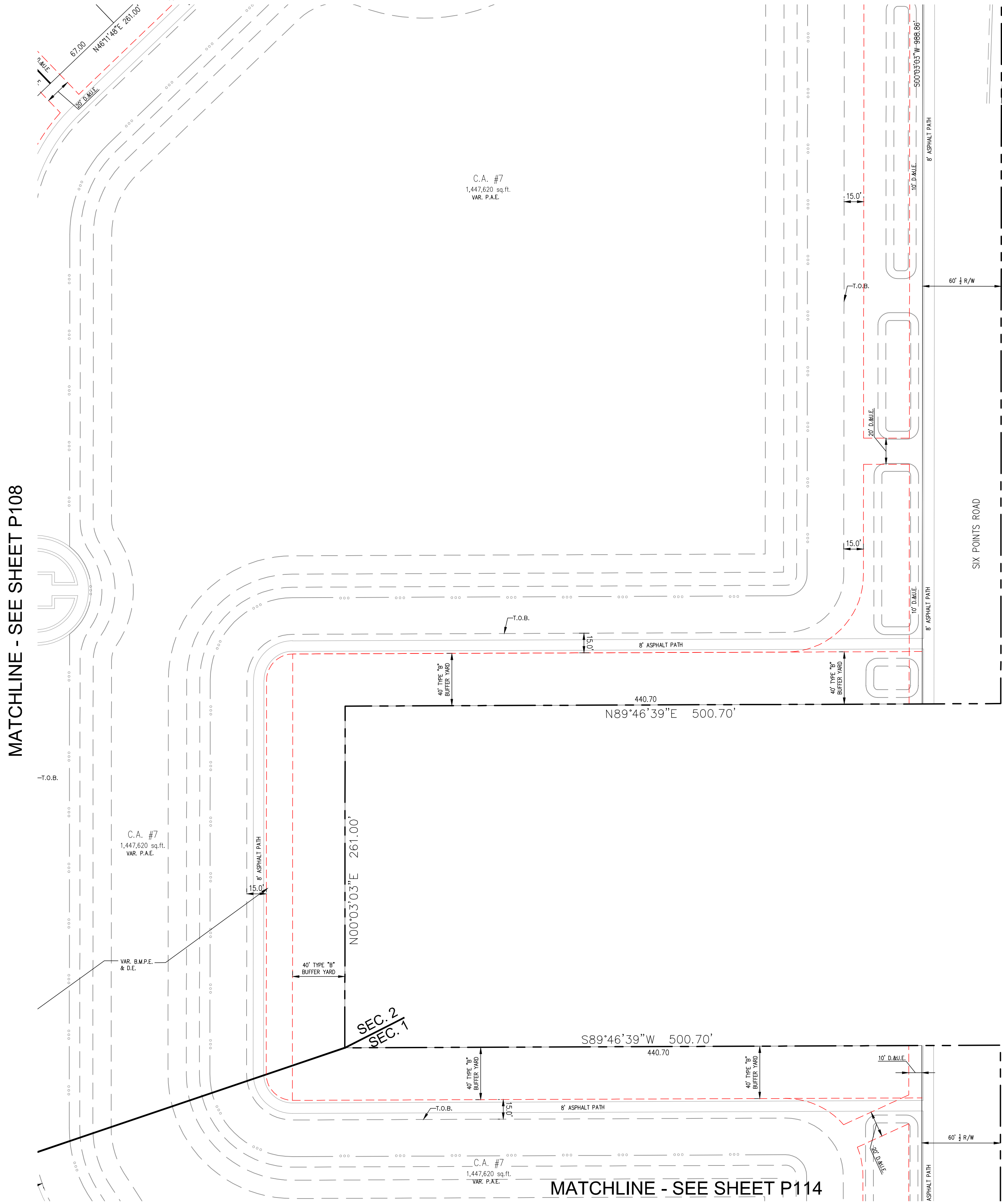
PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P112

