

STAFF REPORT

APPLICATION NO:	FDP-01-2026		
HEARING DATE:	March 9, 2026	NEXT HEARING DATE:	April 13, 2026
NEWSPAPER NOTICE PUBLISHED ON:	February 21, 2026	NOTICES MAILED ON:	February 18, 2026
SUBJECT:	Review of a Detailed (Final) Development Plan for Westfall Place PUD		
LOCATION:	Westfall Place PUD (residential single-family subdivision)		
PETITIONER(S):	Arbor Homes, Inc.; Innovative Engineering & Consulting, Inc.		
SUMMARY:	Commission to consider a Detailed Development Plan for Phases 2 + 3 of Westfall Place subdivision containing 41.35 acres and proposing 93 single family residential lots.		
WAIVERS REQUESTED:	None		
RECOMMENDATION:	Approval w/Conditions		
PREPARED BY:	Marcellus Johnson, Planning Administrator		
EXHIBITS:	Exhibit 1. Application Process Steps Exhibit 2. Adopted Preliminary PUD Plan (Concept Plan) Exhibit 3. Adopted Primary Plat Exhibit 4. Detailed Development Plan		



PROCEDURE

What is Detailed (or Final) Development Plan?

Detailed Development Plan is related to PUDs only. It's defined as following, "The construction drawings incorporating all amendments and plans adopted at the Preliminary Development Plan hearing that sets the stage for approval of the Secondary Plat(s) as evidenced in a development plan." In a PUD process, it's the last step to approving a more detailed design of the development, particularly the design of the development features to be installed in the "public" or "common" areas. At this stage, a concept plan that was approved with the ordinance for Westfall Place PUD (Exhibit 2) is turned into a more detailed design.

The approval of the Detailed Development Plan doesn't permit any construction activities yet. The approval of this detailed plan is required before a Subdivision construction permit (or Subdivision Improvement Location Permit (ILP)) is issued and before a Secondary Plat may be approved (see Exhibit 1). Approval of the Subdivision Improvement Location Permit (ILP) permits construction activities, and it's currently under review.

Application Process

Per Thorntown ZO § 152.15.C and 152.15.H, a Development Plan shall be submitted to and reviewed by the Planning Administrator, reviewed by the Technical Advisory Committee, and reviewed and approved by the Plan Commission in a *Public Hearing*. The Detailed Development Plan application was received on December 12, 2025; TAC met on January 7, 2026 and February 25, 2026, and the public hearing was scheduled for February 9, 2026. The hearing was rescheduled to March 9 to allow time for the developer to respond to all requests made by the TAC members. The applicant submitted revised plans on February 9, 2026. This staff report is prepared for the most recent version of the revised plans.

Application Decision

Per Thorntown ZO §152.15.C, the Planning Commission makes final decisions on Development Plans. Plan Commission shall review the Development Plans using the following criteria to base their findings on:

1. Compliance with all applicable development and design regulations of the zoning and any overlay zoning districts (e.g., Westfall Place PUD) where the development is proposed.
2. Compliance with all applicable site design and improvement regulations in subchapters 152.70-89 of this Ordinance.
3. The proposed development shall be compatible with the surrounding land uses.
4. 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.
5. 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.

This staff report summarizes whether the applicant met the standards. If the applicant meets all standards, then the Detailed Development Plan shall be approved.

Conditions

Per Thorntown ZO §152.15.L, *“Plan Commission may impose conditions on the approval of a Development Plan if the conditions are reasonably necessary to satisfy the development requirements specified in the zoning ordinance for approval of the Development Plan.”*

Commitments

Per Thorntown ZO §152.15.M, *“An applicant may be required or allowed to make a commitment to the Plan Commission as a condition to the use or development of real estate in connection with the approval of Development Plan. Such commitments shall be provided in accordance with IC 36-7-4-1015.”*

PROPOSAL

The proposal is for a detailed development plan for phases 2 and 3 of the Westfall Place PUD (Exhibit 4), a zoning district, approved by the Thorntown Town Council on March 3, 2023 (ord. 03-2023; case # PUD-01-2022) (Exhibit 2). The primary plat was approved by the Thorntown Plan Commission on September 11, 2023 (Exhibit 3).

ANALYSIS

The table below summarizes standards that were reviewed and staff’s conclusion as to whether the standards were met.

Topic	Code Citation	Staff’s Review Summary	Standard Met?
Block and Lot Layout	§152.72 Westfall Place PUD Ordinance, Sec 5.4.3	Common area blocks A, D and I are required to include 2 deciduous trees to break the block length. They have been provided. The lot sizes, design and building setback lines meet the requirements.	Yes
Transportation	§152.73	ROW width, curves, sidewalk and trail widths meet the standards. The review of the specific construction details of the streets, sidewalks, ADA ramps is conducted by the engineer during the Subdivision ILP review.	Yes
Streetlights	§152.73	Streetlights have been provided at each intersection close to a “Stop” sign and in a few spots along the streets.	Yes
Street Signs	§152.73	The subdivider has provided signage plan for the following signs: <ul style="list-style-type: none"> • Traffic signs: speed limit, stop signs, street names signs. • “End of roadway” signs: these are provided at the south end of Whitney Street, on Swain Street between phases 2 and 3, and at the west end of Swain Street. • Warning signs: pond warning signs and rescue stations 	Yes
Street landscaping	§152.79 Westfall Place PUD Ordinance	The requirements for the number and spacing of the street trees have been met. No species, listed as prohibited in Westfall Place PUD, were proposed.	Yes

REVIEW OF UTILITIES

Drainage

Boone County Surveyor conducts drainage and stormwater plans review. The drainage plans still need to be approved by the Boone County Drainage Board, but the expectation is that they will be approved at their meeting this month. The review of the specific construction details is conducted by the engineer during the Subdivision ILP review.

Electricity

The review of the specific construction details is conducted by the IMPA staff during the Subdivision ILP review.

Water, Sewer, Transportation

The review of the specific construction details is conducted by the engineer during the Subdivision ILP review.

FINDINGS

Per Thorntown ZO §152.15.I, the Plan Commission shall review the Development Plans using the following criteria to base their findings on:

1. Compliance with all applicable development and design regulations of the zoning and any overlay zoning districts (e.g., Westfall Place PUD) where the development is proposed.

Staff's finding: *The proposal meets all applicable development and design requirements of the Zoning Ordinance.*

2. Compliance with all applicable site design and improvement regulations in subchapters 152.70-89 of this Ordinance.

Staff's finding: *the development meets site design and improvement regulations applicable to the scope of the detailed development plan application, with the exception of Drainage Board approval.*

3. The proposed development shall be compatible with the surrounding land uses.

Staff's finding: *the development is compatible with the surrounding land uses.*

4. 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.

Staff's finding: *the development proposes the street layout that creates conditions favorable to health, safety, convenience and the harmonious development of the community.*

5. 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.

Staff's finding: *it isn't clear at the moment of writing this staff report whether the town has water and electric capacity to handle the addition of 93 houses.*

CORRESPONDENCE

As of this writing, staff has not received written or verbal statements regarding this project from the interested parties.

RECOMMENDATIONS

Staff recommends **CONTINUANCE** of application FDP-01-2026 because more time is needed to investigate whether the town would be able to handle the addition of Phase 1, Westfall Place subdivision and ensure that the 5th criteria for review of the Development Plan is met.

* * *

Should the Plan Commission decide to APPROVE this application, staff recommends adding the following condition:

Conditions:

- The approval of this Detailed Development Plan is conditional upon approval of the drainage and stormwater management plans by the Boone County Drainage Board.

MOTION OPTIONS

1. Motion to **approve** application FDP-01-2026.
2. Motion to **deny** application FDP-01-2026. (**List reasons**)
3. Motion to **continue** the review of the application FDP-01-2026 until the next regular meeting on April 13, 2026, because... (**list reasons**).

