CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_08_03_2020

Monday, August 03, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)
MEETING DATE: Monday, August 03, 2020 at 07:00 PM
MEETING PLACE:

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING
Documents: Viewable online at: https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes - July 20, 2020
Documents: APC Minutes - July 20, 2020

Review APC Rules & Procedures

CONSENT AGENDA

2007-DDP-15
Family Express
1477 Chatham Commons Boulevard
Weihe Engineers by Family Express Corporation requests Detailed Development Plan approval of a 5,000 square foot convenience and fuel facility on 1.38 acres +/- in the Chatham Commons PUD DistriCommons PUD District.c.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations

2007-DDP-16
Menards Warehouse Addition

2150 E Greyhound Pass
Menard, Inc. requests Detailed Development Plan review of a 32,267 square foot warehouse addition on 13.05 acres +/- in the SB-PD: Special Business / Planned Development District.
(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan

PUBLIC HEARING ITEMS

2008-ODP-12 & 2008-SPP-12 [PUBLIC HEARING
SEP
Southwest Corner of 161st Street and Union Street
Pure Development, Inc. by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 lot on 21.85 acres +/- in the LB: Local and Neighborhood Business District.
(Planner: Caleb Ernest - cernest@westfield.in.gov
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Landscape Plan

ITEMS OF BUSINESS

Plan Commission Order
20-02
Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Southside Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.
Documents: Exhibit 1: Staff Report | Exhibit 2: Order 20-02 | Exhibit 3: Declaratory Resolution 08-2020 | Exhibit 4: Southside EDA Map | Exhibit 5: Comprehensive Plan Map

PUBLIC HEARING ITEMS

2008-ODP-13 & 2008-SPP-13 [PUBLIC HEARING
Citizens Westfield
3511 W. 166th Street
Citizens Energy Group requests Overall Development Plan and Primary Plat review of 1 lot on 40.11 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.
(Planner: Caleb Ernest - cernest@westfield.in.gov
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Landscape Plan

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05 [CONTINUED]
Urban Vines PUD Amendment I
303 E. 161st St.
Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.
(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

2007-PUD-07 [PUBLIC HEARING]
Bridgewater PUD Amendment (Culver's)
14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard - phoward@westfield.in.gov)

ADJOURNMENT

Petition Number:	2007-DDP-15
Project Name:	Family Express (Chatham Commons)
Subject Site Address:	1477 Chatham Commons Blvd.
Petitioner:	Weihe Engineers
Representative:	Family Express Corporation
Request:	Detailed Development Plan review of a 5,000 square foot convenience and fuel facility on 1.38 acres +/- in the Chatham Commons Planned Unit Development (PUD) District.
Current Zoning:	Chatham Commons PUD
Current Land Use:	Vacant
Approximate Acreage:	1.38 +/-
Property History:	Chatham Commons PUD District (Ord. 17-03, 04/10/17) Overall Development Plan & Primary Plat (1703-ODP-01 & 1703-SPP-01, 04/17/17) Secondary Plat for Chatham Commons (09/05/17)
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

5) Abbreviations:

   a) WPWD: Westfield Public Works Department

   b) HCSO: Hamilton County Surveyor's Office

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

15) Location and dimensions of all existing structures and paved areas.

16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

17) Location of all Floodplain areas within the boundaries of the property.

18) Names of legal ditches and streams on or adjacent to the site.

19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

20) Identify buildings proposed for demolition.

21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

25) 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.

26) 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.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and** Chatham Commons PUD District (Ord. 17-03, Section 8 – General Regulations).

27) Minimum Lot Area: No Minimum

28) Minimum Lot Frontage: 80 feet

29) Minimum Building Setback Lines:

a) Front Yard (shall be that of which is facing the public right of way at entrance):

i) US Highway 31: 30 feet

ii) 191st Street: 30 feet

iii) Internal to District: 15 feet

b) Side Yard: No Minimum

c) Rear Yard: No Minimum

30) Minimum Lot Width: No Minimum

31) Building Height:

a) District 2 Minimum Building Height:

i) One (1) story

32) Maximum Building Height (all districts): None, except that no structure taller than two (2) stories shall be construction on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use.

33) Minimum Building Size:

a) District 2: 3,000 square-foot footprint, shall include outdoor seating area.

34) Maximum Building Size: 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

35) Accessory use and Building Standards (Article 6.1):

a) Building Location (Chatham Commons PUD, Ord. 17-03, Article 9.1(B)):

i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

b) Screening of Receptacles and Loading Areas:

i) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

ii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

iii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards.*

36) Architectural Standards (Article 6.3)

a) In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.

i) Article 6.3(F)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements: Building Materials: Shall not apply; rather the following shall apply: i. A minimum of sixty percent (60%) of each Building Facade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.

ii) Each Building Facade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).

iii) If Architectural Insulated Panels are used as an exterior building material, then the following applies:

(1) A minimum of thirty-three percent (33%) of each Building Facade, excluding windows and doors, shall be Masonry Materials.

(2) No more than sixty-seven percent (67%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

(3) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, maybe covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.

b) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:

i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards.*

ii) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

iii) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

iv) Building Elevations:

(1) Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.

(2) Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

vi) Roof Design:

(1) Pitched Roofs: Pitched roofs shall comply with the following:

(a) Minimum Pitch: 5 (vertical units): 12 (horizontal units).

(b) Shall be comprised of three (3) or more roof slope planes.

(c) Shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.

(2) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.

vii) Main Entrances:

(1) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall complement the style of the building.

viii) Windows:

(1) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.

(2) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

ix) Awnings:

(1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

(2) Awnings shall be made of a non-reflective material.

(3) All awnings shall be kept in good repair.

(4) Metal or aluminum awnings are prohibited.

(5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

37) Building Standards (Article 6.4)

38) Fence Standards (Article 6.5)

39) Height Standards (Article 6.6)

40) Home Business Standards (Article 6.7)

41) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements:

b) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

c) External Street Frontage Landscaping Requirements:

i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

d) Buffer Yard Requirements:

i) Shall not apply; rather the following shall apply (Chatham Commons PUD, Ord. 17-03, Section 9.4):

(1) A fifteen-foot (15) buffer shall be provided along the western property line of Outlot 1 as identified on *Exhibit B* so long as adjacent property is used for single-family residential use.

(2) A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of adjacent development. The fence shall be maintained by Developer.

e) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

42) Lighting Standards (Article 6.9)

a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

45) Outdoor Café and Eating Areas (Article 6.13)

46) Parking and Loading Standards (Article 6.14)

a) Shall apply to the Real Estate, except as otherwise modified below (Chatham Commons PUD, Ord. 17-03, Section 9.6):

i) Artistic bicycle racks shall be credited towards the Chatham Commons PUD public art requirement (see Section 9.10).

ii) UDO CH 6.14(H)(1) Number of Spaces:

(1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

b) Off-Street Parking:

i) Required Spaces:

(1) Gasoline Service Station: One (1) space for each employee, plus two (2) for each service stall.

47) Performance Standards (Article 6.15)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

Comment: Approval will be determined when sign permit is submitted.

50) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

51) Yard Standards (Article 6.21)

52) Outdoor Public Space (Ord. 17-03, Section 9.9)

a) Plazas, courtyards, gardens, public squares, or similar outdoor usable public spaces shall be included within the Chatham Common PUD District.

53) Public Art (Ord. 17-03, Section 9.10)

a) At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

i) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Cool Creek Trail (Section 11.1 - Ord. 17-03):

i) The Real Estate required to construct the Cool Creek Trail Corridor shall be dedicated to the City and the trail shall be constructed consistent with the Parks and Trails Master Plan and the City of Westfield Construction Standards and Specifications as approved by the Director of Public Works.

58) Storm Water Standards (Article 8.8)

59) Street and Right-of-Way Standards (Article 8.9)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**

2) **<u>ACTION:</u> Approve Detailed Development Plan (2007-DDP-15) with the following condition:**

    a. **Approval of the proposed signage (including, but not limited to, wall signs and monument signs) will be reviewed during sign permit submittal.**

    b. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**

3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.

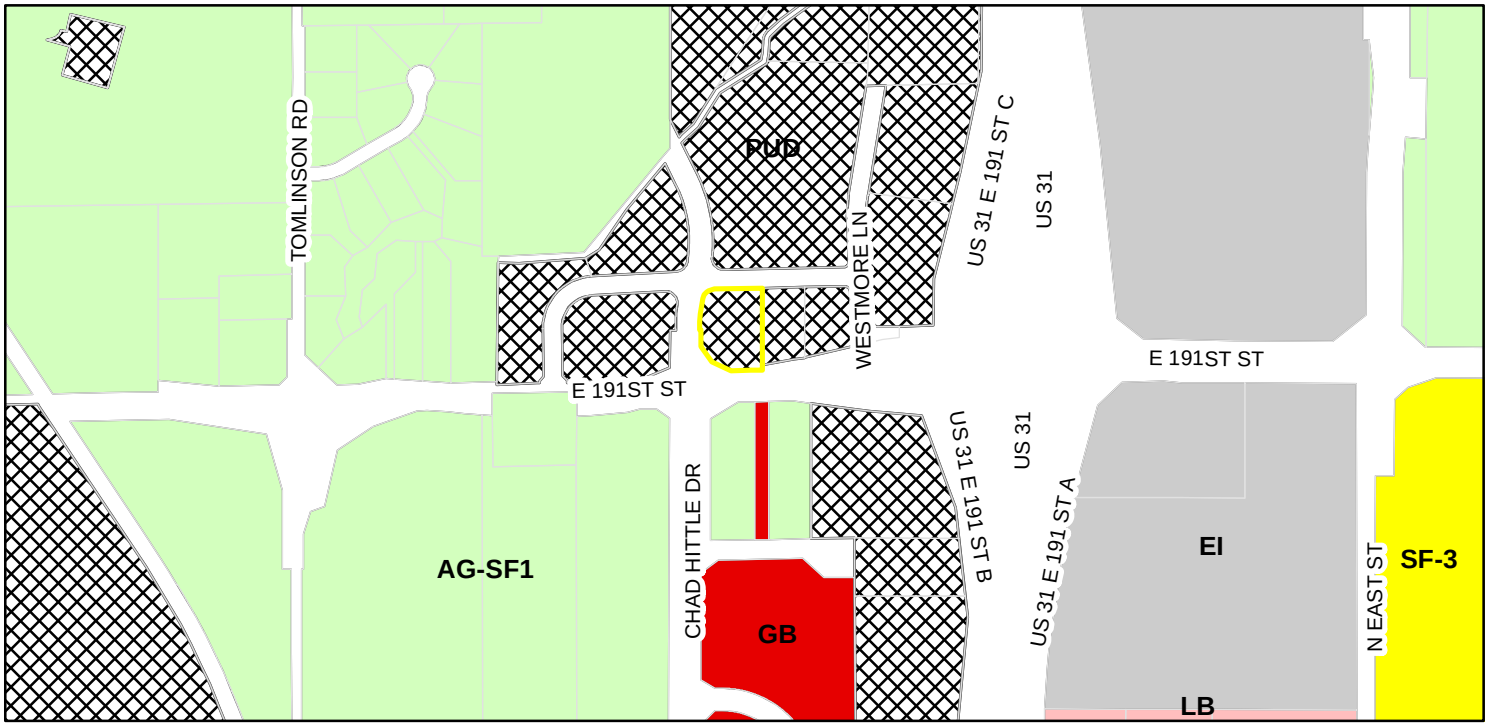
Property Location Map
Family Express
2007-DDP-15

N
W E
S
Not To Scale

Aerial Location Map

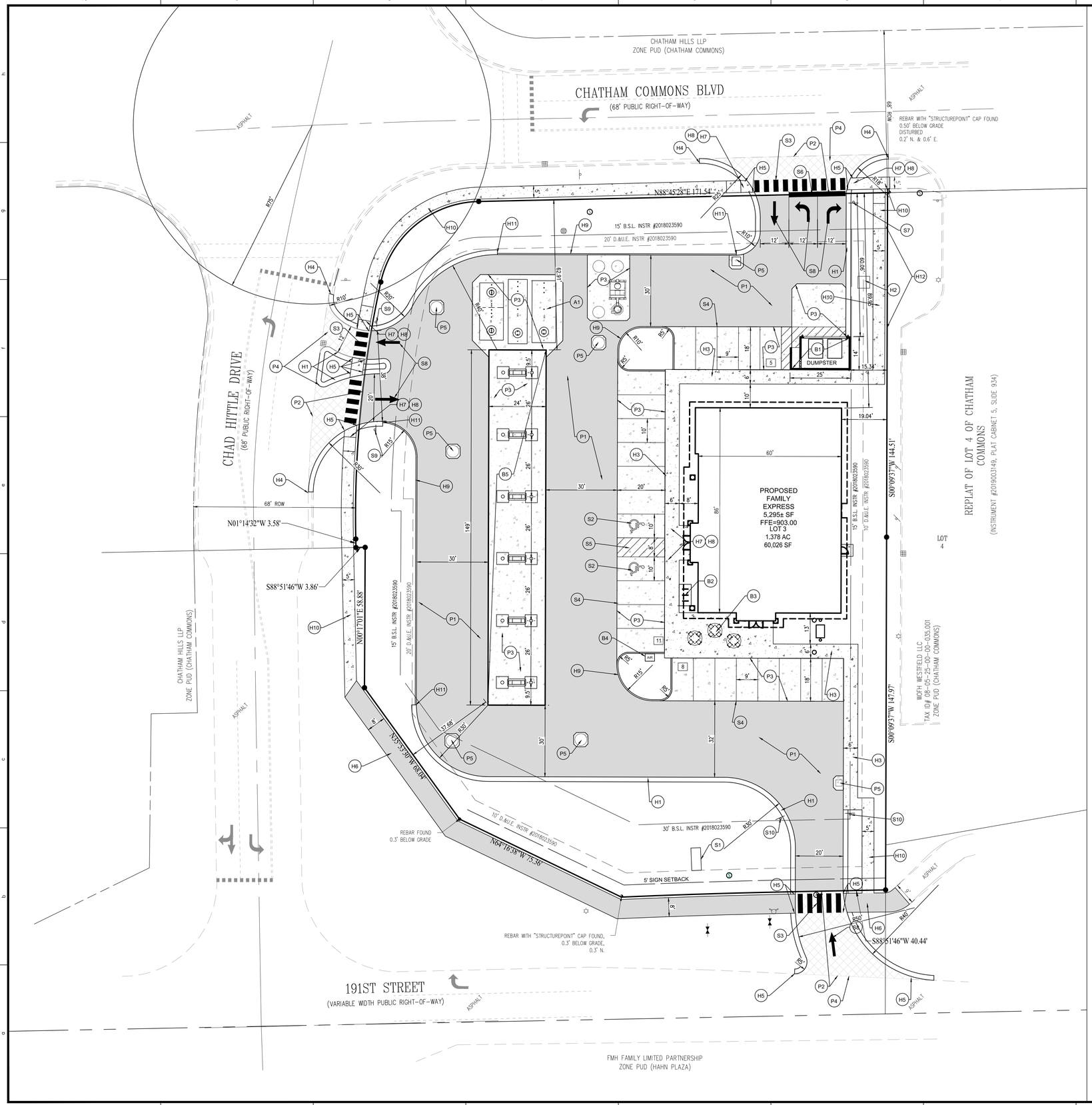
Site

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVEMENT
- (P2) MODIFIED INDOT CLASS III APPROACH
- (P3) STANDARD DUTY CONCRETE PAVEMENT
- (P4) MATCH EXISTING PAVEMENT
- (P5) CONCRETE APRON AROUND STRUCTURE

HARDSCAPE

- (H1) ROLL CURB (DRY CONFIGURATION)
- (H2) TRANSFORMER PAD LOCATION
- (H3) INTEGRAL WALK AND CURB
- (H4) PROPOSED ROLL CURB TO MATCH EXISTING CURB AND GUTTER
- (H5) TAPER CURB WITHIN 3'
- (H6) 8' WIDE ASPHALT MULTI-USE PATH
- (H7) ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) 6" STRAIGHT CURB
- (H10) 5' WIDE CONCRETE SIDEWALK (INSTALLED BY OWNER)
- (H11) PROPOSED ROLL CURB TO TRANSITION TO 6" STRAIGHT CURB
- (H12) VARYING HEIGHT WALK AND WALL COMBINATION IN THIS SECTION ALONG WENDY'S

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE, WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAIL.
- (B2) DECORATIVE BIKE RACK, PER PUD
- (B3) OUTDOOR SEATING AREA WITH A CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (B4) AIR MACHINE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (B5) FUELING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.

ACCESSORIES

- (A1) UNDERGROUND TANKS

SIGNAGE & MARKINGS

- (S1) MONUMENT SIGN LOCATION
- (S2) ACCESSIBLE PARKING SPACE WITH SIGN
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) 24" PAINTED WHITE STOP BAR
- (S7) STOP SIGN
- (S8) PAINTED DIRECTIONAL ARROWS
- (S9) NO LEFT TURN SIGN
- (S10) DO NOT ENTER SIGN

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C203 & C204 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

TOTAL AREA = 1.38± AC
BUILDING AREA = 5,295± SF

ZONING = COMMERCIAL DISTRICT TWO
FRONT YARD BSL REQUIRED = 30 FT
FROM 191ST/115 FT INTERNAL
REAR YARD BSL REQUIRED = 0 FT
SIDE YARD BSL REQUIRED = 0 FT

PARKING REQUIRED: 1 SPACE PER EMPLOYEE & 2 PER SERVICE STALL = APPROX. 26 SPACES
PARKING DIMENSIONS = 9' x 18'

BIKE SPACE REQUIRED:
1 RACK PROVIDED TO FIT 4 BIKES MIN.

PARKING PROVIDED:
22 - STANDARD SPACES
2 - ADA SPACES
24 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER

PAVEMENT

- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- RIGHT-OF-WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- 12 PARKING COUNT

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY THE SCHNEIDER CORPORATION, DATED 01/16/2020

N W E S

SCALE: 1" = 20'
0 10 20 40

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE, TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

REVISIONS AND ISSUES	DATE	BY
IN PROGRESS OWNER REVIEW SET	05.15.2020	BJS
IN PROGRESS OWNER REVIEW SET	05.22.2020	BJS
ISSUED FOR SUBMITTAL	06.29.2020	BJS
ISSUED FOR PERMIT	06.30.2020	BJS
REVISIONS PER TAC COMMENTS	07.06.2020	BJS

PROJECT NO.: W19.0545
DWG NAME: W190545-C200 site
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: BJS
DATE: 07.06.2020

STEVEN SCOTT RUCKER
REGISTERED
PE 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER
07/06/2020
STEVEN SCOTT RUCKER P.E. 11300279

1477 CHATHAM COMMONS BLVD.
WESTFIELD, IN 46074

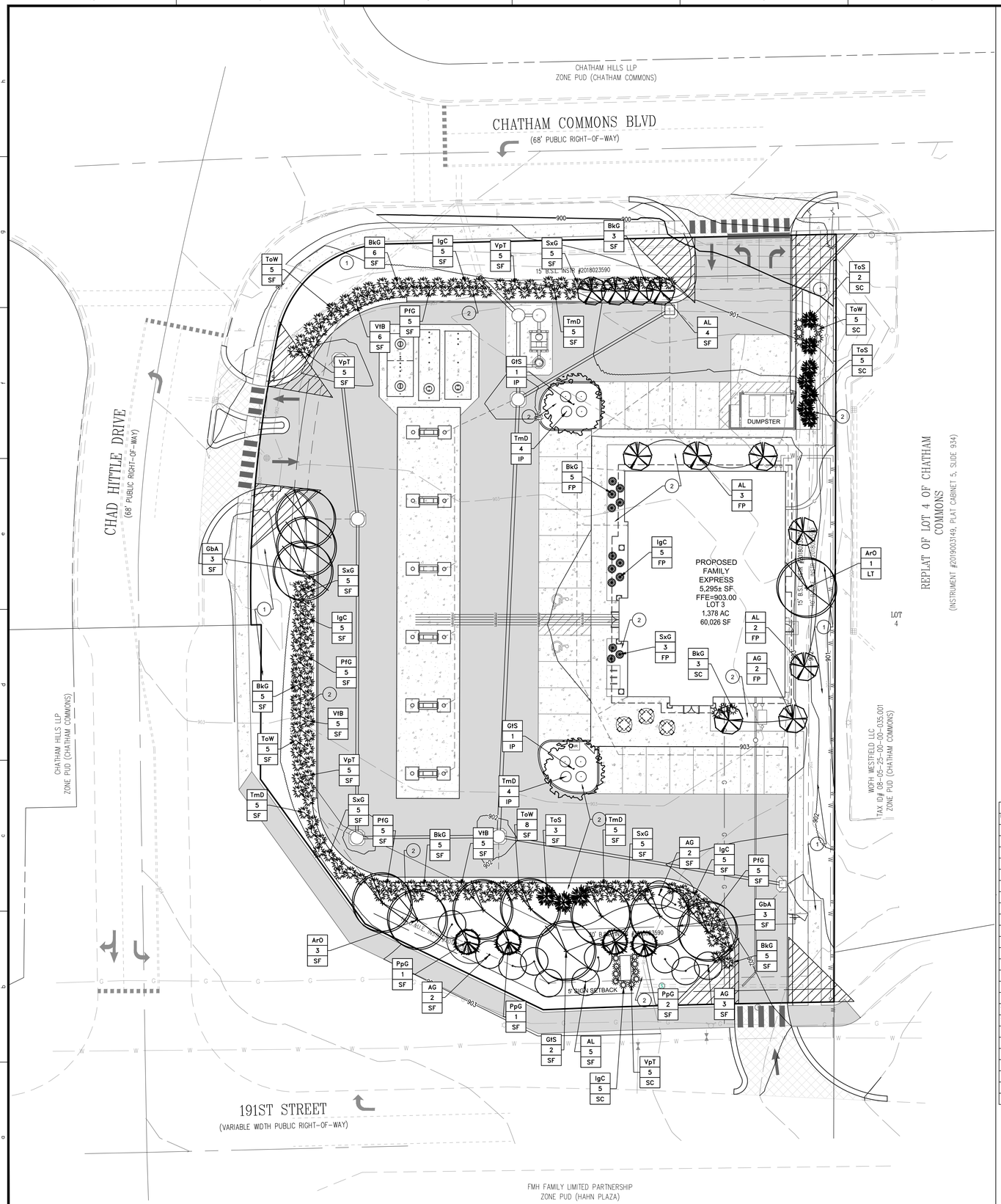
PREPARED FOR: FAMILY EXPRESS

SITE PLAN
Part of the NE 1/4 of Section 25, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201

PROJECT NO.
W19.0545

LOCATION: H:\2019\W190545\Engineering\Design\Icontext\W190545-C200 title.dwg
LAYOUT: SITE PLAN
DATE/TIME: July 06, 2020 - 1:05pm
PLOTTED BY: schneide



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

GENERAL NOTES

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
LOT LANDSCAPING (LT) - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	**(1.38 ACRES)** - 14 SHADE TREES - 14 ORNAMENTAL OR EVERGREEN TREES - 35 SHRUBS	**(1.38 ACRES)** - 14 SHADE TREES - 33 ORNAMENTAL OR EVERGREEN TREES - 188 SHRUBS FULFILLED BY OTHER REQUIREMENTS
FOUNDATION PLANTINGS (UDO CH.6) (FP) - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	**FRONT FACADES = 209'** - 18 PLANTINGS **EAST FACADE = 86'** - 2 PLANTINGS	**FRONT FACADES = 209'** - 18 PLANTINGS **EAST FACADE = 86'** - 2 PLANTINGS
EXTERNAL STREET FRONTAGE (UDO CH.6) (SF) - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	588 LF = - 18 SHADE OR EVERGREEN TREES - 12 ORNAMENTAL TREES - 150 SHRUBS	588 LF = - 18 SHADE OR EVERGREEN TREES - 12 ORNAMENTAL TREES - 150 SHRUBS
INTERIOR PARKING AREA (UDO CH.6) (IP) - 5% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**AREA @ 5% = 668SF** - 1 TREE AND 4 SHRUBS PER ISLAND	- 743 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
MONUMENT SIGN (UDO CH.6) (SI) - THE BASE OF ALL MONUMENT SIGNS MUST BE LANDSCAPED WITH AN AREA EQUAL TO ONE SIDE OF THE SIGN FACE WITH GROUND COVER, PERENNIALS, SHRUBS AND ORNAMENTAL TREES	SIZE UNKNOWN	SIZE UNKNOWN
GENERAL SCREENING STANDARDS (UDO CH.6) (SC) - MECHANICAL SCREENING: ANY COMBINATION OF THE BELOW OPTIONS THAT COMPLETELY SCREENS EQUIPMENT FROM GROUND LEVEL VIEWPOINTS. 1. A WALL OR FENCE CONSTRUCTED OF MATERIAL VISUAL INCORPORATED INTO THE MAIN BUILDING. 2. A SOLID EVERGREEN SCREEN WITH A COMBINATION OF TREES AND SHRUBS - SERVICE & LOADING AREA: ANY COMBINATION OF THE BELOW OPTIONS 1. A 6' HIGH COMPLETELY OPAQUE FENCE OR WALL 2. A 6' HIGH BERM 3. A 6' HIGH SCREEN OF EVERGREEN TRESS PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW	**MECHANICAL SCREEN:** -A SOLID EVERGREEN SCREEN WITH A TREES AND SHRUBS -WALL OR FENCE **SERVICE AREA:** - A 6' HIGH SCREEN OF EVERGREEN TRESS	**MECHANICAL SCREEN:** -A SOLID EVERGREEN SCREEN WITH A TREES AND SHRUBS -WALL OR FENCE **SERVICE AREA:** - A 6' HIGH SCREEN OF EVERGREEN TRESS

* FRONTAGE CALCULATIONS EXCLUDE THE DISTANCE WITHIN THE SITE TRIANGLES AND DRIVE WIDTHS.

WESTFIELD TREE PLANTING LIST

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

LEGEND

SITE TRIANGLE

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE ROOT	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
GbA	GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	AUTUMN GOLD GINKGO	2 1/2"	6	X			SEE PLAN	X	50'T x 30'W
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	4	X			SEE PLAN	X	45'T x 35'W
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	4	X			SEE PLAN	X	45'T x40'W
	EVERGREEN TREES									
PpG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8'	4	X			SEE PLAN	X	60'T x 25'W
ToS	THUGA OCCIDENTALIS 'SMARGARD'	EMERALD GREEN EASTERN ARBORVITAE	8'	10	X			SEE PLAN	X	15'T x 4'W
	ORNAMENTAL UNDERSTORY TREES									
AG	ACER GRISEUM	PAPERBARK MAPLE	1 1/2"	9	X			SEE PLAN	X	25'T x 15'W
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	14	X			SEE PLAN	X	25'T x 15'W
	EVERGREEN SHRUBS									
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	32			X	SEE PLAN	MIN 18"	3'T x 3'W
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	25			X	SEE PLAN	MIN 18"	3'T x 6'W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	23			X	SEE PLAN	MIN 18"	3'T x 6'W
ToW	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARDII ARBORVITAE	#3	23			X	SEE PLAN	MIN 18"	4'T x 4'W
	DECIDUOUS SHRUBS									
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	20			X	SEE PLAN	MIN 18"	3'T x 3'W
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	23			X	SEE PLAN	MIN 18"	3'T x 3'W
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	18"	20			X	SEE PLAN	MIN 18"	3'T x 3'W
VtB	VIBURNUM TRILOBUM 'BAILEY COMPACTUM'	AMERICAN CRANBERRYBUSH	#3	16			X	SEE PLAN	MIN 18"	6'T x 6'W

XXX — PLANT NAME
2 — QUANTITY
FP — PLANTING AREA

PLANTING AREA KEY
TC = SR 32 RD TRAIL CORRIDOR
IP = INTERIOR PARKING
PP = PERIMETER PARKING
FP = BUILDING FOUNDATION
SC = GENERAL SCREENING
SI = MONUMENT SIGN

N
W E
S

SCALE: 1" = 20'
0 10 20 40

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
"Build with confidence."

BY:	DATE:	PROJECT NO.
BJS	05.15.2020	W19.0545
BJS	05.22.2020	DWG NAME:
BJS	06.29.2020	W190545-L100
BJS	07.01.2020	DESIGNED BY:
BJS	07.06.2020	BJS
		DRAWN BY:
		ALW
		CHECKED BY:
		BJS
		DATE:
		07.06.2020

REVISIONS AND ISSUES
- IN PROGRESS OWNER REVIEW SET
- IN PROGRESS OWNER REVIEW SET
- ISSUED FOR TAC SUBMITTAL
- IN PROGRESS OWNER REVIEW SET
- ISSUED PER TAC COMMENTS

ERIC A. CARTER — REGISTERED LANDSCAPE ARCHITECT — No. 20300131 — STATE OF INDIANA — NOT VALID WITHOUT ORIGINAL SIGNATURE

07/06/2020

ERIC A. CARTER RLA 20300131

PREPARED FOR: FAMILY EXPRESS

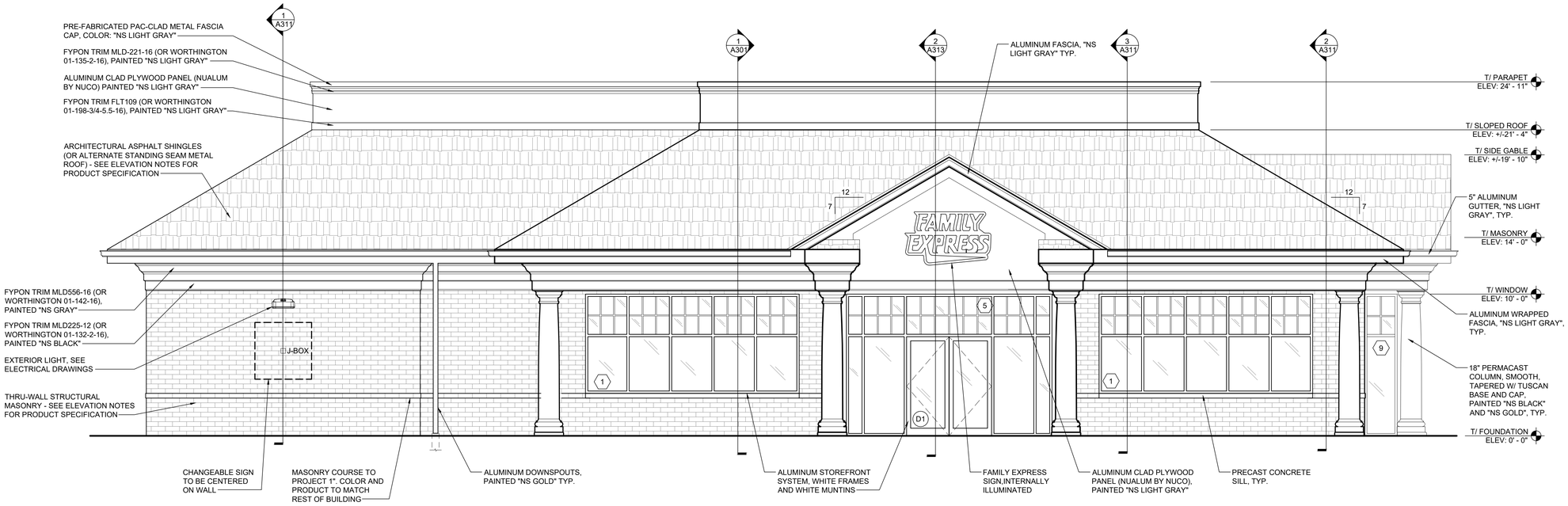
1477 CHATHAM COMMONS BLVD.
WESTFIELD, IN 46074

LANDSCAPE PLAN
Part of the NE 1/4 of Section 25, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

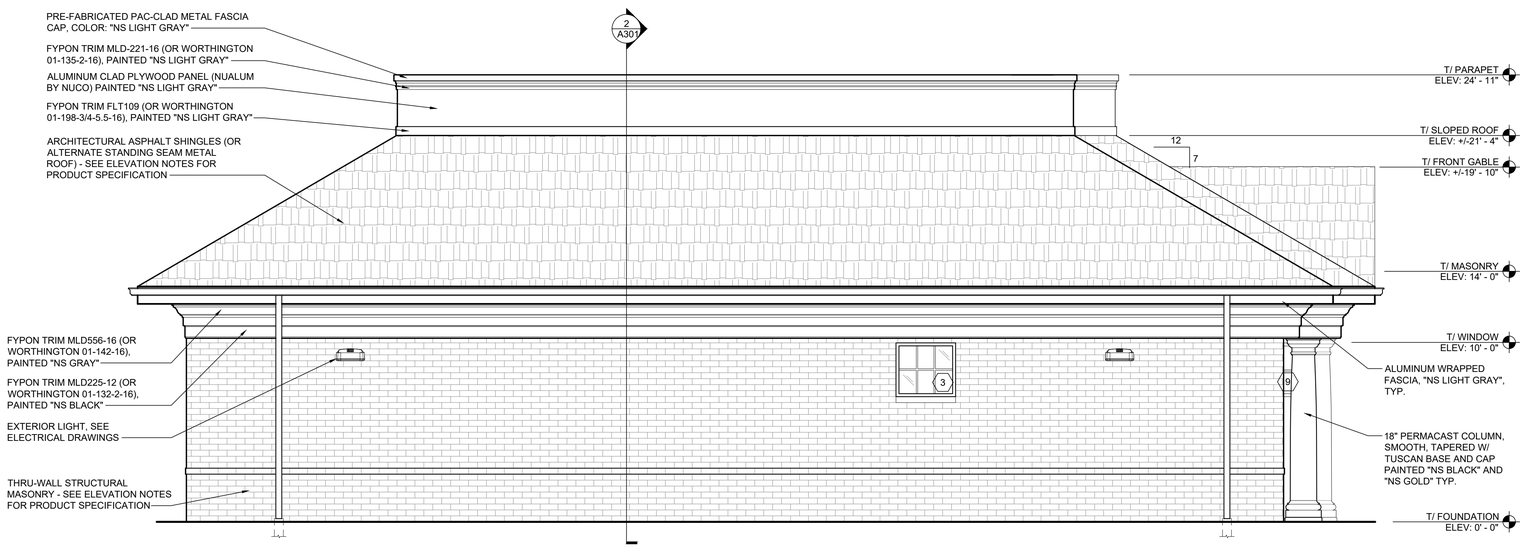
SHEET NO.
L100

PROJECT NO.
W19.0545

LOCATION: I:\2019\W190545\Engineering\Design\consult\W190545-L100.dwg
LAYOUT: L100
DATE/TIME: July 06, 2020 - 12:59pm
PLOTTED BY: ischeitlin



1 EXTERIOR ELEVATION - FRONT ENTRY
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

A. ALL METAL COMPONENTS TO BE CORROSION RESISTANT.

B. ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DELETERIOUS EFFECTS.

C. PROVIDE WEATHER TIGHT SEAL AROUND ALL PENETRATIONS THROUGH BUILDING ENVELOPE.

D. USE NUCO CONNECTORS, TRIM AND TERMINATIONS FOR ALL NUALUM PANELS. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS.

