



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_07_06_2021

Tuesday, July 06, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, July 06, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
- o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

June 21, 2021 APC Minutes

Documents: [APC Minutes - June 21, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2106-DDP-24

169th Street Industrial

North side of 169th Street, East of Oak Ridge Road

Patch Development, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of 2 buildings totaling 47,305 square feet on 5.85 acres +/- in OI: Open Industrial District.

(Planner: Pam Howard - poward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2107-ODP-14 & 2107-SPP-14 [PUBLIC HEARING]

Compton Subdivision

15626 Spring Mill Road

Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Landscape Plan](#)

Docket Number 2107-ODP-16 & 2107-SPP-16 [PUBLIC HEARING]

Chatham Villages South

West of Route 32, South of East 196th Street/19350 Chad Hittle Drive

Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - poward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#)

2107-ODP-17 & 2107-SPP-17 [PUBLIC HEARING]

Union Square

South side of SR 32, west of Union Street

Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Development Plan](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Public Comments-updated 7/6 @5pm](#)

2107-PUD-20 [PUBLIC HEARING]

Mule Barn Road Commercial PUD

18404 Mule Barn Road

Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-31](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Project Narrative](#) | [Exhibit 7: Public Comments](#) | [Petitioner's Presentation](#)

Docket Number 2107-ODP-15 & 2107-SPP-15[PUBLIC HEARING]

Mule Barn Road Commercial Subdivision

18404 Mule Barn Road

IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06 [CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-PUD-13 [CONTINUED]

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

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

2105-PUD-16 [CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

**Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)**

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the June 21, 2021 APC Meeting
Presented for approval: July 6, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 21, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[June 21, 2021 APC Agenda & Exhibits](#)

[June 21, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Dave Schmitz.

Present Virtually: Cindy Spoljaric.

Absent: All present.

City Staff Present in Person: Kevin Todd, Director and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 0:55

Todd explained the new format of meeting minutes.

- June 7, 2021 minutes.
Motion: Kelleher motioned to approve the June 7, 2021 minutes as written.
Maue seconded. Motion passed. Vote 7-2 abstention/no response (Schmitz/Spoljaric)

REVIEW OF RULES AND PROCEDURES

Todd reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2105-DDP-19

[REMOVED FROM AGENDA]

YouTube Time: 7:46

KFC

Southeast corner of State Road 32 and Spring Mill Road

McKenzie Foods Inc. by Red Barn Engineering Company, LLC requests Detailed Development Plan review of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

ITEMS OF BUSINESS

2106-ODP-12 & 2106-SPP-12

YouTube Time: 8:02

Somerset

South side of 186th Street, west of Spring Mill Road

Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Kevin Todd – ktodd@westfield.in.gov)

Motion: Horkay motioned to approve the 2106-ODP-12 & 2106-SPP-12 with Staff's condition. Johns seconded. Motion passed. Vote 9-0.

2106-REZ-01

YouTube Time: 11:47

David Brown Drive Rezone

224 David Brown Drive

Jeremiah Kitchel requests a change in zoning for 1.68 acres +/- from the GB-PD: General Business / Planned Development to the SF1: Single-family Large Lot District.

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

Motion: Kelleher motioned to forward 2106-REZ-01 to the City Council with a positive recommendation. McCarty seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd – ktodd@westfield.in.gov)

2102-PUD-06

[CONTINUED]

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

2105-PUD-16
[CONTINUED]

Winterburg PUD

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(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

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

REPORTS/COMMENTS

YouTube Time: 14:30

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department:

ADJOURNMENT

YouTube Time: 23:16

Motion: Adjourn Meeting.
Motion: Maue; Second: Schmitz.
Motion passed. Vote: 9-0
Meeting adjourned at 7:23 p.m.

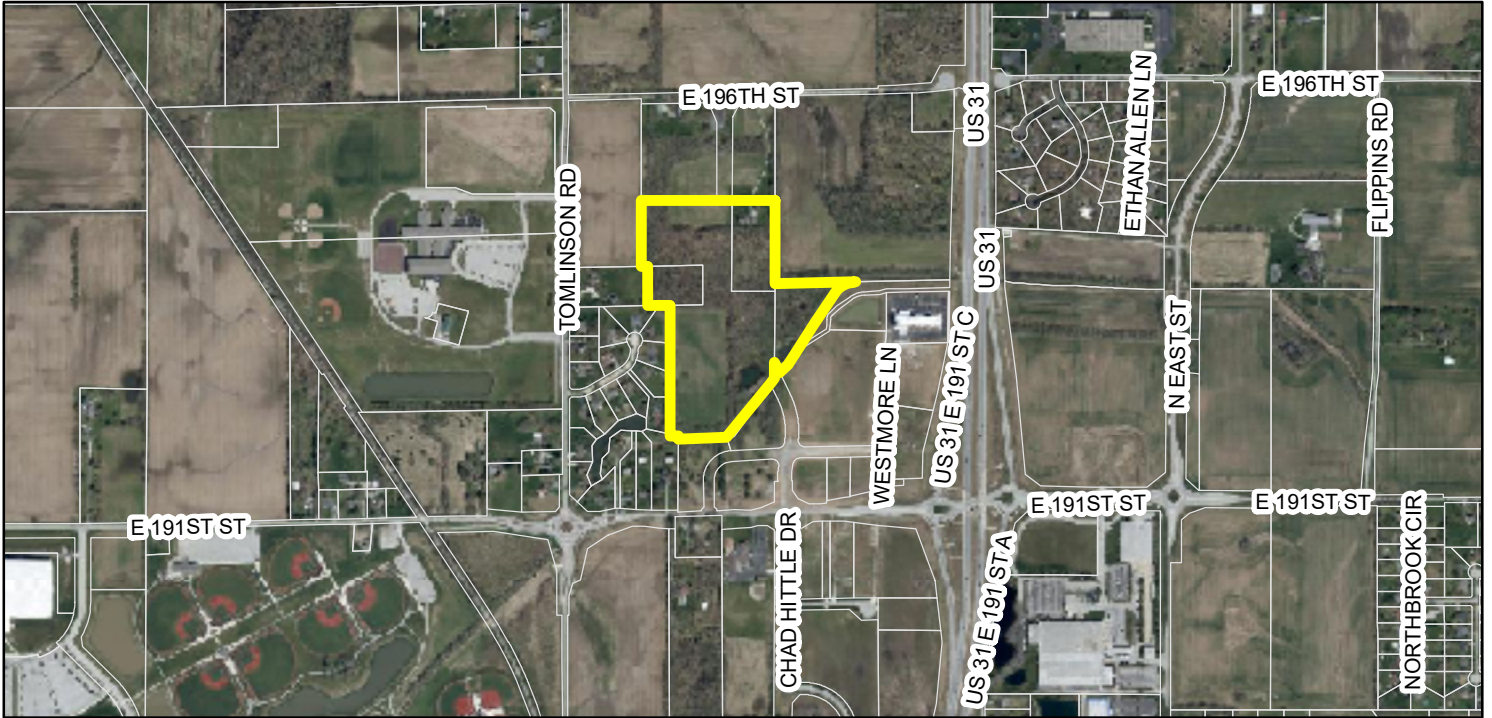
Robert Horkay, President

Ginny Kelleher, Vice President

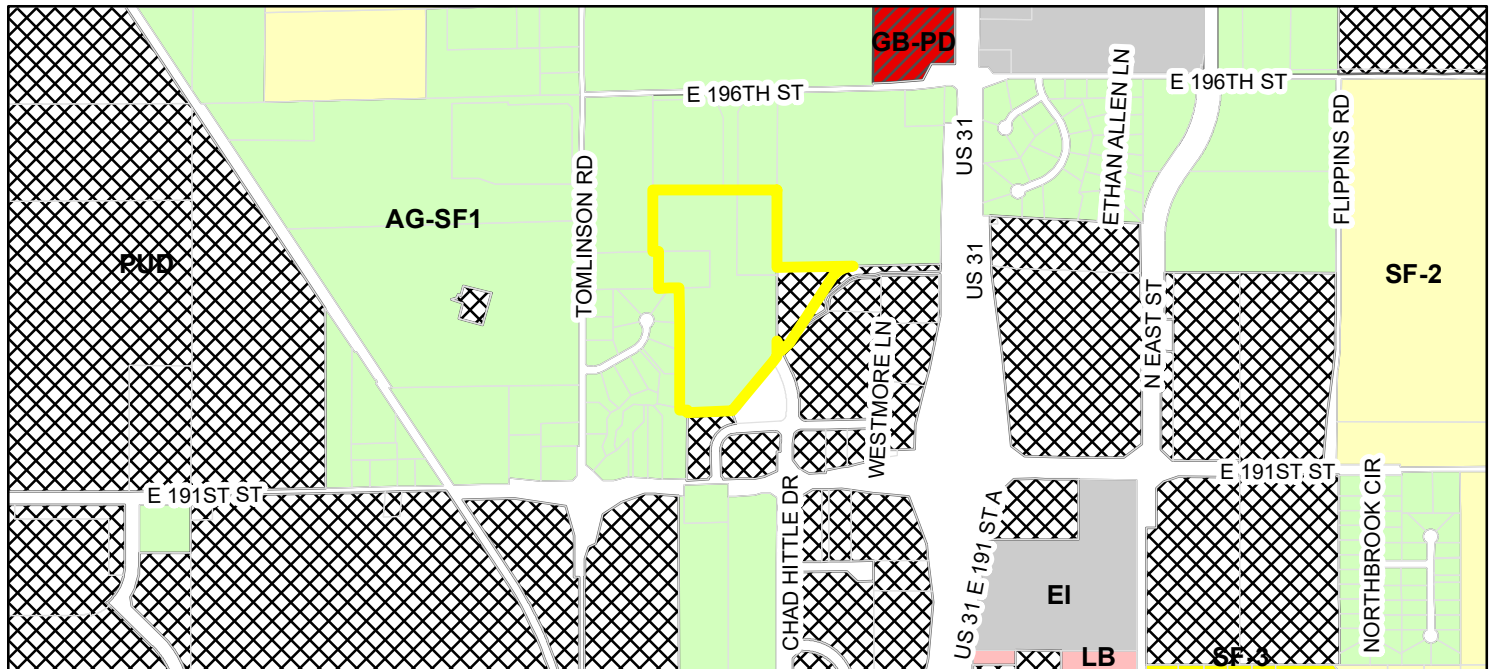
Kevin M. Todd, Secretary

Aerial Location Map

 Site



Zoning Map



 Chatham Villages South

 Parcel

Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 EI (Enclosed Industrial)

 GB-PD (General Business - Planned Development)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-2 (Single Family - 2)

 SF-3 (Single Family - 3)

MUNICIPALITY:



2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP
1415 EAST 196TH STREET,
WESTFIELD, IN 46074

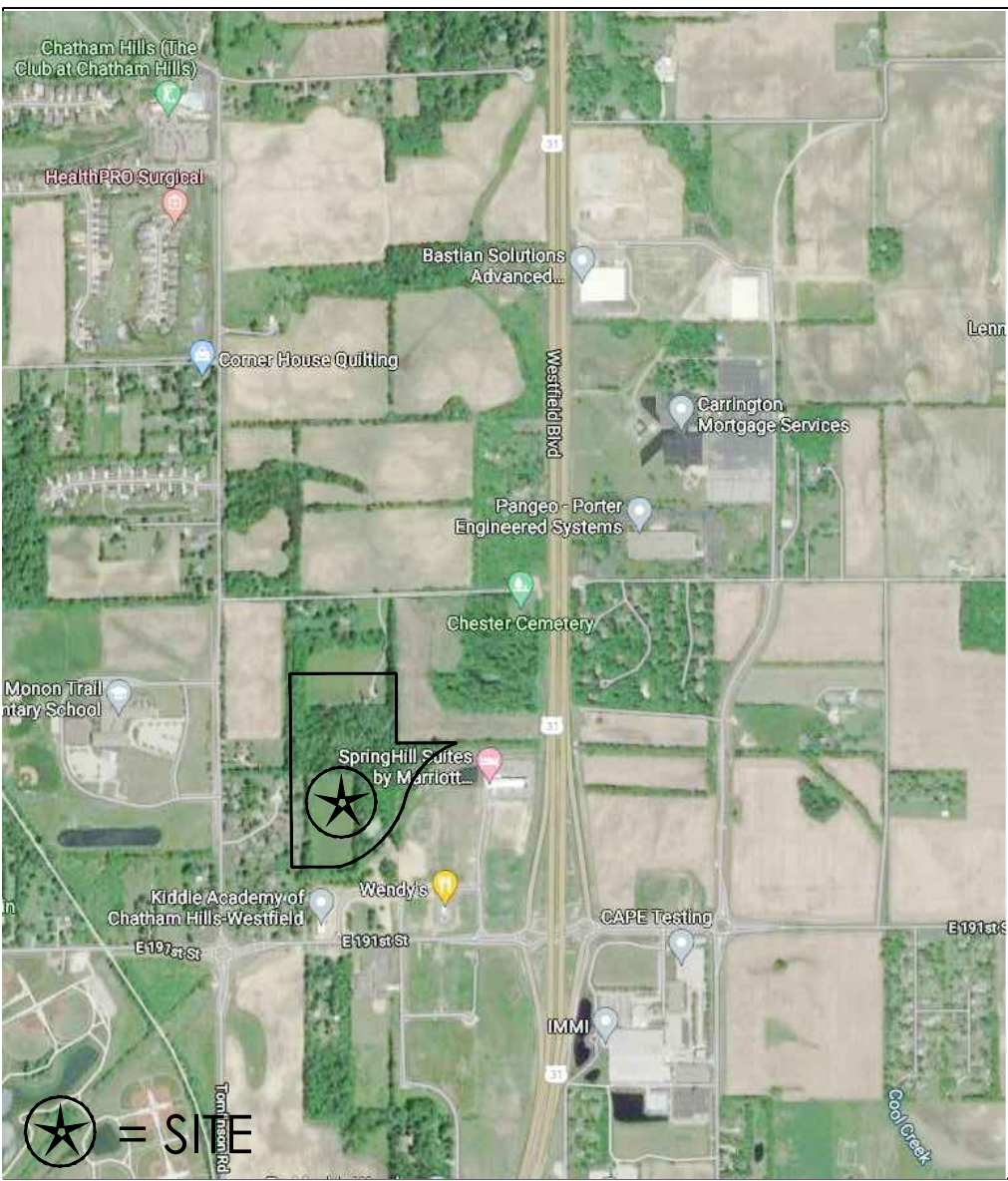
CONTACT: PHIL SUNDLING, PE
EMAIL: phil.sundling@henkedevlopment.com

