CITY OF WESTFIELD, IN

Plat Committee Meeting Agenda

BOARD OR COMMISSION: Plat Committee Meeting
MEETING DATE: Monday, July 14, 2025 at 11:00 AM
MEETING PLACE: Westfield City Services Center - Main Level Meeting Room

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

Robert Horkay, President | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Hayley Morgan | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25

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 - April 28, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

2506-SPP-04 & 2506-ODP-03
Finley Creek Estates
Generally located northeast of the intersection at West 193rd Street and Freemont Moore Road.
Pulte Group by HWC Engineering requests Overall Development Plan (ODP) and Primary Plat (SPP) review for a sixty (60) lot single-family detached residential subdivision on 34.27 acres +/- in the Finley Creek Estates Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

OPENING OF REGULAR MEETING

YouTube Time: 0:01

Plat Committee Members Present In-Person: Robert Horkay, Brian Kelly, Justin Wiley, Michael Pearce, Hayley Morgan.
Plat Committee Members Virtually: None.
Plat Committee Members Absent: None.
City Staff Present In-Person: Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Associate Planner.
City Staff Present Virtually: None.
Legal Counsel Present: Nicole Buskill, City of Westfield Attorney.
Legal Counsel Present Virtually: None.

Note the presence of a quorum

Approval of Minutes - March 10, 2025
Motion: Approve March 10, 2025 Meeting Minutes
By: Justin Wiley
Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

ITEMS OF BUSINESS

No items of business.
Adding

PUBLIC HEARING ITEMS

2504-SPP-03 & 2504-ODP-02
Kimblewick, Phase III
Generally located North of West 151st Street & 1,000 feet East of Shelborne Road.
Pulte Group by HWC Engineering requests Overall Development Plan (ODP) and Primary Plat (SPP) review for a one-hundred and fifty-one (151) lot single-family

subdivision on 87 acres +/- in the Claiborne Farms (Kimblewick) Phase II Planned Unit Development PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
YouTube Time: 3:39

Staff presentation / Petitioner presentation
Public Hearing for 2504-SPP-03 & 2504-ODP-02 opened at 11:06 a.m.
One (1) public comment.
Public Hearing for 2504-SPP-03 & 2504-ODP-02 closed at 11:10 a.m.
Plat questions and comments / Petitioner responses

Motion: Approve with conditions stated in Staff Report
By: Michael Pearce
Seconded: Justin Wiley

Yes: Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourn
Motion: Adjourn
By: Justin Wiley
Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

Property Location Map

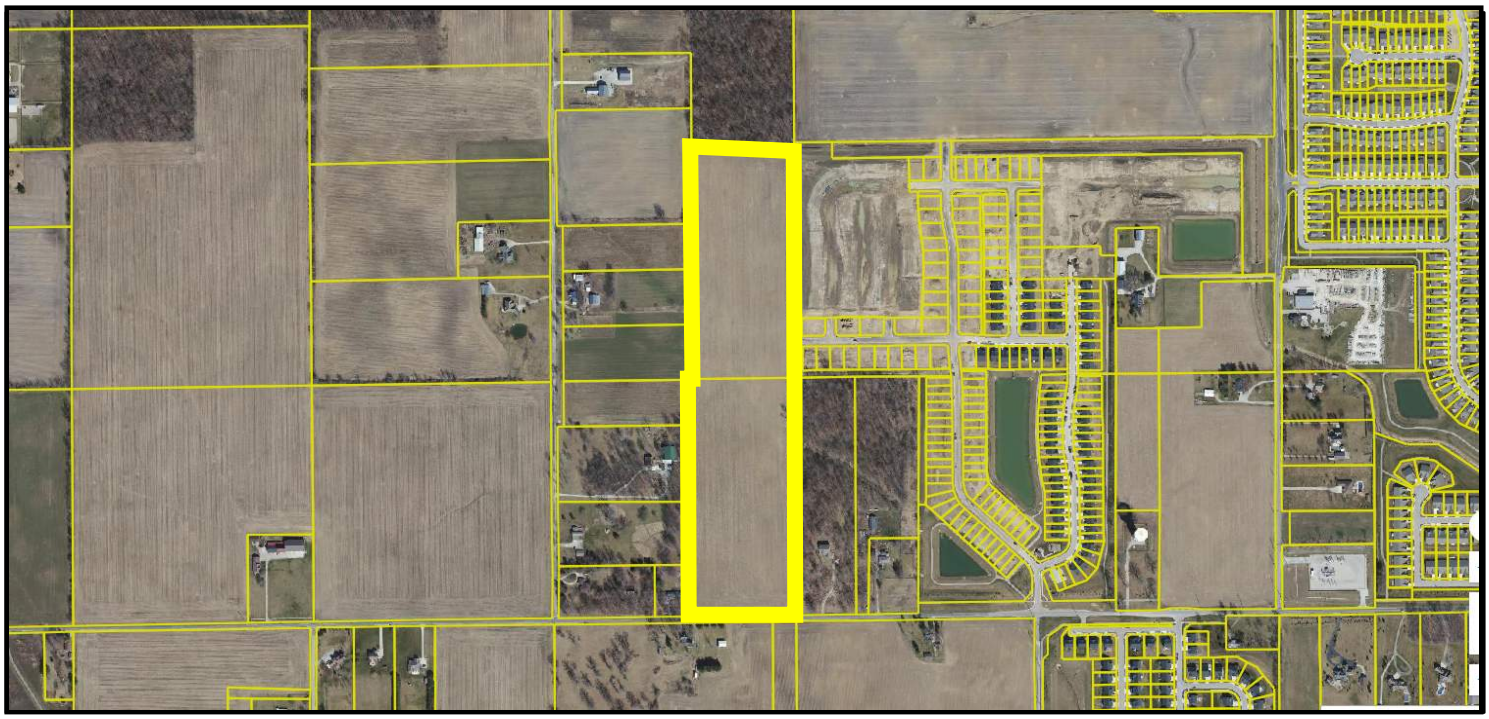
Generally 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St

2506-ODP-03 & 2506-SPP-04 Finley Creek Estates

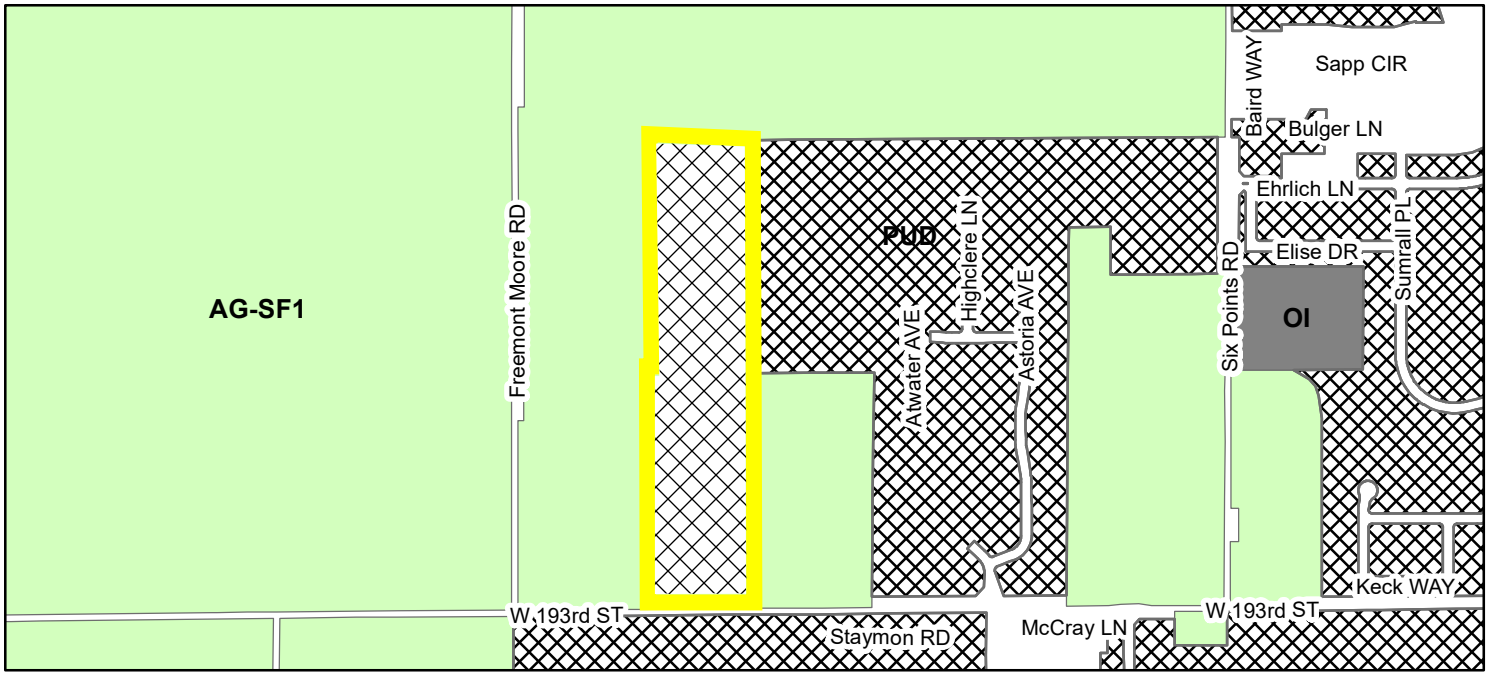
N W E S

Not To Scale

Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

OI (Open Industrial)

PUD (Planned Unit Development)

Petition Number:	2506-ODP-03 & 2506-SPP-04
Project Name:	Finley Creek Estates Overall Development Plan and Primary Plat
Subject Site Location:	Generally located northeast of the intersection at W 193rd Street and Freemont Moore Road ("the Property")
Petitioner:	Pulte Group
Representative:	HWC Engineering
Requests:	**Overall Development Plan (ODP)** approval of a single-family residential community containing 60 lots on 34.27 acres +/-
	Primary Plat (SPP) approval of a single-family residential community containing 60 lots on 34.27 acres +/-
Current Zoning:	Finley Creek Estates Planned Unit Development (PUD) District
Current Land Use:	Vacant / Agriculture
Acreage:	34.27 acres +/-
Staff Reviewer:	Weston Rogers, Senior Planner

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The **Overall Development Plan** complies.

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

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

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(I) of UDO

The **Primary Plat** complies.

21) Proposed name of the subdivision.
22) Names and addresses of the owner, owners, land surveyor or land planner.
23) Title, scale, north point and date.
24) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
25) Easements (locations, widths and purposes)
26) Statement concerning the location and approximate size or capacity of utilities to be installed.
27) Layout of Lots (showing dimensions, numbers and square footage).
28) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
29) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

30) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

31) Building setback lines.

32) Legend and notes.

33) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

34) Other features or conditions which would affect the subdivision favorable or adversely.

35) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

36) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

37) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

38) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

39) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS

Ord. 24-42 Section 3, 4, 5 and Chapter 4 of the UDO

The plans comply with the **Finley Creek Estates PUD (Ord. 24-42)** & **Chapter 4 of the UDO**.

40) The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

    a) Area A: SF4: Single Family High Density District

41) The permitted uses shall be as set forth below:

    a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

    b) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed four three hundred and sixty (60).

42) The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

43) The following standards apply to the property:

Standard	
Minimum Lot Area	9,100 sq. ft.
Minimum Lot Frontage	40’
Minimum Building Setback	
Min. Setback from perimeter of Real Estate	50’
Front Yard	25’
Side Yard / Minimum Separation (70’ wide Lots)	8’ / 16’*
Side Yard / Minimum Separation (80’ wide Lots)	3’ / 10’
Rear Yard	25’
* Side Yard Setback may be reduced to 5’ on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70’
Maximum Building Height	35’
Minimum Living Area (Total)	900 sq. ft. Min. Ground Floor Area***
Single Story	2,300 sq. ft.
Two Story***	2,600 sq. ft.

44) Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

DEVELOPMENT STANDARDS

Ord. 24-42 & Chapter 6 of UDO

The plans comply with the **Finley Creek Estates PUD (Ord. 24-42)** & **Chapter 6 of the UDO**.

45) Ord. 24-42, Section 6.1 – Architecture Standards

a) Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply.

i) Character Exhibits.

1. Character exhibits, attached hereto as Exhibit C, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a

benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in Exhibit C, but to encourage diversity in architectural styles of Dwellings within the District.

b) High-Visibility Lots. Dwellings on Lots located within one hundred feet (100') of the ROW from the District's entrance off of 193rd Street and Lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels (Lots 14-27 on the revised concept plan), indicated in Exhibit B-1 by the black dot shall replace Article 6.3(C)(1)(b) standards with the following:

   i) Rear/Side Building Facade. Those Lots indicated with black dot shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, a four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.

c) Corner Lots. All Dwellings, indicated in Exhibit B-1 by the red dot, shall replace Article 6.3(C.)(1)(b) standards with the following:

   i) Side Building Facade. Those Lots indicated with a red dot shall meet the following requirements:

      1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.

