







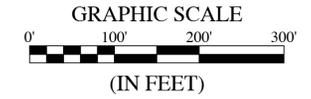


Plot Date: Apr 27, 2015 Plot Time: 1:39pm File Name: W:\Drees Premier Homes\2014-236 Drees- Grinstead Feasibility\Design\CAD\Development\Plans\14236\Open Space Plan.dwg, Layout: C2.0 By: sdowney

COMMON AREA SUMMARY (OPEN SPACE)	
TOTAL PROPERTY AREA =	24.5 ACRES
CA "A" =	0.18 ACRES (7,619 SF)
CA "B" =	11.62 ACRES (506,304 SF)
TOTAL COMMON AREA (CA) =	11.8 ACRES
UNDEVELOPABLE CA =	3.5 ACRES
COMMON AREA % (EXCLUDING UNDEVELOPABLE) =	33.9%
REQUIRED COMMON AREA % =	8%

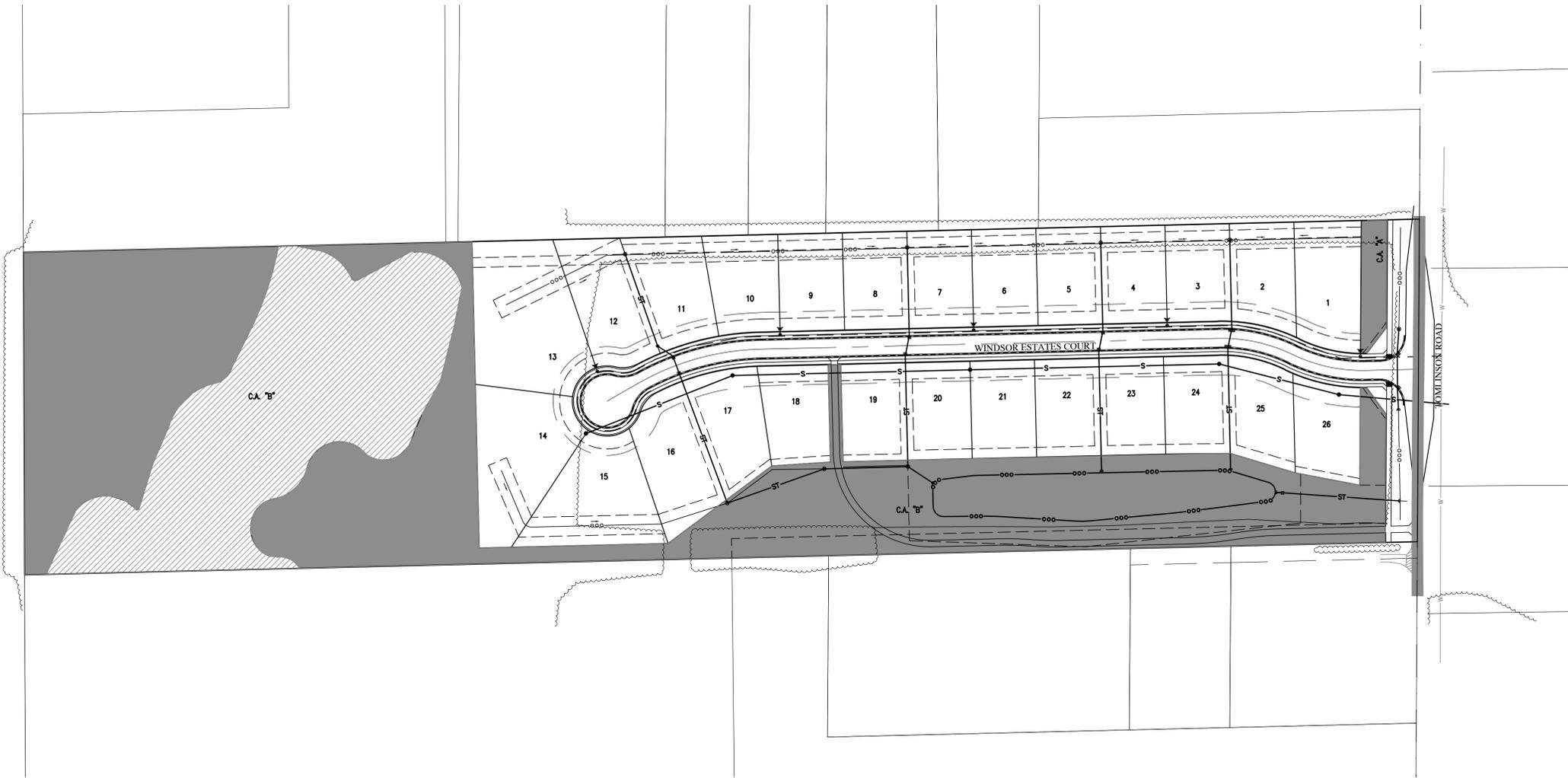
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