ENGINEER/SURVEYOR:

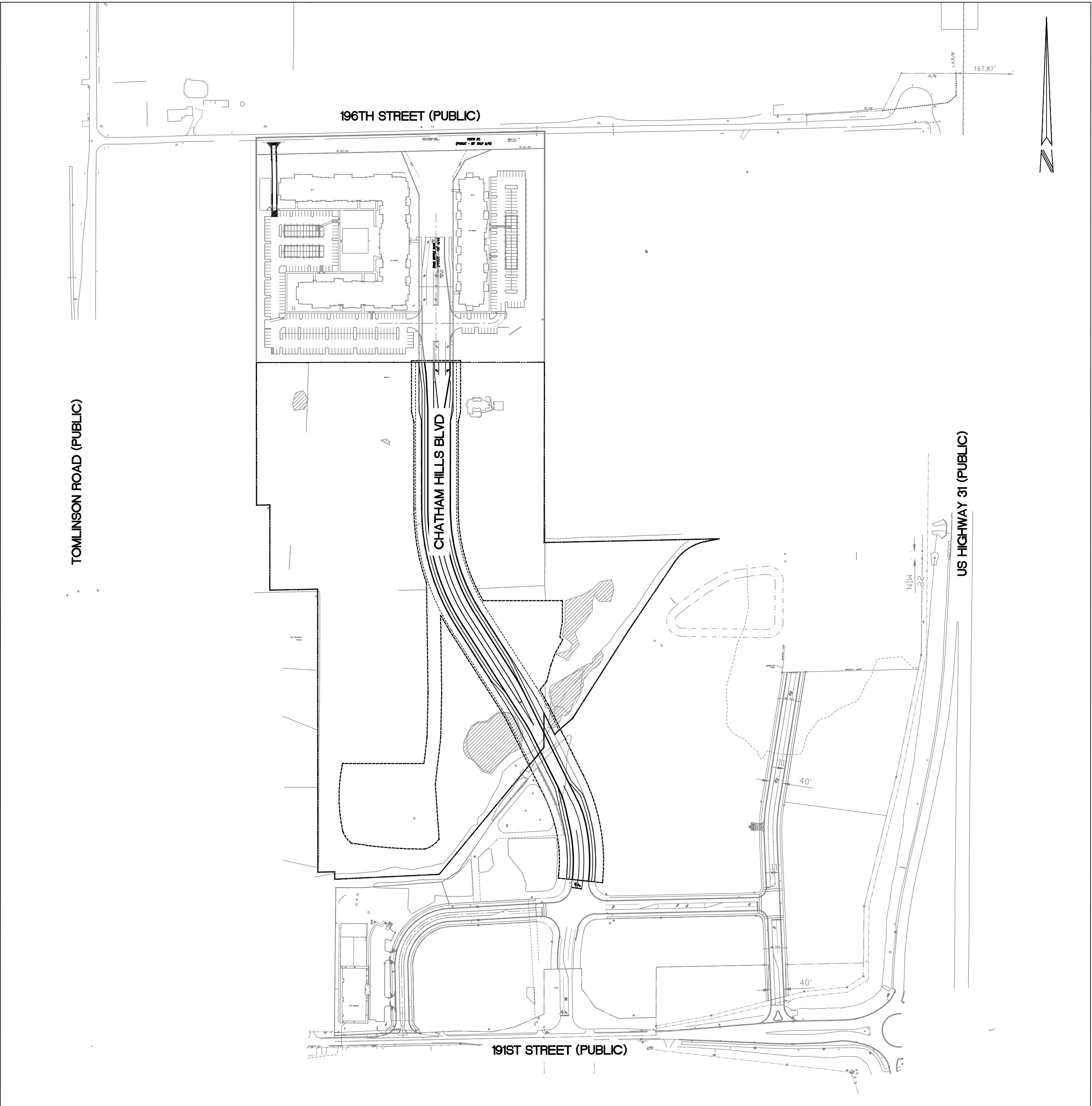


3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

VICINITY MAP:



CHATHAM VILLAGES SOUTH INFRASTRUCTURE PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 200'

PROJECT DATA:

TOTAL ACREAGE - 27.246 ACRES
RIGHT OF WAY (PUBLIC) - 2.40 ACRES
OF LOTS - 2
ROADWAY LENGTH - 1.621 LF ±
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
C001	MAP SHEET
C101-C102	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D102	DEVELOPMENT PLAN
L101-L102	LANDSCAPE PLAN

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.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM:ID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=ITEM:ID=50)

THE PRESENCE OF A 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.

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

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 SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIFE TEAM:

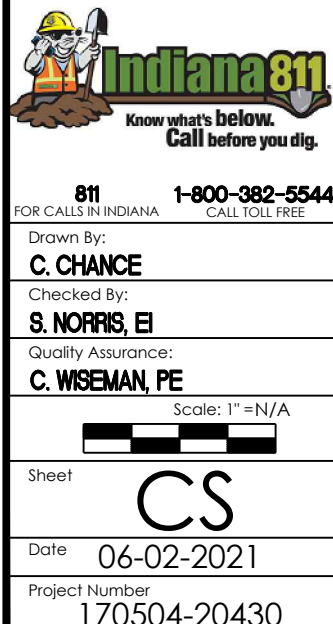
PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
CAD TECHNICIAN	CALEB CHANCE	317-706-6325

Revision	Number	Date	Description
1	1	06-02-2021	Initial Design
2	2	06-02-2021	Final Design
3	3	06-02-2021	Final Design
4	4	06-02-2021	Final Design
5	5	06-02-2021	Final Design
6	6	06-02-2021	Final Design
7	7	06-02-2021	Final Design
8	8	06-02-2021	Final Design
9	9	06-02-2021	Final Design
10	10	06-02-2021	Final Design

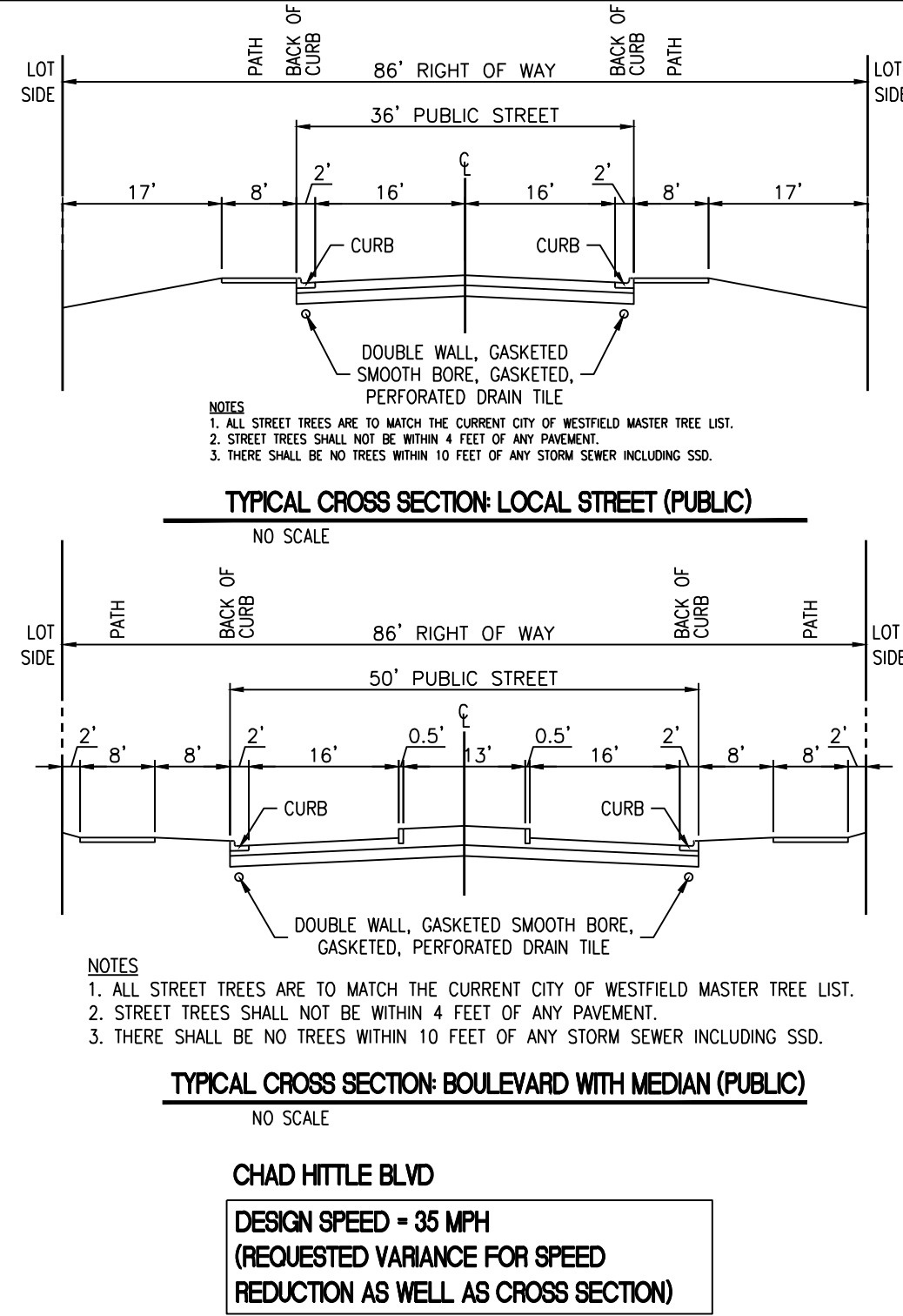
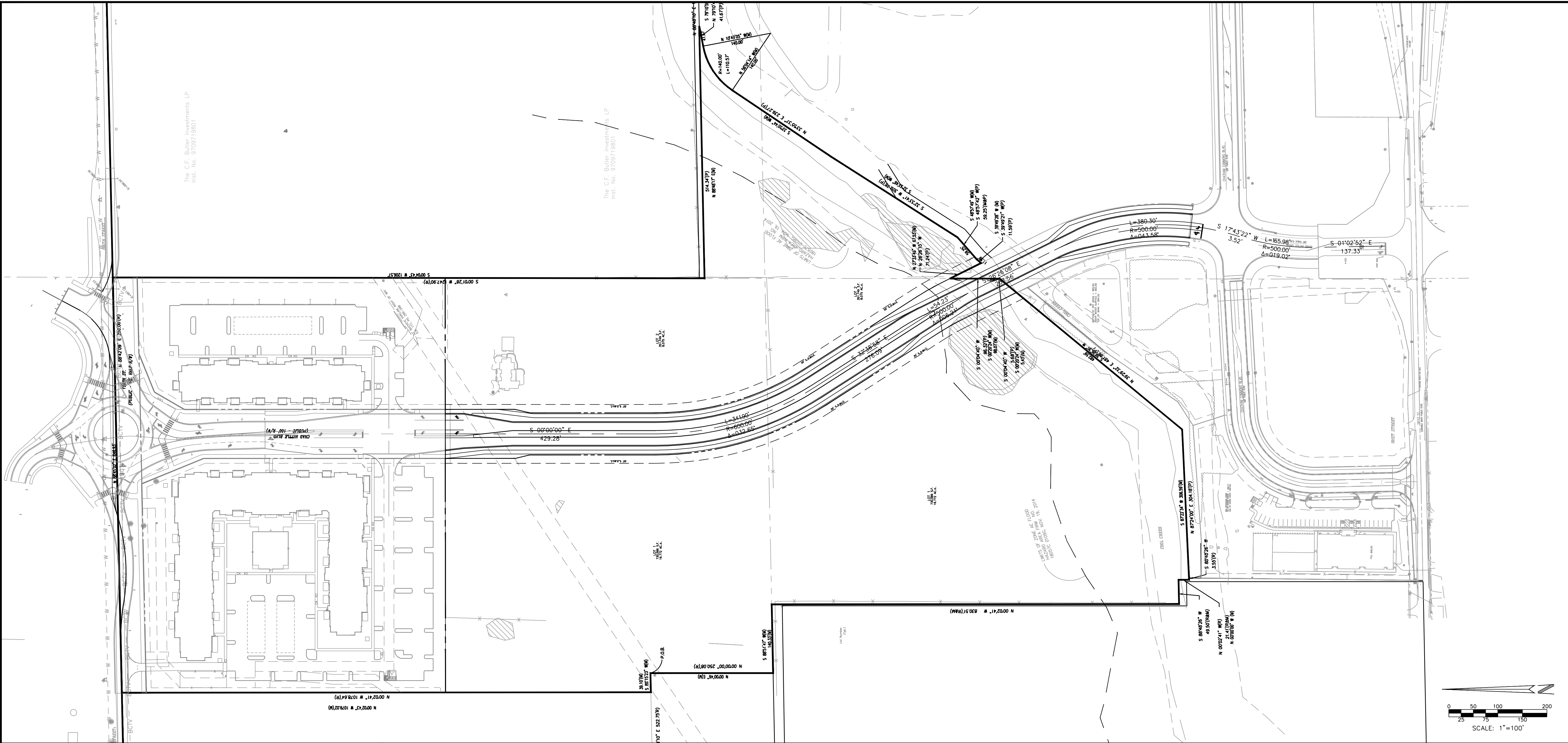
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CIVIL ENGINEERING
ELECTRICAL ENGINEERING
ENVIRONMENTAL ENGINEERING
EQUIPMENT PLANNING
REAL ESTATE SERVICES
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
WWW.CRIFE.COM



