



CITY OF WESTFIELD, IN
PlatCommittee_Meeting_Agenda_02_13_2023

Monday, February 13, 2023 at 11:00 AM

BOARD OR COMMISSION: Plat Committee

MEETING DATE: Monday, February 13, 2023 at 11:00 AM

MEETING PLACE: Westfield City Services Center- Main Level Confere

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 02/14/23

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP PLAT COMMITTEE

OPENING OF MEETING

Call to Order

Roll Call

Determination of a Quorum

Approval of Minutes

November 14, 2022

Documents: [Plat Committee Minutes - November 14, 2022](#)

Review Rules & Procedures

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2301-SPP-01 & 2301-DDP-01

Towns at Union

Approximately 16703 South Union Street

Pulte Homes of Indiana, LLC, represented by Nelson & Frankenberger, LLC, requests Primary Plat and Overall Development Plan approval of a residential, single-family attached development on 12.85 acres +/- in the Towns at Union Planned Unit Development (PUD) District. Request includes waivers from Design Standards. (Planner: Lauren Gillingham - lgillingham@westfield.in.gov)
Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Plan Set](#)

ITEMS CONTINUED TO A FUTURE MEETING

No Items Continued to a Future Meeting

REPORTS/COMMENTS

Plat Committee Members

Plan Commission Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2302-ODP-01 & 2302-SPP-01

Project Name: Towns at Union

Subject Site Address: East side of Union St, approx. 250' south of David Brown Dr., directly north of and adjacent to Summit Lawn Cemetery

Petitioner: Pulte Homes of Indiana, LLC

Representative: Nelson & Frankenberger, LLC

Request: Pulte Homes of Indiana, LLC represented by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan approval of a 73-lot single-family attached development on 12.85 acres +/-

Current Zoning: Towns at Union PUD District ([Ord. 22-06](#))

Current Land Use: Vacant

Approximate Acreage: 12.86 acres +/- (of a 23.7-acre parent parcel)

Property History: Rezoned to Towns at Union PUD (Ord. 22-06) in September, 2022

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan

BACKGROUND

The Summit Lawn Cemetery, which makes up the remainder of the parent parcel, was established sometime in the mid-1800s and contains the gravesites of a number of Civil War veterans. The site was annexed into the Town of Westfield in January 1994 (Ord. 94-3) as part of a larger annexation area and zoned (presumably) AG-SF1. The property was rezoned to Towns at Union PUD (Ord. 22-06) in September, 2022.



PROJECT OVERVIEW

The 12.86 acre +/- site is located just south of the intersection of David Brown Dr. and S Union St (see **Exhibit 2**), between the Ashley Place apartments and the graveyard of the Summit Lawn Cemetery. The request is for approval of a Primary Plat and Overall Detailed Development Plan for seventy-three (73) townhome lots and associated common area. The plat serves to split the 12.86-acre site from the parent parcel; the remaining 10.8 acres, which covers the graveyard and land abutting Cool Creek, will remain unplatted and unchanged.

Vehicular Network

Primary access to the site is provided by a single access point off S Union St with an emergency access drive providing secondary access. Planned improvements to S. Union St include the installation of a northbound right turn lane, a southbound left turn lane, and a northbound acceleration lane. All units will have a garage and driveway, and 27 spaces are provided for visitor parking.

Pedestrian Network

The roadside trail, which currently ends at the north property line, will be extended south. Five-foot concrete sidewalks are provided throughout in addition to an eight-foot asphalt path. A stub is provided to eventually connect the path to the planned Cool Creek Trail extension. A connection between the roadside trail and the internal sidewalk is provided through Common Area B.

PRIMARY PLAT REQUIREMENTS (Article 10.12(I) of the UDO)

The plans comply with all standards of Article 10.12(J).

DEVELOPMENT PLAN REQUIREMENTS (Article 10.7(H) of the UDO)

The plans comply with all standards of Article 10.7(H).

DEVELOPMENT PLAN REVIEW CRITERIA (Article 10.7(E) of the UDO)

The development plans comply with the review criteria.

- 1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with all applicable UDO Development Standards.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with the exception of the following standards, which were modified by the PUD ordinance and approved by the Plan Commission prior to the creation of the Plat Committee. In the future, modifications to Design Standards will come before the Plat Committee as Subdivision Control Waivers per the process outlined in 7.3(C).

- 1) Open Space and Amenity Standards (Article 8.6)
 - a) Art. 8.6(B) Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan. The Landscape qualifier for ponds shall not apply
 - b) Art. 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include either a covered gathering structure, community fire pit or similar structure the character of which is generally illustrated on Exhibit E [of the PUD Ord].
- 2) Pedestrian Network Standards (Article 8.7)
 - a) Art. 8.7(C) Internal Pedestrian Network Standards: shall not apply, instead the following shall apply: The minimum sidewalk width shall be five (5) feet, regardless of location or design. Sidewalks shall be provided as generally shown on the Concept Plan.



TOWNS AT UNION PUD (ORD. 22-06)

The plans comply with all PUD standards.

DEPARTMENT COMMENTS

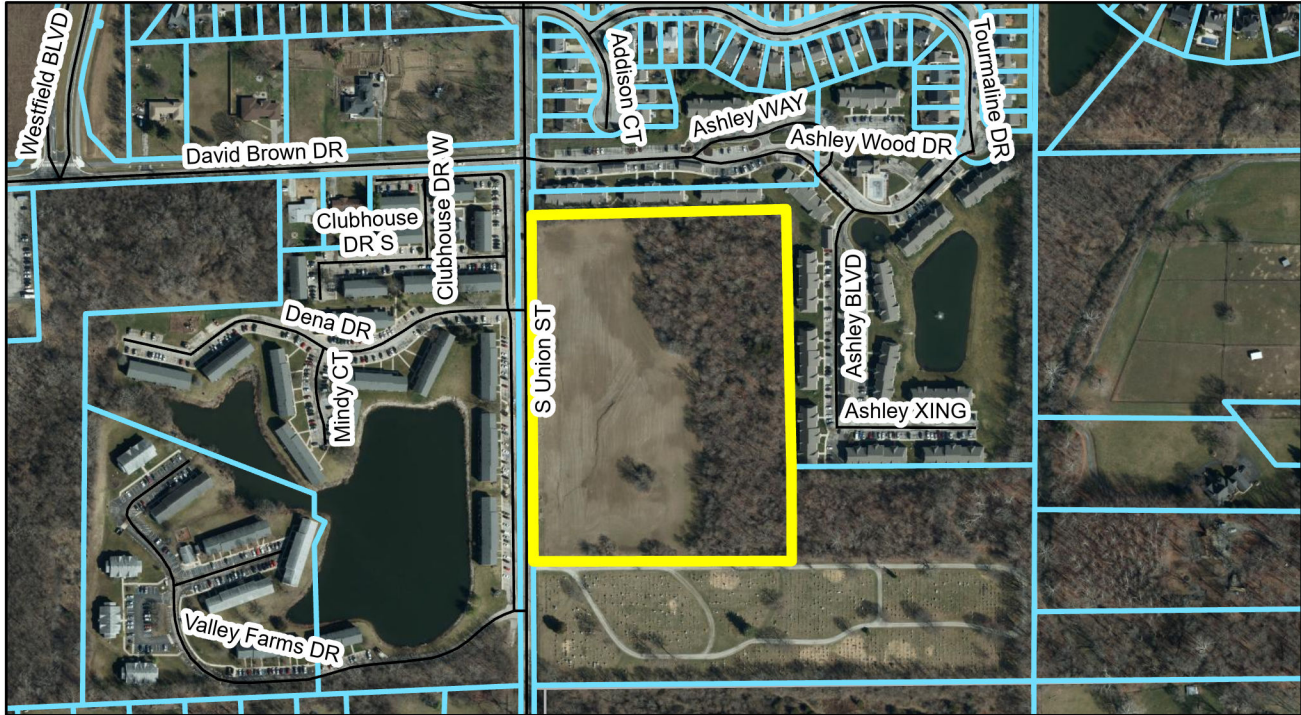
ACTION: Hold a public hearing at the February 13, 2023, Plat Committee meeting. The Department recommends approving the petition with the following conditions:

- 1) Approval by Public Works of any applicable Construction Standards waivers.
- 2) That building elevations and lot landscaping will be reviewed with the structural building permit.
- 3) All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

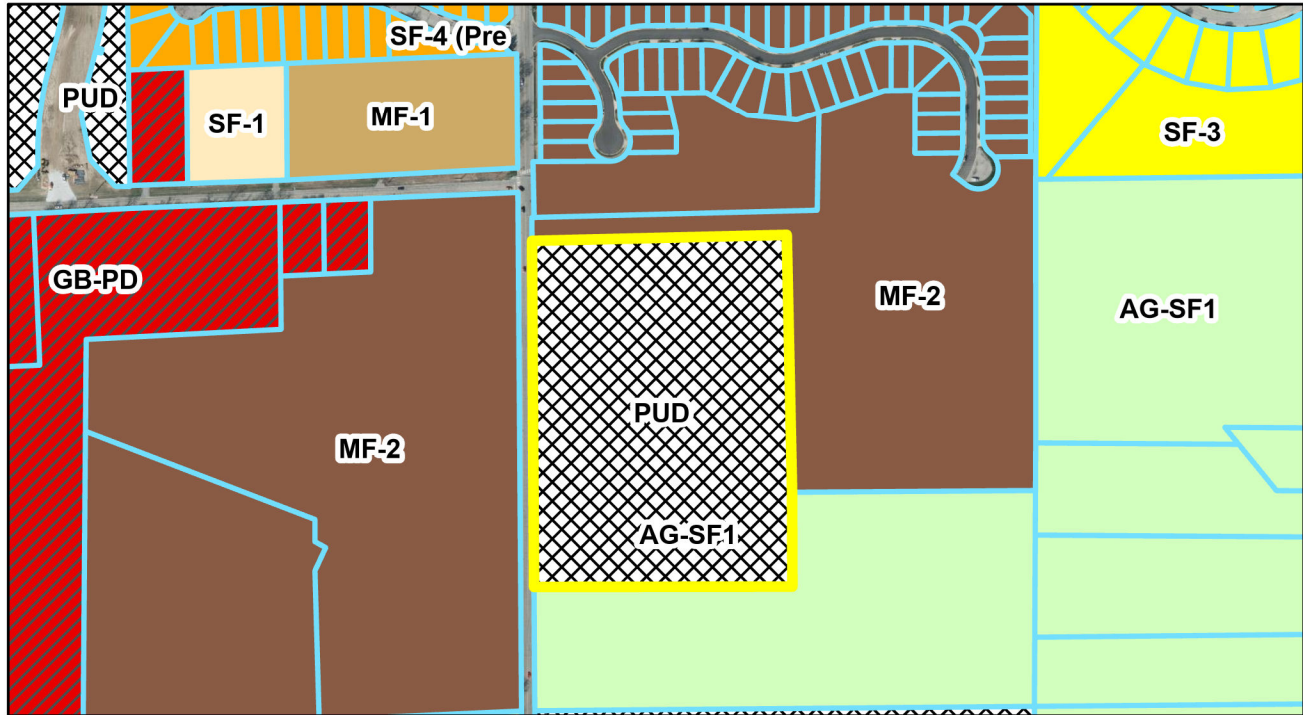
If any Plat Committee member has questions prior to the public hearing, please contact Lauren Gillingham at 463.231.6649 or Lgillingham@westfield.in.gov