Next Plan Commission meeting date(s): April 13, 2026.

Exhibit 1. APPLICATION PROCESS

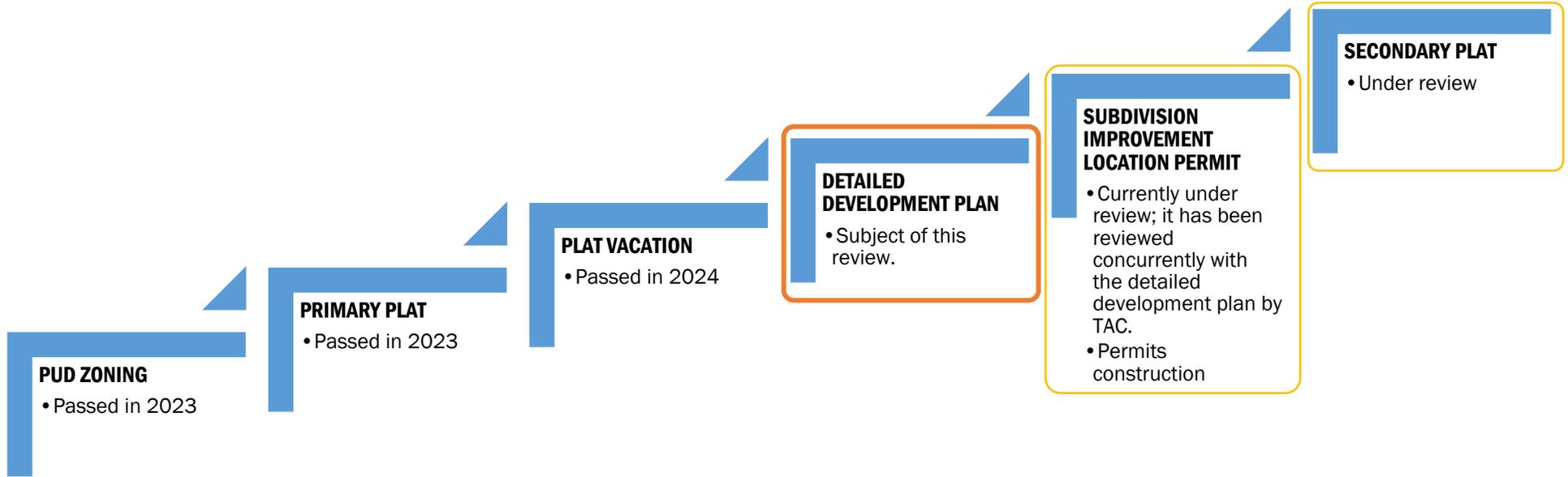
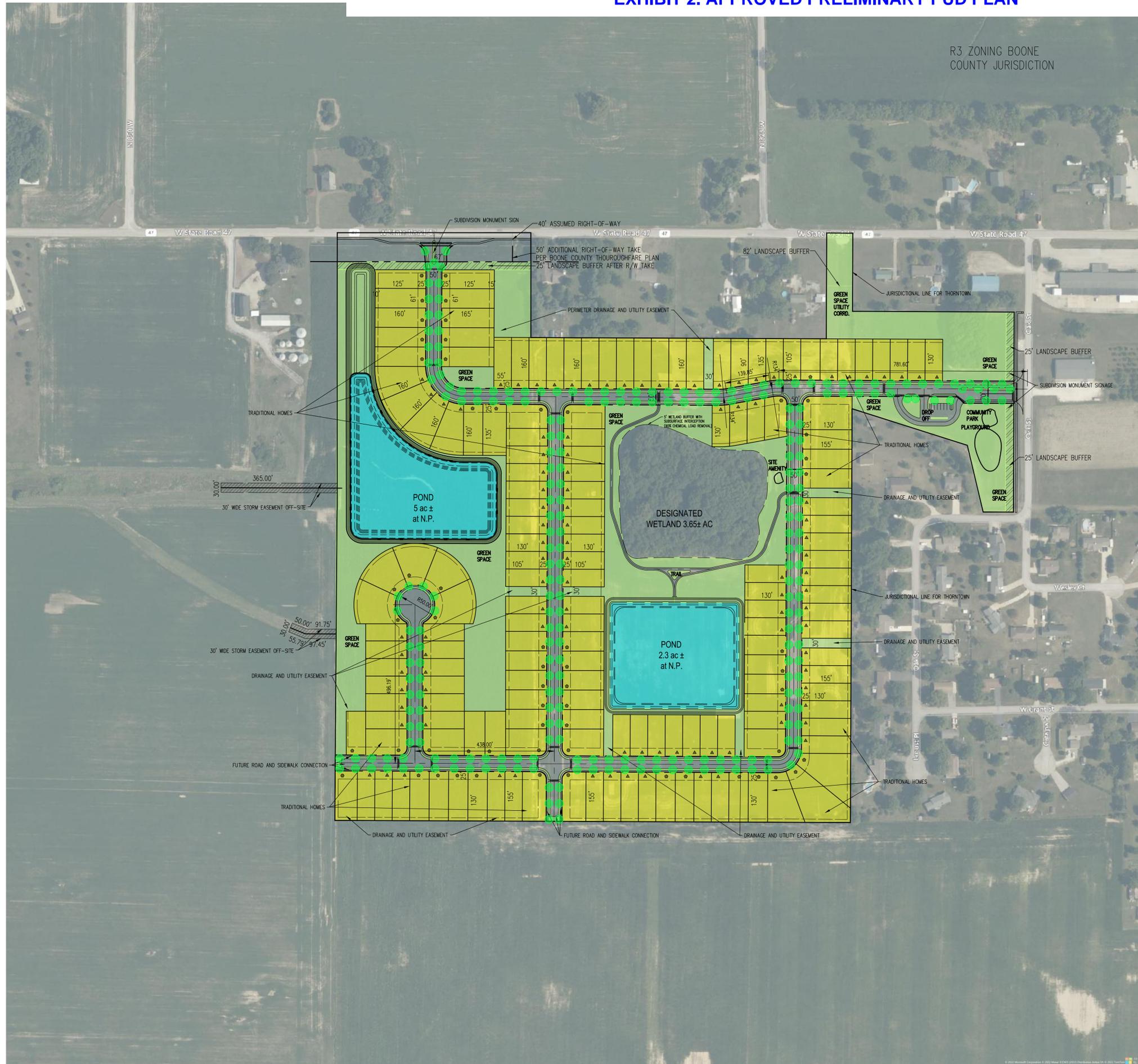
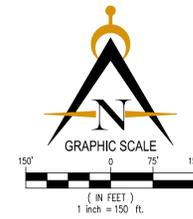


EXHIBIT 2. APPROVED PRELIMINARY PUD PLAN



R3 ZONING BOONE COUNTY JURISDICTION



LEGEND

- TRADITIONAL LOTS 55'x130'
 - TRADITIONAL WIDE LOTS 61'x130'
 - CORNER LOTS VARIABLE WIDTH AND DEPTH
 - BUILDING SETBACKS AT 25- FEET FROM RIGHT-OF-WAY 50- FEET PRIVATE STREETS
 - SIDEWALKS 5- FEET WIDE
 - TRAILS 10- FEET WIDE
 - PERIMETER DRAINAGE
 - REQUIRED STORMWATER EASEMENT OFF-SITE 30- FEET WIDE TO EXISTING DITCH ON PARCEL ADJOINER TO WEST AT TWO LOCATIONS
 - PROPOSED POND AREA DOES NOT INCLUDE DESIGNATED WETLAND
-
- TRADITIONAL HOME LOTS
 - GREEN SPACE AND DRAINAGE/UTILITY AREA
 - 25- FOOT LANDSCAPE BUFFER
 - - - - FRONT AND REAR SETBACK LINE
 - - - - DRAINAGE AND UTILITY EASEMENT
 - - - - APPROXIMATE SITE BOUNDARY
 - - - - PAVEMENT CENTER LINE
 - NORMAL POOL ELEVATION

