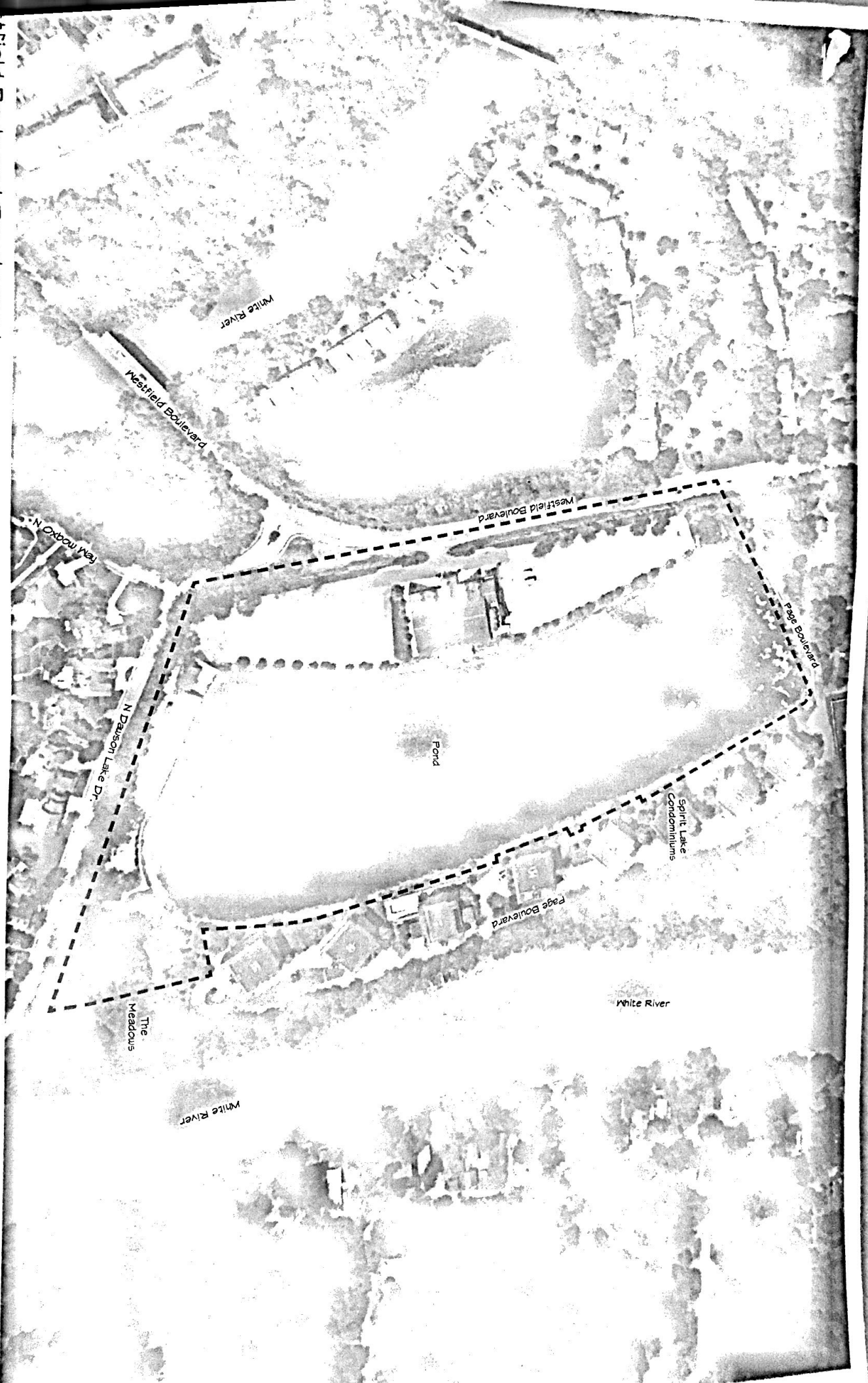


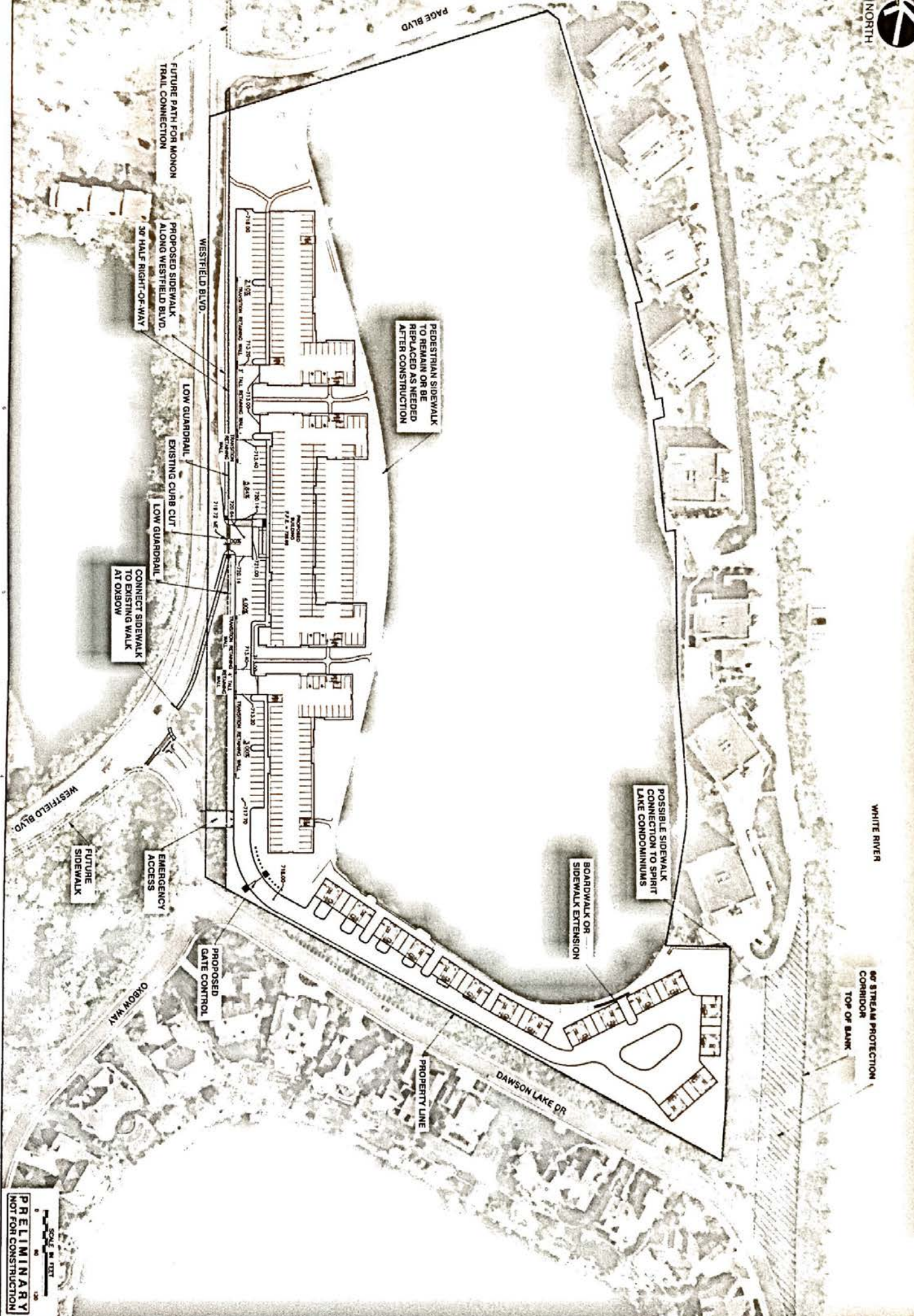
Westfield Boulevard Development

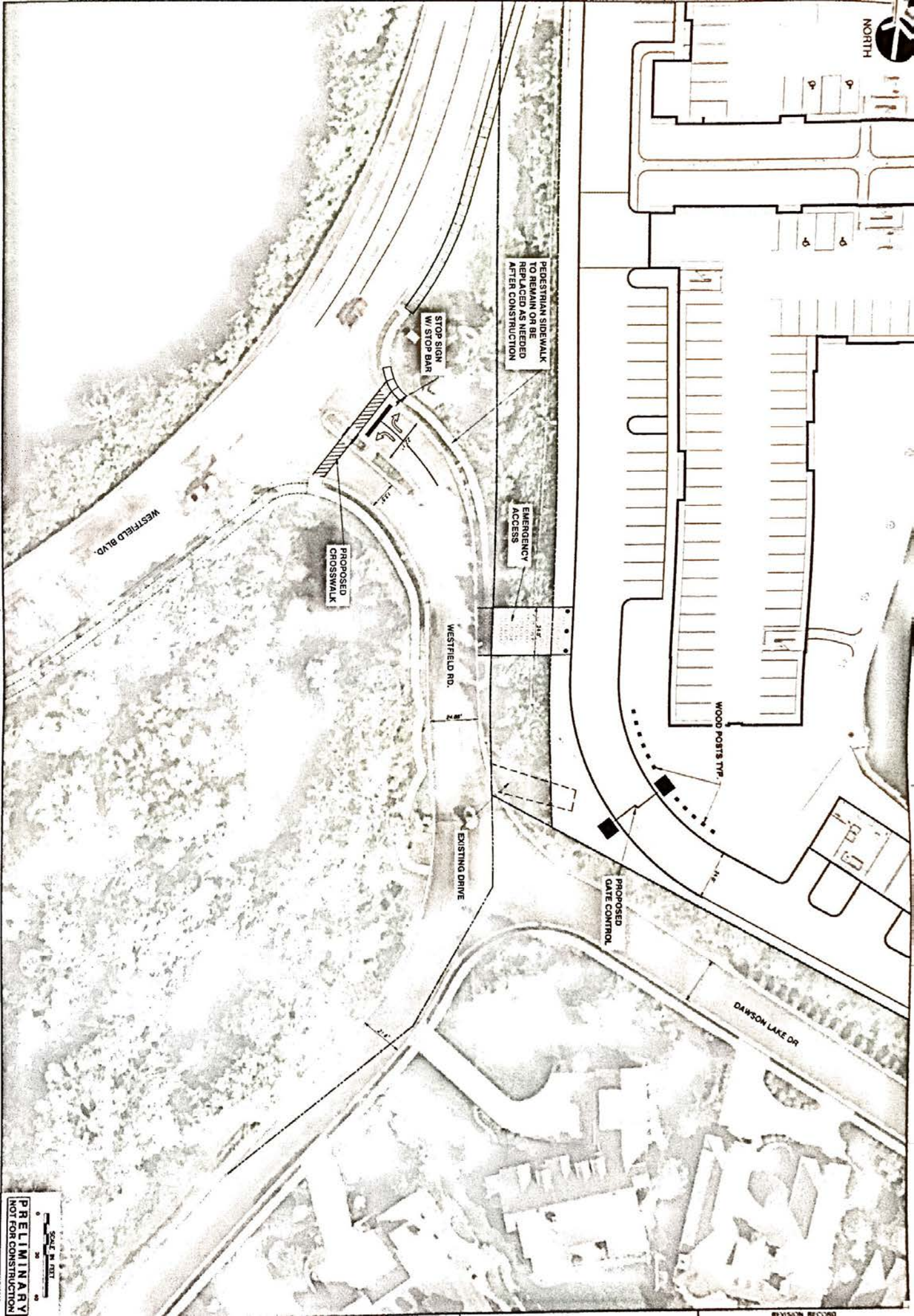
Schematic Design

March 3, 2022









SCALE IN FEET
0 20 40
PRELIMINARY
NOT FOR CONSTRUCTION



Looking East along Westfield Blvd



Looking East along Westfield Blvd



Looking West over the Pond



Looking East along Westfield Blvd



3 Story Townhouse Looking South



3 Story Townhouse Looking North



