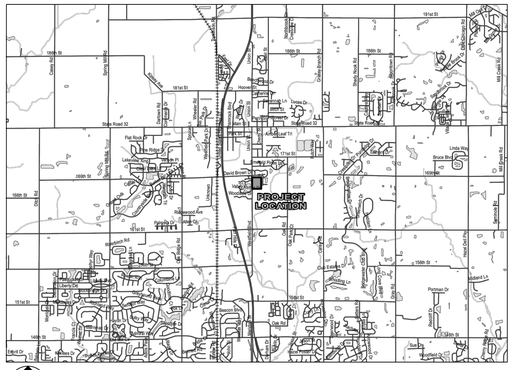
TOWNS AT UNION OVERALL DEVELOPMENT PLAN

Pulte Homes of Indiana, L.L.C.

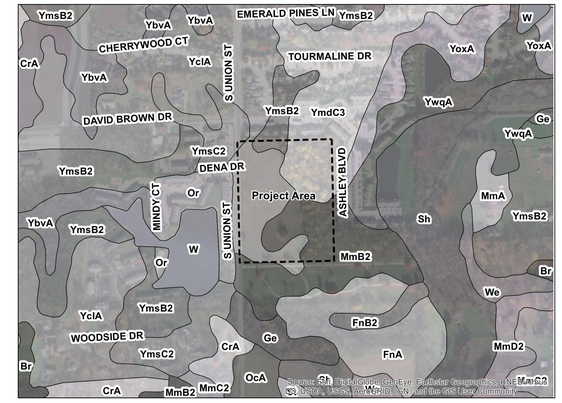


LOCATION MAP
SCALE 1" = 1/2 MILE

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

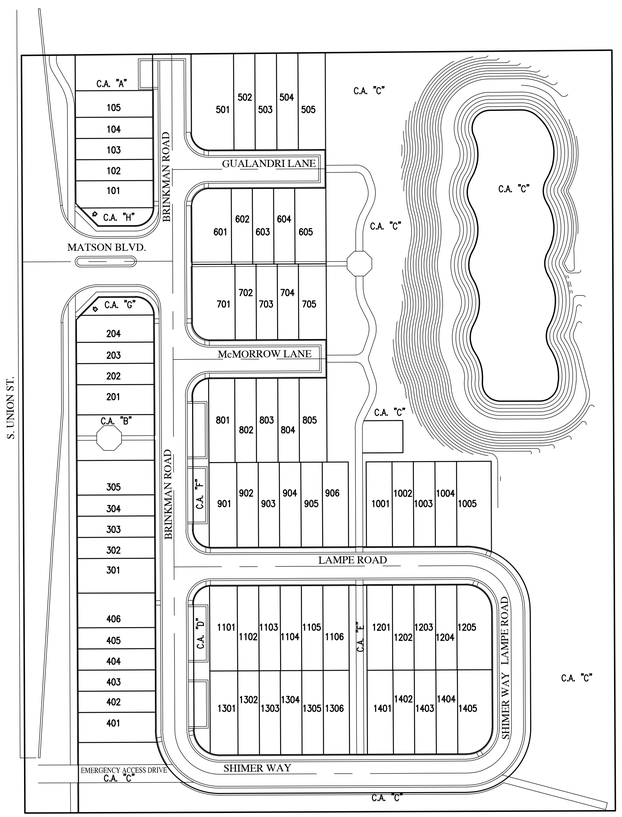
SHEET LIST TABLE

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

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.

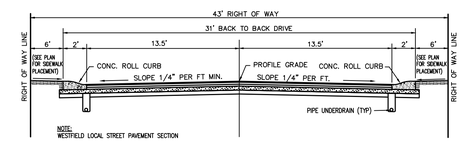


SITE MAP
SCALE: 1" = 80'

OPEN SPACE REQUIRED = 30% (3.86 ACRES MIN.)

OPEN SPACE PROVIDED

$$\frac{\text{OPEN SPACE AREA} = 5.265\ \text{AC.}}{\text{TOTAL ACREAGE} = 12.859\ \text{AC.}} = 40.94\%$$



TYPICAL STREET CROSS SECTION
NOT TO SCALE

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 ENCROACH)	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

UTILITY CONTACT INFORMATION:

METRONET
TOM DECKER
1005 HIGHLAND AVENUE
LAFAYETTE, INDIANA 47905
P: (765) 426-6956
TOM.DECKER@METRONET.COM

RAY'S TRASH SERVICE
CALVIN DAVIDSON
P.O. BOX 1
CLAYTON, INDIANA 46118
P: (317) 539-7022
CDAVIDSON@RAYSTRASH.COM

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

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

COMCAST CABLE (CABLE)
EARL SMALL JR.
5330 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 982-1161
EARL_SMALL@CABLE.COMCAST.COM

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

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

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

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

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. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DC	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE DECEMBER 28, 2022	
SCALE AS SHOWN	
SHEET C1.0 COVER	

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Plot Date: Feb 01, 2023 Plot Time: 2:33am File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\CAD\PP - Development Plan Sheet Set\13243-ADP - Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

Outdoor Lighting

Sanibel LED

Subject to variance from manufacturer. Contact us for region-specific details.

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 beachfront 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 Businesses Parks Neighborhoods

For additional information, visit **duke-energy.com/Outdoor/Lighting** or call us toll free.
800.544.6900 (OH and KY)
800.521.2232 (IN)

DUKE ENERGY.
BUILDING A SMARTER ENERGY FUTURE™

Outdoor Lighting

Sanibel LED

Light source: LED (white)
Wattage: 70 | 150
Lumens: 5,500 | 10,800
Light pattern: IESNA Type III (sw)
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

light distribution pattern

Pole available:

Name	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
One low 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