Aerial Location Map



Zoning Map

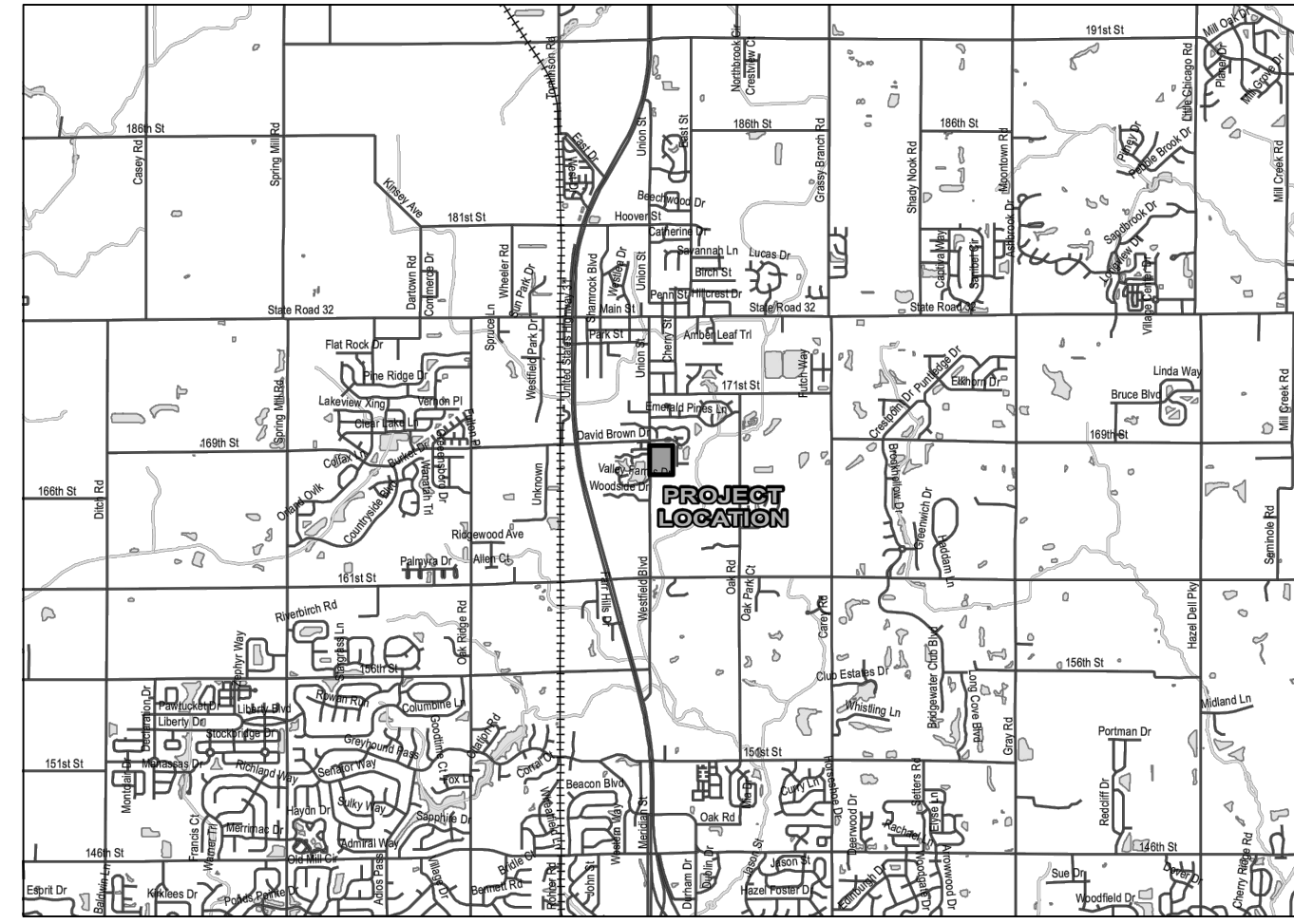


Legend

 Subject Parcel

0 0.05 0.1 0.2 Miles





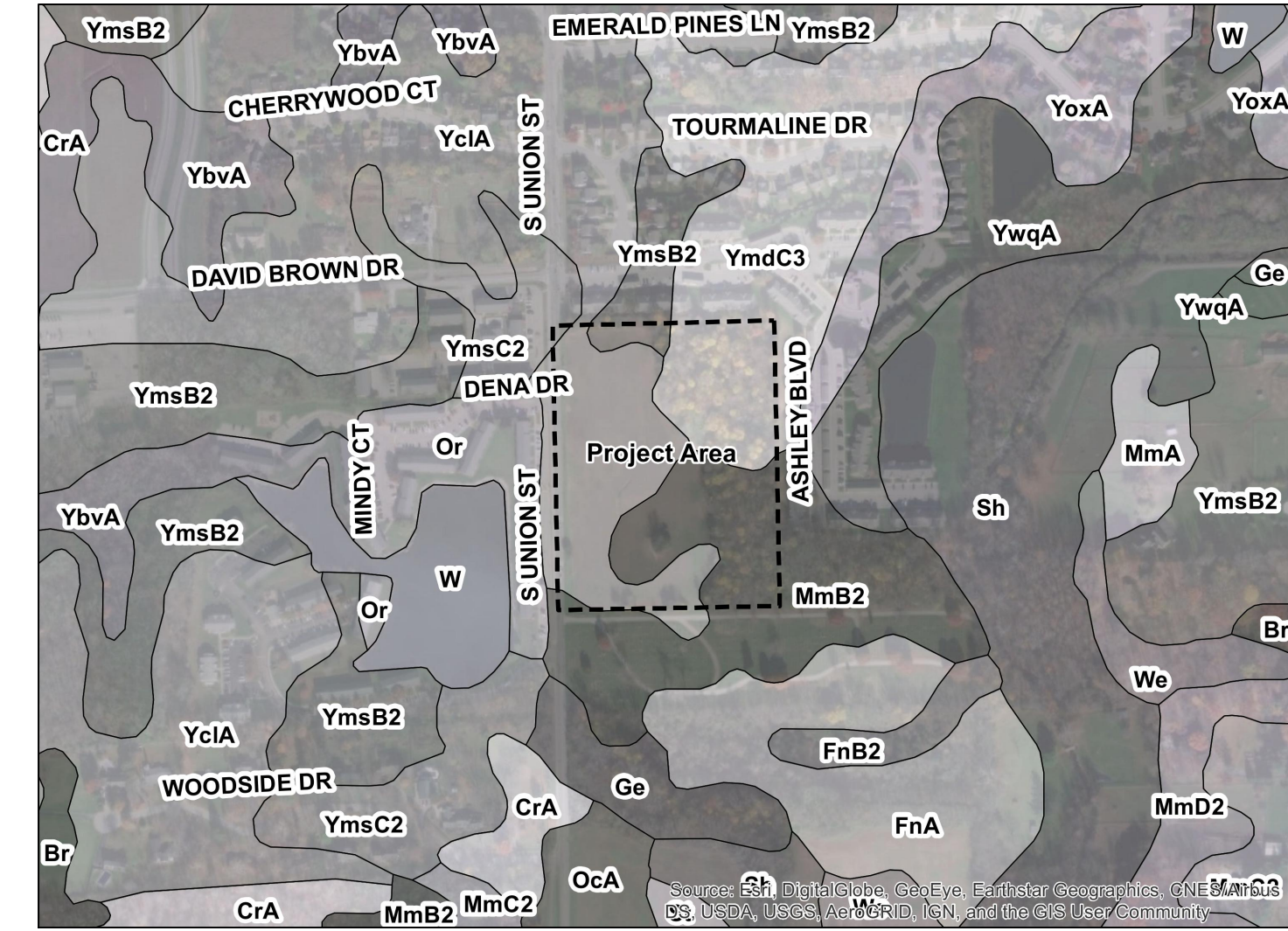
LOCATION MAP
SCALE 1" = 1/2 MILE

TOWNS AT UNION OVERALL DEVELOPMENT PLAN Pulte Homes of Indiana, L.L.C.

DEVELOPER:
Pulte Homes of Indiana, L.L.C.
11590 N. Meridian St., Suite 530
Carmel, Indiana 46032
Rex Ramage
(317) 814-2026
Rex.ramage@PulteGroup.com

AGENT/ENGINEER:
HWC Engineering
135 N. Pennsylvania St, Suite 2800
Indianapolis, IN 46204
Brandon Burke
(317) 981-1256
bburke@hwcengineering.com

OWNERS:
CEMETERY (SUMMIT LAWN)
730 MAPLE LANE
WESTFIELD, IN 46074



SOILS MAP
NOT TO SCALE

SOILS LEGEND
Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded

DEVELOPMENT PROPERTY ADDRESS:
16703 S UNION STREET
WESTFIELD, IN 46074

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.1	LANDSCAPE PLAN
L1.2-L1.3	LANDSCAPE DETAILS

OPEN SPACE REQUIRED = 30% (3.86 ACRES MIN.)
OPEN SPACE PROVIDED
OPEN SPACE AREA = 5.265 AC. = 40.94%
TOTAL ACREAGE = 12.859 AC.

LEGAL DESCRIPTION

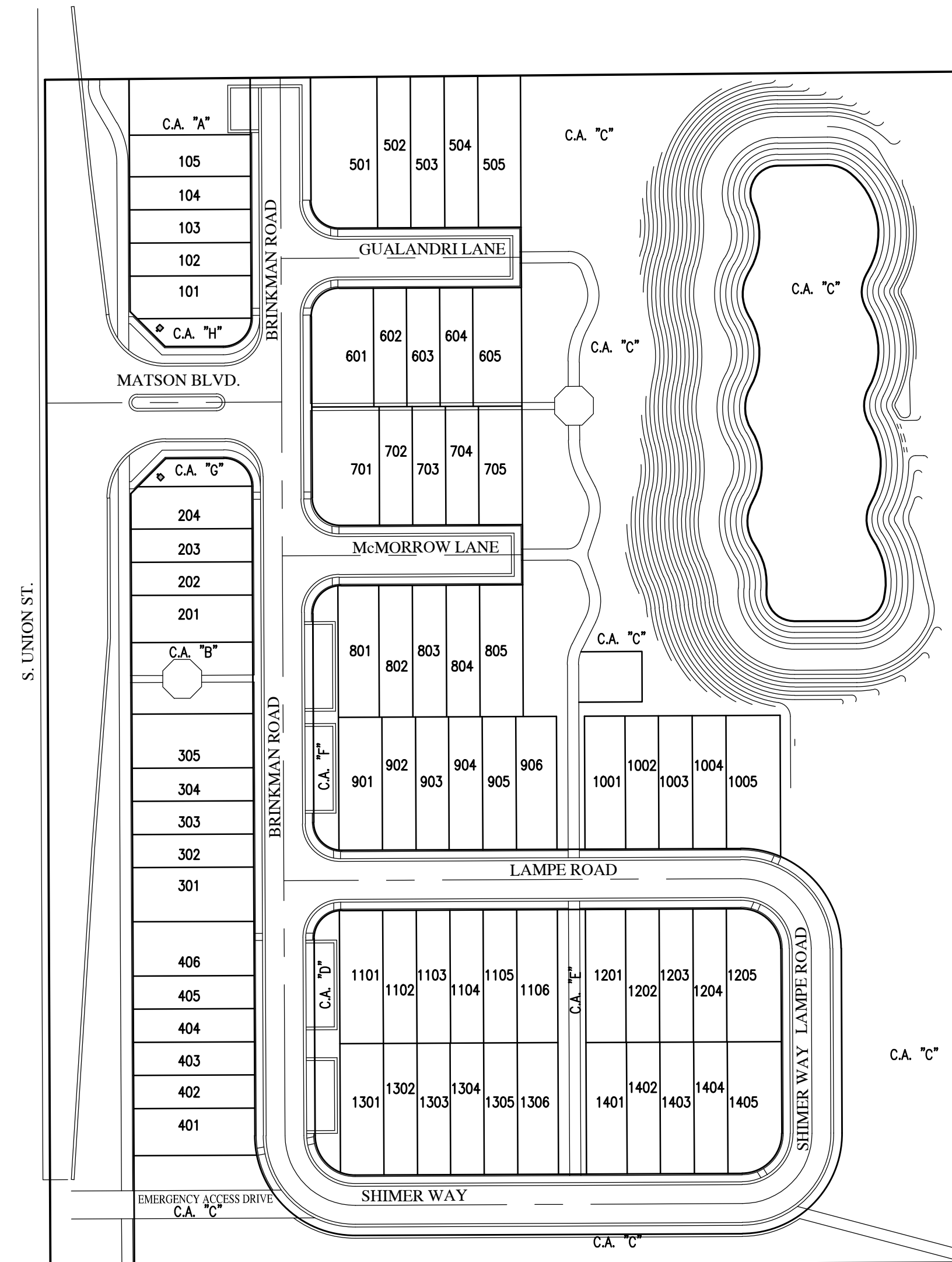
Part of the Southwest Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based on a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Project Number 2019-243-A, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison Monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 15 minutes 36 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 324.72 feet to the POINT OF BEGINNING, marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence continuing North 00 degrees 15 minutes 36 seconds West along said west line a distance of 847.06 feet to a southwest corner of a tract of land described in Instrument Number 200000054546 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along a south and west line of said tract; (1) thence North 89 degrees 29 minutes 37 seconds East a distance of 660.00 feet; (2) thence South 00 degrees 15 minutes 36 seconds East a distance of 659.86 feet to a southwest corner of said tract; thence continuing South 00 degrees 15 minutes 36 seconds East along the southerly extension of the previous line a distance of 190.45 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence South 89 degrees 46 minutes 31 seconds West a distance of 659.99 feet to the POINT OF BEGINNING, containing 12.859 acres, more or less.