3 & 4 Story Townhomes Looking South



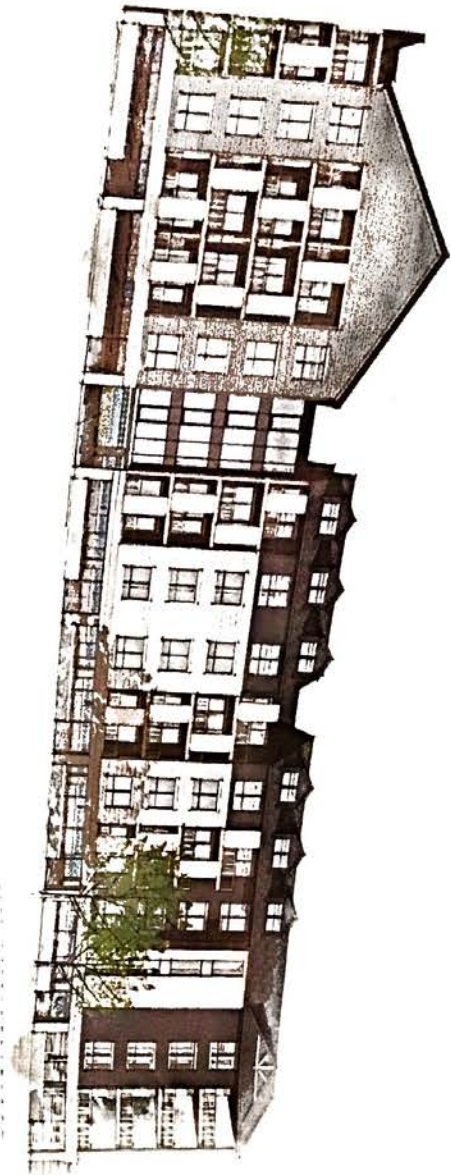
3 & 4 Story Townhomes Looking North



Original Design:
4 Stories over Parking Level

Revised Design:
Height Reduced to 3 Stories over
Parking Level at the North and
South Ends of the Project





Original Design:
4 Stories over Parking Level

Revised Design:
Height Reduced to 3 Stories over
Parking Level at the North and
South Ends of the Project





Westfield Blvd

Dawson Lake Dr

Proposed
Apartments

Proposed
Townhouses

Pond



Spirit Lake
Condominiums

Westfield Blvd

Island Woods
Condominiums

Pond

Proposed
Townhouses

Proposed
Apartments

Johnson Lake Dr

White River

Top of 4-Story
Townhouse
Ei: 156.5

Townhouses
Ei: 713

Access Drive
Ei: 714.5

Dawson Lake Dr
Ei: 723

Oxbow Estates
Ei: 724.5

Avg Roof Height
Ei: 760

Section "A" - 4 Story
Through Townhouses and Oxbow Estates
Scale: 3/32" = 1'-0"