E. ALL FYPON MATERIALS TO HAVE SEAMS SEALED AND TO BE PAINTED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

F. PERMACAST FIBERGLASS COLUMNS ARE NON-STRUCTURAL (DECORATIVE) MEMBERS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

G. EXTERIOR FACE BRICK OR BLOCK PRODUCT TO BE APPROVED BY THE OWNER PRIOR TO ORDER AND CONSTRUCTION

OPTION 1: BELDEN "MONARCH 7 5/8" THRU-WALL STRUCTURAL BRICK. COLOR: WHEATFIELD VELOUR

OPTION 2: MASOLITE 4T X 8D X 16L (HALF-HIGH) SMOOTH FACE CONCRETE BLOCK W/ INTEGRAL WATER REPELLANT AND INTEGRAL COLOR. COLOR: CASTLE TAN

H. PITCHED ROOF CLADDING PRODUCT TO BE APPROVED BY THE OWNER PRIOR TO ORDER AND CONSTRUCTION

OPTION 1: PAC-CLAD "TITE-LOC" METAL ROOFING PANELS. COLOR: SLATE GRAY

OPTION 2: CERTAINTEED LANDMARK ARCHITECTURAL ASPHALT SHINGLES. COLOR: WEATHERED WOOD

I. PAINT COLORS TO MATCH NOBLESVILLE SCHOOL PALETTE AS SPECIFIED BELOW:

"NS BLACK" - MATCH PMS BLACK COATED & UNCOATED

"NS GOLD" - MATCH PMS METALLIC 871 / 4515 COATED & UNCOATED

"NS GRAY" - MATCH PMS 425 COATED & UNCOATED

"NS LIGHT GRAY" - MATCH PMS 421 COATED & UNCOATED

ELEVATION LEGEND

(X) DOOR TAG - SEE DOOR SCHEDULE

⟨X⟩ WINDOW TAG - SEE WINDOW SCHEDULE

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision, Place and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.0011 F: 224.293.0044
wtengineering.com

© COPYRIGHT 2020 THE W-T GROUP, LLC

WT Group
Engineering • Design • Consulting

CHRISTIAN KALISCHESKI
REGISTERED
AR10600126
STATE OF
INDIANA
ARCHITECT

CONVENIENCE STORE
1477 CHATHAM COMMONS BLVD
WESTFIELD, IN 46074

FAMILY EXPRESS

FAMILY EXPRESS

ISSUE

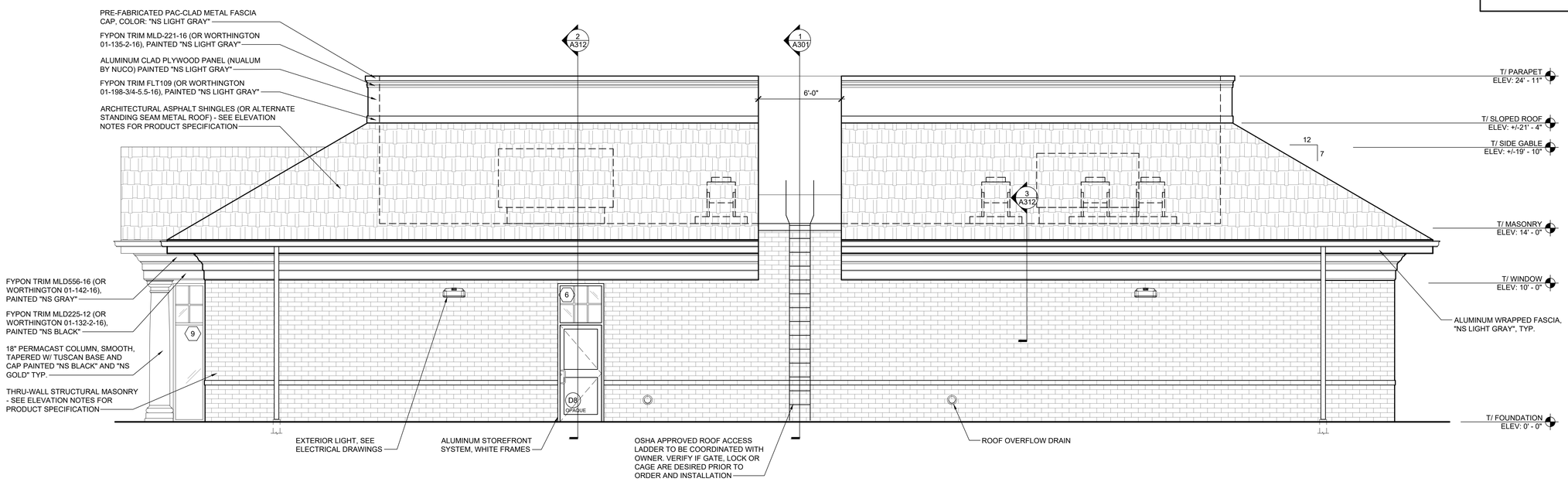
TO	DATE
PERMIT	5/15/20

CHECK:CS
DRAWN:CW
JOB:2000083D

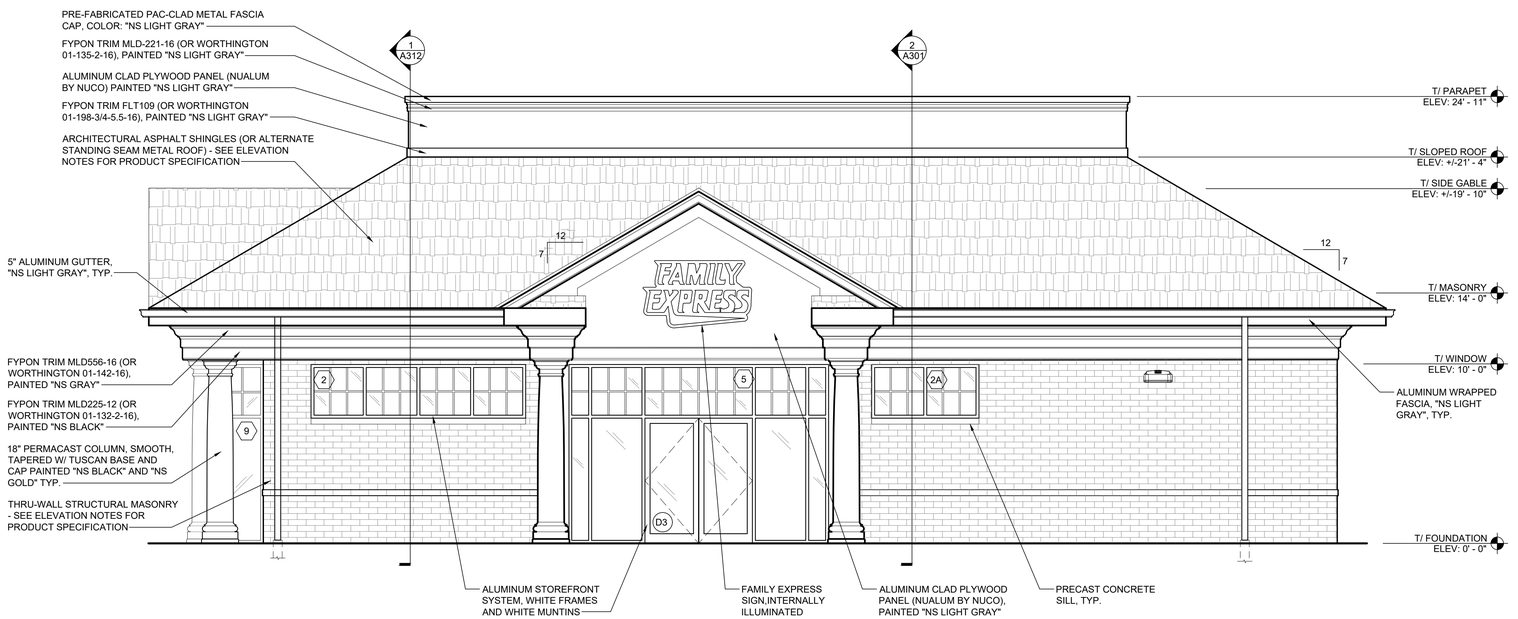
A201
EXTERIOR ELEVATIONS

ELEVATION GENERAL NOTES

A. SEE SHEET A201 FOR ALL ELEVATION GENERAL NOTES AND LEGEND.



1 EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SIDE ENTRY
SCALE: 1/4" = 1'-0"

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T 224.293.2011 F 224.293.0044
wtengineering.com

© COPYRIGHT 2020 THE W-T GROUP, LLC

WT Group
Engineering - Design - Consulting

CHRISTIAN KALISCHESKI
REGISTERED
AR10600126
STATE OF
INDIANA
ARCHITECT

CONVENIENCE STORE
1477 CHATHAM COMMONS BLVD
WESTFIELD, IN 46074

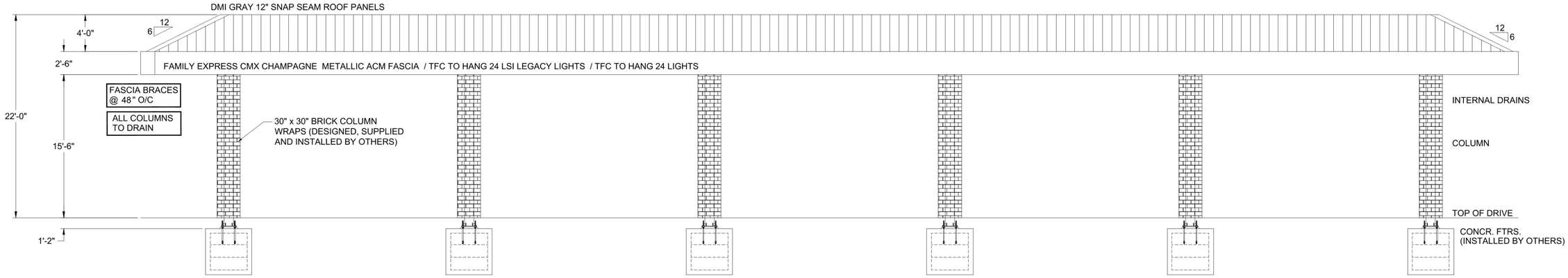
FAMILY EXPRESS

ISSUE

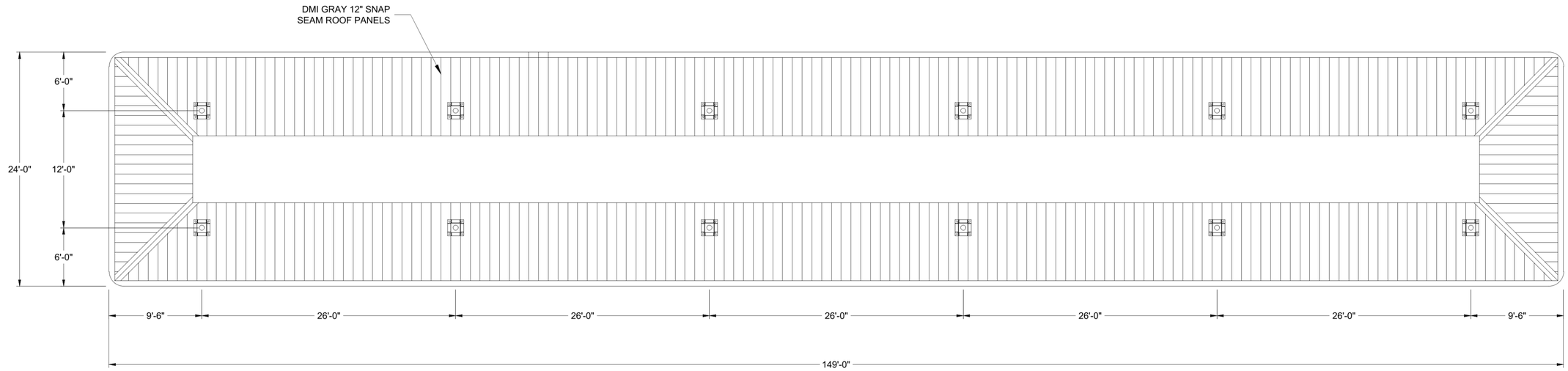
TO	DATE
PERMIT	5/15/20

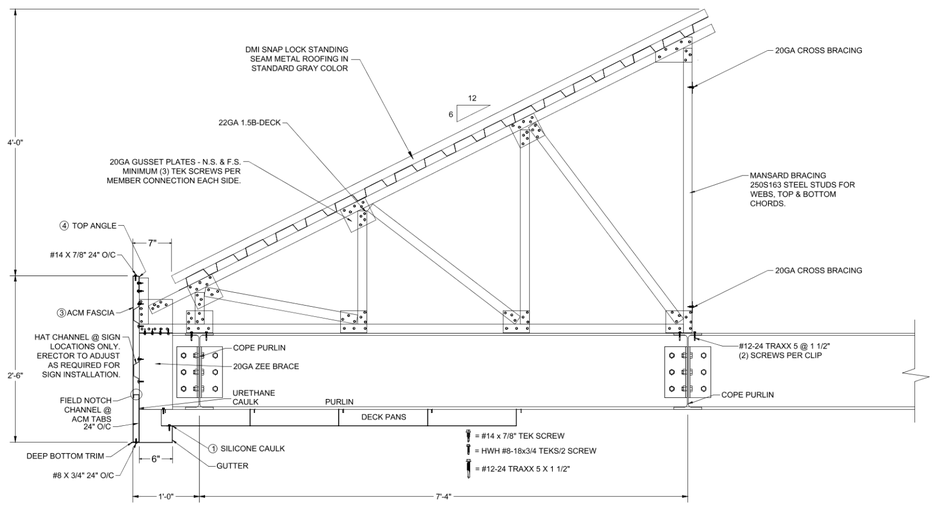
CHECK:CS
DRAWN:CW
JOB:2000083D

A202
EXTERIOR ELEVATIONS



SIDE ELEVATION





30" Fascia w/ 24" Mansard Detail
48" O.C U.N.O.

Preliminary Drawing

NOT TO BE USED FOR CONSTRUCTION
"SUBJECT TO CHANGE"

REV.	DESCRIPTION	DATE	BY

☐ ERECTOR ☐ CONSTR ☐ STEEL ☐ JOB FILE

TFC CANOPY
1107 N. TAYLOR RD.
GARRETT, IN 46738
PH. (260) 357-6665 FAX (260) 357-6533

JOB # 700991

JOB REF. N/A

24'-0" x 149'-0" -- 12 Cols.

LOCATION:	1477 Chatham Commons Blvd. Westfield, IN	
CUSTOMER:	Family Express Valparaiso, IN	
SCALE: DO NOT SCALE	ENGINEER:	
DATE: July 27, 2020	DRAWN BY: DAB	DRAWING NO. 1 OF 1

Petition Number:	2008-ODP-12 & 2008-SPP-12
Project Name:	SEP
Subject Site Address:	Southeast Corner of 161st Street and US 31 (the "Property")
Petitioner:	Pure Development, Inc.
Representative:	American Structurepoint
Request:	Overall Development Plan & Primary Play review of 1 lot on 21.85 acres +/- in the LB: Local and Neighborhood Business District.
Current Zoning:	LB District
Current Land Use:	Vacant
Approximate Acreage:	21.85 acres +/-
Property History:	Detailed Development Plan (2008-DDP-20, *pending*) Secondary Plat (2008-SFP-48, *pending*) Variance of Development Standard (2007-VS-16, 07/14/20)
Staff Reviewer:	Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the LB District.

A Detailed Development Plan (2008-DDP-20) and Secondary Plat (2008-SFP-48) are currently *pending* approval. A Variance of Development Standard (2007-VS-16) was submitted in June of 2020 and was approved by the Board of Zoning Appeals at its July 14, 2020, meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 21, 2020, Technical Advisory Committee meeting.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its July 21, 2020, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's August 3, 2020, meeting.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
4) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

5) Proposed name of subdivision.

6) Names and addresses of the owner, owners, land surveyor or land planner.

7) Title, scale, north arrow and date.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

9) Easements (locations, widths and purposes). (Article 8.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

10) Statement concerning the location and approximate size or capacity of utilities to be installed.

11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

15) Building setback lines. (Article 4.14)

Comment: Please see District Standards.

16) Legend and notes.

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

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

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

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

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

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

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

24) Misc.

<u>OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)</u>

The plans comply except for those items with comments identified as outstanding below:

25) Title, scale, north arrow and date.

26) Proposed name of the development.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

28) Address and legal description of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

29) Boundary lines of the property including all dimensions.

30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

36) Location and dimensions of all existing structures and paved areas.

37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

38) Location of all Floodplain areas within the boundaries of the property.

39) Names of legal ditches and streams on or adjacent to the site.

40) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

41) Identify buildings proposed for demolition.

42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District)**, except for those items identified as outstanding below.**

44) Minimum Lot Area: No minimum

45) Minimum Lot Frontage: 50 feet

46) Minimum Building Setback Line:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

a) Front Yard: 60 feet

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

47) Maximum Building Height: 45 feet

Comment: Will be reviewed during Detailed Development plan review.

48) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

49) Building Size Requirements:

a) Minimum Business Size: 800 square feet

b) Maximum Business Size: 30,000 square feet*

Comment*: Variance of Development Standard (2007-VS-16) permits Maximum Business Size of no greater than 75,000 SF. Compliant.

c) Maximum Aggregate of all

Buildings (within a single development): 90,000 square feet

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

50) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

51) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

a) US Highway 31 Overlay District:

i) Minimum Lot Size: Except as otherwise provided, 217,800 square feet.

1. If a Lot was recorded prior to November 1, 1989, and said Lot does not contain the minimum area required by this Ordinance for Lots in the US31 Overlay, the, notwithstanding the minimum Lot Size requirements for Lots in the US31 Overlay, said Lot ("Undersize Lot") may be used for any use permitted in the US31 Overlay provided:

   (a) At the time or recordation of the Undersized Lot or on the record date, the Undersize Lot met the requirements for minimum Lot Size then in effect for a Lot in the underlying Zoning District.

   (b) The Property Owner of the Undersize Lot does not own any adjoining vacant Lot (not separated by a Street, Right-of-way or easement) which, if combined with the Undersized Lot, would create a Lot which conforms to the minimum Lot Size requirements of this Article.

   (c) All other applicable regulations of the US31 Overlay can be met.

ii) Height and Area Requirements:

1. Maximum Building Height: The maximum height shall not exceed fifty percent (50%) of the depth of the Front Yard. For purposes of this computation, where access to the Lot is by a Frontage Road or which is between the Lot and U.S. 31, the width of such Frontage Road shall be added to the depth of the Front Yard.

2. Minimum Building Height: 14 feet, to the highest point of the roof for a building with a flat roof; 23 feet to the lowest eaves for a building with a gable, hip or gambrel roof.

3. Minimum Front Yard:

   (a) US Highway 31: 90 feet

   <u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

   (b) All others: 60 feet

   (c) Determination of Front Yard: For purposes of applying the requirements of this Article, the front yard of each Lot in the US31 Overlay, including any Corner Lot, shall be deemed to be any Lot Line of the Lot which abuts the Right-of-way of US Highway 31 or any other Street or highway. Private Parking Areas

may be located in the Front Yard so long as the nearest curb of any such Parking Area is not less than twenty (25) feet distant from the Principal Building(s).

4. Minimum Side Yard: 45 feet

   <u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

5. Minimum Rear Yard: 45 feet

6. Minimum Aggregate of Side Yard: 90 feet

7. Minimum Lot Width: Shall be equal to or exceed one-half (0.5) the depth of the Lot.

   (a) If a Lot was recorded prior to November 1, 1989, and said Lot does not meet the minimum Lot Width requirement for Lots in the US31 Overlay, then, notwithstanding the minimum Lot Width requirements for Lots in the US31 Overlay, said Lot may be used for any use permitted in the US31 Overlay provided:

   (i) At the time or recordation of said Lot or the record date, said Lot met the requirements for minimum Lot Width then in effect for the underlying Zoning Districts.

   (ii) The Property Owner of said Lot does not own any adjoining vacant Lot (not separated by a Street, Right-of-way or interfering easement) which, if combined with said Lot, would create a Lot which conforms to the minimum Lot Width requirements of this Article.

   (iii)All other applicable regulations of the US31 Overlay can be met.

8. Minimum Aggregate Gross Floor Area: Multi-family, Commercial/ Business and Industrial uses: 15,000 square feet (excluding Basement).

9. Lot Coverage:

   (a) If all buildings on the Lot contain an aggregate Gross Floor Area of less than 25,000 square feet, then thirty-five percent (35%) of the Lot.

(b) If all buildings on the Lot contain an aggregate Gross Floor Area of between 25,000 square feet and 74,999 square feet, then forty-five percent (45%) of the Lot.

(c) If all buildings on the Lot contain an aggregate Gross Floor Area of between 75,000 square feet and 150,000 square feet, then fifty-five percent (55%) of the Lot.

(d) If all buildings on the Lot contain an aggregate Gross Floor Area in excess of 150,000 square feet, sixty-five percent (65%) of the Lot.

iii) Loading Berth Requirements: Shall be as specified in the underlying Zoning District, except that no loading or unloading berth or bay may be visible from US Highway 31; elsewhere in the development, such bays shall be completely screened by landscaping or other screening.

iv) Landscaping: That portion of the Front Yard between the Front Lot Line and a line which is thirty (30) feet ("Greenbelt Distance") from and parallel to the Front Lot Line shall be landscaped in accordance with Article 6.8 Landscaping Standards and shall be unoccupied except by steps, walks, terraces, access driveways, lamp posts, signs and other similar structures (excluding a private Parking Area) permitted by this Ordinance to be placed in a Front Yard. Where access to the Lot is by way of a Frontage Road which is between the Lot and the US Highway 31, then the Greenbelt Distance shall be reduced by one-half (0.5) of the width of such Frontage Road; provided, however, that the Greenbelt Distance shall in no event be less than fifteen (15) feet. Inclusive of this landscaped portion of the Front Yard, a minimum of twenty percent (20%) of the Lot surface area shall be landscaped.

v) Outside Storage of Refuse: No outside, unenclosed storage of refuse shall be permitted on any Lot. All refuse shall be contained in completely enclosed facilities; no refuse containers or enclosures shall be visible from US Highway 31.

vi) Utility Screening: All heating, ventilating, communication and like equipment for any facility shall be completely screened from view in a manner that is homogenous with the balance of the building.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

vii) Architecture: In addition to any provisions that apply to the underlying Zoning District, the architectural plan of any building proposed to be built in the US31 Overlay must exhibit pleasing scale and proportion and demonstrate compatibility with other buildings and structures in the same and adjacent developments. A minimum of three

(3) materials shall be used for building exteriors, and must include stone or brick. Buildings shall be designed with a minimum of eight (8) external corners to eliminate box buildings. Sloped roofs of one hundred (100) feet or more must include a gable, dormer or other change in roof plane.

Comment: Variance of Development Standard (2007-VS-16) modifies building materials, offsets and roof design to substantially comply with Exhibit A. Compliant.

52) 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.

53) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

54) Architectural Standards (Article 6.3)

Comment: Will be reviewed during Detailed Development Plan review.

55) Building Standards (Article 6.4)

56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

Comment: Please see District Standards.

58) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) Street Trees:

Comment: Not required for Business Uses.

c) Minimum Lot Landscaping Requirements:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

d) Foundation Plantings:

Comment: Will be reviewed during Detailed Development Plan review.

e) External Street Frontage Landscaping Requirements:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

f) Buffer Yard Requirements:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

g) Parking Area Landscaping:

Comment: Will be reviewed during Detailed Development Plan review.

59) Lighting Standards (Article 6.9)

Comment: Will be reviewed during Detailed Development Plan review.

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Outside Storage and Display (Article 6.12)

Comment: Will be reviewed during Detailed Development Plan review.

62) Outdoor Café and Eating Areas (Article 6.13)

Comment: Will be reviewed during Detailed Development Plan review.

63) Parking and Loading Standards (Article 6.14)

Comment: Will be reviewed during Detailed Development Plan review.

64) Setback Standards (Article 6.16)

Comment: Please see District Standards.

65) Sign Standards (Article 6.17)

Comment: **Will be reviewed when a sign permit has been submitted.**

66) Vision Clearance Standards (Article 6.19)

67) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

68) Block Standards (Article 8.1)

69) Easement Standards (Article 8.3)

a) Tree Preservation Easement: When a Secondary Plat is being recorded and an easement is required or proposed for tree preservation, then an Applicant shall record an easement, or an Applicant may forego a separate easement instrument in favor of bringing an easement certificate on the plat, of which shall include:

i) Tree Preservation Easement Certificate: There are shown on this instrument an area(s) designated as 'Tree Preservation Easements' or abbreviated as 'T.P.E.'. Such easement(s) shall be regulated and maintained in accordance with the following:

ii) Permitted Activities: The following activities shall be permitted: (a) Removal of invasive species (e.g., bush honeysuckle), where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species; (b) Removal of an overabundance of combustible material (e.g., dead, fallen trees, and leaves); (c) Removal of vines growing on and up a tree; (d) Removal of hazardous, exotic and invasive species and/or dead, hazardous and at risk trees; (e) Planting of native trees; (f) Removal of trees directed to be removed by municipal, County, State or federal agencies or departments or by a public utility; (g) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible; and (h) Installation, mowing, and maintenance of access easements, paved or unpaved trails, or utility and drainage improvements; provided, however, that any such

improvements and easements shall be as narrow or small as reasonably possible with no blanket easements.

iii) Prohibited Activities: The following activities shall be prohibited: (a) Mowing any portion of existing, naturally vegetated areas; (b) Dumping of leaves or other debris; (c) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden; (d) The construction of permanent structural improvements including, but not limited to: pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures; and (e) Active recreational activities that adversely impact the natural characteristics of the preservation area, including, but not limited to the placement of playground equipment, paving for basketball or tennis courts or swimming pools.

iv) Required Activities: The following shall be required: (a) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods; (b) Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying. Restricted Area."; and (c) Any person or entity causing damage or destruction or that violates the provisions of this easement shall be responsible to replace removed or damaged trees with trees (a minimum of three (3) inches in caliper) of an equivalent caliper to the removed or damaged vegetation, and to return the damaged areas of the easement to its original natural state.

70) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

71) Open Space and Amenity Standards (Article 8.6)

Comment: Not required for Business Uses.

72) Pedestrian Network Standards (Article 8.7)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

73) Storm Water Standards (Article 8.8)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

74) Street and Right-of-Way Standards (Article 8.9)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

75) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

76) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

77) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

78) Utility Standards (Article 8.13)

Comment: Please coordinate with WPWD and applicable utilities.

DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the August 3, 2020, Plan Commission meeting.

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

CITY OF Westfield INDIANA

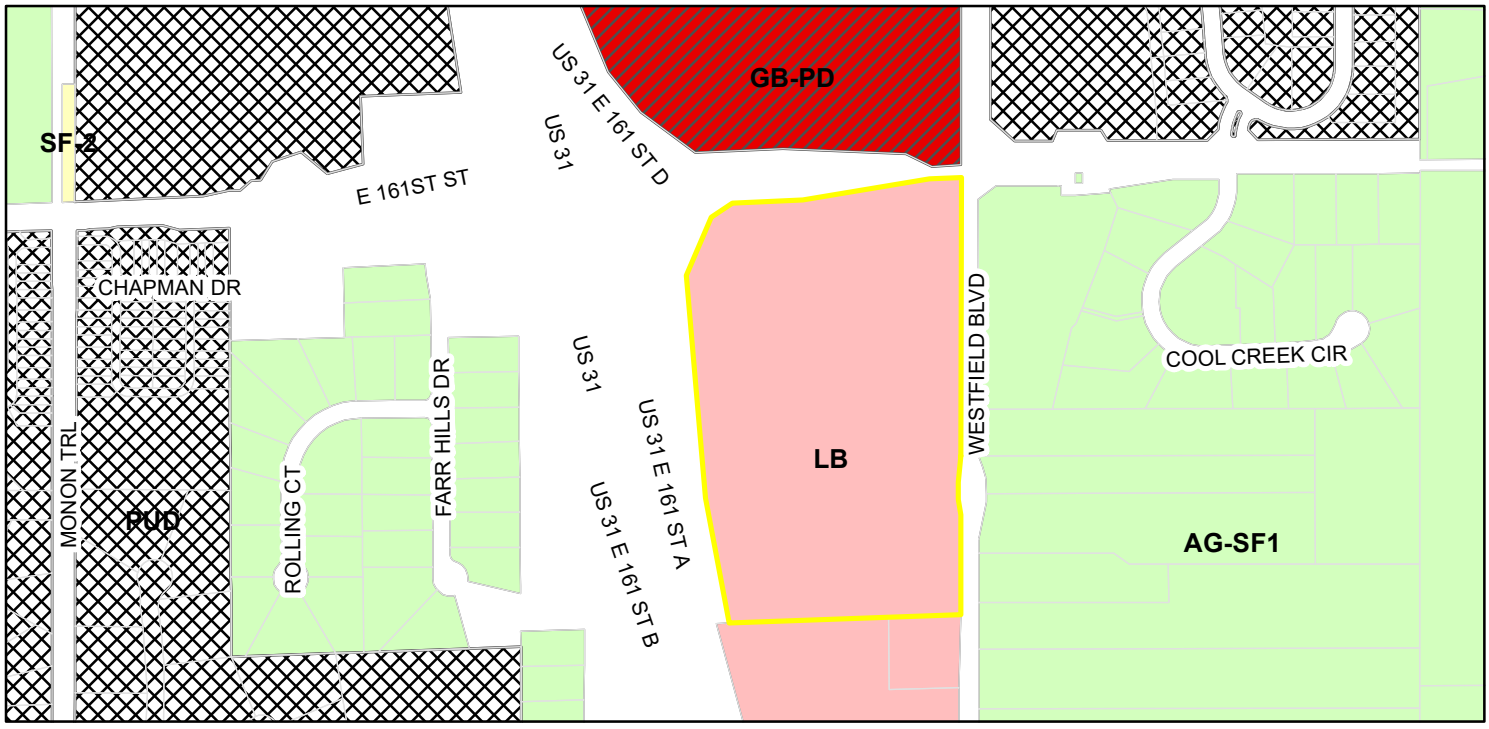
Property Location Map
SEP
Overall Development Plan & Primary Plat
2008-ODP-12 & 2008-SPP-12

N W E S
Not To Scale

Aerial Location Map

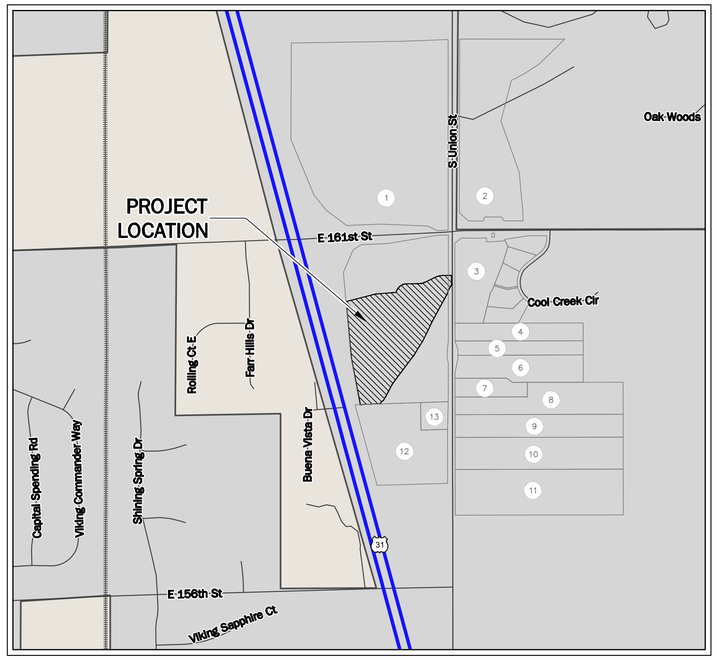
Site

Zoning Map



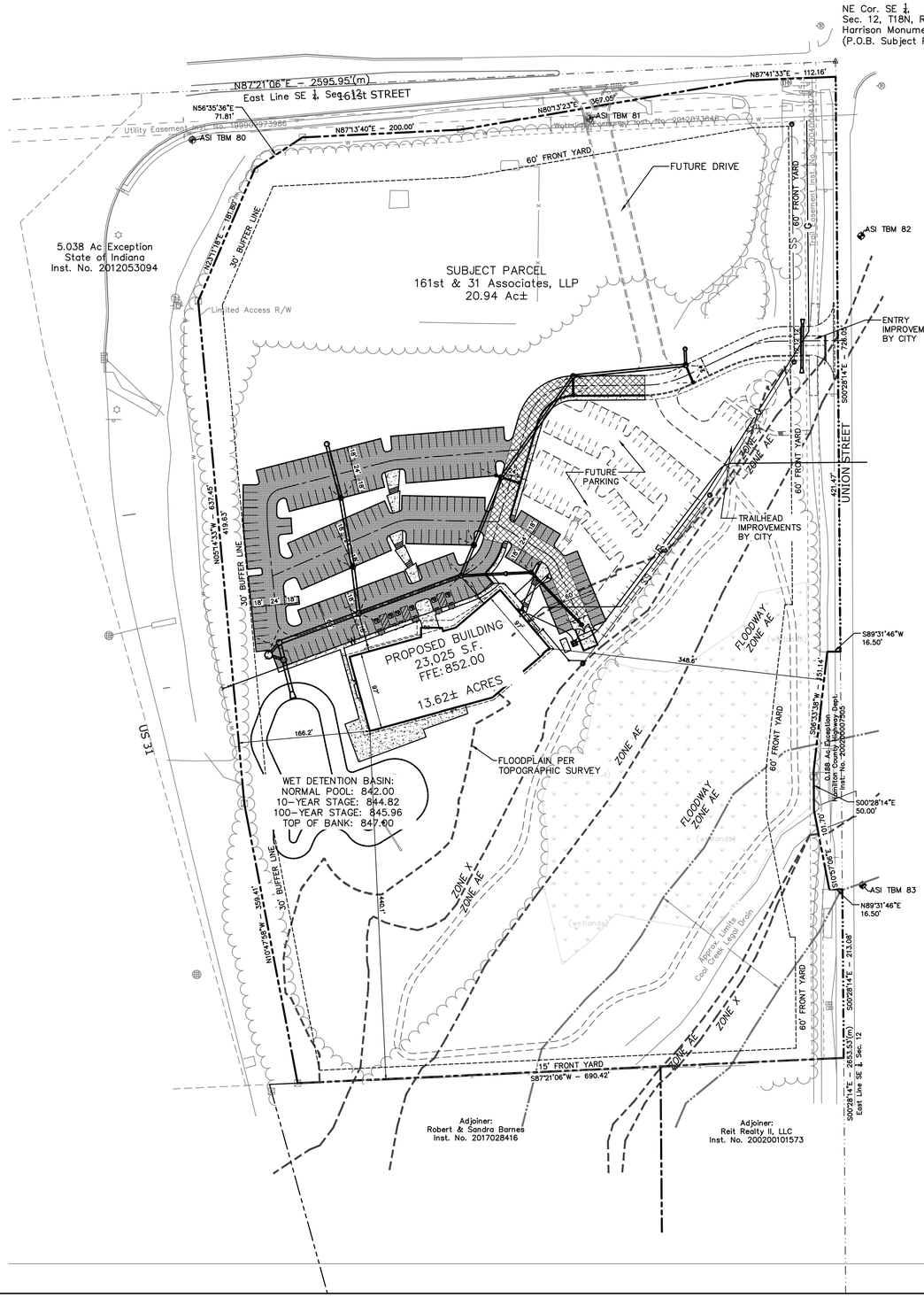
Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)



VICINITY MAP

NOT TO SCALE



0' 80' 160'

SCALE: 1"=80'

LEGAL DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:
Beginning at the Northeast corner of the Southeast Quarter of said Section; running thence South on and along the East line thereof 1255.05 feet (1262.25 feet by deed); thence West 847.61 feet to a point in the center line of new U.S. Highway No. 31; thence in a Northwesterly direction on and along said center line 1291.70 feet to a point on the North line of said East One-Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East; thence East on and along the North line of said East Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East 1178.20 feet to the place of beginning.

Excepting therefrom the following:
Commencing at the Northeast corner of said Quarter; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Quarter 745.52 feet to the Point of Beginning of this description; thence continuing South 00 degrees 00 minutes 00 seconds West along said East line 300.00 feet to a point; thence South 90 degrees 00 minutes 00 seconds West 16.50 feet to a point; thence North 10 degrees 28 minutes 52 seconds West 101.70 feet to a point; thence North 00 degrees 00 minutes 00 seconds East 50.00 feet to a point; thence North 7 degrees 01 minute 52 seconds East 151.14 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 16.50 feet to the Point of Beginning and containing 0.188 acres, more or less.