      2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles.

d) Additional Architectural Standards: The following shall apply to all Dwellings:

   i) Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch a minimum of forty (40) sq ft or six feet (6') deep at any point, the home shall have a masonry wainscot a minimum of at least thirty (30") inches in height.

   ii) Building Materials: Vinyl and aluminum siding shall be prohibited.

   iii) Roof Pitch: All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.

iv) Roof Overhangs: All Dwellings shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

v) Lighting: All Dwellings in the District shall have dusk-to-dawn carriage lights.

vi) Shingles: All Dwellings shall have dimensional or architectural grade shingles.

e) Windows: All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch. There shall be a minimum of three (3) windows on the front façade, one (1) window on each side façade, and three windows on the rear façade of each Dwelling. Single story homes shall have minimum total aggregate of eleven (11) windows, and two-story homes shall have a minimum total aggregate of fifteen (15) windows. For purposes of this calculation, a twin window shall be counted as two (2) windows.

f) Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

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

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

a) <u>Lot Landscaping:</u>

i) Lot Landscaping. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

1. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.

2. One (1) additional Shade Tree shall be required in the Front Yard of a Corner Lot resulting in a total of three (3) Shade Trees on Corner Lots.

ii) Common Area / Open Space Landscaping

1. A minimum of ten (10) shade, ornamental, or evergreen trees shall be required per each ace of open space / common area.

iii) 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.

iv) 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.

v) 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:

i) Article 6.8(M) shall not apply, rather the following shall apply.

ii) The open space abutting 193rd Street shall be subject to a forty (40') foot width Type B buffer yard.

Type "B" Buffer Yard Standards 597 LF along 191st Street	**Required**	**Provided**
4 Shade Trees / 100 LF	24	24
4 Evergreen Trees / 100 LF	24	24
10 Shrubs / 100 LF	60	61
4' tall undulating mound for at least 60% of the length of the shared Lot Line	Mounding per UDO	yes

iii) Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

c) Buffer Yards:

i) A forty (40) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "40' BUFFER YARD", except for (1) Lots adjacent to Atwater which has already provided for said buffer yard within its development, and (2) the buffer abutting 193rd Street which shall comply with Sec 6.3(c) above.

ii) No mounding shall be required.

iii) Said buffer yards shall be in common area.

iv) Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

Western Perimeter Type "A" Buffer Yard 2,438 LF	**Required**	**Provided**
3 Shade Trees / 100 LF	73	73
3 Evergreen Trees / 100 LF	73	73
10 Shrubs / 100 LF	244	244

Northern Perimeter Type "A" Buffer Yard 567 LF	**Required**	**Provided**
3 Shade Trees / 100 LF	17	17
3 Evergreen Trees / 100 LF	17	17
10 Shrubs / 100 LF	57	57

Eastern Perimeter Type "A" Buffer Yard 1,252 LF	**Required**	**Provided**
3 Shade Trees / 100 LF	38	38
3 Evergreen Trees / 100 LF	38	38
10 Shrubs / 100 LF	125	125

d) Content of Landscape Plan:

i) Landscape Plans shall comply with the following standards:

1. Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
2. Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.
3. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
4. Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.

5. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.
6. Planting and installation details as necessary to ensure conformance with required standards.
7. Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
8. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
9. An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

e) Preservation and Replacement of Trees:

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

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

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

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

1. Shall be greater than four-inch (4") Caliper.
2. Shall be in a good condition and have a life expectancy greater than ten (10) years.
3. Shall have a trunk with no extensive decay.
4. Shall have no more than one (1) major or several minor dead limbs.
5. Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.

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

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

v) Tree Protection:

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

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

vi) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

f) <u>Selection, Installation, and Maintenance of Plant Materials:</u>

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

1. Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees: A minimum of six (6) feet in height.

3. Ornamental Trees: A minimum of two (2) inches in Caliper.

4. Shrubs: A minimum of eighteen (18) inches in height.

5. Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

ii) Installation: Landscaping materials should be installed in accordance with planting procedures established by the American Association of Nurserymen.

1. Timing and Permits:

(i) No Certificate of Occupancy or Certificate of Compliance shall be granted until required landscaping is installed. The installation of required landscaping may be delayed, at the Director's determination, for up to one hundred and twenty (120)

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

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

g) General Landscaping Design Standards:

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

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

h) Detention and Retention Areas:

i) Natural Appearances:

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

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

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

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

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

i) Street Trees:

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

1. Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.
2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, the Director may permit either: (i) a lesser width for the planting strip; or (ii) the planting of Street Trees on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way. In no case shall the Street Tree be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

Street Trees 2,700 LF	**Required**	**Provided**	**Deficient**
1 Street Tree / 50 LF (required on each side of street)	108	108	0

4. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
5. Maintenance: The maintenance of Street Trees shall be the responsibility of the development's property management group, homeowners' association or other similar legal entity, and the association's or entity's declaration of covenants and restrictions shall include provisions for the maintenance and replacement of Street Trees. In the absence of a homeowners' association, then the maintenance of Street Trees shall be the responsibility of the owner of the adjacent Lot.
6. Street Tree Species: Permitted Street Tree species shall be as set forth in the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

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

a) Street Signage. The developer will be responsible for the cost of and the placement of all street signage as required by the City.

b) On-Street Parking. On-street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.

c) Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

DESIGN STANDARDS

Ord. 24-42 & Chapter 8 of UDO

The plans comply.

48) Ord. 24-42 Section 8.1 & Article 8.1 Block Standards

a) Article 8.1 shall not apply. Rather, substantial compliance with the Concept Plan, attached hereto as Exhibit B, shall supersede these standards in regards to the permitted block length.

49) Ord. 24-42 Section 8.2 & Article 8.6 – Open Space and Amenity Standards

a) Article 8.6 Open Space and Amenity Standards Shall not apply. The minimum open space percentage shall be 11 acres as shown on the Concept Plan in Exhibit B.

50) Article 8.7 – Pedestrian Network Standards

a) 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.

b) 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.

c) 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.

d) Perimeter/External Pedestrian Network Standards:

i) All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

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

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

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

MISCELLANEOUS STANDARDS

Ord. 24-42

The plans comply with the **Finley Creek Estates PUD (Ord. 24-42)**.

51) The Concept Plan, attached hereto as **Exhibit B,** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

   a) 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.

   b) 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 compliance with the Concept Plan as determined and approved by the Director.

52) 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

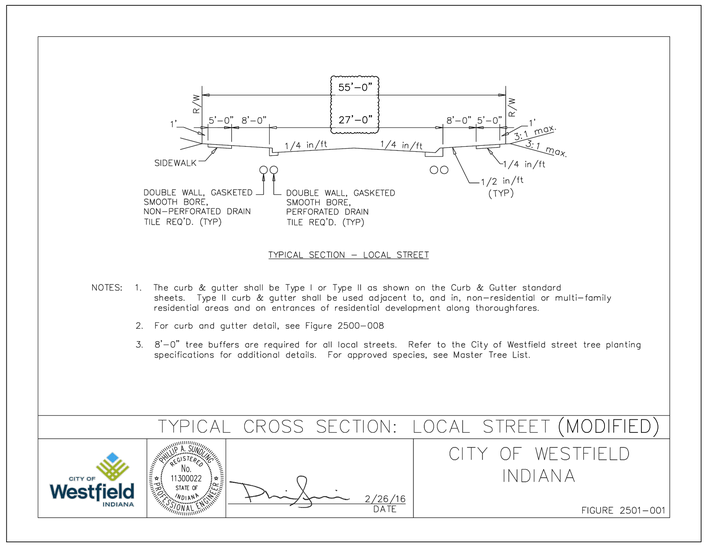
ACTION: Hold a Public Hearing for 2506-ODP-03 & 2506-SPP-04 at the July 14, 2025 Plat Committee meeting, and act on the item.

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 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 Weston Rogers at (317)-408-9895, or by email at wrogers@westfield.in.gov.



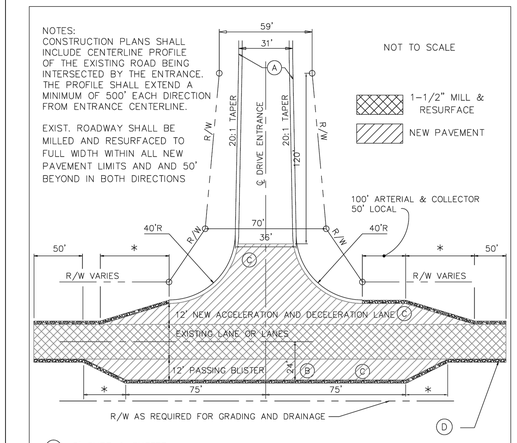
TYPICAL SECTION – LOCAL STREET

NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2500-008
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET (MODIFIED)

CITY OF WESTFIELD INDIANA

FIGURE 2501-001

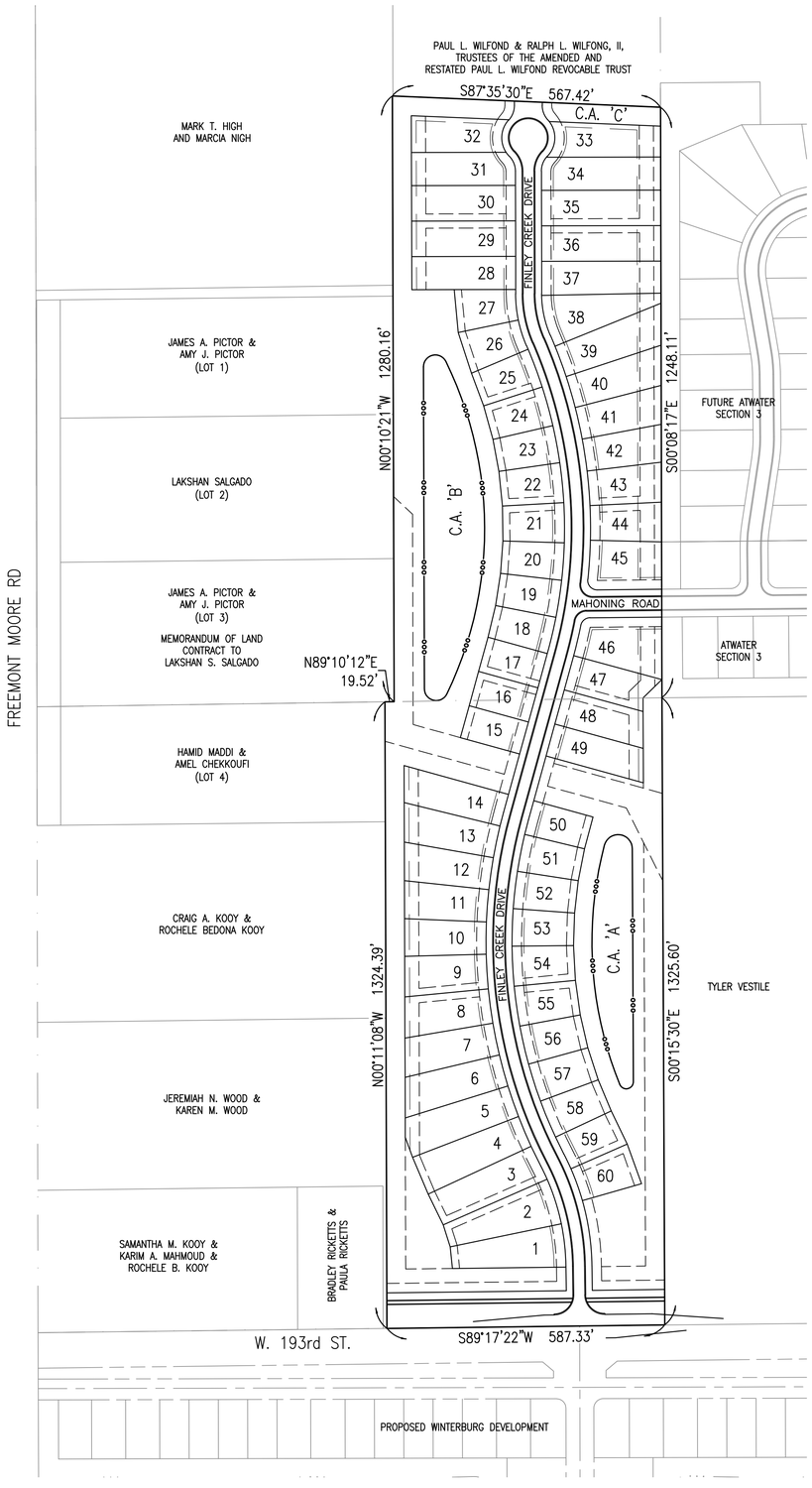


MIN. SUBDIVISION AND COMMERCIAL ENTRANCE

CITY OF WESTFIELD, INDIANA

3/20/19 DATE

FIGURE 2501-013



Indiana 811
KNOW WHAT'S BELOW.
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Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 150' 300' 450'
SCALE: 1" = 150'

FINLEY CREEK ESTATES
PRIMARY PLAT – LAND DESCRIPTION

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00° 15' 30" East (assumed bearing), 1325. 60 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter; thence South 89° 17' 22" West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail; thence North 00° 11' 08" East, 1324.39 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89° 10' 12" East, 19.52 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence North 00° 10' 26" West, 1280.16 feet to a 5/8 inch iron rod with yellow cap stamped Miller Surveying on the East line of said Southeast Quarter; thence South 87° 35'30" East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller Surveying on the East line of said Southeast Quarter; thence South 00° 08' 17" East, 1248.11 feet to the point of beginning, containing 17.856 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range-3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.271 acres, more or less.