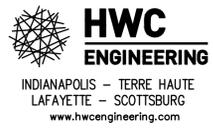


LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
-----	-----	-----
-----	SETBACK LINE	-----
-----	FENCE	-----
-----	TREE LINE	-----
	COMMON AREA (DEVELOPABLE)	-----
	COMMON AREA (UNDEVELOPABLE)	-----



DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD



**WINDSOR ESTATES**  
**CITY OF WESTFIELD, INDIANA**  
**OVERALL OPEN SPACE PLAN**



DRAWN BY: TD  
 CHECKED BY: SD  
 DATE: MARCH 2015  
 SCALE: AS SHOWN  
 SHEET:

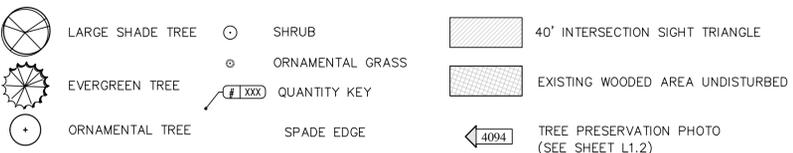
JOB NUMBER: 2014-236

**C2.0**  
 OVERALL OPEN SPACE PLAN

MASTER PLANTING SCHEDULE:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
<b>PLANT, LARGE DECIDUOUS TREE</b>								
12	ACE-F	ACER X FREEMANII	FREEMAN MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
28	ACE-R	ACER RUBRUM	RED MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
7	BET-N	BETULA NIGRA 'CULLY' HERITAGE	HERITAGE BIRCH	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
22	CAR-C	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
10	LIR-T	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
2	SAL-A	SALIX ALBA 'TRISTIS'	MOBE GOLDEN WEEPING WILLOW	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
28	OST-V	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
9	QUE-A	QUERCUS ALBA	WHITE OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
25	QUE-R	QUERCUS RUBRA	RED OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
143	TOTAL							
<b>PLANT, CONIFEROUS EVERGREEN, CONE, BROAD UPRIGHT</b>								
40	PIC-G	PICEA GLAUCA	WHITE SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
3	PIC-A	PICEA ABIES	NORWAY SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
46	PIN-S	PINUS STROBUS	EASTERN WHITE PINE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
20	THU-S	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	N/A	5-6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
109	TOTAL							
<b>ORNAMENTAL DECIDUOUS TREE</b>								
8	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
8	TOTAL							
<b>PLANT, CONIFEROUS EVERGREEN SHRUB</b>								
30	MYR-P	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	N/A	CAN	SEE PLAN	FULL IN POT, MINT GREEN FOLIAGE
30	TOTAL							
<b>PLANT, DECIDUOUS SHRUB</b>								
87	COR-S	CORNUS SERICEA BAILEYI	RED TWIG DOGWOOD	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT
83	HYD-Q	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
43	VIB-J	VIBURNUM X JUDDII	JUDD'S VIBURNUM	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
81	EYO-A	EUONYMUS ALATUS	BURNING BUSH	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT
294	TOTAL							