Top of 3-Story
Townhouse
Ei: 744.5

Townhouses
Ei: 713

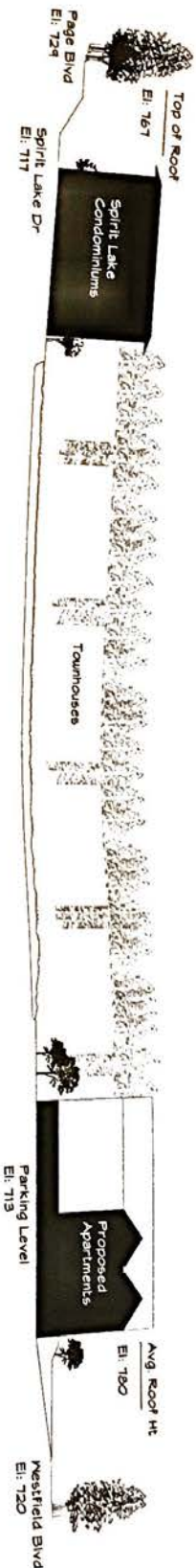
Access Drive
Ei: 714.5

Dawson Lake Dr
Ei: 723

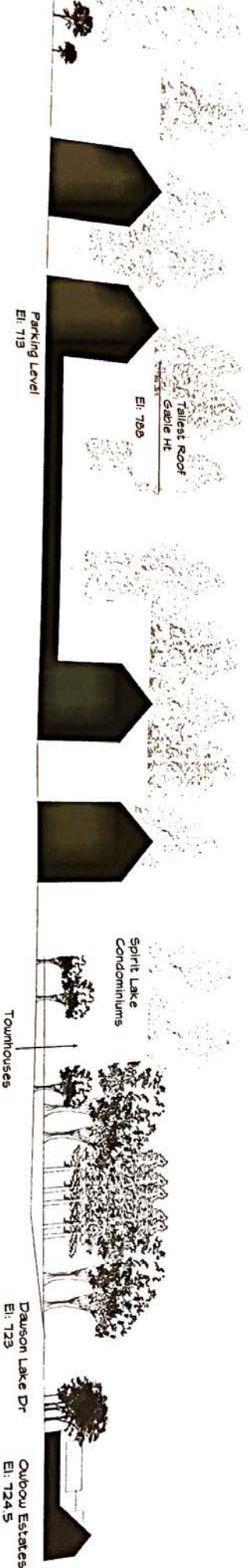
Oxbow Estates
Ei: 724.5

Avg Roof Height
Ei: 760

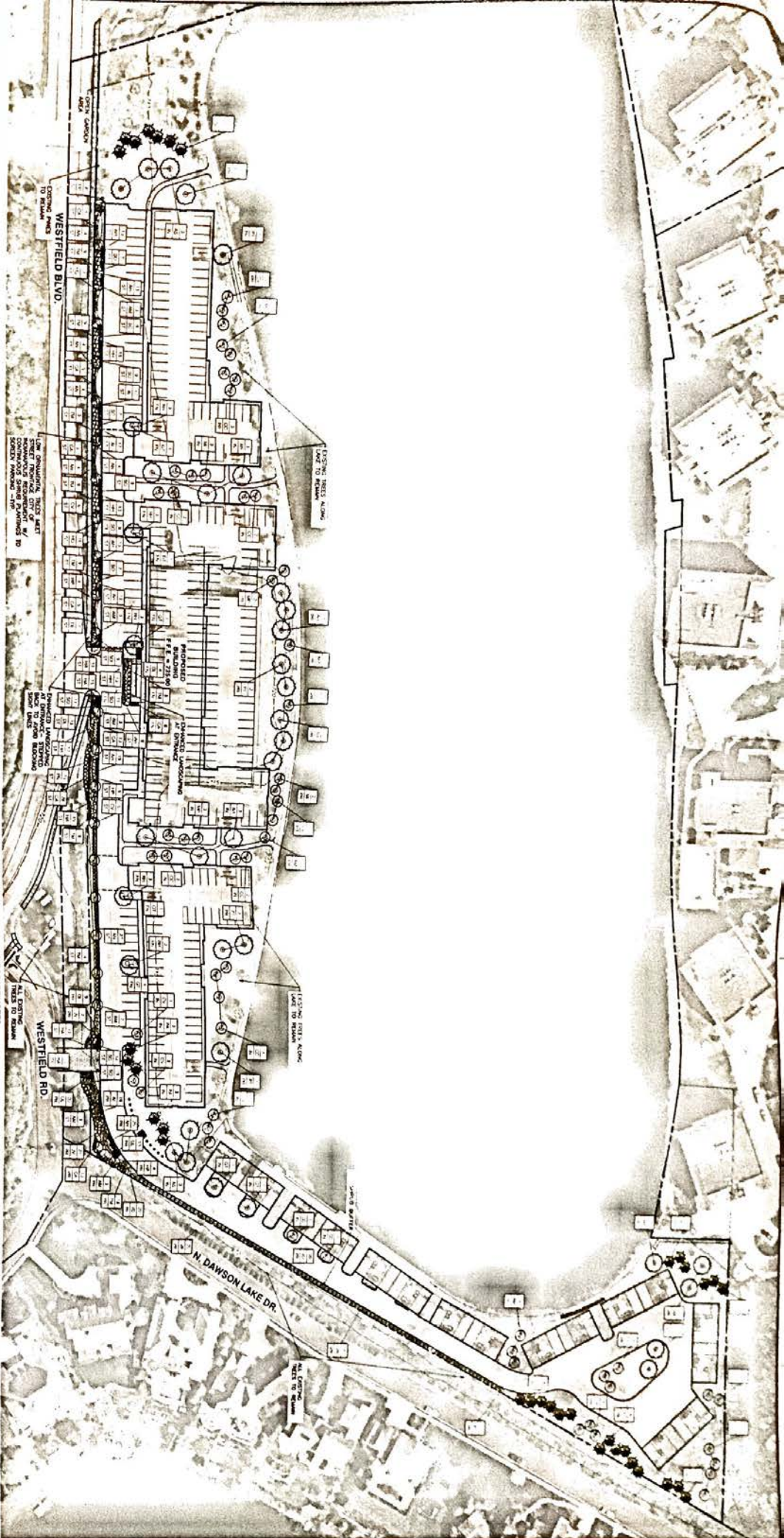
Section "A" - 3 Story
Through Townhouses and Oxbow Estates
Scale: 3/32" = 1'-0"