MATCHLINE - SEE SHEET P108



Residential Lot Type Standards											
Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,500 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	45'	43'	45'	80'	90'
Minimum Building Setback											
Front Yard	10'	5'	5'	25'	5'	25'	15'	25'	25'	25'	25'
Side Yard	5' / 10'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	10'	25'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width		35'	40'	43'		50'	55'	48'	50'	90'	90'
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	8,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

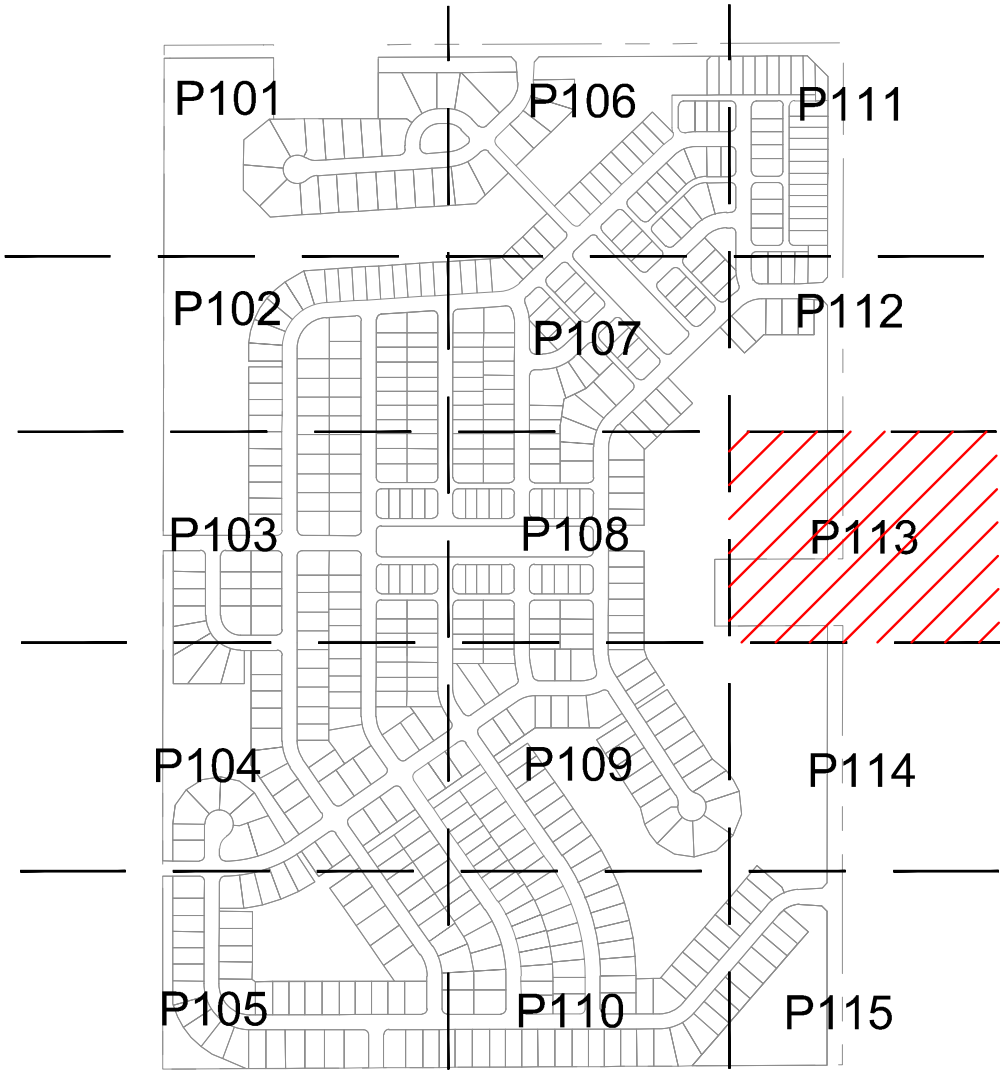
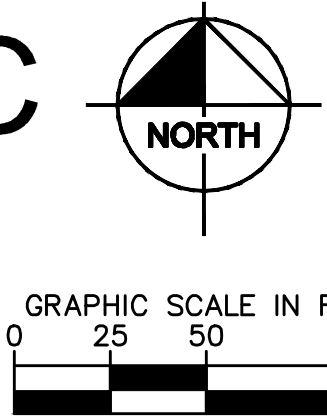
N/A - Not Applicable
SF - Square Feet
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THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD
MATCHLINE - SEE SHEET P112