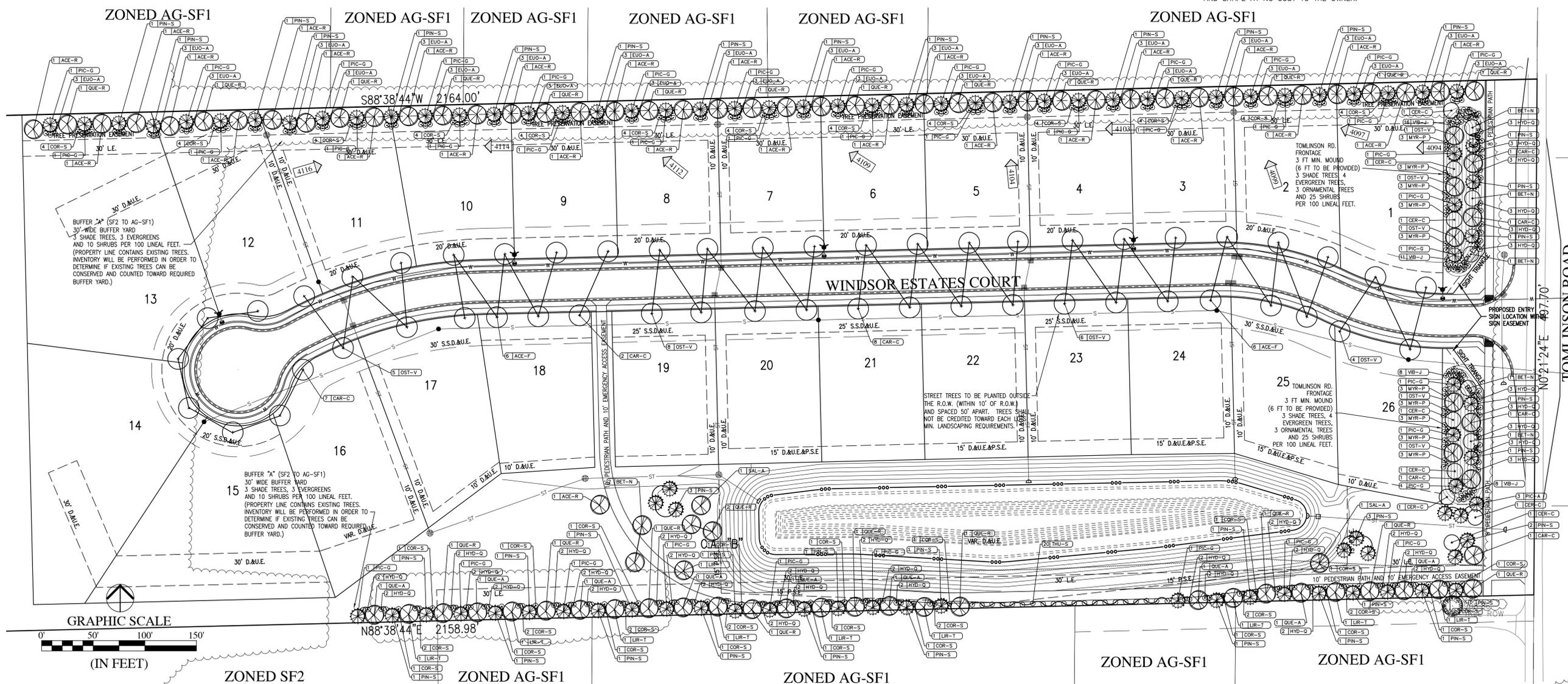
LEGEND:



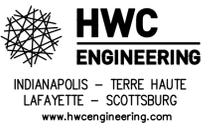
LANDSCAPE GENERAL NOTES:

- 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.

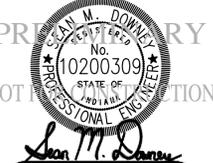
ALL STREET TREES SHALL BE SELECTED FROM CITY OF WESTFIELD MASTER TREE LIST. NO STREET TREES SHALL BE WITHIN 4 FEET OF ANY PAVEMENT. NO TREES SHALL BE WITHIN 10 FEET OF ANY STORM SEWER OR SSD.



DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD
4/27/15	REVISED PER WECO COMMENTS	SMD