SITE DEVELOPMENT TABLE

LOT MARKER	LOT SIZE WIDTH	NUMBER OF LOTS	PERCENT
▲	TRADITIONAL: 55- FEET	103	63%
◆	TRADITIONAL WIDE LOTS: 61- FEET	46	28%
●	CORNER LOTS: VARIABLE	14	9%
TOTALS:		163	100%
SITE ZONING:		MIXED RESIDENTIAL (PUD)	
SITE AREA (ACRES):		66.5	
TOTAL LOT AREA (ACRES):		32.5	
TRADITIONAL LOTS AREA (ACRES):		32.5	
HOUSING DENSITY LOTS PER ACRE:		2.5	
MINIMUM LOT WIDTH (LF):		55.0	
MINIMUM LOT AREA (SF):		7,150.0	
MINIMUM FRONT YARD (F):		25.0	
MINIMUM REAR YARD (F):		15.0	
MINIMUM SIDE YARD (F):		7 (2 CAR GARAGE) 5 (3 CAR GARAGE)	
PROPOSED RIGHT-OF-WAY AREA (ACRES):		7.9	
RIGHT-OF-WAY WIDTH LOCAL ROAD (F):		50.0	
RIGHT-OF-WAY WIDTH ENTRANCE (F):		107 (SR 47) 70 (OAK ST)	
LOCAL ROAD AREA (ACRES):		4.9	
LOCAL ROAD LENGTH (LF):		6,764.0	
TRAIL LENGTH (LF):		1,553.0	
TRAIL AREA (ACRES):		0.3	
TOTAL GREEN SPACE (ACRES):		20.9	
PERCENTAGE OPEN SPACE (ACRES):		31%	
TOTAL POND AREA AT NORMAL POOL (ACRES):		6.5	

CONCEPTUAL DESIGN BASED UPON SEVERAL BASE SOURCES AND IS INTENDED FOR DISCUSSION ONLY. PLAN MAY CHANGE AS EXISTING CONDITIONS ARE COLLECTED.

REVISIONS:

NO.	DESCRIPTION

Arbor Homes
9225 Harrison Park CT
Indianapolis, Indiana 46216

Thorntown Residential
Westfall Place
8201 West State Road 47, Thorntown, Indiana 46071

OVERALL SITE PLAN

DATE:	2/8/2023	DRAWN BY:	WCS
ISSUED:		CHECKED BY:	JWK
JOB NUMBER:	22101		
SHEET #	CP5		

File Path Name: I:\Jobs\2022\22101 - Thorntown Due Diligence\Drawings\Concept\PLAN 5 - Alternate no. Genesis.dwg - Date: Feb 08, 2023 - 2:35pm

EXHIBIT 3. APPROVED PRIMARY PLAT



Whitestown, IN 46075
3961 Perry Boulevard
Ph. 317-769-2916

REVISIONS:
1) REVISED PER IAC COMMENTS - 8/28/23

Arbor Homes
9225 Harrison Park CT
Indianapolis, Indiana 46216

Prepared For:
Thorntown Residential
Westfall Place
8401 West State Road 47, Thorntown, Indiana 46071
OVERALL PLAN

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: 08/30/23
DRAWN BY: kwk
ISSUED: CHECKED BY:
JOB NUMBER: 22101
SHEET # P101a

File Path Name: J:\2022\22101 - Thorntown Due Diligence\Drawings\Primary Plat.dwg - Date: Aug 31, 2023 - 3:49pm

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Denotes Building Pad
- 8" WTR New Water Main
- New Fire Hydrant
- New Water Valve
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- 8" WTR Existing Water Main
- Existing Fire Hydrant
- Existing Water Valve
- Utility & Drainage Esmt.
- Building Setback Line
- ▲ Traditional Lots 55'x130' (85)
- Traditional Wide Lots 61'x130' (64)
- Lots Variable Width & Depth (14)

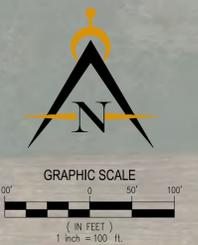
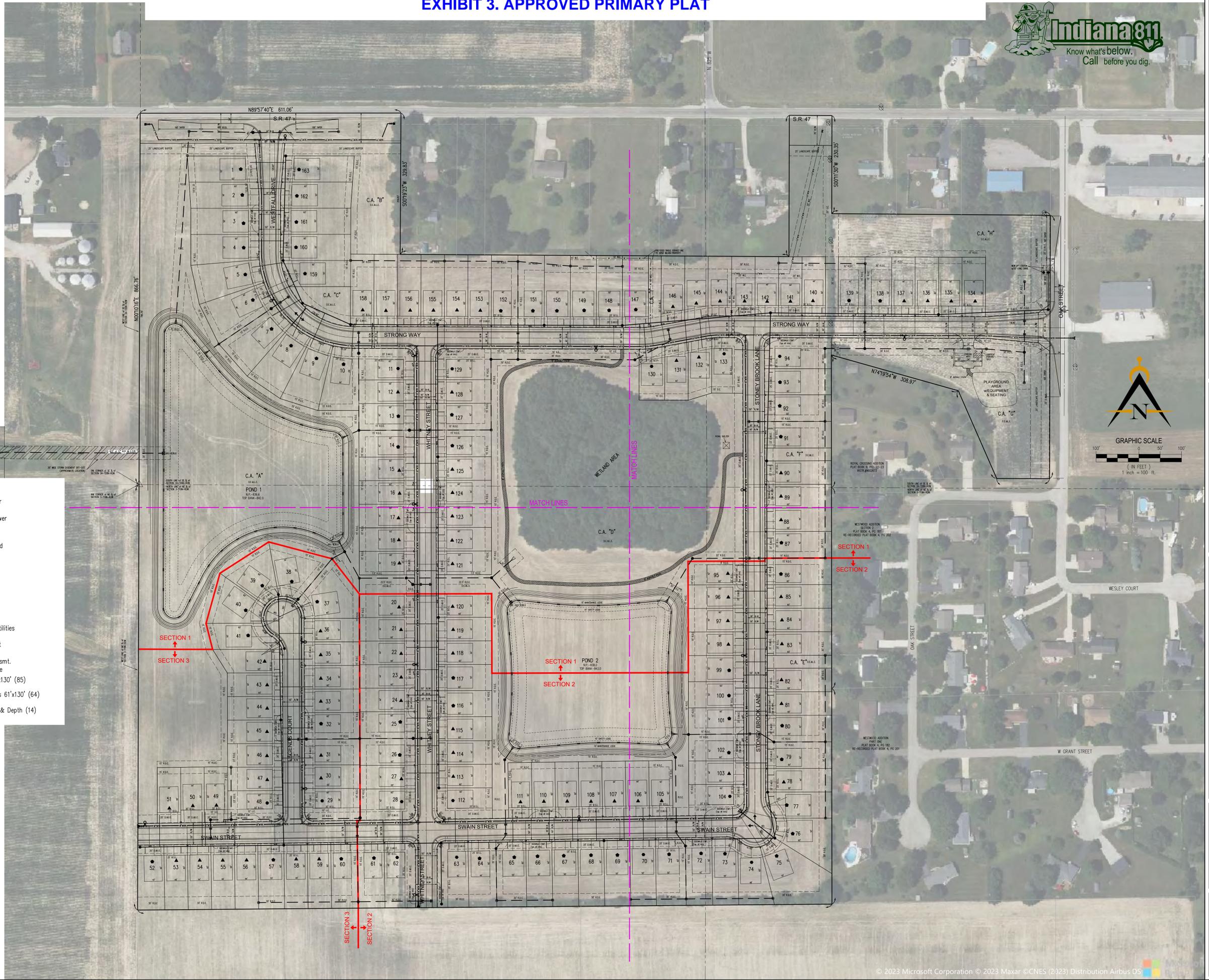