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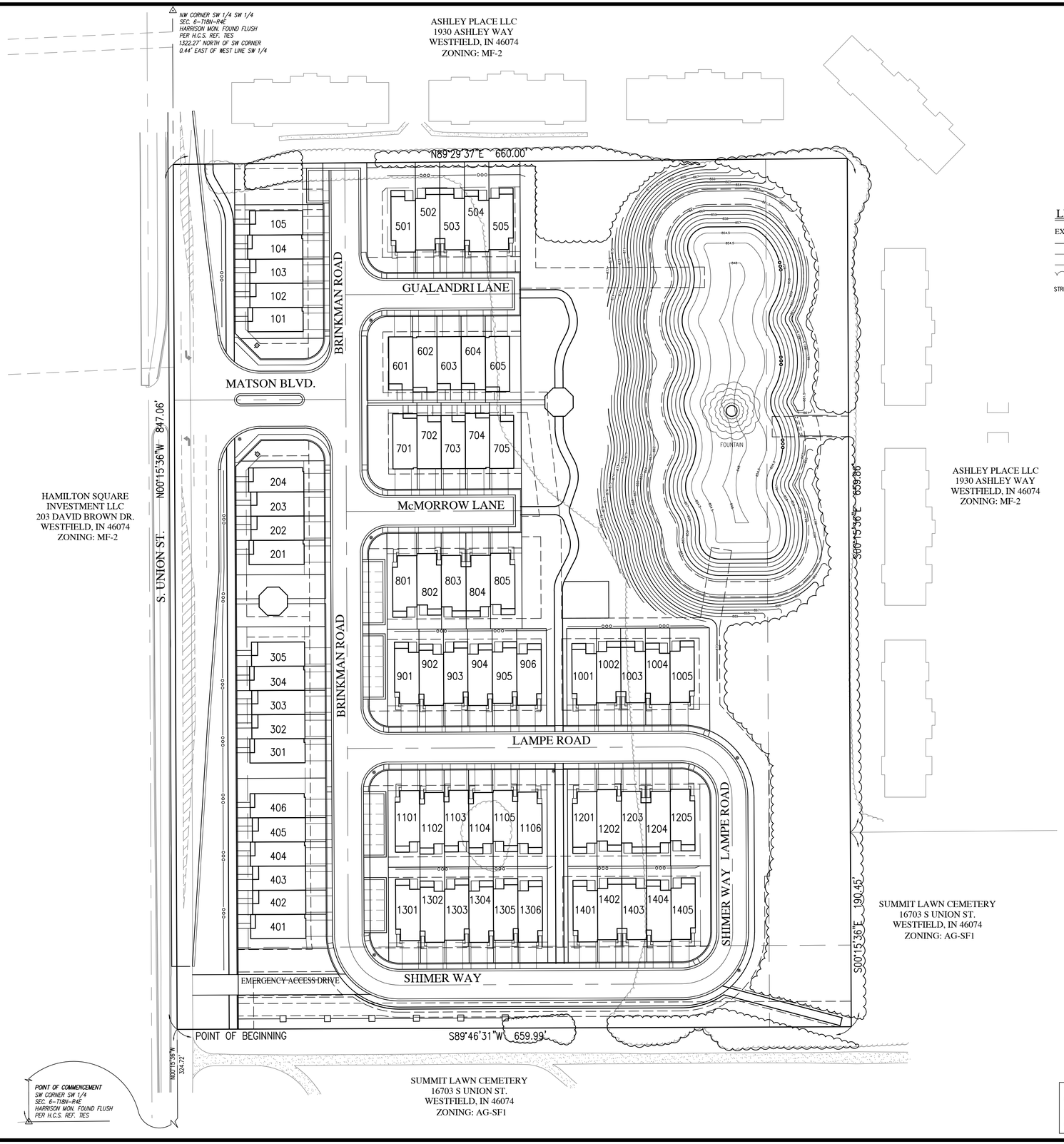

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GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1" = 50'

LEGEND:

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

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

ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

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:

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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.

REVISIONS

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

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

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

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE DECEMBER 28, 2022	
SCALE AS SHOWN	
SHEET C1.1 OVERALL SITE PLAN	

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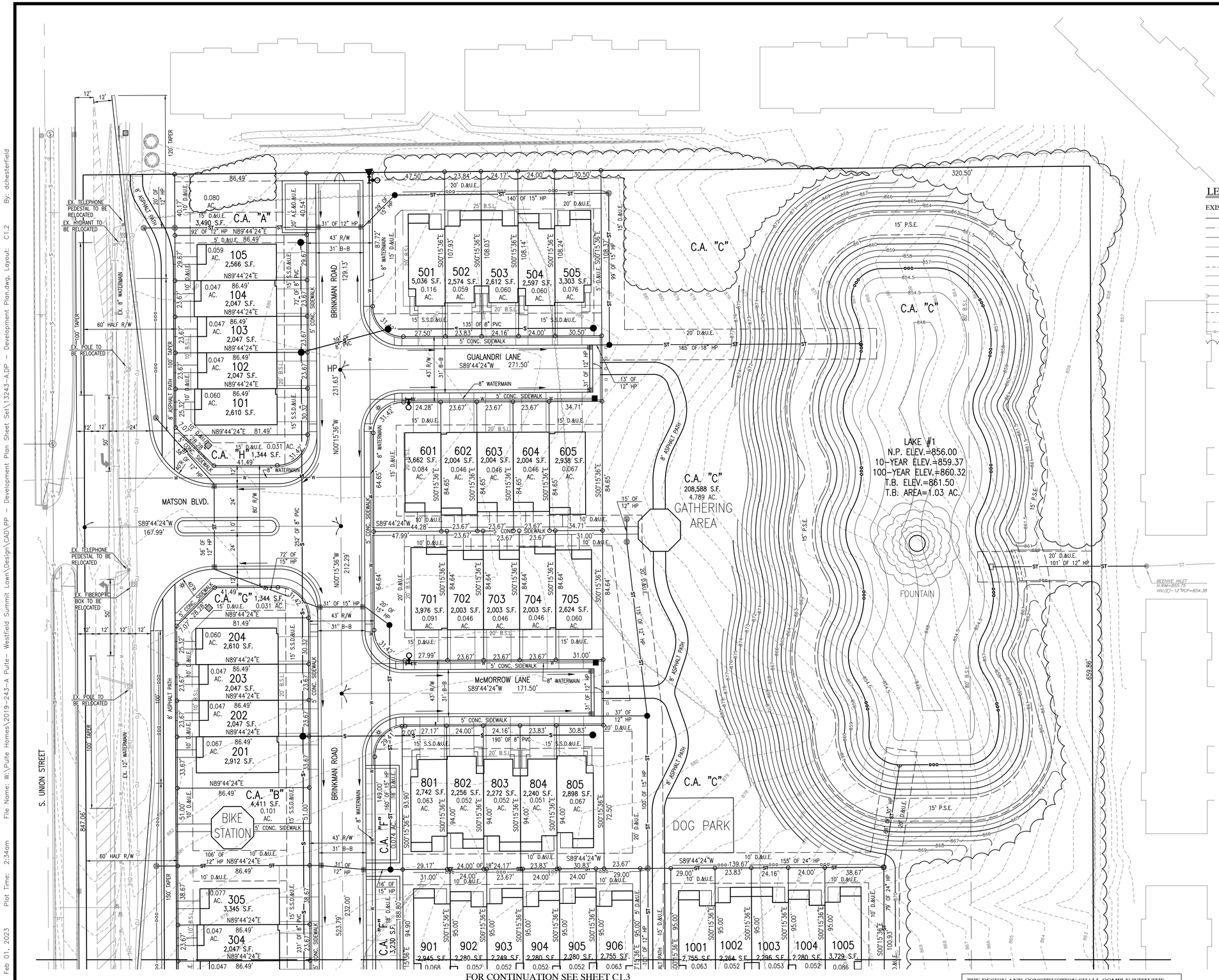