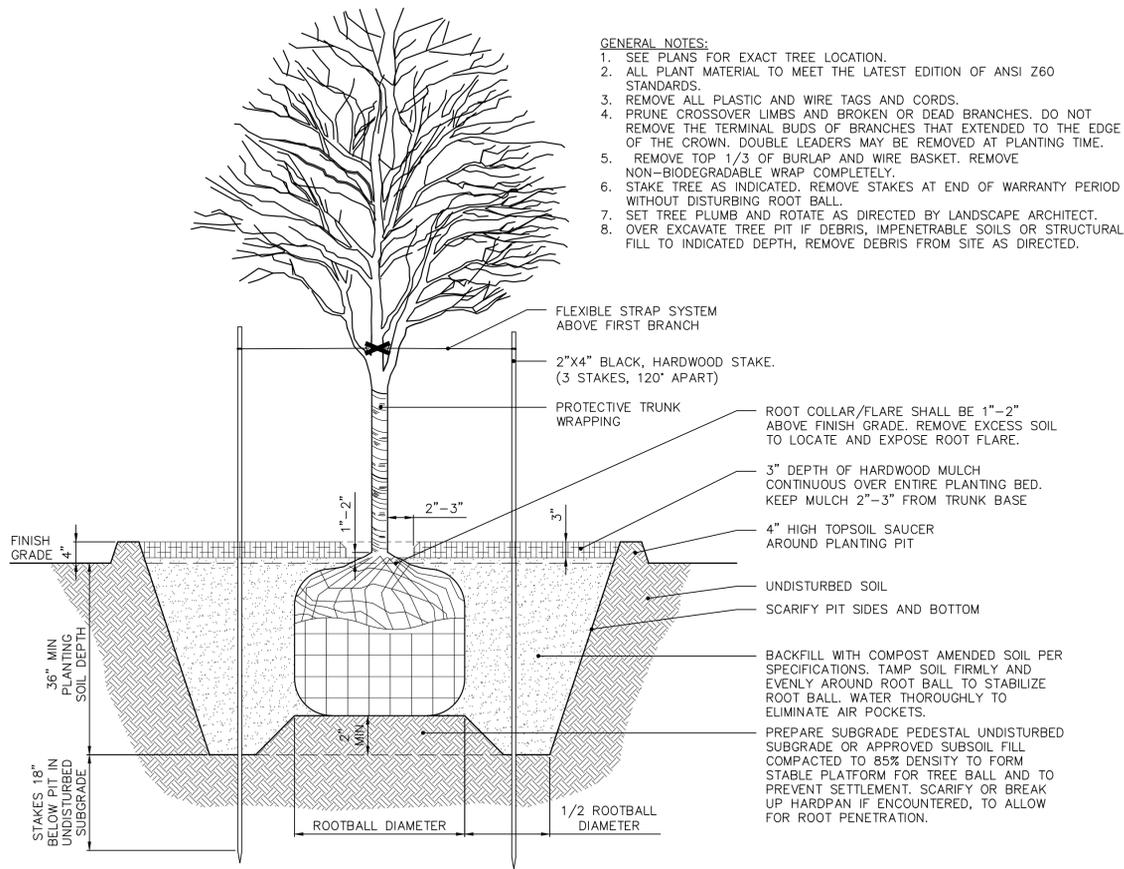
**WINDSOR ESTATES**  
**CITY OF WESTFIELD, INDIANA**  
**LANDSCAPE PLAN**



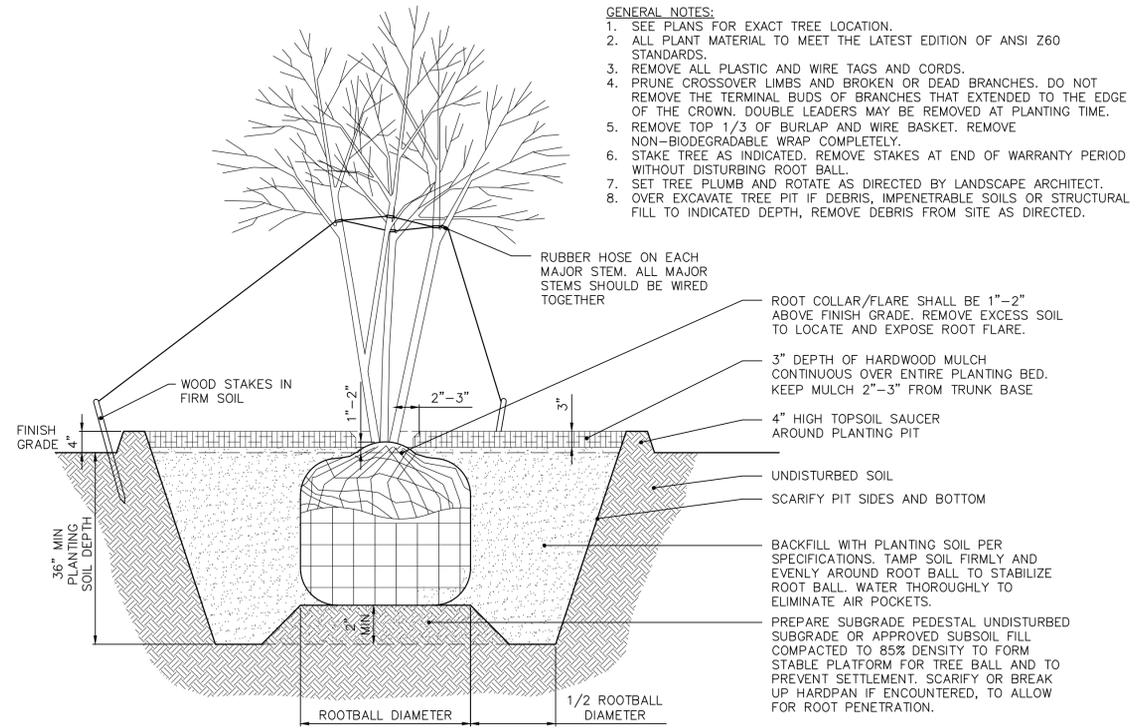
DRAWN BY: TD  
 CHECKED BY: SD  
 DATE: MARCH 2015  
 SCALE: AS SHOWN  
 SHEET: **L1.0**  
 LANDSCAPE PLAN