REVISIONS

DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS. SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE – SEE DETAIL.	RJC

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

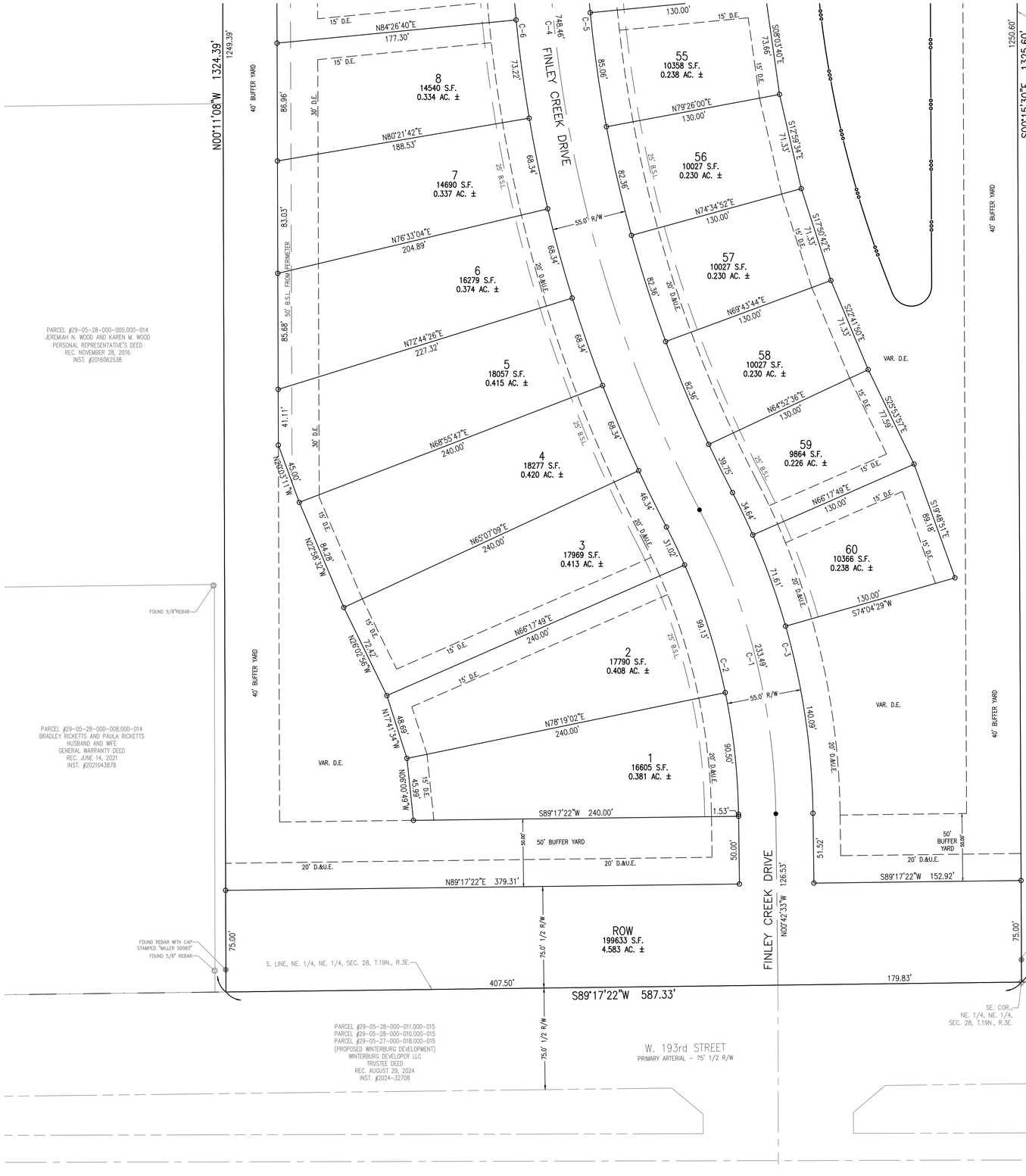
DRAWN BY AV/DW
CHECKED BY RJC
DATE MAY 2, 2025
SCALE AS SHOWN
JOB NUMBER 2025-020-S
SHEET

C2.0
OVERALL SITE PLAN

© 2025

Plot Date: Jun 11, 2025 Plot Time: 8:34am File Name: W:\Pulte Homes\2025-020-S Pulte – Finley Creek Estates\Design\CAD\PP – Primary Plat Plan Sheet Set\2025-020-S_PP-Overall Site Plan.dwg, Layout: C2.0 OVSP By: jcoyle

FOR CONTINUATION SEE SHEET C2.2



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	233.49'	500.00'	231.37'	N14°05'13"W	26°45'21"
C-2	220.65'	472.50'	218.65'	N14°05'13"W	26°45'21"
C-3	246.33'	527.50'	244.10'	N14°05'13"W	26°45'21"
C-4	748.46'	1000.00'	731.11'	N06°01'23"W	42°53'01"
C-5	727.88'	972.50'	711.01'	N06°01'23"W	42°53'01"
C-6	769.04'	1027.50'	751.22'	N06°01'23"W	42°53'01"
C-7	109.24'	1000.00'	109.18'	N12°17'22"E	6°15'32"
C-8	70.81'	1027.50'	70.80'	N13°26'40"E	3°56'55"
C-9	27.21'	20.00'	25.16'	S50°27'01"W	77°57'39"
C-10	33.70'	20.00'	29.85'	S42°17'39"E	96°33'00"
C-11	569.06'	1000.00'	561.41'	N07°08'33"W	32°36'17"
C-12	659.64'	972.50'	647.07'	N04°00'47"W	38°51'49"
C-13	527.70'	1027.50'	521.92'	N08°43'55"W	29°25'32"
C-14	101.69'	250.00'	101.00'	S11°47'29"E	23°18'24"
C-15	90.51'	222.50'	89.89'	N11°47'29"W	23°18'24"
C-16	112.88'	277.50'	112.10'	N11°47'29"W	23°18'24"
C-17	35.24'	46.00'	34.39'	N21°48'37"E	43°53'49"
C-18	35.24'	46.00'	34.39'	N22°05'12"W	43°53'49"
C-19	84.20'	56.00'	76.49'	N00°41'04"E	86°08'56"
C-20	84.20'	56.00'	76.49'	N00°57'38"W	86°08'56"
C-21	33.92'	46.00'	33.16'	N21°15'51"W	42°15'07"
C-22	33.92'	46.00'	33.16'	N20°59'16"E	42°15'07"

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GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

PROPOSED LEGEND:

	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
800	CONTOUR, MAJOR
799	CONTOUR, MINOR
	SWALE / FLOWLINE
S	SANITARY SEWER LINE & MANHOLE
ST	STORM SEWER LINE & MANHOLE
	STORM ENDSECTION & INLETS
	SUBSURFACE DRAIN
W	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	CHANGE IN STREET NAME
R/W	RIGHT-OF-WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC. ±	ACRES, MORE OR LESS
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
CL	CENTERLINE
N.P.	NORMAL POOL (ELEVATION)
BC	BACK OF CURB
VAR.	VARIABLE
R.	RADIUS
	EMERGENCY FLOOD ROUTE

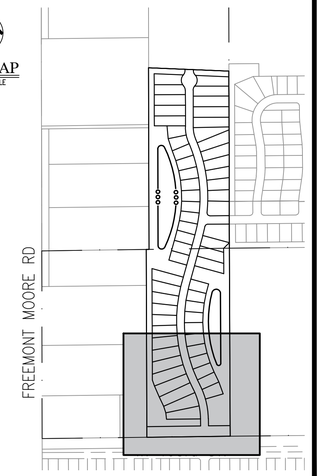
SUBDIVISION MONUMENTS

● DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.

○ DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

NOTE: SEE SHEETS C2.3 & C2.5 FOR CURVE TABLE.

KEYMAP
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS, SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE – SEE DETAIL.	RJC

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2025-020-S
AV/DW	
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	
SHEET	

C2.1
PRIMARY PLAT PLAN

© 2025

Plot Date: Jun 11, 2025 Plot Time: 8:35am File Name: W:\Pulte Homes\2025-020-S Pulte – Finley Creek Estates\Design\CAD\PP – Primary Plat Plan Sheet Set\2025-020-S_PP-Primary Plat Plan.dwg, Layout: C2.1 By: jcoyle

FOR CONTINUATION SEE SHEET C2.3

N89°10'12"E 19.52'

FOUND REBAR WITH CAP STAMPED "MILLER 20400007"

FOUND REBAR WITH CAP STAMPED "MILLER 20400007"

N. LINE, NE. 1/4, NE. 1/4, SEC. 28, T.19N., R.3E.

40' R.D.E.

VAR. R.D.E.

VAR. D.E.

50' R.D.E.

PARCEL #29-05-28-000-009.000-014
HAMID MADDI AND AMEL CHEKKOUFI
HUSBAND AND WIFE
WARRANTY DEED
REC. APRIL 18, 2023
INST. #2023013597
(LOT 4)

8'X8' MINI BARN

FOUND REBAR WITH CAP STAMPED "MILLER 20400007"

PARCEL #29-05-28-000-004.000-014
CRAIG A. KOOY AND ROCHELE BEDONA KOOY
HUSBAND AND WIFE
QUITCLAIM DEED
REC. MARCH 27, 2018
INST. #2018013077

N00°11'08"W 1324.39'
1249.39'

N00°11'08"W 785.77'

40' BUFFER YARD

FINLEY CREEK DRIVE

N15°25'08"E 353.86'

55.0' R/W

16	9750 S.F.	0.224 AC. ±	
15	9100 S.F.	0.209 AC. ±	
14	15829 S.F.	0.363 AC. ±	
13	14941 S.F.	0.343 AC. ±	
12	13762 S.F.	0.316 AC. ±	
11	13044 S.F.	0.299 AC. ±	
10	12762 S.F.	0.293 AC. ±	
9	13844 S.F.	0.318 AC. ±	
8	14540 S.F.	0.334 AC. ±	
7	14690 S.F.	0.337 AC. ±	
6	16279 S.F.	0.374 AC. ±	
48	13744 S.F.	0.316 AC. ±	
49	14252 S.F.	0.327 AC. ±	
50	9331 S.F.	0.214 AC. ±	
51	9663 S.F.	0.222 AC. ±	
52	9663 S.F.	0.222 AC. ±	
53	9663 S.F.	0.222 AC. ±	
54	10358 S.F.	0.238 AC. ±	
55	10358 S.F.	0.238 AC. ±	
56	10027 S.F.	0.230 AC. ±	
57	10027 S.F.	0.230 AC. ±	

13198 S.F.
0.303 AC. ±

POINT OF BEGINNING
NE. COR. NE. 1/4,
SEC. 28, T.19N., R.3E.

FOUND REBAR WITH CAP
CAP ILLEGIBLE
FOUND REBAR WITH CAP
CAP ILLEGIBLE

C.A. "2A"

C.A. 'A'
181625 S.F.
4.170 AC. ±

40' BUFFER YARD

S00°15'30"E 1325.60'
1250.60'

PARCEL #29-05-27-000-001.001-014
TYLER VESTILE
WARRANTY DEED
REC. NOVEMBER 21, 2024
INST. #2024-44536

STEPHENS & CLARK REGULATED DRAIN
GEORGE STEPHENS #2 ARM - 24" TILE
25' STATUTORY EASEMENT
75' FROM CENTERLINE OF TILE

75'

75'

FOR CONTINUATION SEE SHEET C2.1

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GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

PROPOSED LEGEND:

	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
800	CONTOUR, MAJOR
799	CONTOUR, MINOR
	SWALE / FLOWLINE
S	SANITARY SEWER LINE & MANHOLE
ST	STORM SEWER LINE & MANHOLE
	STORM ENDSECTION & INLETS
	SUBSURFACE DRAIN
W	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	CHANGE IN STREET NAME
R/W	RIGHT-OF-WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC. ±	ACRES, MORE OR LESS
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
CL	CENTERLINE
N.P.	NORMAL POOL (ELEVATION)
BC	BACK OF CURB
VAR.	VARIABLE
R.	RADIUS
	EMERGENCY FLOOD ROUTE

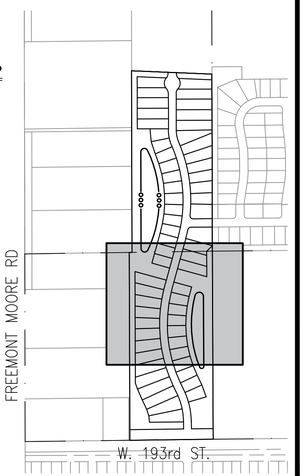
SUBDIVISION MONUMENTS

● DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.

○ DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

NOTE: SEE SHEETS C2.3 & C2.5 FOR CURVE TABLE.

KEYMAP
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS, SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE - SEE DETAIL.	RJC

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	AV/DW
CHECKED BY	RJC
DATE	MAY 2, 2025
SCALE	AS SHOWN
JOB NUMBER	2025-020-S
SHEET	C2.2
	PRIMARY PLAT PLAN

Plot Date: Jun 11, 2025 Plot Time: 8:35am File Name: W:\Pulte Homes\2025-020-S Pulte - Finley Creek Estates\Design\CAD\PP - Primary Plat Plan Sheet Set\2025-020-S_PP-Primary Plat Plan.dwg, Layout: C2.2 By: jcoyle

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FOR CONTINUATION SEE SHEET C2.4

PARCEL #29-05-21-000-013.102-014
JAMES A. PICTOR AND AMY J. PICTOR
HUSBAND AND WIFE
CO-TRUSTEE'S DEED
REC. OCTOBER 16, 2015
INST. #2015054360
(LOT 1)

FOUND REBAR WITH CAP
CAP ILLEGIBLE

N00°10'20"W 1279.75'
1280.16'

PICTOR ESTATE
MINOR PLAT
P.C. 6, SL. 303
INST. #2022041971

STEPHENS & CLARK REGULATED DRAIN
GEORGE STEPHENS #2 FROM 24" TILE
75' STATUTORY EASEMENT
FROM CENTERLINE OF R.E.

PARCEL #29-05-21-000-013.002-014
LAKSHAN SALGADO
WARRANTY DEED
REC. SEPTEMBER 19, 2022
INST. #2022045908
(LOT 2)

FOUND REBAR WITH CAP
STAMPED "MILLER 20400007"

40' R.D.E.

VAR. D.E.

PARCEL #29-05-21-000-013.202-014
JAMES A. PICTOR AND AMY J. PICTOR
HUSBAND AND WIFE
CO-TRUSTEE'S DEED
REC. OCTOBER 16, 2015
INST. #2015054360
(LOT 3)

MEMORANDUM OF LAND CONTRACT
TO LAKSHAN S. SALGADO
INST. #2023000696

PICTOR ESTATE
MINOR PLAT
P.C. 6, SL. 303
INST. #2022041971

N89°10'12"E
19.52'

FOUND REBAR WITH CAP
STAMPED "MILLER 20400007"

FOUND REBAR WITH CAP
STAMPED "MILLER 20400007"

N. LINE, NE 1/4, NE 1/4, SEC. 28, T.19N., R.3E.

VAR. R.D.E.

50' R.D.E.

C.A. 'B'
305513 S.F.
7.014 AC. ±

VAR. D.E.

26
9976 S.F.
0.229 AC. ±

25
10358 S.F.
0.238 AC. ±

24
10358 S.F.
0.238 AC. ±

23
9663 S.F.
0.222 AC. ±

22
10358 S.F.
0.238 AC. ±

21
10358 S.F.
0.238 AC. ±

20
9663 S.F.
0.222 AC. ±

19
9663 S.F.
0.222 AC. ±

18
9621 S.F.
0.221 AC. ±

17
9750 S.F.
0.224 AC. ±

16
9750 S.F.
0.224 AC. ±

15
9100 S.F.
0.209 AC. ±

39
17142 S.F.
0.394 AC. ±

40
14915 S.F.
0.342 AC. ±

41
13245 S.F.
0.304 AC. ±

42
12067 S.F.
0.277 AC. ±

43
12130 S.F.
0.278 AC. ±

44
11810 S.F.
0.271 AC. ±

45
15633 S.F.
0.359 AC. ±

46
18862 S.F.
0.433 AC. ±

47
13198 S.F.
0.303 AC. ±

48
13744 S.F.
0.316 AC. ±

FINLEY CREEK DRIVE

55.0' R/W

569.06'
C-11

C-12

C-13

C-10

C-9
27.21'

C-8
65.67'

C-7
109.24'

MAHONING ROAD
N89°25'51"E 190.64'
59.0' R/W

FINLEY CREEK DRIVE
S25°08'E 353.86'

0' BUFFER YARD

CA "C"

CA "2C"

CA "2A"

ATWATER DEVELOPMENT LLC
WARRANTY DEED
REC. MARCH 5, 2025
INST. #2025-08201

FUTURE ATWATER
SECTION 3

166
167
168
169
170
171
172
173

ATWATER, SECTION 3
SECONDARY PLAT
P.C. 6, SL. 495
INST. #2024-06986

S00°08'17"E 1247.62'
E. LINE, SE 1/4, SEC. 21, T.19N., R.3E.

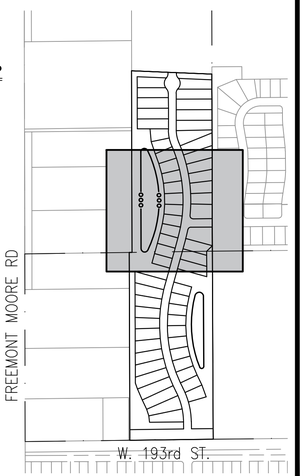
POINT OF BEGINNING
NE. COR. NE. 1/4,
SEC. 28, T.19N., R.3E.

FOUND REBAR WITH CAP
CAP ILLEGIBLE

FOUND REBAR WITH CAP
CAP ILLEGIBLE

FOR CONTINUATION SEE SHEET C2.2

KEYMAP
NOT TO SCALE



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GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

PROPOSED LEGEND:

	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
800	CONTOUR, MAJOR
799	CONTOUR, MINOR
	SWALE / FLOWLINE
S	SANITARY SEWER LINE & MANHOLE
ST	STORM SEWER LINE & MANHOLE
	STORM ENDSECTION & INLETS
	SUBSURFACE DRAIN
W	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	CHANGE IN STREET NAME
R/W	RIGHT-OF-WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC. ±	ACRES, MORE OR LESS
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
CL	CENTERLINE
N.P.	NORMAL POOL (ELEVATION)
BC	BACK OF CURB
VAR.	VARIABLE
R.	RADIUS
	EMERGENCY FLOOD ROUTE

SUBDIVISION MONUMENTS

● DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.

○ DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

NOTE: SEE SHEETS C2.3 & C2.5 FOR CURVE TABLE.

REVISIONS

DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS, SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE - SEE DETAIL.	RJC

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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2025-020-S
AV/DW	
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	
SHEET	
C2.3	
PRIMARY PLAT PLAN	

Plot Date: Jun 11, 2025 Plot Time: 8:35am File Name: W:\Pulte Homes\2025-020-S Pulte - Finley Creek Estates\Design\CAD\PP - Primary Plat Plan Sheet Set\2025-020-S_PP-Primary Plat Plan.dwg, Layout: C2.3 By: jcoyle

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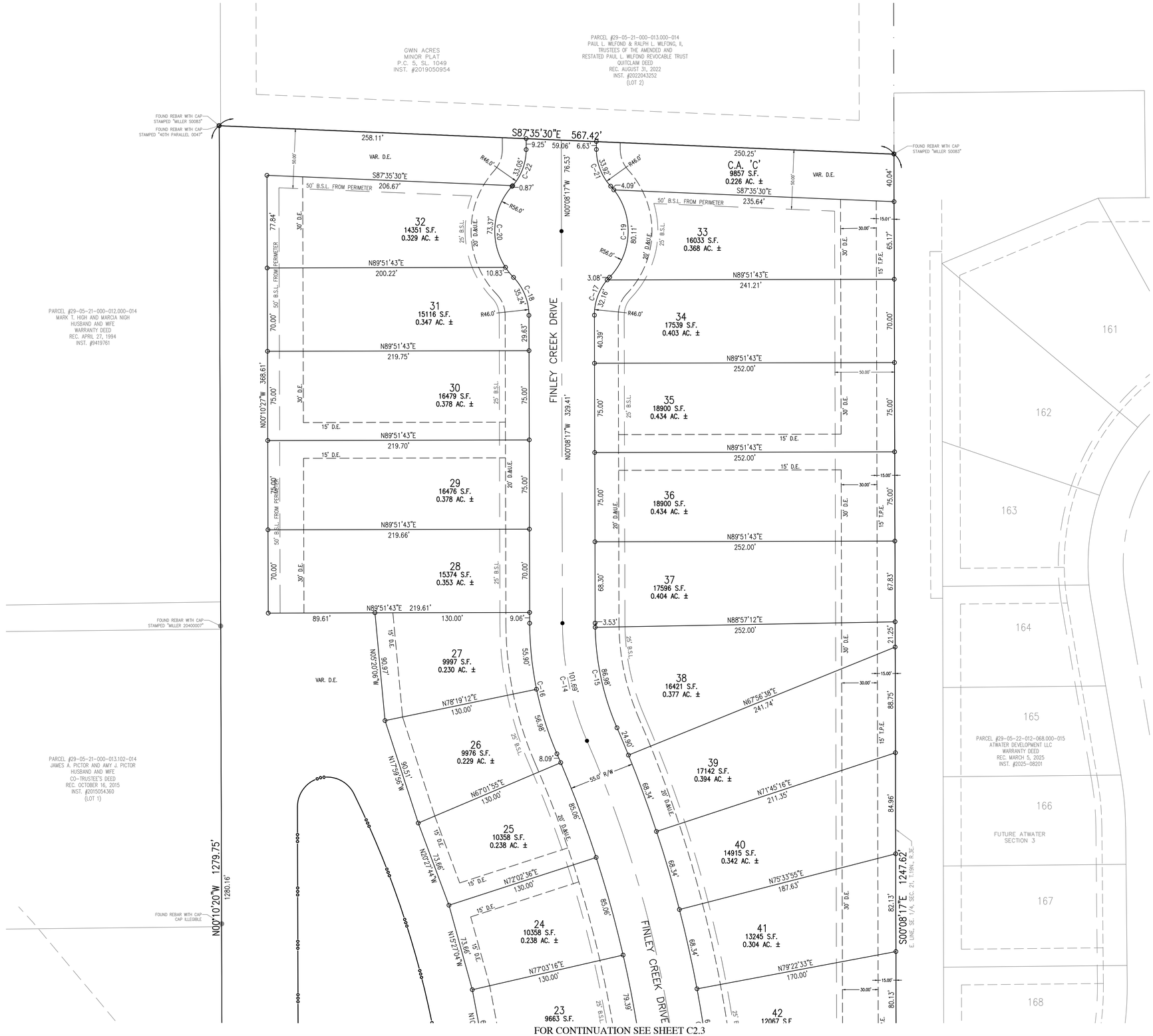

FOR CONTINUATION SEE SHEET C2.3

KEYMAP
NOT TO SCALE

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CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER
AV/DW	2025-020-S
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	