FOR CONTINUATION SEE SHEET C1.3

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

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

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GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	6" X 6" VEHICLE BARRIER POST	
	STREET LIGHT: DUKE ENERGY LED SANIBEL FIXTURE (SEE DETAIL ON SHEET C1.1)	
	4 FT BLACK METAL ORNAMENTAL FENCE	

ABBREVIATIONS:

BC	– BACK OF CURB
CL	– CENTERLINE
FL	– FLOW LINE
NP	– NORMAL POOL (ELEVATION)
PVC	– POLYVINYL CHLORIDE PIPE
RCP	– REINFORCED CONCRETE PIPE
C.A.	– COMMON AREA
D.E.	– DRAINAGE EASEMENT
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
P.A.E.	– PEDESTRIAN ACCESS EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

REVISIONS

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

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

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DATE DECEMBER 28, 2022	
SCALE AS SHOWN	
SHEET C1.2 OVERALL DEVELOPMENT PLAN	

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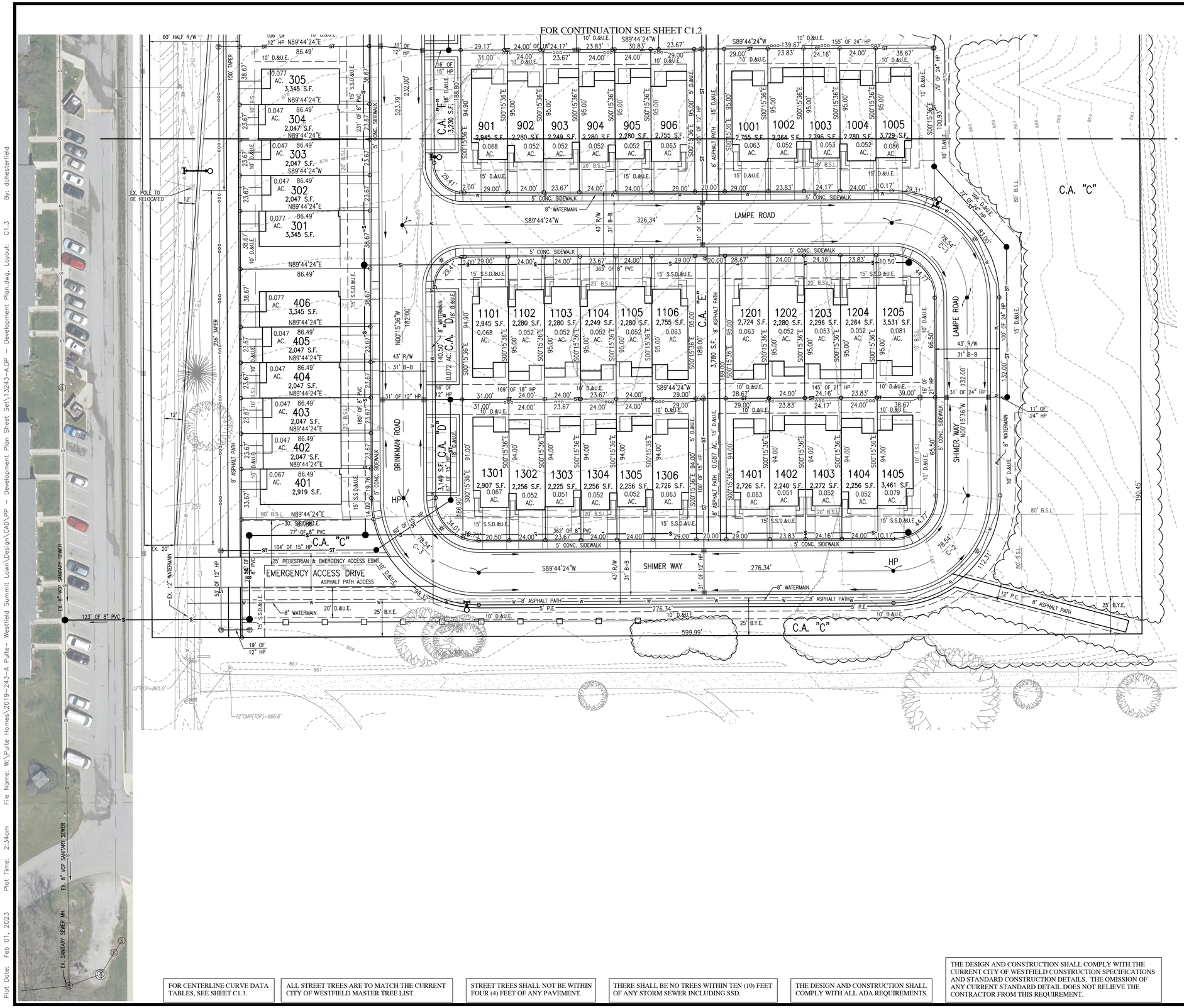

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GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)

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	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	6" X 6" VEHICLE BARRIER POST	
	STREET LIGHT: DUKE ENERGY LED SANIBEL FIXTURE (SEE DETAIL ON SHEET C1.1)	
	4 FT BLACK METAL ORNAMENTAL FENCE	

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P.A.E.	– PEDESTRIAN ACCESS EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	78.54'	50.00'	70.71'	N45°15'36"W	90°00'00"
C-2	78.54'	50.00'	70.71'	N44°44'24"E	90°00'00"
C-3	78.54'	50.00'	70.71'	S45°15'36"E	90°00'00"

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

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 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.