File Name: W:\Drawings Premier Homes\2014-236 Dress-Gristlehead Feasibility\Design\CAD\Development Plans\14236\_Landscape Plan.dwg, Layout: L1.0  
 Plot Date: Apr 27, 2015  
 Plot Time: 9:57pm

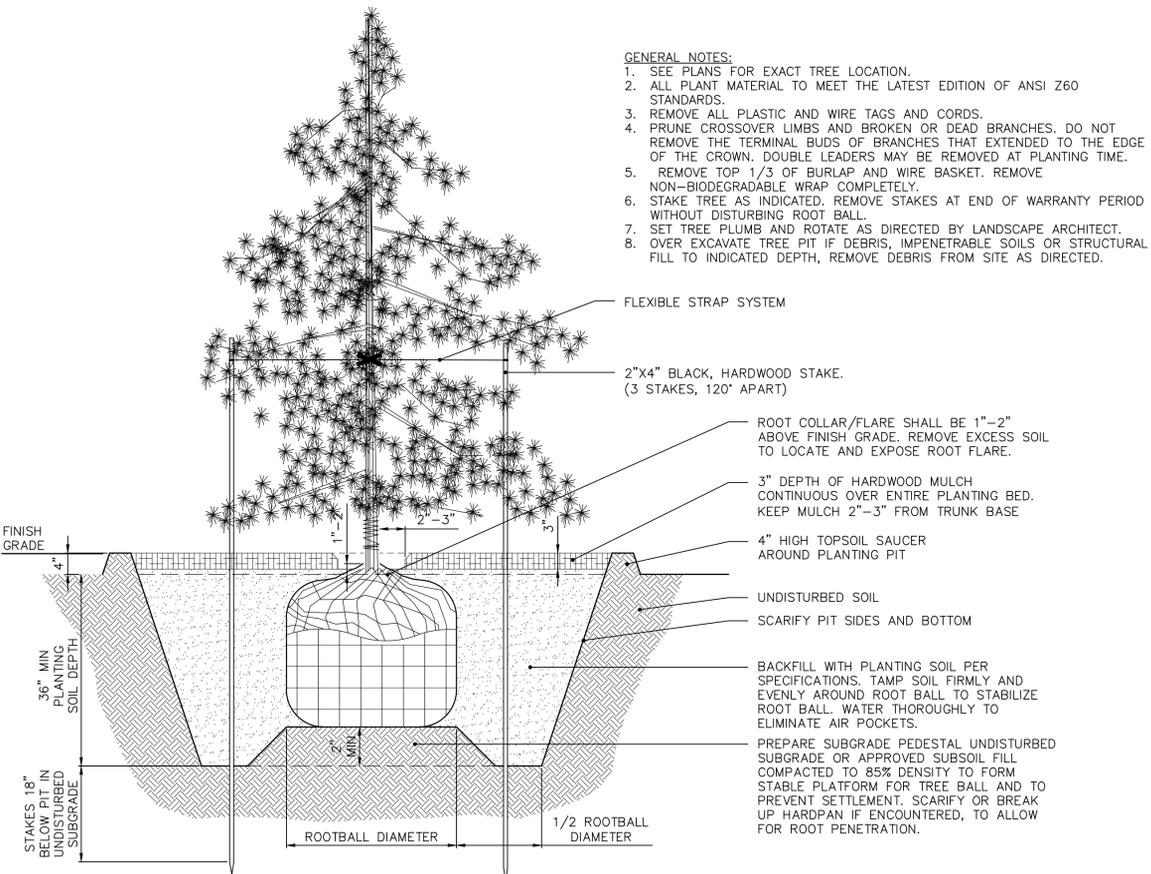
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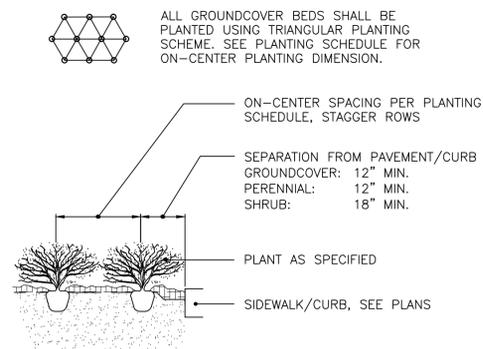
**1 SINGLE STEM TREE PLANTING**  
NOT TO SCALE