SHEET
C2.4
PRIMARY PLAT PLAN

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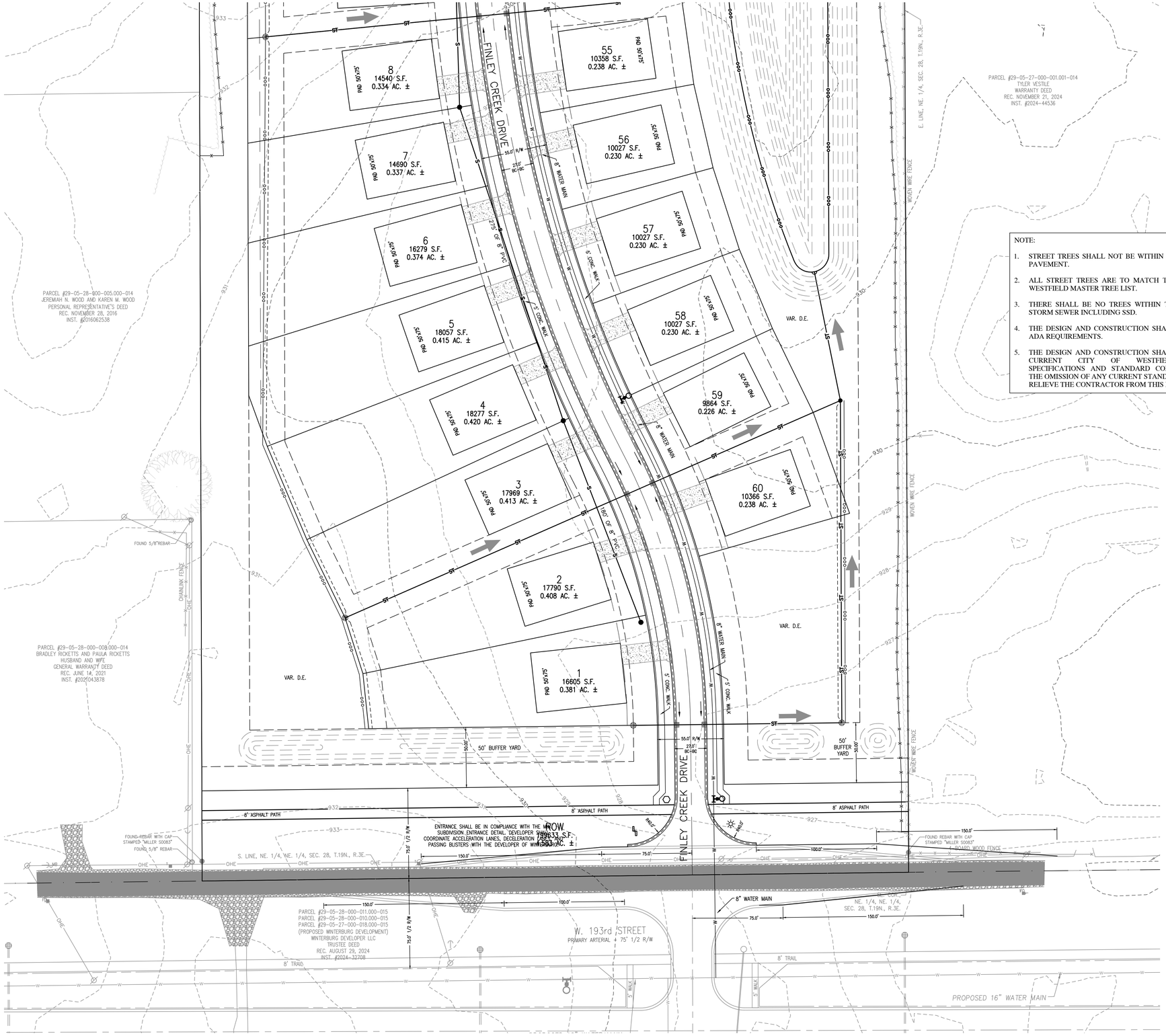
FOR CONTINUATION SEE SHEET C2.2



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SETBACK LINE
CENTERLINE
CONTOUR, MAJOR — 800
CONTOUR, MINOR — 799
SUBSURFACE DRAIN
SWALE / FLOWLINE
FLOW ARROW
FENCE
TREE LINE
DATA LINE — D
ELECTRICAL LINE — E
GAS MAIN — G
WATER MAIN — W
FORCE MAIN — FM
SANITARY SEWER — S
SANITARY MANHOLE — XXX
CLEANOUT
STORM SEWER — ST
STORM CULVERT — ST
STORM MANHOLE — XXX
STORM INLET — XXX
STORM END SECTION — XXX
FIRE HYDRANT — OR — (CITIZENS)
FIRE HYDRANT / VALVE — OR — (CITIZENS)
WATER VALVE — OR — (CITIZENS)
UTILITY POLE
TRAFFIC POLE
HANDHOLE
VAULT
DATA MANHOLE
LIGHT
SIGN
STOP SIGN
STREET SIGN

ABBREVIATIONS:

BC	– BACK OF CURB	PT	– POINT OF TANGENCY
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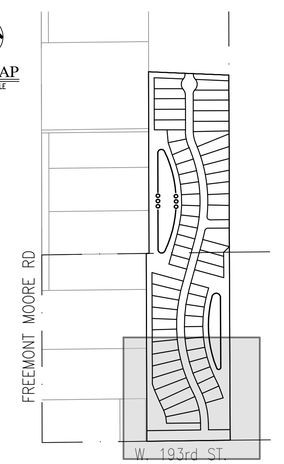
KEYMAP
NOT TO SCALE



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FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER
AV/DW	2025-020-S
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	
SHEET	

C3.1
DEVELOPMENT PLAN

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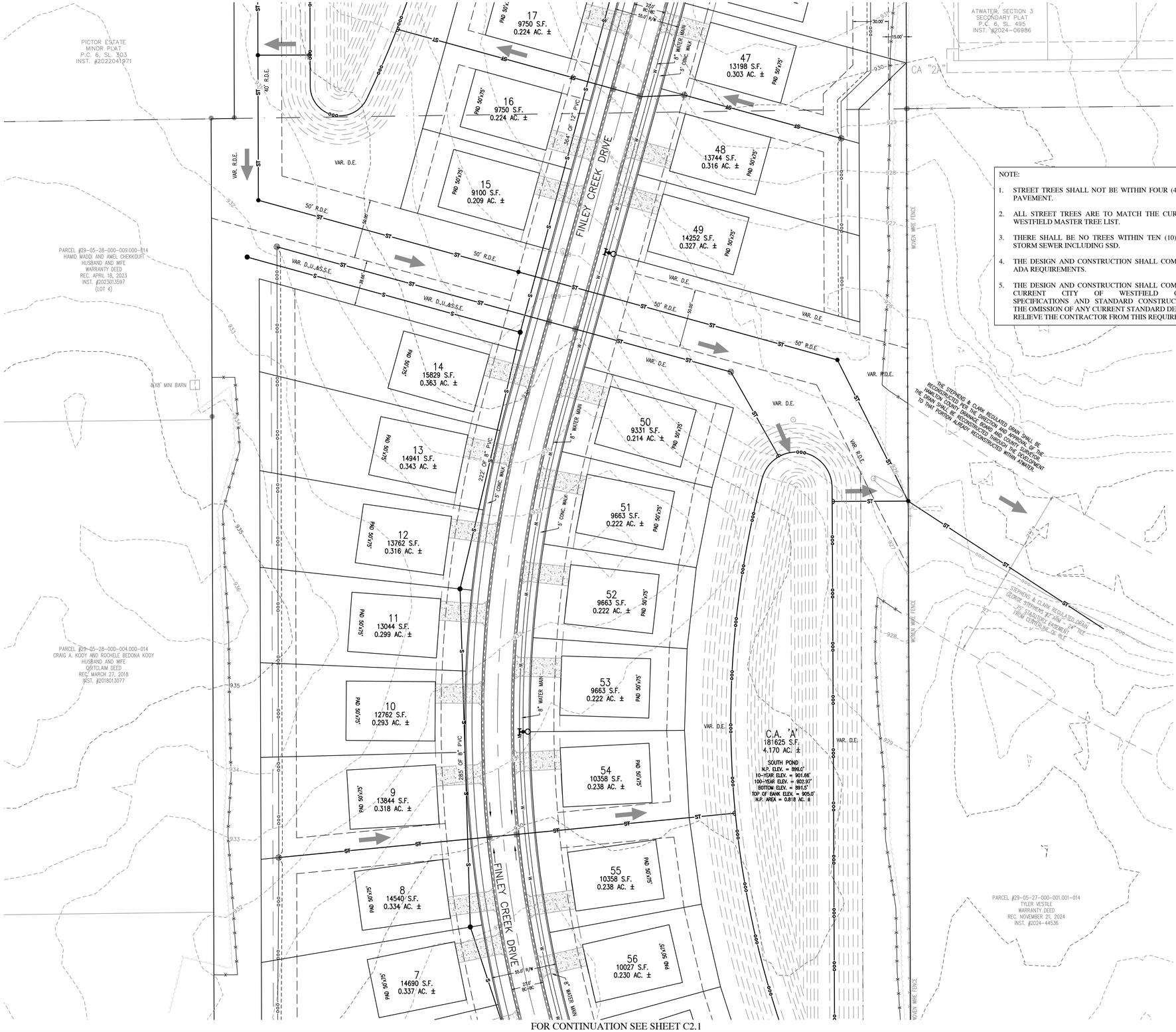
FOR CONTINUATION SEE SHEET C2.3



FOR CONTINUATION SEE SHEET C2.1

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STANDARD LEGEND:

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RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
CONTOUR, MAJOR 800
CONTOUR, MINOR 799
SUBSURFACE DRAIN
SWALE / FLOWLINE
FLOW ARROW
FENCE
TREE LINE
DATA LINE D
ELECTRICAL LINE E
GAS MAIN G
WATER MAIN W
FORCE MAIN FM
SANITARY SEWER S
SANITARY MANHOLE XXX
CLEANOUT
STORM SEWER ST
STORM CULVERT ST
STORM MANHOLE XXX
STORM INLET XXX
STORM END SECTION XXX
FIRE HYDRANT OR (CITIZENS)
FIRE HYDRANT / VALVE OR (CITIZENS)
WATER VALVE OR (CITIZENS)
UTILITY POLE
TRAFFIC POLE
HANDHOLE
VAULT
DATA MANHOLE
LIGHT
SIGN
STOP SIGN
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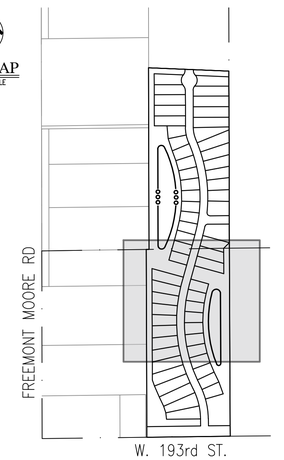
KEYMAP
NOT TO SCALE



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CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER
AV/DW	2025-020-S
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	

SHEET
C3.2
DEVELOPMENT PLAN

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FOR CONTINUATION SEE SHEET C2.4

FOR CONTINUATION SEE SHEET C2.2

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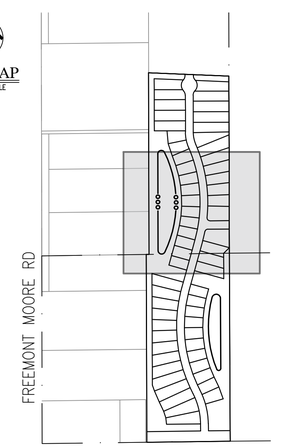

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LAND SURVEYOR

DRAWN BY AV/DW	JOB NUMBER 2025-020-S
CHECKED BY RJC	
DATE MAY 2, 2025	
SCALE AS SHOWN	
SHEET C3.3 DEVELOPMENT PLAN	

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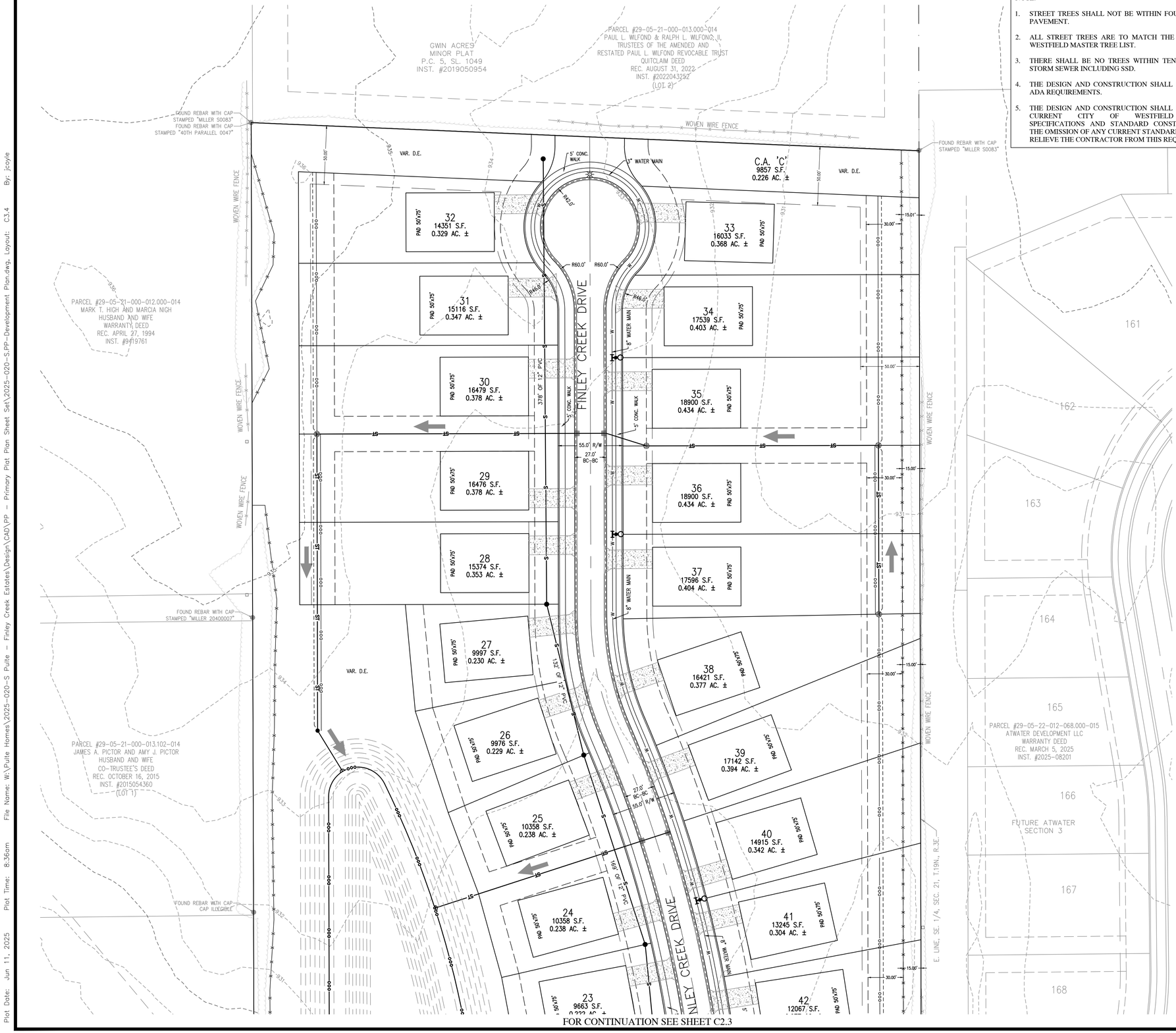