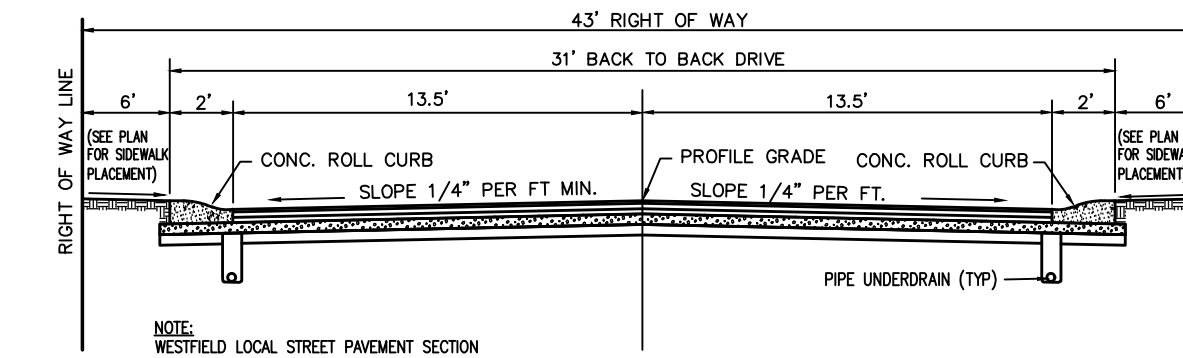
DEVELOPMENT STANDARDS

TOWNS AT UNION
ZONING: PUD ORDINANCE 22-06 ADOPTED SEPTEMBER 27, 2022
LOTS: 73

MIN. LOT AREA	NO MINIMUM
MIN. LOT FRONTAGE	NO MINIMUM
MAX. DENSITY	73 UNITS
MAX. DWELLING UNITS PER BUILDING	6 UNITS
MAX. PROJECT SIZE	13 ACRES
MIN BUILDING SETBACK FROM PERIMETER OF REAL ESTATE	
SETBACK FROM UNION ST. (STOOP & PORCH MAY ENCR OACH)	10'
SETBACK FROM NORTH PERIMETER OF REAL ESTATE	25'
SETBACK FROM EAST PERIMETER OF REAL ESTATE	80'
SETBACK FROM SOUTH PERIMETER OF REAL ESTATE	80'
MIN. DRIVEWAY LENGTH	20'
MIN INTERNAL BUILDING SETBACKS	
SETBACK FROM INTERNAL STREET	0'
SIDE YARD & REAR YARD	0'
MIN DISTANCE BETWEEN STRUCTURES	20'
MAX. LOT COVERAGE	100%
MIN. LOT WIDTH	20'
MAX. BUILDING HEIGHT	2 STORIES
MIN. LIVING AREA (TOTAL) PER DWELLING UNIT	1,800 SF



SITE MAP
SCALE: 1" = 80'



TYPICAL STREET CROSS SECTION
NOT TO SCALE

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
JON SHULTZ/ MARC DILLER
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-800-3264
JON.SHULTZ@DUKE-ENERGY.COM
MARC.DILLER@DUKE-ENERGY.COM

CENTER POINT (GAS)
CHAD MILLER
16000 ALLISONVILLE RD
NOBLESVILLE, INDIANA 46061
P: (317) 776-5590
CHAD.MILLER@CENTERPOINTENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4351
BHOSTETLER@CITIZENSENERGYGROUP.COM

CITIZENS WESTFIELD (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4351
BHOSTETLER@CITIZENSENERGYGROUP.COM

RAY'S TRASH SERVICE
CALVIN DAVIDSON
P.O. BOX 1
CLAYTON, INDIANA 46118
P: (765) 426-6956
TOM.DECKER@METRONET.COM
CDAVIDSON@RAYSTRASH.COM

COMCAST CABLE (CABLE)
EARL SMALL JR.
5330 EAST 85TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 982-1181
EARL_SMALL@CABLE.COMCAST.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
02/01/23	REVISED PER TAC COMMENTS	DC

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

TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

COVER

BRANDON T. BURK
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY
DC
CHECKED BY
BB
DATE
DECEMBER 28, 2022
SCALE
AS SHOWN
SHEET

C1.0
COVER



Call 811 or 800-382-5544 Before you Dig!

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Low\Design\CAD\PP - Development\Plan Sheet Set\13243-A-DP - Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield



Outdoor Lighting
Sanibel LED

The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere - from more formal traditional neighborhoods to beautiful communities and other casual locales.

LED (Light Emitting Diode)	70 150 watts
Mounting heights	15', 20', 25', 30'
Colors	Black Green
Poles	Style A, C, D Wood
Applications	Streets Downtown Business Parks Neighborhoods

For additional information, visit www.dukeenergy.com/OutdoorLighting or call us at 800.544.8800 (Toll free) or 800.543.2232 (TX).



Outdoor Lighting
Sanibel LED

Light source: LED (white)
Wattage: 70 | 150
Lumens: 5,500 | 10,800

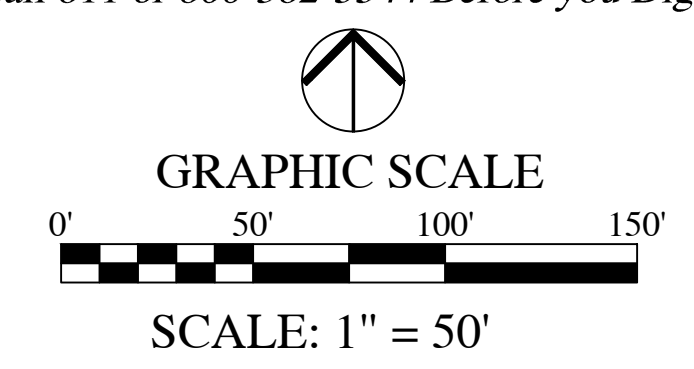
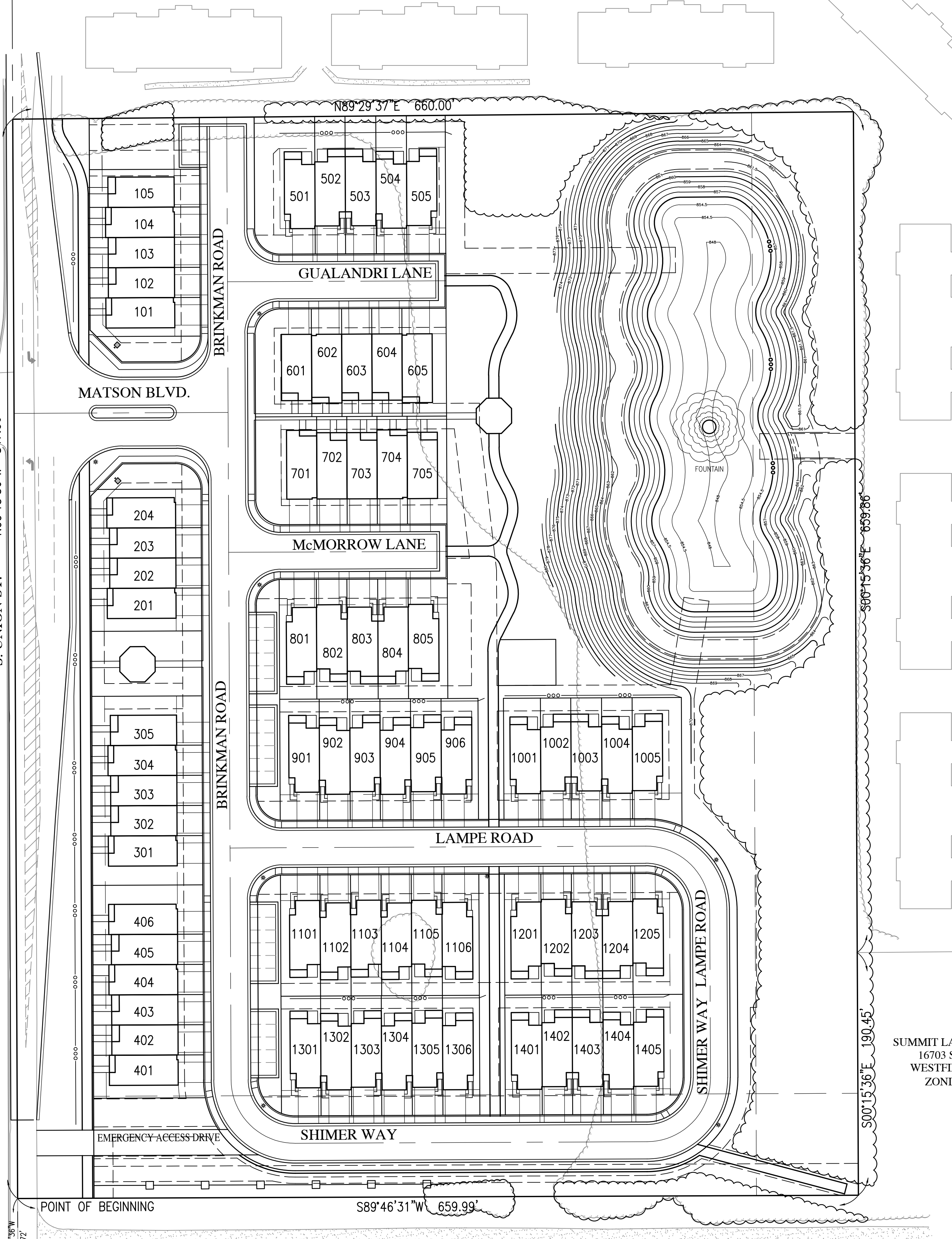
Light pattern: EISA Type III (wide)
IESNA cutoff classification: Full cutoff
Color temperature: 3,000K
Warm-up and visible time: Instant on (no warm-up or visible time)

Pole available:	Mounting height:	Color:
Aluminum	15', 20', 25', 30'	Black Green
Wood	Various	Standard

Features:	Benefits:
Little to no upfront capital cost required	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
Low line monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 125 years of experience	A name you can trust today... and tomorrow

HAMILTON SQUARE INVESTMENT LLC
203 DAVID BROWN DR.
WESTFIELD, IN 46074
ZONING: MF-2

ASHLEY PLACE LLC
1930 ASHLEY WAY
WESTFIELD, IN 46074
ZONING: MF-2



LEGEND:

EXISTING: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, TREE LINE

PROPOSED: (Symbol for street light)

STREET LIGHT: DUKE ENERGY LED SANIBEL FIXTURE (SEE DETAIL THIS SHEET)

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

LEGAL DESCRIPTION

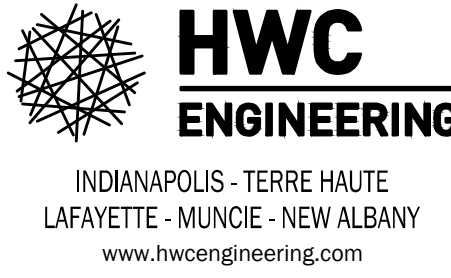
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ASHLEY PLACE LLC
1930 ASHLEY WAY
WESTFIELD, IN 46074
ZONING: MF-2

SUMMIT LAWN CEMETERY
16703 S UNION ST.
WESTFIELD, IN 46074
ZONING: AG-SF1

REVISIONS		
DATE	DESCRIPTION	BY
02/01/23	REVISED PER TAC COMMENTS	DC



TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN



DRAWN BY: DC
CHECKED BY: BB
DATE: DECEMBER 28, 2022
SCALE: AS SHOWN
SHEET

JOB NUMBER: 2019-243-A

C1.1
OVERALL SITE PLAN

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

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.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