Also excepting therefrom the following:
Part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit " B" , described as follows: Beginning at the Northeast corner of said quarter section; thence South 0 degrees 14 minutes 56 seconds East 19.46 feet along the east line of said quarter section; thence South 87 degrees 54 minutes 07 seconds West 112.16 feet to point " 738" on said plat; thence South 80 degrees 25 minutes 57 seconds West 367.05 feet to point " 737" on said plat; thence South 87 degrees 26 minutes 14 seconds West 200.00 feet to point 736" on said plat; thence South 56 degrees 48 minutes 10 seconds West 71.81 feet to point " 735" on said plat; thence South 23 degrees 23 minutes 52 seconds West 181.80 feet to point " 734" on said plat; thence South 5 degrees 01 minute 59 seconds East 637.45 feet to point 733" on said plat; thence South 10 degrees 35 minutes 24 seconds East 360.38 feet to the south line of said grantors' land; thence South 87 degrees 32 minutes 34 seconds West 65.54 feet along said line to the east boundary of U.S. 31; thence North 15 degrees 10 minutes 51 seconds West 952.95 feet along said boundary; thence North 10 degrees 16 minutes 56 seconds West 175.64 feet along said boundary; thence North 46 degrees 07 minutes 07 seconds East 212.98 feet along said boundary to the south boundary of 161st Street; thence North 0 degrees 16 minutes 35 seconds West 14.23 feet to the North line of said quarter section; thence North 87 degrees 33 minutes 40 seconds East 877.61 feet along said line to the point of beginning, containing 5.038 acres more or less, inclusive of the presently existing right of way for 161st Street which contains 0.339 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantors' abutting lands, along the lines described as follows: Beginning at point " 737" on said plat; thence along the 200.00-foot course, the 71.81-foot course, the 181.80-foot course, the 637.45-foot course, the 360.38-foot course and the eastern 35.82 feet of the 65.54-foot course and terminating on the south line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

EXISTING LEGEND

- Curb Inlet
- Fire Hydrant
- Inlet
- Light Pole
- Mailbox
- Right Of Way Monument
- Sign
- Sanitary Manhole
- Temporary Bench Mark
- Test Hole
- Telephone Handhole
- Telephone Pedestal
- Traffic Pole
- Water Manhole
- Water Valve
- -otr- Overhead Traffic Line
- -w- Buried Water Line

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PATH

SITE DATA TABLE

SITE ZONING:	LB
PROJECT AREA:	20.85± ACRES
BUILDING AREA – FOOTPRINT:	23,025 SF
BUILDING AREA – TOTAL:	70,000 SF
SITE IMPERVIOUS AREA:	4.45± ACRES
STANDARD PARKING (9.5'x18'):	194
ADA PARKING PROVIDED: (INCLUDES 6 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING:	200
FUTURE PARKING (9.5' X 18')	83

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE "811" OR 1-800-382-5544 – INDIANA UNDERGROUND –

OVERALL DEVELOPMENT PLAN

APPROVAL PENDING NOT FOR CONSTRUCTION

Corporate HQ

Westfield, IN | 02 July 2020

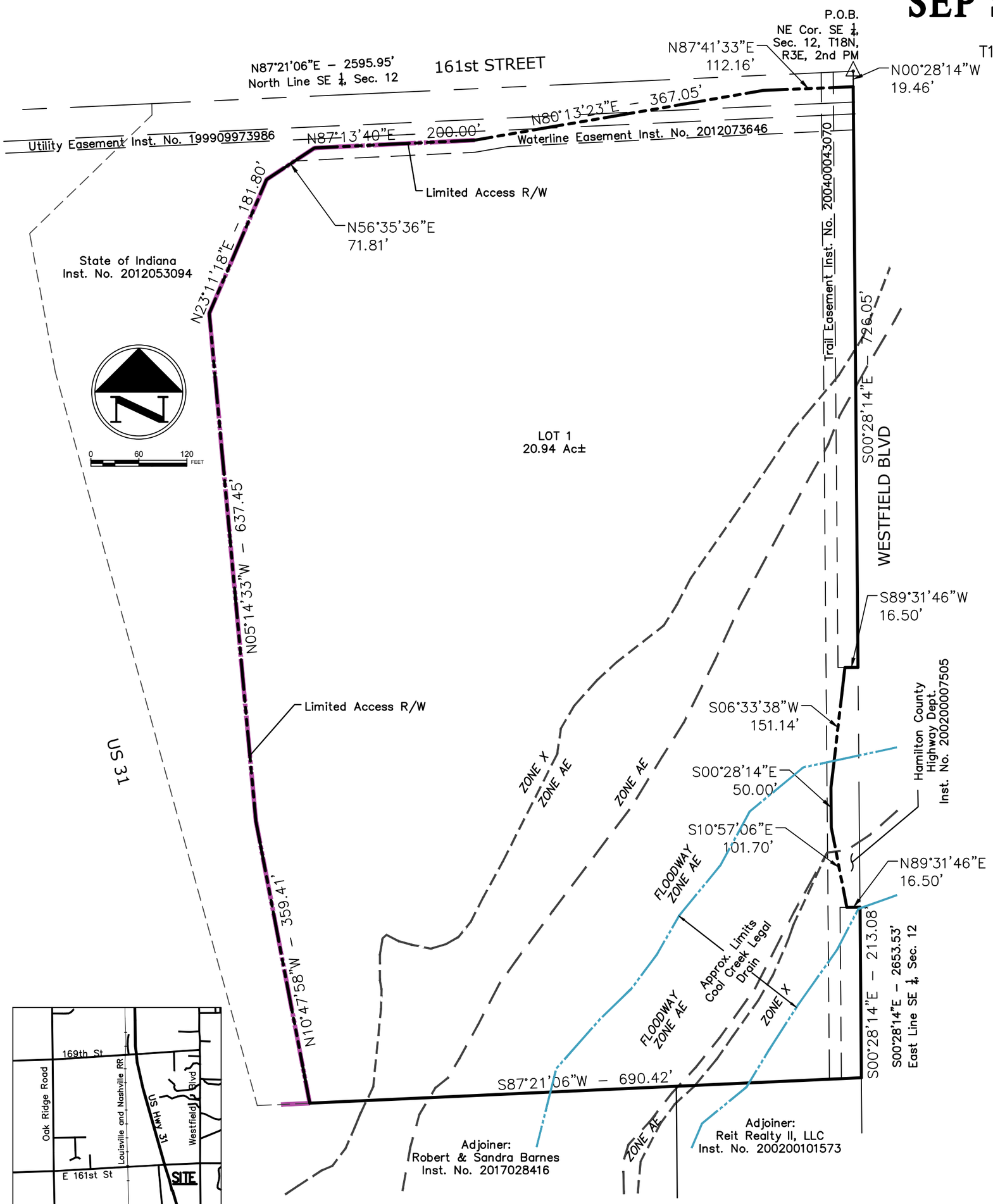
2020015

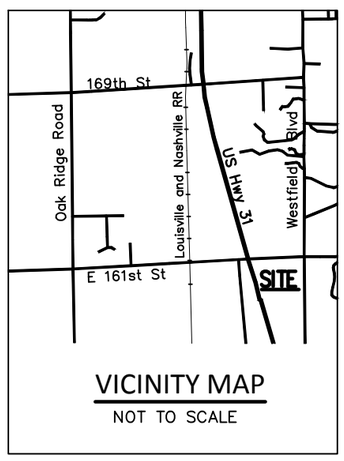
CSO pure development SEP AMERICAN STRUCTUREPOINT INC.

PLOT DATE: 7/13/2020 5:30 PM
PLOT SCALE: 12.5849
EDIT DATE: 7/2/2020
EDITED BY: NHORGAN
DRAWING FILE: P:\2020\00292\D. Drawings\Civil\Exhibits\2020-07-13 - Overall Development Plan Exhibit\2020.00292.CE.C200.OSP.dwg

SEP SUBDIVISION-PRIMARY PLAT

PART OF THE S.E. ¼ OF SECTION 12
T18N, R3E, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA





VICINITY MAP
NOT TO SCALE

LAND DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:
Beginning at the Northeast corner of the Southeast Quarter of said Section; running thence South on and along the East line thereof 1255.05 feet (1262.25 feet by deed); thence West 847.61 feet to a point in the center line of new U.S. Highway No. 31; thence in a Northwesterly direction on and along said center line 1291.70 feet to a point on the North line of said East One–Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East; thence East on and along the North line of said East Half of the Southeast Quarter of Section 12, Township 18 North, Range 3 East 1178.20 feet to the place of beginning.

Excepting therefrom the following:
Commencing at the Northeast corner of said Quarter; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Quarter 745.52 feet to the Point of Beginning of this description; thence continuing South 00 degrees 00 minutes 00 seconds West along said East line 300.00 feet to a point; thence South 90 degrees 00 minutes 00 seconds West 16.50 feet to a point; thence North 10 degrees 28 minutes 52 seconds West 101.70 feet to a point; thence North 00 degrees 00 minutes 00 seconds East 50.00 feet to a point; thence North 7 degrees 01 minute 52 seconds East 151.14 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 16.50 feet to the Point of Beginning and containing 0.188 acres, more or less.

Also excepting therefrom the following:
Part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit " B" , described as follows: Beginning at the Northeast corner of said quarter section; thence South 0 degrees 14 minutes 56 seconds East 19.46 feet along the east line of said quarter section; thence South 87 degrees 54 minutes 07 seconds West 112.16 feet to point " 738" on said plat; thence South 80 degrees 25 minutes 57 seconds West 367.05 feet to point " 737" on said plat; thence South 87 degrees 26 minutes 14 seconds West 200.00 feet to point 736" on said plat; thence South 56 degrees 48 minutes 10 seconds West 71.81 feet to point " 735" on said plat; thence South 23 degrees 23 minutes 52 seconds West 181.80 feet to point " 734" on said plat; thence South 5 degrees 01 minute 59 seconds East 637.45 feet to point 733" on said plat; thence South 10 degrees 35 minutes 24 seconds East 360.38 feet to the south line of said grantors' land; thence South 87 degrees 32 minutes 34 seconds West 65.54 feet along said line to the east boundary of U.S. 31; thence North 15 degrees 10 minutes 51 seconds West 952.95 feet along said boundary; thence North 10 degrees 16 minutes 56 seconds West 175.64 feet along said boundary; thence North 46 degrees 07 minutes 07 seconds East 212.98 feet along said boundary to the south boundary of 161st Street; thence North 0 degrees 16 minutes 35 seconds West 14.23 feet to the North line of said quarter section; thence North 87 degrees 33 minutes 40 seconds East 877.61 feet along said line to the point of beginning, containing 5.038 acres more or less, inclusive of the presently existing right of way for 161st Street which contains 0.339 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantors' abutting lands, along the lines described as follows: Beginning at point " 737" on said plat; thence along the 200.00–foot course, the 71.81–foot course, the 181.80–foot course, the 637.45–foot course, the 360.38–foot course and the eastern 35.82 feet of the 65.54–foot course and terminating on the south line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

THE ABOVE PARCEL ALSO DESCRIBED AS FOLLOWS:
A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of said quarter section: thence South 0 degrees 28 minutes 14 seconds East 19.46 feet along the east line of said quarter section to the point of beginning of this description:

thence continuing along said east line, South 0 degrees 28 minutes 14 seconds East 726.05 feet to the northeast corner of that 0.188 acre parcel described in the Warranty Deed recorded as Instrument Number 200200007505; thence along the boundary of said 0.188 acre parcel the following five (5) courses: 1) South 89 degrees 31 minutes 46 seconds West 16.50 feet; 2) South 6 degrees 33 minutes 38 seconds West 151.14 feet; 3) South 0 degrees 28 minutes 14 seconds East 50.00 feet; 4) South 10 degrees 57 minutes 6 seconds East 101.70 feet; 5) North 89 degrees 31 minutes 46 seconds East 16.50 feet to the east line of said quarter section; thence South 0 degrees 28 minutes 14 seconds East 213.08 feet to the southeast corner of that parcel of land described in the Quitclaim Deed recorded as Instrument Number 2012044611; thence South 87 degrees 21 minutes 6 seconds West 690.42 feet along said parcel to an eastern boundary of that 5.038 acre parcel described in the Warranty Deed recorded as Instrument Number 2012053094; thence along the boundary of said 5.038 acre parcel the following seven (7) courses: 1) North 10 degrees 47 minutes 58 seconds West 359.41 feet; 2) North 5 degrees 14 minutes 33 seconds West 637.45 feet; 3) North 23 degrees 11 minutes 18 seconds East 181.80 feet; 4) North 56 degrees 35 minutes 36 seconds East 71.81 feet; 5) North 87 degrees 13 minutes 40 seconds East 200.00 feet; 6) North 80 degrees 13 minutes 23 seconds East 367.05 feet; 7) North 87 degrees 41 minutes 33 seconds East 112.16 feet to the point of beginning and containing 20.942 acres, more or less.

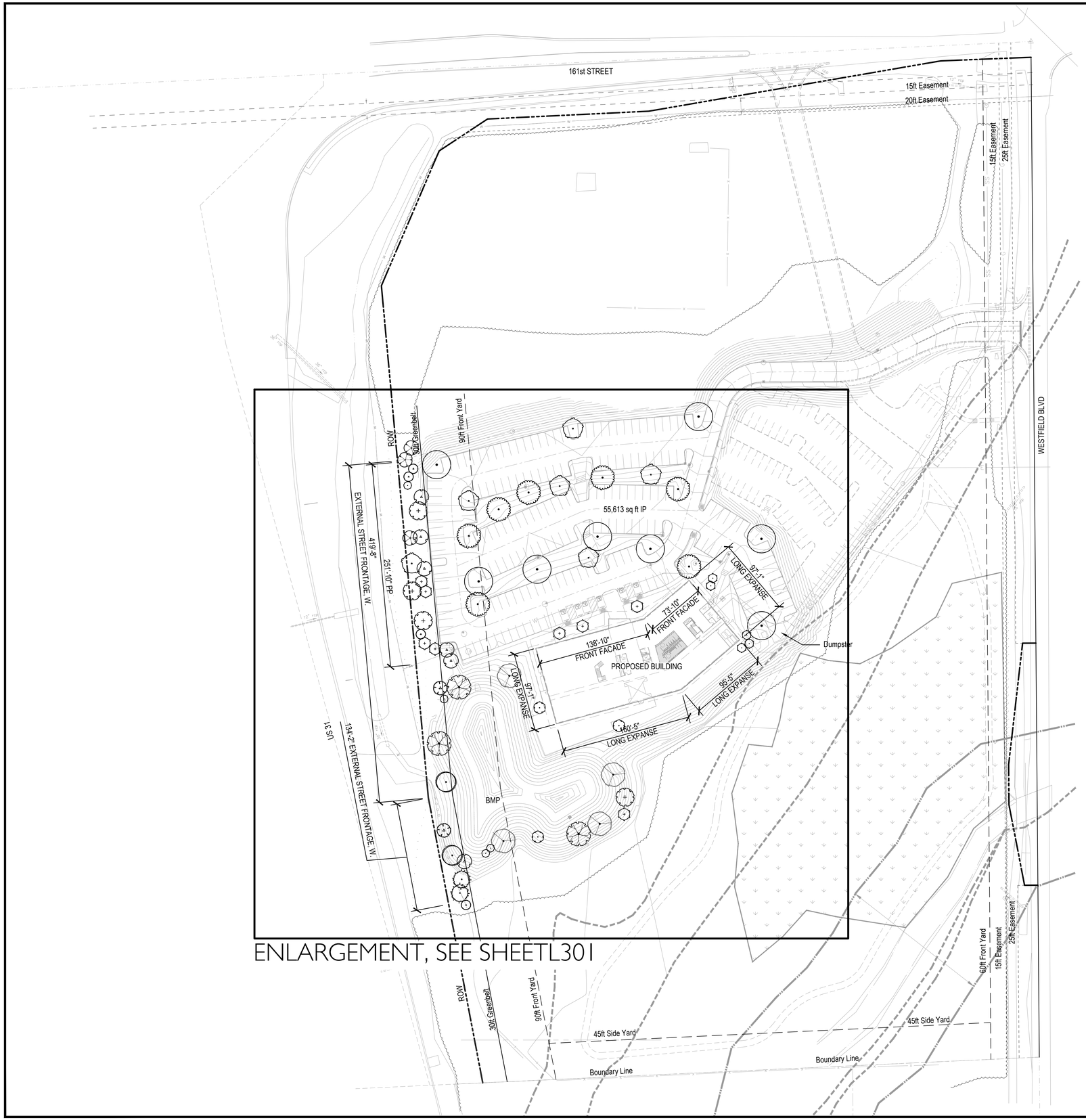
OWNER:
161st & 31 Associates, LLP

DEVELOPER:
Pure Development
815 E. 65th Street
Indianapolis, IN 46220

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
9025 River Road, Suite 200
Indianapolis, IN 46240
317–547–5580
tmcgill@structurepoint.com

I, Tracy L. McGill affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200
INDIANAPOLIS, IN 46240
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com



LANDSCAPE ORDINANCE CHART
ZONING: LB

From Westfield-Washington Township Unified Ordinance as of January 2020:

6-32.H.2. GENERAL SCREENING STANDARDS
Requirements: Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) foot high, completely opaque fence or wall; (ii) a six (6) foot high berm; (iii) a six (6) foot high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect

Provided: Existing Woodland to Remain to Satisfy Requirement

6-32.I. DETENTION AND RETENTION AREAS
Requirements:Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

Provided: 10 Trees, 20 Shrubs

6-34.K MINIMUM LOT LANDSCAPING REQUIREMENTS
Requirements: Provide ten (10) Shade Trees + ten (10) Evergreen Trees + twenty five (25) shrubs per one (1) acre of land use.

SEP Campus Acreage = 9.82 ac
Required:
9.82 ac x 10 = 99 shade trees
9.82 ac x 10 = 99 evergreen trees
9.82 ac x 25 = 246 shrubs
Provided:
34 shade trees + Existing Woodland to Remain
6 evergreen trees + Existing Woodland to Remain
328 shrubs + Existing Woodland to Remain

6-34.L FOUNDATION PLANTINGS
Requirements: 1. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect. 2. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. 5. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face.

1.Long Expanses = 450 l.f.
Required: 450 l.f./80 = Plant materials every 40ft o.c.
Provided: 7 ornamental trees + 24 shrubs
2.Front Building Facade = 213 l.f..
Required: 213 l.f./12 = 18 shrubs or ornamental trees
Provided: 3 ornamental trees + 16 shrubs

6-35.M EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS
Requirements: Provide three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.

West Boundary = 1178/100 = 11.78
Required: (554 l.f. of overall 780 l.f.)
5.54 x 3 = 17 shade or evergreen trees, 5.54 x 2 = 12 ornamental trees, 5.54 x 25 = 139 shrubs
Provided: 6 evergreen trees + 6 shade trees + 9 ornamental trees + 104 shrubs
(Existing Woodland to Remain to satisfy requirement for the remaining 126 l.f. and 25% quantity reduction)

East Boundary = 1239 l.f. Future Trailhead facility will eliminate street frontage to the project parcel. No plantings proposed. It is anticipated that the Trailhead facility will provide required street frontage plantings.

6-36.N BUFFER YARD REQUIREMENTS
Requirements: Buffer Type A. = 30ft width, three (3) Shade Trees + three (3) Evergreen Trees + ten (10) Shrubs per 100 l.f.

North Boundary: Not Required, Same Zoning
South Boundary: Not Required, Same Zoning

6-37.O.1 INTERIOR PARKING AREA LANDSCAPING
Requirements: 10% of parking area for landscaping. Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Required: 55,615sq. ft. of Parking area x 10% = 5,561.5 sq. ft. landscape area
Provided: 5,577sq. ft. landscape area, 20 Trees + 80 Shrubs + 5,308sq. ft. Groundcover

6-37.O.2 PERIMETER PARKING AREA LANDSCAPING
Requirements: Provide one (1) tree per thirty (30) linear feet of Parking Area length and one (1) shrub per three (3) feet of Parking Area length.

Parking Perimeter West = 252 l.f.
Required: 252 l.f./30 = 9 Trees 252 l.f./3 = 84 Shrubs
Provided: 9 Trees + 84 Shrubs

North

0 30' 60' 120'
Scale 1" = 60'-0"

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

Certified by:
FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2021

Construction Drawings for Pricing
SEP CORPORATE HQ
Westfield, IN

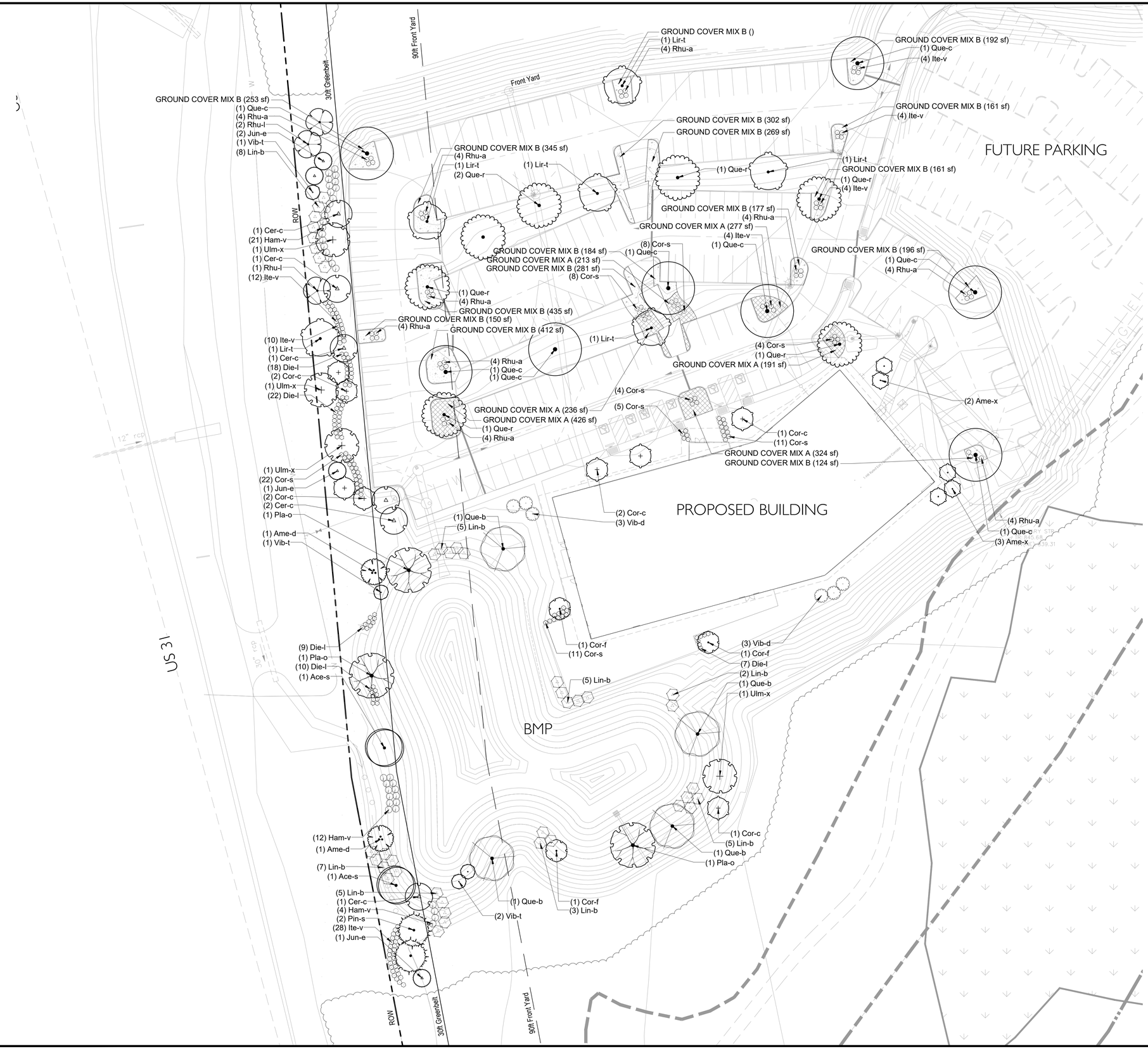
Sheet Title
OVERALL PLANTING PLAN

Revision	Date	Description

Date:	07.02.2020
Job No:	2020-1364
Drawn by:	JDS
Checked by:	JTS

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Landscape Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Landscape Architect.

Sheet No:
L300



GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

Certified by:

FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2021

Construction Drawings for Pricing

SEP CORPORATE HQ

Westfield, IN

Sheet Title

PLANTING PLAN

Revision	Date	Description

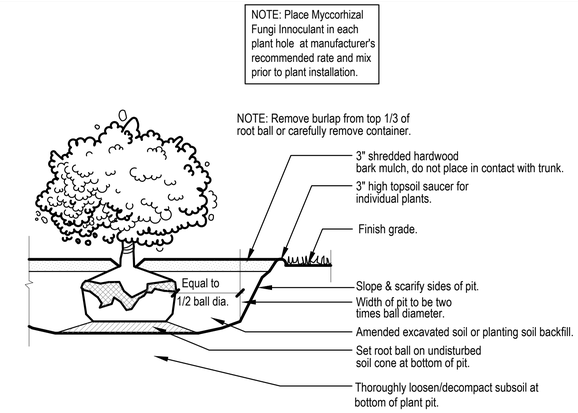
Date:	07.02.2020
Job No:	2020-1364
Drawn by:	JDS
Checked by:	JTS

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Landscape Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Landscape Architect.

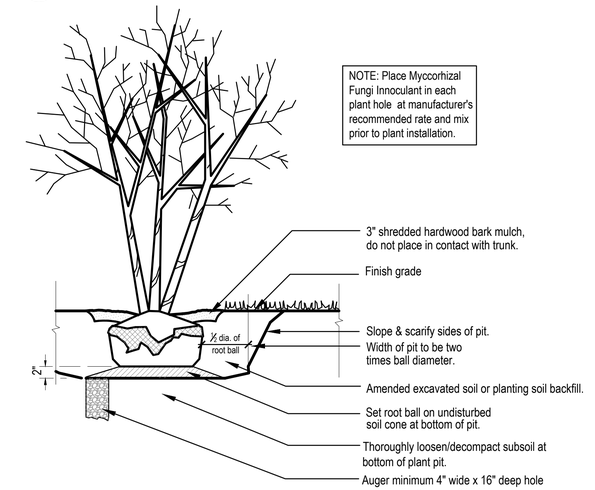
Sheet No:

L301

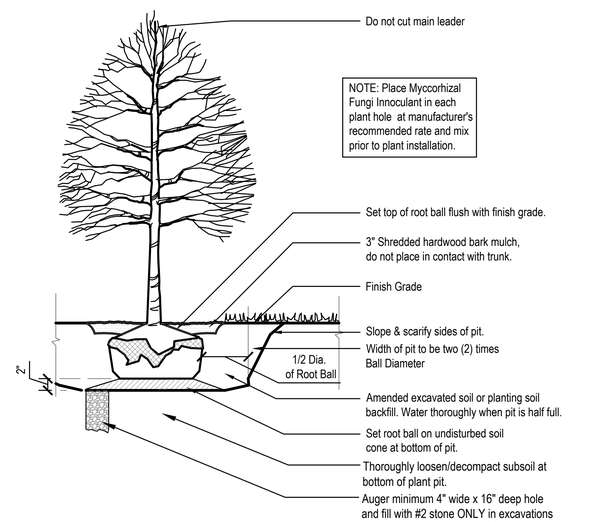
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	2	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Lir-t	6	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Pla-o	3	Platanus occidentalis	American Sycamore	B & B	2"Cal	full, strong central leader, matched
Que-b	4	Quercus bicolor	Swamp White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-c	8	Quercus coccinea	Scarlet Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-r	7	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-x	4	Ulmus x `Frontier`	American Elm	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Jun-e	4	Juniperus virginiana	Eastern Red Cedar	B & B	6` ht.	full, strong central leader, matched, uniform
Pin-s	2	Pinus strobus	White Pine	B & B	6` ht.	full, strong central leader, matched, uniform
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-d	2	Amelanchier arborea	Downy Serviceberry	B & B	7-8` Clump	clump, 3-5 stems
Ame-x	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	7-8` Clump	clump, 3-5 stems
Cer-c	6	Cercis canadensis	Eastern Redbud	B & B	7-8` Clump	clump, 3-5 stems
Cor-c	8	Cornus florida `Cherokee Brave`	Cherokee Brave Dogwood	B & B	2"Cal	full, strong central leader, matched
Cor-f	3	Cornus florida `Cherokee Princess`	Cherokee Princess Dogwood	B & B	2"Cal	full, strong central leader, matched
Rhu-l	3	Rhus typhina `Lacinata`	Cutleaf Staghorn Sumac	B & B	6` ht.	full, matched
Vib-t	4	Viburnum trilobum	American Cranberrybush	B & B	6` ht.	uniform, full
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cor-s	73	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	3 gal.	18" ht. min.	space @ 36" o.c.
Die-l	66	Diervilla lonicera `Michigan Sunset`	MIchigan Sunset Northern Bush Honeysuckle	3 gal	18" ht. min.	space @ 3`-0" o.c.
Ham-v	37	Hamamelis virginiana `Little Suzie`	Common Witch Hazel	3 gal	18" ht. min.	space @ 4`-6" o.c.
Ite-v	66	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	3 gal.	18" ht. min.	space @ 36" o.c.
Lin-b	40	Lindera benzoin	Spicebush	5 gal.	18" ht. min.	space @ 72" o.c., clump form
Rhu-a	40	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal.	18" ht. min.	spacing @ 36" o.c.
Vib-d	6	Viburnum dentatum `Morton` TM	Northern Burgundy Arrowwood Viburnum	3 gal.	18" ht. min.	space @ 9`-0" o.c.
GROUNDCOVER AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
	1,666 sf	GROUND COVER MIX A				
	193	Echinacea pallida	Pale Purple Coneflower	pot	#1	space @ 18" o.c.
	193	Echinacea purpurea	Purple Coneflower	pot	#1	space @ 18" o.c.
	97	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 36" o.c.
	3,642 sf	GROUND COVER MIX B				
	237	Allium cernuum	Nodding Wild Onion	pot	#1	space @ 24" o.c.
	237	Bouteloua gracilis	Blue Grama	pot	#1	space @ 24" o.c.
	237	Carex annectans	Yellow Fox Sedge	pot	#1	space @ 24" o.c.
	237	Carex frankii	Bristly Cattail Sedge	pot	#1	space @ 24" o.c.



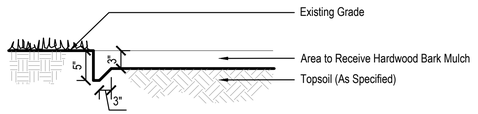
3 SHRUB PLANTING
Not to Scale



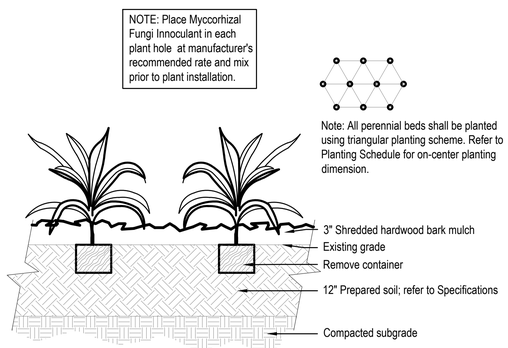
2 MULTI-STEM TREE PLANTING
Not to Scale



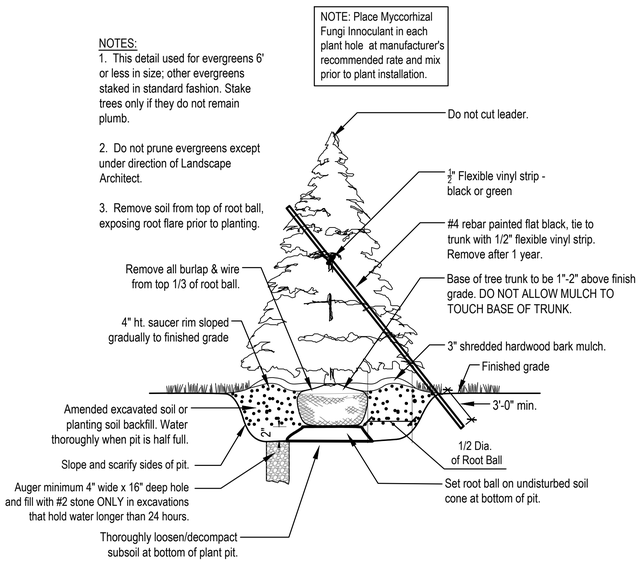
1 TREE PLANTING
Not to Scale



6 SPADE EDGE
Not to Scale



5 PERENNIAL PLANTING
Not to Scale



4 EVERGREEN TREE PLANTING
Not to Scale

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

Certified by:

FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2021

Construction Drawings for Pricing

SEP CORPORATE HQ

Westfield, IN

Sheet Title:

PLANTING DETAILS

Revision	Date	Description

Date:	07.02.2020
Job No:	2020-1364
Drawn by:	JDS
Checked by:	JTS

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Landscape Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Landscape Architect.

Sheet No:

L601

Petition Number:	2008-ODP-13 & 2008-SPP-13
Project Name:	Citizens Storage Building
Subject Site Address:	3511 W. 166th Street (the "Property")
Petitioner:	Citizens Energy Group
Representative:	Citizens Energy Group
Request:	Overall Development Plan & Primary Play review of 1 lot on 40.11 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
Current Zoning:	AG-SF1 District
Current Land Use:	Utilities
Approximate Acreage:	40.11 acres +/-
Property History:	07-IAD-001-380 (Industrial Addition, 2007)
	Ordinance 14-04 (Annexation, 2014)
	Detailed Development Plan (2006-DDP-12, *pending*)
	Secondary Plat (2008-SFP-43, *pending*)
	Variance of Development Standard (2008-VS-18, *pending*)
Staff Reviewer:	Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the AG-SF1 District.

In 2007, an Improvement Location Permit was submitted and approved for an industrial addition (07-IAD-001-380). In April of 2014 the Property was annexed into the City of Westfield (Ord. 14-04). Detailed Development Plan (2006-DDP-12) and Secondary Plat (2008-SFP-43) are currently being reviewed for compliance. A Variance of Development Standard (2008-VS-18) is pending approval to bring the site into full compliance.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 21, 2020, Technical Advisory Committee meeting.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control

ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its July 21, 2020, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's August 3, 2020, meeting.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
4) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

5) Proposed name of subdivision.

6) Names and addresses of the owner, owners, land surveyor or land planner.

7) Title, scale, north arrow and date.

8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

9) Easements (locations, widths and purposes). (Article 8.3)

Comment: Please coordinate with WPWD.

10) Statement concerning the location and approximate size or capacity of utilities to be installed.

11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

15) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards.

16) Legend and notes.

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

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

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

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

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

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

24) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:

25) Title, scale, north arrow and date.

26) Proposed name of the development.

27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

28) Address and legal description of the property.

29) Boundary lines of the property including all dimensions.

30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

36) Location and dimensions of all existing structures and paved areas.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

38) Location of all Floodplain areas within the boundaries of the property.

39) Names of legal ditches and streams on or adjacent to the site.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

40) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

41) Identify buildings proposed for demolition.

42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District)**, except for those items identified as outstanding below.**

44) Minimum Lot Area: Three (3) acres

45) Minimum Lot Frontage: 250 feet

Comment: Variance of Development Standard has been submitted (2008-VS-18). This standard is pending compliance contingent of Variance's approval.

46) Minimum Building Setback Line:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

a) Front Yard:

i) Expressways/Arterials: 100 feet

ii) On all other Streets: 80 feet

b) Side and Rear Yard: 30 feet

47) Minimum Lot Width: 100 feet

48) Maximum Building Height: Two and one-half (2 ½) stories

49) Minimum Living Area (Ground Floor):

a) Single-story: 1,350 square feet

b) All others: 800 square feet

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

50) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

51) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

52) 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.

53) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

54) Architectural Standards (Article 6.3)

Comment: Will be reviewed during Detailed Development Plan review.

55) Building Standards (Article 6.4)

56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

58) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

b) Minimum Lot Landscaping Requirements:

Comment: Not applicable for this submittal.

c) Foundation Plantings:

Comment: Will be reviewed during Detailed Development Plan review.

d) External Street Frontage Landscaping Requirements:

Comment: Not applicable for this submittal.

e) Buffer Yard Requirements:

Comment: Not applicable for this submittal.

f) Parking Area Landscaping:

Comment: Not applicable for this submittal.

59) Lighting Standards (Article 6.9)

Comment: Will be reviewed during Detailed Development Plan review.

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Setback Standards (Article 6.16)

Comment: Please see District Standards.

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

66) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

67) Open Space and Amenity Standards (Article 8.6)

Comment: Not applicable for this submittal.

68) Pedestrian Network Standards (Article 8.7)

Comment: Not applicable for this submittal.

69) Storm Water Standards (Article 8.8)

70) Street and Right-of-Way Standards (Article 8.9)

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

74) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the August 3, 2020, Plan Commission meeting.