COVER SHEET
CHATHAM VILLAGES SOUTH INFRASTRUCTURE
CHATHAM HILLS, LLP
19350 Chad Little Drive
Westfield, IN, 46074



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PRIMARY PLAT LEGEND			
	LOT LINE		EASEMENT LINE
	RIGHT-OF-WAY		SETBACK LINE
	CENTERLINE STREET		EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL		WETLAND AREA

P.S., S.D. & L.E.
S.D., U. & L.M.A.E.
S.D. & U.E.
D.B.U.E.
S.E.
B.S.L.
S.Y.S.L.
I.R.R.
R
L
VAR.
S.A.
AC±
R/W

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
SANITARY, DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT
SANITARY EASEMENT
BUILDING SETBACK LINE
SIDE YARD SETBACK LINE
IRREGULAR
RADIUS
LENGTH
VARIABLE
SQUARE FEET
ACRES MORE OR LESS
RIGHT OF WAY

A18 LOT NUMBER
X STREET LIGHT
+ STREET SIGN
X SIGN
X ACCESSIBLE RAMP

PRIMARY PLAT

CHATHAM VILLAGES SOUTH INFRASTRUCTURE

CHATHAM HILLS, LLP

19350 Chad Little Drive
Westfield, IN. 46074

CERTIFIED BY:

Date: 06-04-21

811
FOR CALL IN INDIANA
C. CHANCE
Checked By:
S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE

1-800-382-5544
CALL YOUR 811
Know what's below.
Call before you dig.

Sheet

P100

Date

06-02-2021

Project Number

170504-20430

Revisions

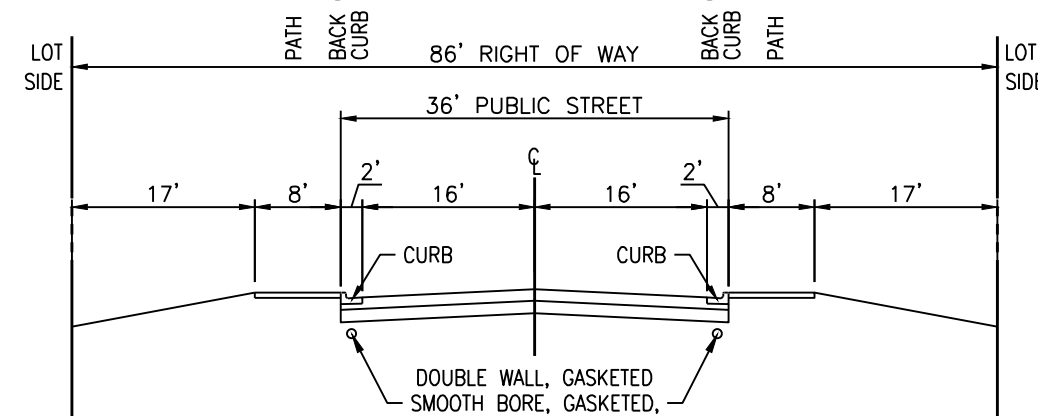
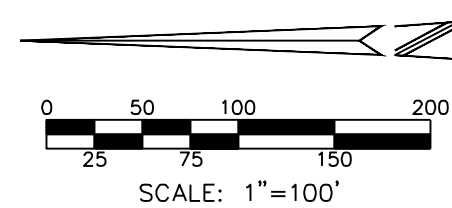
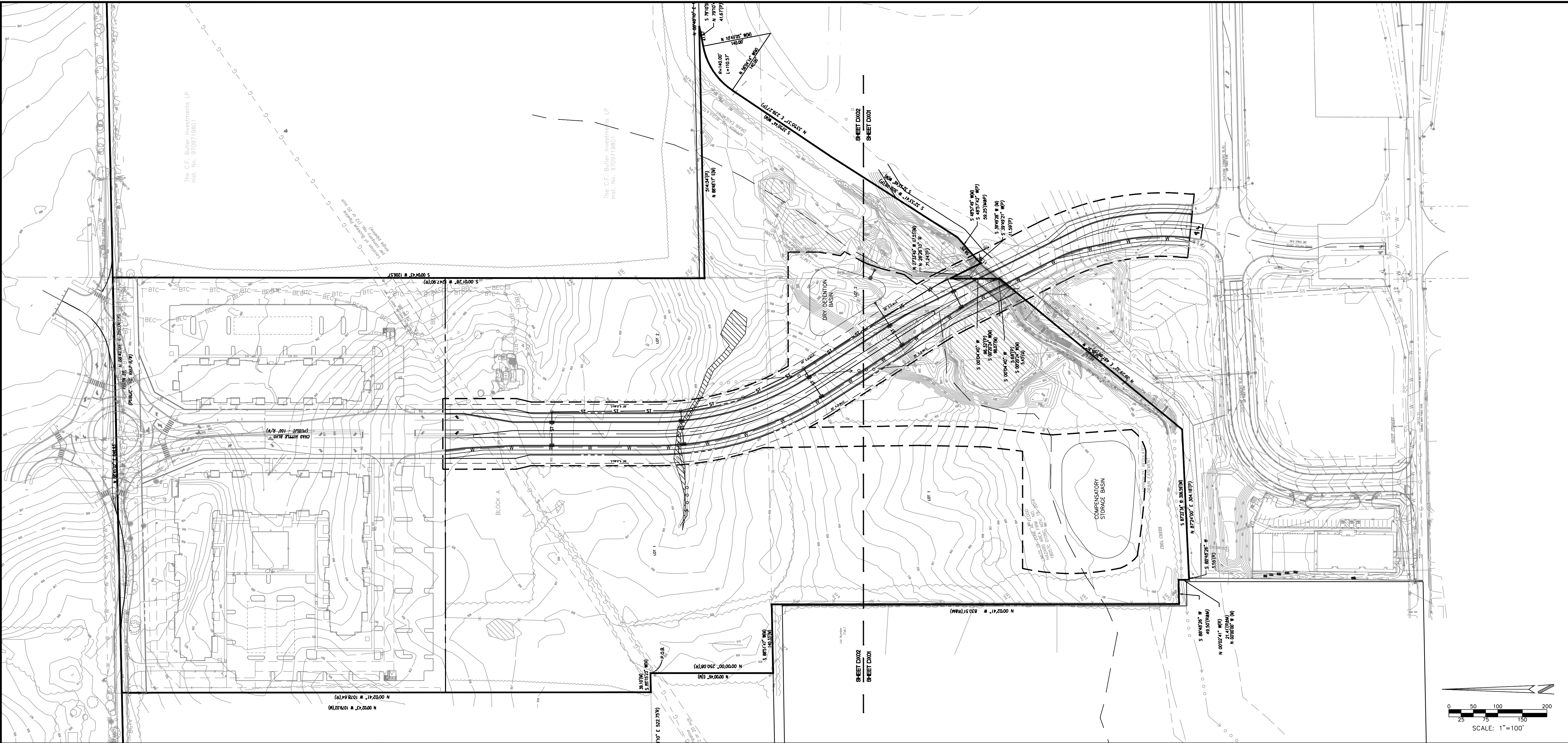
Rev	Date	Description
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(317) 844-6777
www.cripe.biz

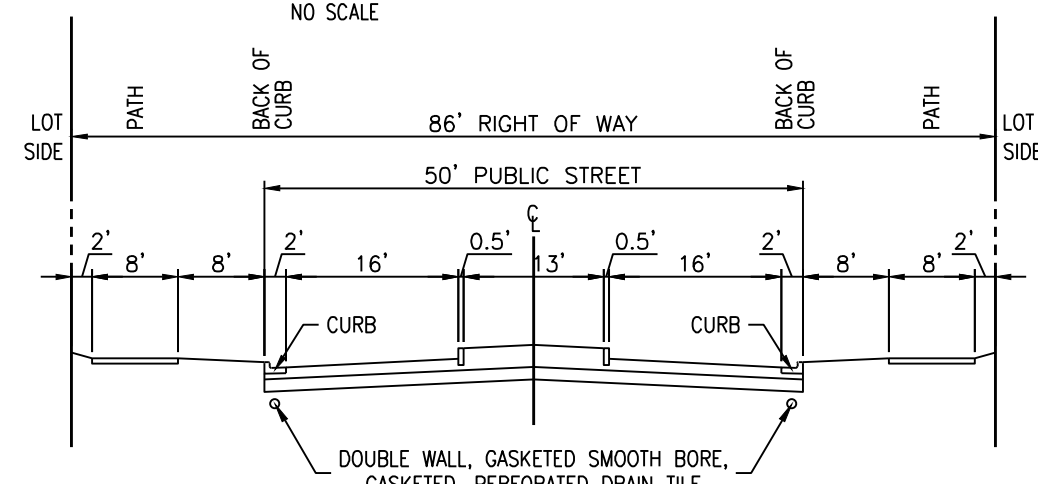
Solutions by Design Since 1937

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

TYPICAL CROSS SECTION- LOCAL STREET (PUBLIC)
NO SCALE



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

TYPICAL CROSS SECTION- BOULEVARD WITH MEDIAN (PUBLIC)
NO SCALE

CHAD HITTLE BLVD
DESIGN SPEED = 35 MPH
(REQUESTED VARIANCE FOR SPEED
REDUCTION AS WELL AS CROSS SECTION)

SITE PLAN LEGEND	
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	MATCHLINE
	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
	ROOF DRAIN, CLEANOUT
	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAS LINE, METER, VALVE
	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
	SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
	SANITARY, DRAINAGE AND UTILITY EASEMENT
	SANITARY EASEMENT
	BUILDING SETBACK LINE
	LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	FIRE HYDRANT ASSEMBLY
	ACCESSIBLE RAMP
	STREET BARRICADE
	WETLAND AREA
	SIDE YARD SETBACK LINE
	IRREGULAR RADIUS
	LENGTH VARIABLE
	SQUARE FEET
	ACRES MORE OR LESS
	RIGHT OF WAY

OVERALL DEVELOPMENT PLAN
CHATHAM VILLAGES SOUTH INFRASTRUCTURE
CHATHAM HILLS, LLP
19350 Chad Little Drive
Westfield, IN. 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA

Date: 06-04-21

811
FOR CALLS IN INDIANA
CALL 811

1-800-382-5544
CALL TOLL FREE

CHANCE
Checked By:
S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE

Scale: 1" = 100'

Sheet
D100

Date
06-02-2021

Project Number
170504-20430

Revisions

Rev	Date	Description
1		
2		
3		
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10		

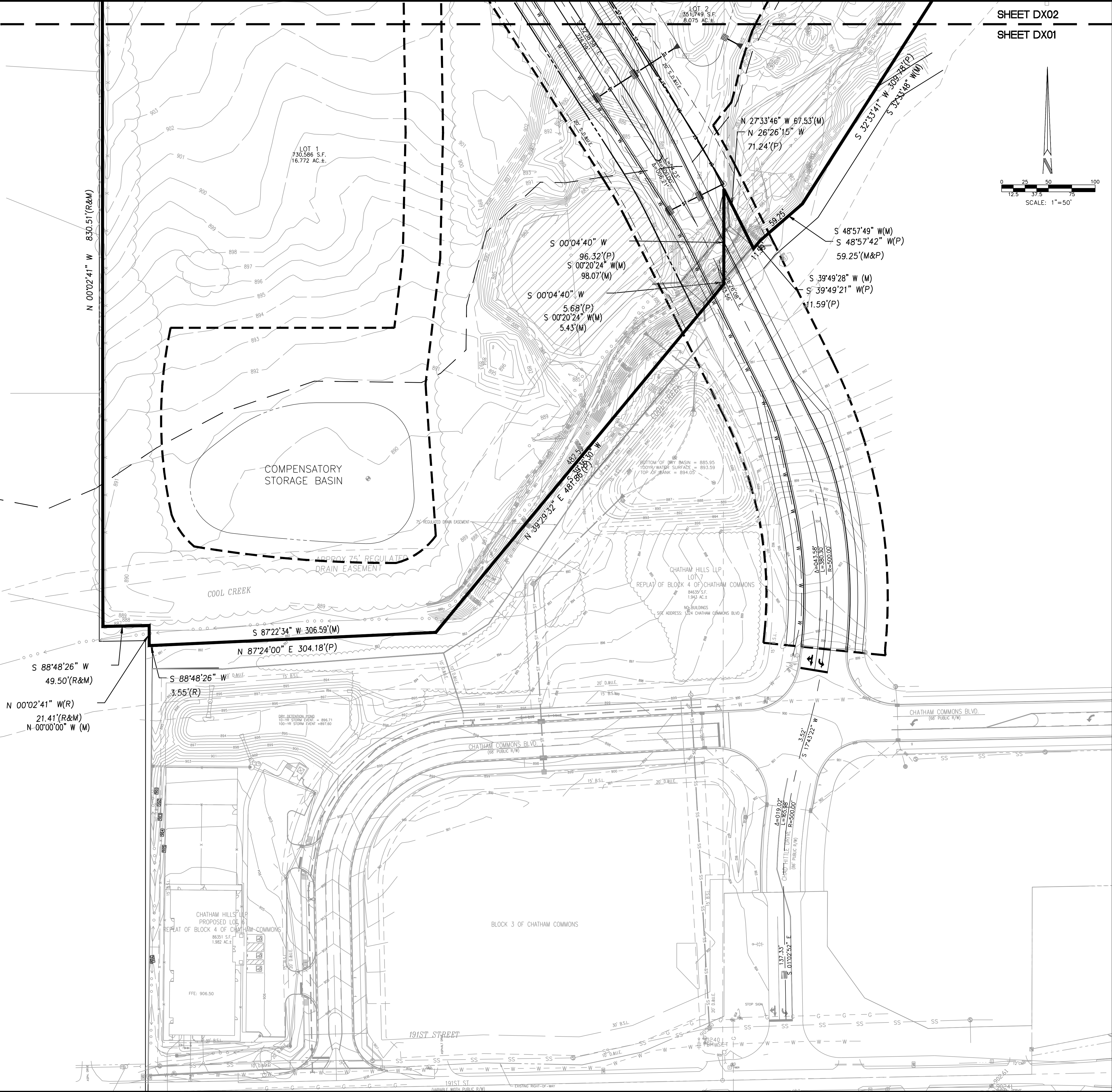
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SHEET DX02
SHEET DX01