Section "B"
Through Condos, Pond and Apartments
Scale: 1/32" = 1'-0"



Section "C"
Through the Apartments and Site Context
Scale: 1/32" = 1'-0"



GENERAL LANDSCAPE NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE APPROVED BY THE FEDERAL, STATE, COUNTY, AND LOCAL AGENCIES.
2. THE EXISTING CREEK SHALL BE MAINTAINED AND PROTECTED. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE CREEK BED OR BANKS.
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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1" = 100'
0 50 100

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 50



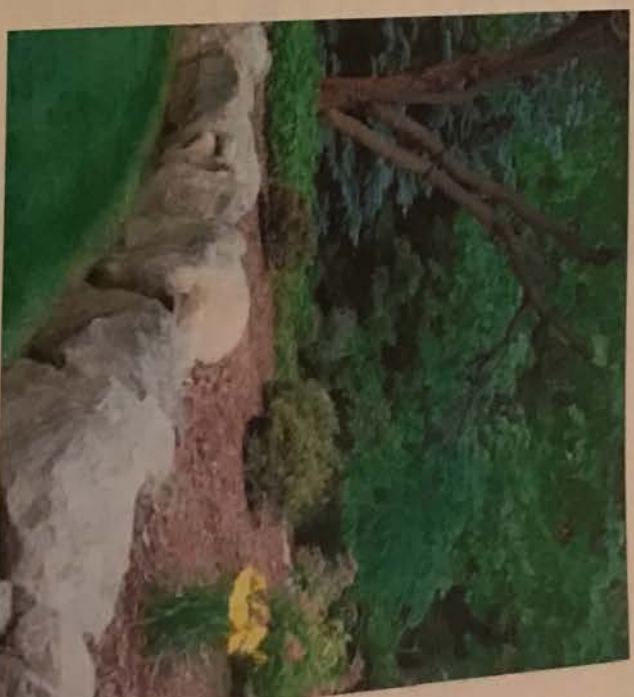
J. C. L. L. L. L.



Cedar Arbor Focal Point



Limestone Quarry Seat Block



Boulder Edge

Apartments Summary					
Unit Type	NSF	Total Beds	Total Apartments		
All Units	203,232	322	238		