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

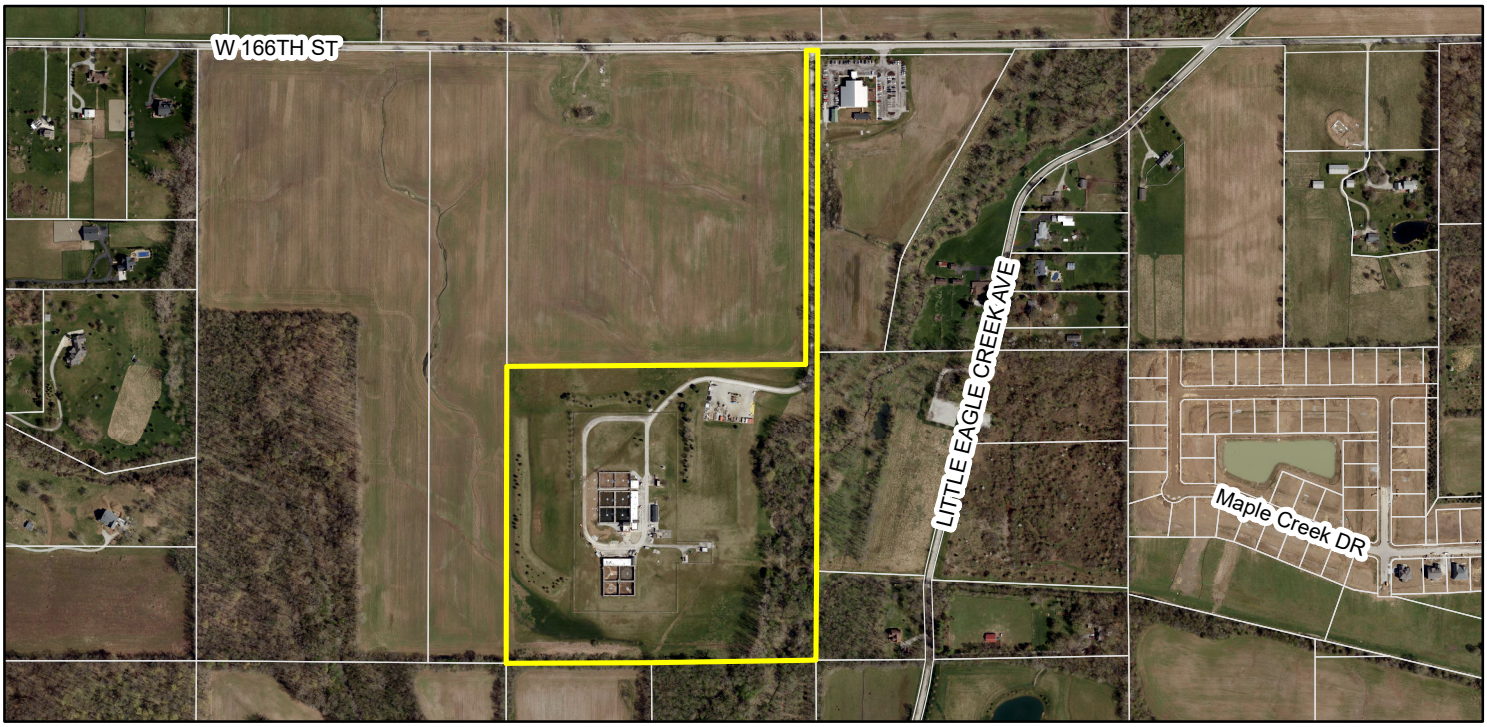
CITY OF Westfield INDIANA

Property Location Map
Citizens Westfield
2008-ODP-13 & 2008-SPP-13

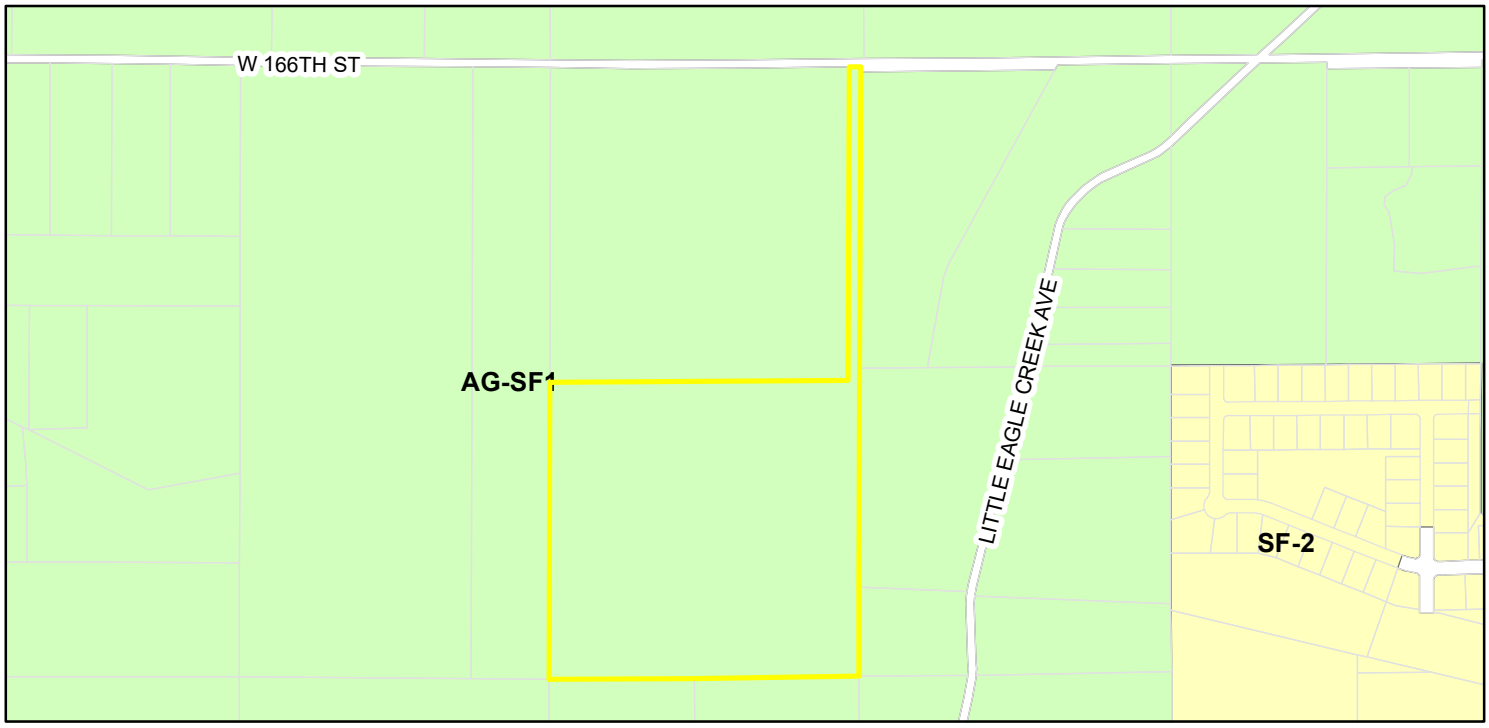
N
W E
S
Not To Scale

Aerial Location Map

Site

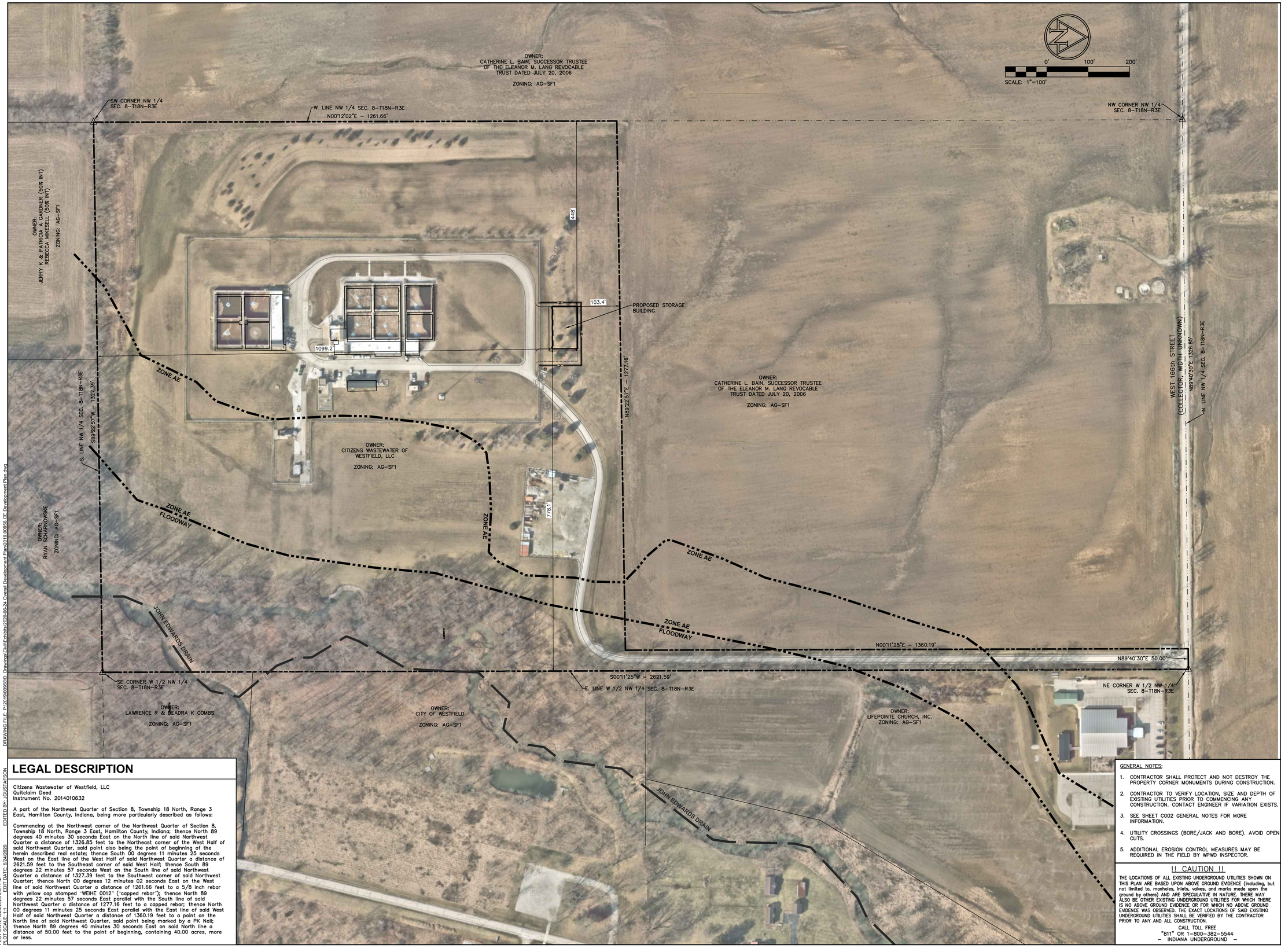


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- SF-2 (Single Family - 2)



LEGAL DESCRIPTION

Citizens Wastewater of Westfield, LLC
Quitclaim Deed
Instrument No. 2014010632

A part of the Northwest Quarter of Section 8, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 8, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 89 degrees 40 minutes 30 seconds East on the North line of said Northwest Quarter a distance of 1326.85 feet to the Northeast corner of the West Half of said Northwest Quarter, said point also being the point of beginning of the herein described real estate; thence South 00 degrees 11 minutes 25 seconds West on the East line of the West Half of said Northwest Quarter a distance of 2621.59 feet to the Southeast corner of said West Half; thence South 89 degrees 22 minutes 57 seconds West on the South line of said Northwest Quarter a distance of 1327.39 feet to the Southwest corner of said Northwest Quarter; thence North 00 degrees 12 minutes 02 seconds East on the West line of said Northwest Quarter a distance of 1261.66 feet to a 5/8 inch rebar with yellow cap stamped "WEIHE 0012" ("capped rebar"); thence North 89 degrees 22 minutes 57 seconds East parallel with the South line of said Northwest Quarter a distance of 1277.16 feet to a capped rebar; thence North 00 degrees 11 minutes 25 seconds East parallel with the East line of said West Half of said Northwest Quarter a distance of 1360.19 feet to a point on the North line of said Northwest Quarter, said point being marked by a PK Nail; thence North 89 degrees 40 minutes 30 seconds East on said North line a distance of 50.00 feet to the point of beginning, containing 40.00 acres, more or less.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. UTILITY CROSSINGS (BORE/JACK AND BORE). AVOID OPEN CUTS.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WPWD INSPECTOR.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Architect
Mitsch Design
200 S. Rangeline Road
Suite 226
Carmel, Indiana 46032
317.573.2222

Owner
Citizens Wastewater of Westfield
2020 N. Meridian Street
Indianapolis, Indiana 46202
317.693.8808
Jason Dillon
jdillon@citizensenergygroup.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: TYLER COMSTOCK
PHONE: 317-547-5580
EMAIL: TCOMSTOCK@STRUCTUREPOINT.COM

CITIZENS TREATMENT FACILITY

3511 W. 166th Street
Westfield, Indiana 46074

TYLER M. COMSTOCK
REGISTERED
NO.
11000058
STATE OF
INDIANA
PROFESSIONAL ENGINEER
AFFIDAVIT OF LIMITATION
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/01/2020
PROJECT PHASE:
DEVELOPMENT PLAN

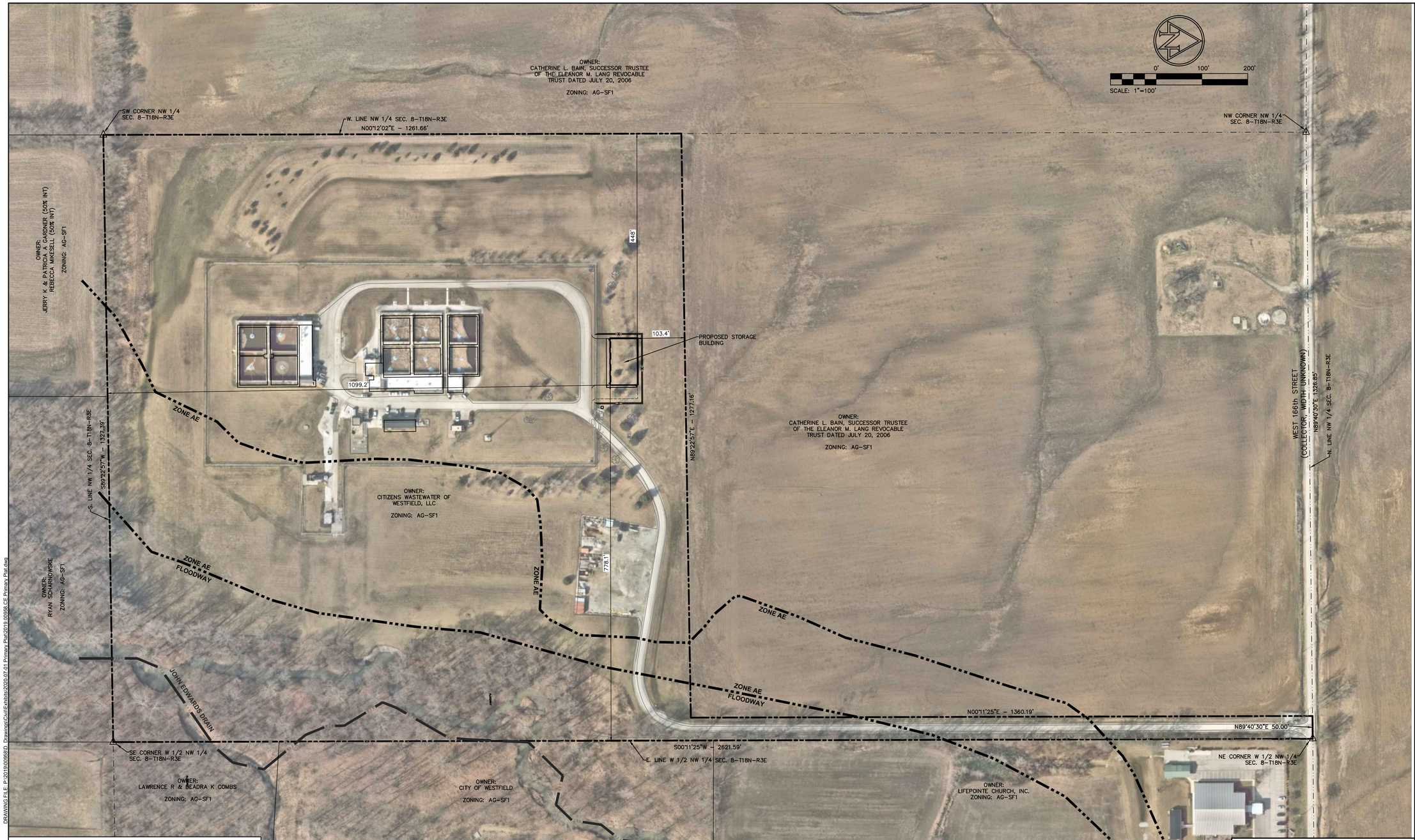
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00958

OVERALL DEVELOPMENT PLAN

C200

PLOT DATE: 6/24/2020 2:31 PM
PLOT SCALE: 1:1
EDIT DATE: 6/24/2020
EDITED BY: JGUSTAFSON
DRAWING FILE: P-2019\00958\D Drawings\Civil\Exhibits\2020.06.24 Overall Development Plan\2019.00958 CE Development Plan.dwg



LEGAL DESCRIPTION

Citizens Wastewater of Westfield, LLC
Quitclaim Deed
Instrument No. 2014010632

A part of the Northwest Quarter of Section 8, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 8, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 89 degrees 40 minutes 30 seconds East on the North line of said Northwest Quarter a distance of 1326.85 feet to the Northeast corner of the West Half of said Northwest Quarter, said point also being the point of beginning of the herein described real estate; thence South 00 degrees 11 minutes 25 seconds West on the East line of the West Half of said Northwest Quarter a distance of 2621.59 feet to the Southeast corner of said West Half; thence South 89 degrees 22 minutes 57 seconds West on the South line of said Northwest Quarter a distance of 1327.39 feet to the Southwest corner of said Northwest Quarter; thence North 00 degrees 12 minutes 02 seconds East on the West line of said Northwest Quarter a distance of 1261.66 feet to a 5/8 inch rebar with yellow cap stamped "WEIHE 0012" ("capped rebar"); thence North 89 degrees 22 minutes 57 seconds East parallel with the South line of said Northwest Quarter a distance of 1277.16 feet to a capped rebar; thence North 00 degrees 11 minutes 25 seconds East parallel with the East line of said West Half of said Northwest Quarter a distance of 1360.19 feet to a point on the North line of said Northwest Quarter, said point being marked by a PK Nail; thence North 89 degrees 40 minutes 30 seconds East on said North line a distance of 50.00 feet to the point of beginning, containing 40.00 acres, more or less.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. UTILITY CROSSINGS (BORE/JACK AND BORE). AVOID OPEN CUTS.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WPWD INSPECTOR.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Architect
Mitsch Design
200 S. Rangeline Road
Suite 226
Carmel, Indiana 46032
317.573.2222

Owner
Citizens Wastewater of Westfield
2020 N. Meridian Street
Indianapolis, Indiana 46202
317.693.8808
Jason Dillon
jdillon@citizensenergygroup.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: TYLER COMSTOCK
PHONE: 317-547-5580
EMAIL: TCOMSTOCK@STRUCTUREPOINT.COM

CITIZENS TREATMENT FACILITY

3511 W. 166th Street
Westfield, Indiana 46074

TYLER M. COMSTOCK
REGISTERED
NO.
11000
STATE OF
INDIANA
PROFESSIONAL ENGINEER
AFFIDAVIT OF LAW
NOT FOR CONSTRUCTION
T. M. Comstock

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/01/2020
PROJECT PHASE:
DEVELOPMENT PLAN

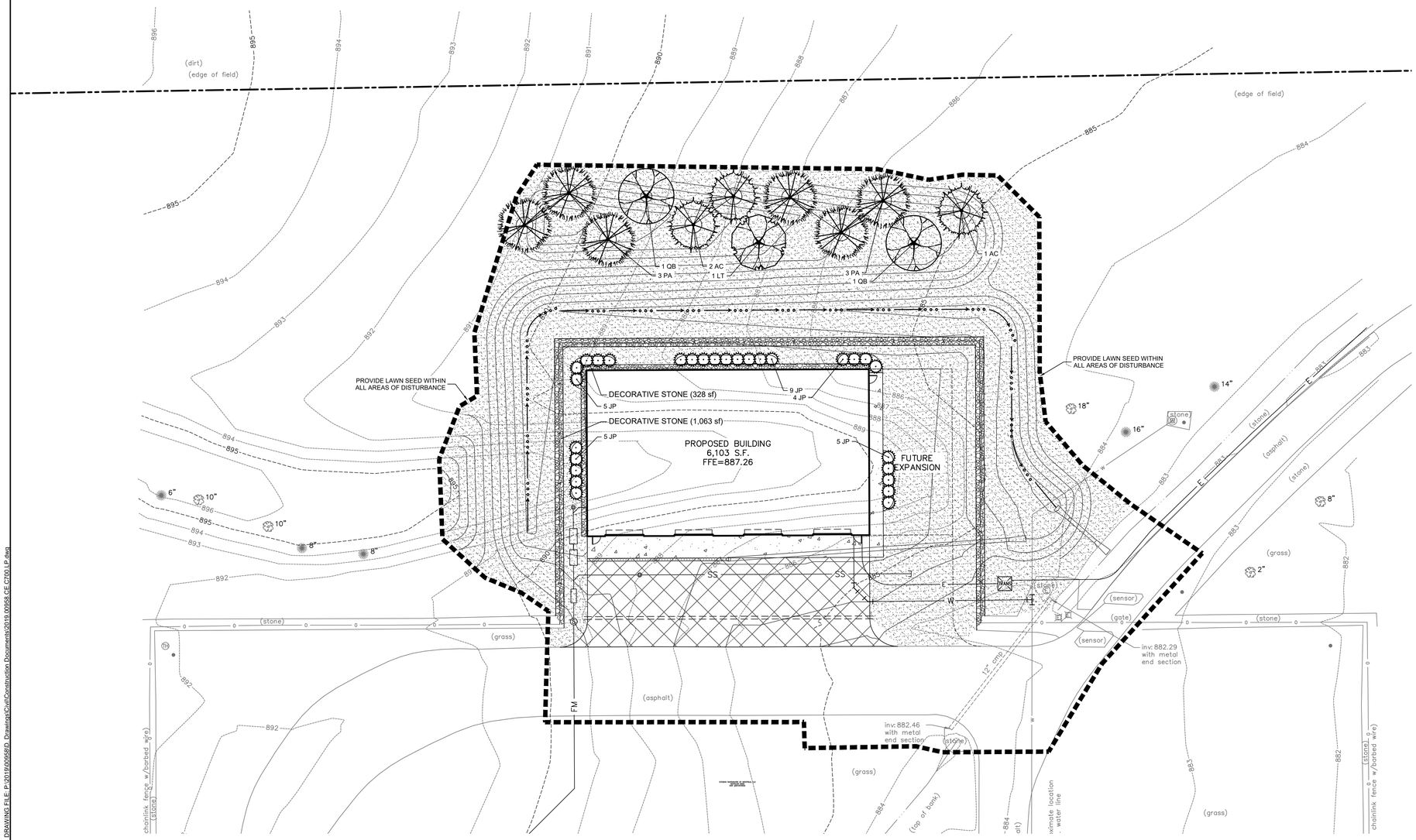
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00958

PRIMARY PLAT

SPP

DRAWING FILE: P-2019\00958\D Drawings\Civil\Exhibits\2020-07-01 Primary Plat\2019.00958 CE Primary Plat.dwg
EDITED BY: JGUSTAFSON
PLOT DATE: 7/1/2020 9:26 AM
PLOT SCALE: 1:1
EDIT DATE: 6/24/2020



SCALE: 1"=20'

ORDINANCE NOTES:

MECHANICAL / SERVICE / LOADING SCREENING:
Loading areas, docks, and maintenance areas shall be screened from residential uses or R.O.W.

MINIMUM LOT LANDSCAPING REQUIREMENTS
(Not required for AG/SF-1 Use)

FOUNDATION PLANTINGS:
1 Shrubs/Ornamental Tree per 12 LN FT of building façade

NORTH: 101.8 LN FT
REQUIRED: (8.5) Shrubs/Trees
PROVIDED: (9) Shrubs

EAST: 59.9 LN FT
REQUIRED: (4.9) Shrus/Trees
PROVIDED: (5) Shrubs

SOUTH:101.8 LN FT
REQUIRED: (8.5) Shrubs/Trees
PROVIDED: (9) Shrubs

WEST: 59.9 LN FT
REQUIRED: (4.9) Shrubs/Trees
PROVIDED: (5) Shrubs

BUFFERYARD REQUIREMENTS:
("AG-SF1" adjacent to "AG-SF1" requires no bufferyard planting)

PARKING REQUIREMENTS:
(No parking is provided in the new development, and no further requirements need to be met within the site.)

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (TOPSOIL, MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AC	3	Abies concolor / White Fir	B&B	6` Height	As Shown
LT	1	Liriodendron tulipifera / Tulip Tree	B&B	2" Cal.	As Shown
PA	6	Picea abies / Norway Spruce	B&B	6` Height	As Shown
QB	2	Quercus bicolor / Swamp White Oak	B&B	2" Cal.	As Shown

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
JP	28	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT	3 GAL	5` O.C.

SITE LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE

CONCEPT PLANT SCHEDULE

LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements.		22,528 sf
Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass		18,022 sf 4,506 sf
DECORATIVE STONE Decorative stone to match existing. Install over weed barrier fabric. Beds to be lined with 3/8" steel edging adjacent to turf.		1,391 sf

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- DECORATIVE STONE (MATCH EXISTING)
- SPADE EDGE, SEE DETAIL ON SHEET C710

Architect
Mitsch Design
200 S. Rangeline Road
Suite 226
Carmel, Indiana 46032
317.573.2222

Owner
Citizens Wastewater of Westfield
2020 N. Meridian Street
Indianapolis, Indiana 46202
317.693.8808
Jason Dillon
jdillon@citizensenergygroup.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: TYLER COMSTOCK
PHONE: 317-547-5580
EMAIL: TCOMSTOCK@STRUCTUREPOINT.COM

CITIZENS WESTFIELD STORAGE BUILDING

3511 W. 166th Street
Westfield, Indiana 46074

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/01/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

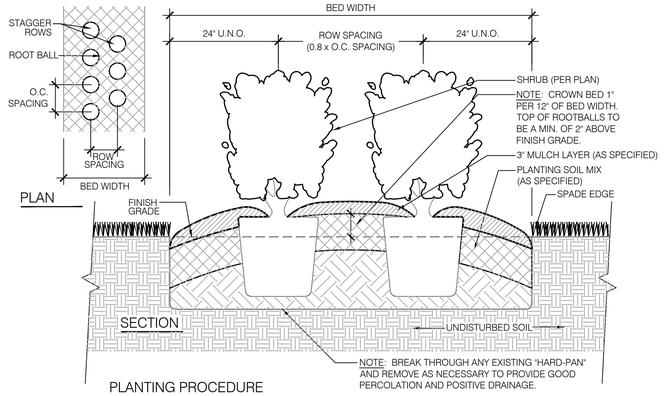
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC Review	06/02/20
2	Storm Sewer Review	06/30/20

Project Number 2019.00958

LANDSCAPE PLAN

C700

PLOT DATE: 6/30/2020 2:24 PM
PLOT SCALE: 1:2.9849
EDIT DATE: 6/2/2020
EDITED BY: TCOMSTOCK
DRAWING FILE: P:\2019\00958\D. Drawings\Civil\Construction Documents\2019.00958_CE C700 LP.dwg

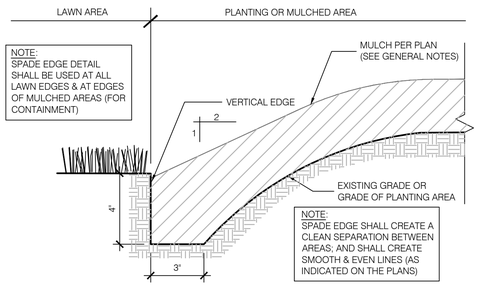


PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
2. ROTOTILL BED TO A 12" MIN. DEPTH OR AS REQUIRED FOR SPECIFIED SHRUBS. REMOVE EXISTING SOIL AS REQUIRED. SPREAD 6" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

02 SHRUB PLANTING DETAIL

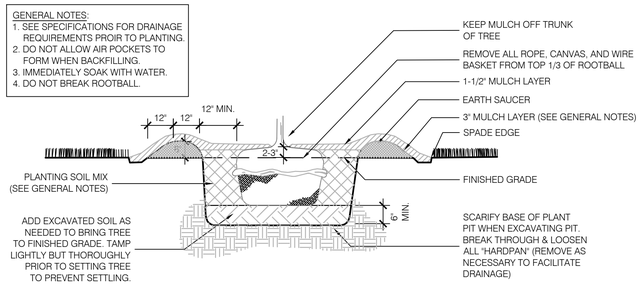
C710 SCALE: NTS



03 SPADE EDGE DETAIL

C710 SCALE: NTS

GENERAL NOTES:
1. SEE SPECIFICATIONS FOR DRAINAGE REQUIREMENTS PROIR TO PLANTING.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.



PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL WITH SOIL MIX & 'WATER IN'
4. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE EDGE & ADD MULCH
5. STAKE & GUY SECURELY (AS REQUIRED)

01 TREE PLANTING DETAIL

C710 SCALE: NTS

Architect
Mitsch Design
200 S. Rangeline Road
Suite 226
Carmel, Indiana 46032
317.573.2222

Owner
Citizens Wastewater of Westfield
2020 N. Meridian Street
Indianapolis, Indiana 46202
317.693.8808
Jason Dillon
jdillon@citizensenergygroup.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: TYLER COMSTOCK
PHONE: 317-547-5580
EMAIL: TCOMSTOCK@STRUCTUREPOINT.COM

CITIZENS WESTFIELD STORAGE BUILDING

3511 W. 166th Street
Westfield, Indiana 46074

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/01/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC Review	06/02/20
2	Storm Sewer Review	06/30/20

Project Number 2019.00958

LANDSCAPE DETAILS

C710

PLOT DATE: 6/30/2020 2:24 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/2/2020
EDITED BY: TCOMSTOCK
DRAWING FILE: P:\2019\00958\D. Drawings\Civil\Construction Documents\2019.00958.C3E.C700_LP.dwg

Petition Number:	2007-DDP-16
Project Name:	Menards Warehouse Addition
Subject Site Address:	2150 E Greyhound Pass (the "Property")
Petitioner:	Menards, Inc
Request:	Detailed Development Plan review of a new 32,267 square foot event center on 13.05 acres +/- in the SB-PD: Special Business/ Planned Development District.
Current Zoning:	SB-PD District
Current Land Use:	Commercial
Approximate Acreage:	13.05 acres +/-
Property History:	2007-ODP-11, 2007-SPP-11 2007-SFP-36 (*pending*)
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

5) Abbreviations:

   a) WPWD: Westfield Public Works Department

   b) HCSO: Hamilton County Surveyor's Office

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

6) Address and legal description of the property.

7) Boundary lines of the property including all dimensions.

8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

14) Location and dimensions of all existing structures and paved areas.

15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

16) Location of all Floodplain areas within the boundaries of the property.

17) Names of legal ditches and streams on or adjacent to the site.

18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

19) Identify buildings proposed for demolition.

20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

22) Misc.

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

The plans comply.

23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

25) 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.

26) 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.

DISTRICT STANDARDS

The plans comply with Article 4.22 (SB-PD District)**, except for those items identified as outstanding below.**

6) Minimum Lot Area:	Ten (10) acres
7) Minimum Lot Frontage:	660 feet
8) Minimum Building Setback Line:	
a) Front Yard:	60 feet
b) Side Yard:	15 feet
c) Rear Yard:	20 feet
9) Minimum Lot Width:	No minimum
10) Minimum Building Size:	No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan:

11) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards.*

12) Architectural Standards (Article 6.3)

a) Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

13) Building Standards (Article 6.4)

a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

14) Fence Standards (Article 6.5)

15) Height Standards (Article 6.6)

16) Home Business Standards (Article 6.7)

17) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

b) General Landscaping Design Standards:

i) Placement:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

c) Minimum Lot Landscaping Requirements:

d) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

e) External Street Frontage Landscaping Requirements:

i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

f) Buffer Yard Requirements:

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

(1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

18) Lighting Standards (Article 6.9)

a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

19) Lot Standards (Article 6.10)

20) Outside Storage and Display (Article 6.12)

21) Outdoor Café and Eating Areas (Article 6.13)

22) Parking and Loading Standards (Article 6.14)

a) Off-Street Parking:

b) Bicycle Parking:

i) Number of Spaces:

(1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

23) Performance Standards (Article 6.15)

24) Setback Standards (Article 6.16)

25) Sign Standards (Article 6.17)

26) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

27) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

36) Easement Standards (Article 8.3)

37) Monument and Marker Standards (Article 8.5)

38) Open Space and Amenity Standards (Article 8.6)

39) Pedestrian Network Standards (Article 8.7)

40) Storm Water Standards (Article 8.8)

41) Street and Right-of-Way Standards (Article 8.9)

42) Surety Standards (Article 8.12)

43) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The Detailed Development Plan complies with the applicable zoning ordinances.
   ACTION: Approve Detailed Development Plan (2007-DDP-16) with the following condition:
   a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
2) If any APC member has questions prior to the meeting, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.

CITY OF Westfield INDIANA

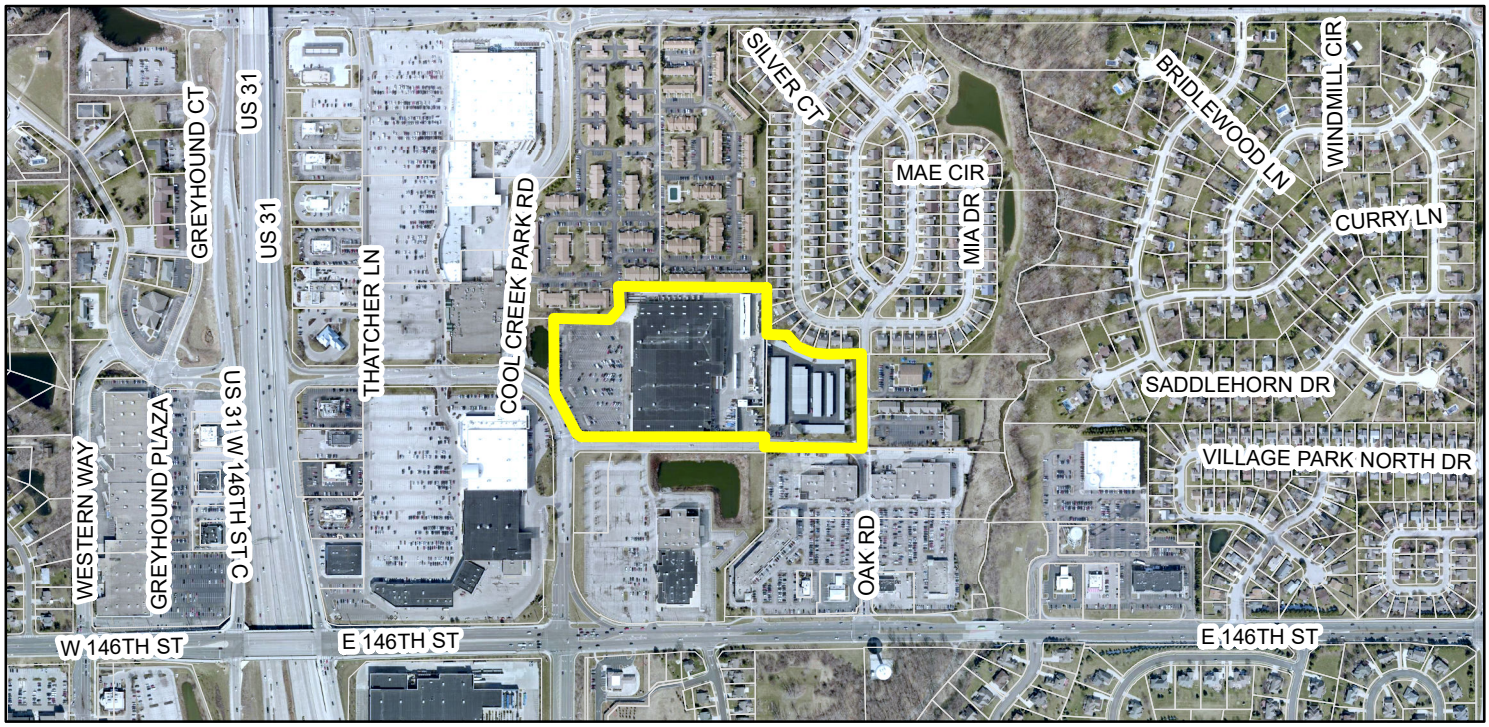
Property Location Map
Menards Expansion
Detailed Development Plan
2007-DDP-16

N W E S

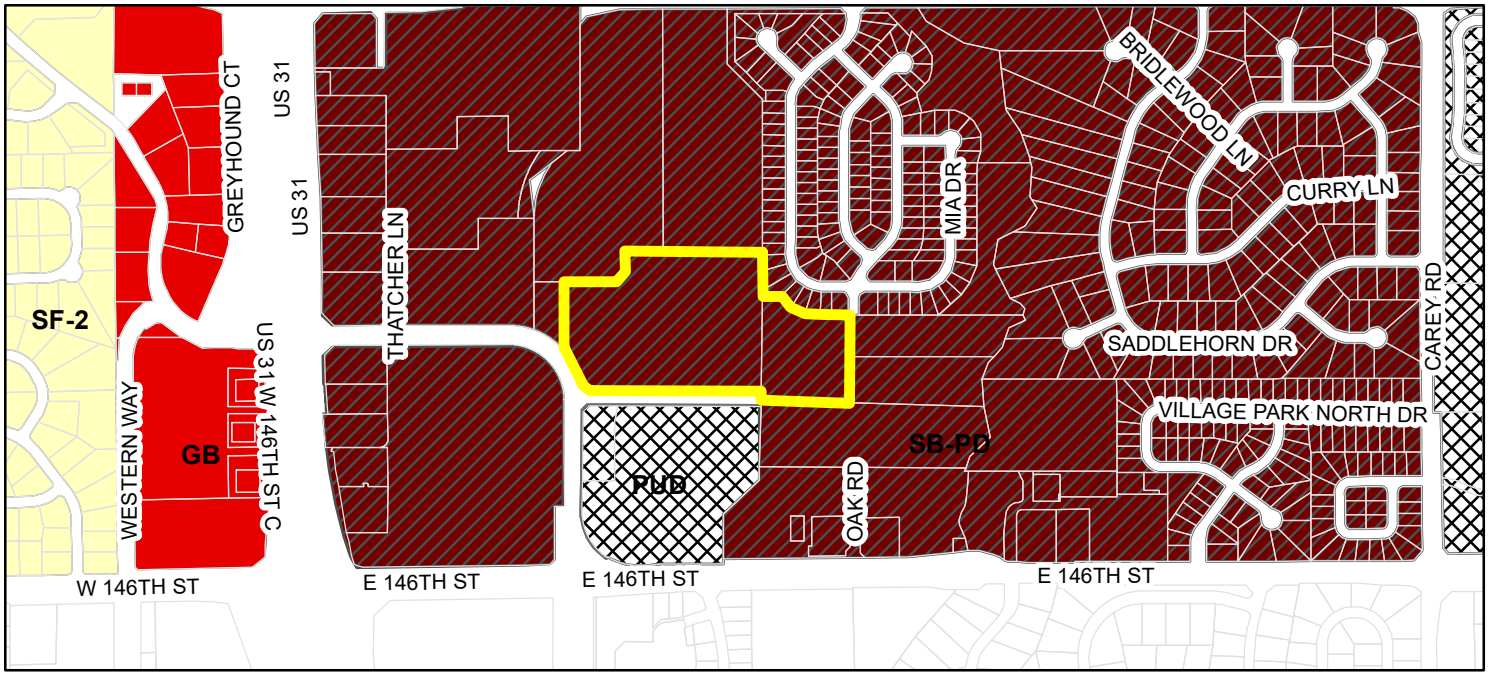
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

GB (General Business)

PUD (Planned Unit Development)

SB-PD (Special Business - Planned Development)

SF-2 (Single Family - 2)

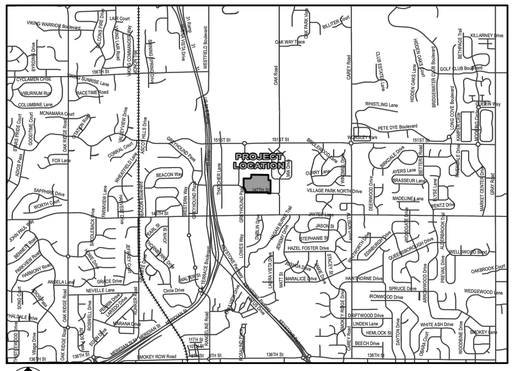
MENARDS LOT EXPANSION

WESTFIELD, INDIANA

MAY 29, 2020

SITE ADDRESS:

2150 E. GREYHOUND PASS
CARMEL, IN 46033

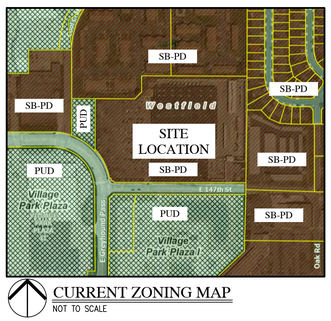


LOCATION MAP
SCALE 1"= 1/2 MILE

SOILS MAP
NOT TO SCALE

SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

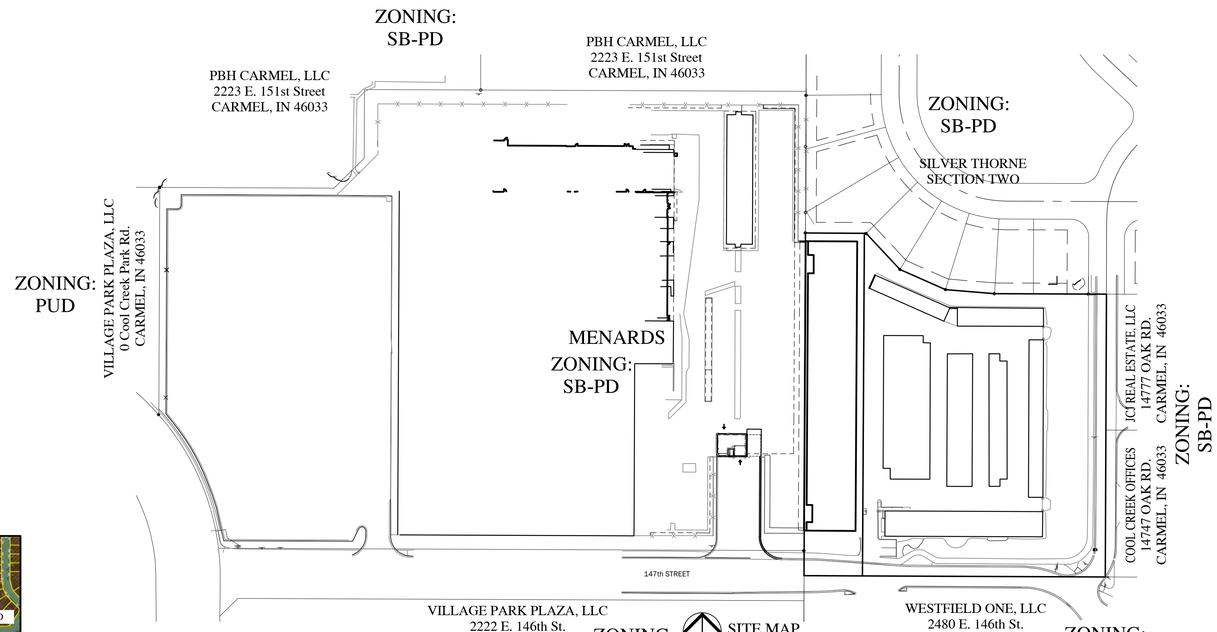


CURRENT ZONING MAP
NOT TO SCALE

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.

https: //www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50

THE PRESENCE OF CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.