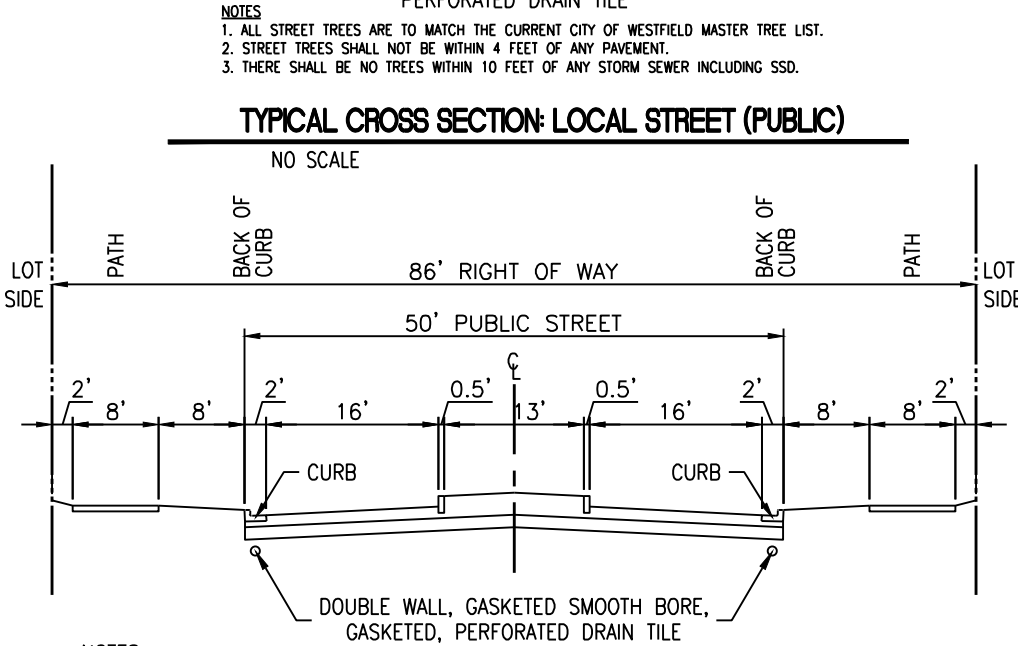
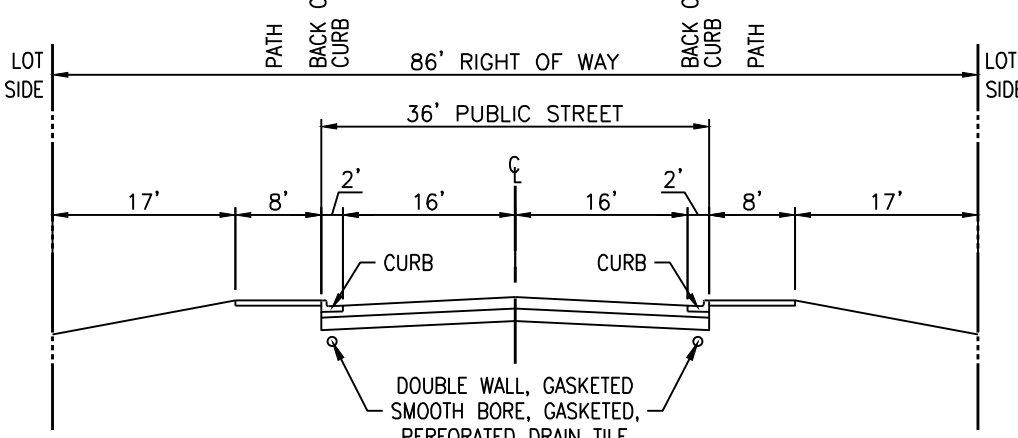
SHEET DX02
SHEET DX01

SITE PLAN LEGEND

	LOT LINE		EASEMENT LINE
	RIGHT-OF-WAY		SETBACK LINE
	CENTERLINE STREET		EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL		MATCHLINE
	STORM SEWER, MANHOLE, CURB INLET, END SECTION		LOT NUMBER
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER		STREET LIGHT
	ROOF DRAIN, CLEANOUT		STREET SIGN
	WATER LINE, METER, VALVE		SIGN
	SANITARY SEWER, MANHOLE		FIRE HYDRANT ASSEMBLY
	OVERHEAD ELECTRIC, POLE		ACCESSIBLE RAMP
	BURIED ELECTRIC, MANHOLE		STREET BARRICADE
	GAS LINE, METER, VALVE		WETLAND AREA

P.S., S.D., & U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D., U. & L.M.A.E. SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D. & U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D. & U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE

S.Y.S.L. SIDE YARD SETBACK LINE
I.R. IRREGULAR RADIUS
L. LENGTH
R.R. VARIABLE SQUARE FEET
S.F. ACRES MORE OR LESS
R/W RIGHT OF WAY

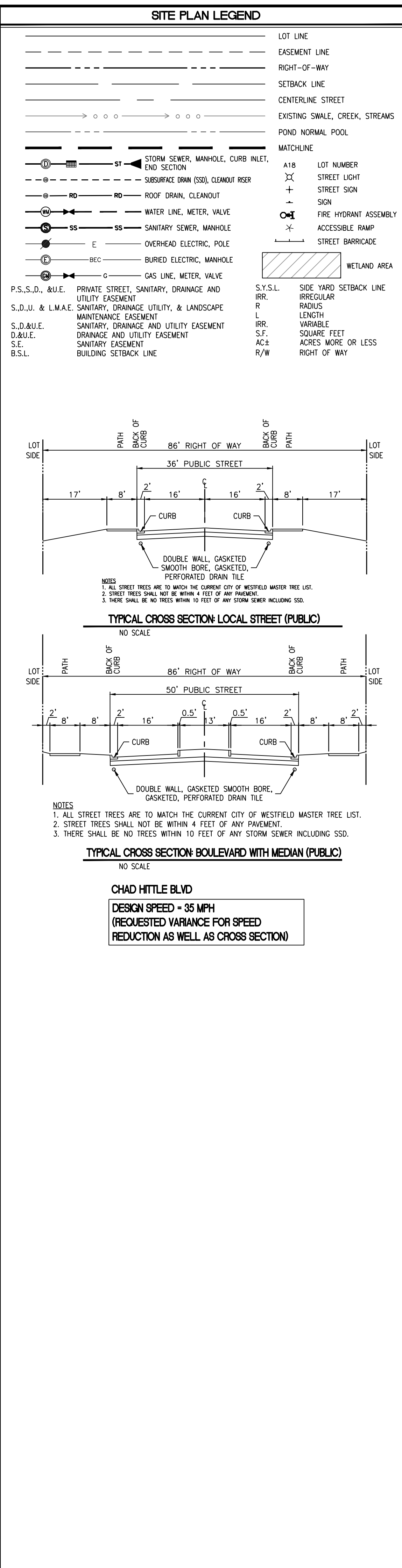


NOTES
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3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

TYPICAL CROSS SECTION- BOULEVARD WITH MEDIAN (PUBLIC)
NO SCALE

CHAD HITTLE BLVD
DESIGN SPEED - 35 MPH
(REQUESTED VARIANCE FOR SPEED REDUCTION AS WELL AS CROSS SECTION)

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200 INDIANAPOLIS, INDIANA 46240 (317) 844-6777 WWW.CRIPE.DZ	 Solutions by Design Since 1937
DEVELOPMENT PLAN CHATHAM VILLAGES SOUTH INFRASTRUCTURE CHATHAM HILLS, LLP 19350 Chad Hittle Drive Westfield, IN. 46074	 Date: 06-04-21 811 1-800-382-5544 FOR CALLS IN INDIANA CALL 811 C. CHANCE Checked By: S. NORRIS, EI Quality Assurance: C. WISEMAN, PE Scale: 1" = 50' Sheet: D101 Date: 06-02-2021 Project Number: 170504-20430



PROVISIONS		DATE	DESCRIPTION	DATE	DESCRIPTION
•	ARCHITECTURE + INTERIORS				
•	CIVIL ENGINEERING				
•	MECHANICAL ENGINEERING				
•	ENERGY + FACILITIES				
•	ENVIRONMENTAL ENGINEERING				
•	REAL ESTATE SERVICES				

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DEVELOPMENT PLAN

CHATHAM VILLAGES SOUTH INFRASTRUCTURE

CHATHAM HILLS, LLP

19350 Chodkoff Drive
Westfield, IN 46074

CERTIFIED BY: *Chris W. Wiersma*



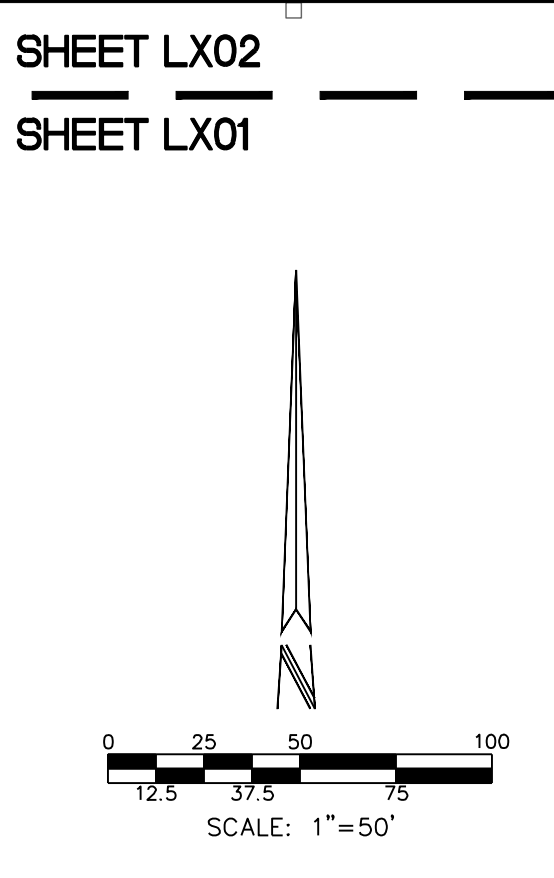
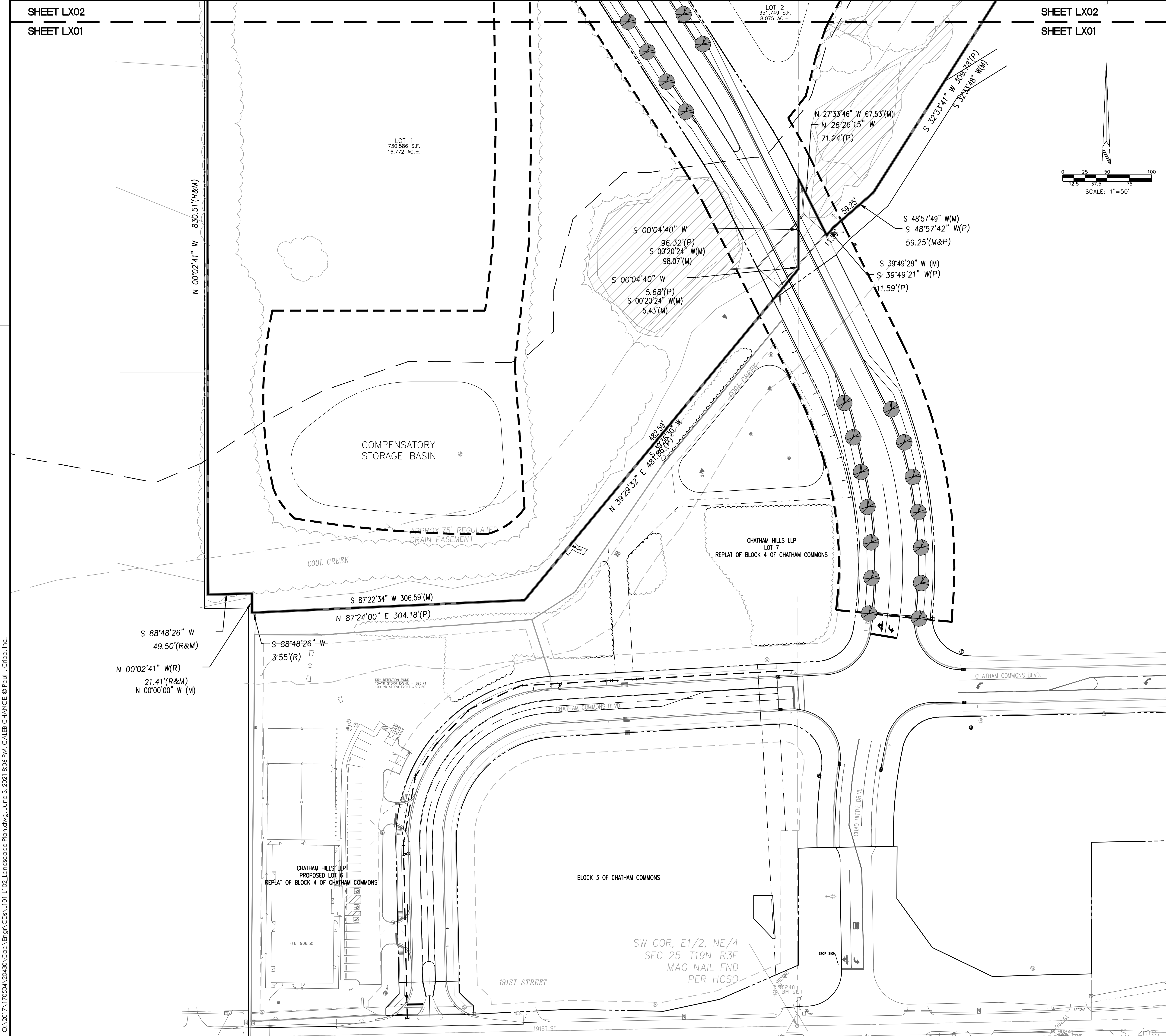
Date: 06-04-21
 Scale: 1" = 50'
 Sheet: D102
 Date: 06-02-2021
 Project Number: 170504-20430