KEY MAP
(N.T.S.)

LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| (D) | LOT TYPE BY PUD |

NOTES

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NOTES

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3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service



Kinley»Horn

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INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gavin.Baker@kinley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: GPB

DRAWN BY: PCW

CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007

SHEET NUMBER

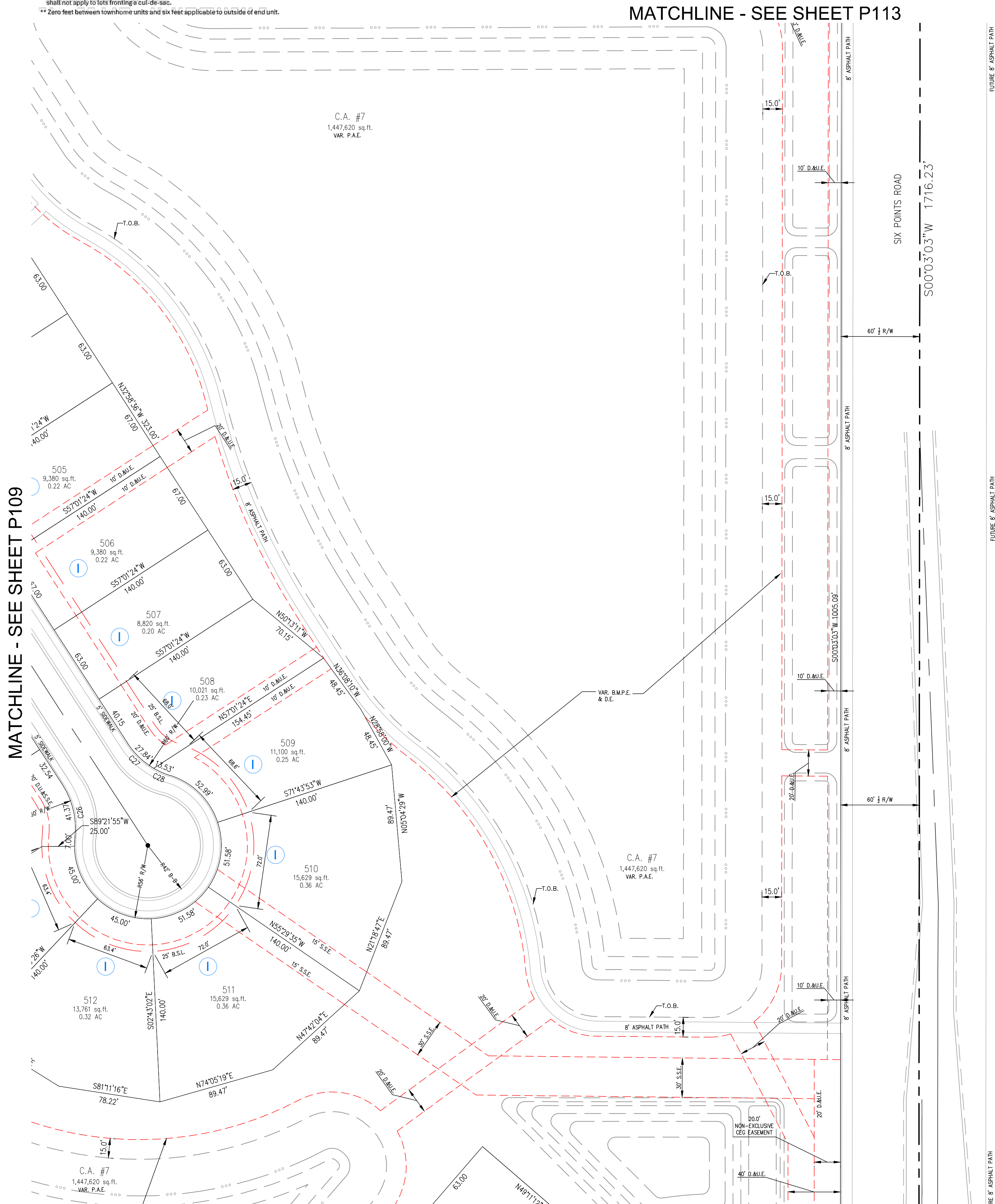
P113

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Residential Lot Type Standards											
Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,500 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20'	30'	35'	38'	42'	45'	45'	43'	45'	80'	90'