SITE MAP
SCALE: 1" = 100'

SUBJECT TRACT LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plat of which is recorded in Plat Cabinet 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve an arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

OWNER:

MENARDS
5101 MENARDS DRIVE
EAU CLAIRE, WI 54703
(715) 876-2143
Tyler Edwards
Real Estate Representative
tedwards@menards-inc.com

CIVIL ENGINEER:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
Matt Maple
mmaple@hwcengineering.com

BUILDING DESIGNER:

MENARDS
5101 MENARDS DRIVE
EAU CLAIRE, WI 54703
MARK PAVEY: (334) 546-3624

SHEET INDEX:

C1.0	COVER
C1.1	OVERALL LAYOUT PLAN
C1.2	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN
C1.3	DETAILED DEVELOPMENT PLAN
C1.4	SITE GRADING PLAN
C1.5	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C3.0	MAINTENANCE OF TRAFFIC PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1	STORMWATER POLLUTION PREVENTION DETAILS
C8.2-C8.3	CONSTRUCTION DETAILS
C8.4-C8.5	TOWN OF WESTFIELD AND CITIZENS WESTFIELD STANDARD CONSTRUCTION DETAILS

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
P: (800) 521-2232
VINCENT.LITERAL@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
CRMILLER@VECTREN.COM

CITIZENS WATER OF WESTFIELD, LLC (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

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

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

OVERALL GENERAL PROJECT NOTES:

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.

3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.

4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.

6. PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

COVER

MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	

C1.0
COVER

©2020

Plot Date: May 29, 2020 Plot Time: 5:43pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077.Cover Sheet.dwg, Layout: C1.0 By: mmaple

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	FENCE	
	TREE LINE	
	EXISTING 6' WOOD FENCE	
S	EXISTING SANITARY SEWER	
ST	EXISTING STORM SEWER	
W	EXISTING WATER MAIN & VALVE	
G	EXISTING GAS LINE	
T	EXISTING TELPHONE LINE	
E	EXISTING ELECTRIC LINE	
	SANITARY MANHOLE	(XXX)
	STORM MANHOLE	(XXX)
	STORM INLET	(XXX)
	STORM END SECTION	(XXX)
	FIRE HYDRANT	
N/A	FLOW ARROW	
	TREE	
	LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	
T T	EXISTING UTILITY PEDISTAL	

CL – CENTERLINE
FL – FLOW LINE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE
SSE – SANITARY SEWER EASEMENT
AE – ACCESS EASEMENT
DE – DRAINAGE EASEMENT
PROPOSED WATER VALVE
CLEAN OUT STRUCTURE
SPOT ELEVATION (XXX.X)
N/A PAVEMENT ELEVATION (XXX.XX)
TOP OF CURB (XXX.XX TC)
GUTTER (XXX.XX GUT)
TC – TOP OF CASTING GRADE (SEE DETAIL 4 ON SHEET 8.1)
ME – MATCH EXISTING GRADE
FFE – FINISHED FLOOR ELEVATION
MFPG – MINIMUM FLOOD PROTECTION GRADE
– EMERGENCY OVERFLOW ROUTE

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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

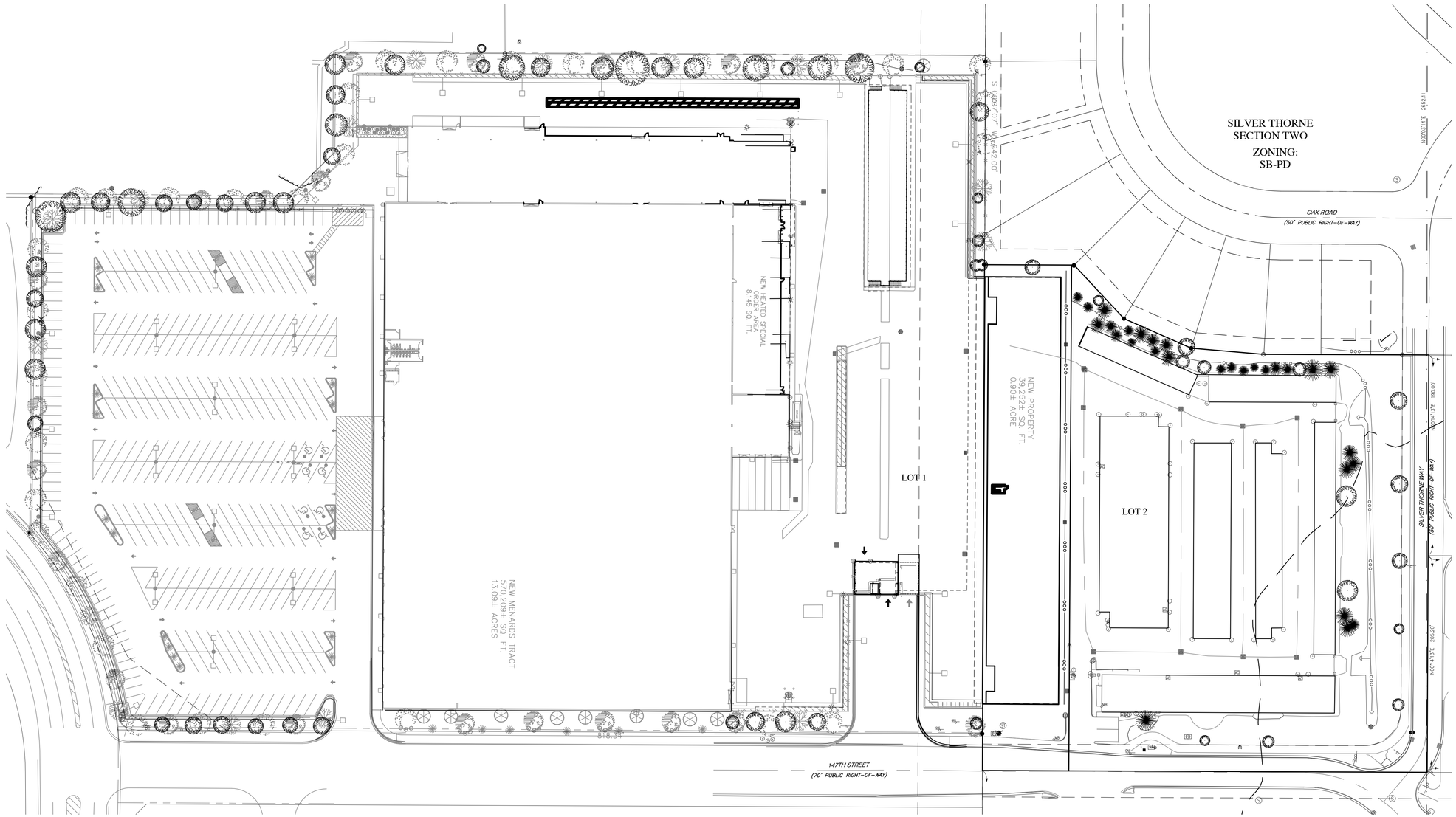
BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE – EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" – HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]



REVISIONS

DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA
OVERALL LAYOUT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	
TD/LM	
CHECKED BY	JOB NUMBER
MM	2020-077
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	

SHEET
C1.1
OVERALL LAYOUT PLAN

© 2020

Plot Date: May 29, 2020 Plot Time: 5:48pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 Overall Layout Plan.dwg, Layout: C1.1 By: mmaple

DEMOLITION 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.

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:

LOCATION OF PROJECT

LONGITUDE 86°07'15"W
LATITUDE 40°00'12"N

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

RECEIVING WATER = COOL CREEK – GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2 & C1.5, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

NOTE: EARTH MOVING MAY NOT COMMENCE UNTIL SCHEDULE OF EROSION CONTROL 1-10 OF ITEM B2 "PRE CONSTRUCTION SCHEDULE" ON SHEET C8.0 HAVE BEEN COMPLETED IN ADDITION TO ELEMENTS DEPICTED IN PLAN.

NOTES:
1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
7. RULE 5 REQUIRES ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED IMMEDIATELY.

APPROXIMATE CONSTRUCTION SCHEDULE:
START DATE: –
COMPLETION DATE: –

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE – EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" – HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

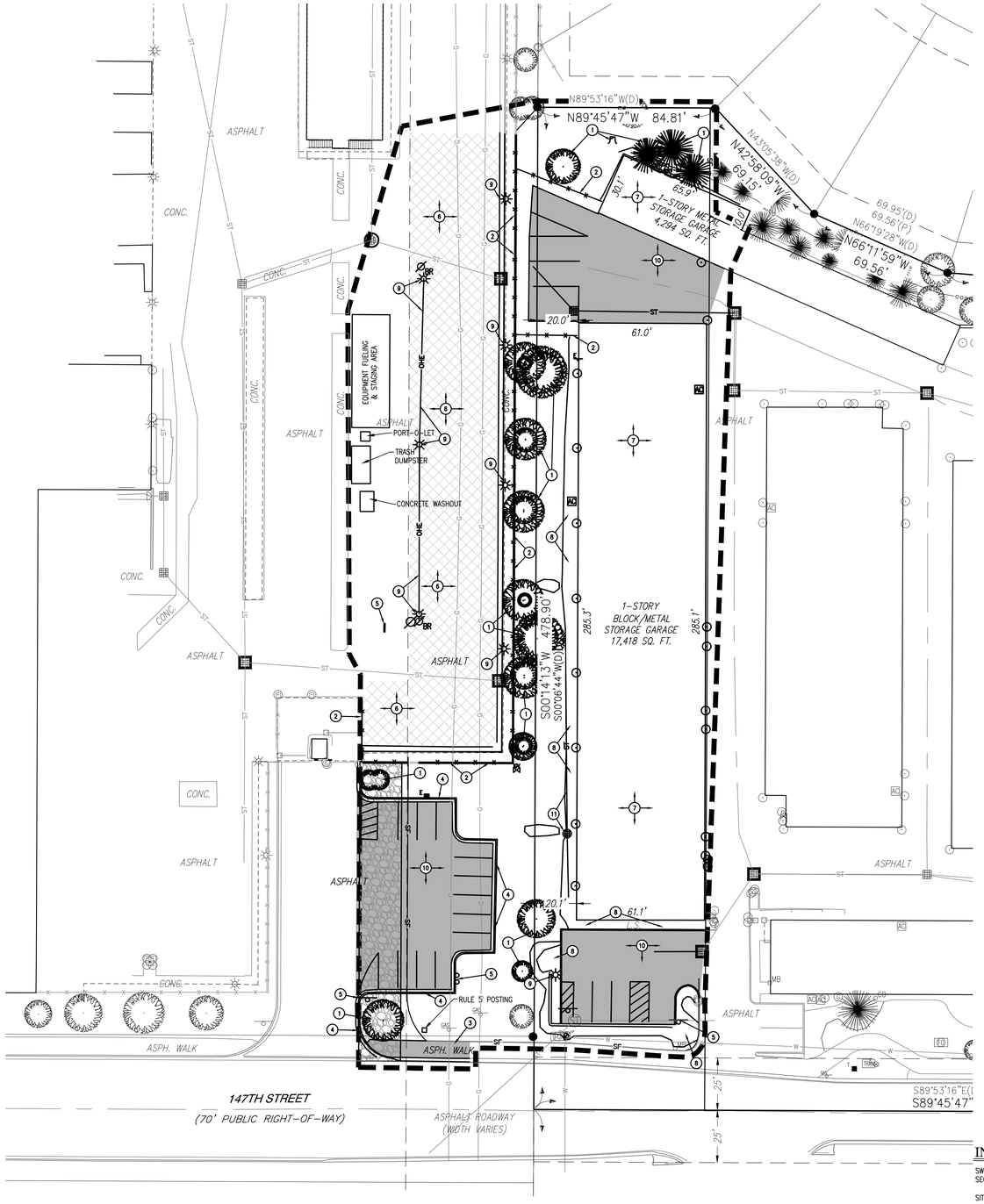
TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
TYLER EDWARDS
5101 MENARDS DRIVE
EAU CLAIRE, WI 54703
715-876-2143

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

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

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



DEMOLITION KEYNOTES: ⓓ

REMOVE THE FOLLOWING ITEMS IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING TREES / BRUSH.
2. REMOVE EXISTING FENCE AND CONCRETE BASE.
3. REMOVE EXISTING ASPHALT PATH.
4. REMOVE EXISTING CURB & GUTTER.
5. REMOVE EXISTING SIGN.
6. MILL EXISTING ASPHALT SURFACE.
7. REMOVE EXISTING STRUCTURE AND ASSOCIATED UTILITIES.
8. REMOVE EXISTING LANDSCAPING AREA.
9. REMOVE EXISTING LIGHT POLE AND ASSOCIATED ELECTRICAL.
10. REMOVE EXISTING ASPHALT PAVEMENT.
11. REMOVE EXISTING STORM STRUCTURES.

INDEX OF SWPPP ELEMENTS

SWPPP AND SPECIFICATIONS, CONSTRUCTION SEQUENCE FOR SITE EROSION CONTROL	SHEETS C1.2, C1.5, C8.0, C8.1
SITE IMPROVEMENTS PLANS	N/A
SITE GRADING PLANS	SHEETS C1.4
SITE UTILITY PLANS	N/A
SWPPP DETAILS AND NOTES	SHEETS C8.0-C8.1

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:

- PROPERTY LINE
- EASEMENT LINE
- EXISTING 6' WOOD FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN & VALVE
- EXISTING GAS LINE
- EXISTING TELPHONE LINE
- EXISTING ELECTRIC LINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- EXISTING TREES
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING UTILITY PEDISTAL
- EXISTING TREE
- CONSTRUCTION LIMITS
- SILT FENCE
- INLET PROTECTION SEE SHEET C8.1 FOR DETAILS
- TEMPORARY SITE CONSTRUCTION ENTRANCE
- FULL DEPTH ASPHALT & CONCRETE REMOVAL
- MILL EXISTING PAVEMENT

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA
PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MUNDY
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	TD/LM
CHECKED BY	MM
DATE	MAY 29, 2020
SCALE	AS SHOWN
JOB NUMBER	2020-077
SHEET	C1.2

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

© 2020

Plot Date: May 29, 2020 Plot Time: 5:50pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 PSWPP & Demo Plan.dwg, Layout: C1.2 By: mmaple

GEOMETRIC LAYOUT NOTES:

1. SURVEY PREPARED BY:
   HWC ENGINEERING
   135 N. PENNSYLVANIA ST., SUITE 2800
   INDIANAPOLIS, IN 46204
   317-347-3663
2. ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
3. REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS
4. THE TYPICAL PARKING SPACE IS 9' WIDE BY 18' DEEP FOR PARKING SPACES.
5. THE HANDICAP ACCESSIBLE PARKING SPACES (9'X18' MIN.) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DISTURBED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
9. ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

SITE IMPROVEMENT KEYNOTES: (#)

1. FENCE TO MATCH EXISTING STYLE, SEE ARCHITECTURAL PLANS.
2. INSTALL ASPHALT PAVEMENT.
3. STORM STRUCTURE.
4. INSTALL CURB AND GUTTER PER DETAILS ON C8.2.
5. MATCH EXISTING ASPHALT PATH. FOR PAVEMENT SECTION REFER TO CITY OF WESTFIELD DETAIL ON SHEET C8.5.
6. NEW STRUCTURE PER ARCHITECTURAL PLANS.

SITE IMPROVEMENT GENERAL NOTES:

1. ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
2. WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
3. FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELED ROLLER OR EQUIVALENT. ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
4. BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
5. THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADES AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
6. UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STENCILS TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
7. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR STEEL.
8. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH ARSI RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
9. ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
10. FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE MORTAR TIGHT. THE FORMS AND ASSOCIATED FALSEWORK SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SAGS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
11. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 306R FOR COLD WEATHER PLACEMENT AND ACI 305R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

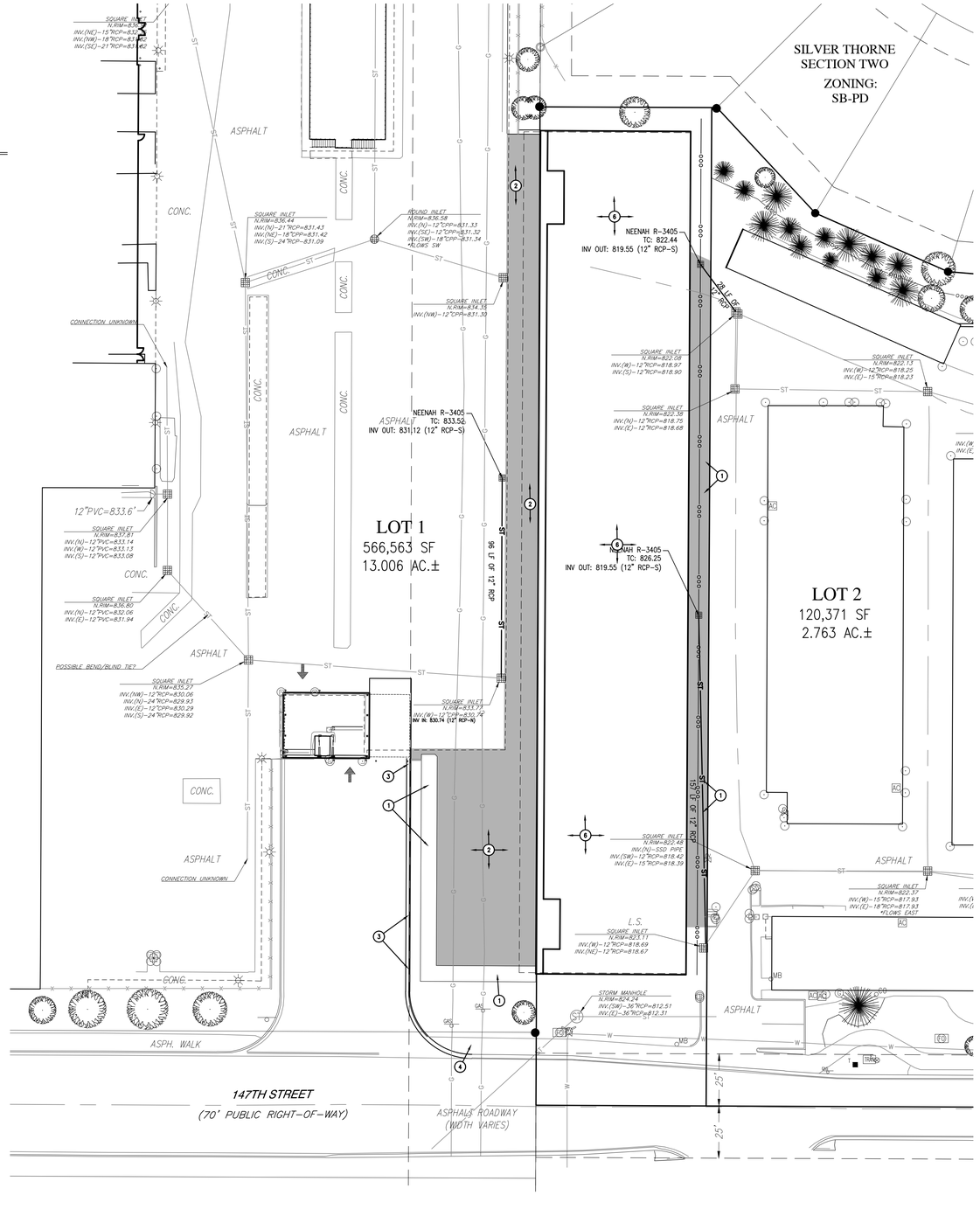
ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

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

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

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



LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
X X X X X X	FENCE	X X X X X X
ooo	SWALE / FLOWLINE	ooo
	SANITARY SEWER	S
ST	STORM SEWER	ST
W	WATER MAIN	W
G	GAS SERVICE	G
	ELECTRIC SERVICE	E
OHU	OVERHEAD UTILITY LINE	
T	TELEPHONE SERVICE	T
	SANITARY MANHOLE	XXX
	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	BENCHMARK	
	WATER VALVE	
	CLEAN OUT	CO
	MONUMENT	
	FIRE HYDRANT	
	TREE	
	LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	CO
T U	EXISTING UTILITY PEDISTAL	

CL - CENTERLINE
FL - FLOW LINE
R/W - RIGHT-OF-WAY
SSE - SANITARY SEWER EASEMENT
AE - ACCESS EASEMENT
DE - DRAINAGE EASEMENT
PROPOSED WATER VALVE
CLEAN OUT STRUCTURE CO
DIRECTION OF TRAFFIC FLOW (REFERENCE ONLY, NOT INTENDED TO BE PAINTED)
TELEPHONE RISER
UTILITY POLE
GUY ANCHOR
RCP - REINFORCED CONCRETE PIPE
PVC - POLYVINYL CHLORIDE PIPE
INV - INVERT ELEVATION
POST
PROPOSED ASPHALT PAVEMENT

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plat of which is recorded in Plat Cabinet 2, Slide 19, as Instrument Number 199706824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve an arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

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)

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA
DETAILED DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C1.3	
DETAILED DEVELOPMENT PLAN	

© 2020

Plot Date: May 29, 2020 Plot Time: 5:46pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077 Detailed Development Plan.dwg, Layout: C1.3 By: mmaple

EARTHWORK NOTES:

1. THE GEOTECHNICAL REPORT OBTAINED BY PRIMROSE FRANCHISING COMPANY AND SHALL BE REVIEWED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND PROCEDURES SHALL BE FOLLOWED.

2. EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 200 OF THE INDOT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER'S OFFICE AND THE OWNER AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION.

3. THE CONTRACTOR SHALL EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER FOR THIS PROJECT PER PROJECT SPECIFICATIONS. THE GEOTECHNICAL ENGINEER WILL INSPECT SOIL CONDITIONS, PROOF-ROLLING, AND FIELD DENSITY OF COMPACTED FILLS. ALL SUBGRADES AND FILLS SHALL MEET OR EXCEED THE SPECIFIED DENSITIES, AS DISCUSSED BELOW. BASED UPON REPORTS FROM THE GEOTECHNICAL ENGINEER, SUBGRADES OR FILLS WHICH ARE BELOW SPECIFIED DENSITIES WILL REQUIRE ADDITIONAL COMPACTION WORK AND TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER. COMPACTION TESTS SHALL BE TAKEN AT RANDOM INTERVALS AND ELEVATIONS THROUGHOUT THE FILL EMBANKMENTS.

4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE DURING FINISH GRADING AND LANDSCAPE WORK. STRIPPED TOPSOILS SHALL BE STOCKPILED AS SHOWN IN STORMWATER POLLUTION PREVENTION PLAN. TOPSOIL IS DEFINED AS FERTILE, FRIABLE NATURAL LOAM SURFACE SOILS, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, AND OTHER LITTER OR STONES LARGER THAN 1/2 INCH. LOOSE DEBRIS, TOPSOILS AND UNSUITABLE SUBSOILS SHALL BE STRIPPED FROM AREAS OF THE SITE THAT ARE TO BE DEVELOPED. THE CONTRACTOR SHOULD REVIEW THE GEOTECHNICAL REPORT, AS THE DEPTH OF STRIPPING OF SURFACE SOILS MAY VARY BY LOCATION WITHIN THE SITE. THE ENGINEER SHALL DESIGNATE ON-SITE LOCATIONS TO STORE OR DEPOSIT STRIPPED SOILS. CONTRACTOR SHALL REMOVE TOPSOILS AND UNSUITABLE SUBSOILS FROM ALL AREAS TO OCCUPIED BY BUILDINGS AND PAVEMENTS. IN ADDITION, ANY AREAS TO BE UTILIZED AS BORROW AREAS FOR FILL MATERIAL MUST ALSO BE STRIPPED OF TOPSOILS. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE REPLACED IN LAWN AND LANDSCAPED AREAS. IF THE AMOUNT OF STOCKPILED TOPSOIL EXCEEDS QUANTITY REQUIRED, THE EXCESS SHALL BE SPREAD ON THE SITE WHERE DIRECTED BY THE ENGINEER OR DISPOSED OF OFFSITE.

5. ALL COMPACTED FILL MATERIAL SHALL BE SATISFACTORY BORROW SOILS APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LARGE ROCK GREATER THAN 3 INCHES, RUBBISH, OR OTHER UNSUITABLE MATERIAL. SAMPLES OF THE FILL MATERIALS SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT. ALL FILL EMBANKMENTS UNDER PAVED AREAS, SIDEWALKS, AND PADS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM DENSITY TEST D698. THE TOP 12 INCHES OF BUILDING SUBGRADE AND EACH 8 INCH LAYER OF BUILDING FILL EMBANKMENTS SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. THE AREA OF COMPACTED FILL FOR THE BUILDING SHALL EXTEND AT LEAST 5 FEET BEYOND THE EXTERIOR WALLS. ALL OTHER FILLS SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY. FILL MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO ENSURE COMPACTION SPECIFICATIONS ARE MET. EXCESSIVELY WET MATERIAL SHALL BE SPREAD AND DRIED SUFFICIENTLY SO THAT THE MOISTURE CONTENT WILL PERMIT PROPER COMPACTION. EACH LAYER SHALL BE UNIFORMLY COMPACTED USING A VIBRATORY COMPACTOR OR OTHER APPROVED EQUIPMENT SUITED TO THE LOCATION AND MATERIAL BEING PLACED. LIFTS SHALL NOT EXCEED 4 INCHES IN LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

6. IN-PLACE DENSITY TESTS SHALL BE PERFORMED THROUGHOUT THE BUILDING FILL EMBANKMENTS. AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2000 SQ. FT OF BUILDING FILL OR SUBGRADE, BUT IN NO CASE FEWER THAN 3 TESTS. WHERE THE RESULTS OF THE IN-PLACE DENSITY TESTS INDICATE COMPACTION SPECIFICATIONS ARE NOT OBTAINED, OR WHERE APPROVED COMPACTED FILLS ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THOSE AREAS SHALL BE REWORKED UNTIL COMPACTION CRITERIA ARE ACHIEVED. THE GEOTECHNICAL ENGINEER SHALL ISSUE A REPORT DOCUMENTING THE SUFFICIENCY OF THE FINAL COMPACTED FILL TO THE OWNER AND THE PROJECT ENGINEER.

7. AFTER THE PAVEMENT SUBGRADE SOILS HAVE BEEN FILLED AND COMPACTED, AND IN AREAS WHERE THE PAVEMENT SUBGRADE ELEVATIONS ARE ACHIEVED WITHOUT FILL OPERATIONS, THESE AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TRI-AXLE DUMP TRUCK, MEDIUM WEIGHT ROLLER OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, UNSUITABLE MATERIALS ARE PRESENT. IF POCKETS OF UNSUITABLE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH SPOT SUBGRADE REINFORCEMENT OR COMPACTED GRANULAR FILL. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF-ROLLING OPERATIONS AND SHALL SUBMIT A REPORT OF ACCEPTANCE TO THE ENGINEER AND OWNER.

8. WHERE THE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THE SUBGRADES SHALL BE SCARIFIED AND RECOMPACTED AS SPECIFIED ABOVE PRIOR TO THE CONTINUATION OF CONSTRUCTION.

9. FOLLOWING THE COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOPSOIL SHALL BE REPLACED IN AREAS DESIGNATED FOR SEEDING, SODDING, OR LANDSCAPING TO A MINIMUM DEPTH OF 6 INCHES. THE FINISHED SURFACE SHALL BE UNIFORMLY AND SMOOTHLY GRADED AND SHALL BE FREE OF DEPRESSED AREAS WHERE WATER WILL POND. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT. THE FINISHED SURFACE GRADES SHALL NOT BE MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND ADJACENT FILL EMBANKMENTS.

10. EXCAVATE FOR STRUCTURES TO WITHIN 0.1 FOOT OF THE DESIGN ELEVATIONS AND DIMENSIONS. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK. DO NOT DISTURB THE BOTTOM OF THE EXCAVATION INTENDED FOR BEARING SURFACE. EXCAVATE BY HAND TO FINAL GRADE BEFORE PLACING CONCRETE FORMWORK AND REINFORCEMENT SO FOOTINGS AND FOUNDATIONS BEAR ON UNDISTURBED COMPACTED SOILS.

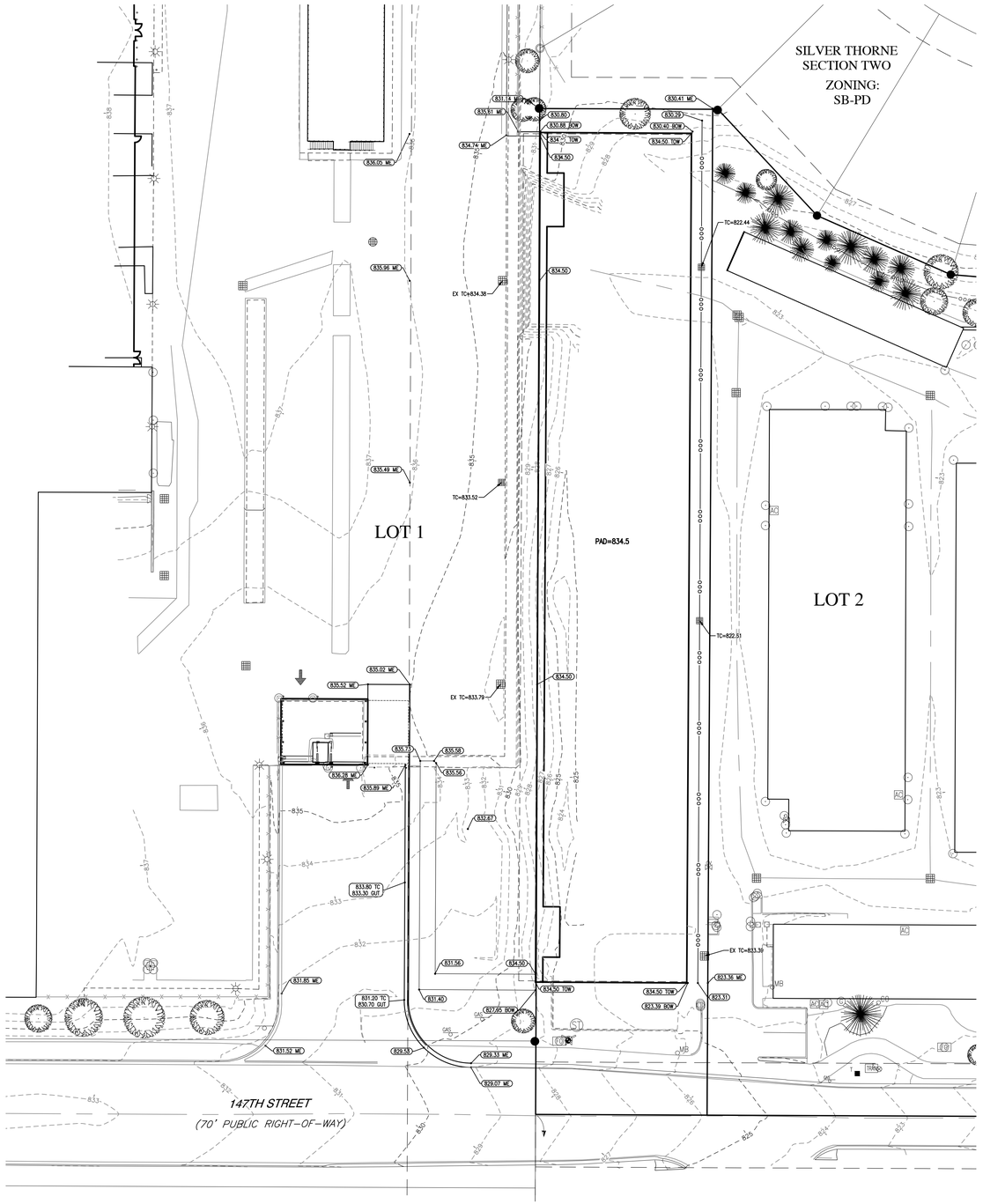
11. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, SLAG, RUBBLE AND DEBRIS. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES LOOSE THICKNESS AND THOROUGHLY COMPACTED BY TAMPING OR ROLLING. WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A FOUNDATION WALL, THE BACKFILL MATERIAL SHALL BE PLACED EQUALLY ON BOTH SIDES TO AVOID UNBALANCED SOIL PRESSURE ON ONE SIDE OF THE WALL.

12. TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED AND COMPACTED WITH "B" BORROW OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE PAVEMENT WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

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

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

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



ZONING:
SB-PD

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

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

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	FENCE	
	TREE LINE	
	EXISTING 6' WOOD FENCE	
S	EXISTING SANITARY SEWER	
ST	EXISTING STORM SEWER	
W	EXISTING WATER MAIN & VALVE	
G	EXISTING GAS LINE	
T	EXISTING TELPHONE LINE	
E	EXISTING ELECTRIC LINE	
	SANITARY MANHOLE	XXX
	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
	TREE	
	LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	
T T	EXISTING UTILITY PEDISTAL	

CL – CENTERLINE
FL – FLOW LINE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE
SSE – SANITARY SEWER EASEMENT
AE – ACCESS EASEMENT
DE – DRAINAGE EASEMENT
PROPOSED WATER VALVE
CLEAN OUT STRUCTURE
SPOT ELEVATION XXX.X
PAVEMENT ELEVATION XXX.XX
TOP OF CURB / GUTTER XXX.XX TC / XXX.XX GUT
TC – TOP OF CASTING GRADE (SEE DETAIL 4 ON SHEET 8.1)
ME – MATCH EXISTING GRADE
FFE – FINISHED FLOOR ELEVATION
MFPG – MINIMUM FLOOD PROTECTION GRADE
– EMERGENCY OVERFLOW ROUTE

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE – EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" – HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

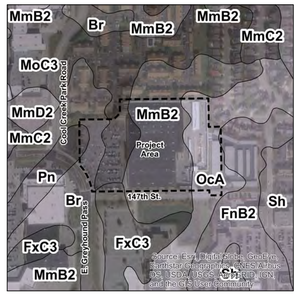
SITE GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C1.4	
SITE GRADING PLAN	

© 2020

Plot Date: May 29, 2020 Plot Time: 5:51pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 Grading Plan.dwg, Layout: C1.4 By: mmaple



SOILS MAP

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

POST CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:

LOCATION OF PROJECT

LONGITUDE 86°07'15"W
LATITUDE 40°00'12"N

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

RECEIVING WATER = COOL CREEK – GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2 & C1.5, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

NOTE: EARTH MOVING MAY NOT COMMENCE UNTIL SCHEDULE OF EROSION CONTROL 1-10 OF ITEM B2 "PRE CONSTRUCTION SCHEDULE" ON SHEET C8.0 HAVE BEEN COMPLETED IN ADDITION TO ELEMENTS DEPICTED IN PLAN.

NOTES:
1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
7. RULE 5 REQUIRES ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED IMMEDIATELY.

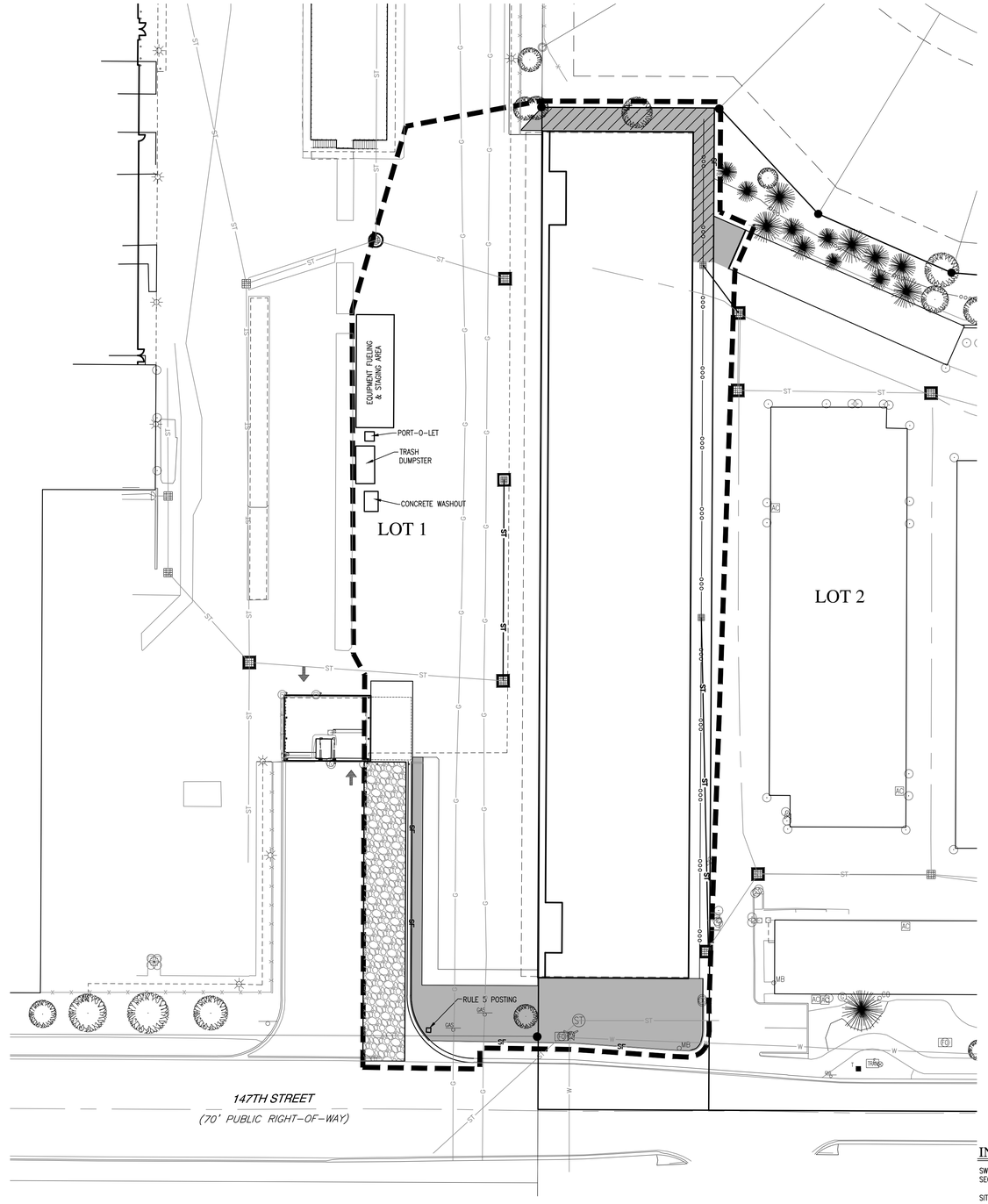
APPROXIMATE CONSTRUCTION SCHEDULE:
START DATE: –
COMPLETION DATE: –

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
TYLER EDWARDS
5101 MENARDS DRIVE
EAU CLAIRE, WI 54703
715-876-2143

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

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

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



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:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	TREE	
	EXISTING LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	

– TEMPORARY SEEDING
– PERMANENT SEEDING / SODDING
– RIP RAP
– TEMPORARY "DROP INLET PROTECTION BASKET"
CURB INLET – TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
– SILT FENCE
– CONSTRUCTION LIMITS
– TEMPORARY SITE CONSTRUCTION ENTRANCE
– EROSION CONTROL BLANKET

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE – EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" – HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

INDEX OF SWPPP ELEMENTS

SWPPP AND SPECIFICATIONS, CONSTRUCTION SEQUENCE FOR SITE EROSION CONTROL	SHEETS C1.2, C1.5, C8.0, C8.1
SITE IMPROVEMENTS PLANS	N/A
SITE GRADING PLANS	SHEETS C1.4
SITE UTILITY PLANS	N/A
SWPPP DETAILS AND NOTES	SHEETS C8.0-C8.1

REVISIONS

DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

MATTHEW W. MAPLE REGISTERED No. PE10809001 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C1.5	
POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN	

© 2020

Plot Date: May 29, 2020 Plot Time: 5:53pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 Post Const SWPP Plan.dwg, Layout: C1.5 By: mmaple

PREPARED BY:

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

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK
PUBLISHED ELEVATION= 825.91 (NGVD29)
CONVERTED ELEVATION= 825.51 (NAVD88)
[NORTHING: 1,773,784; EASTING: 201,993]
**CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE
ELEVATION= 829.43 (NAVD88)
[NORTHING: 1,731,948; EASTING: 201,226]

GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
BR	- BEGIN RADIUS	
CL	- CENTERLINE	

TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKINGS)

ROAD WORK AHEAD (W20-1)

W20-1

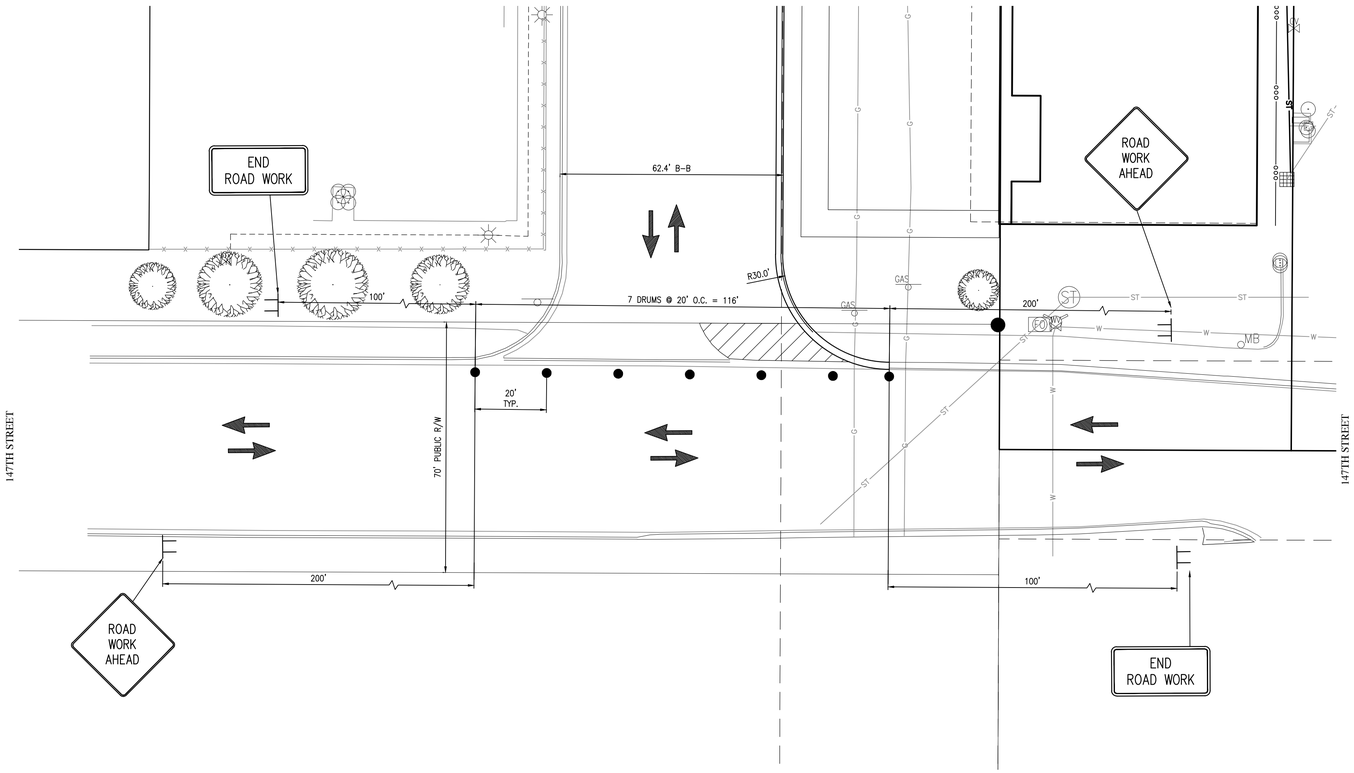
END ROAD WORK (G20-2)

G20-2

CHANNELIZATION DEVICES (DRUMS OR BARRICADES) WITH STEADY BURN LIGHTS

ROAD CONSTRUCTION SIGN

PROPOSED PAVEMENT IN 147TH R/W
INDOT CLASS III CONCRETE APPROACH
(STD DWG 610-DRIV-03 & 610-DRIV-08)
SEE SHEET C8.3



ENTRANCE DRIVE AND 147TH STREET
SCALE: 1" = 20'

GENERAL NOTES

1. CONTRACTOR SHALL ERECT AND MAINTAIN ALL NECESSARY SIGNS, DRUMS, DETOUR SIGNS AND WARNING DEVICES REQUIRED TO SAFELY DIRECT TRAFFIC OVER OR AROUND THE PART OF THE ROADWAY WHERE PERMITTED OPERATIONS ARE TO BE DONE SO LONG AS THE WORK DOES NOT INTERFERE WITH TRAFFIC, IN ACCORDANCE WITH SECTION "VI" OF THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ROUTINE INSPECTIONS OF THE TRAFFIC CONTROL ZONE AND TRAFFIC CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. TRAFFIC CONTROL DEVICES REQUIRING REPAIR OR MAINTENANCE SHALL BE REPAIRED OR REPLACED IMMEDIATELY. INSPECTIONS SHALL BE SCHEDULED DURING DAYLIGHT HOURS AS WELL AS DAYLIGHT HOURS.
3. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.
4. ALL EXISTING PAVEMENT MARKINGS WITHIN THE LIMITS OF ROAD IMPROVEMENTS WILL NEED TO BE REPLACED WITH THERMOPLASTIC MARKINGS.

NOTES:
1. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
2. UTILITY CONFLICTS MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ENTRANCE. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

ENTRANCE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TD/LM	JOB NUMBER 2020-077
CHECKED BY MM	
DATE MAY 29, 2020	
SCALE AS SHOWN	
SHEET	

C3.0
ENTRANCE PLAN

©2020

Plot Date: May 29, 2020 Plot Time: 5:55pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077.Entrance Plan.dwg, Layout: C3.0 By: mmaple

Exhibit 03602-2: Construction Site Inspection And Maintenance Log

Date: _____
Project: _____
Inspected by: _____

Type of Inspection: ☐ Scheduled Weekly ☐ Rain Event

CONSTRUCTION SITE INSPECTION AND MAINTENANCE LOG
(To be Completed by Property Owner or Agent)

All stormwater pollution prevention BMPs shall be inspected and maintained as needed to ensure continued performance of their intended function during construction and shall continue until the entire site has been stabilized and a Notice of Termination has been issued. An inspection of the project site must be completed by the end of the next business day following each measurable storm event. If there are no measurable storm events within a given week, the site should be monitored at least once in that week. Maintenance and repair shall be conducted in accordance with the accepted site plans. This log shall be kept as a permanent record and must be made available to the WPWD in an organized fashion, within forty-eight (48) hours upon request.

YES	NO	N/A		
			1	Is the site information posted at the entrance?
			2	Are all necessary permits attained and special provisions being implemented?
			3	Is a construction entrance installed and functioning properly?
			4	Are construction staging & parking areas restricted to areas designated on the plans?
			5	Are public and private streets clean of sediment, debris and mud?
			6	Are appropriate practices installed where stormwater leaves the site?
			7	Are all discharge points (outfalls) free of erosion or sediment transport?
			8	Has all silt fence been installed properly and being maintained? (entrenched - upright - fabric not torn - terminated to higher ground - properly joined at ends)
			9	Are sediment basins & traps installed according to plan & pipe or rock spillways functional?
			10	Are other sediment control barriers in place and functioning properly?
			11	Is the earthwork for erosion control practices properly graded, seeded and/or mulched?
			12	Are diversion swales and/or waterbars installed to plan & protected?
			13	Do perimeter practices have adequate capacity & do they need to be cleaned out?
			14	Is inlet protection installed properly on all functioning inlets & being maintained?
			15	Is catch basin insert protection installed where required & being maintained?
			16	Have swales and ditches been stabilized or protected?
			17	Are stormwater outlets adequately stabilized?
			18	Has temporary stabilization of disturbed ground been addressed? (dormant for 15 days?)
			19	Is permanent stabilization of disturbed ground progressing on all completed areas?
			20	Has hard or soft armoring been installed where natural vegetation will erode?
			21	Do water pumping operations have a protected outlet and discharge clear water?
			22	Are all dewatering structures functioning properly?
			23	Is a designated equipment washout area established, clearly marked and being utilized?
			24	Is solid waste properly contained & a stable access provided to the storage & pickup area?
			25	Are fuel tanks and other hazardous materials safely stored and protected?
			26	Is spill response equipment on-site and easily accessible?
			27	Are temporary soil stockpiles in approved areas & properly protected?

Exhibit 03602-2: Construction Site Inspection And Maintenance Log

Date: _____
Project: _____
Inspected by: _____

Type of Inspection: ☐ Scheduled Weekly ☐ Rain Event

If you answered "no" to any of the above questions, describe any corrective action which must be taken to remedy the problem and when the corrective actions are to be completed.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

STORMWATER POLLUTION PREVENTION PLAN INDEX

A1	PLAN INDEX	SEE COVER SHEET C1.0
A2	11X17 PLAT	PROVIDED IN OVERALL SUBMITTAL.
A3	PROJECT TYPE	EXPANSION TO EXISTING MENARDS INCLUDING ACCESSORY BUILDING, ENTRANCE DRIVE MODIFICATIONS, AND ADDITIONAL LAYDOWN AREA.
A4	VICINITY MAP	SEE SHEET C1.0
A5	LEGAL DESCRIPTION	SEE PLAT FOR LEGAL DESCRIPTION & C1.0. THE LATITUDE IS 40°00'12"N AND LONGITUDE IS 86°07'15"W
A6	SITE IMPROVEMENTS	SEE SHEETS C1.3 & C1.4
A7	14 DIGIT HYDROLOGIC UNIT CODE	05120201090030
A8	STATE OR FEDERAL WATER QUALITY PERMITS	IDEM RULE 5 PERMIT REQUIRED
A9	POINTS WHERE STORMWATER WILL DISCHARGE SITE	STORMWATER RUNOFF FROM THE SITE IS COLLECTED AND ROUTED TO AN EXISTING STORM LINE WHICH DISCHARGES SOUTH TO THE EXISTING DETENTION POND.
A10	LOCATION OF WETLANDS, LAKES, WATER COURSES ADJACENT TO SITE	THERE ARE NO WETLANDS OR LAKES OR WATER COURSES IMMEDIATELY ADJACENT TO THE PROJECT SITE.
A11	RECEIVING WATERS	COOL CREEK
A12	IDENTIFICATION OF POTENTIAL DISCHARGE TO GROUNDWATER	NONE
A13	100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOOD FRINGES	NONE
A14	PRE CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE	10-YR PRE CONSTRUCTION: -- 10-YR POST CONSTRUCTION: --
A15	ADJACENT LAND USES	SEE SHEETS C1.1 NORTH: RESIDENTIAL EAST: COMMERCIAL SOUTH: 147TH STREET WEST: COMMERCIAL
A16	LOCATIONS AND BOUNDARIES OF DISTURBED AREAS	SEE SHEETS C1.2 & C1.5
A17	IDENTIFICATION OF EXISTING VEGETATIVE COVER	SEE SHEETS C1.2
A18	SOILS MAP	SEE SHEET C1.0 & C1.5
A19	LOCATIONS, SIZES, DIMENSIONS OF PROPOSED STORMWATER SYSTEM	SEE SHEET C1.3
A20	LOCATIONS, SIZES, DIMENSIONS OF PROPOSED OFFSITE CONSTRUCTION ACTIVITIES	N/A
A21	LOCATION OF SOIL STOCKPILE	SEE SHEETS C1.2 & C1.5
A22	EXISTING SITE TOPOGRAPHY	SEE SHEET C1.4
A23	PROPOSED SITE TOPOGRAPHY	SEE SHEET C1.4
B1	POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES	ERODED SOILS AND SEDIMENTS; OILS, GREASES, COOLANTS, CONCRETE WASHOUT, PETROLEUM FUELS AND OTHER FLUIDS ASSOCIATED WITH OPERATION AND MAINTENANCE OF CONSTRUCTION EQUIPMENT PRESENT ON THE SITE; DEBRIS INCLUDING CUTTINGS, SEALANTS, ADHESIVES, AND COATINGS ASSOCIATED WITH INSTALLATION OF UNDERGROUND PIPES, INFRASTRUCTURE AND CONSTRUCTION OF THE BUILDING; PAINTS ASSOCIATED WITH PAVEMENT MARKING; FERTILIZERS ASSOCIATED WITH SEEDING AND PLANTING.
B2	SCHEDULE OF STORMWATER QUALITY MEASURES RELATED TO LAND DISTURBING ACTIVITIES	STORMWATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED TO ELIMINATE SEDIMENT FROM LEAVING THE PROJECT DURING CONSTRUCTION ACTIVITIES PROTECTING ADJOINING PROPERTIES AND THE RECEIVING WATERS.

PRE-CONSTRUCTION SCHEDULE

1 CONTRACTOR TO CALL INDIANA UNDERGROUND 811 BY CALLING 811 OR 800-382-5544 TO VERIFY LOCATION OF EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.

2 CONTRACTOR SHALL INSTALL STONE CONSTRUCTION ENTRANCE PRIOR TO THE START OF EARTHWORK IN ACCORDANCE WITH THE PLAN LOCATION ON SHEET C1.2.

3 CONTRACTOR TO INSTALL RULE 5 INFORMATION POSTING, TRASH DUMPSTER, AND PORT-O-LET AS SHOWN ON SHEET C1.2.

4 CONTRACTOR TO INSTALL PERIMETER INLET PROTECTION AS NECESSARY. CONTRACTOR SHALL EVALUATE EXISTING EROSION CONTROL MEASURES AND USE AND MAINTAIN, REPLACE AS NECESSARY.

5 CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCE AROUND THE PERIMETER OF THE AREA OF WORK PRIOR TO ANY EARTHWORK ACTIVITIES SUCH AS EARTH MOVING OR STRIPPING.

6 CONTRACTOR SHALL INSTALL CONCRETE WASHOUT AREA AND CONSTRUCTION STAGING AREA PRIOR TO THE START OF EARTHWORK ACTIVITIES AS SHOWN ON SHEET C1.2.

7 CONTRACTOR TO EVALUATE LOCATION OF SOIL STOCKPILE AREAS AND PREPARE BY PLACING SILT FENCE DEFINING LIMITS. SEE SHEET C1.2.

8 ONCE PERIMETER ELEMENTS ARE INSTALLED, ANY UTILITY MODIFICATION OR RELOCATION PER SHEETS C1.3 CAN COMMENCE IN FINAL PREPARATION FOR EARTHWORK OPERATIONS.

CONSTRUCTION SCHEDULE

9 BEGIN CLEARING AND GRADING ACTIVITIES AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND ITEMS 1-8 OF THE PRE-CONSTRUCTION SCHEDULE ARE COMPLETE. EARTHMOVING SHALL BE DONE IN A MANNER TO MINIMIZE EROSION. CONTRACTOR SHALL VERIFY ALL EXISTING STORM SEWER AND UTILITY CONNECTION LOCATIONS AND ELEVATION PRIOR TO MOVING EARTH, CONTACT ENGINEER WITH ANY DISCREPANCIES. AS GRADING PROGRESSES, INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES TO CONTAIN SEDIMENT ON SITE.

10 CONTRACTOR SHALL STRIP TOPSOIL AND GRADE THE SITE PER PLAN AND PLACE PERMANENT AND TEMPORARY SEED AS INDICATED ON THE PLAN, INCLUDING SEEDING WITH FIBER BLANKET ON MOUNDS, POND BANKS, SWALES. DURATION OF EXPOSED AREAS SHALL BE KEPT MINIMAL DEPENDANT ON WEATHER. ALL POTENTIALLY IDLE AREAS FOR 15 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED PER IDEM RULE 5.

11 PERMANENT AND FINAL VEGETATION, IN ADDITION TO STRUCTURAL MEASURES, SHALL BE INSTALLED AS SOON AS PRACTICAL PER SHEETS C1.5.

12 INSTALL STORM SEWER SYSTEM. ALL STORM SEWER INLET PROTECTION SHALL BE INSTALLED AT THE TIME EACH INLET IS CONSTRUCTED PER SHEETS C1.3.

13 CONTRACTOR SHALL INSTALL REMAINING UTILITIES AND RE-SEED ALL DISTURBED AREAS.

14 CONTRACTOR SHALL INSTALL ALL PAVED AREAS (PARKING LOTS/DRIVES) AS INDICATED ON PLANS.

15 N/A

16 BUILDING FOUNDATION EXCAVATIONS.

17 VERTICAL CONSTRUCTION.

18 INSTALL PERMANENT OR TEMPORARY SOIL STABILIZATION AND LANDSCAPING.

19 CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND UNTIL SEDIMENTATION OF STREETS AND STORM SEWERS NO LONGER OCCURS. CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS OR AFTER A SIGNIFICANT STORM EVENT (AN EVENT OF AT LEAST 0.5 INCHES OF RAINFALL). SEE SHEETS C8.0-C8.1 FOR DETAILS AND SPECIFICATIONS.

20 COMPLETE FINAL GRADING AND INSTALL SEEDING AND LANDSCAPING. STABILIZE ALL REMAINING EXPOSED AREAS AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES.

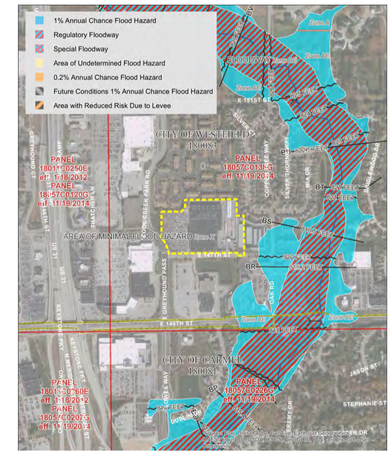
21 ALL EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH INDIANA 327 IAC 15-5 AND RULE #5.

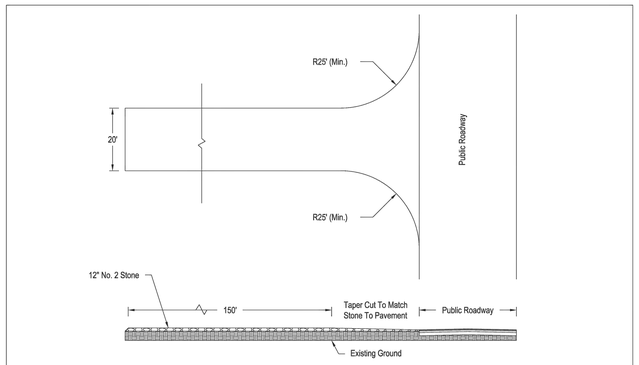
B3	STABLE CONSTRUCTION ENTRANCE LOCATION AND SPECIFICATIONS	SEE SHEETS C1.2 & C1.5, C8.0-C8.1
B4	SEDIMENT CONTROL FOR SHEET FLOW AREAS	SEE SHEETS C1.5, C8.0-C8.1
B5	SEDIMENT CONTROL FOR CONCENTRATED FLOW AREAS	SEE SHEETS C1.5, C8.0-C8.1
B6	STORM SEWER PROTECTION MEASURES, LOCATIONS, SPECIFICATIONS	SEE SHEETS C1.2 & C1.5, C8.0-C8.1
B7	RUNOFF CONTROL MEASURES	SEE SHEETS C1.5, C8.0-C8.1
B8	STORMWATER OUTLET PROTECTION	SEE SHEETS C1.2 & C1.5, C8.0-C8.1
B9	GRADE STABILIZATION STRUCTURES	SEE SHEETS C1.5, C8.0-C8.1
B10	LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS FOR STORMWATER QUALITY MEASURES	N/A
B11	TEMPORARY SURFACE STABILIZATION FOR EACH SEASON	SEE SHEETS C8.0-C8.1
B12	PERMANENT SURFACE STABILIZATION	SEE SHEETS C1.5, C8.0-C8.1
B13	MATERIAL HANDLING AND SPILL PREVENTION PLAN	THE CONTRACTOR SHALL PROVIDE A STONE SURFACE MATERIAL STAGING AREA. ALL LIQUID MATERIAL SHALL BE STORED IN A WEATHER-PROOF, VANDALISM RESISTANT ENCLOSURE OR REMOVED FROM THE SITE DURING NON-WORK HOURS. AN ON-SITE FUELING AREA SHALL BE DESIGNATED AWAY FROM DRAINAGE CHANNELS AND INLETS THAT WOULD PERMIT THE RAPID MOVEMENT OF SPILLED FUEL TO ADJACENT WATERWAYS. IF MORE THAN 200 GALLONS OF FUEL IS STORED ON-SITE, APPROPRIATE TEMPORARY CONTAINMENT FACILITIES SHALL BE INSTALLED TO PREVENT MIGRATION OF SPILLS. ALL MATERIALS SHALL BE HANDLED, APPLIED, AND DISPOSED OF IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY ACCIDENTS AND SPILLS MUST BE IMMEDIATELY REPORTED TO INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF EMERGENCY RESPONSE AT (317) 233-7745. CONTACT CITY FIRE AND POLICE DEPARTMENT BY DIALING 911. CLEAN UP MEASURES SHALL BE APPROVED AND AUTHORIZED BY INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
B14	MONITORING AND MAINTENANCE OF POLLUTION PREVENTION MEASURES	SEE SHEETS C1.2 & C1.5, C8.0-C8.1
B15	EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS	N/A
C1	DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE	POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH A COMMERCIAL PROJECT INCLUDE, BUT ARE NOT LIMITED TO: VEHICULAR SOURCES SUCH AS LEAKING OIL, FUEL CONTAINERS, GREASE, BRAKE FLUID/DUST, WINDOW WASHER FLUID AND ANTIFREEZE. RUBBER FROM WEAR AND TEAR OF TIRES ON STREETS, GARBAGE FROM LITTERING, DEBRIS FROM LAWN SUCH AS MULCH AND LEAVES, AND ELEVATED STORMWATER TEMPERATURES.
C2	SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION	THE MOST SIGNIFICANT POST CONSTRUCTION POLLUTANT IS SOIL AND SEDIMENT DISCHARGE. THE POST CONSTRUCTION MEASURES USED TO MINIMIZE SEDIMENTATION IN WATERWAYS INCLUDE AN EXISTING WET BOTTOM POND. INSPECTION AND MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL PROJECT COMPLETION.
C3	DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES	THE PRIMARY POST CONSTRUCTION BMP MEASURE IS THE EXISTING WET BOTTOM POND.
C4	LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE	N/A
C5	DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES	THE EXISTING WET BOTTOM POND TO THE SOUTH IS BY OTHERS. GUIDELINES FOR MAINTENANCE AND INSPECTION OF THAT FACILITY PROVIDED BY OTHERS.

SEEDING SCHEDULE

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
TEMPORARY SEEDING DATES												
												WHEAT OATS OR RYE
												PERENNIAL RYGRASS
			INCREASE APPLICATION RATES 50% FOR DORMANT SEEDING									DORMANT SEEDING
PERMANENT SEEDING DATES												
												NON-IRRIGATED
												IRRIGATED
			INCREASE APPLICATION RATES 50% FOR DORMANT SEEDING									DORMANT SEEDING

NOTES:
1. PERMANENT SEEDING INFORMATION SHOWN ON THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY. IF THE LANDSCAPING PLANS AND SPECIFICATIONS CONTAIN INFORMATION CONCERNING PERMANENT LAWN SEEDING AND/OR SODDING, THEN THAT INFORMATION SHALL SUPERSEDE SIMILAR INFORMATION INDICATED ON THIS SHEET.
2. AREAS TO BE SEEDED SHALL BE SMOOTH AND UNIFORM AND SHALL BE IN ACCORDANCE WITH THE FINISHED GRADE AND CROSS SECTION SHOWN ON THE PLANS.
3. AREAS TO BE SEEDED SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 6 INCHES. LIGHTLY COMPACT PLACED TOPSOIL BY ROLLING OR TAMPING.
4. PRIOR TO REPLACING TOPSOIL, LOOSEN SUBSOIL TO ENSURE GOOD BOND WITH TOPSOIL.
5. APPLY SEEDING WITH 800 LB/ACRE OF 12-12-12 FERTILIZER AND MULCH WITH A CONTINUOUS BLANKET OF STRAW AT A RATE OF 2 TONS/ACRE, OR USE HYDROSEEDING TECHNIQUES WITH EQUIVALENT APPLICATION RATES.
6. APPLY TEMPORARY SEEDING WITH 200 LB/ACRE OF 12-12-12 FERTILIZER AND MULCH WITH A CONTINUOUS BLANKET OF STRAW AT A RATE OF 2 TONS/ACRE, OR USE HYDROSEEDING TECHNIQUES WITH EQUIVALENT APPLICATION RATES.
7. ON SLOPES GRADED AT 3:1 OR STEEPER, STRAW MULCH SHALL BE HELD IN PLACE WITH POLYMERIC PLASTIC NET TACKED WITH WIRE STAPLES, OR EQUIVALENT METHOD.
8. SEED MIXTURES AND APPLICATION RATES:
   GRASS MIX APPLIED AT 170 LB/ACRE (4 LB/1000 SQ.FT.) COMPRISED OF THE FOLLOWING:
   KENTUCKY 31 FESCUE – 95 LB/ACRE
   PERENNIAL RYEGRASS – 65 LB/ACRE
   JASPER RED FESCUE – 10 LB/ACRE





TEMPORARY CONSTRUCTION DRIVE

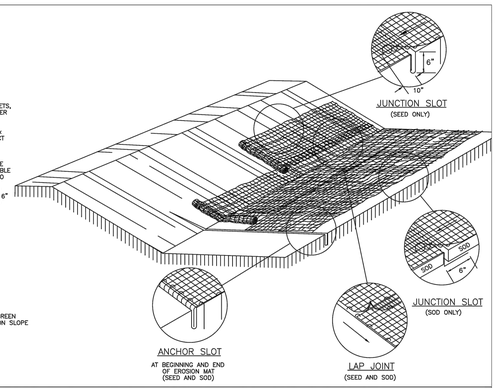
CITY OF WESTFIELD INDIANA

2/26/16 DATE

FIGURE EC-10

GENERAL NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS IN THE DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. WHERE MULTIPLE CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. BLANKET TYPE TO BE NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE



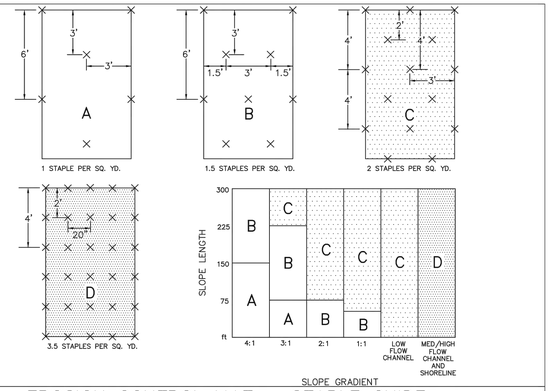
EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD INDIANA

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE EC-2



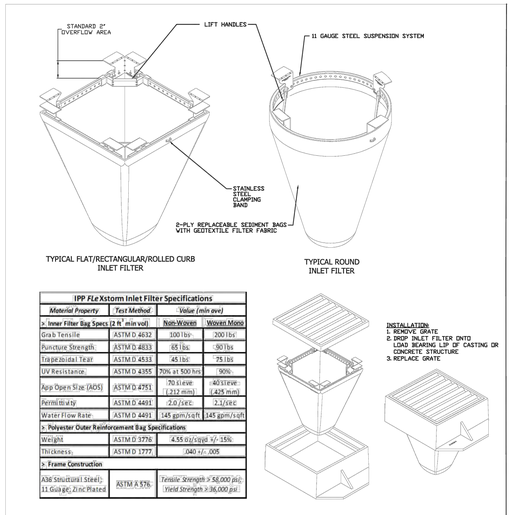
EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD INDIANA

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE EC-3



IPP FLeXstorm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft² min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 5776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
Abt Structural Steel; 11 Gauge; Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	

INSTALLATION:
1. REMOVE GRATE
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

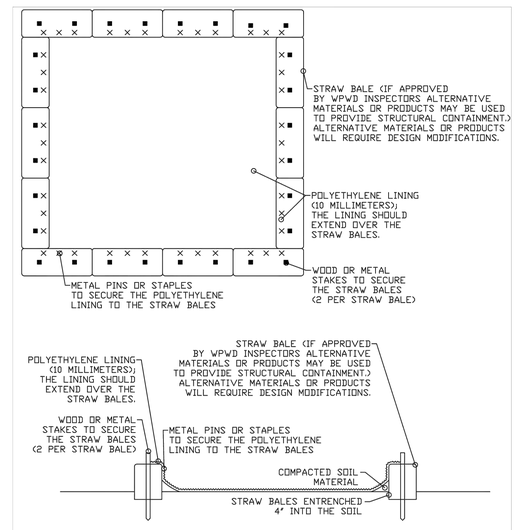
INLET PROTECTION

CITY OF WESTFIELD INDIANA

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-6



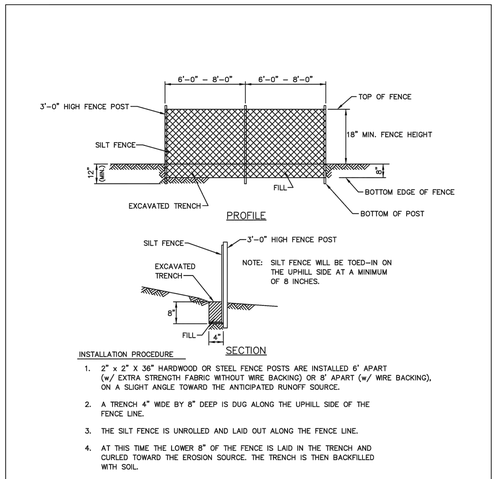
CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD INDIANA