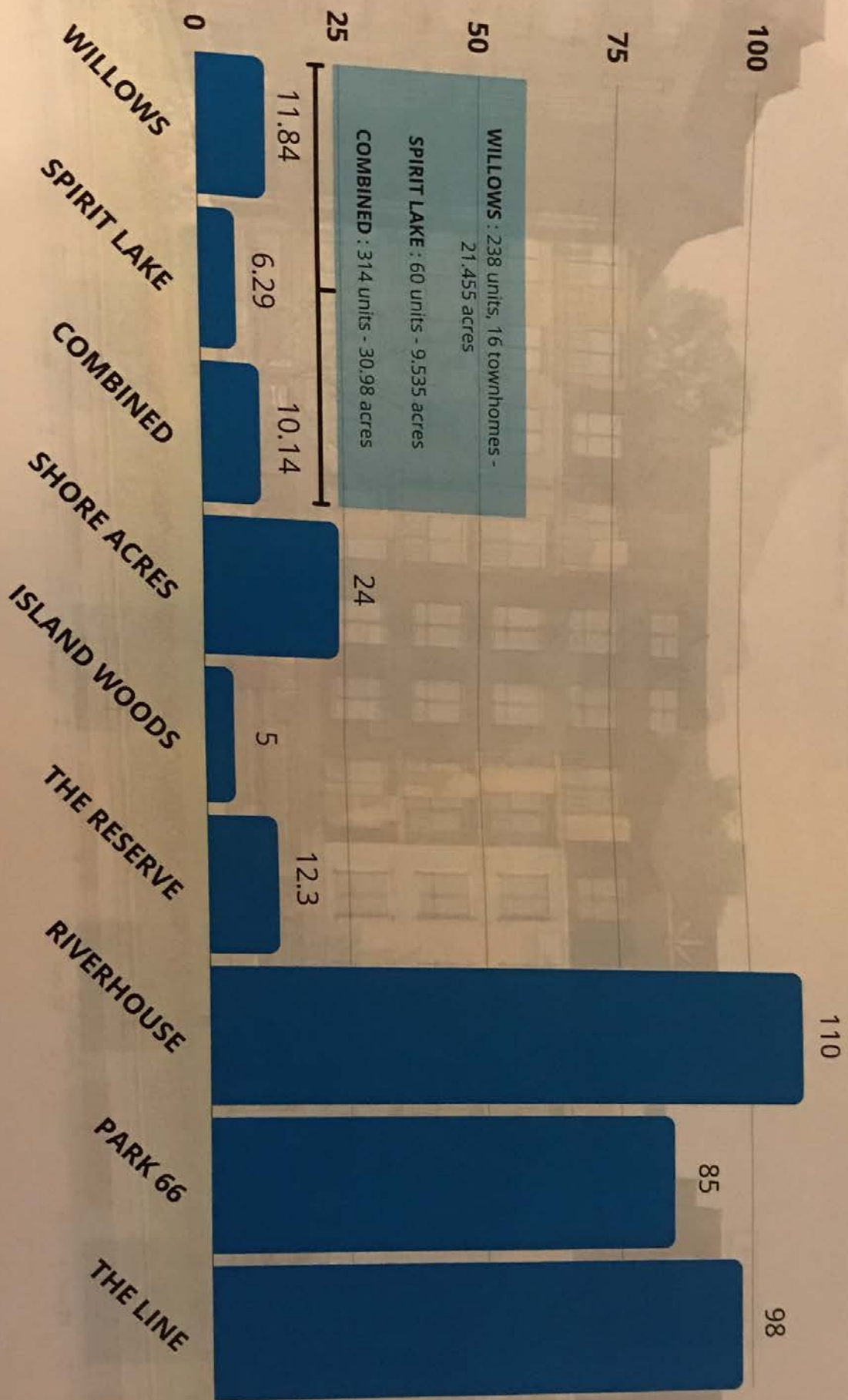
Townhomes Summary					
Unit Type	NSF 3 story	NSF 4 story	Total Townhomes		
Townhome	3776	4872	16		

Parking					
Required	261				
Provided					
Garage	242				
	Site	61			
	Townhome Garages	32			
	Townhome Surface (Guest)	32			
Apartment Subtotal		303			
Townhome Subtotal		64			
Total		367			

Site				Acre	SF
Existing Site Boundary Area				21.44	934125
Proposed Development					
Pavement				4.95	226542
Green Space				3.2	128613
Pond				13.29	578970
Ratios					
Pavement & Structures				4.95/21.44=23%	
Green Space				3.2/21.44=14%	
Pond				13.29/21.44=62%	
Unit Density per Acre				255/21.44=11.89	