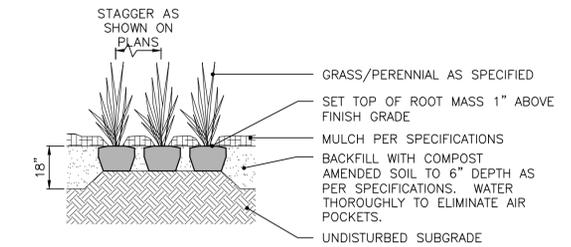
**3 MULTI-STEM TREE PLANTING**  
NOT TO SCALE



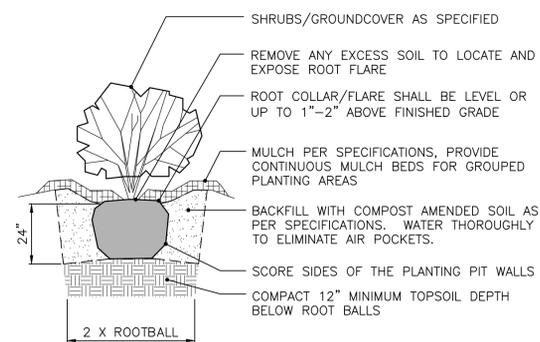
**2 EVERGREEN TREE PLANTING**  
NOT TO SCALE



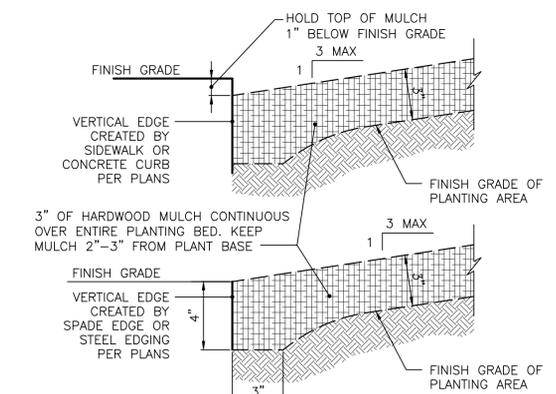
**4 PLANT SPACING**  
NOT TO SCALE



**6 PERENNIALS AND GRASSES**  
NOT TO SCALE



**5 SHRUBS AND GROUNDCOVER**  
NOT TO SCALE



**7 PLANTING BED PERIMETER**  
NOT TO SCALE

NOTE: EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

REVISIONS		
DATE	DESCRIPTION	BY

**HWC ENGINEERING**  
INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - SCOTTSBURG  
www.hwcengineering.com

**WINDSOR ESTATES**  
**CITY OF WESTFIELD, INDIANA**  
**LANDSCAPE DETAILS**

PROFESSIONAL ENGINEER  
No. 10200309  
STATE OF INDIANA  
NOT FOR CONSTRUCTION

DRAWN BY: TD  
CHECKED BY: SD  
DATE: MARCH 2015  
SCALE: AS SHOWN  
SHEET

**L1.1**  
LANDSCAPE DETAILS



PHOTO 4094



PHOTO 4103



PHOTO 4112



PHOTO 4097



PHOTO 4104



PHOTO 4114



PHOTO 4099



PHOTO 4109



PHOTO 4116

REVISIONS

DATE	DESCRIPTION	BY
4/27/15	SHEET ADDED TO OVERALL DEV PLAN	SMD

**HWC**  
ENGINEERING  
INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - SCOTTSBURG  
www.hwcengineering.com

WINDSOR ESTATES  
CITY OF WESTFIELD, INDIANA  
TREE PRESERVATION PHOTOS  
(NORTHERN BOUNDARY)

DRAWN BY	TD
CHECKED BY	SD
DATE	MARCH 2015
SCALE	AS SHOWN
SHEET	

**L1.2**  
TREE PRESERVATION  
PHOTOS

EXHIBIT E