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-5



INSTALLATION PROCEDURE

1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD INDIANA

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-4

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

STORMWATER POLLUTION PREVENTION DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	

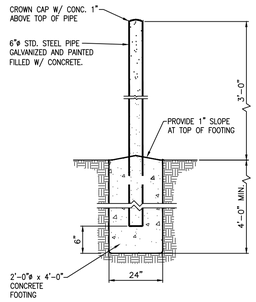
SHEET

C8.1

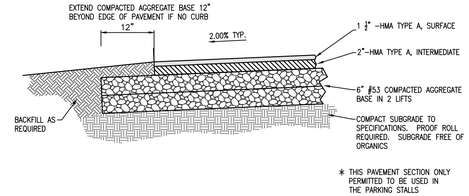
STORMWATER POLLUTION PREVENTION DETAILS

© 2020

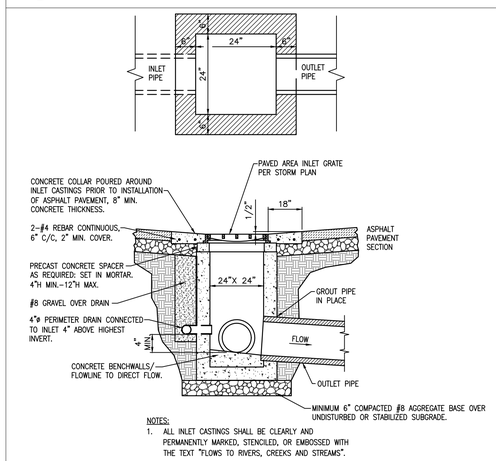
Plot Date: May 29, 2020 Plot Time: 5:57pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 SWPP Notes and Details.dwg, Layout: C8.1 By: mmaple



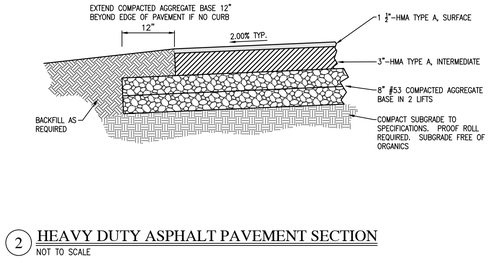
6 PIPE BOLLARD DETAIL
NOT TO SCALE



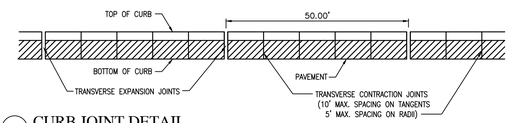
1 ASPHALT PAVEMENT SECTION
NOT TO SCALE



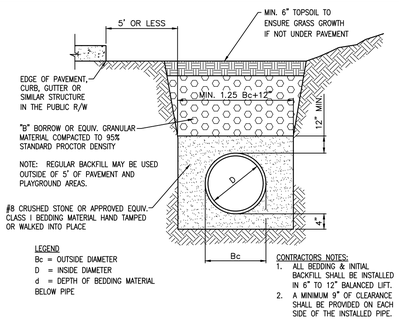
7 PAVED AREA INLET
NOT TO SCALE



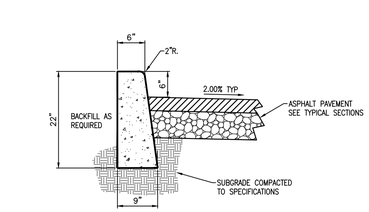
2 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



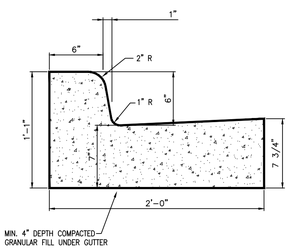
3 CURB JOINT DETAIL
NOT TO SCALE



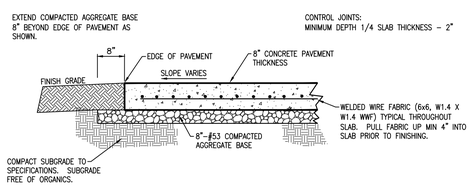
8 PLASTIC PIPE (PVC & HDPE) TRENCH DETAIL
WITHIN 5' FROM EDGE OF PAVEMENT
NOT TO SCALE



4 STRAIGHT CURB
NOT TO SCALE



9 CONCRETE CURB & GUTTER (COLLECTING)
NOT TO SCALE



5 HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA
CONSTRUCTION DETAILS

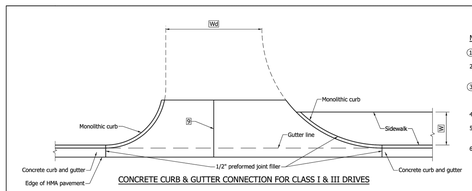
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	

C8.2
CONSTRUCTION DETAILS

© 2020

Plot Date: May 29, 2020 Plot Time: 5:41pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077 Construction Details.dwg, Layout: C8.2 By: mmaple



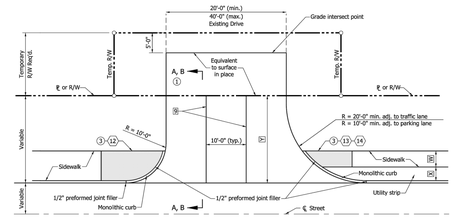
CONCRETE CURB & GUTTER CONNECTION FOR CLASS I & III DRIVES

NOTES:

1. See Standard Drawing E 610-DRIV-08 for Section A-A, and Section B-B.
2. Pavement shall be PCCP for Approaches, 9 in., on subgrade treatment Type II.
3. See Standard Drawings E 604-SDWK-01 or E 604-SDWK-02 for sidewalk elevation transition details, or Standard Drawing E 604-SWCR-09 for sidewalk curb ramp details if the drive is signalized.
4. See Standard Drawing E 610-DRIV-07 for joint placement details.
5. See Standard Drawing E 610-DRIV-13 for General Notes and additional Legend.
6. See Standard Drawing 503-CCP3-02 for longitudinal joint details.

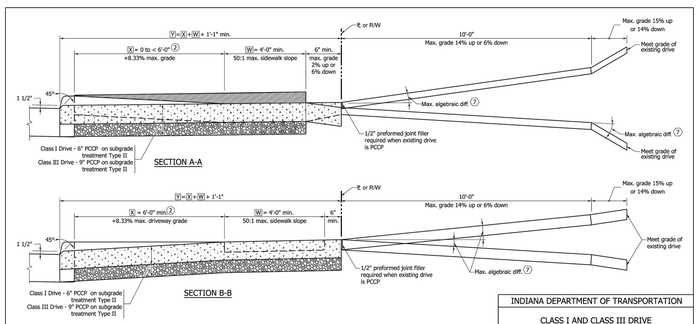
LEGEND

W = Width of sidewalk
Wd = Driveway width
X = Distance between back face of curb and sidewalk
Y = Distance from front face of curb to ℄ or R/W
= Sidewalk elevation transition



PLAN VIEW - CLASS III DRIVE

INDIANA DEPARTMENT OF TRANSPORTATION	
CLASS III DRIVE SEPTEMBER 2012	
STANDARD DRAWING NO. E 610-DRIV-03	
RICHARD L. VANCLEAVE No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER	/s/ Richard L. VanCleave 09/04/12 SUPERVISOR, ROADWAY STANDARDS DATE
	/s/ Mark A. Miller 09/04/12 CHIEF ENGINEER DATE



NOTES:

② The limits for X are based on a 6" curb height. For other curb heights, the limits for X shall be adjusted.

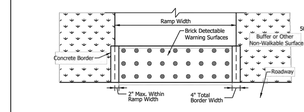
3. See Standard Drawing E 604-SDWK-01 or E 604-SDWK-02 for sidewalk elevation transition details.
4. See Standard Drawing E 610-DRIV-13 for General Notes.

LEGEND

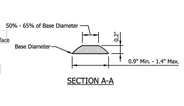
W = Width of sidewalk
X = Distance between back face of curb to sidewalk.
Y = Distance from front face of curb to ℄ or R/W.
= Sidewalk elevation transition section view.
PCCP = PCCP

INDIANA DEPARTMENT OF TRANSPORTATION	
CLASS I AND CLASS III DRIVE GRADE PROFILES SEPTEMBER 2010	
STANDARD DRAWING NO. E 610-DRIV-08	
RICHARD L. VANCLEAVE No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER	/s/ Richard L. VanCleave 09/01/10 DESIGN STANDARDS ENGINEER DATE
	/s/ Mark A. Miller 09/01/10 CHIEF HIGHWAY ENGINEER DATE

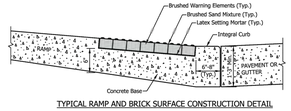
7 CONCRETE DRIVEWAY APPROACH OFF GRAND PARK BLVD.
NOT TO SCALE



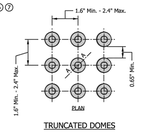
BRICK DETECTABLE WARNING SURFACE WITH CONCRETE BORDER ⑥ ⑦



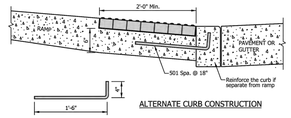
SECTION A-A



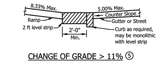
TYPICAL RAMP AND BRICK SURFACE CONSTRUCTION DETAIL



TRUNCATED DOMES



ALTERNATE CURB CONSTRUCTION



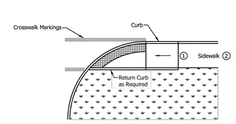
CHANGE OF GRADE > 11% ⑤

NOTES:

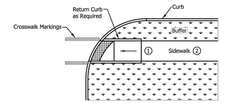
1. Detectable warning surface shall consist of truncated domes and shall be aligned in a square or radial grid pattern. Where truncated domes are arrayed radially, they may differ in diameter and center-to-center spacing within the ranges specified.
2. The detectable warning surface shall be manufactured to fit the radii. Field cutting shall not alter the truncated dome spacing between the adjacent panels outside of the allowable range.
3. The detectable warning surface shall contrast visually with adjacent surfaces, either light-on-dark or dark-on-light.
4. The detectable warning surface shall extend a minimum of 2 ft in the direction of pedestrian travel and extend the full width as shown. The detectable warning surface shall not be placed across a grade break.
5. The maximum counter slope of the gutter or street at the bottom of the ramp shall be 5.00%. Where the algebraic difference between the running slope and the counter slope exceeds 11%, a 2-ft minimum level strip should be provided at the bottom of the ramp.
6. Where concrete border is used for forming, the border shall be cast monolithically with the curb ramp concrete. The concrete border shall not exceed 2 in. within the ramp width.
7. Where forming other than a concrete border is used, the edge restraint shall not encroach upon the ramp width.

INDIANA DEPARTMENT OF TRANSPORTATION	
DETECTABLE WARNING SURFACE DETAILS SEPTEMBER 2016	
STANDARD DRAWING NO. E 604-SWCR-14	
ELIZABETH W. PHILLIPS No. 10200124 STATE OF INDIANA REGISTERED PROFESSIONAL ENGINEER	/s/ Elizabeth W. Phillips 03/15/16 DESIGN STANDARDS ENGINEER DATE
	/s/ Mark A. Miller 03/18/16 CHIEF ENGINEER DATE

6 TYPICAL DETECTABLE WARNING PLACEMENT
NOT TO SCALE



ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP ADJACENT CURB



ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH BUFFER

NOTES:

① A turning space is not required at the top of the ramp for a one-way directional perpendicular curb ramp.

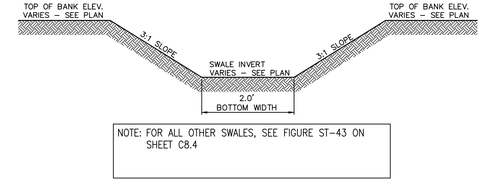
② Where there is no buffer between the sidewalk and curb the preferred minimum sidewalk width is 6 ft. Where a buffer is placed between the sidewalk and curb, the preferred minimum sidewalk width is 5 ft. See Standard Drawing Series E 604-SDWK for sidewalk details.

LEGEND:

Buffer or Other Non-Walkable Surface
Ramp
Detectable Warning Surface

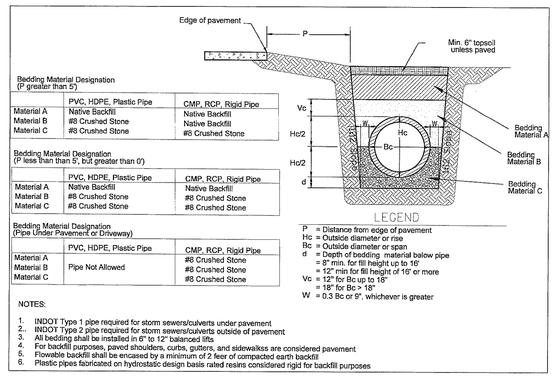
INDIANA DEPARTMENT OF TRANSPORTATION	
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP TYPICAL PLACEMENT SEPTEMBER 2016	
STANDARD DRAWING NO. E 604-SWCR-05	
ELIZABETH W. PHILLIPS No. 10200124 STATE OF INDIANA REGISTERED PROFESSIONAL ENGINEER	/s/ Elizabeth W. Phillips 03/15/16 DESIGN STANDARDS ENGINEER DATE
	/s/ Mark A. Miller 03/18/16 CHIEF ENGINEER DATE

5 HANDICAP RAMP DETAIL FOR ASPHALT TRAIL AT SITE ENTRANCE
NOT TO SCALE



NOTE: FOR ALL OTHER SWALES, SEE FIGURE ST-43 ON SHEET C8.4

2 2' WIDE BOTTOM SWALE (SECTION A-A)
NOT TO SCALE



Bedding Material Designation (P greater than 5')

	PVC, HDPE, Plastic Pipe	CMP, RCP, Rigid Pipe
Material A	Native Backfill	Native Backfill
Material B	#8 Crushed Stone	Native Backfill
Material C	#8 Crushed Stone	#8 Crushed Stone

Bedding Material Designation (P less than 5', but greater than 0')

	PVC, HDPE, Plastic Pipe	CMP, RCP, Rigid Pipe
Material A	Native Backfill	Native Backfill
Material B	#8 Crushed Stone	#8 Crushed Stone
Material C	#8 Crushed Stone	#8 Crushed Stone

Bedding Material Designation (Pipe Under Pavement or Driveway)

	PVC, HDPE, Plastic Pipe	CMP, RCP, Rigid Pipe
Material A	Pipe Not Allowed	#8 Crushed Stone
Material B		#8 Crushed Stone
Material C		#8 Crushed Stone

P = Distance from edge of pavement
Hc = Outside diameter or rise
Bc = Outside diameter or span
d = Depth of bedding material below pipe
= 8" min. for fill height up to 16'
= 12" min for fill height of 16' or more
Vc = 12" for Bc up to 18"
= 18" for Bc > 18"
W = 0.3 Bc or 9", whichever is greater

NOTES:

1. INDOT Type 1 pipe required for storm sewers/culverts under pavement
2. INDOT Type 2 pipe required for storm sewers/culverts outside of pavement
3. All bedding shall be installed in 6" to 12" balanced lifts
4. For backfill purposes, paved shoulders, curbs, gutters, and sidewalks are considered pavement
5. Flowable backfill shall be encased by a minimum of 2 feet of compacted earth backfill
6. Plastic pipes fabricated on hydrostatic design basis rated resins considered rigid for backfill purposes

3 BEDDING AND BACKFILL FOR STORM SEWERS
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA
CONSTRUCTION DETAILS

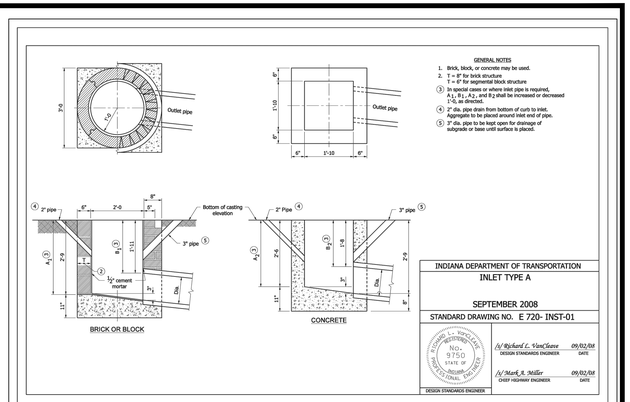
PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE REGISTERED No. PE10809001 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY TD/LM	JOB NUMBER 2020-077
CHECKED BY MM	
DATE MAY 29, 2020	
SCALE AS SHOWN	
SHEET C8.3	

CONSTRUCTION DETAILS

© 2020

Plot Date: May 29, 2020 Plot Time: 5:44pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077.Construction Details.dwg, Layout: C8.3 By: mmaple



INDIANA DEPARTMENT OF TRANSPORTATION
INLET TYPE A

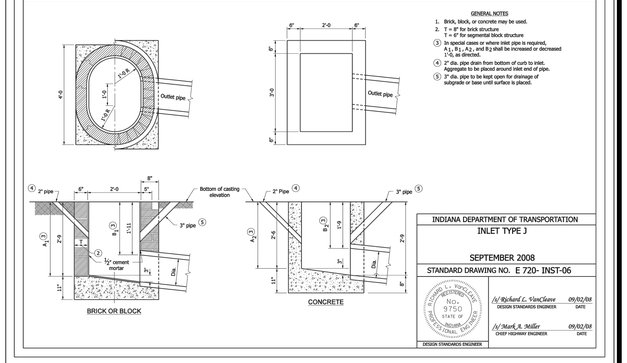
SEPTEMBER 2008

STANDARD DRAWING NO. E 720- INST-01

/s/ Richard L. VanCleave 09/02/08
DESIGN STANDARDS ENGINEER DATE

/s/ Mark A. Miller 09/02/08
CHIEF HIGHWAY ENGINEER DATE

DESIGN STANDARDS ENGINEER



INDIANA DEPARTMENT OF TRANSPORTATION
INLET TYPE J

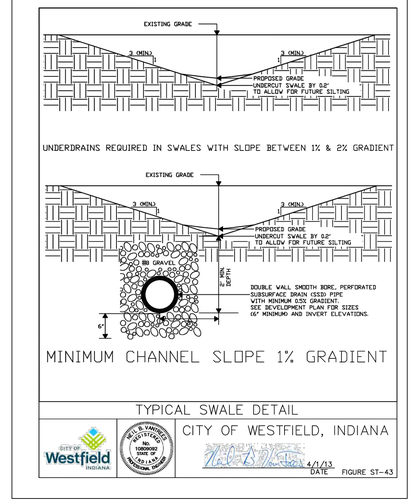
SEPTEMBER 2008

STANDARD DRAWING NO. E 720- INST-06

/s/ Richard L. VanCleave 09/02/08
DESIGN STANDARDS ENGINEER DATE

/s/ Mark A. Miller 09/02/08
CHIEF HIGHWAY ENGINEER DATE

DESIGN STANDARDS ENGINEER



TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE ST-4.3

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

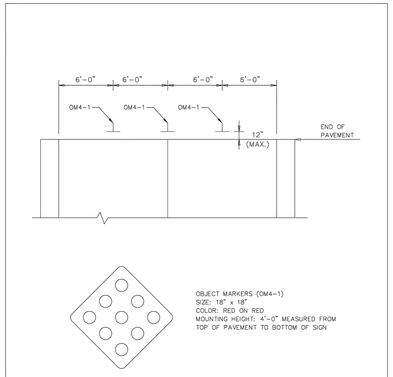
WESTFIELD DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
No. PE10809001
STATE OF INDIANA

DRAWN BY TD/LM	JOB NUMBER 2020-077
CHECKED BY MM	
DATE MAY 29, 2020	
SCALE AS SHOWN	
SHEET C8.4 WESTFIELD DETAILS	

© 2020

Plot Date: May 29, 2020 Plot Time: 5:59pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 Westfield Details.dwg, Layout: C8.4 By: mmaple



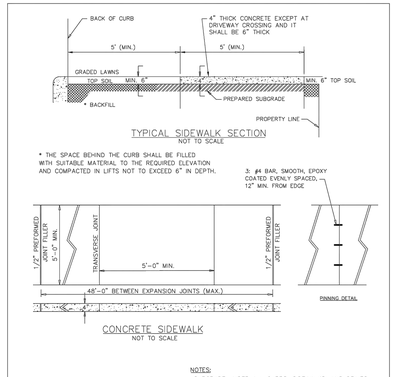
NOTES:
For Additional Details, See MUTCD, Latest Version, 2C.66.

END OF ROADWAY DETAILS

CITY OF WESTFIELD, INDIANA

2/26/16 DATE

FIGURE 2500-014



TYPICAL SIDEWALK SECTION
NOT TO SCALE

* THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LIFTS NOT TO EXCEED 6" IN DEPTH.

CONCRETE SIDEWALK
NOT TO SCALE

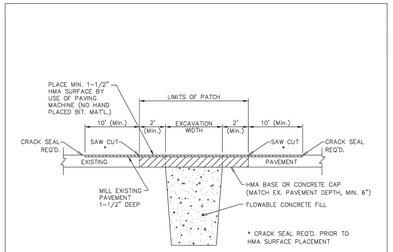
NOTES:
SUBGRADE UNDER ALL CURBS, SIDEWALKS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH INDOTSS 604. SIDEWALK SHALL BE PINNED AT DRIVEWAYS IN ACCORDANCE WITH WSS 2505.

SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

2/10/17 DATE

FIGURE 2500-010



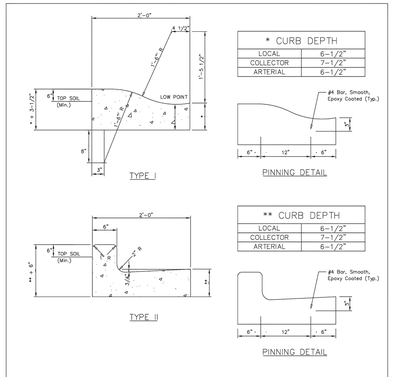
NOTES:
HMA Type To Be Determined By WPWD Engineer.
HMA Base Lift Shall Not Exceed 6".

PAVEMENT PATCHING DETAILS

CITY OF WESTFIELD, INDIANA

2/26/16 DATE

FIGURE 2500-019



* CURB DEPTH	
LOCAL	6-1/2"
COLLECTOR	7-1/2"
ARTERIAL	6-1/2"

PINNING DETAIL

** CURB DEPTH	
LOCAL	6-1/2"
COLLECTOR	7-1/2"
ARTERIAL	6-1/2"

PINNING DETAIL

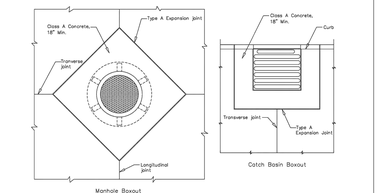
NOTES:
All New Curb Tying Into Existing Curb Shall Be Pinned Per Westfield Standard and Specifications 2502.
No Backfilling, Paving, or Compaction Shall Be Done Until 72-Hours After Placement Of The Concrete Curbing.

CURB DETAILS

CITY OF WESTFIELD, INDIANA

2/10/17 DATE

FIGURE 2500-008



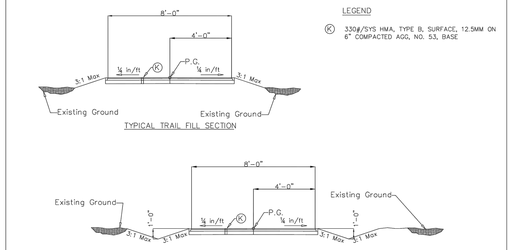
1. All catch basins shall be separated from the pavement and curb by boxing out around basin as shown above. Expansion joint material shall extend completely through curb and slab. Manhole castings within the pavement limits shall be boxed in like manner except when telescoping-type castings are used.
2. When a joint falls within 5 ft. of or contacts basins, manholes, or other structures, shorten one or more panels either side of opening to permit joint to fall on round structures and at or between corners of rectangular structures.

PCCP – STRUCTURE JOINTING DETAILS

CITY OF WESTFIELD, INDIANA

2/26/16 DATE

FIGURE 2500-006



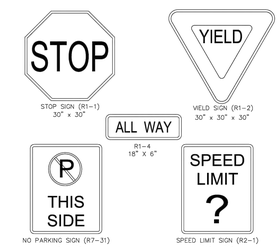
TYPICAL TRAIL FILL SECTION

TYPICAL CROSS SECTION – PERIMETER TRAIL

CITY OF WESTFIELD INDIANA

2/26/16 DATE

FIGURE 2505-001



NOTES:
1.SIGNS SHALL BE SINGLE FACED WITH HIGH INTENSITY REFLECTORIZED SHEETING ON 0.080" THICK ALUMINUM SHEET MATERIAL PER INDOT STANDARD SPECIFICATION 919.
2.POSTS SHALL BE 12'-0" LONG, 3lb/ft GALVANIZED U-CHANNEL SIGN POST INDOT STANDARD SPECIFICATION 910.14.
3.ALL SIGNS, 36" AND GREATER, SHALL BE; DOUBLE POSTED, 14'-0" LONG, 3lb/ft GALVENIZED U-CHANNEL POST, PER INDOT STANDARD SPECIFICATION 910.14.
4.ALL SIGN SIZES, SHAPES, COLORS AND MATERIAL SHALL MEET THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STREET SIGNS – SIGN DETAILS

CITY OF WESTFIELD, INDIANA

2/26/16 DATE

FIGURE 2500-015d

REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION
WESTFIELD, INDIANA

WESTFIELD DETAILS

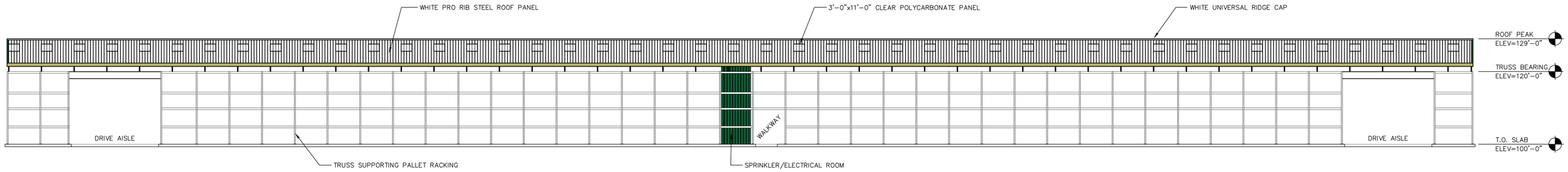
PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW W. MAPLE REGISTERED No. PE10809001 STATE OF INDIANA PROFESSIONAL ENGINEER

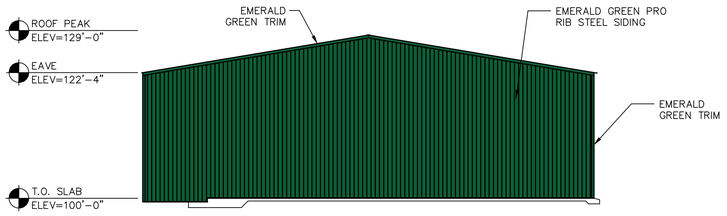
DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C8.5	
WESTFIELD DETAILS	

© 2020

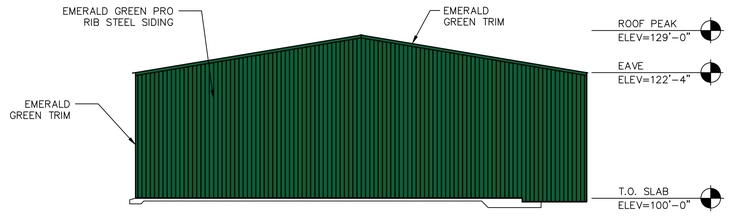
Plot Date: May 29, 2020 Plot Time: 6:00pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\20077 Westfield Details.dwg, Layout: C8.5 By: mmaple



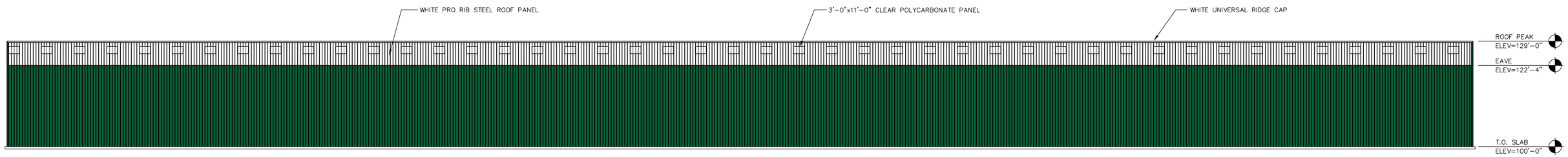
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



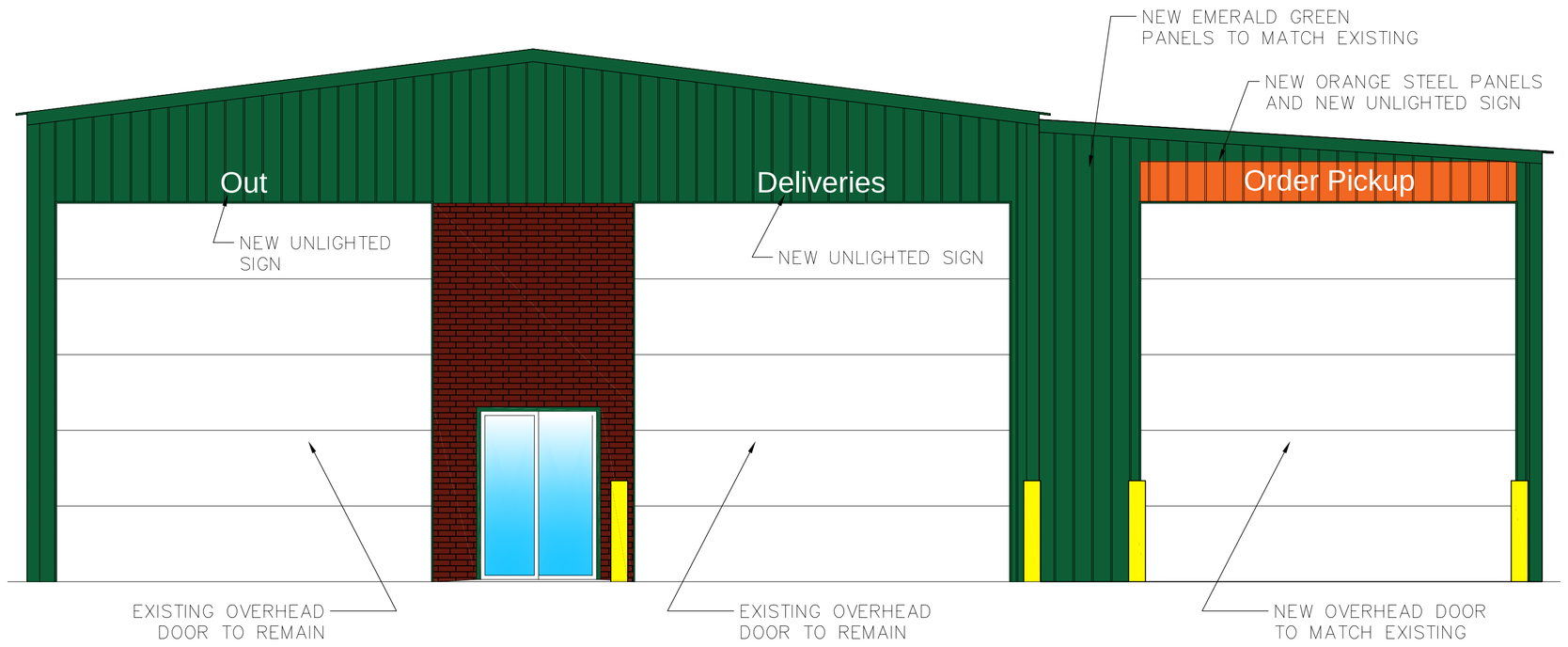
PROPOSED SIDE ELEVATION



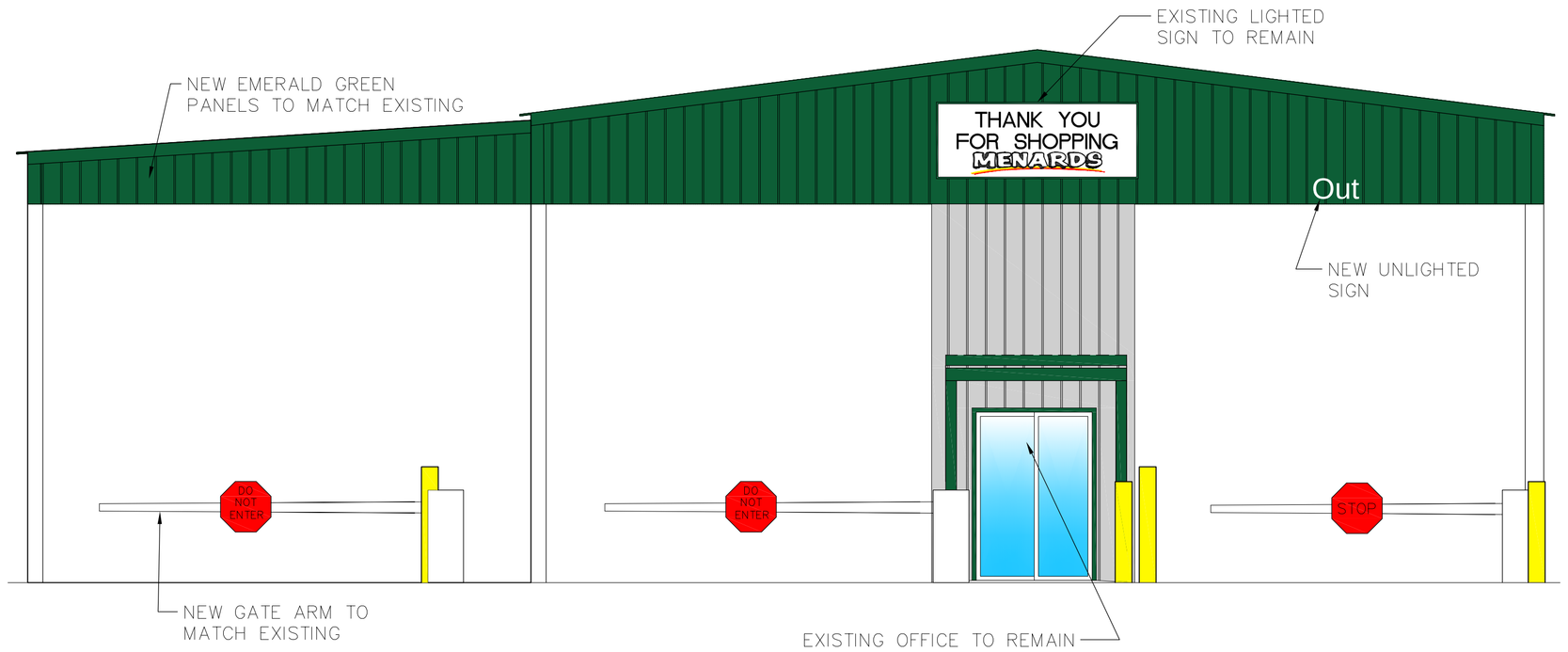
PROPOSED REAR ELEVATION

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Carmel, Indiana
Accessory Building Elevations
May 27, 2020
Scale: No Scale *CT3*