Minimum Building Setback											
Front Yard	10'	5'	5'	25'	5'	25'	15'	25'	25'	25'	25'
Side Yard	5' / 10'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Rear Yard	10'	20'	20'	25'	10'	25'	25'	25'	25'	30'	30'
Minimum Distance Between Buildings											
Minimum Lot Width	N/A	35'	40'	43'	N/A	50'	55'	48'	50'	90'	90'
Maximum Building Height	4 stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	8,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A - Not Applicable
SF - Square Feet
* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cut-de-sac.
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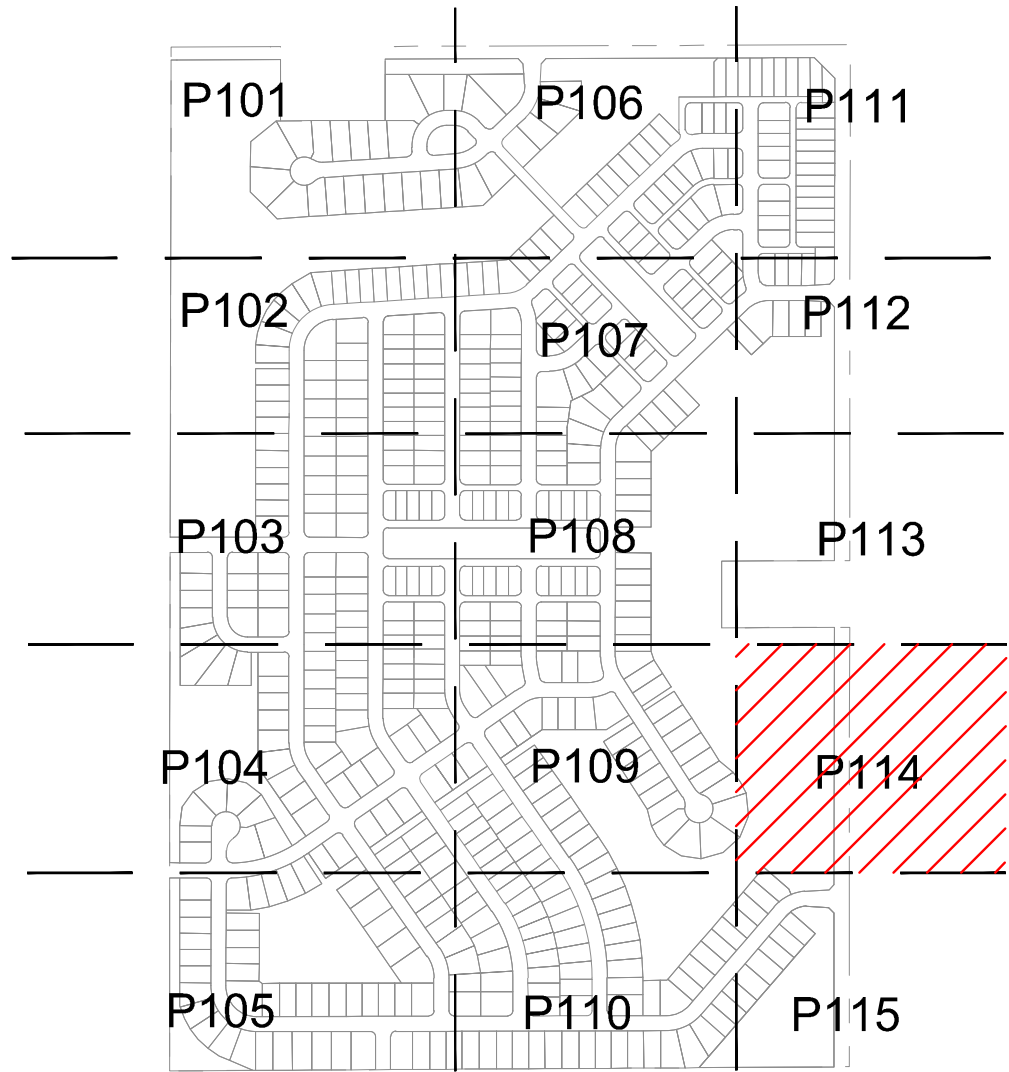
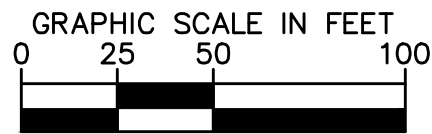
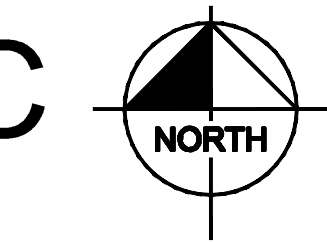


THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING
SW CORNER OF 206TH AND SIX POINTS ROAD



KEY MAP
(N.T.S.)

LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| I.S.E. | INGRESS EGRESS EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| U.E. | UTILITY EASEMENT |
| C.A. | COMMON AREA |
| L.O.S.E. | LINE OF SIGHT EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| B.M.P.E. | BEST MANAGEMENT PRACTICE EASEMENT |
| D | LOT TYPE BY PUD |

NOTES

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THE LAKES AT
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PRIMARY PLAT

THE LAKES AT
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ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P114

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

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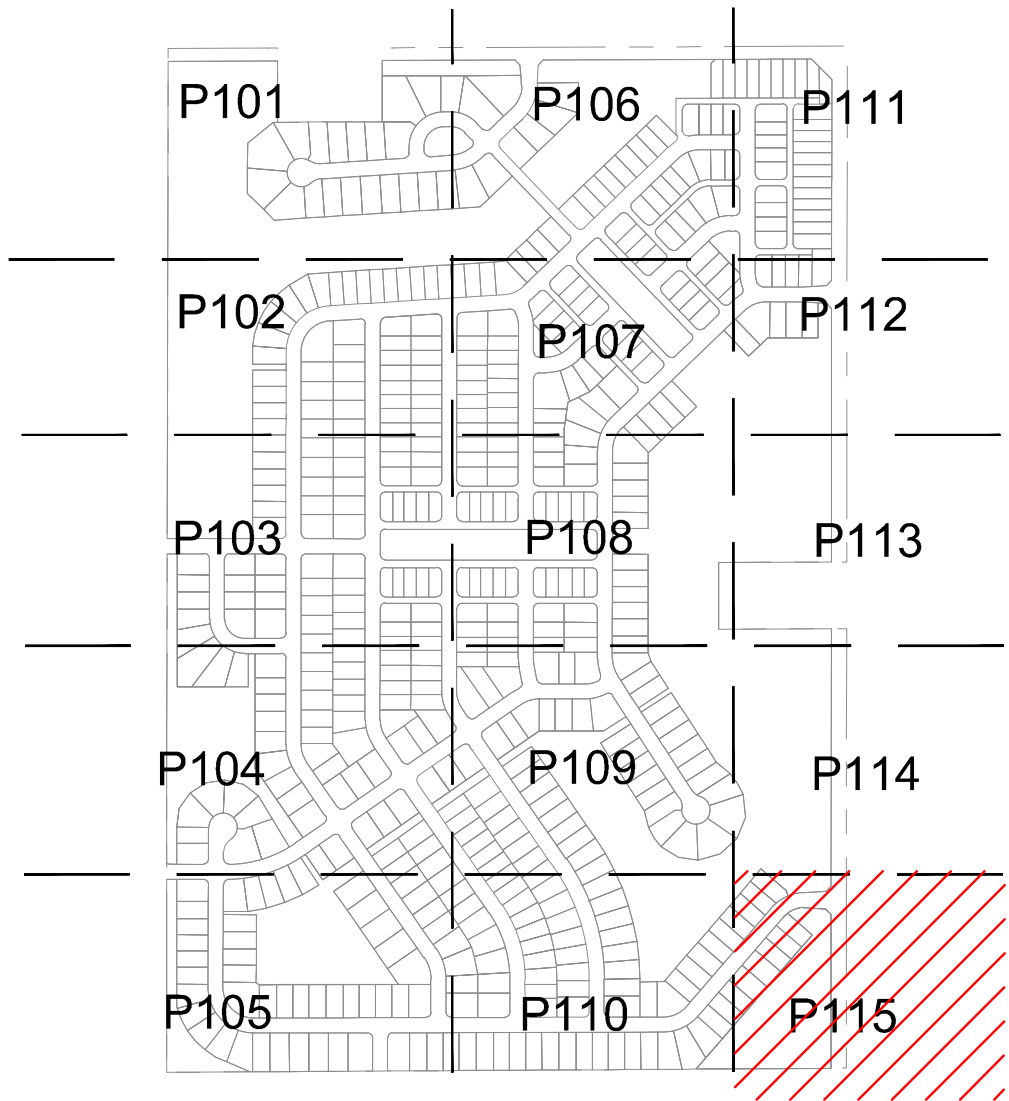
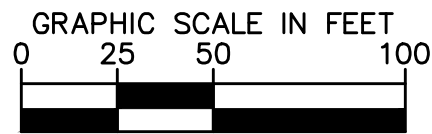
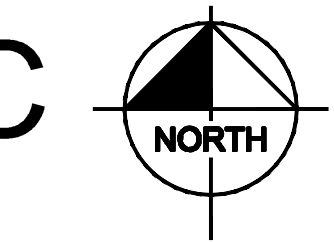
THE LAKES AT IRONSTONE

PRIMARY PLAT/DEVELOPMENT PLAN

THE LAKES AT IRONSTONE DEVELOPER, LLC

IRONSTONE PUD ZONING

SW CORNER OF 206TH AND SIX POINTS ROAD



LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
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| R/W | RIGHT OF WAY |
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NOTES

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

Indiana Utilities Protection Service



Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gavin.Baker@kimley-horn.com
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SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: PCW
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

THE LAKES AT
IRONSTONE
DEVELOPER, LLC

PRIMARY PLAT

THE LAKES AT
IRONSTONE

ORIGINAL ISSUE:
05/01/2026
KHA PROJECT NO.
170275007
SHEET NUMBER

P115



Petition Number: 2608-SPP-08

Project Name: BUILT Primary Plat

Subject Site Location: Generally located on the west side of Gray Road north of the Midland Trace Trail approximately 200 feet south of State Road 32 ("the Property")

Petitioner: BUILT – Westfield, LLC by Contour Land Group

Requests: The Petitioner requests Primary Plat review of two (2) commercial lots on on 10.8 acres +/- in the BUILT Planned Unit Development (PUD) District.