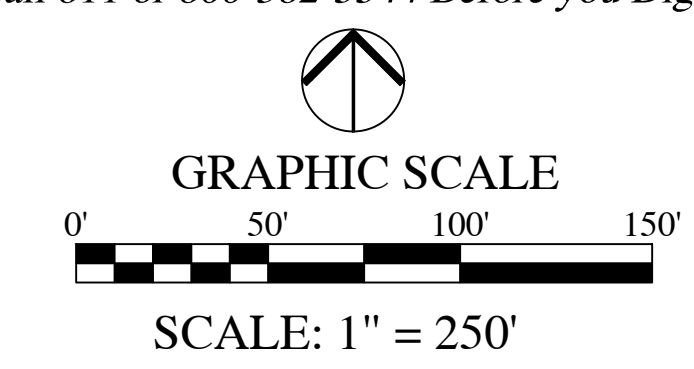
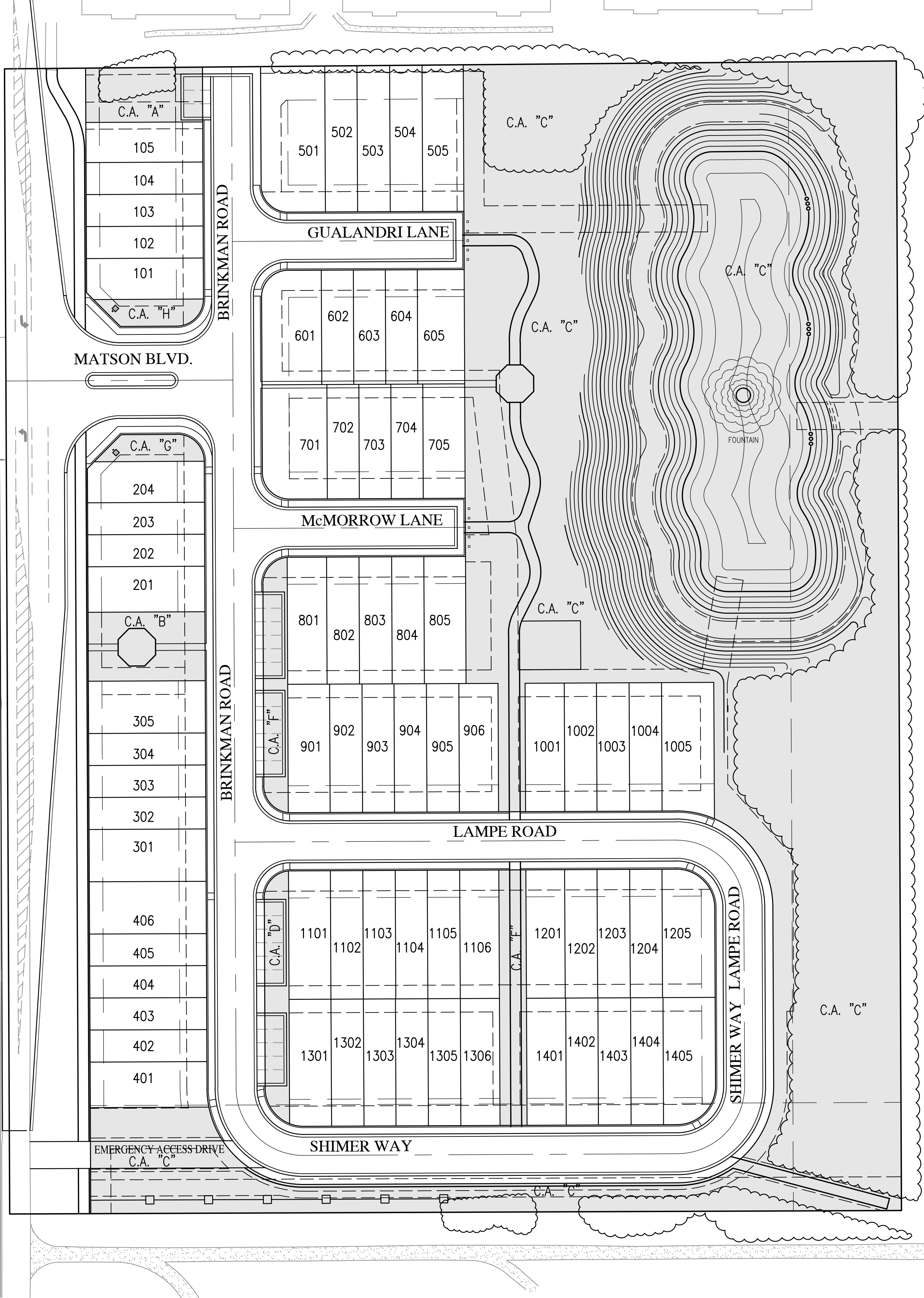
POINT OF COMMENCEMENT
SW CORNER SW 1/4
SEC. 6-T18N-R4E
HARRISON MON. FOUND FLUSH
PER H.C.S. REF. TIES

SUMMIT LAWN CEMETERY
16703 S UNION ST.
WESTFIELD, IN 46074
ZONING: AG-SF1

Plot Date: Feb 01, 2023 Plot Time: 2:35pm File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Low\Design\CAD\PP - Development Plan Sheet Set\13243-A-DP - Overall Open Space Plan.dwg Layout: C2.0 By: dcbesterfield

(GRAPHIC OF INDIANAPOLIS ONLY)
 SUBDIVISION SERVICES AND/OR PLANNING
 500 NORTH WASHINGTON STREET, SUITE 200
 INDIANAPOLIS, IN 46204-1000

S. UNION ST.



LEGEND:

EXISTING	PROPOSED
—	—
—	—
—	—
—	—

RIGHT-OF-WAY LINE
 EASEMENT LINE
 SETBACK LINE
 TREE LINE

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

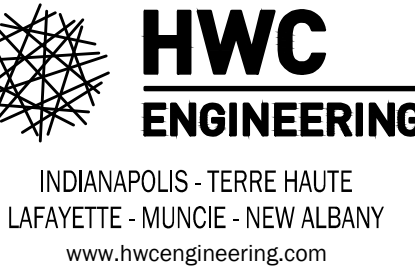
COMMON AREA SUMMARY (OPEN SPACE)

CA "A"	= 3,490 SF
CA "B"	= 4,411 SF
CA "C"	= 208,588 SF
CA "D"	= 3,149 SF
CA "E"	= 3,780 SF
CA "F"	= 3,230 SF
CA "G"	= 1,344 SF
CA "H"	= 1,344 SF
TOTAL COMMON AREA = 229,336 SF	
TOTAL COMMON AREA = 5.265 ACRES	

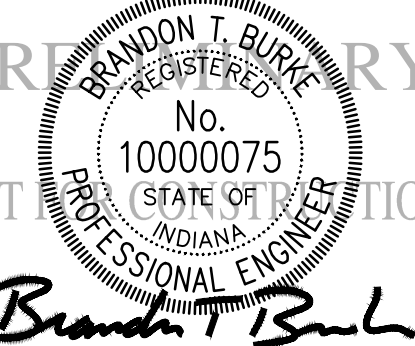
OPEN SPACE REQUIRED = 30% (3.86 ACRES MIN.)
 OPEN SPACE PROVIDED
 OPEN SPACE AREA = 5.265 AC. = 40.94%
 TOTAL ACREAGE = 12.859 AC.

REVISIONS

DATE	DESCRIPTION	BY
02/01/23	REVISED PER TAC COMMENTS	DC



TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



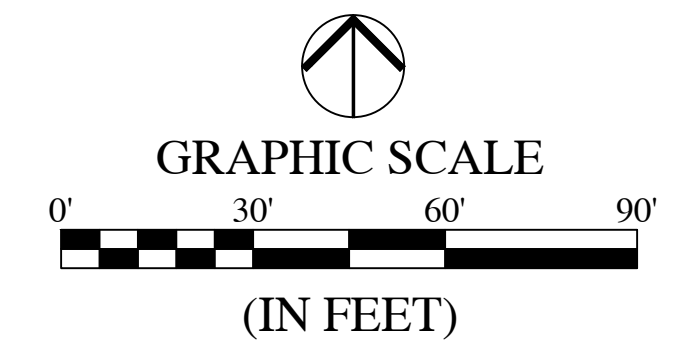
DRAWN BY: DC
 CHECKED BY: BB
 DATE: DECEMBER 28, 2022
 SCALE: AS SHOWN
 SHEET

JOB NUMBER: 2019-243-A

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
 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.
 THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
 THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

C2.0
 OVERALL OPEN SPACE PLAN

Plot Date: Feb 01, 2023 Plot Time: 2:35pm File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Low\Design\CAD\PP - Development\Plan Sheet Set\13243-A-DP - Landscape Plan.dwg, Layout: L1.0 By: dchesterfield



LEGEND:

- QUANTITY KEY
- DECIDUOUS TREE - 8' TALL, 2.0" CALIPER
- EVERGREEN TREE - 6' TALL
- ORNAMENTAL TREE - 2" CALIPER
- DECIDUOUS SHRUB - 18" TALL (MIN)
- EVERGREEN SHRUB - 18" TALL (MIN)
- EXISTING TREES TO REMAIN
** SUBJECT TO FINAL DESIGN OF GRADING, DRAINAGE AND UTILITIES.
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- 4 FT BLACK METAL ORNAMENTAL FENCE

LEGEND:

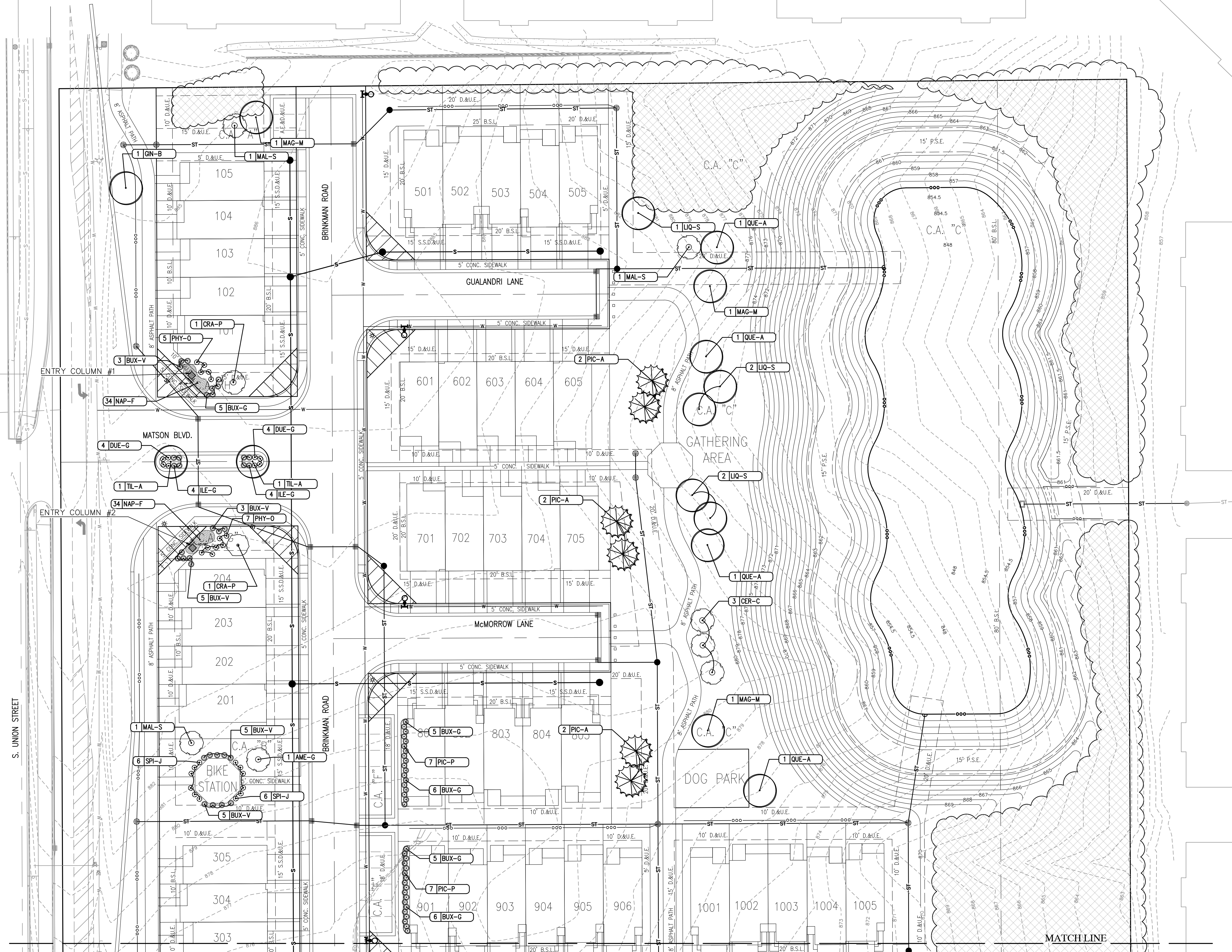
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	TREE LINE
	FENCE

GENERAL NOTES:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

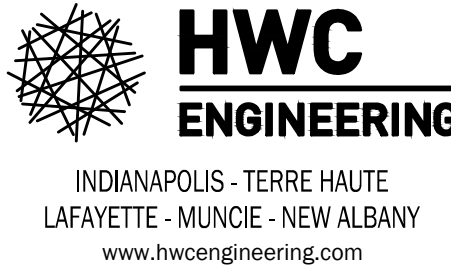
PLANT SELECTION REQUIREMENTS:

- SHADE TREES: MINIMUM (8) FEET HEIGHT, TWO (2) INCHES CALIPER.
- EVERGREEN TREES: MINIMUM SIX (6) FEET HEIGHT.
- ORNAMENTAL TREES: MINIMUM TWO (2) INCHES CALIPER.
- SHRUBS: MINIMUM EIGHTEEN (18) INCHES HEIGHT.