811
 CALL BEFORE YOU DIG
 1-800-362-5544

Drawn By: **C. CHANCE**
 Checked: **S. NORRIS, PE**
 Quality Assurance: **C. WISEMAN, PE**

C:\2017\170504\20430\CD\Engr\CD\X\L101-L102 Landscape Plan.dwg, June 3, 2021 8:06 PM, CALEB CHANCE, © P&L Cripe Inc.



LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

MATCH LINE

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

ST

STORM SEWER, MANHOLE, CURB INLET, END SECTION

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SUBSURFACE DRAIN (SSD), CLEANOUT RISER

RD

ROOF DRAIN, CLEANOUT

W

WATER LINE, METER, VALVE

SS

SANITARY SEWER, MANHOLE

E

OVERHEAD ELECTRIC, POLE

BEC

BURIED ELECTRIC, MANHOLE

G

GAS LINE, METER, VALVE

A18

LOT NUMBER

SL

STREET LIGHT

+

STREET SIGN

+

SIGN

+

FIRE HYDRANT ASSEMBLY

P.S., S.D. & U.E.

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT

S.D. & U.E.

SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT

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DRAINAGE AND UTILITY EASEMENT

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SANITARY EASEMENT

B.S.L.

BUILDING SETBACK LINE

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SIDE YARD SETBACK LINE

IRR.

IRREGULAR

R

RADIUS

L

LENGTH

VAR.

VARIABLE

S.A.

SQUARE FEET

AC±

ACRES MORE OR LESS

R/W

RIGHT OF WAY

STREET TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHADE TREE

SHRUB

LINE OF SIGHT TRIANGLE

WETLAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESULUS x CARNEA 'FT. MCNAR'	FT. MCNAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4'-5" HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS 'NEWMAN'S SHOCKOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4'-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELW	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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LANDSCAPE PLAN

CHATHAM VILLAGES SOUTH INFRASTRUCTURE

CHATHAM HILLS, LLP

19350 Chad Hittle Drive
Westfield, IN. 46074

CERTIFIED BY:

Christopher M. Wiseman

REGISTERED PROFESSIONAL ENGINEER

PE 10504920

STATE OF INDIANA

Date

06-04-21

INDIANA811

Know what's below. Call before you dig.

811 FOR CALLS IN INDIANA

1-800-382-5544

Checked By:

S. NORRIS, EI

Quality Assurance:

C. WISEMAN, PE

Scale: 1" = 50'

Sheet

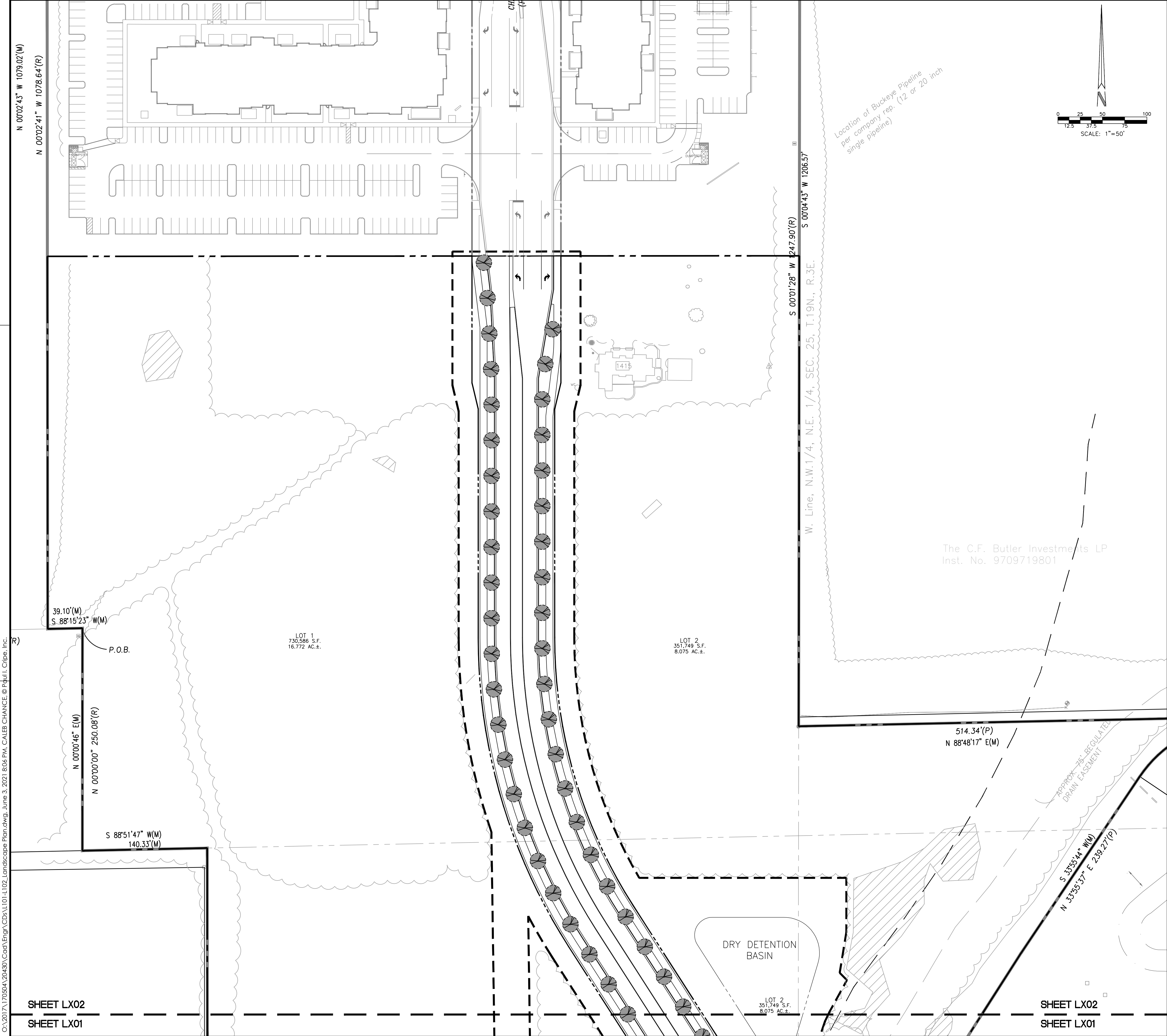
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Date

06-02-2021

Project Number

170504-20430



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S.D.U. & L.M.A.E.

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CERTIFIED BY:

Christopher M. Wiseman

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF

Date: 06-04-21

811 FOR CALLS IN INDIANA CALL 811

1-800-382-5544

FOR CALLS IN INDIANA CALL 811

C. CHANCE

Checked By: S. NORRIS, EI

Quality Assurance: C. WISEMAN, PE

Scale: 1" = 50'

Sheet: L102

Date: 06-02-2021

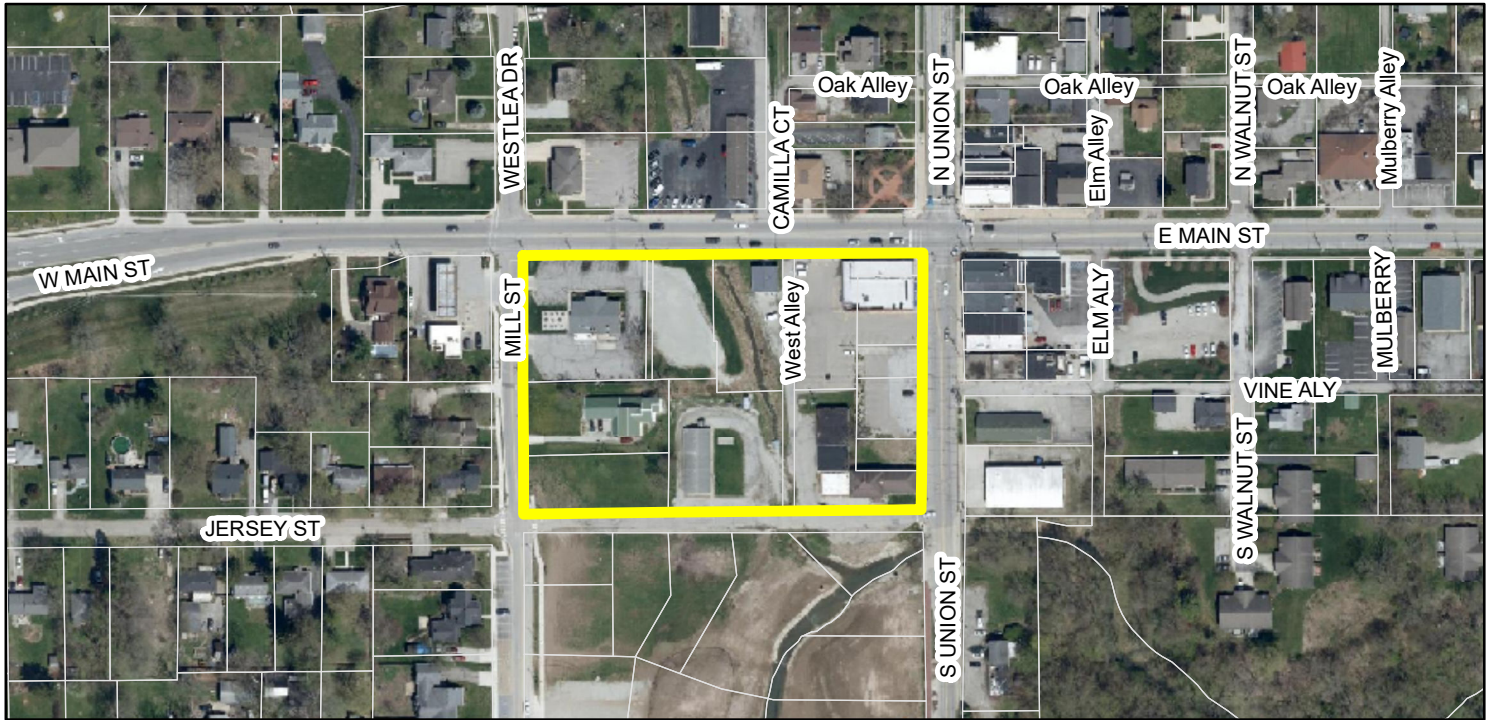
Project Number: 170504-20430



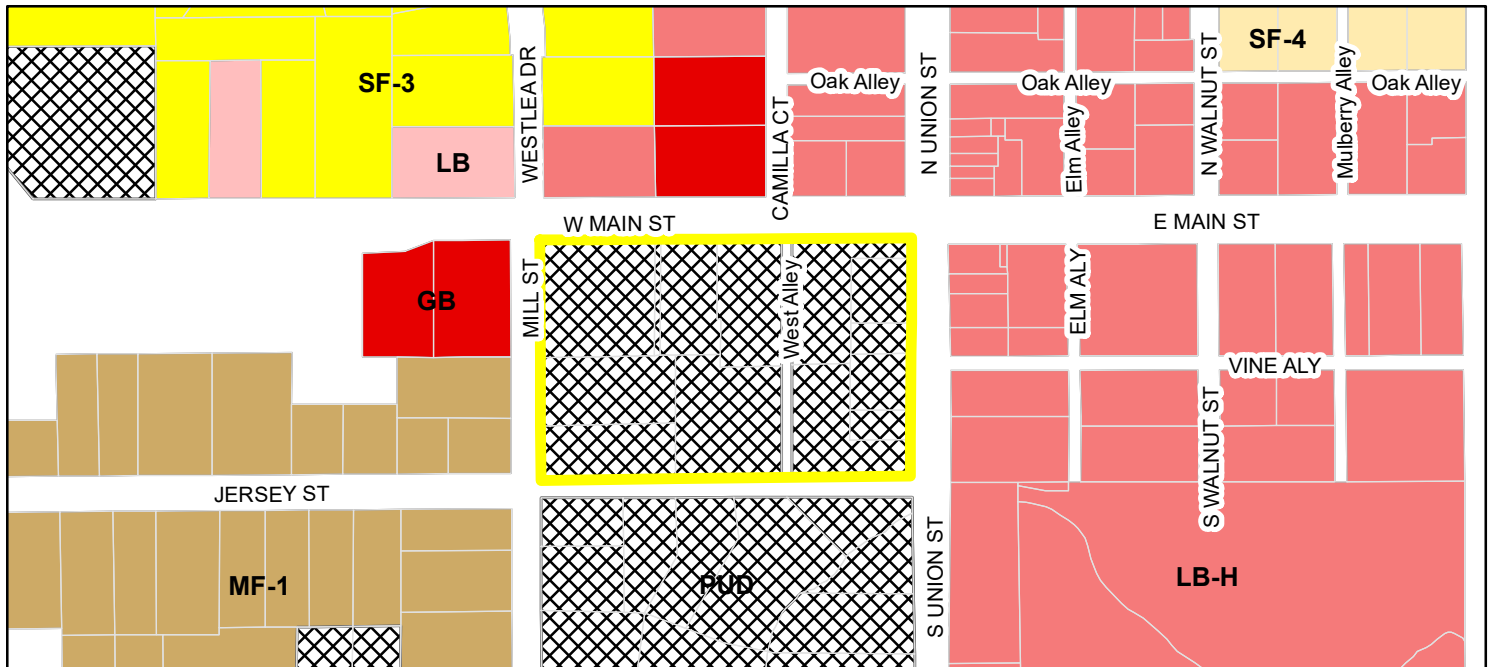
Property Location Map
South of Route 32, West of Union Street
2107-ODP-17 & 2107-SPP-17