Current Zoning: BUILT PUD District (Ord. 26-03)
BUILT PUD District, Amendment I (Ord. 26-40) *pending*

Current Land Use: Vacant

Acreage: 10.8 acres +/-

Staff Reviewer: Daine Crabtree, Current Planning Manager

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

The plans comply except for outstanding items noted below.

- 1) Proposed name of the subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north point and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes)



- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage);
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.



DEVELOPMENT STANDARDS [Chapter 6 of UDO]

The plans comply except for outstanding items noted below.

- 20) Landscaping Standards (Article 6.8)
- 21) Lot Standards (Article 6.10)
- 22) Setback Standards (Article 6.16)

DESIGN STANDARDS [Chapter 8 of UDO]

The plans comply except for outstanding items noted below.

- 23) Block Standards (Article 8.1)
- 24) Easement Standards (Article 8.3)
- 25) Pedestrian Network Standards (Article 8.7)
- 26) Stormwater Standards (Article 8.8)
- 27) Street and Right-of-way Standards (Article 8.9)

BUILT PUD (ORD. 26-03 & AMENDMENT I (ORD. 26-40) ADDITIONAL CRITERIA

- 28) Minimum Building Setback Lines
 - a) North, West & South Property Lines: 20 feet
 - b) East Property Line: 40 feet
- 29) Landscape Plan, revised via Ord. 26-40
- 30) Concept Plan, revised via Ord. 26-40

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2608-SPP-08 at the September 14, 2026, Plat Committee meeting, and take action on the item.

The Department recommends approving the petition with the following conditions:

- 1) The approval by Public Works of any Construction Standards waivers, if applicable; and