REVISIONS

DATE	DESCRIPTION	BY
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LAFAYETTE - MUNCIE - NEW ALBANY
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TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC
CHECKED BY BB
DATE DECEMBER 28, 2022
SCALE AS SHOWN
JOB NUMBER 2019-243-A
SHEET C1.3
OVERALL DEVELOPMENT PLAN

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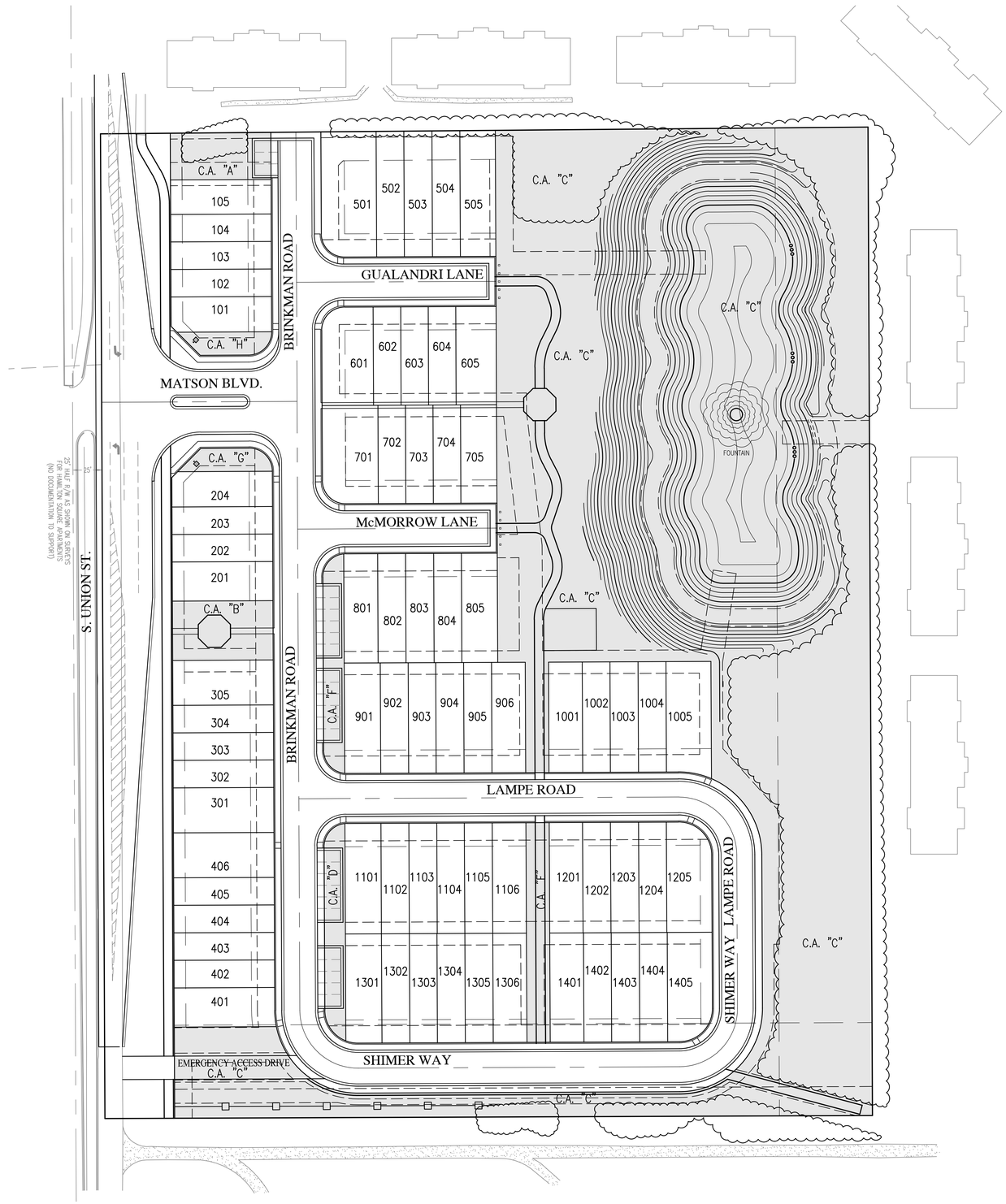

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GRAPHIC SCALE

0' 50' 100' 150'

SCALE: 1" = 250'

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.
TOTAL ACREAGE = 12.859 AC. = 40.94%

REVISIONS

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

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LAFAYETTE - MUNCIE - NEW ALBANY
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TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

Brandon T. Burke

DRAWN BY DC	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE DECEMBER 28, 2022	
SCALE AS SHOWN	
SHEET C2.0 OVERALL OPEN SPACE PLAN	

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Plot Date: Feb 01, 2023 Plot Time: 2:35am File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\CAD\PP - Development Plan Sheet Set\13243-ADP - Existing Conditions & Demo Plan.dwg, Layout: C3.0 By: dchesterfield

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GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)

LEGEND:

EXISTING

- RIGHT-OF-WAY LINE
- CENTERLINE
- SWALE / FLOWLINE
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT

DEMOLITION KEYNOTES: (#)

(NOT ALL KEY NOTES APPLY TO THIS SHEET)

ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING TREES AND/ OR TREE LINE.
2. EXISTING TREES TO REMAIN.