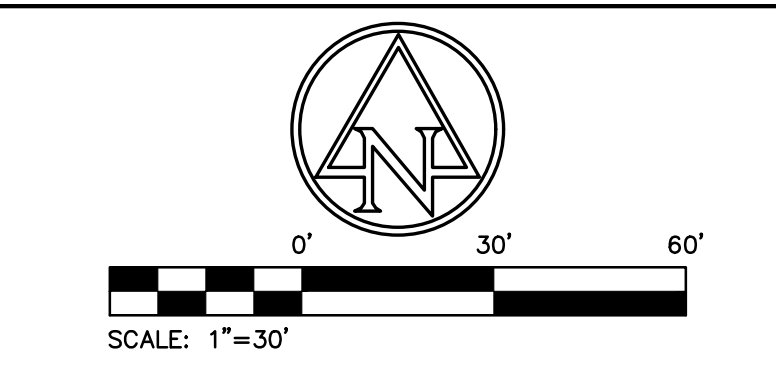
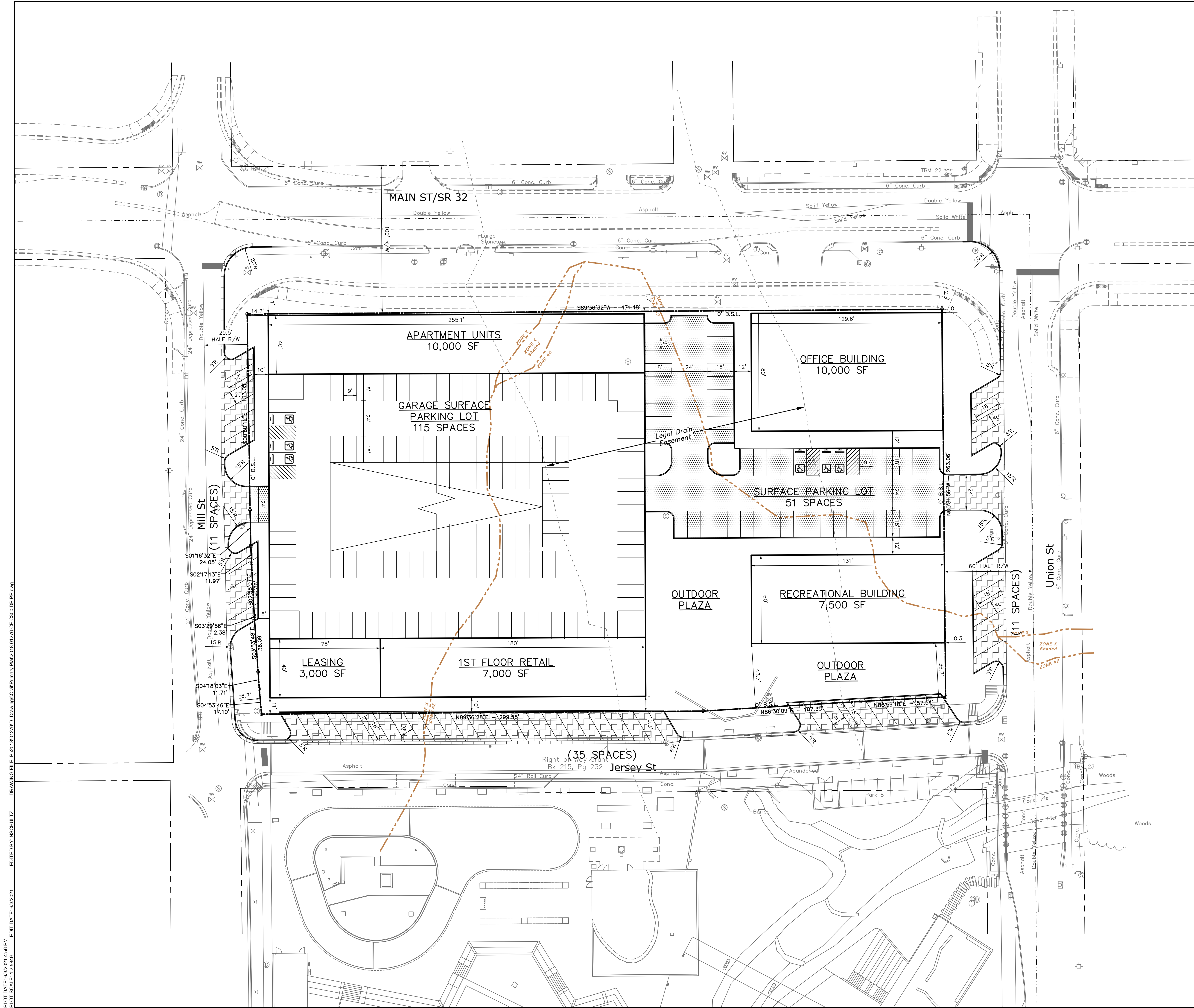
Aerial Location Map



Zoning Map



- | | |
|-----------------------|------------------------------------|
| Union Square | LB-H (Local Business - Historical) |
| Parcel | MF-1 (Multiple Family - 1) |
| Zoning - All | PUD (Planned Unit Development) |
| GB (General Business) | SF-3 (Single Family - 3) |
| LB (Local Business) | SF-4 (Single Family - 4) |



EXISTING LEGEND	
	Air Conditioner
	Brace Pole
	Buffalo Box
	Bush
	Clean Out
	Combination Pole
	Curb Inlet
	Down Spout
	Drainage Inlet
	Drainage MH
	Electric Box
	Electric Meter Box
	Fire Hydrant
	Flag Pole
	Gas Marker
	Sanitary MH
	Satellite
	Sign
	Stand Pipe
	Stump
	Telephone Box
	Telephone Handhole
	Telephone MH
	Telephone Pedestal
	Traffic MH
	Traffic Pole
	Tree
	Vent
	Water Meter

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	2.91± ACRES
BUILDING AREA:	37,500 SF
SITE IMPERVIOUS AREA:	2.50± ACRES
STANDARD PARKING (9'x18'):	160
ADA PARKING PROVIDED:	6
(INCLUDES ? VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	166

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

Old Town
Development - Union
Square at Grand
Junction

WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY	
ISSUANCE INDEX	
DATE:	6/4/2021
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2018.01276

DEVELOPMENT
PLAN

C300

GENERAL NOTES:

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

!! CAUTION !!

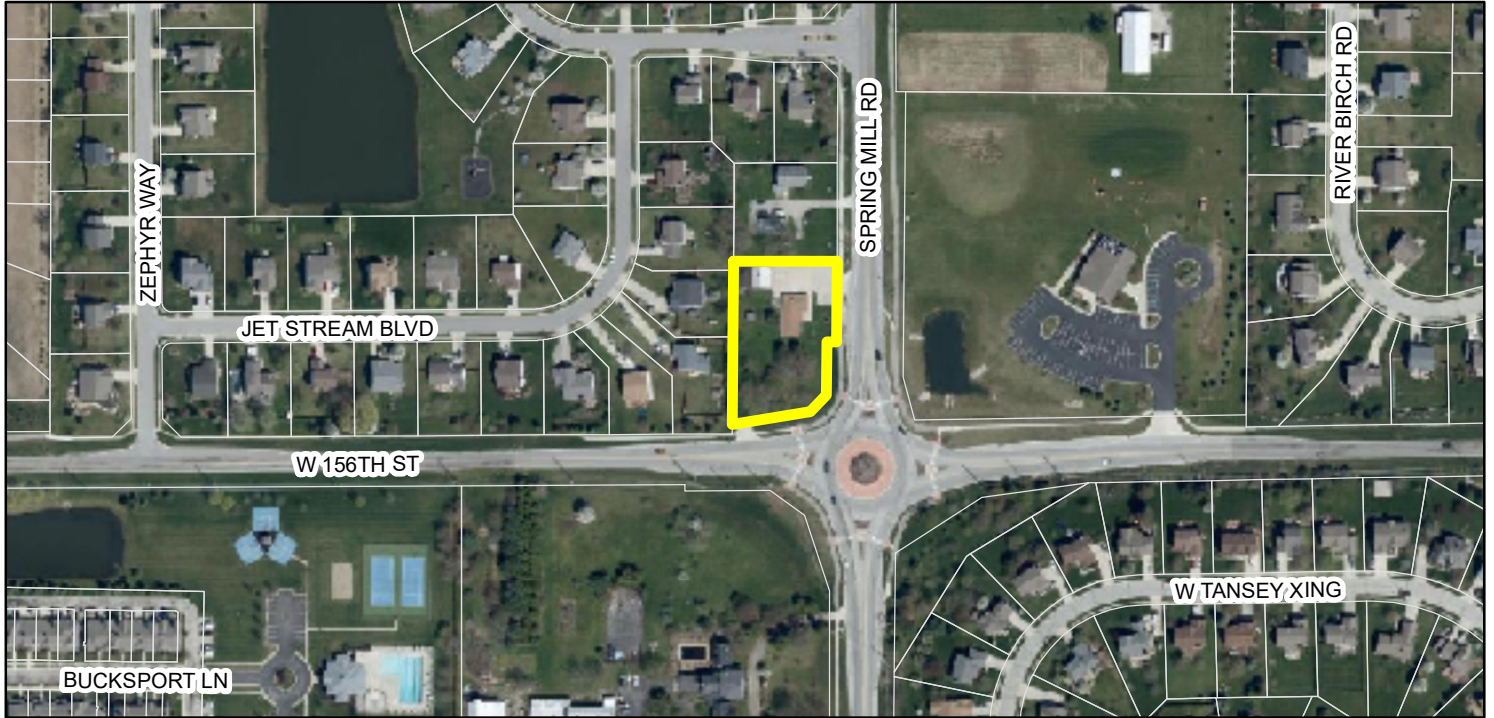
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH 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 -

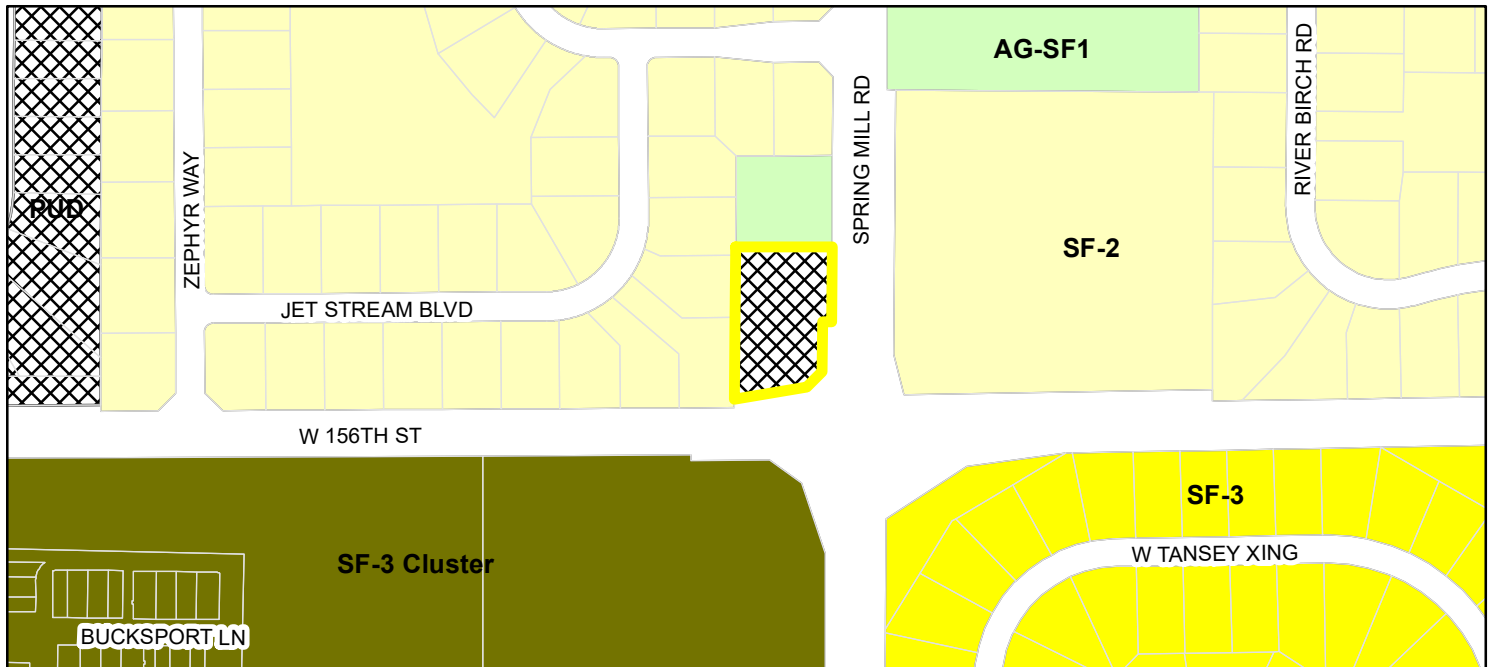
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PLOT SCALE: 1"=30'
DRAWING FILE: P:\2018\01276\0 - Drawing\Civil\Primary Plat\2018.01276_CE_C300_DP_PP.dwg
EDIT DATE: 6/9/2021
EDITED BY: INSCHULTZ