EXHIBIT 4. DEVELOPMENT PLAN

WESTFALL PLACE SECTIONS TWO & THREE FINAL CONSTRUCTION PLANS

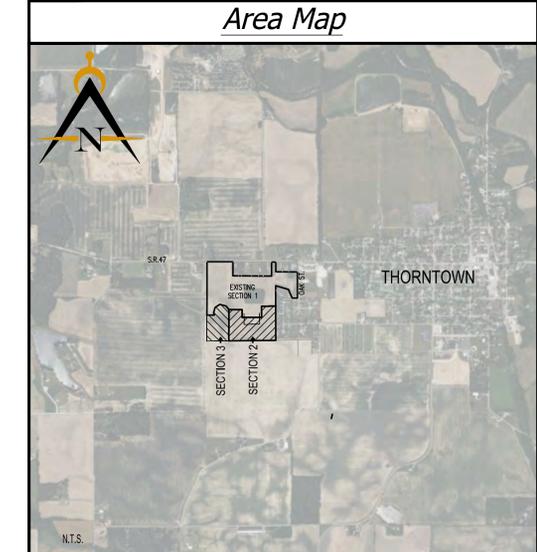
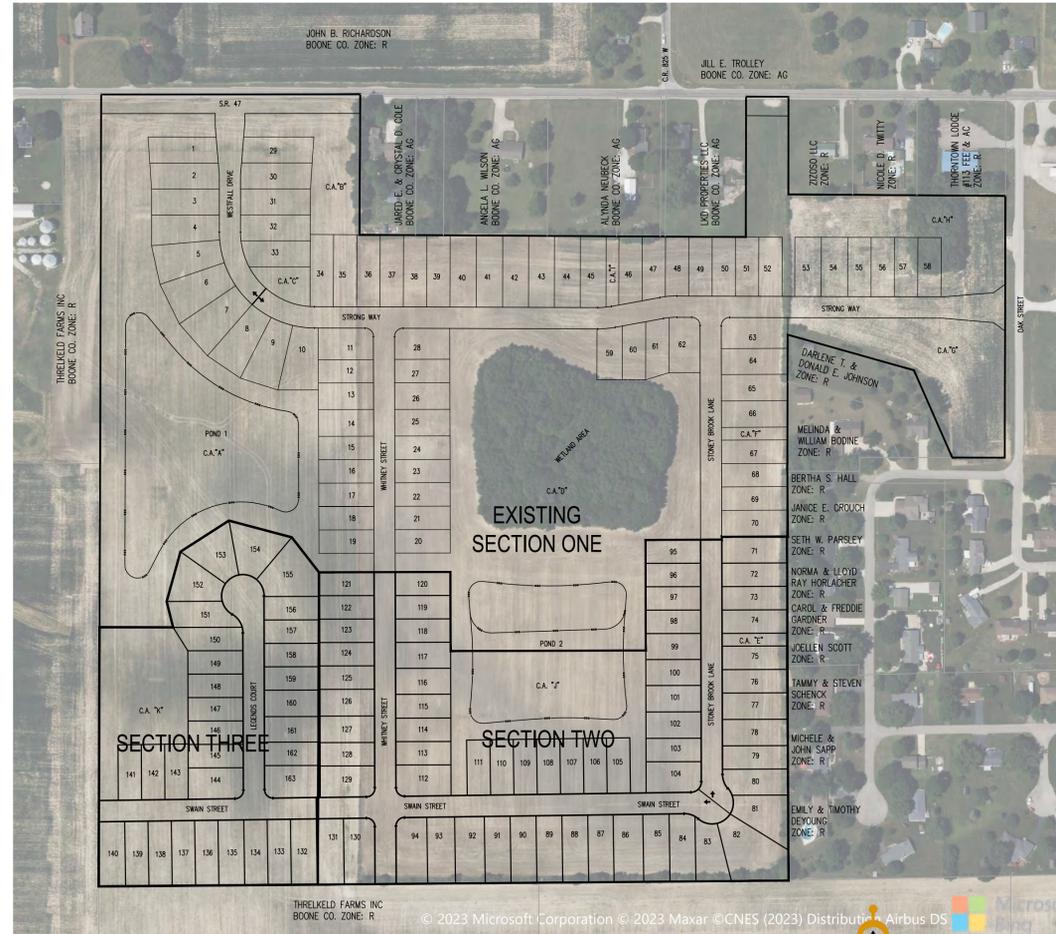
SECTION 3-T19N-R2W
SUGAR CREEK TOWNSHIP
BOONE COUNTY, THORNTOWN, INDIANA
Zoning: PUD-01-2022 (Ordinance No. 2023-05)



Sheet Index	
Sheet No.	Description
C100	Cover Sheet
C101-C102	Existing Conditions
C103	Development Plan - Section 2
C104	Development Plan - Section 3
C105	Erosion Control Plan - Section 2
C106	Erosion Control Plan - Section 3
C107	Erosion Control Details
C108	SWPPP
C109	Emergency Flood Routing - Section 2
C110	Emergency Flood Routing - Section 3
C111	Traffic Control, Lighting & Mailbox Plan - Section 2
C112	Traffic Control & Lighting Plan - Section 3
C201-C203	Street Plan & Profile - Section 2
C204	Street Plan & Profile - Section 3
C301	Intersection & Eyebrow Grading Detail - Section 2
C302	Intersection & Cul-de-sac Grading Detail - Section 3
C401-C402	Sanitary Sewer Plan & Profile - Section 2
C403	Sanitary Sewer Plan & Profile - Section 3
C601-C603	Storm Sewer Plan & Profile - Section 2
C604-C605	Storm Sewer Plan & Profile - Section 3
C701	Water Distribution Plan - Section 2
C702	Water Distribution Plan - Section 3
C801-C807	Standard Details
C901-C904	Specifications
Plat	Section 2 Pages 1, 2 and 3
Plat	Section 3 Pages 1 and 2
L1.0	Landscape Plan - Section 2
L1.1	Landscape Plan - Section 3

WESTFALL PLACE - SECTION TWO DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 2 WEST OF THE 2ND PRINCIPAL MERIDIAN IN SUGAR CREEK TOWNSHIP, BOONE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BOONE COUNTY SURVEYOR'S OFFICE MONUMENT SITUATED AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 3; THENCE SOUTH 89 DEGREES 45 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1330.47 FEET TO THE APPARENT NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF THE AFOREMENTIONED QUARTER-QUARTER 173.36 FEET TO A POINT ON THE SOUTH LINE OF WESTFALL PLACE - SECTION ONE SUBDIVISION, AS PER PLAT THEREOF, AND RECORDED AS INSTRUMENT No. 2025010817 IN PLAT BOOK 45, PAGES 16-23 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 57 SECONDS EAST ALONG THE SOUTHERN LINES OF SAID PLAT 136.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 03 SECONDS WEST ALONG SAID SOUTHERN LINES 6.81 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 57 SECONDS EAST ALONG SAID SOUTHERN LINES 154.08 FEET TO THE WEST LINE OF THE WESTWOOD ADDITION - SECTION 2, AS PER PLAT THEREOF, AND RECORDED IN PLAT BOOK 4, PAGE 187 (RECORDED IN SAID BOOK 4, PAGE 202) IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 08 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE 304.76 FEET TO THE SOUTHWEST CORNER, THEREOF; THENCE SOUTH 00 DEGREES 27 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF THE WESTWOOD ADDITION - PART 1 AS PER PLAT THEREOF, AND RECORDED IN PLAT BOOK 4, PAGE 182 (RECORDED IN SAID BOOK 4, PAGE 201) IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA 503.01 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST 1110.15 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 44 SECONDS WEST 204.49 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 16 SECONDS EAST 6.97 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 03 SECONDS WEST 528.65 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED WESTFALL PLACE - SECTION ONE SUBDIVISION; THENCE THE FOLLOWING FIVE (5) CALLS ALONG THE SOUTHERN BOUNDS OF SAID WESTFALL PLACE - SECTION ONE; (1) THENCE NORTH 89 DEGREES 49 MINUTES 57 SECONDS EAST 310.00 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 03 SECONDS EAST 185.83 FEET; (3) THENCE NORTH 89 DEGREES 49 MINUTES 57 SECONDS EAST 460.40 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 03 SECONDS WEST 259.78 FEET; (5) THENCE NORTH 89 DEGREES 49 MINUTES 57 SECONDS EAST 43.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.156 ACRES, MORE OR LESS.