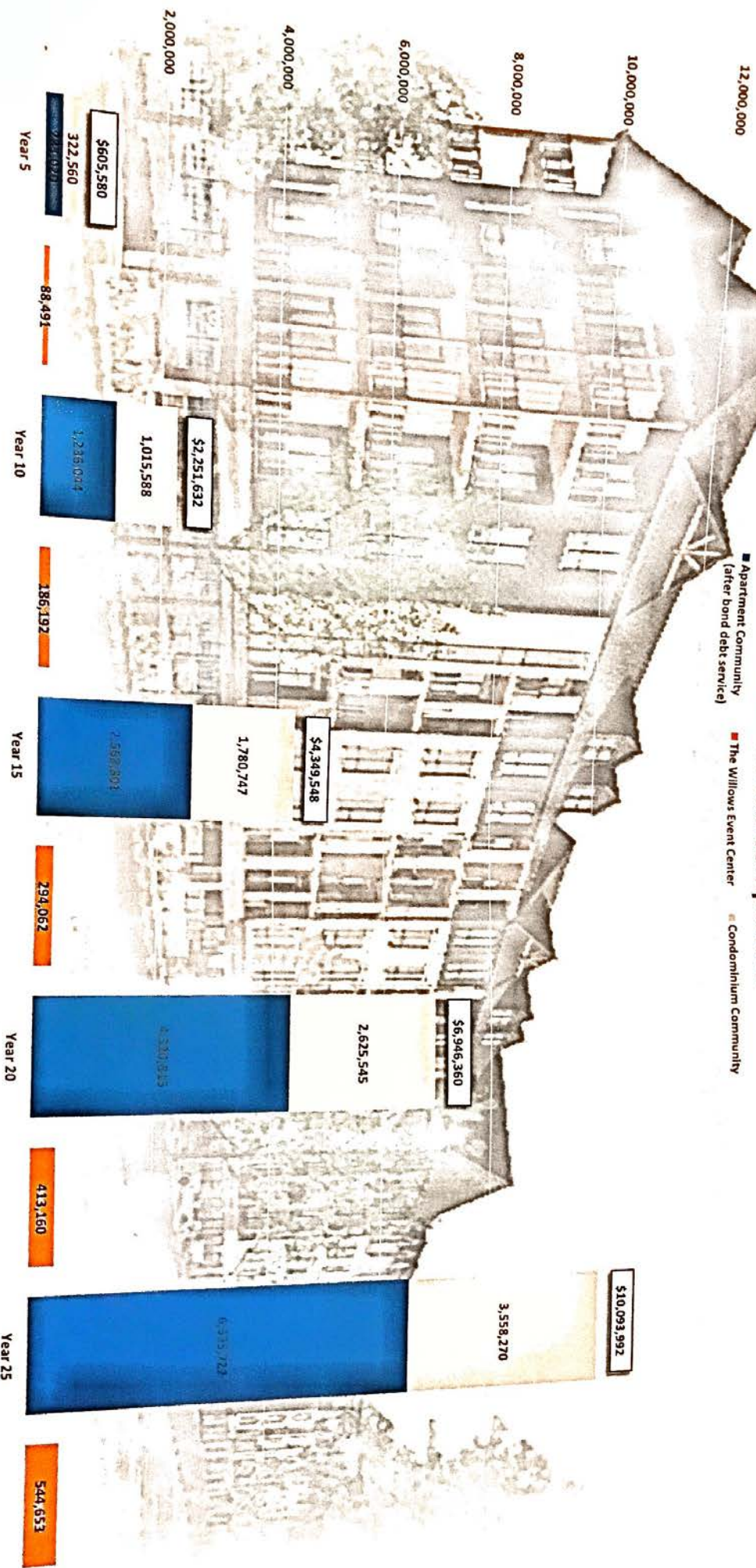
125

■ Units Per Acre



Real Estate Tax Comparison

- Apartment Community (after bond debt service)
- The Willows Event Center
- Condominium Community



Improved Water Quality and Storm Water Treatment

No development within 60' stream protection corridor (White River)

Proposed improvements will not increase the amount of impervious surface.

Proposed development will enhance the existing on-site drainage system by providing water quality treatment prior to water exiting the site.

No new outfall to White River will be required.

Traffic Study Conclusions

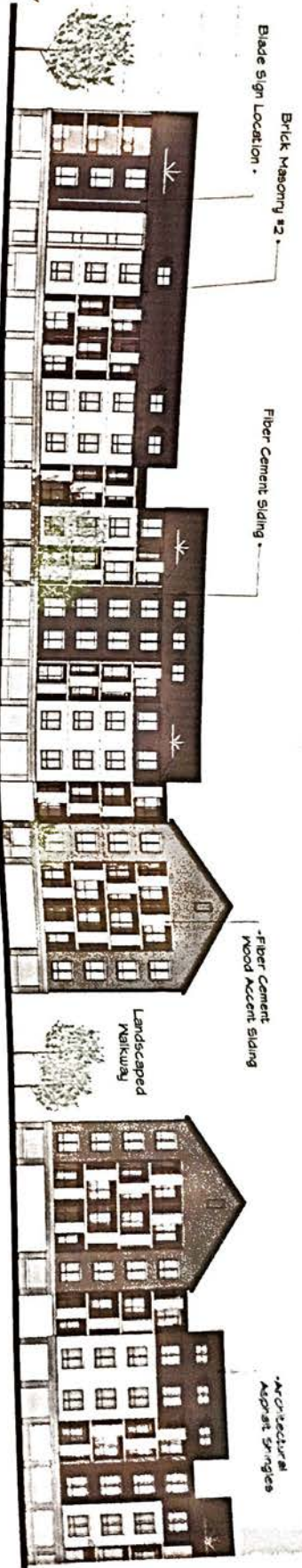
Seven area intersections studied.

All studied intersections operate at a Level of Service no lower than Level C, which is very good by City standards.

No decrease in overall intersection Level of Service is anticipated at any of the studied intersections following completion of the development.

Yarger Report traffic count data is at a minimum 16% lower than data collected by CEC.