Aerial Location Map

 Site



Zoning Map



 Compton

 PUD (Planned Unit Development)

 Parcel

 SF-2 (Single Family - 2)

Zoning - All

 SF-3 (Single Family - 3)

 AG-SF1 (Agriculture - Single Family - 1)

 SF-3 Cluster



Petition Number: 2107-ODP-16 and 2107-SPP-16

Project Name: Chatham Village South

Subject Site Address: West of US 31, East of Tomlinson Road, South of East 196th St

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 2 on 27.25 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 27.25 acres +/-

Property History: Style-Rite Meadows Subdivision, April 19, 1978
Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment VII, Ordinance 19-51

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning Consultant

Staff Presenter: Pamela Howard, Senior Planner

PROCEDURAL

- TAC Meeting 6/22/21
- APC First Meeting (Public Hearing) 7/6/21
- Revised Material Deadline 7/9/21
- APC Second Meeting 7/19/21*

* If compliant by the Revised Material Deadline



HISTORY

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting.

PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) 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.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) 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%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.



- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) 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.
- 19) 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.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) 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.
- 27) 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.



- 28) 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.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.
- 36) 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.
- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 39) 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 (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply except for those items identified as outstanding below.

- 40) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):
 - a) The "Concept Plan", is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of



any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the “Single Family Subdistrict): SF-4: Single-Family District.
- b) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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:

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) 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.
- 45) 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 and Section 8 of Ord. 19-51)

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:

- 46) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):



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

- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):
 - i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
 - ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 of Ord. 13-24):
- c) General Landscape Design Standards (Article 6.8(G)):
 - i) 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.
 - ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
 - i) Natural Appearance:
 - (1) 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 (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) 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.

- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees (Article 6.8(J)) :
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
 - f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
 - i) Open Space / Common Area (per acre): 10 trees.
 - g) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
- 47) Lighting Standards (Article 6.9): Shall apply, except as follows.
- a) Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
 - b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.



- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.
- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

48) Article 6.12 Outdoor Storage and Display

49) Article 6.14 Parking and Loading Standards

50) Article 6.17 Sign Standards

51) 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.

DESIGN STANDARDS (Chapter 8 of UDO)

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

52) Dedication of Right-of-way: **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

53) Vacation of Rights of Way

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

56) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)



57) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

58) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

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

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

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

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the

provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

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

- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration. The Petitioner is coordinating with WPWD to address outstanding issues.

- 62) Street Sign Standards (Article 8.11) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

- 63) Surety Standards (Article 8.12) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

- 64) Utility Standards (Article 8.13) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the July 6, 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 hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 6, 2021
2106-DDP-24
Exhibit 1

Docket Number: 2106-DDP-24
Project Name: 169th Street Industrial
Subject Site Address: North side of 169th Street, East of Oak Ridge Road
Petitioner: Patch Development, LLC
Representative: American Structurepoint
Request: Patch Development, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of 2 buildings totaling 47,305 square feet on 5.85 acres +/- in OI: Open Industrial District.
Current Zoning: OI: Open Industrial District
Current Land Use: Undeveloped
Approximate Acreage: 5.85 +/-
Property History: 1801-ODP-01 & 1801-SPP-01 (01/16/2018)
2105-VS-13 (05/11/2021)
Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan 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.

PROJECT OVERVIEW

Location: The subject Property is 5.85 acres +/- in size and is located in the north side of 169th Street, east of Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned OI: Open Industrial District.

Property History: The Property was included on a [Primary Plat and Overall Development Plan](#) that was approved at the [January 16, 2018](#), APC meeting.

On [May 11, 2021](#), the BZA approved Variances of Development Standard to encroach fifty (50) feet into the one hundred (100) foot Minimum Front Yard Setback, to encroach twenty (20) feet into the forty (40) foot Minimum Rear Yard Setback, to not require building offsets, and to utilize split-face concrete block in-lieu of Masonry Materials on 5.85 acres +/- in OI: Open Industrial District. The approval included the following conditions (exhibit numbers refer to the exhibits on the [BZA agenda](#)):

1. That the Property be developed in substantial compliance with the Site Plan ([Exhibit 3](#)).
2. That the Building be constructed in substantial compliance with the Illustrative Character Exhibits ([Exhibit 5](#)).
3. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Review: The petition was reviewed in advance of the May 24, 2021 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's July 6, 2021, meeting.

DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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 4.25 (OI District), as modified by 2105-VS-13.

- | | |
|-------------------------------------|---------------------------------------|
| 38) Minimum Tract Requirements: | 3 acres |
| 39) Minimum Lot Frontage: | 70 feet |
| 40) Minimum Building Setback Lines: | |
| a) Front Yard: | |
| i) Expressways or Arterials: | 100 feet |
| ii) All other: | 40 feet |
| b) Side Yard: | 20 feet |
| c) Rear Yard: | 40 feet (variance reduced to 20 feet) |
| 41) Minimum Lot Width: | No minimum |
| 42) Maximum Building Height: | 60 feet |
| 43) Minimum Building Size: | No minimum |

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as modified by 2105-VS-13.

- 44) Accessory use and Building Standards (Article 6.1)

45) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

- b) Building Façades:

- i) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

- 1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

- Comment: Not required per approved variance 2105-VS-13, substantial compliance with Illustrative Character Exhibit is required.**

- 2) Building Façades, 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. Offsets shall extend the entire vertical plane of the Building Façade 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 Façade. The offset may be met with setbacks of the Building Façade 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.

- Comment: Not required per approved variance 2105-VS-13, substantial compliance with Illustrative Character Exhibit is required.**

- 3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

- ii) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

46) Building Standards (Article 6.4)

47) Fence Standards (Article 6.5)

48) Height Standards (Article 6.6)

49) Home Business Standards (Article 6.7)

50) Landscaping Standards (Article 6.8)

- a) General Landscape Design Standards:

- i) Placement: Installed plantings shall comply with the following:

- 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.
- b) General Screening Standards:
- i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.
 - ii) 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-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') 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. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.
- c) Detention and Retention Areas:
- i) Natural Appearance:
 - 1) 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 (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - 2) 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.
 - 3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the “Minimum Lot Landscaping Requirements”):
- f) Foundation Plantings
 - i) 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.
 - ii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
 - iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
- g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees 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. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - ii) Unimproved Rights-of-way: The Plan Commission or Director may approve a Development Plan that lessens the planting requirements per the External Street Frontage Landscaping Requirements by up to fifty percent (50%) along the portion of a development that abuts future Right-of-way, as set forth in the Thoroughfare Plan, if:
 - (i) said Rights-of way is unimproved at the time of Development Plan approval; and
 - (ii) there are no immediate plans by the City or requirement of the Applicant to improve said Right-of-way.
- h) Buffer Yard Requirements:
- i) 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:

2) 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.

51) Lighting Standards (Article 6.9)

52) Lot Standards (Article 6.10)

53) Outside Storage and Display (Article 6.12)

54) Outdoor Café and Eating Areas (Article 6.13)

55) Parking and Loading Standards (Article 6.14)

56) Performance Standards (Article 6.15)

57) Setback Standards (Article 6.16)

58) Sign Standards (Article 6.17)

59) 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 or Local Streets.

60) 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:

61) Easement Standards (Article 8.3)

62) Monument and Marker Standards (Article 8.5)

63) Open Space and Amenity Standards (Article 8.6)

- 64) Pedestrian Network Standards (Article 8.7)
 - 65) Storm Water Standards (Article 8.8)
 - 66) Street and Right-of-Way Standards (Article 8.9)
 - 67) Surety Standards (Article 8.12)
 - 68) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

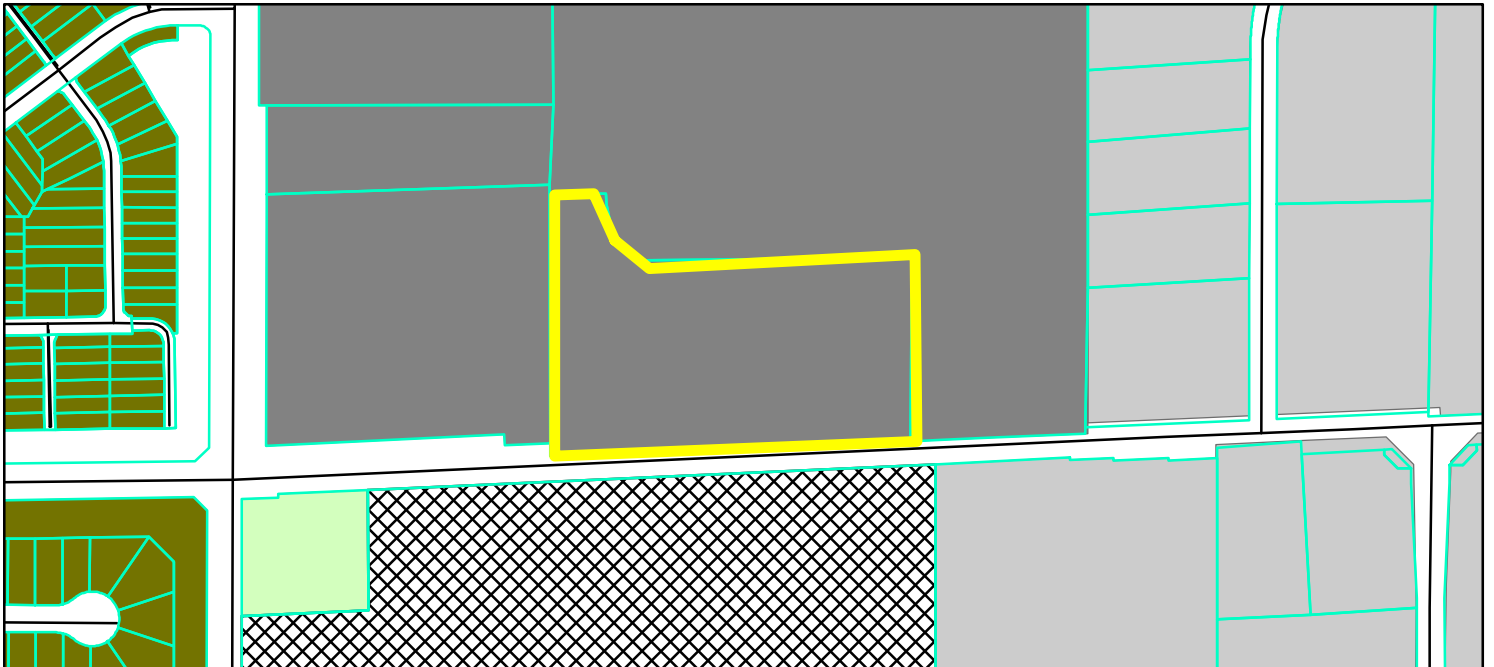
1. **Action: Approve the Detailed Development Plan with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard (317) 531-3751 or poward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map