WESTFALL PLACE - SECTION THREE DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 2 WEST OF THE 2ND PRINCIPAL MERIDIAN IN SUGAR CREEK TOWNSHIP, BOONE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BOONE COUNTY SURVEYOR'S OFFICE MONUMENT SITUATED AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 3, SAID POINT ALSO BEING ON THE WEST LINE OF WESTFALL PLACE - SECTION ONE SUBDIVISION, AS PER PLAT THEREOF, AND RECORDED AS INSTRUMENT No. 2025010817 IN PLAT BOOK 45, PAGES 16-23 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THENCE THE FOLLOWING SEVEN (7) CALLS BEING ALONG THE WESTERN AND SOUTHERN BOUNDS OF SAID WESTFALL PLACE - SECTION ONE; (1) THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 384.17 FEET TO THE POINT OF BEGINNING; (2) THENCE SOUTH 89 DEGREES 48 MINUTES 05 SECONDS EAST 173.54 FEET; (3) THENCE NORTH 14 DEGREES 09 MINUTES 36 SECONDS WEST 62.87 FEET; (4) THENCE NORTH 15 DEGREES 36 MINUTES 22 SECONDS EAST 121.41 FEET; (5) THENCE NORTH 57 DEGREES 26 MINUTES 43 SECONDS EAST 135.61 FEET; (6) THENCE SOUTH 75 DEGREES 11 MINUTES 43 SECONDS EAST 153.45 FEET; (7) THENCE SOUTH 37 DEGREES 54 MINUTES 39 SECONDS EAST 104.25 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 03 SECONDS EAST 528.65 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST 6.97 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST 204.49 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST 517.08 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 608.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.886 ACRES, MORE OR LESS.



- UTILITY PROVIDERS**
- Thorntown Utilities
109 W. Main St.
Thorntown, IN 46071
(765) 436-2627
Earl Parsons
eparsons@thorntown.in.gov
 - Indiana Municipal Power Agency
11610 N. College Ave.
Carmel, IN 46032
(317) 573-9955
(317) 519-1826
Mike Adams
mike.adams@mpa.com
 - Insight Communication
(800) 342-5533
 - Thorntown/Sugar Creek Fire Dept.
301 W. Grant St.
Thorntown, IN 46071
(765) 482-1412
thorntownsugarcreekfire@outlook.com
 - Thorntown Police Dept.
107 W. Main St.
Thorntown, IN 46071
(765) 436-7677
Frank Clark
fclark@thorntown.in.gov
 - Community & Economic Development Dept.
101 W. Main St.
Thorntown, IN 46071
(765) 436-2205
Morcellus Johnson
planning@thorntown.in.gov

- Number of Lots:**
Section 2 - 61
Section 3 - 32
- Total Acreage:**
Section 2 - 17.16 ac.
Section 3 - 8.89 ac.
- Density:**
Section 2 - 3.55 Lots/ac.
Section 3 - 3.60 Lots/ac.
- Open Space Area:**
Section 2 - 2.52 ac.
Section 3 - 1.43 ac.

UTILITY HOTLINE: 1-800-382-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.

Developer/Owner:
Arbor Homes
9225 Harrison Park Ct.
Indianapolis, IN 46216
Contact: Lantz McElroy
317-827-8643
Email: lantzm@yourarborhome.com

Engineer/Surveyor:
Innovative
ENGINEERING & CONSULTING
3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Contact: Jerry Kittle
www.innovativeeci.com
jkittle@innovativeeci.com

REVISIONS:

No.	Date	Description
1.	02/09/25	Rev. I.C. Comment, Revisions

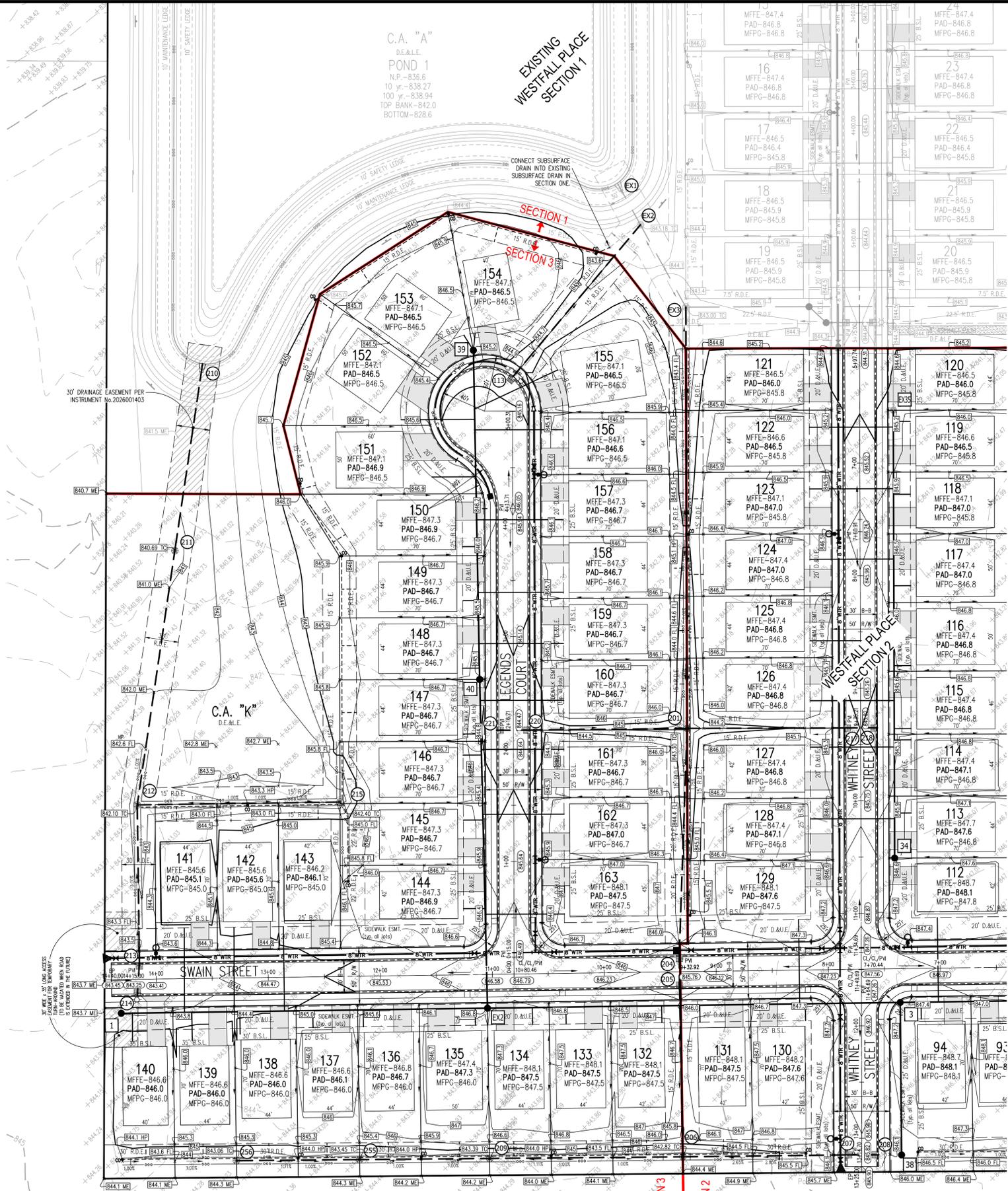
PREPARED FOR:
Arbor Homes
9225 Harrison Park Court
Indianapolis, Indiana 46216