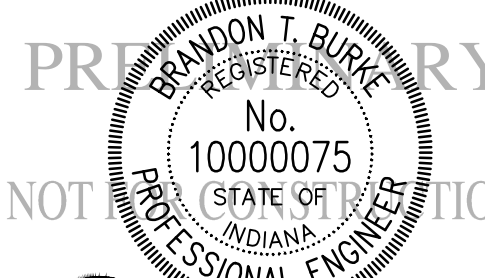


FOR CONTINUATION SEE SHEET L1.1

REVISIONS		
DATE	DESCRIPTION	BY
02/01/23	REVISED PER TAC COMMENTS	DC



TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

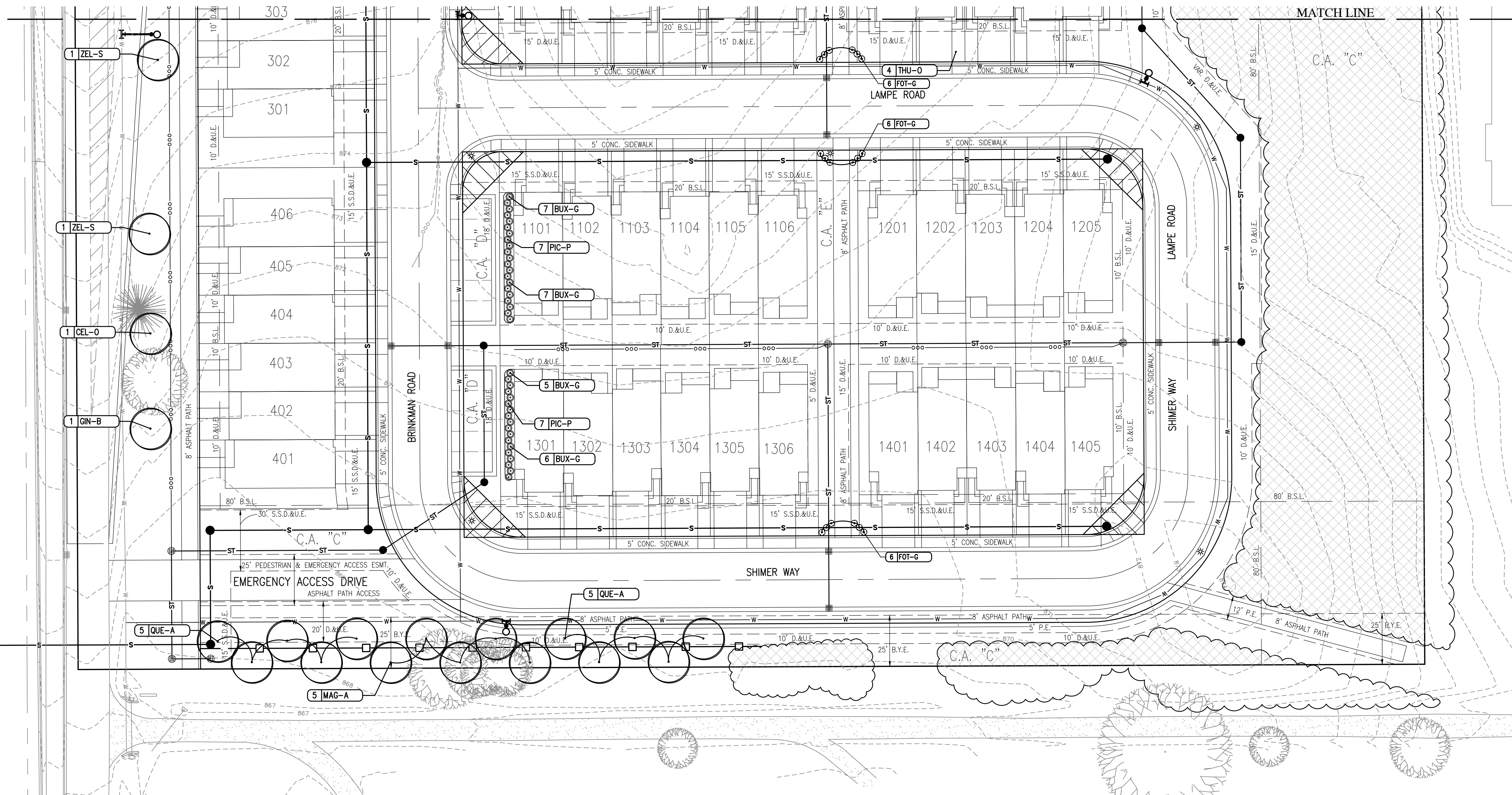


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CHECKED BY BB	DATE JANUARY 30, 2023
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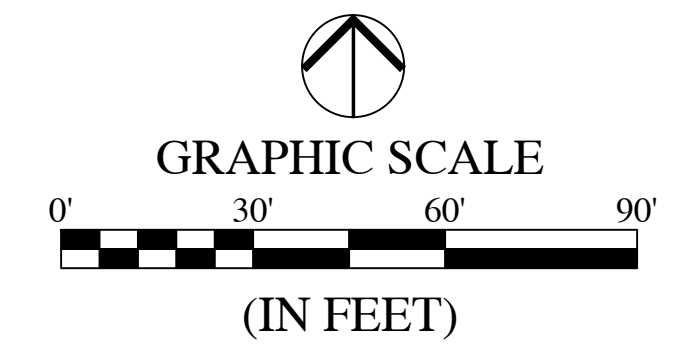
L1.0
LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Low\Design\CAD\PP - Development\Plan Sheet Set\13243-A-DP - Landscape Plan.dwg, Layout: L1.1
 Plot Date: Feb 01, 2023
 Plot Time: 2:36pm
 By: dcheesterfield

FOR CONTINUATION SEE SHEET L1.0



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!



LEGEND:

- QUANTITY KEY
- DECIDUOUS TREE - 8" TALL, 2.0" CALIPER
- EVERGREEN TREE - 6' TALL
- ORNAMENTAL TREE - 2" CALIPER
- DECIDUOUS SHRUB - 18" TALL (MIN)
- EVERGREEN SHRUB - 18" TALL (MIN)
- EXISTING TREES TO REMAIN
** SUBJECT TO FINAL DESIGN OF GRADING, DRAINAGE AND UTILITIES.
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- 4 FT BLACK METAL ORNAMENTAL FENCE

LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	TREE LINE
	FENCE

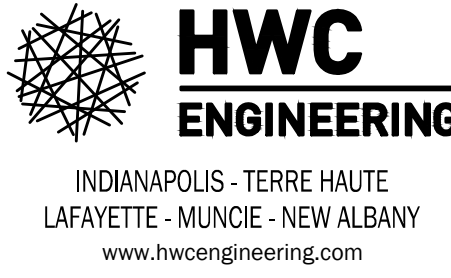
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REVISIONS		
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TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



DRAWN BY DA	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE JANUARY 30, 2023	
SCALE AS SHOWN	
SHEET	

L1.1

LANDSCAPE PLAN

LANDSCAPING REQUIREMENT:

LANDSCAPE REQUIREMENTS PER ORDINANCE NUMBER 22-06:

OPEN SPACE /COMMON AREAS:

OPEN SPACE REQUIRED = 30% OF SITE AREA	12.859
SITE AREA ACRES:	3.86
OPEN SPACE REQUIRED (ACRES):	4.73
OPEN SPACE PROVIDED (ACRES):	17
TREES REQUIRED: 5 PER ACRE OPEN SPACE	4.73
NUMBER ACRES OPEN SPACE	1.39
ACRES WOODED OPEN SPACE TO REMAIN:	3.34
ACRES SUBJECT TO REQUIREMENT LESS WOODED AREA:	17
NUMBER TREES REQUIRED:	42

STREET TREE REQUIREMENTS NOT APPLICABLE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS NOT APPLICABLE

BUFFER YARD:

25' DEEP SOUTH BUFFER YARD WITH METAL FENCE ALONG PERIMETER OF SOUTH BUFFER YARD

PARKING LOT SCREENING:

SOLID SCREEN BETWEEN PARKING LOTS AND RESIDENTIAL BUILDINGS WHERE PARKING LOT IS WITHIN 10' OF BUILDING

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
DECIDUOUS TREES								
CEL-O	1	CELTIS OCCIDENTALIS	HACKBERRY	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
GIN-B	2	GINGKO BILOBA, MALE ONLY	GINGKO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
MAG-A	5	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
MAG-M	3	MAGNOLIA MACROPHYLLA	BIGLEAF MAGNOLIA	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
QUE-A	14	QUERCUS ALBA	SCARLET OAK	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
LID-S	5	LIGULIDARBAR STRYACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-A	2	TILLIA AMERICANA	BASSWOOD LINDEN	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
ZEL-S	2	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
PIC-A	6	PICEA ABIES	NORWAY SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
ORNAMENTAL TREES								
AME-G	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CRA-P	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	3	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
MAL-S	3	MALLUS 'SUTYZAM' SUGAR TYME	FLOWERING CRABAPPLE SUGAR TYME	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
DECIDUOUS SHRUBS								
DEU-G	8	DEUTZIA GRACILIS	SLENDER DEUTZIA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
FOT-G	18	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
SP-I	12	SPRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
PHY-O	12	PHYSCARPUS OPULIFOLIUS INTERMEDIUS	DWARF NINEBARK	-	18"	#5 CONT	SEE PLAN	FULL IN POT
EVERGREEN SHRUBS								
BUX-G	47	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	-	18"	#3 CONT	24"	FULL IN POT
BUX-V	26	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	-	18"	#3 CONT	24"	FULL IN POT
ILE-G	8	ILEX GLABRA 'DENSEA'	DENSE COMPACT INKBERRY	-	18"	#3 CONT	24"	FULL IN POT
PIC-P	28	PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	-	18"	#3 CONT	24"	FULL IN POT
GROUNDCOVERS								
NEP-F	68	NEPETA X FAASSENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	-	-	LUMP #2 CON	36"	FULL IN POT

FLOODLIGHT SPECIFICATIONS:

- LAMP TYPE: CONDUIT MOUNT, VERTICAL PIVOT
 - BULB TYPE: 18W, LED, 1,624 LUMENS, 100,000 HOUR LIFE
 - INPUT VOLTAGE: 277V
 - ENCLOSURE: ALUMINUM HOUSING, ALUMINUM REFLECTOR
 - STANDARDS MET: UL LISTED
 - DIMENSIONS: 7" x 8.625" x 4.125" (H x W x D)*
- * H IS HEIGHT, THE VERTICAL DISTANCE FROM THE LOWEST TO HIGHEST POINT; W IS WIDTH, THE HORIZONTAL DISTANCE FROM LEFT TO RIGHT; D IS DEPTH, THE HORIZONTAL DISTANCE FROM FRONT TO BACK

NOTE:

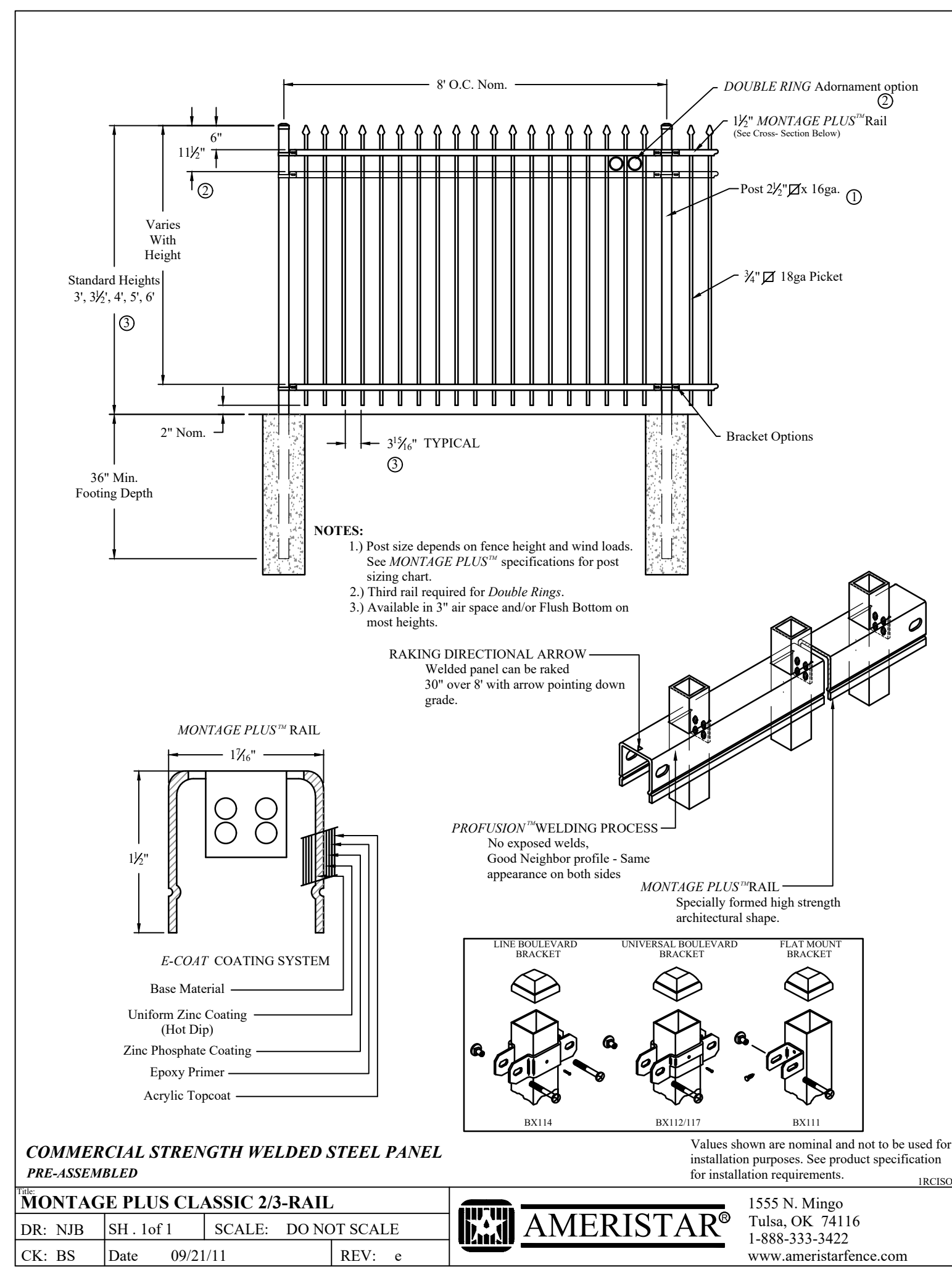
- THIS RAB LIGHTING FFLED18 CONDUIT-MOUNT FLOODLIGHT HAS AN 18W LED LAMP THAT PRODUCES 1,624 LUMENS AND ACCEPTS 277 VOLT INPUT POWER. THE FLOODLIGHT HAS AN ADJUSTABLE VERTICAL PIVOT AND MOUNTS TO ELECTRICAL CONDUIT WITH A 1/2" FEMALE THREADED END AT THE BASE OF THE HOUSING. THE BRONZE COLOR CAST ALUMINUM HOUSING IS LIGHT WEIGHT AND CORROSION RESISTANT AND THE LENS IS WEATHER RESISTANT FOR BULB PROTECTION. AN ADJUSTABLE ALUMINUM REFLECTOR BEHIND THE BULB REFLECTS LIGHT OUTWARD. THIS FLOODLIGHT IS UNDERWRITERS LABORATORIES (UL) LISTED FOR QUALITY ASSURANCE AND IS SUITABLE FOR USE IN OUTDOOR OR INDOOR WORK SITE LIGHTING, SUCH AS IN PARKING LOTS AND WAREHOUSES.
- RAB LIGHTING MANUFACTURES LED, METAL HALIDE, AND HIGH-PRESSURE SODIUM LIGHTING FIXTURES AND CONTROLS FOR INDOOR AND OUTDOOR APPLICATIONS. THE COMPANY, FOUNDED IN 1946, IS HEADQUARTERED IN NORTHVALE, NJ.
- FIXTURE FEATURES AND DETAILS:
 - CONDUIT-MOUNT FLOODLIGHT FOR WORK SITE LIGHTING, INSTALLATION REQUIRED
 - 18W LED LAMP PRODUCES 1,624 LUMENS
 - UL LISTED FOR QUALITY ASSURANCE
 - SILICONE GASKET FOR DURABLE WEATHERPROOFING
 - PRECISION DIE CAST ALUMINUM HOUSING AND LENS FRAME WITH DURABLE POLYESTER POWDER COATING
 - R-NPF 120V BALLAST



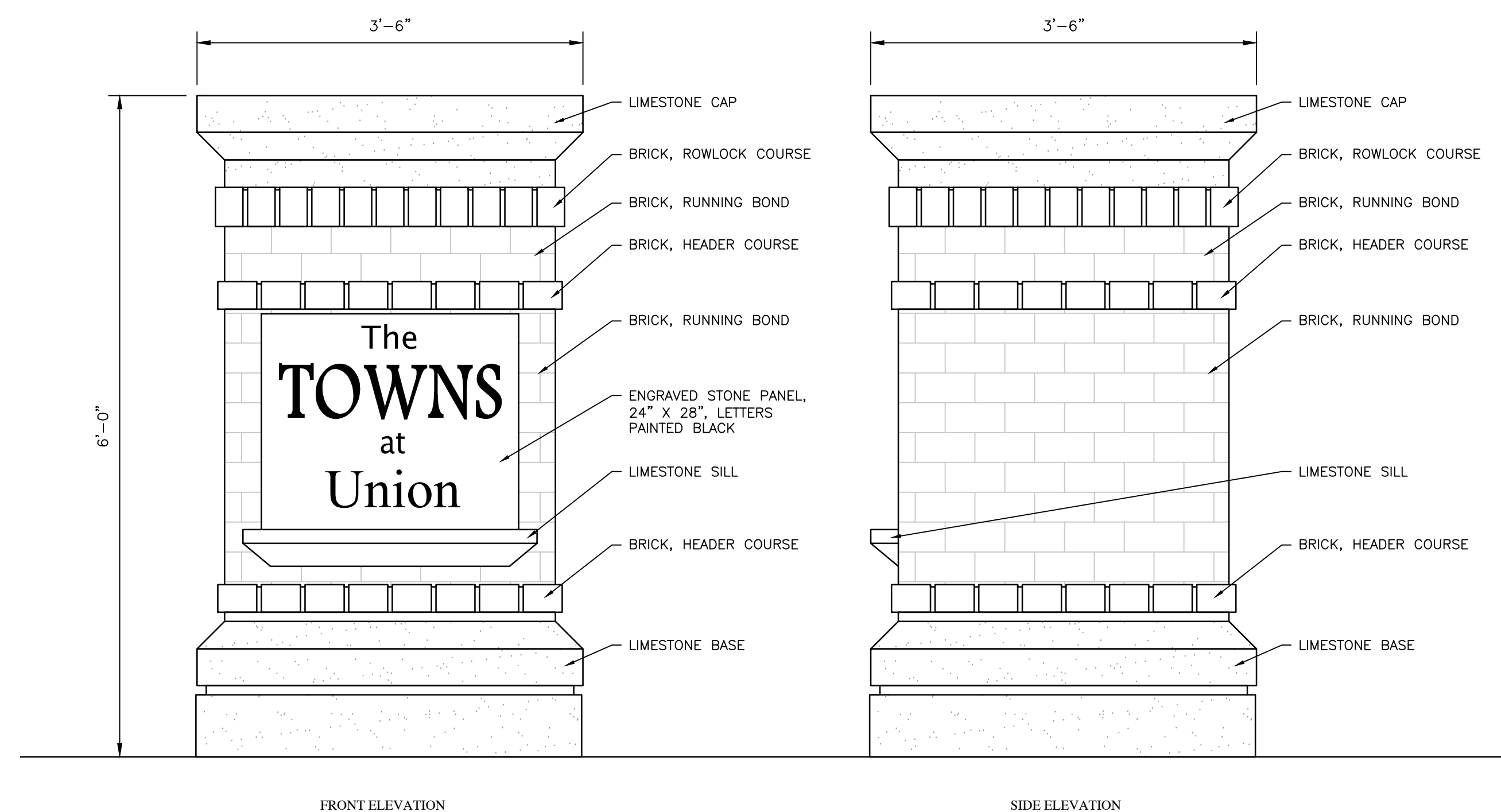
2 LIGHTING PLAN
SCALE: 1" = 10'-0"

LANDSCAPE GENERAL NOTES:

- 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.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- 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.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- 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.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- 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.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- 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.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- 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.
- 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.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- 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.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- 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.

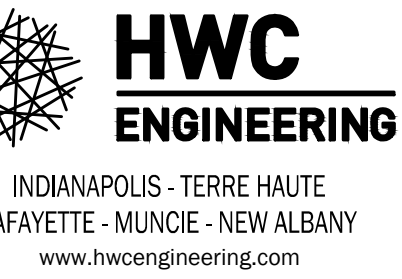


1 ENTRY COLUMN SIGN
SCALE: 1" = 1'-0"



REVISIONS

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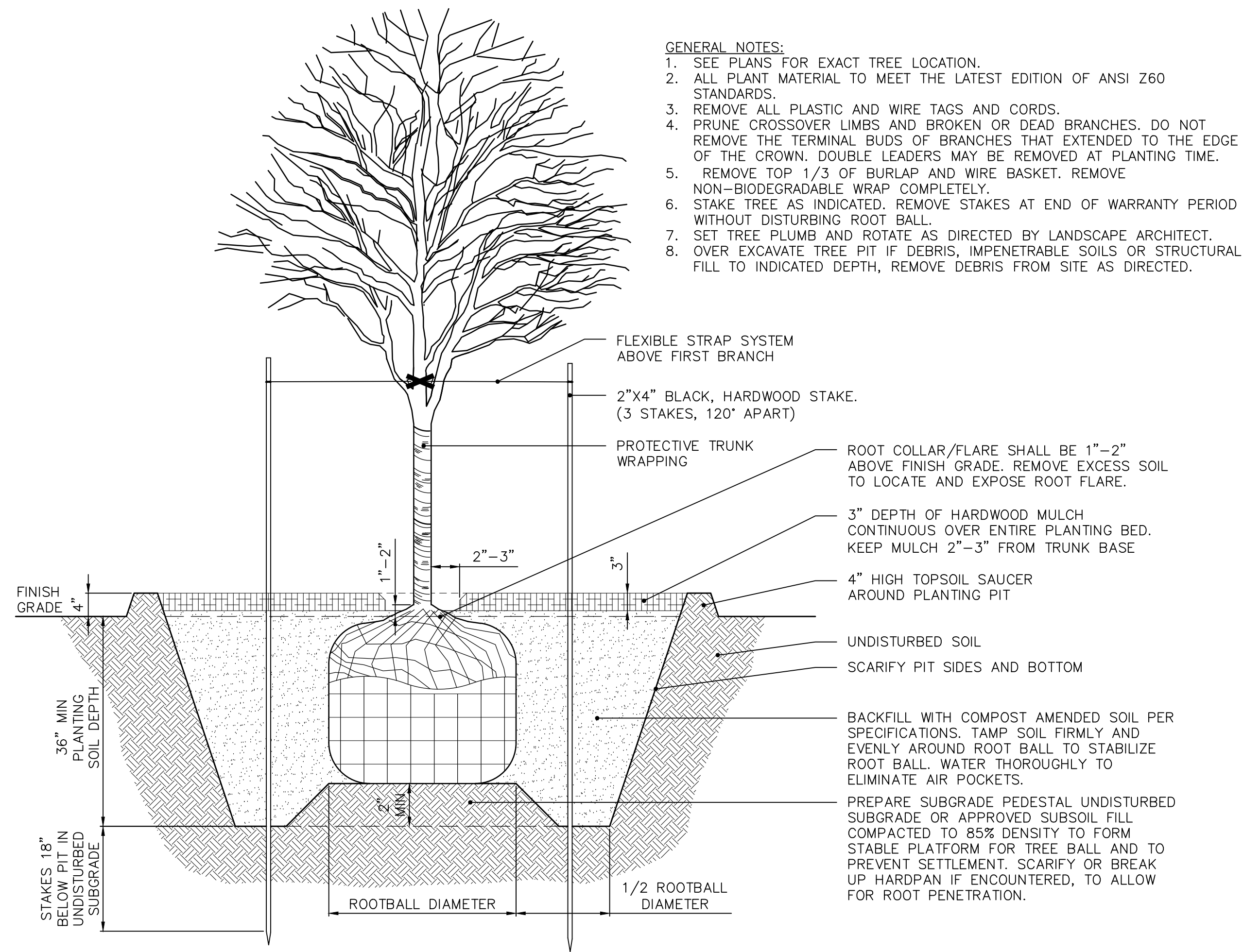
TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS



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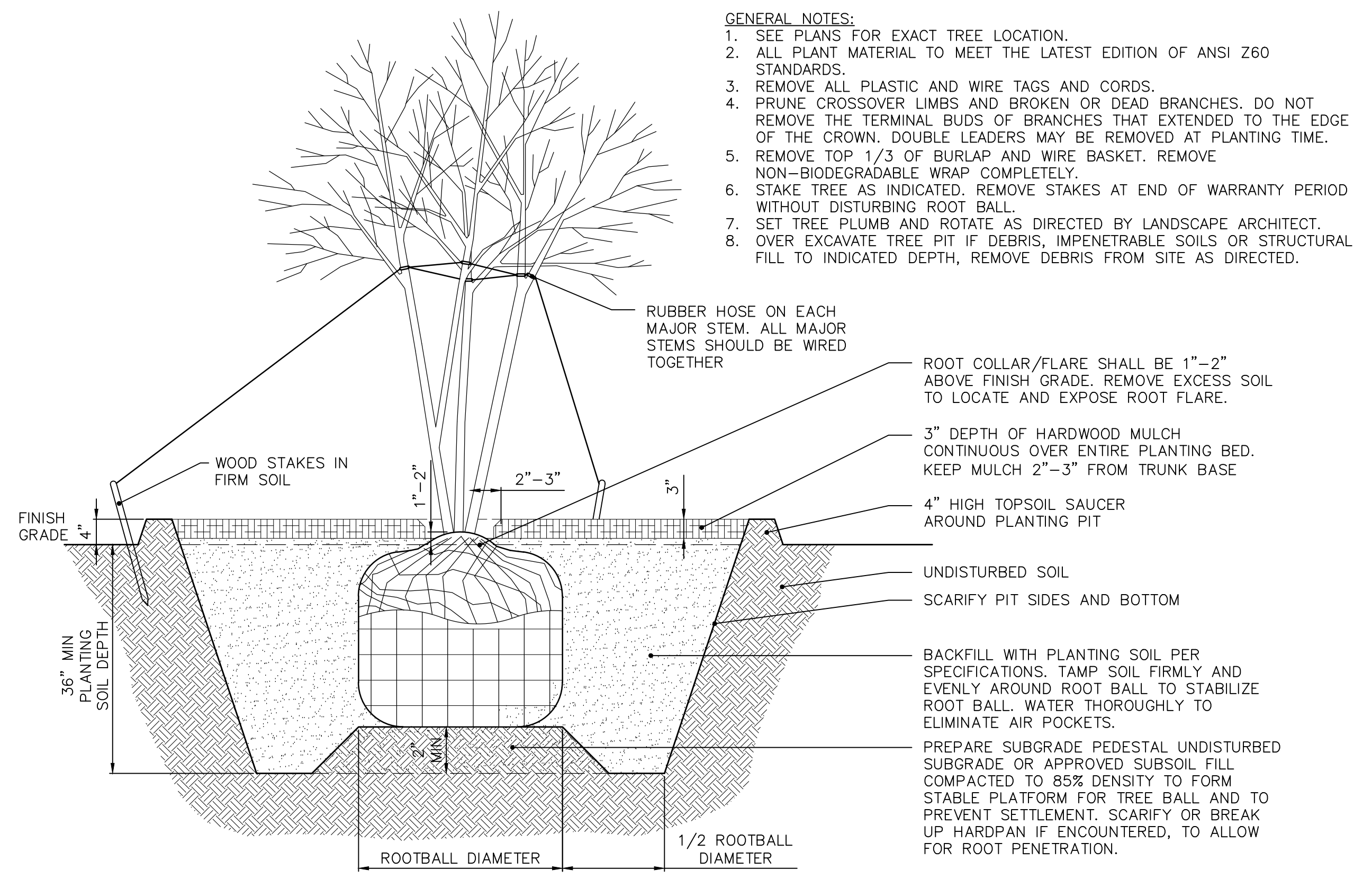
L1.2
LANDSCAPE DETAILS

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 Plot Time: 2:36pm
 Date: Feb 01, 2023



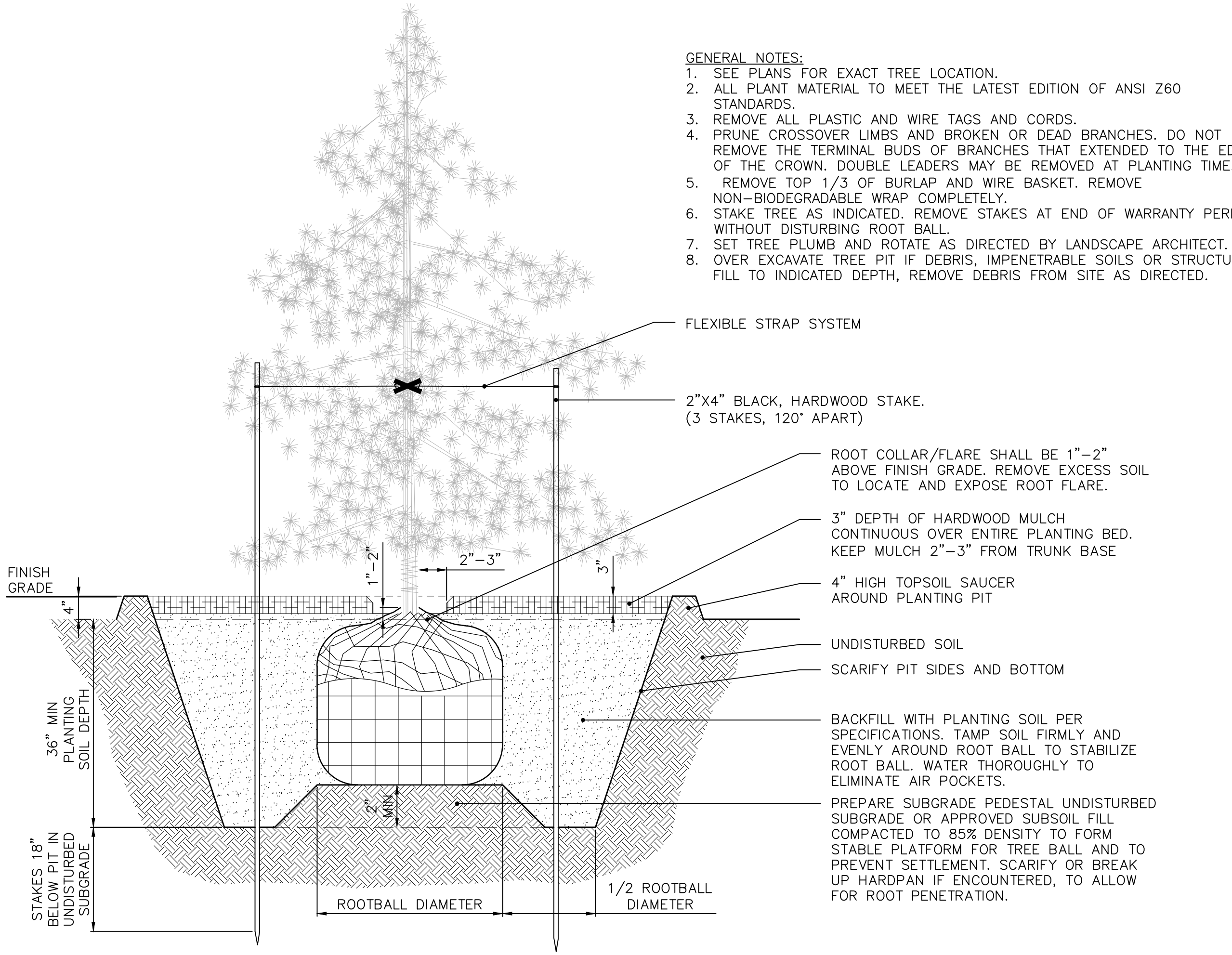
- GENERAL NOTES:**
1. SEE PLANS FOR EXACT TREE LOCATION.
 2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
 3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
 4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
 5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
 6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
 7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
 8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



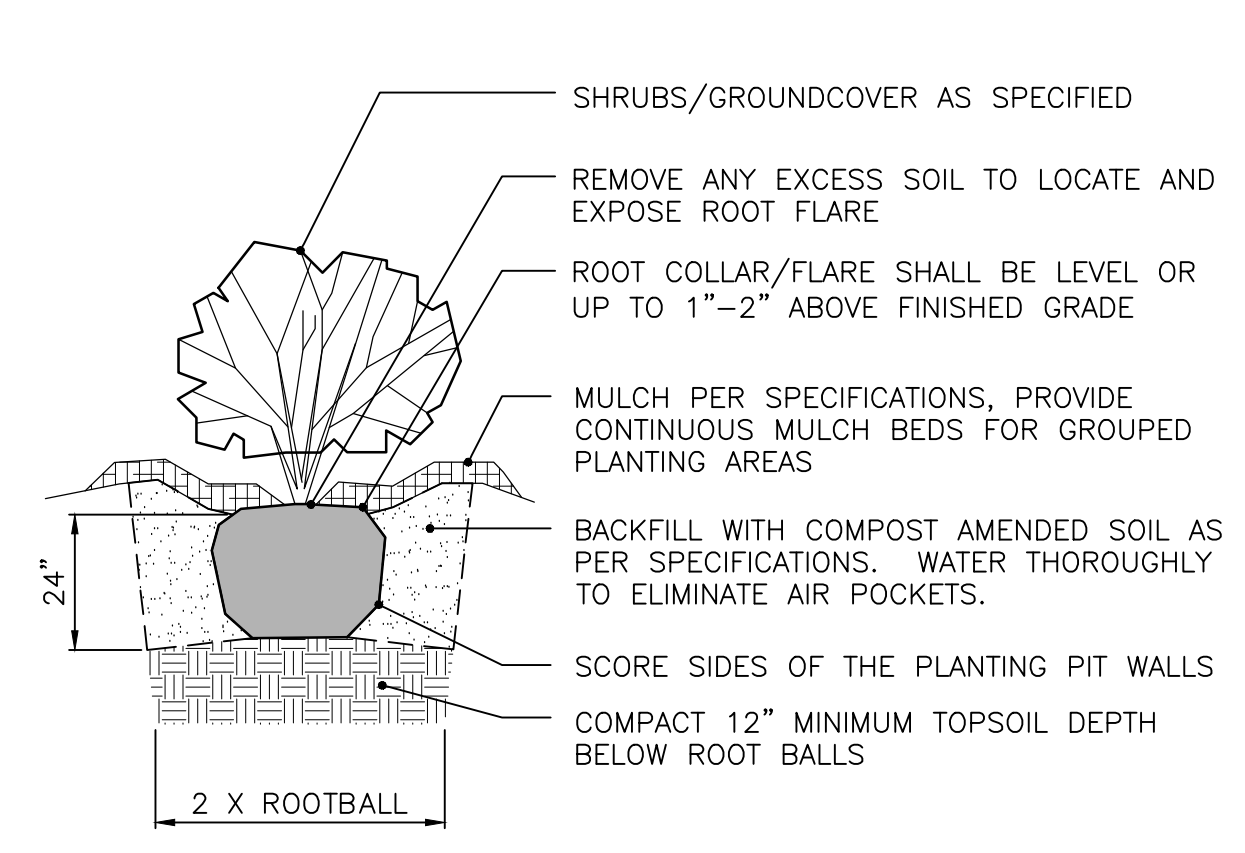
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3 MULTI-STEM TREE PLANTING
NOT TO SCALE