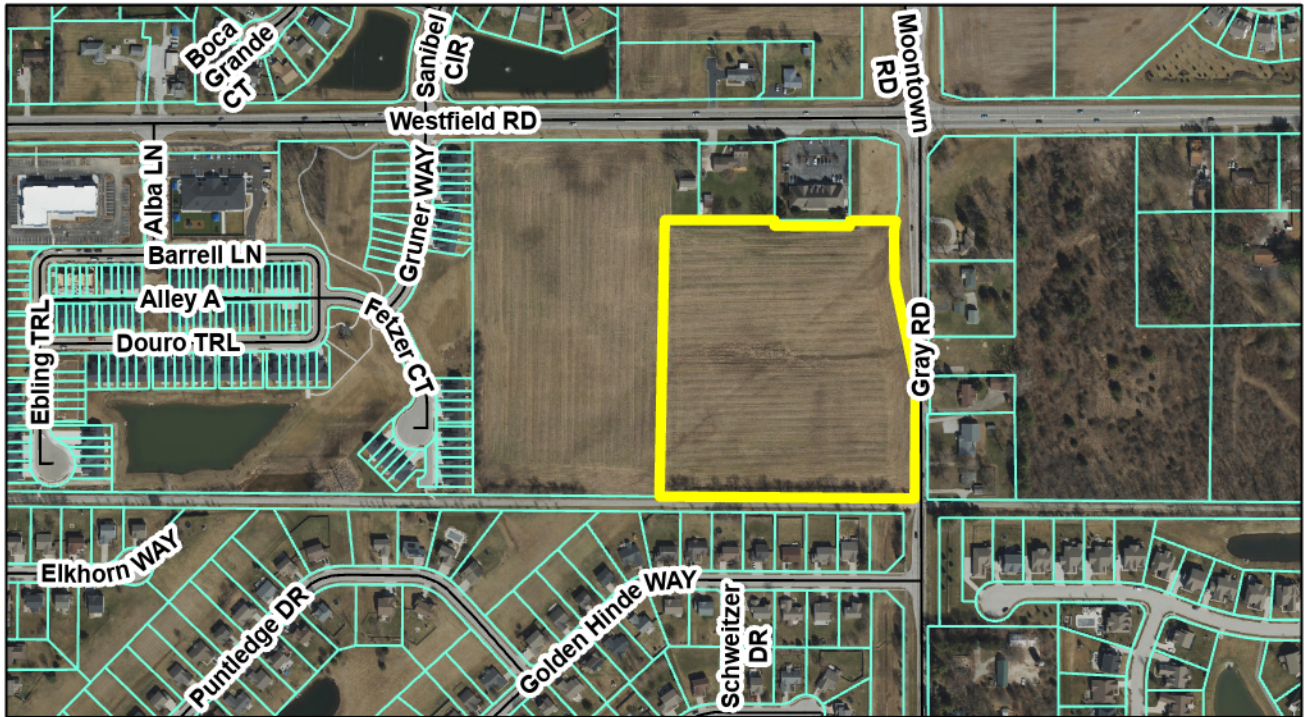


- 2) That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

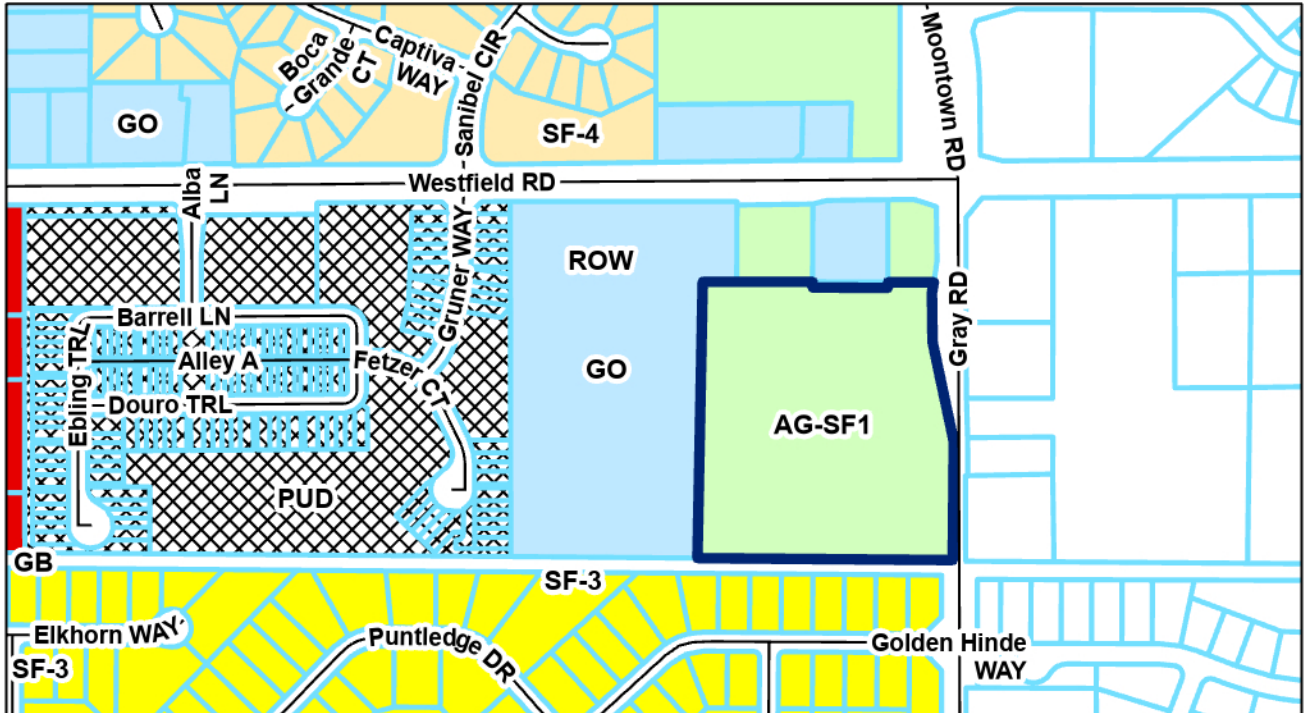
If any Plat Committee member has questions prior to the public hear



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.04 0.08 0.16 Miles

N