**Westfall Place
Sections Two & Three**
8401 West State Road 417, Thorntown, Indiana 46071
COVER SHEET



DATE:	12/12/25	DRAWN BY:	kwk
ISSUED:		CHECKED BY:	RGG
JOB NUMBER:	25122		
SHEET #	C100		

NOTE: PROPOSED HOMES IN THIS RESIDENTIAL DEVELOPMENT ARE SLAB ON GRADE, NO CRAWL SPACES. BUT THE OPTION TO ALLOW BASEMENTS ON SOME LOTS WILL BE GRANTED. ON THOSE LOTS, A SUBSURFACE DRAIN LATERAL WILL BE PROVIDED TO THE LOT.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
 - New Storm Sewer
 - Existing Sanitary Sewer
 - New Sanitary Sewer
 - Existing Contour
 - Existing Elevation
 - New Pavement Grade
 - All Other Finish Grades
 - Match Existing Swale Grade
 - Storm Structure Number
 - Sanitary Structure Number
- Denotes Approximate Pad Size
Minimum Finish Floor Elevation
Pad Elevation
Minimum Flood Protection Grade
- Flow Arrow
 - 6" Subsurface Drain w/Cleanout Riser
 - 6" Flat-bottom Drain
 - New Water Main
 - New Fire Hydrant
 - New Water Valve
 - Existing Gas Main
 - Existing Telephone
 - Existing Water Main
 - Existing Flowline
 - Existing Overhead Utilities
 - Existing Water Main
 - Existing Fire Hydrant
 - Existing Water Valve
 - Utility & Drainage Esmt.
 - Building Setback Line
 - Drainage & Utility Esmt.
 - Regulated Drainage Easement
 - Landscaping Easement
 - Building Setback Line
 - Street Light

GENERAL NOTES

1. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
2. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
3. STANDARD SPECIFICATIONS FOR TOWN OF THORNTOWN SHALL APPLY FOR ALL SANITARY SEWERS.
4. STANDARD SPECIFICATIONS FOR THE BOONE COUNTY SURVEYOR'S OFFICE SHALL APPLY FOR ALL STORM SEWERS.
5. ANY PART OF THE WATER OR SANITARY SEWER TRENCHES RUNNING UNDER PAVED AREAS ARE TO BE BACKFILLED WITH GRANULAR MATERIAL.
6. ANY PART OF THE STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS ARE TO BE BACKFILLED WITH NO. 8 STONE GRANULAR MATERIAL.
7. THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FILED LOCATION SERVICES.
8. CONCRETE WALK ACROSS FRONTAGE OF EACH LOT TO BE CONSTRUCTED BY HOME BUILDERS.
9. EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORERS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS. CONTRACTION JOINTS AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
10. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
11. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
12. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD FILE CROSS PROPOSED BUILDING PADS. ALL EXISTING FIELD FILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR PONDS WITH A POSITIVE OUTLET. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
13. ALL FILL AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557). FILL UNDER THE FOOTING SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM-1557).
14. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF ANY EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
15. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 8" SEPARATION BETWEEN THE MAIN AND SEWER STRUCTURES AND A MINIMUM OF 10' BETWEEN WATER, SANITARY, AND STORM PIPE.
16. THERE ARE TO BE NO VALVES OR MANHOLES WITHIN PAVEMENT, CURBS, SIDEWALKS, OR TRAILS.
17. ALL MAIN AND LATERAL ROAD CROSSINGS SHALL BE FULL DEPTH GRANULAR BACKFILL.
18. FIRE HYDRANTS ARE DIAGRAMMATIC AS TO LOCATION RELATIVE TO WALKS AND PROPERTY LINES. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN THE SIDEWALK AND CURB SO AS TO NOT INTERFERE WITH THE SIDEWALK AND PROVIDE A MINIMUM 18" CLEARANCE FROM BACK OF CURB.
19. SECTIONS 2 & 3 ARE EXPECTED TO HAVE A BALANCE OF DIRT UNTO ITSELF WITH NO DIRT NEEDING TO BE REMOVED FROM THE PROPERTY.
20. ALL EXTERIOR CONCRETE (CURBS, SIDEWALKS, DRIVES, ETC.) SHALL BE AIR-ENTRAINED.

VERTICAL CONTROL MONUMENT:

BENCHMARK: TOP OF CASTING OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF OAK STREET 24.42 FEET SOUTH OF THE LIFT STATION.

ELEVATION: 846.93' VERTICAL DATUM: NAVD 88

HORIZONTAL: N: 1777876.26 E: 3082036.32 DATUM: NAD 83-SPCS IN W ZONE (1302)

Innovative
ENGINEERING & CONSULTING

Whitestown, IN 46075
3961 Perry Boulevard
Ph: 317-769-2916
www.innovativeci.com

Arbor Homes
9225 Harrison Park Court
Indianapolis, Indiana 46216

Westfall Place
Sections Two & Three
8401 West State Road 47, Thornton, Indiana 46071

PROFESSIONAL ENGINEER

No. 10404599

STATE OF INDIANA

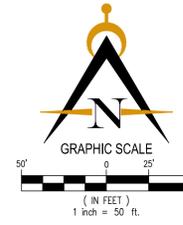
DATE: 12/12/25

DRAWN BY: kkw

CHECKED BY:

JOB NUMBER: 25122

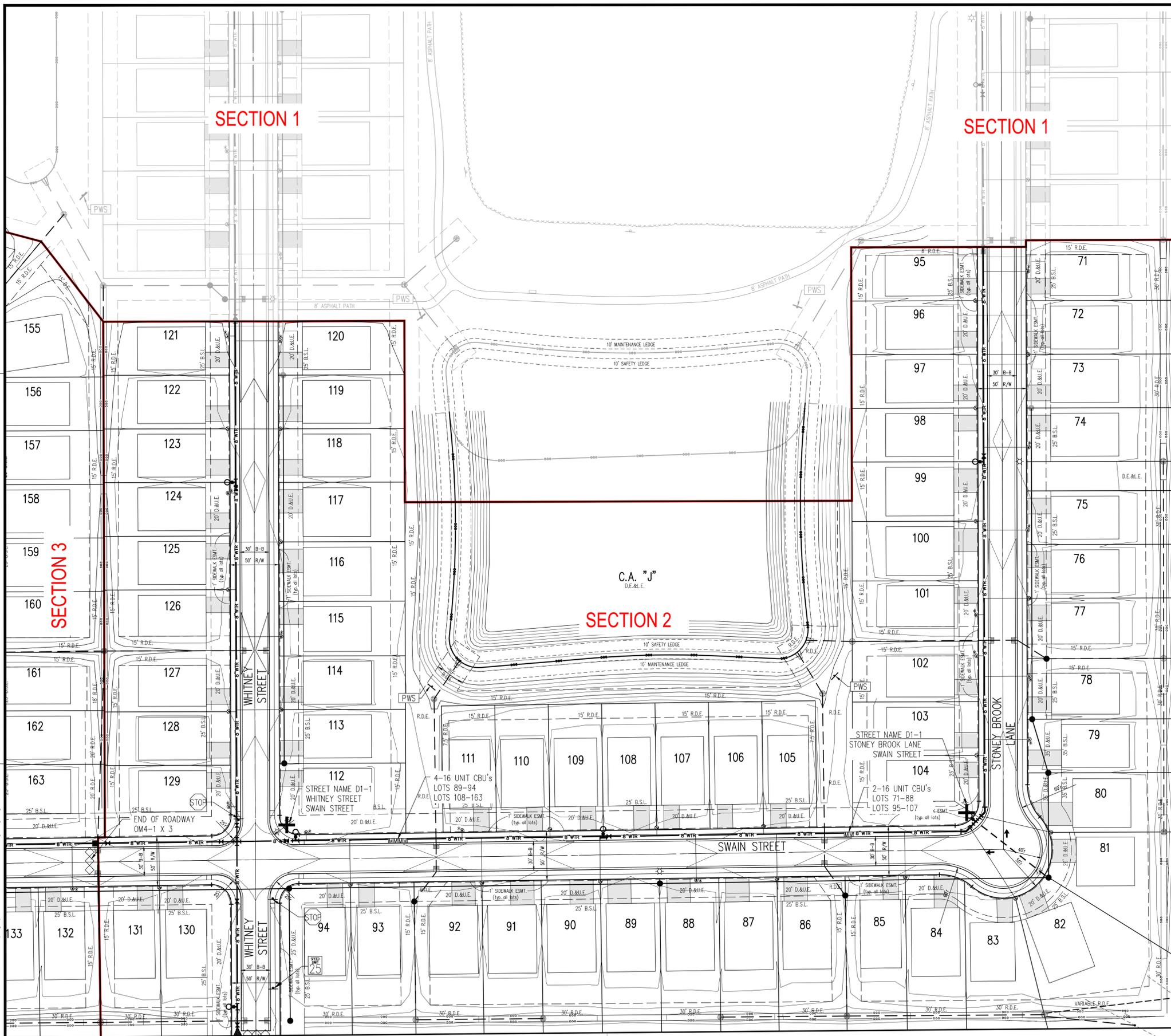
SHEET # C104



- LEGEND**
- Existing Storm Sewer
 - New Storm Sewer
 - Existing Sanitary Sewer
 - New Sanitary Sewer
 - 6" Subsurface Drain w/Cleanout Riser
 - 6" Flat Bottom Swale
 - New Water Main
 - New Fire Hydrant
 - New Water Valve
 - Existing Gas Main
 - Existing Telephone
 - Existing Water Main
 - Existing Flowline
 - Existing Overhead Utilities
 - Existing Water Main
 - Existing Fire Hydrant
 - Existing Water Valve
 - Utility & Drainage Esmt.
 - Building Setback Line
 - Drainage & Utility Esmt.
 - Drainage Easement
 - Regulated Drainage Easement
 - Landscape Easement
 - Building Setback Line

Traffic Legend - Section 2

Symbol	Type	Specification	Quantity
	Speed Limit (25 MPH)	R2-1(25) See Detail Sheet C802	1
	Stop Sign	R1-1 See Detail Sheet C802	2
	Street Name Sign	D3-1 See Detail Sheet C802	2
	Street Light	See Detail Sheet C802	4
	Mailbox	See Detail Sheet C801	6
	End of Roadway Signs	OM4-1 (3 each) See Detail Sheet C802	2
	Pond Warning Sign w/Rescue Equipment Station	See Detail Sheet C803	2



REVISIONS:

Arbor Homes
9225 Harrison Park Court
Indianapolis, Indiana 46216

Westfall Place
Sections Two & Three

8401 West State Road 47, Thorntown, Indiana 46071
Traffic Control, Lighting and Mailbox Plan - Section 2



DATE: 12/12/25
DRAWN BY: kwk
ISSUED: CHECKED BY:
JOB NUMBER:
25122
SHEET #
C111

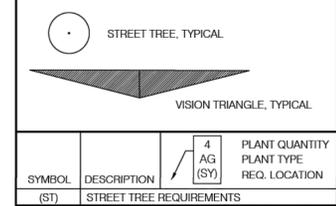
NOTES

- GENERAL NOTES:**
- ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - UTILITY LOCATION NOTE:** ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
 - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
 - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
 - TOPSOIL NOTE:** TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL, AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BOTTOMS, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.
- TREE STAKING NOTES:**
- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOVING ADJACENT TURF.
 - STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
 - WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
 - TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1' OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
 - TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

- PLANTING NOTES:**
- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
 - BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
 - THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
 - ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
 - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
 - THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
 - LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTED BY THE OWNER. THIS INCLUDES AS A MINIMUM, WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
 - CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

- SEEDING AND PREPARATION:**
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
 - ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
 - HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
 - PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% PERENNIAL RYE GRASS
30% PERENNIAL RYE GRASS
30% TURF-TYPE TALL FESCUE
 - APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF)
 - SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
 - LAWNS SHALL BE SEEDING FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 10-12-12 ANALYSIS FERTILIZER AT RATE OF 10 lbs/1000 sq. ft. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
 - MULCH SEEDING AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
 - WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
 - FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
 - FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
 - ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
 - ALL DISTURBED LAWN AREAS SHALL BE SEED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

LEGEND



PLANT SCHEDULE

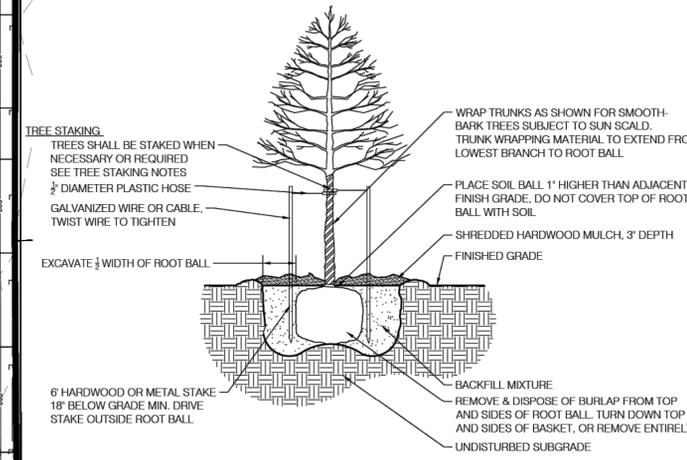
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AR	13	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
AS	18	Acer saccharum 'Green Mountain'	Green Mountain Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CS	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" CAL.	AS SHOWN	5' Clear Trunk
LT	28	Liquidambar styraciflua	American Sweetgum	2.5" CAL.	AS SHOWN	5' Clear Trunk
UF	11	Ulmus japonica x v. Isoniana 'toritani'	Accolade Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
ZS	12	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" CAL.	AS SHOWN	5' Clear Trunk
Total	88					