NOTE:
ALL TREE REMOVAL IS CONCEPTUAL AND SUBJECT TO FINAL DETAILED DESIGN FOR GRADING, DRAINAGE AND UTILITIES.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
   A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.
   B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
   C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
   D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
   E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

REVISIONS

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

HWC ENGINEERING
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TOWNS AT UNION OVERALL DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS & DEMOLITIONPLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE DECEMBER 28, 2022	
SCALE AS SHOWN	
SHEET C3.0 EXISTING CONDITIONS & DEMOLITIONPLAN	

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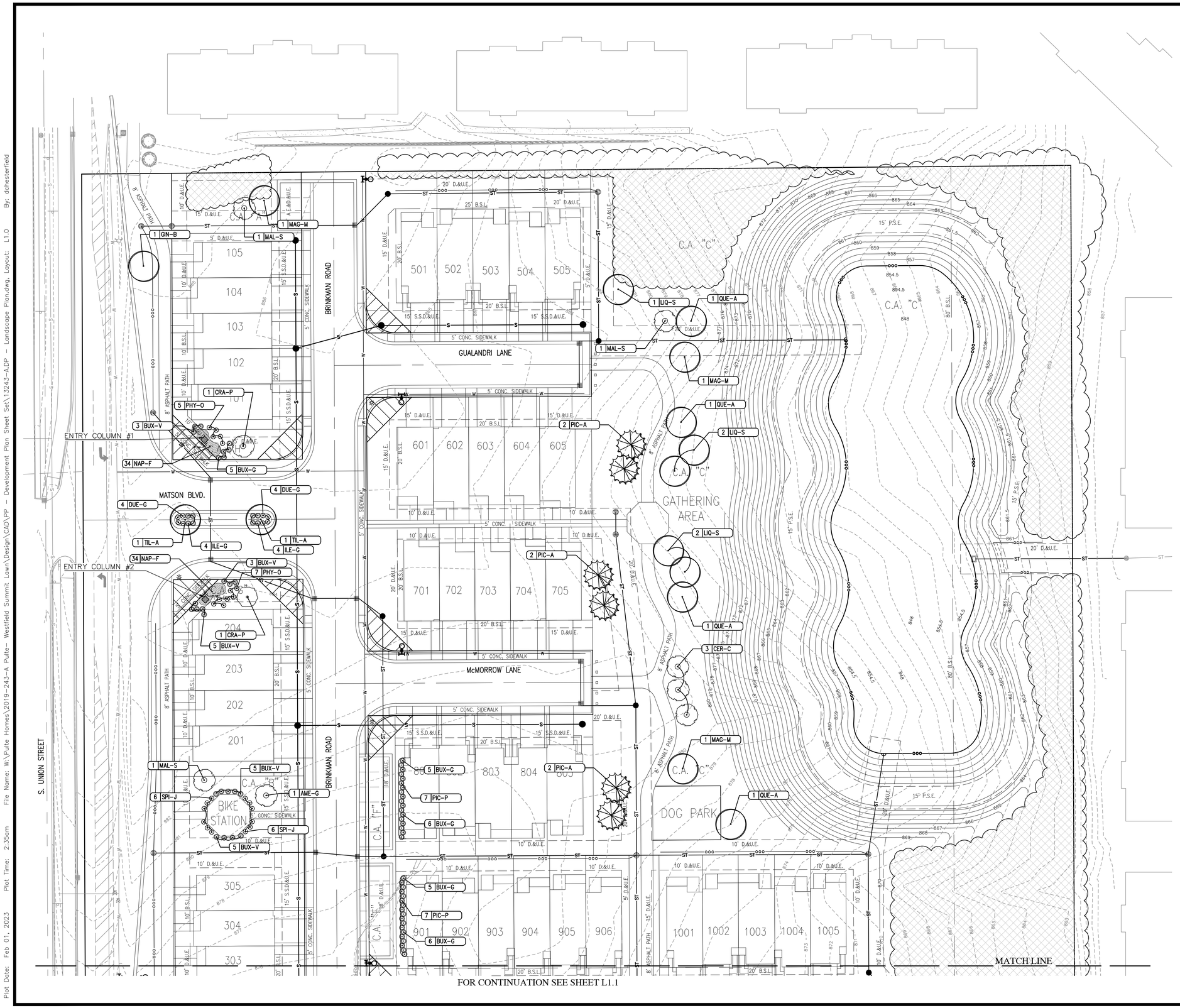

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)

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	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	TREE LINE	
	FENCE	

GENERAL NOTES:

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

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

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

DRAWN BY DA	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE JANUARY 30, 2023	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

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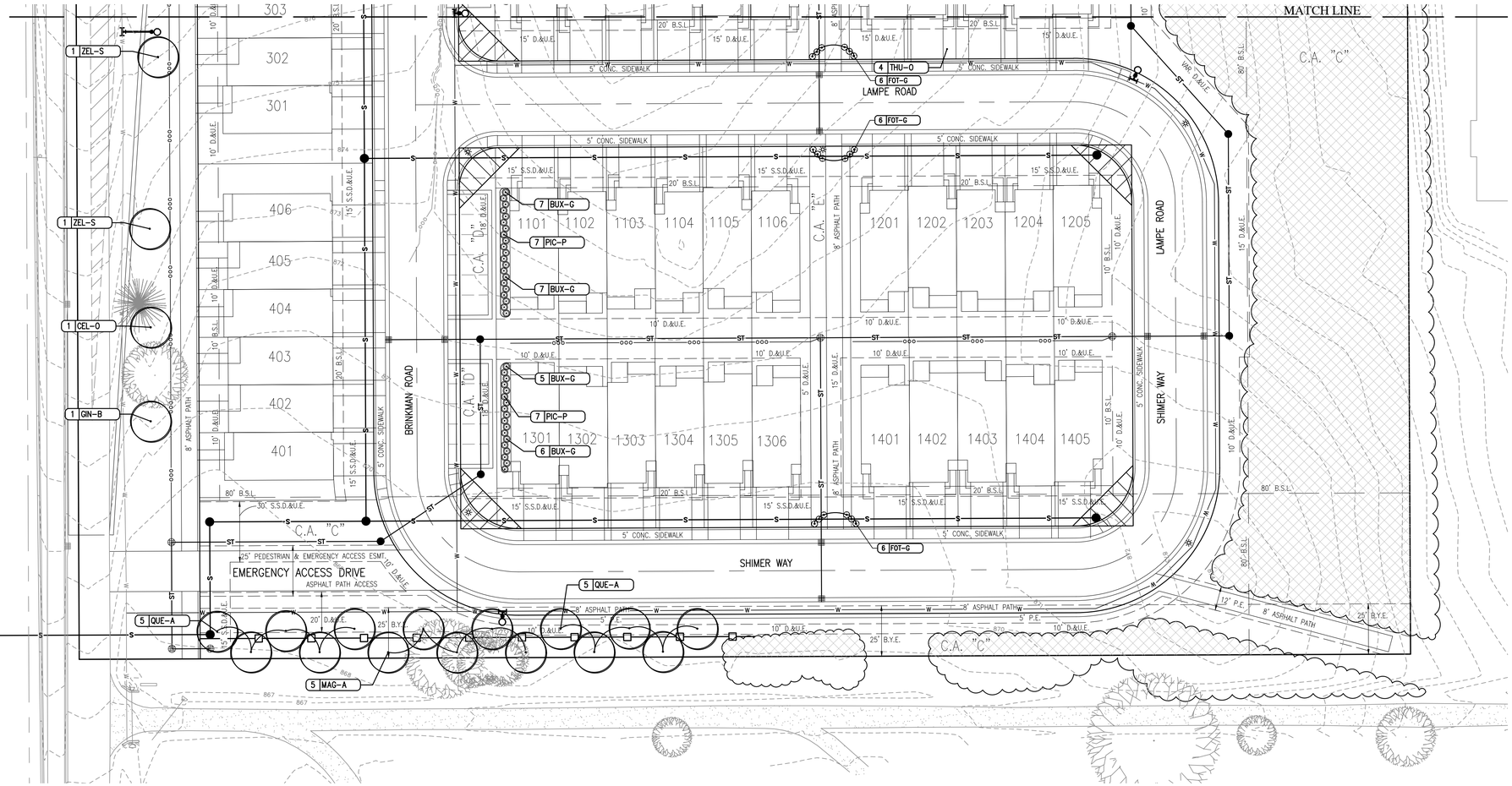
Plot Date: Feb 01, 2023 Plot Time: 2:35pm File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\CAD\PP - Development Plan Sheet Set\13243-ADP - Landscape Plan.dwg, Layout: L1.0 By: dchesterfield