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CENTERLINE	
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CONTOUR, MINOR	799
SUBSURFACE DRAIN	
SWALE / FLOWLINE	
FLOW ARROW	
FENCE	
TREE LINE	
DATA LINE	D
ELECTRICAL LINE	E
GAS MAIN	G
WATER MAIN	W
FORCE MAIN	FM
SANITARY SEWER	S
SANITARY MANHOLE	XXX
CLEANOUT	
STORM SEWER	ST
STORM CULVERT	ST
STORM MANHOLE	XXX
STORM INLET	XXX
STORM END SECTION	XXX
FIRE HYDRANT	OR (CITIZENS)
FIRE HYDRANT / VALVE	OR (CITIZENS)
WATER VALVE	OR (CITIZENS)
UTILITY POLE	
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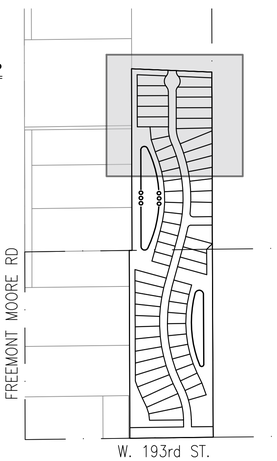

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MAY 2, 2025	
SCALE	
AS SHOWN	

SHEET
C3.4
DEVELOPMENT PLAN

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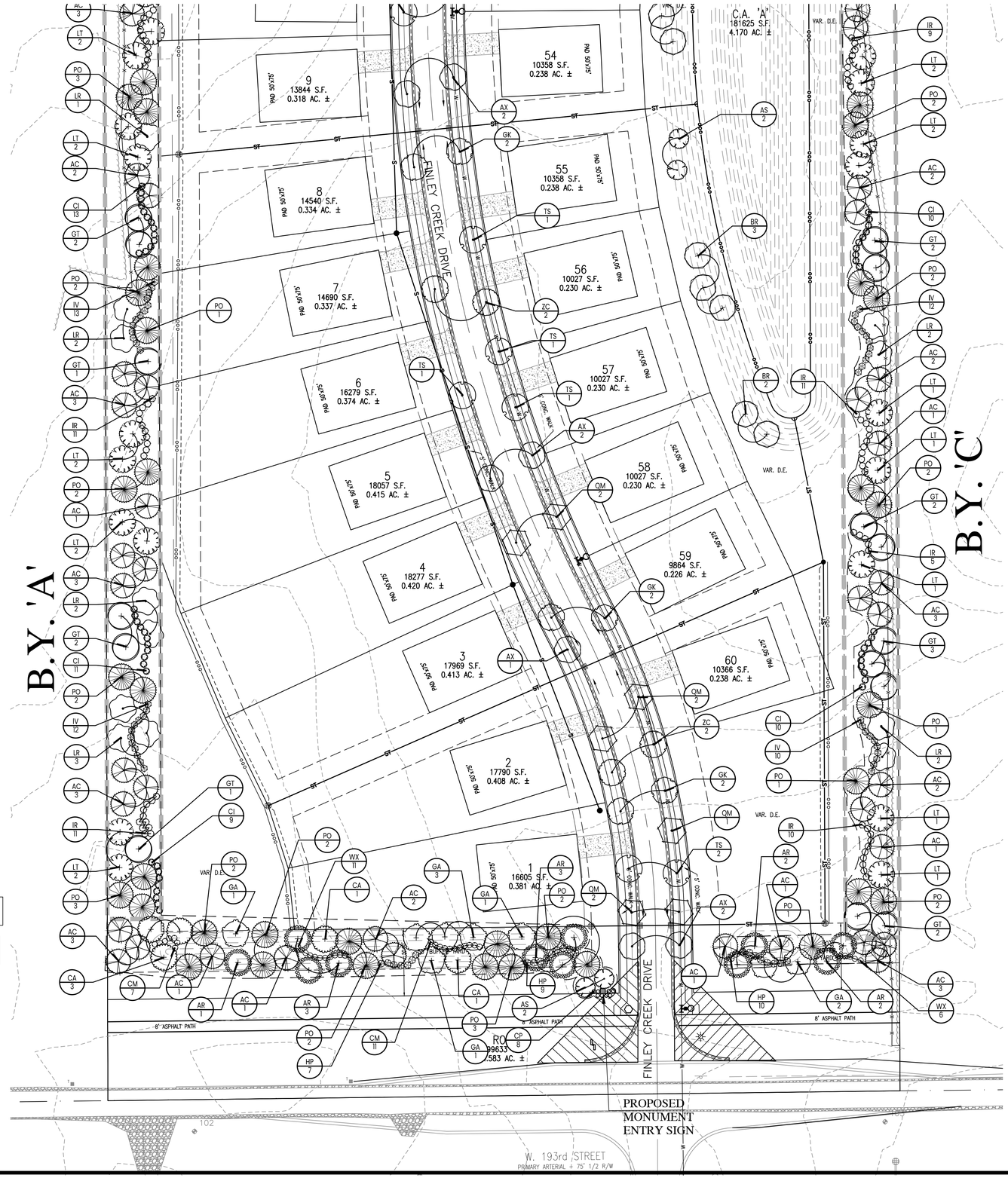

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

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Indiana 811
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GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

LANDSCAPE LEGEND:

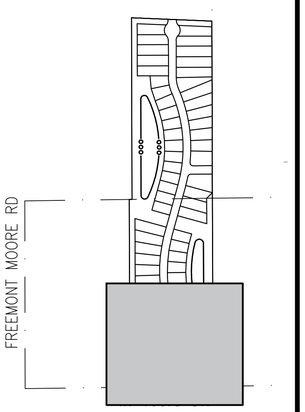
EVERGREEN TREE – 7–8' TALL
STREET TREE (50' O.C. AVERAGE)
SHADE TREE – 8' TALL, 2" CALIPER
SHRUB – 18" TALL (MIN)
ORNAMENTAL TREE – 2" CALIPER
INTERSECTION SIGHT TRIANGLE
ENTRY SIGN/ENTRY COLUMN
BED OUTLINE
TREE PRESERVATION FENCE
EXISTING TREE LINE

SEE SHEET L2.0 FOR PLANT SCHEDULE

PROPOSED LEGEND:

EASEMENT LINE
SETBACK LINE
CENTERLINE
CONTOUR, MAJOR
CONTOUR, MINOR
SWALE / FLOWLINE
SANITARY SEWER LINE & MANHOLE
STORM SEWER LINE & MANHOLE
STORM ENDSECTION & INLETS
SUBSURFACE DRAIN
WATER LINE
FIRE HYDRANT
LIGHT POLE
CHANGE IN STREET NAME
R/W — RIGHT-OF-WAY
C.A. — COMMON AREA
S.F. — SQUARE FEET
AC. ± — ACRES, MORE OR LESS
D.&U.E. — DRAINAGE AND UTILITY EASEMENT
S.S.E. — SANITARY SEWER EASEMENT
B.S.L. — BUILDING SETBACK LINE
CL — CENTERLINE
N.P. — NORMAL POOL (ELEVATION)
BC — BACK OF CURB
VAR. — VARIABLE
R. — RADIUS
EMERGENCY FLOOD ROUTE

KEYMAP
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS. SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE – SEE DETAIL.	RJC

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FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2025-020-S
AV/DW	
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	

SHEET
L1.1
LANDSCAPE PLAN

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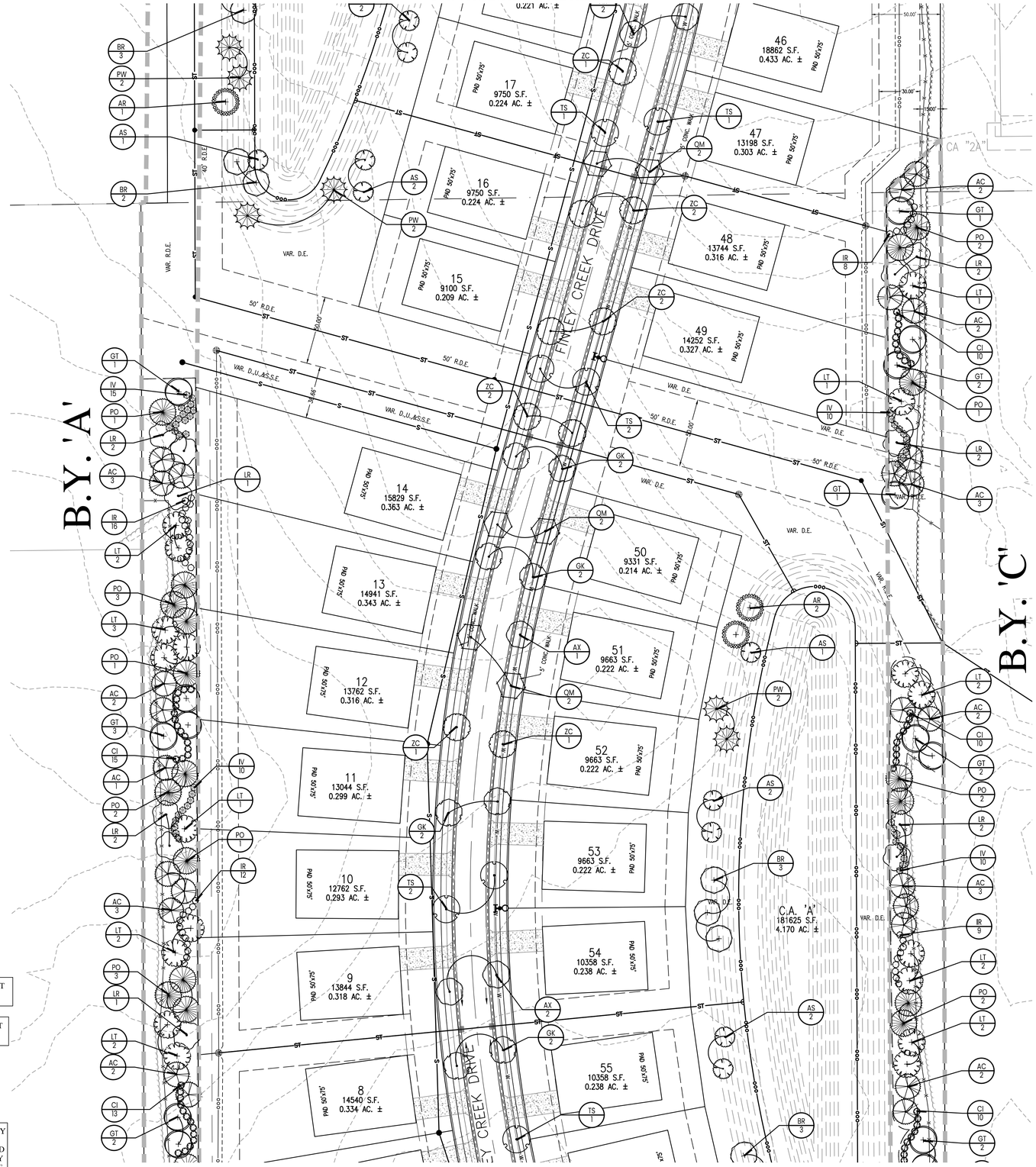

FOR CONTINUATION SEE SHEET L1.1

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- BED OUTLINE
- TREE PROTECTION FENCE
- TREE PRESERVATION FENCE
- EXISTING TREE LINE

SEE SHEET L2.0 FOR PLANT SCHEDULE

PROPOSED LEGEND:

- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- 800 CONTOUR, MAJOR
- 799 CONTOUR, MINOR
- SWALE / FLOWLINE
- S SANITARY SEWER LINE & MANHOLE
- ST STORM SEWER LINE & MANHOLE
- STORM ENDSECTION & INLETS
- SUBSURFACE DRAIN
- W WATER LINE
- FIRE HYDRANT
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KEYMAP
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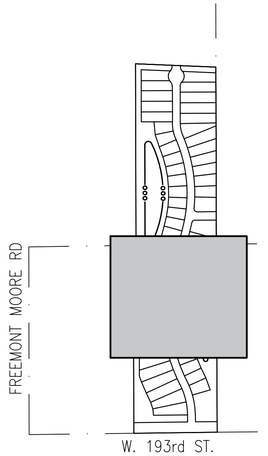

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FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	AV/DW
CHECKED BY	RJC
DATE	MAY 2, 2025
SCALE	AS SHOWN
JOB NUMBER	2025-020-S
SHEET	L1.2

LANDSCAPE PLAN

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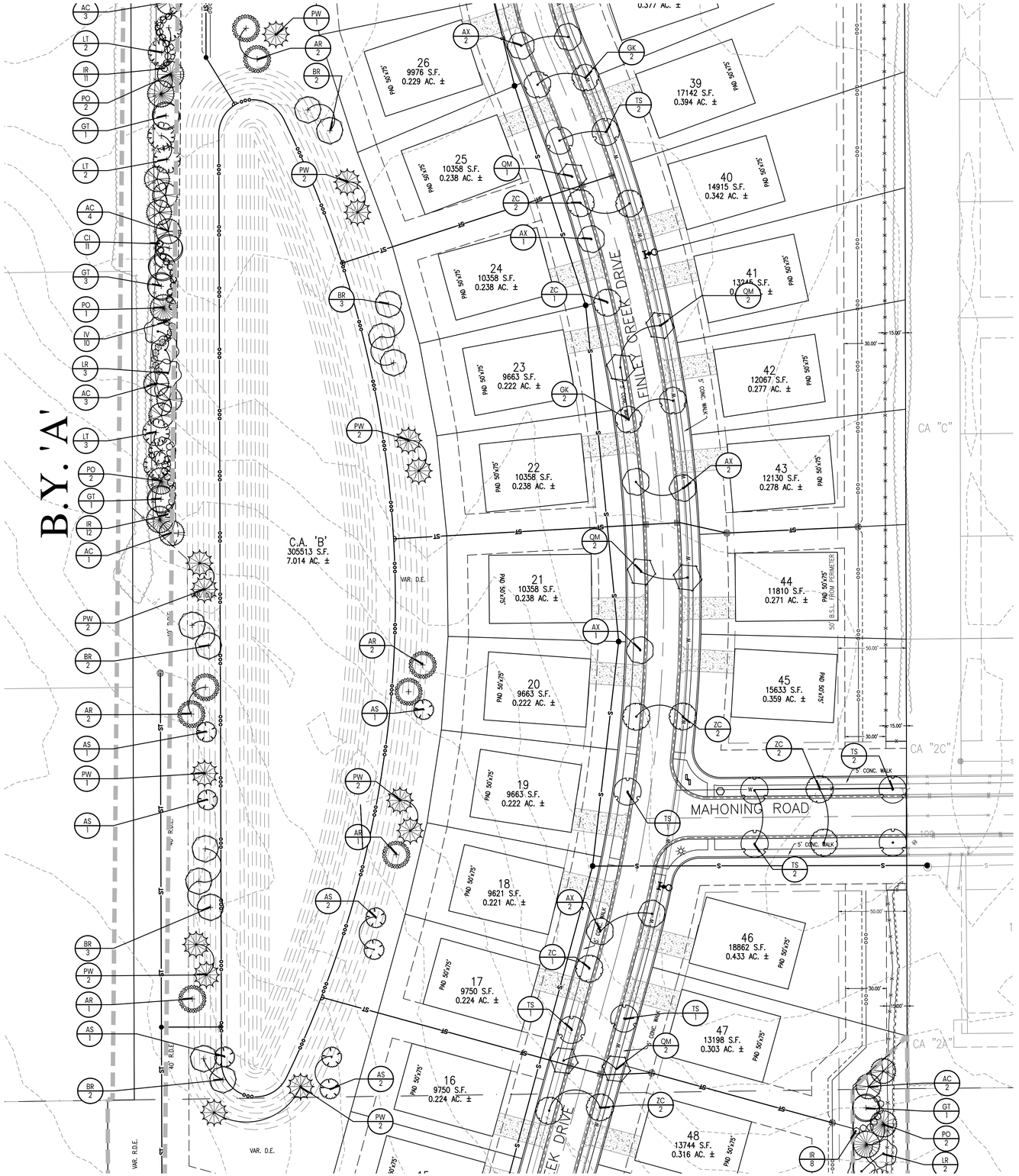

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- BED OUTLINE
- TREE PRESERVATION FENCE
- EXISTING TREE LINE

SEE SHEET L2.0 FOR PLANT SCHEDULE

PROPOSED LEGEND:

- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- 800 CONTOUR, MAJOR
- 799 CONTOUR, MINOR
- SWALE / FLOWLINE
- S SANITARY SEWER LINE & MANHOLE
- ST STORM SEWER LINE & MANHOLE
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- LIGHT POLE
- R/W CHANGE IN STREET NAME
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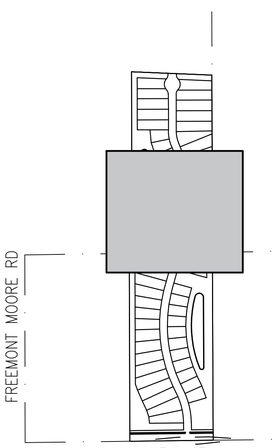

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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

ROBERT JASON COYLE
REGISTERED
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DRAWN BY	JOB NUMBER 2025-020-S
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L1.3
LANDSCAPE PLAN

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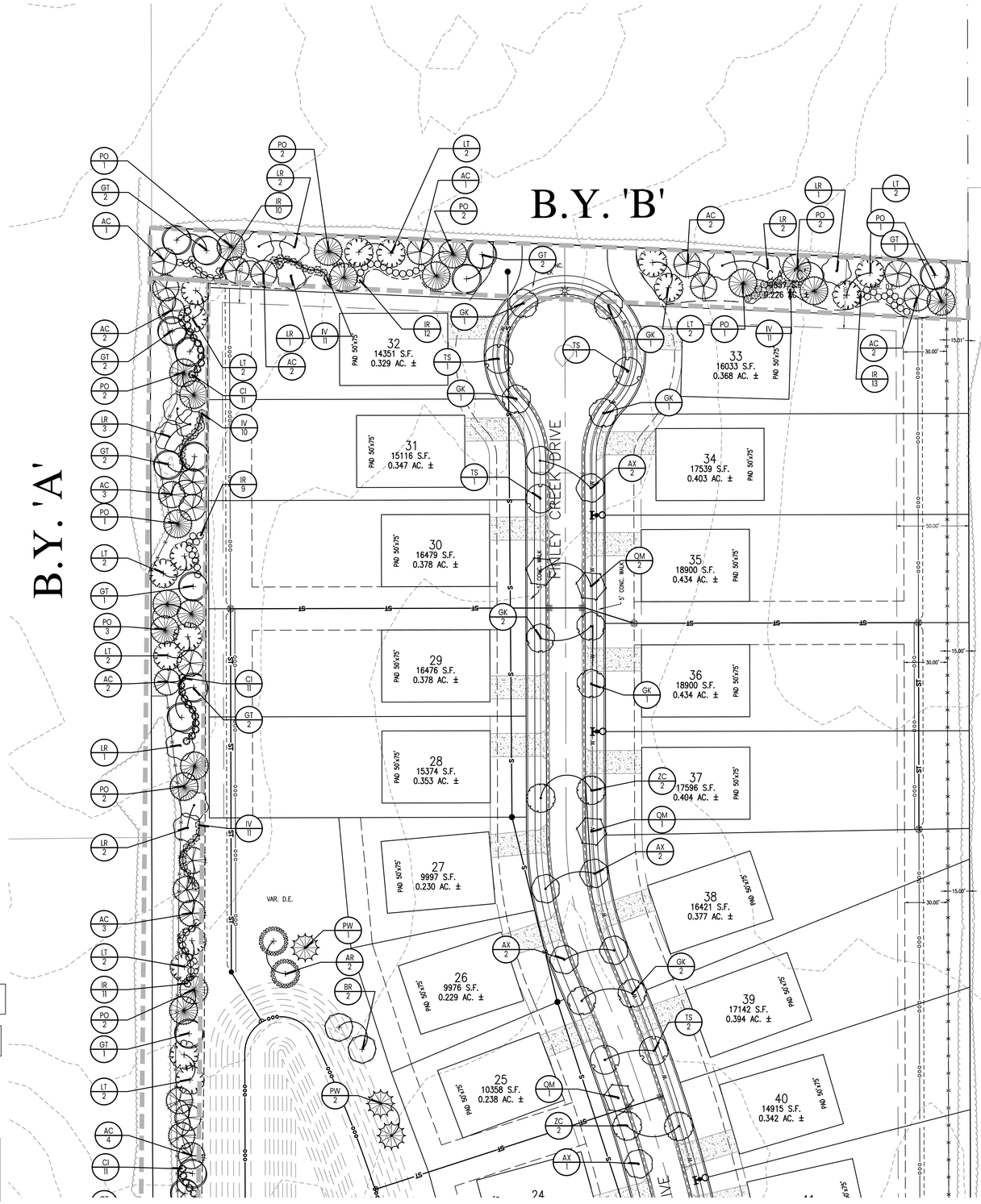

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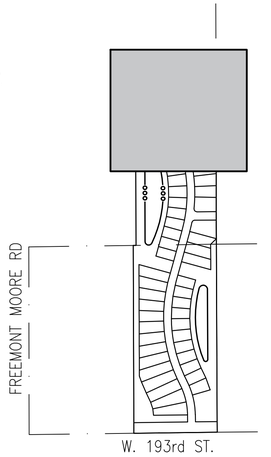

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LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
6. A PERFORMANCE BOND WILL BE REQUIRED FOR ALL COMMON AREA LANDSCAPING.
7. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
8. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
9. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
10. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
11. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
12. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS INCLUDING PLANTING BEDS AND MULCH RINGS AROUND INDIVIDUAL TREES OR SHRUBS AS SHOWN ON DETAILS 1 AND 4, SHEET L2.1.
13. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
14. ALL PLANTING BEDS SHALL HAVE 3" OF HARDWOOD MULCH WITHIN THE PLANTED AREA.
15. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
16. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
17. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
18. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
19. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
20. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
21. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
22. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
23. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L2.0 FOR PLANT KEY AND QUANTITIES.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER OR SSD.
4. STREET TREES:
   - 4.1. SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
   - 4.2. COMMON AREAS: TO BE SPACED APPROXIMATELY 50' O.C., (MIN. 20' O.C., MAX. 60' O.C.).
   - 4.3. LOTS: ONE (1) STREET TREE SHALL BE REQUIRED PER DWELLING LOT, PER FRONTAGE.
   - 4.5. STREET TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AWAY FROM ANY DRIVEWAY, ALLEY, FIRE HYDRANT, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.
   - 4.6. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
   - 4.7. ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
20	FREEMAN MAPLE
23	KENTUCKY COFFEETREE
21	TULIP TREE
22	STERLING SILVER LINDEN
22	CITY SPRITE JAPANESE ZELKOVA

TOTAL LOTS: 60
TOTAL STREET TREES PROVIDED: 68

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 re-quired for all Shade Trees at installation unless otherwise specified.

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

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The Alternate/ Substitute Tree List may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	Cornus mas
Crabapple Var.	Malus var.
Hawthorn Var.	Crataegus crusgalli var.
Hornbeam, American	Carpinus caroliniana
Hornbeam, European	Carpinus betulus
Ironwood	Ostrya virginiana
Japanese Lilac	Syringa reticulata
Maple, Amur	Acer ginnala (single stem)
Maple, Hedge	Acer campestre
Maple, Paoerbark	Acer griseum
Redbud	Cercis canadenaia
Serviceberry	Amelanchier var.