RIGHT OF WAY LENGTH SCHEDULE

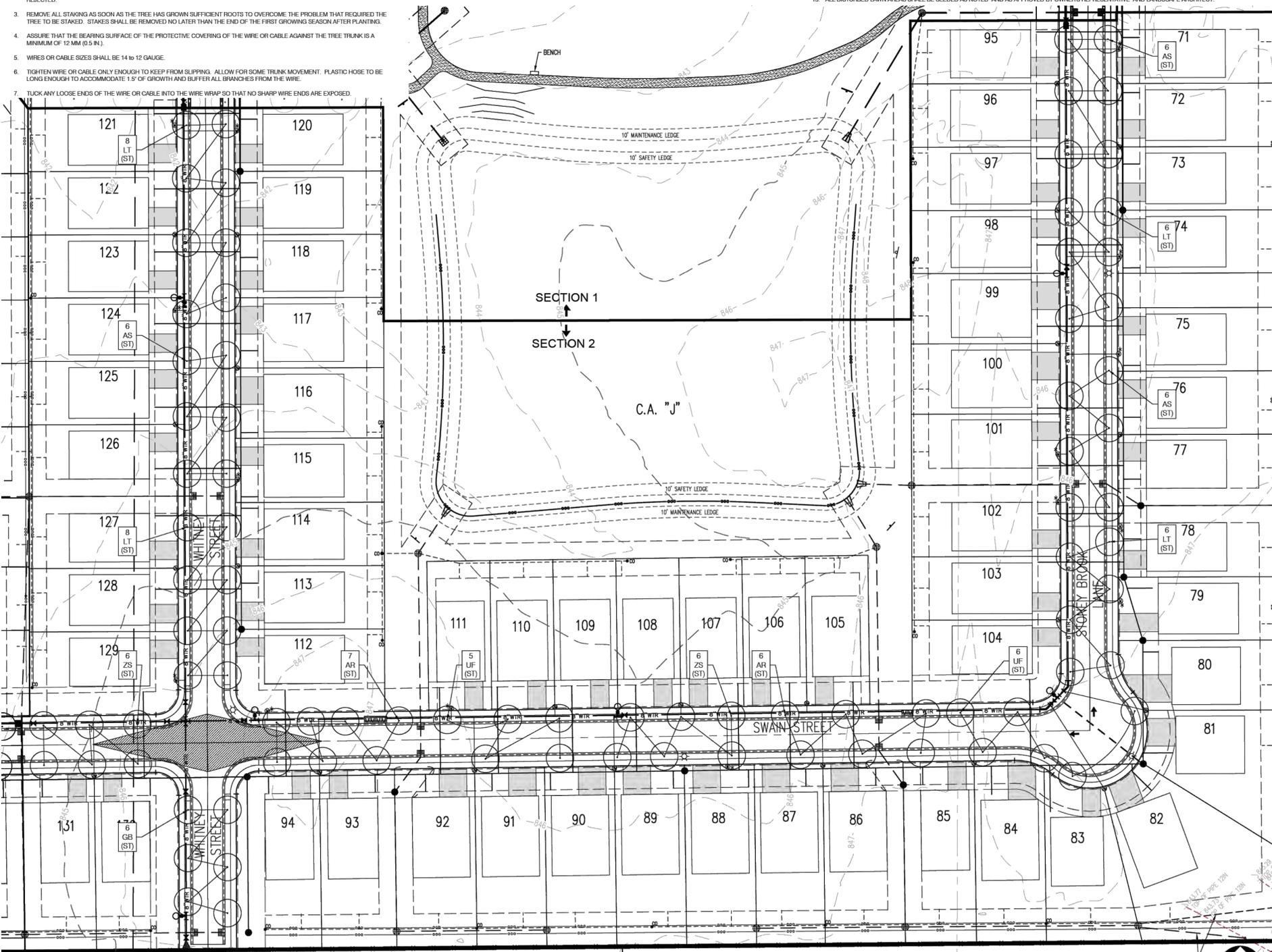
SOURCE	RW LENGTH	SPACING	QUANTITY	REMARKS
Flat RW Dimensions	4360	50	87.2	88 Trees Required and Provided

LANDSCAPE REQUIREMENTS

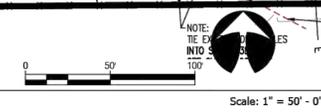
ST	Street Landscaping
152.79	Canopy trees shall be planted as a public improvement along any new subdivision street between the sidewalk and the street curb, or between front property line and street curb if sidewalks are not provided. The cost of street trees and installation shall be born by the developer. Minimum number of trees: At least 1 canopy tree per 50 linear feet of right-of-way. Spacing of the trees: Shall be spaced between 30 to 60 feet apart. Spacing is measured as distance between tree trunk's centers.



2 DECIDUOUS TREE



1 LANDSCAPE PLAN



LIA PIP
design group, llc
landscape architecture
+
planning professionals
317.258.5229
jlap@lappdesigngroup.com
Consultants

Project Info
Westfall Place
Section 2
Thorntown, IN

811
Know what's below.
Call before you dig.

Seal
JOHN M. LAPPE
LA20100152
STATE OF INDIANA
LANDSCAPE ARCHITECT

Drawing Scope
LANDSCAPE PLAN AND LANDSCAPE DETAILS/NOTES SECTION 2
Drawing Info
Drawn: JML
Checked: JML
Date: 12/12/2025
Project No: 25416
Revision: CLIENT CHANGES 02/09/2026

NOTES

GENERAL NOTES:

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SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWN SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.t.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWN SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

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- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW-CROP "PREMIUM" GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 1.75 POUNDS PER ACRE (4 LBS./1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWN SHALL BE SEEDDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.t. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS./1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWN SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

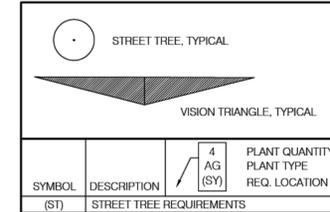
- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AR	6	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
AS	11	Acer saccharum 'Green Mountain'	Green Mountain Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
GB	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" CAL.	AS SHOWN	5' Clear Trunk
LT	10	Liquidambar styraciflua	American Sweetgum	2.5" CAL.	AS SHOWN	5' Clear Trunk
UF	6	Ulmus japonica x w 'Isconiana 'tornton'	Accolada Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" CAL.	AS SHOWN	5' Clear Trunk
Total	42					

RIGHT OF WAY LENGTH SCHEDULE				
SOURCE	RW LENGTH	SPACING	QUANTITY	REMARKS
Plat RW Dimensions	2093.63	50	41.8726	42 Trees Required and Provided

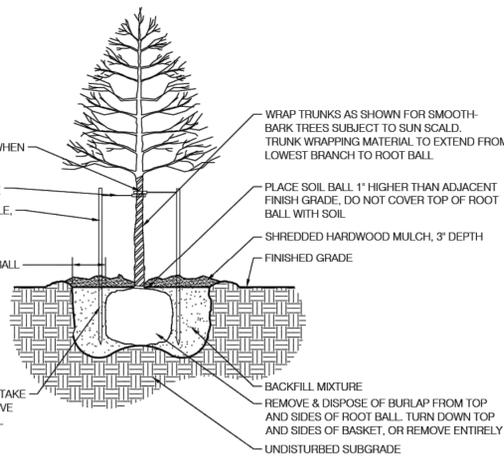
LANDSCAPE REQUIREMENTS	
ST	Street Landscaping
152.79	Canopy trees shall be planted as a public improvement along any new subdivision street between the sidewalk and the street curb, or between front property line and street curb if sidewalks are not provided. The cost of street trees and installation shall be born by the developer. Minimum number of trees: At least 1 canopy tree per 50 linear feet of right-of-way. Spacing of the trees: Shall be spaced between 30 to 60 feet apart. Spacing is measured as distance between tree trunk's centers.

LEGEND



TREE STAKING:

TREES SHALL BE STAKED WHEN NECESSARY OR REQUIRED. SEE TREE STAKING NOTES.
1/2" DIAMETER PLASTIC HOSE OR GALVANIZED WIRE OR CABLE, TWIST WIRE TO TIGHTEN.
EXCAVATE 1/2 WIDTH OF ROOT BALL.
6" HARDWOOD OR METAL STAKE 18" BELOW GRADE MIN. DRIVE STAKE OUTSIDE ROOT BALL.



2 DECIDUOUS TREE