FOR CONTINUATION SEE SHEET L1.0



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	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
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DRAWN BY DA	JOB NUMBER 2019-243-A
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Plot Date: Feb 01, 2023 Plot Time: 2:36am File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\CAD\PP - Development Plan Sheet Set\13243-A.DP - Landscape Plan.dwg, Layout: L1.1 By: dchesterfield

LANDSCAPING REQUIREMENT:

LANDSCAPE REQUIREMENTS PER ORDINANCE NUMBER 22-06:

OPEN SPACE /COMMON AREAS:

OPEN SPACE REQUIRED = 30% OF SITE AREA
SITE AREA ACRES: 12.859
OPEN SPACE REQUIRED (ACRES): 3.86
OPEN SPACE PROVIDED (ACRES): 4.73

TREES REQUIRED: 5 PER ACRE OPEN SPACE
NUMBER ACRES OPEN SPACE 4.73
ACRES WOODED OPEN SPACE TO REMAIN: 1.39
ACRES SUBJECT TO REQUIREMENT LESS WOODED AREA: 3.34
NUMBER TREES REQUIRED: 17
NUMBER TREES PROVIDED: 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

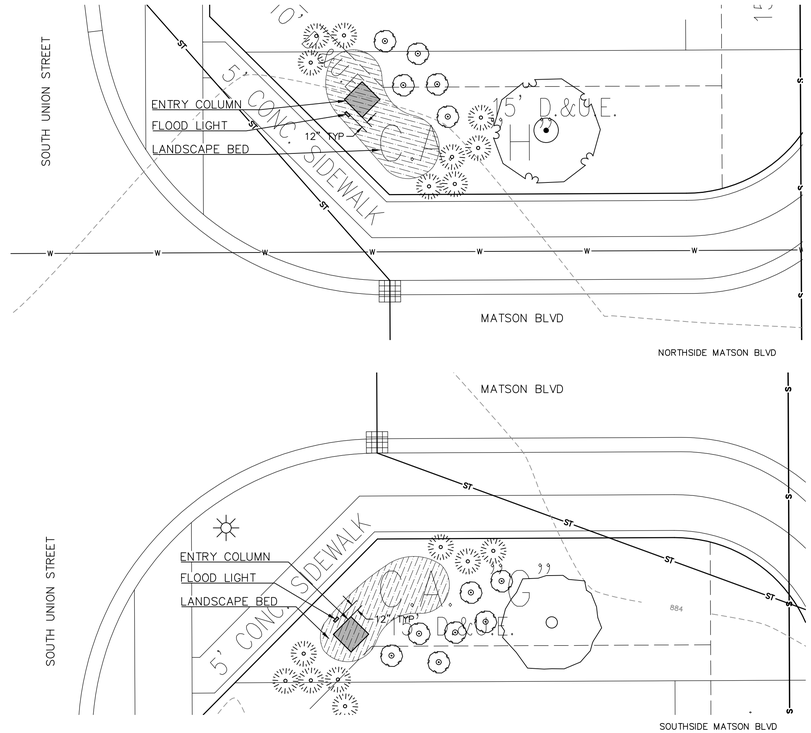
PLANT SCHEDULE

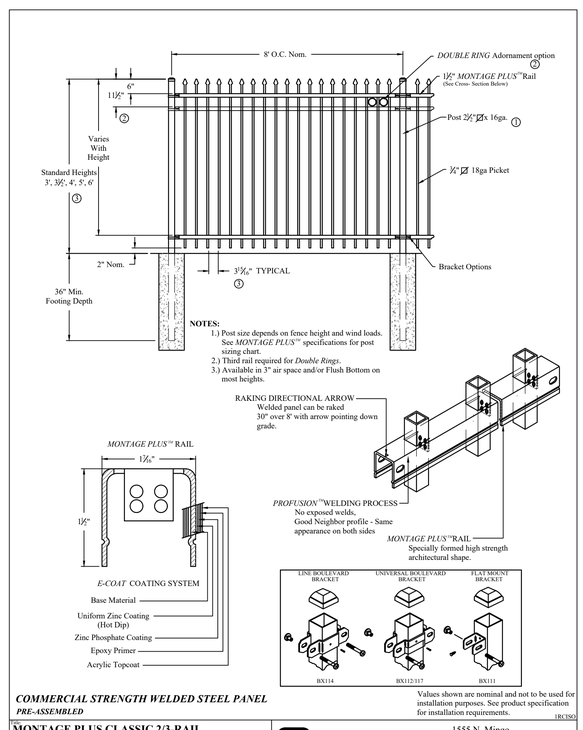
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
DECIDUOUS TREES								
CEL-O	1	CELTIS OCCIDENTALIS	HACKBERRY	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
GIN-B	2	GINGKO BILOBA, MALE ONLY	GINGKO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
MAG-A	5	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	2"	12'	B&B	SEE 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
LIQ-S	5	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-A	2	TILLIA AMERICANA	BASSWOOD LINDEN	2"	12'	B&B	SEE PLAN	CENTAL 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	MALUS '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
SPI-J	12	SPIRAEA JAPONICA X'NEON FLASH'	NEON FLASH SPIREA	-	18"	#3 CONT	SEE PLAN	FULL IN POT
PHY-O	12	PHYSOCARPUS 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 'DENSA'	DENSA 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 FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	-	-	LUMP #2 CON	36"	FULL IN POT