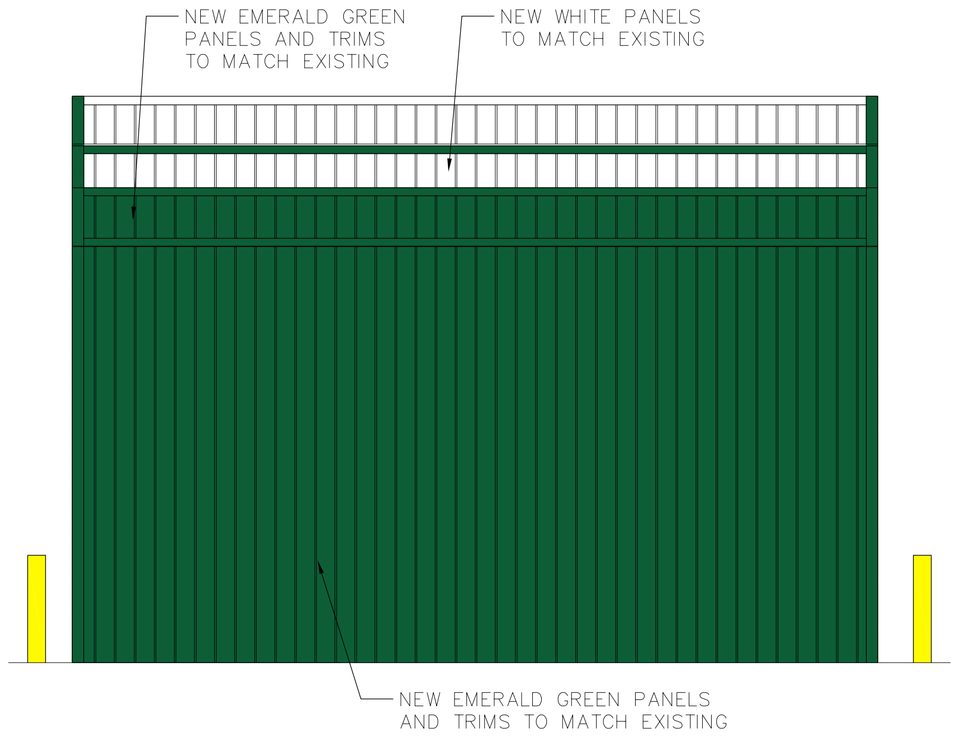


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

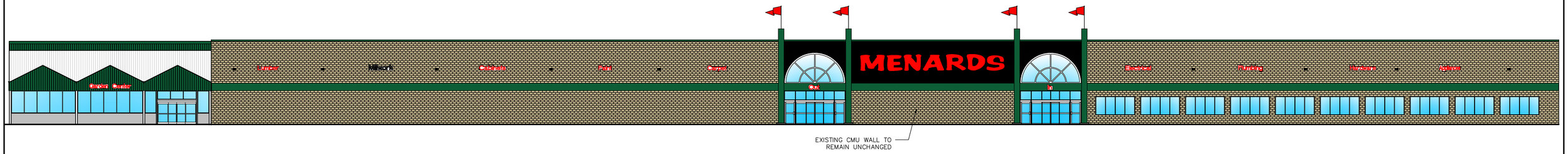


PROPOSED SIDE ELEVATION

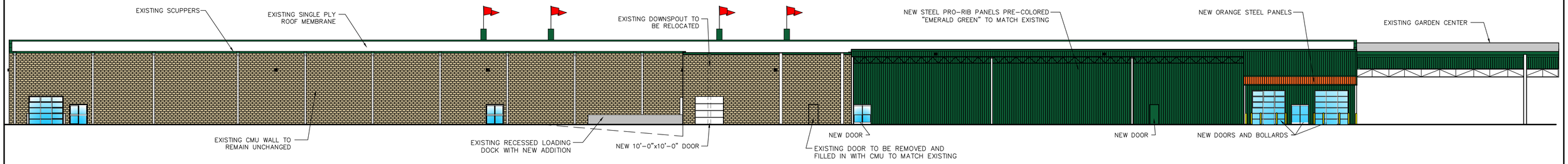
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Carmel, Indiana
Gate Canopy Elevations
May 22, 2020
Scale: 1/4" = 1'-0"

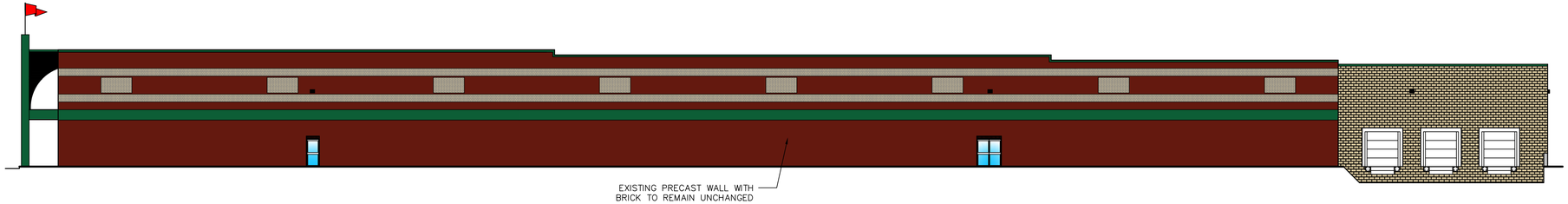
CT1



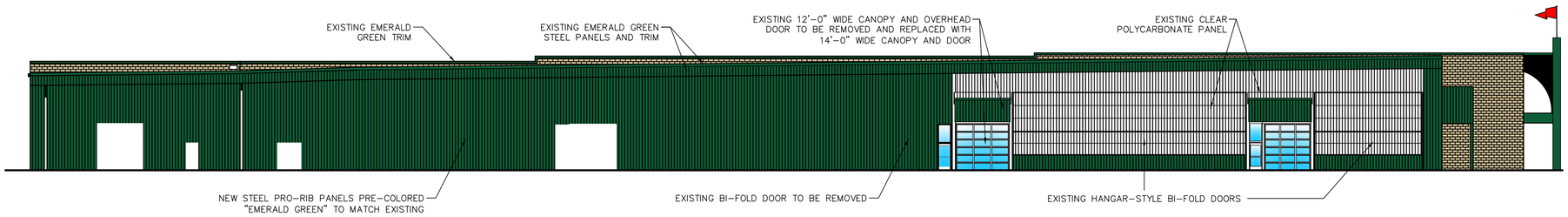
EXISTING UNCHANGED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING UNCHANGED SIDE ELEVATION



PROPOSED SIDE ELEVATION

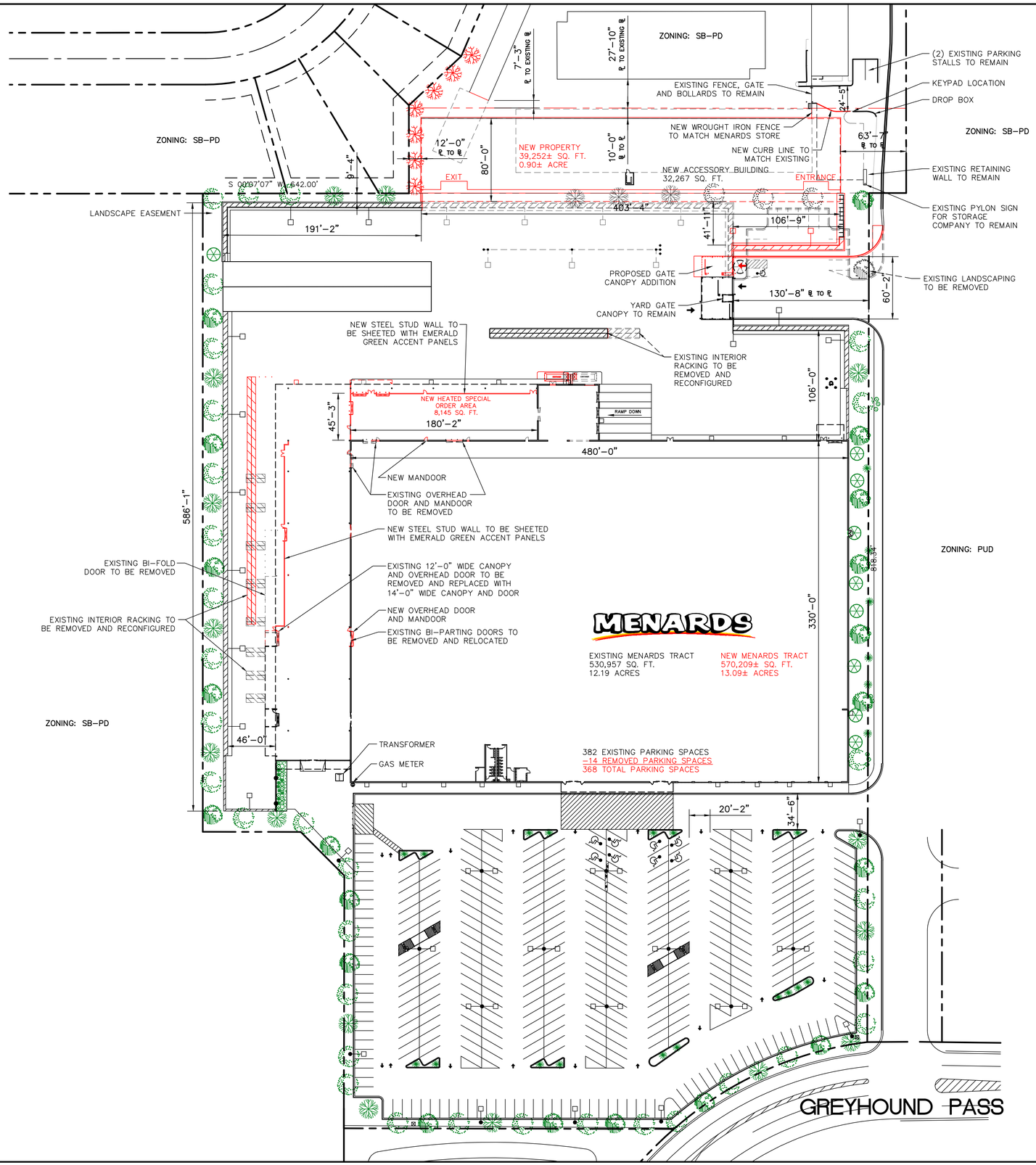
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

Carmel, Indiana
Building Elevations
May 27, 2020
Scale: 1/16" = 1'-0"

CT2

Path and File Name: F:\Designdiv\Proto 2\Carmel, IN-P2-P4\2020 REMODEL\City Approval Plans_Carmel_Sites_Remodel.dwg Date Plotted: May 27, 2020



ELECTRICAL LEGEND

	17	400W H.P.S. PARKING LOT LIGHTING ON 30'–0" TALL POLES
	17	250W H.P.S. WAL–PAC LIGHTING
	1	EXISTING 250W H.P.S. WAL–PAC LIGHTING TO BE REMOVED AND RELOCATED
	1	RELOCATED 250W H.P.S. WAL–PAC LIGHTING TO MATCH EXISTING
	17	EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO REMAIN
	7	EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO BE REMOVED AND RELOCATED OR SALVAGED
	2	RELOCATED 250W H.P.S. COBRA HEAD YARD LIGHTS TO MATCH EXISTING
	2	277V M.H. DECORATIVE LAMP

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
	NEW 1 1/2"ø GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST	7
	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST	16
	EXISTING GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST TO BE REMOVED	3
	MALUS X HYBRID, 'CENTURION' FLOWERING CRABAPPLE	24
	TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN	21
	EXISTING TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN TO BE REMOVED	3
	ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE	33
	EXISTING ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE TO BE REMOVED	3
	MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE	11
	EXISTING MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE TO BE REMOVED	1
	POTENTILLA FRUTICOSA 'GOLDFINGER', 'GOLDFINGER' POTENTILLA	50
	BERBERIS THUNBERGII, JAPANESE BARBERRY	9
	JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER	20

GREENSPACE DATA

EXISTING MENARDS TRACT	530,957 sq. ft.	100.0 %
EXISTING GREENSPACE	43,637 sq. ft.	8.2 %
PROPOSED MENARDS TRACT	570,209 sq. ft.	100.0 %
PROPOSED GREENSPACE	45,102 sq. ft.	7.9 %

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

Carmel, Indiana
Menards Site Plan
June 30, 2020
Scale: 1" = 50'–0"

CT1

Westfield–Washington Township Advisory Plan Commission
Minutes of the July 20, 2020 APC Meeting
Presented for approval: August 3, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 20, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Members Absent: Ginny Kelleher

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion**:** Maue motioned to approve the July 6, 2020 meeting minutes as written.
Horkay seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2003-DDP-04 **Portillo's**
Northwest corner of Wheeler Road and SR 32
Portillo's Hot Dogs by Hunter Development Group requests Detailed Development Plan approval of a 14,800 square foot restaurant on 2.30 acres +/- in the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Motion**:** Graham motioned to approve the Consent Agenda.
McCarty seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2007-ODP-11 & 2007-SPP-11 **Menards Warehouse Addition**
2150 E Greyhound Pass
Menard, Inc. requests Overall Development Plan and Primary Plat approval of 2 Lots on 16.23 +/- acres in the SB-PD: Special Business / Planned Development District.
(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

Dorsey overviewed this request for Overall Development Plan and Primary Plat approval. He said that Staff had not received Public Comments.

Spoljaric asked for a summary of what happened at Board of Zoning Appeals (BZA) Meeting. She also asked if there had been any feedback from the adjacent neighborhood.

- Dorsey replied that variances for setbacks and fence height were approved. He said there had been no feedback from the neighbors.

McCarty stated that at the BZA meeting the Petitioner committed to putting plants on the exterior to improve the buffer.

Motion**:** Maue motioned to approve 2007-ODP-11 & 2007-SPP-11 with the following Staff condition:

Approve the Primary Plat and Overall Development Plan with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Horkay seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05 **Urban Vines PUD Amendment I**

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

2007-DDP-15 **Family Express**

1477 Chatham Commons Boulevard

Weihe Engineers by Family Express Corporation requests Detailed Development Plan approval of a 5,000 square foot convenience and fuel facility on 1.38 acres +/- in the Chatham Commons PUD District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2007-PUD-07 **Bridgewater PUD Amendment (Culver's)**

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

WITHDRAWN

2006-PUD-06 **Hoosier Hills PUD**

18326 & 18342 Spring Mill Road

Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Ru District to the Hoosier Hills PUD District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Horkay. Motion passed.

Vote: 8-0.

Meeting adjourned at 7:10 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

Order Number: 20-02

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that Redevelopment Commission Declaratory Resolution 13-2015, to amend the Spring Mill Station Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits:
Exhibit 1: Staff Report
Exhibit 2: Order 20-02
Exhibit 3: Declaratory Resolution 08-2020
Exhibit 4: Southside EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The Westfield Redevelopment Commission adopted Declaratory Resolution 08-2020 (see **Exhibit 3**) to amend the Southside Economic Development Area (the "Southside EDA", see **Exhibit 4**) at its July 20, 2020 meeting.

PROCEDURAL

The Plan Commission's function for this item is to determine that Declaratory Resolution 08-2020 conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying Declaratory Resolution 13-2015, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.

PROJECT OVERVIEW

Project Description

Declaratory Resolution 08-2020 proposes to amend the Southside EDA by creating a sub-economic development area of approximately 21.85 acres located at the southeast corner of 161st Street and US 31, (the "Sub-Area", see **Exhibit 4**). The developer, Pure SEP, LLC intends to construct a commercial office building which will serve as the corporate headquarters of Software Engineering Professionals, Inc. The estimated cost of the project is $26,000,000.

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that Declaratory Resolution 08-2020 conforms to the Comprehensive Plan. As shown in **Exhibit 5**, this property is located within the "Employment Corridor" land use classification, which is described in the Highway Corridors section of the Comprehensive Plan. Office uses are considered an appropriate use within the Highway Corridor. Development policies include reserving employment corridors for reemployment-generating uses and, more specifically, promoting large-scale employment-intensive office uses on the US31-Meridian Corridor.

DEPARTMENT COMMENTS

1) **Recommendation:** The Department recommends **approving Order 20-02 as presented.**

2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

PLAN COMMISSION ORDER 20-02

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE ORIGINAL DECLARATORY RESOLUTION FOR THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING DECLARATORY RESOLUTION

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City");

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), as the governing body for the City of Westfield Redevelopment Department (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act), on July 20, 2020, approved and adopted Resolution No. 08-2020 (the "Amending Declaratory Resolution") approving certain amendments to the original declaratory resolution and economic development plan for the Southside Economic Development Area as more particularly described therein (the "2020 Plan Supplement");

WHEREAS, the Commission has submitted the Amending Declaratory Resolution and the 2020 Plan Supplement to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in reviewing the 2020 Plan Supplement, the Plan Commission has determined that no residents of the City will be displaced by the proposed 2020 Plan Supplement; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2020 Plan Supplement and determined that the Amending Declaratory Resolution and the 2020 Plan Supplement conforms to the plan of development for the City, and now desires to approve the Amending Declaratory Resolution and the 2020 Plan Supplement.

NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2020 Plan Supplement conforms, in all respects, to the plan of development for the City.

2. The Amending Declaratory Resolution and the 2020 Plan Supplement are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2020 Plan Supplement pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution, including the 2020 Plan Supplement, with the minutes of this meeting.

PASSED THIS 3RD DAY OF AUGUST 2020, BY THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION,
HAMILTON COUNTY, INDIANA.

_____
President, Plan Commission

ATTEST:

_____
Secretary, Plan Commission

AMENDING DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

WHEREAS**,** on July 9th, 2013, the Redevelopment Commission (the "Commission") of the City of Westfield (the "City") adopted Declaratory Resolution No. 5-2013 (the "Original Declaratory Resolution") establishing the Southside Economic Development Area (the "Original Area") as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the "Act");

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required under the Act, (ii) approved an economic development plan for the Original Area (the "Original Plan"), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an "allocation area" to be known as the "Southside Economic Development Allocation Area" as required by Indiana Code 36-7-14-39 (the "Original Allocation Area") and approved and incorporated the Factual Report (the "Original Report") supporting the Original Declaratory Resolution and the Original Plan which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the "Original Project):

WHEREAS, on August 5th, 2013, the Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the "Plan Commission") and the Plan Commission issued its written Order 13-03 (the "Original Order") approving the Original Declaratory Resolution and the Original Plan as submitted;

WHEREAS, on August 12th, 2013, the Common Council approved the (i) Original Order, (ii) Original Declaratory Resolution, (iii) the creation of the Original Area and other actions related thereto;

WHEREAS**,** on August 19th, 2013, after publishing notice of and conducting a public hearing in accordance with the Act, the Commission adopted Resolution No. 7-2013 confirming the Original Declaratory Resolution;

WHEREAS, on February 2, 2015, the Commission adopted Resolution No. 2-2015 amending the Original Declaratory Resolution to remove certain parcels from the Original Area (the "2015 Amendment");

WHEREAS, the Original Declaratory Resolution, as amended by the 2015 Amendment set forth above, is hereinafter collectively referred to as the "Original Area Resolution";

WHERAS, the Commission now desires to further amend the Original Area Resolution and Original Plan (i) to remove the parcel set forth on Exhibit A attached hereto from the Original Allocation Area, (ii) to designate such parcel as a separate allocation area pursuant to Section 39 of the Act to be known as the "SEP Allocation Area" (the "SEP Allocation Area") and (iii) to adopt a supplement to the Original Plan attached hereto as Exhibit B (the "2020 Plan Supplement") (clauses (i) through (iii), the "2020 Amendments");

WHEREAS, the 2020 Amendments and supporting data were reviewed and considered at this meeting;

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, power, privileges and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act;

WHEREAS, the Commission deems it advisable to apply the provisions of Section 41 and 43 of the Act to the 2020 Amendments; and

WHEREAS, the Commission now desires to approve the 2020 Amendments;

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD REDEVELOPMENT COMMISSION THAT:

Section 1. The Commission now finds and determines that it will be of public utility and benefit to amend the Original Area Resolution and the Original Plan, the public health and welfare will be benefitted by the 2020 Amendments and the 2020 Amendments are reasonable and appropriate when considered in relation to the Original Area Resolution, the Original Plan and the economic development purposes set forth in the Act. The Commission finds that the Original Area Resolution and the Original Plan, with the proposed 2020 Amendments, conforms to the comprehensive plan of the City.

Section 2. The findings and determinations set forth in the Original Area Resolution and the Original Plan are hereby reaffirmed.

Section 3. In support of the findings and determinations set forth in Section 1 and 2 above, the Commission hereby adopts the specific findings set forth in the 2020 Plan Supplement.

Section 4. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the SEP Allocation Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Original Plan, as amended by the 2020 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

Section 5. The Commission finds that no residents of the Original Area will be displaced by any project resulting from the 2020 Plan Supplement, and therefore finds that it does

not need to give consideration to transitional and permanent provision for adequate housing for the residents.

Section 6. The area described in Exhibit A is hereby removed from the Original Allocation Area and is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as "SEP Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 39 of the Act. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the allocation area hereby designated as "SEP Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

Section 7. The foregoing allocation provision shall apply to all of the SEP Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the SEP Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B hereto. The base assessment date for the SEP Allocation Area is January 1, 2020.

Section 8. The provisions of this Resolution shall be subject to the Act and any amendments thereto, and the allocation provisions herein relating to the SEP Allocation Area shall expire no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or leases payable from incremental property tax revenues generated in the SEP Allocation Area.

Section 9. For purposes of calculating and determining the incremental real property taxes generated by the Project (as defined on Exhibit B attached hereto) and deposited in the SEP Allocation Fund to be applied to the principal of and interest on bonds, when and if issued for the Project, two-thirds (2/3) of the January 1, 2020 base assessed value of the parcel described on Exhibit A attached hereto (the "Land") shall be used as the base assessed value allocated to that portion of the Land upon which the Project will be situated as more particularly described on Exhibit C attached hereto (the "SEP Lease Area").

Section 10. This Resolution shall be submitted to the Plan Commission for its approval, as required under the Act.

Section 11. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council of the City, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works and Safety, the Park Board, the building commissioner and any other departments or agencies of the City of Westfield concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed SEP Allocation Area.

Section 12. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the SEP Allocation Area, including the following:

a. The estimated economic benefit and costs incurred by the SEP Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the SEP Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing required under Section 11 of this Resolution.

Section 13. The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

Section 14. This Resolution shall be effective upon passage.

ADOPTED AND PASSED THIS 20TH DAY OF JULY, 2020
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Bob Beaudry, Vice President

By: _____
Jill Doyle, Secretary

By: _____
Melissa Risk, Member

By: _____
Doug Holtz, Member

ATTEST:

_____

KD_(10916964.5).docx

EXHIBIT A

Description of SEP Allocation Area

The following parcel shall be removed from the Original Allocation Area and designated as the SEP Allocation Area within the Original Area located in the City of Westfield, Indiana:

29-09-12-000-014.000-015

Map of the SEP Allocation Area: (See Attached)

Map of SEP Allocation Area

EXHIBIT B

The Original Plan is hereby supplemented by adding the following project to the Original Plan:

Construction and development of a commercial office building by Pure SEP, LLC (the "Developer") serving as the corporate headquarters of Software Engineering Professionals, Inc. ("SEP"), together with all necessary appurtenances, related improvements and equipment, situated on approximately 13.62 acres within the SEP Allocation Area (the "Project"). SEP intends to lease the Project from the Developer. The estimated cost of the Project is $26,000,000 and will result in the creation of approximately 200 full-time office jobs having an average salary of $100,000 per year, exclusive of benefits.

Based on representations of the developer of the Project, the Commission has determined that the Project will not proceed as planned without the contribution of incremental real property tax revenues to be generated from the Project.

EXHIBIT C

Legal Description and Map of SEP Lease Area

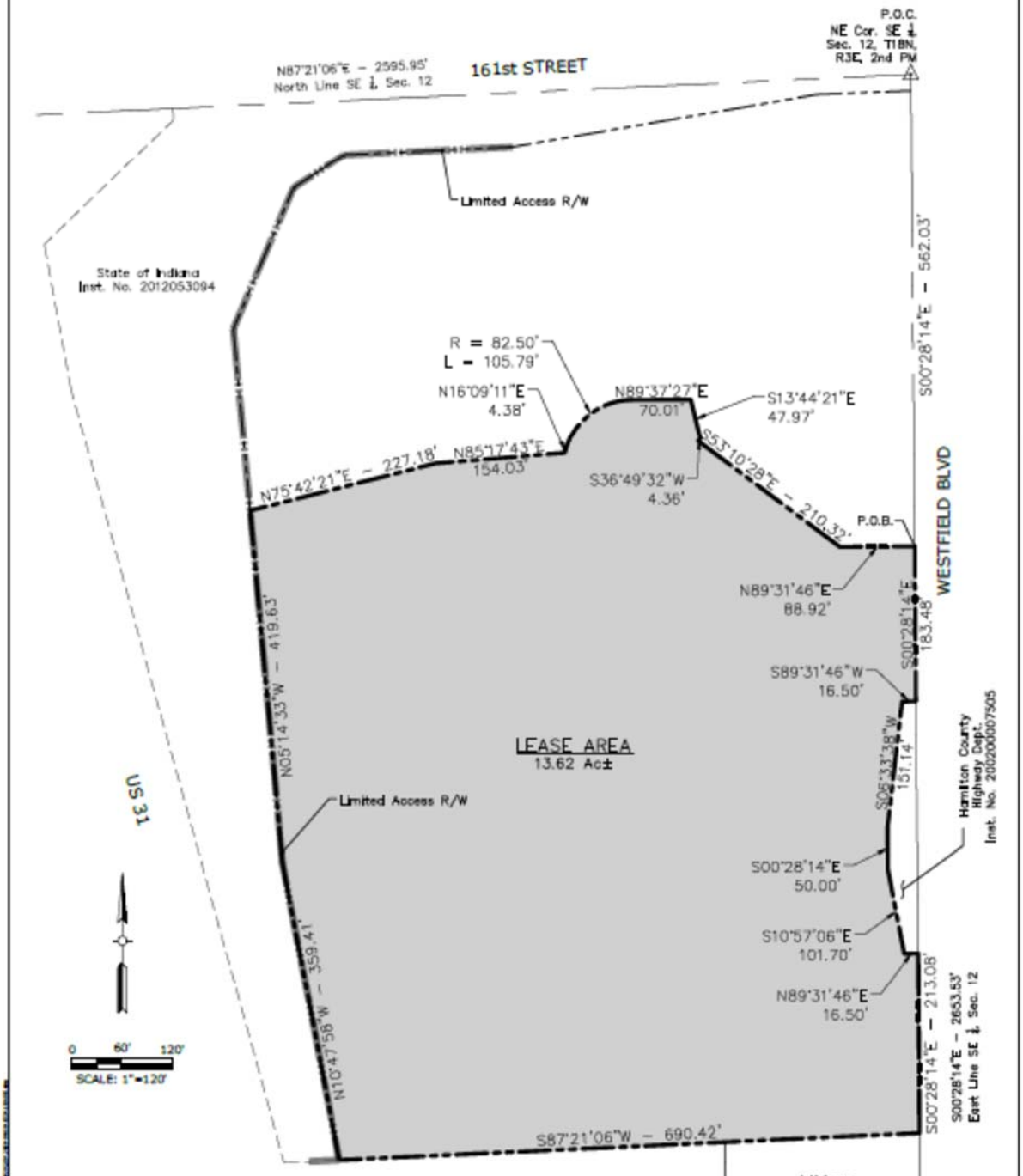
(See Attached)

SEP LEASE AREA

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of said quarter section: thence South 0 degrees 28 minutes 14 seconds East (basis of bearing = Indiana Geospatial Coordinate System – Hamilton) 562.03 feet along the east line of said quarter section to the point of beginning of this description:

thence continuing along said east line, South 0 degrees 28 minutes 14 seconds East 183.48 feet to the northeast corner of that 0.188 acre parcel described in the Warranty Deed recorded as Instrument Number 200200007505; thence along the boundary of said 0.188 acre parcel the following five (5) courses: 1) South 89 degrees 31 minutes 46 seconds West 16.50 feet; 2) South 6 degrees 33 minutes 38 seconds West 151.14 feet; 3) South 0 degrees 28 minutes 14 seconds East 50.00 feet; 4) South 10 degrees 57 minutes 6 seconds East 101.70 feet; 5) North 89 degrees 31 minutes 46 seconds East 16.50 feet to the east line of said quarter section; thence South 0 degrees 28 minutes 14 seconds East 213.08 feet to the southeast corner of that parcel of land described in the Quitclaim Deed recorded as Instrument Number 2012044611; thence South 87 degrees 21 minutes 6 seconds West 690.42 feet along said parcel to an eastern boundary of that 5.038 acre parcel described in the Warranty Deed recorded as Instrument Number 2012053094; thence along the boundary of said 5.038 acre parcel the following two (2) courses: 1) North 10 degrees 47 minutes 58 seconds West 359.41 feet; 2) North 5 degrees 14 minutes 33 seconds West 419.63 feet; thence North 75 degrees 42 minutes 21 seconds East 227.18 feet; thence North 85 degrees 17 minutes 43 seconds East 154.03 feet; thence North 16 degrees 9 minutes 11 seconds East 4.38 feet; thence Northeasterly 105.79 feet along an arc to the right having a radius of 82.50 feet and subtended by a long chord having a bearing of North 52 degrees 53 minutes 19 seconds East and a length of 98.69 feet; thence North 89 degrees 37 minutes 27 seconds East 70.01 feet; thence South 13 degrees 44 minutes 21 seconds East 47.97 feet; thence South 36 degrees 49 minutes 32 seconds West 4.36 feet; thence South 53 degrees 10 minutes 28 seconds East 210.32 feet; thence North 89 degrees 31 minutes 46 seconds East 88.92 feet to the point of beginning and containing 13.62 acres, more or less.

This description was prepared by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 30th day of June, 2020.



Prepared by:

TRACY L. McGILL
REGISTERED
No. 20500009
STATE OF INDIANA
LAND SURVEYOR

Prepared for:

pure development

AMERIDIAN STRUCTUREPOINT LLC

9025 River Road, Suite 250 | Indianapolis, Indiana 46240

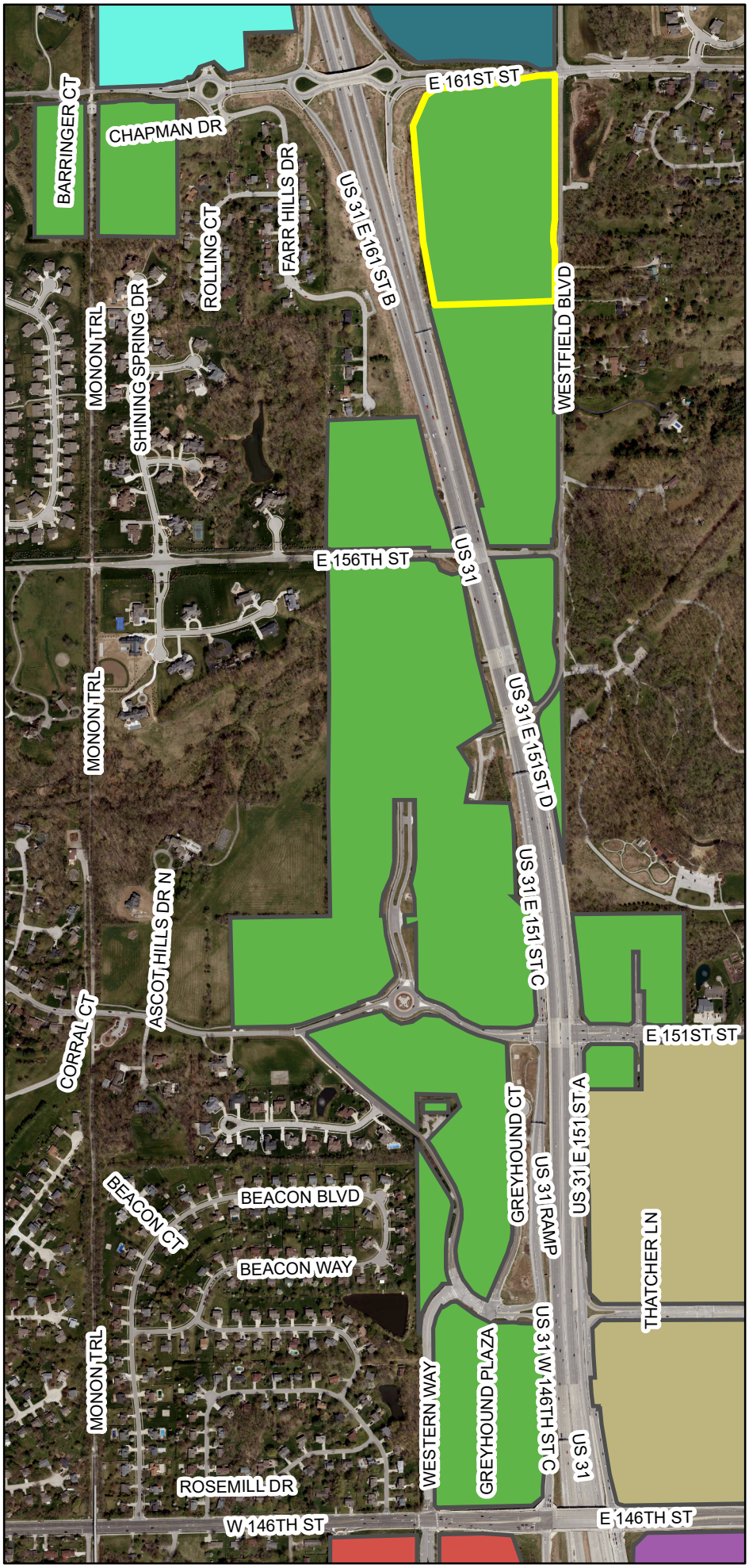
LEASE EXHIBIT

161st St & Westfield Blvd
Westfield, Indiana

Scale:	1" = 120'
Drawn By:	TLM
Checked By:	TLM
Date:	7/7/2020

SHEET 1 of 1

Property Location Map
Southside EDA
SEP Allocation Area
APC Order 20-02



TIF District

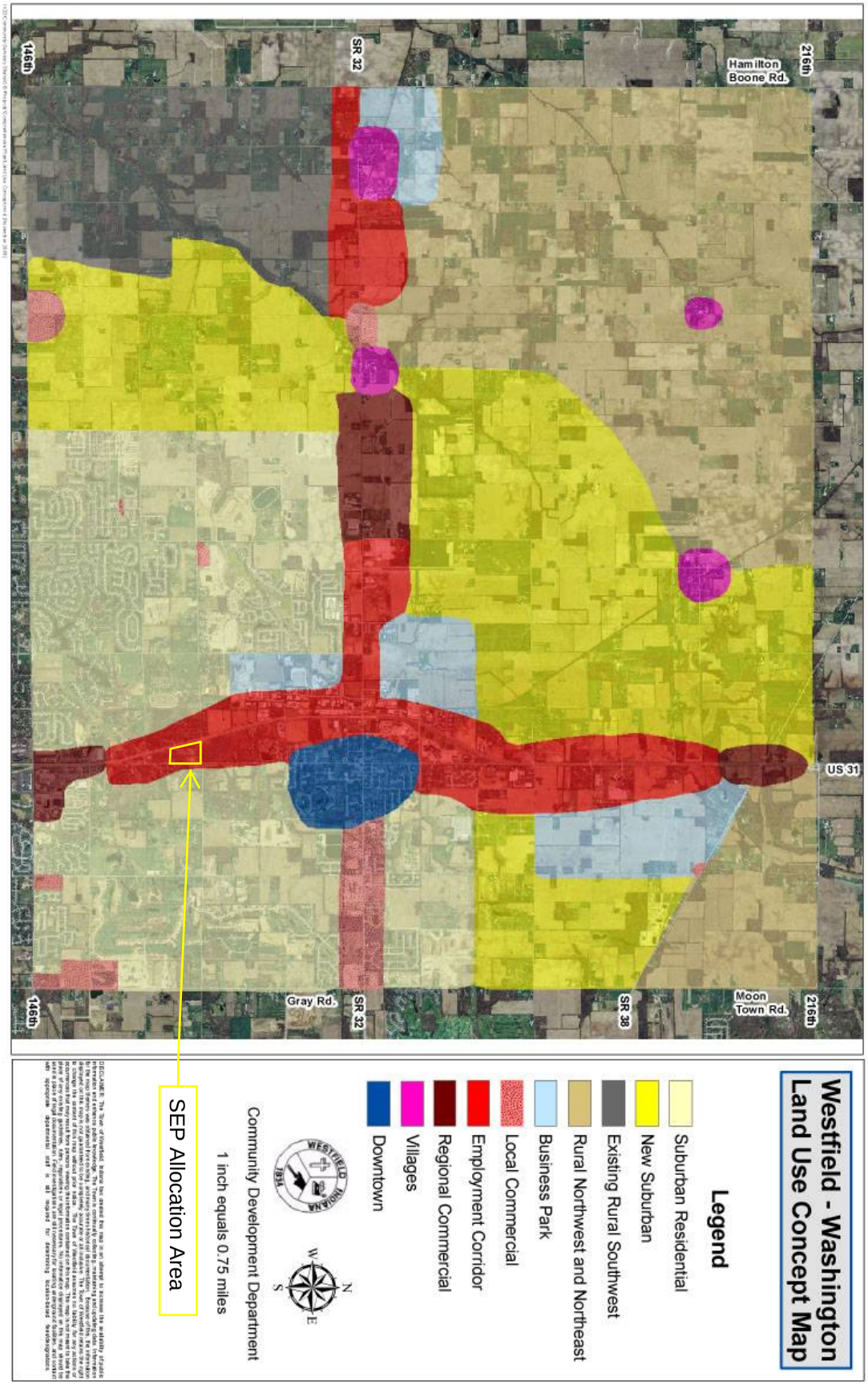
- 146th St. & US 31 Ramps East
- 146th St. & US 31 Ramps West
- Grand Junction- Westfield
- Lantern Commons EDA
- Westfield Southside
- Westfield Village Park

SEP Allocation Area

N
W E
S

850 425 0 850 Feet

CITY OF
Westfield
INDIANA


Westfield - Washington
Land Use Concept Map
Legend
Suburban Residential
New Suburban
Existing Rural Southwest
Rural Northwest and Northeast
Business Park
Local Commercial
Employment Corridor
Regional Commercial
Villages
Downtown
Community Development Department
1 inch equals 0.75 miles
SEP Allocation Area
146th
SR 32
Hamilton
Boone Rd.
216th
US 31
Gray Rd.
SR 32
SR 38
Moon
Town Rd.
216th
146th