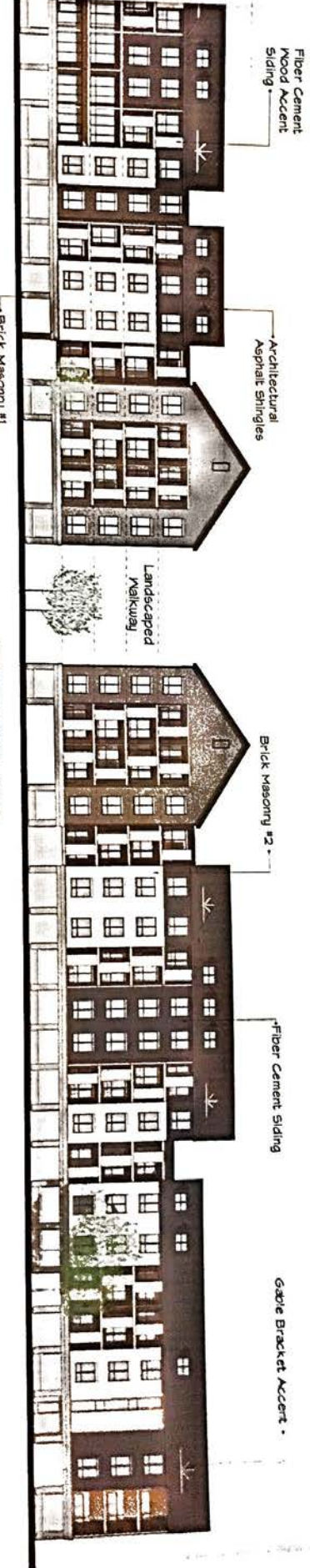
- 4 - 40'-0" T.O. Roof
- 4 - 35'-0" T.O. Roof
- 4 - 44'-0" 4th Floor
- 4 - 42'-0" 3rd Floor
- 4 - 33'-4" 2nd Floor
- 4 - 22'-0" 1st Floor
- 4 - 12'-0" Mechanical Blvd Elev
- 4 - 0'-0" Garage



Brick Masonry #1

1 West Elevation - Area A
Scale 1/8" = 1'-0"

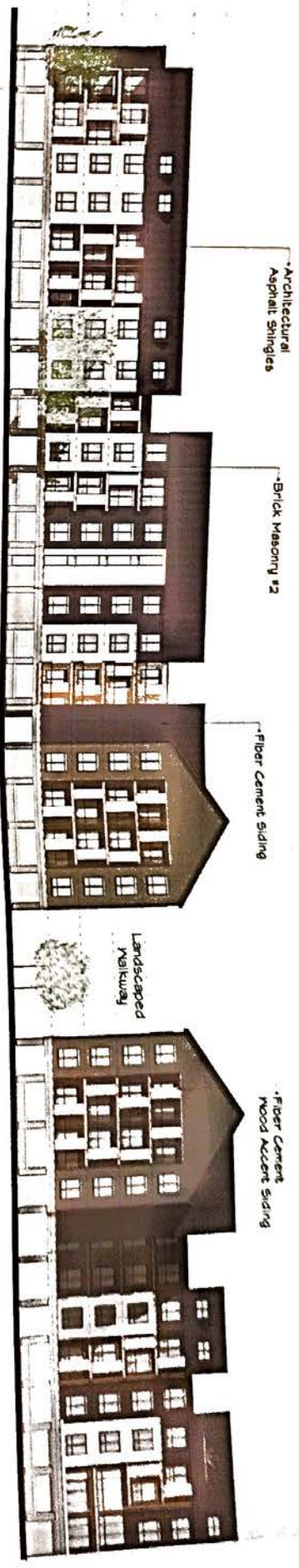
- 4 - 40'-0" T.O. Roof
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- 4 - 42'-0" 3rd Floor
- 4 - 33'-4" 2nd Floor
- 4 - 22'-0" 1st Floor
- 4 - 12'-0" Mechanical Blvd Elev
- 4 - 0'-0" Garage



Brick Masonry #1

2 West Elevation - Area B
Scale 1/8" = 1'-0"

4'-0" 8'-0"
 10' 0" Roof
 4'-0" 8'-0"
 10' 0" Roof
 4'-0" 8'-0"
 4th Floor
 4'-0" 8'-0"
 3rd Floor
 4'-0" 8'-0"
 2nd Floor
 4'-0" 8'-0"
 1st Floor
 4'-0" 8'-0"
 Garage



Brick Masonry #1

Building 1

1 East Elevation - Area A
Scale: 1/8" = 1'-0"

Building 2

4'-0" 8'-0"
 10' 0" Roof
 4'-0" 8'-0"
 4th Floor
 4'-0" 8'-0"
 3rd Floor
 4'-0" 8'-0"
 2nd Floor
 4'-0" 8'-0"
 1st Floor
 4'-0" 8'-0"
 Garage



Architectural
Asphalt Shingles

Fiber Cement Siding

Landscaped
Walkway

Brick Masonry #2

Building 2

2 East Elevation - Area B
Scale: 1/8" = 1'-0"

Building 2

Brick Masonry #1



1 North Elevation
Scale: 1/16" = 1'-0"



2 South Elevation
Scale: 1/16" = 1'-0"