FLOODLIGHT SPECIFICATIONS:
1. LAMP TYPE: CONDUIT MOUNT, VERTICAL PIVOT
2. BULB TYPE: 18W, LED, 1,624 LUMENS, 100,000 HOUR LIFE
3. INPUT VOLTAGE: 277V
4. ENCLOSURE: ALUMINUM HOUSING, ALUMINUM REFLECTOR
5. STANDARDS MET: UL LISTED
6: 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 FORM LEFT TO RIGHT; D IS DEPTH, THE HORIZONTAL DISTANCE FROM FRONT TO BACK

NOTE:
1. 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 N ADJUSTABLE VERTICAL PIVOT AND MOUNTS TO ELECTRICAL CONDUIT WITH A ¾" 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.
2. 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.
3. FIXTURE FEATURES AND DETAILS:
   3.1. CONDUIT-MOUNT FLOODLIGHT FOR WORK SITE LIGHTING, INSTALLATION REQUIRED
   3.2. 18W LED LAMP PRODUCES 1,624 LUMENS
   3.3. UL LISTED FOR QUALITY ASSURANCE
   3.4. SILICONE GASKET FOR DURABLE WEATHERPROOFING
   3.5. PRECISION DIE CAST ALUMINUM HOUSING AND LENS FRAME WITH DURABLE POLYESTER POWDER COATING
   3.6. R-NPF 120V BALLAST

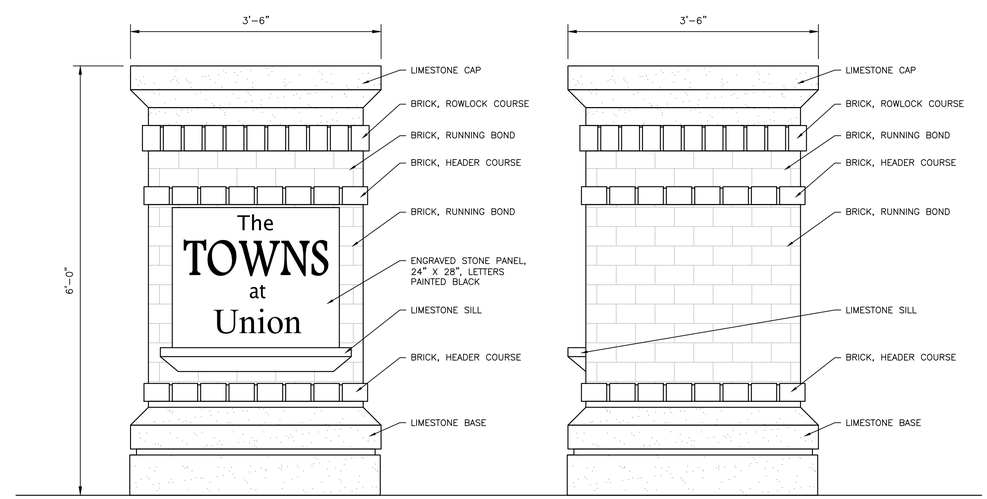
2 LIGHTING PLAN
SCALE: 1" = 10'-0"





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. 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.
7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
10. 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.
11. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
12. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
14. 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.
15. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
16. 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.
17. 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.
18. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
19. 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.
20. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
21. 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
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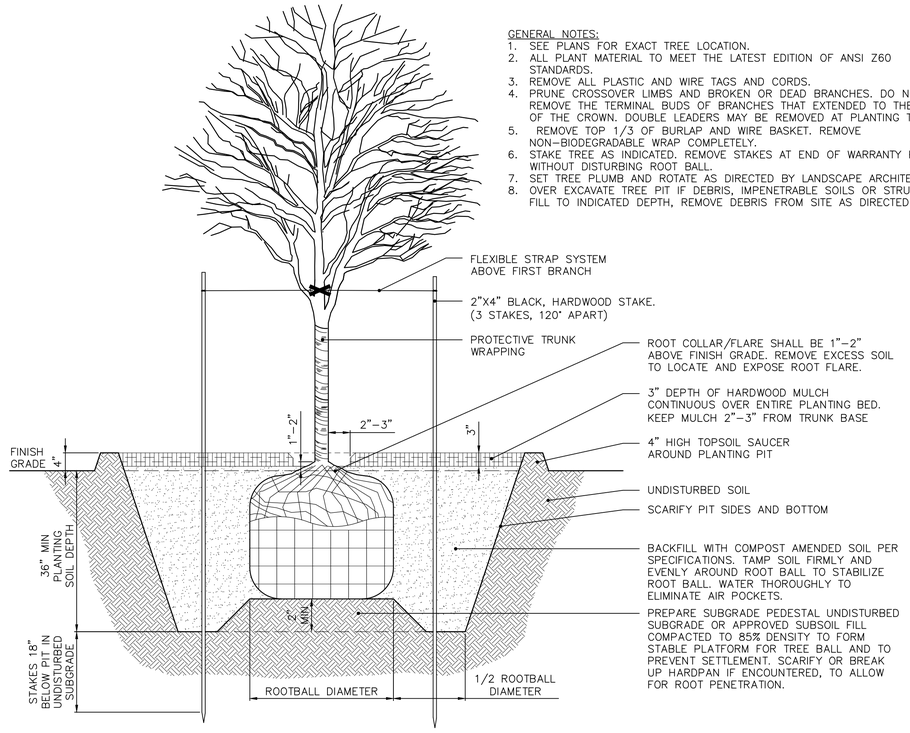
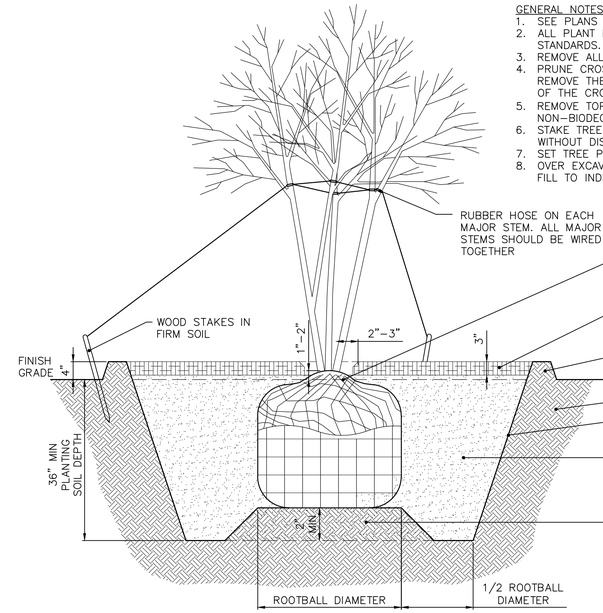


GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE 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



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.
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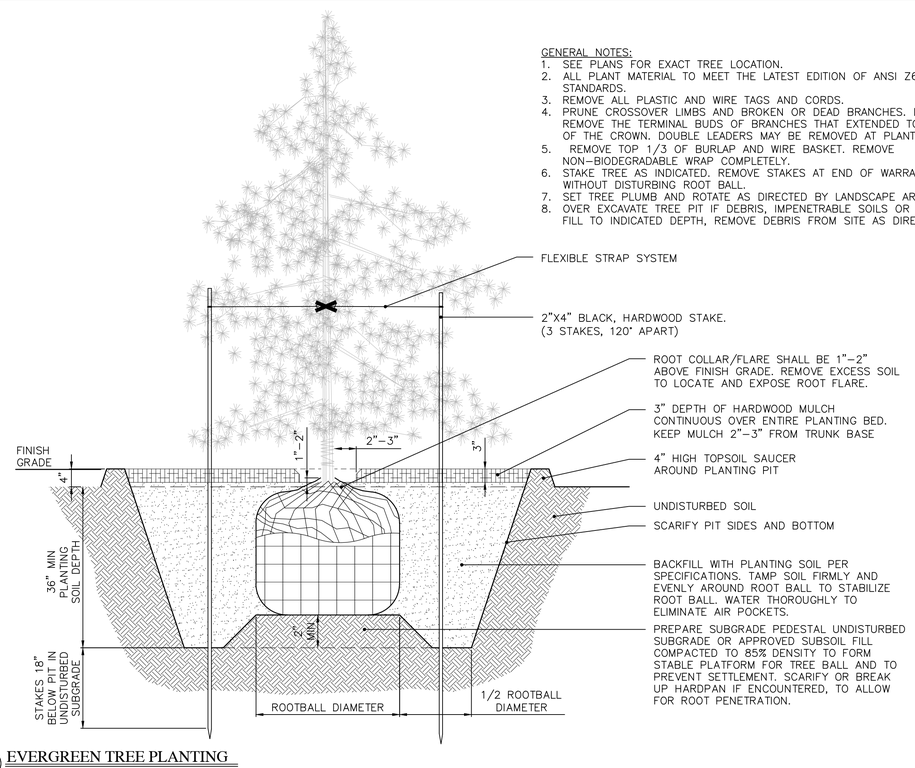
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

3 MULTI-STEM TREE PLANTING
NOT TO SCALE



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.
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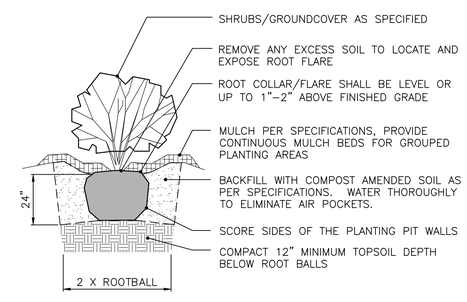
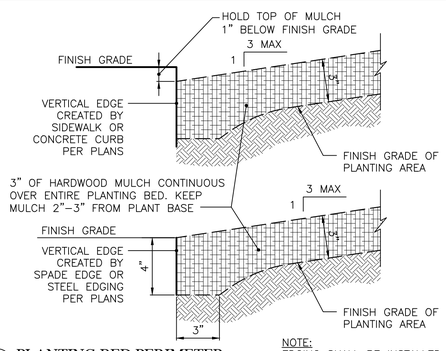
2 EVERGREEN TREE PLANTING
NOT TO SCALE

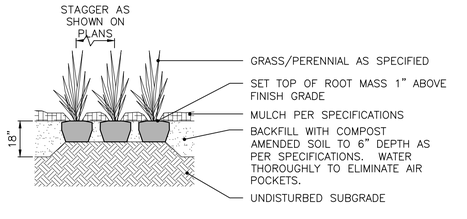


4 SHRUBS AND GROUNDCOVER
NOT TO SCALE

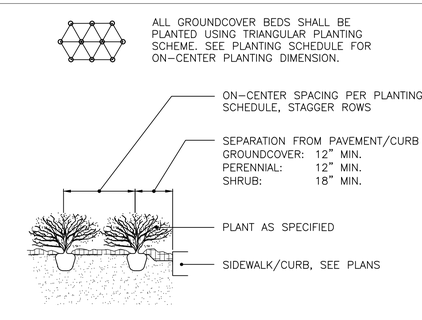


NOTE:
EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

5 PLANTING BED PERIMETER
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



7 PLANT SPACING
NOT TO SCALE

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

LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DA	JOB NUMBER 2019-243-A
CHECKED BY BB	
DATE JANUARY 30, 2023	
SCALE AS SHOWN	
SHEET L1.3 LANDSCAPE DETAILS	

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Plot Date: Feb 01, 2023 Plot Time: 2:36am File Name: W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\CAD\PP - Development Plan Sheet Set\13243-ADP - Landscape Plan.dwg, Layout: L1.3 By: dchesterfield