LANDSCAPING REQUIREMENT:

OPEN SPACE/COMMON AREA LANDSCAPING

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL COMMON AREA = 11.30 ACRES

TREE REQUIREMENT = 11.30 ACRES x 10 TREES PER ACRE = 113

CREDIT PROVIDED FROM EXTERNAL STREET FRONTAGE = 48 TREES

CREDIT PROVIDED FROM BUFFER YARDS = 256 TREES

	REQUIRED	PROVIDED
SHADE TREE	–	168
ORNAMENTAL TREE	–	5
EVERGREEN TREE	–	160
TOTAL	113	333*

*TOTAL PROVIDED CALCULATION INCLUDES EXTERNAL STREET FRONTAGE AND BUFFER YARD CREDITS

STREET FRONTAGE LANDSCAPING

W 191RD STREET: 597 LF

50' WIDTH BUFFER
4 SHADE TREE + 4 EVERGREEN + 10 SHRUBS PER 100 LF

TOTAL SHADE TREES REQUIRED: 24
TOTAL EVERGREEN TREES PROVIDED: 24

TOTAL EVERGREEN TREES REQUIRED: 24
TOTAL EVERGREEN TREES PROVIDED: 24

TOTAL SHRUBS REQUIRED: 60
TOTAL SHRUBS PROVIDED: 61

BUFFERYARD REQUIREMENTS

40' MINIMUM WIDTH BUFFER, TYPE A BUFFER YARD
3 SHADE TREE + 3 EVERGREEN + 10 SHRUBS PER 100 LF

BUFFERYARD "A" (WEST BOUNDARY) : 2,438 LF
40' MINIMUM WIDTH BUFFER, TYPE A BUFFER
3 SHADE TREE + 3 EVERGREEN + 10 SHRUBS PER 100 LF

TOTAL SHADE TREES REQUIRED: 73
TOTAL EVERGREEN TREES PROVIDED: 73

TOTAL EVERGREEN TREES REQUIRED: 73
TOTAL EVERGREEN TREES PROVIDED: 73

TOTAL SHRUBS REQUIRED: 244
TOTAL SHRUBS PROVIDED: 244

BUFFERYARD "B" (NORTH BOUNDARY) : 567 LF
40' MINIMUM WIDTH BUFFER, TYPE A BUFFER YARD
3 SHADE TREE + 3 EVERGREEN + 10 SHRUBS PER 100 LF

TOTAL SHADE TREES REQUIRED: 17
TOTAL EVERGREEN TREES PROVIDED: 17

TOTAL EVERGREEN TREES REQUIRED: 17
TOTAL EVERGREEN TREES PROVIDED: 17

TOTAL SHRUBS REQUIRED: 57
TOTAL SHRUBS PROVIDED: 57

BUFFERYARD "C" (EAST BOUNDARY) : 1,252 LF
40' MINIMUM WIDTH BUFFER, TYPE A BUFFER YARD
3 SHADE TREE + 3 EVERGREEN + 10 SHRUBS PER 100 LF

TOTAL SHADE TREES REQUIRED: 38
TOTAL EVERGREEN TREES PROVIDED: 38

TOTAL EVERGREEN TREES REQUIRED: 38
TOTAL EVERGREEN TREES PROVIDED: 38

TOTAL SHRUBS REQUIRED: 125
TOTAL SHRUBS PROVIDED: 128

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	QTY
EVERGREEN TREES								
	AC	ABIES CONCOLOR	WHITE FIR	-	8'	B&B	SEE PLAN	82
	PO	PICEA OMORIKA	SERBIAN SPRUCE	---	6'	B&B	SEE PLAN	70
	PW	PINUS STROBUS	WHITE PINE	-	7'	B&B	SEE PLAN	16
ORNAMENTAL TREES								
	AS	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2"	10'	B&B	SEE PLAN	15
SHADE TREES								
	AR	ACER RUBRUM	RED MAPLE	2"	12'	B&B	SEE PLAN	21
	BR	BETULA NIGRA	RIVER BIRCH	2"	10'	B&B	SEE PLAN	20
	CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	12'	B&B	SEE PLAN	5
	GA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2"	10'	B&B	SEE PLAN	8
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	2.5"	10'	B&B	SEE PLAN	42
	LR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2"	10'	B&B	SEE PLAN	38
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5"	10'	B&B	SEE PLAN	48
STREET TREES								
	AX	ACER X FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	20
	GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	10'	B&B	SEE PLAN	23
	QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	21
	TS	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2.5" CAL.	12'	B&B	SEE PLAN	22
	ZC	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE JAPANESE ZELKOVA	2.5"	12'	B&B	SEE PLAN	22
SHRUBS								
	CM	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	3 GAL	SEE PLAN	18
	CI	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	-	24"	#5 CONT.	SEE PLAN	121
	HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#3 CONT	SEE PLAN	26
	IV	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#5 CONT	SEE PLAN	145
	IR	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	24"	#5 CONT	SEE PLAN	160
	WX	WEIGELA X 'ZRI'	ELECTRIC LOVE® WEIGELA	---	24"	5 GAL	24" O.C.	17
ORNAMENTAL GRASSES								
	CP	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	-	24"	#3 CONT	SEE PLAN	8

REVISIONS		
DATE	DESCRIPTION	BY
06/10/25	REVISIONS PER TAC COMMENTS, SEE RESPONSE LETTERS FOR DETAILS.	RJC
06/10/25	REVISED RIGHT-OF-WAY AND STREET WIDTHS OF FINLEY CREEK DRIVE - SEE DETAIL.	RJC

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FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE NOTES & SCHEDULE

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY	JOB NUMBER 2025-020-S
AV/DW	
CHECKED BY	
RJC	
DATE	
MAY 2, 2025	
SCALE	
AS SHOWN	
SHEET	

L2.0
LANDSCAPE NOTES & SCHEDULE

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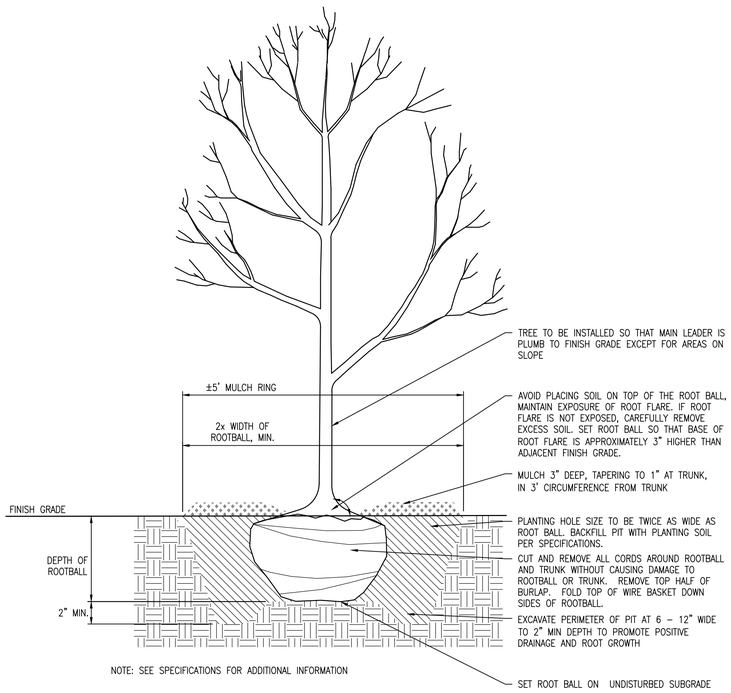
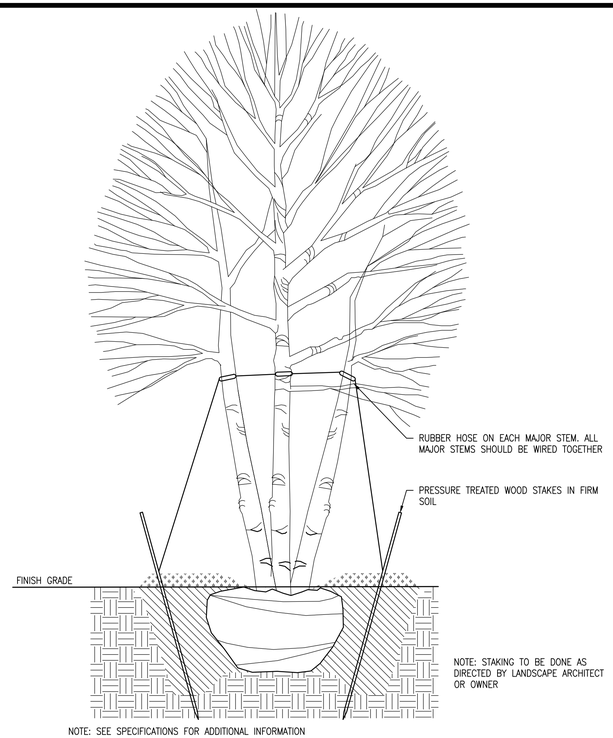
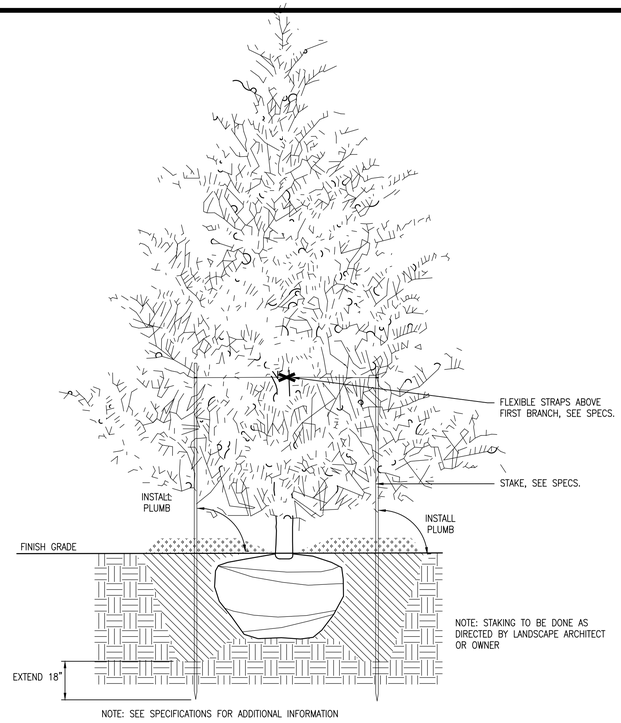
Plot Date: Jun 11, 2025 Plot Time: 8:38am File Name: W:\Pulte Homes\2025-020-S Pulte - Finley Creek Estates\Design\CAD\PP - Primary Plat Plan Sheet Set\2025-020-S_PP-Landscape Plan & Details.dwg, Layout: L2.0 By: jcoyle



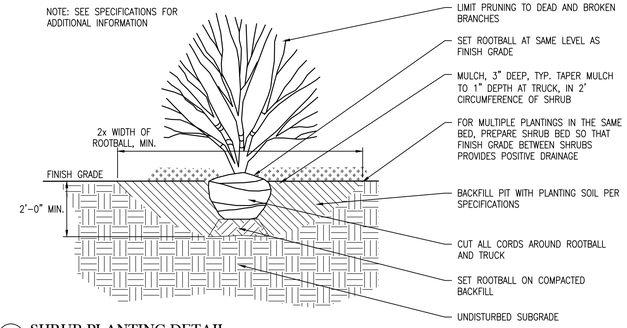
1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



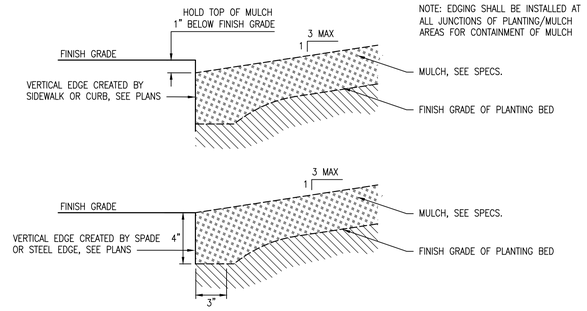
2 MULTI-STEM TREE STAKING
NOT TO SCALE



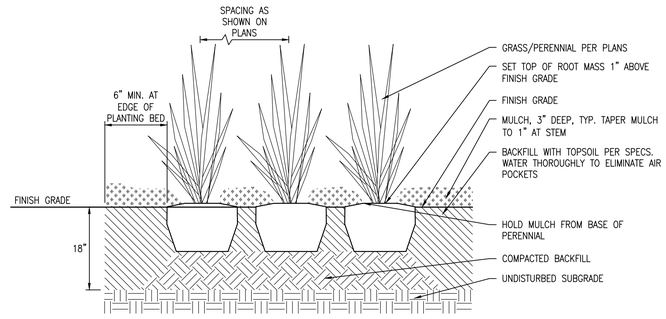
3 EVERGREEN TREE STAKING
NOT TO SCALE



4 SHRUB PLANTING DETAIL
NOT TO SCALE



5 PLANTING BED PERIMETER
NOT TO SCALE



6 PERENNIALS & GRASSES DETAIL
NOT TO SCALE

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DATE	DESCRIPTION	BY
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FINLEY CREEK ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

DRAWN BY AV/DW	JOB NUMBER 2025-020-S
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DATE MAY 2, 2025	
SCALE AS SHOWN	
SHEET L2.1 LANDSCAPE DETAILS	

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