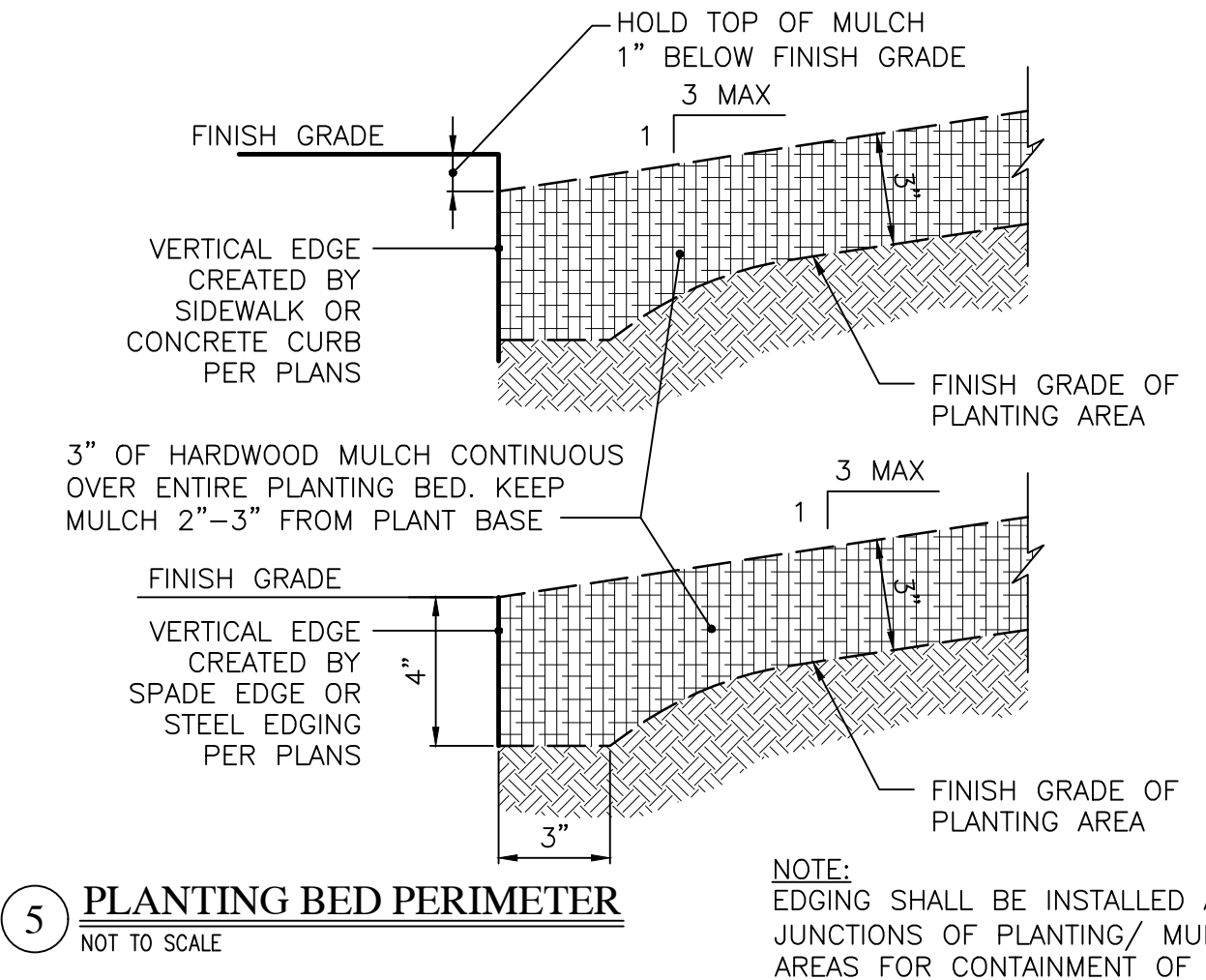


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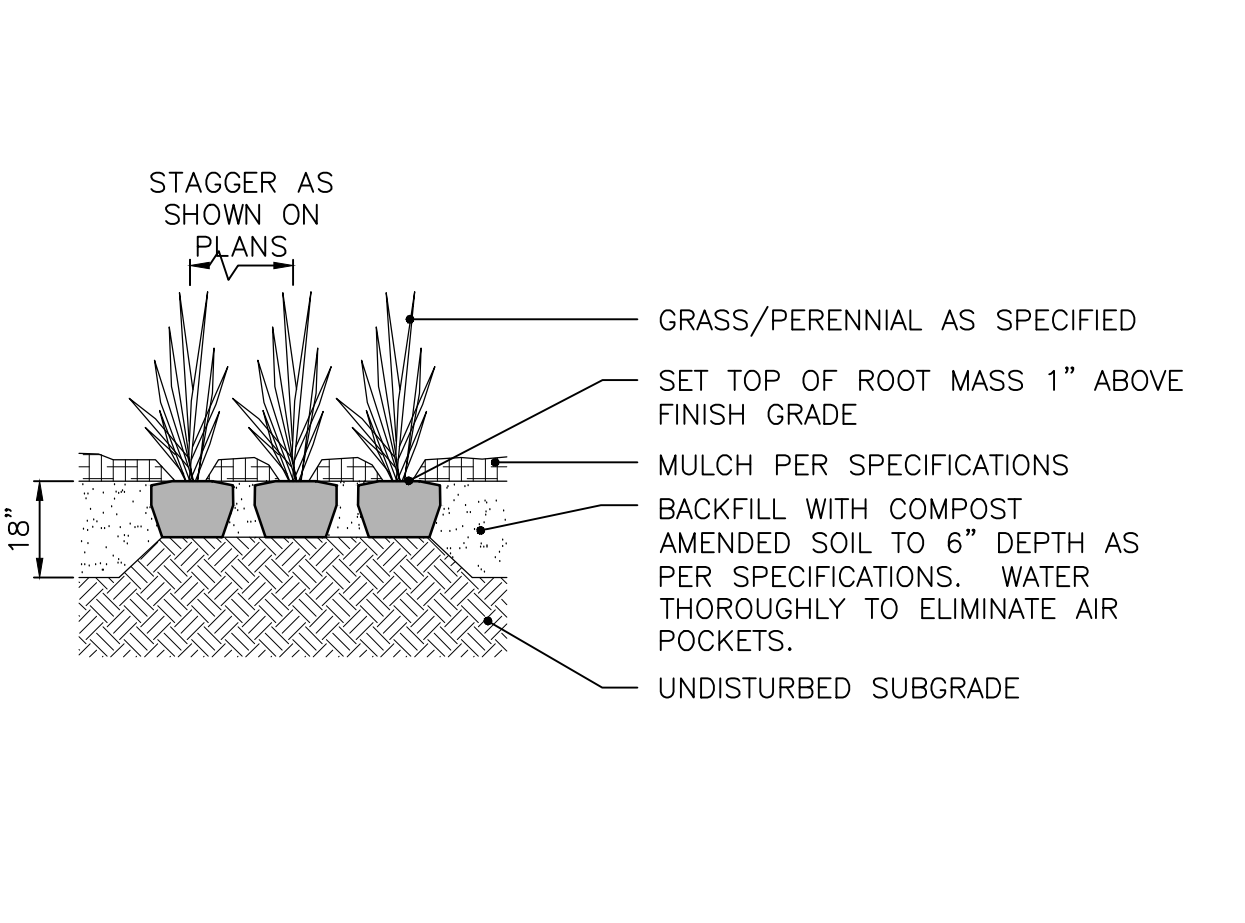
2 EVERGREEN TREE PLANTING
NOT TO SCALE



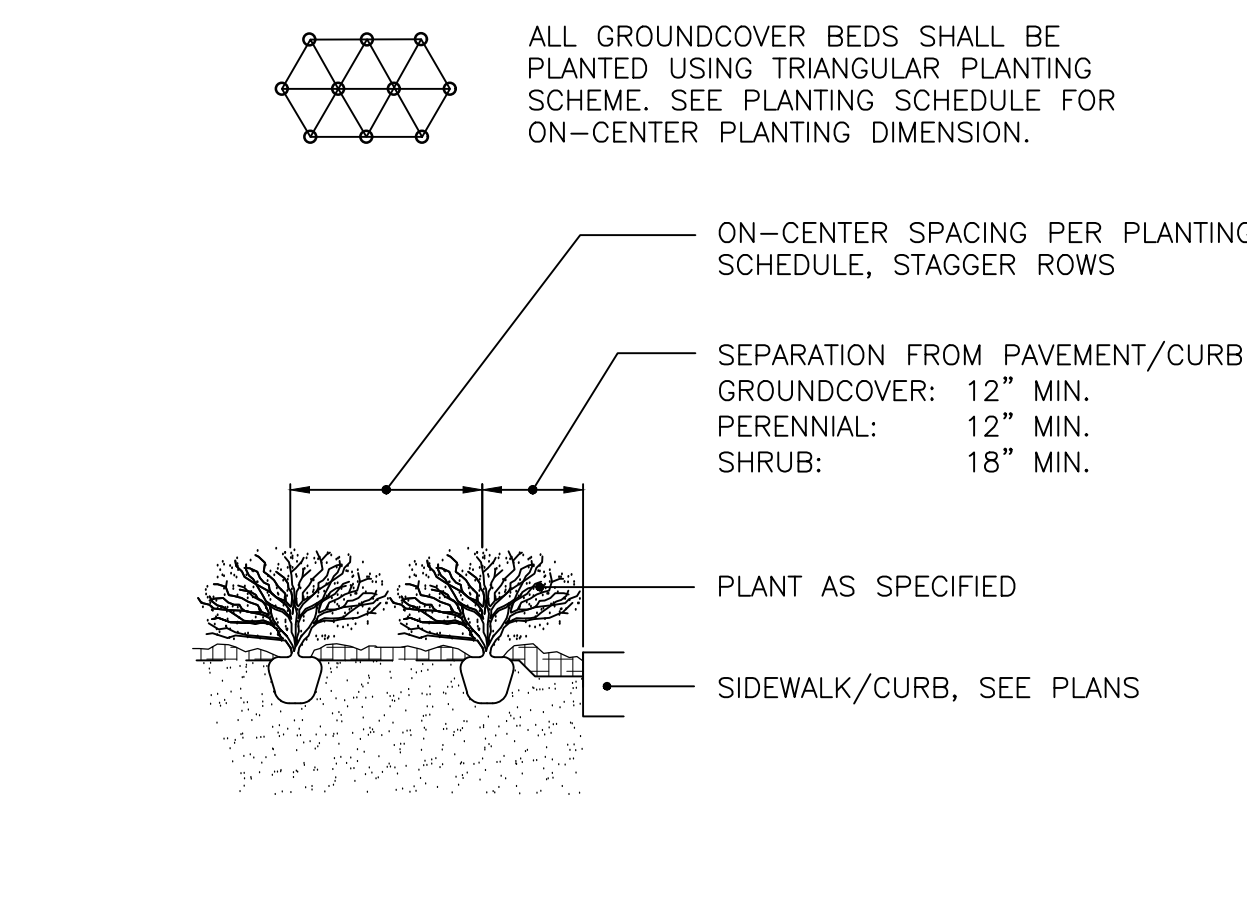
4 SHRUBS AND GROUNDCOVER
NOT TO SCALE



5 PLANTING BED PERIMETER
NOT TO SCALE

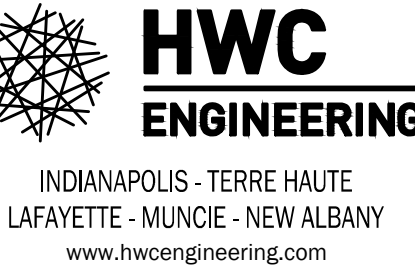


6 PERENNIALS AND GRASSES
NOT TO SCALE

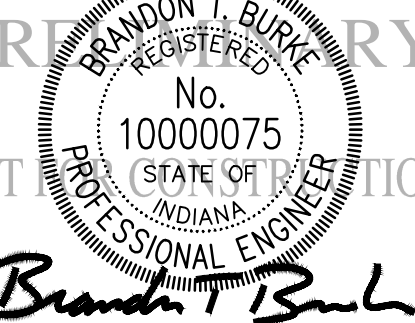


7 PLANT SPACING
NOT TO SCALE

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TOWNS AT UNION OVERALL DEVELOPMENT PLAN
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SHEET	

L1.3
LANDSCAPE DETAILS



Westfield-Washington Township Plat Committee

Minutes of the November 14, 2022 Plat Committee meeting

Presented for approval: November 14, 2022

Westfield-Washington Township Plat Committee
met at 11:00 a.m. on Monday, November 14, 2022 at Westfield City Services Center.

Active links for this meeting:

[November 14 APC Agenda](#)

[November 14, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:10](#)

CALL TO ORDER

Roll Call

Plat Committee Members Present In-Person: Robert Horkay, Joe Montalone, Hayley Morgan, and Michael Pearce.

Plat Committee Members Virtually: None.

Plat Committee Members Absent: Justin Wiley.

City Staff Present In-Person: Pam Howard, Assistant Director and Lauren Gillingham, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

Legal Counsel Present Virtually: None

DETERMINATION OF A QUORUM

APPROVAL OF MINUTES

Pearce motioned to approve the October 4, 2022 APC Minutes as written.

Morgan seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC Workshop rules and procedures.

APPROVAL OF 2022 Schedule of Meetings

Montalone motioned to approve the 2022 Schedule of Meetings as presented.

Morgan seconded. Motion passed. Vote 4-0.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

2210-SPP-08 [PUBLIC HEARING]

[YouTube Time: 4:35](#)

Grand Millennium Primary Plat

421, 525 & 535 Park Street

31/32 Investors LLC requests Primary Plat review of 9 lots on 27.94 acres in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham, AICP - lgillingham@westfield.in.gov)

Staff presentation / Petitioner comments.

Public Hearing for 2210-SPP-08 opened at 11:10 a.m.

- No public comments.

Public Hearing for 2210-SPP-08 opened at 11:11 a.m.

APC Comments / Staff responses.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Montalone motioned to approve 2210-SPP-08 subject to the staff conditions.
Pearce seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Items Continued to a Future Meeting. Department Presentation

REPORTS/COMMENTS:

[YouTube Time: 9:28](#)

- Plat Committee Members
- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Morgan motioned to adjourn the meeting. Montalone seconded. Motion passed. Vote 4-0.
The meeting adjourned at 11:15 a.m.

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Signature Page for Plat Committee Minutes for November 14, 2022

Robert Horkay, President

Justin Wiley, Vice President

Kevin Todd, Secretary