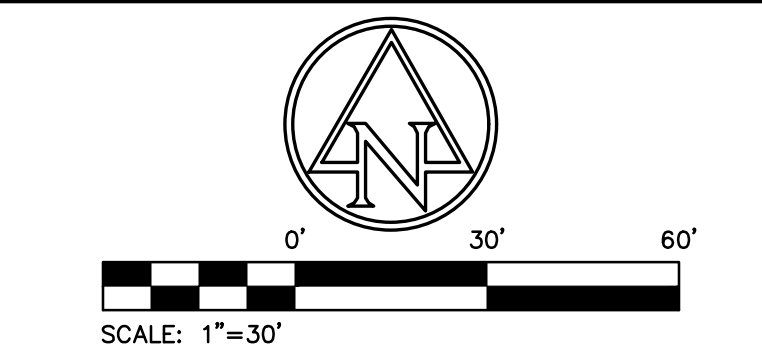
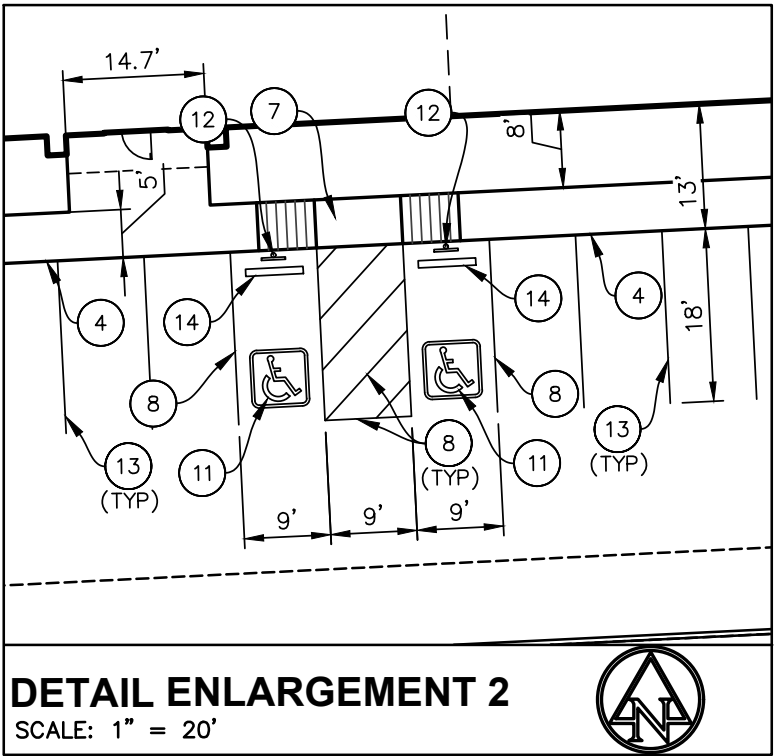
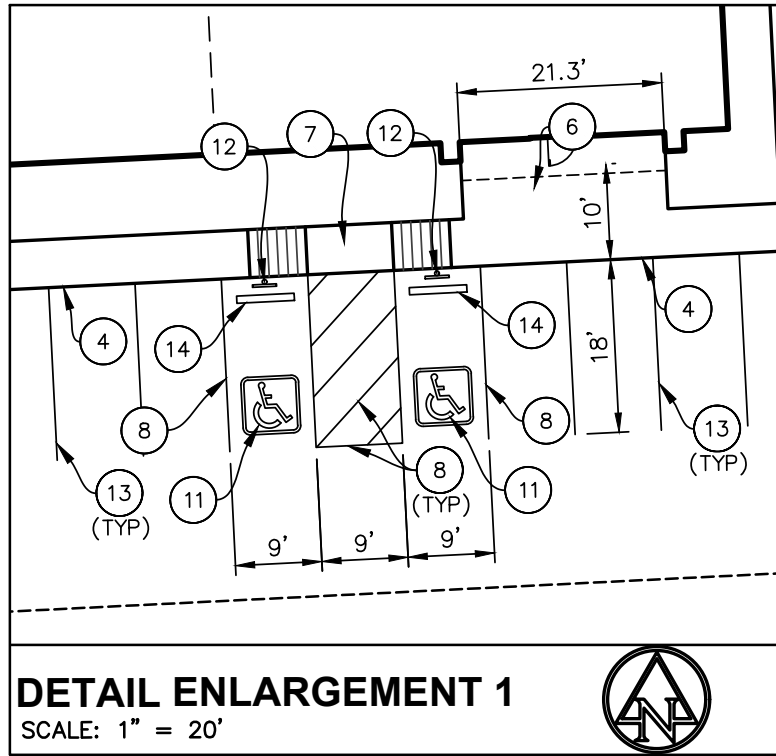
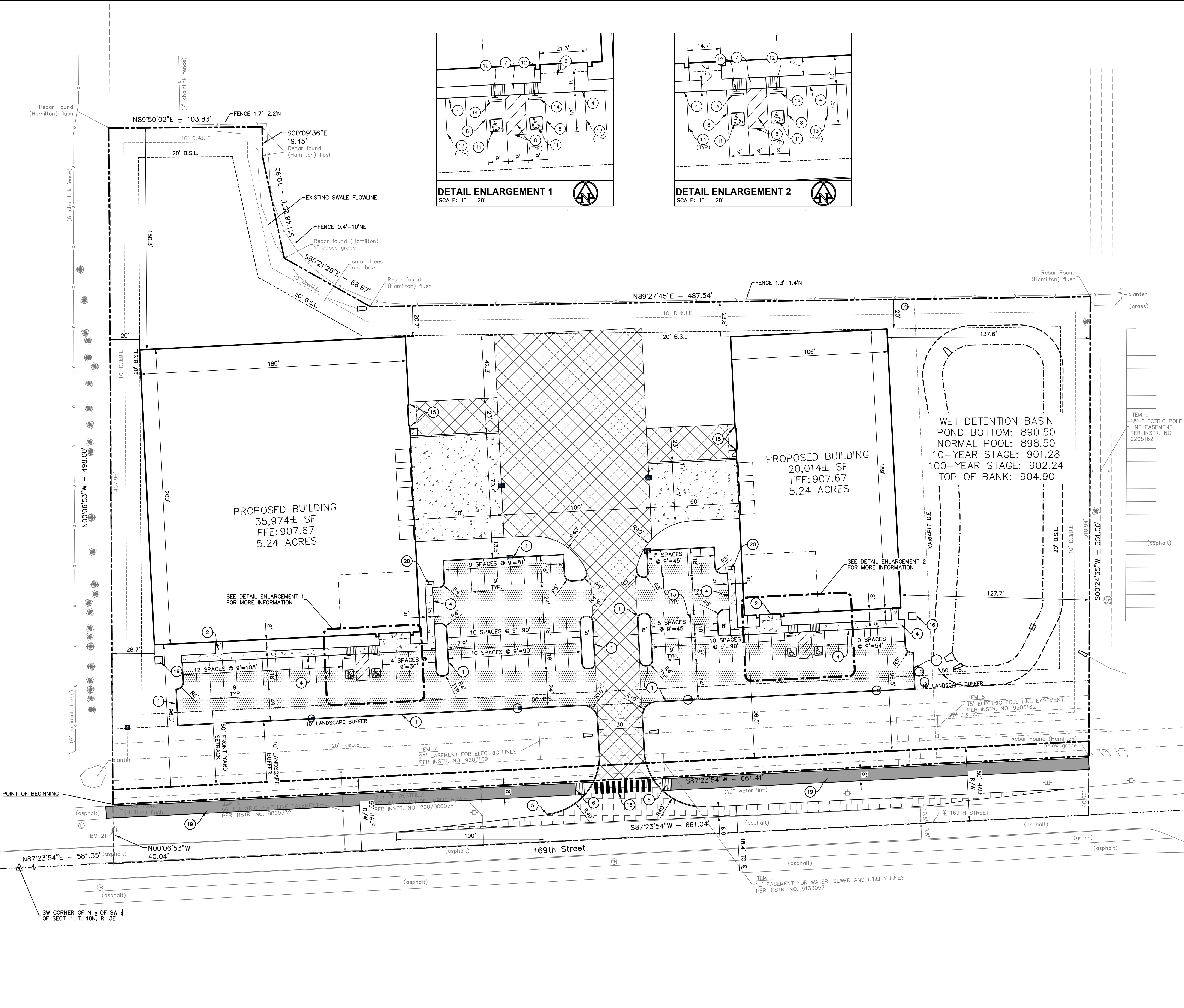


 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 OI (Open Industrial)
 PUD (Planned Unit Development)
 SF-3 Cluster

0 0.045 0.09
Miles



EDIT DATE: 6/30/2021
PLOT DATE: 6/30/2021 4:09 PM
PLOT SCALE: 1"=30'
DRAWING FILE: P:\2020\2167\20 Drawing\Civil\Construction Documents\2020.02.167 CE C200.SP.dwg
EDITED BY: MWINSLOW



EXISTING LEGEND	
	Combination Pole
	Guy Wire
	Lid
	Light Pole
	Pine Tree
	Telephone Handhole
	Telephone Pedestal
	Tree
	Buried Gas Line
	Buried Water Line
	Overhead Electric Line

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY PAVEMENT (PER CITY OF WESTFIELD SPECIFICATIONS)
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT TRAIL

SITE DATA TABLE	
SITE ZONING:	O1
PROJECT AREA:	5.25± ACRES
BUILDING AREA TOTAL:	56,306± SF
SITE IMPERVIOUS AREA:	3.25± ACRES
STANDARD PARKING (9'x18'):	71
ADA PARKING PROVIDED:	4
(INCLUDES 2 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	75

KEYNOTES	
1.	6" CONCRETE CURB
2.	CONCRETE SIDEWALK
3.	MONOLITHIC CONCRETE CURB
4.	COMBINED CONCRETE CURB & WALK
5.	CURB TAPER
6.	ADA ACCESSIBLE RAMP TYPE 'G'
7.	ADA ACCESSIBLE RAMP TYPE 'K'
8.	ADA PARKING SPACE (4" BLUE PAINT STRIPE)
11.	ADA PARKING SYMBOL
12.	ADA ACCESSIBLE PARKING SIGN
13.	PARKING SPACE (4" WHITE PAINT STRIPE)
14.	CONCRETE WHEEL STOP
15.	CONCRETE BOLLARD
16.	TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
17.	STOP SIGN
18.	PEDESTRIAN CROSS WALK
19.	8" ASPHALT TRAIL
20.	BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)

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 -	

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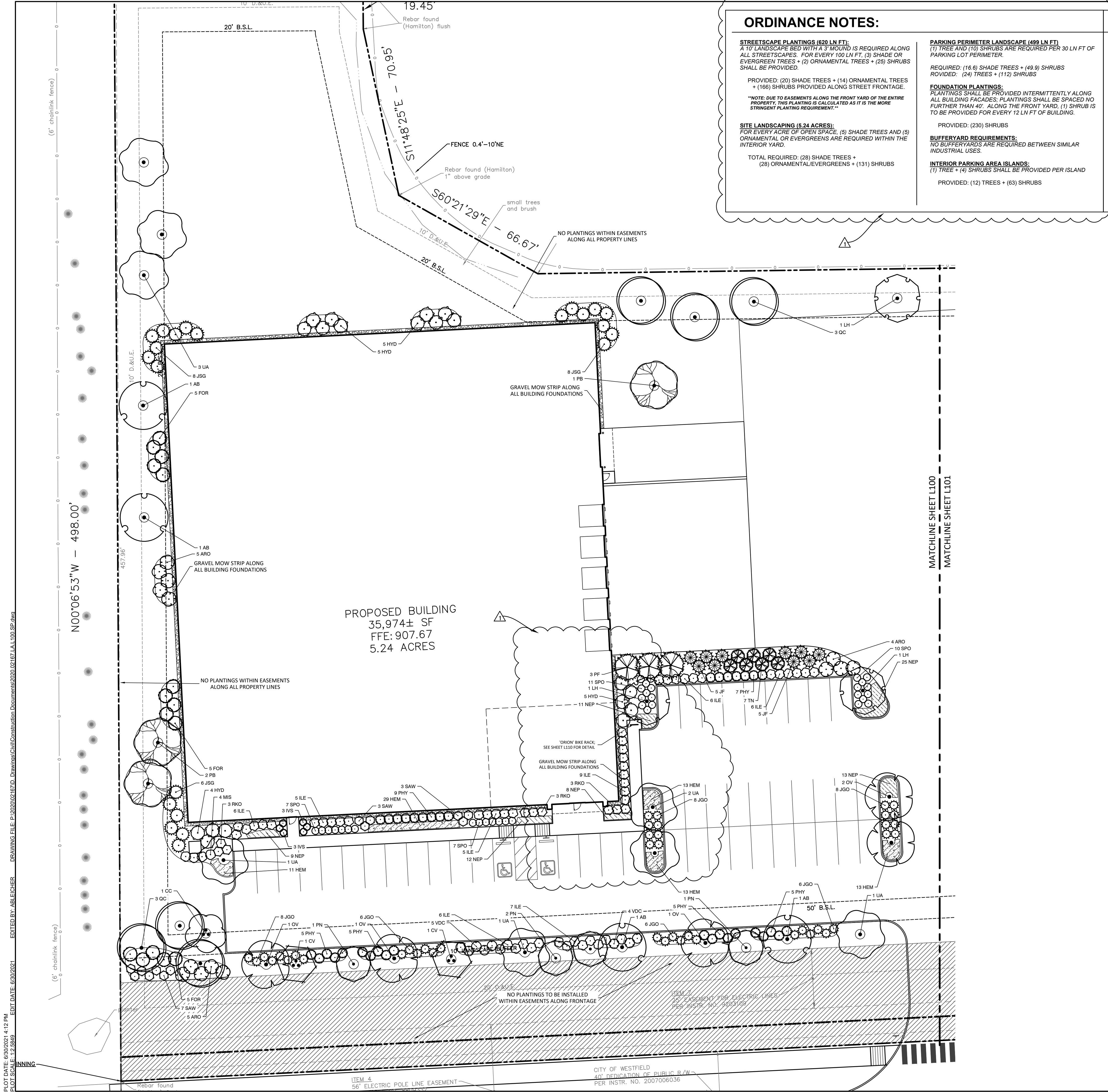
ISSUANCE INDEX		
DATE:	4/30/2021	
PROJECT PHASE:	ISSUE FOR PERMIT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	06/14/2021
2	CITY COMMENTS	06/30/2021

Project Number 2020.02167

SITE PLAN

C200



ORDINANCE NOTES:

STREETSCAPE PLANTINGS (620 LN FT):
A 10' LANDSCAPE BED WITH A 3" MOUND IS REQUIRED ALONG ALL STREETSCAPES. FOR EVERY 100 LN FT, (3) SHADE OR EVERGREEN TREES + (2) ORNAMENTAL TREES + (25) SHRUBS SHALL BE PROVIDED.

PROVIDED: (20) SHADE TREES + (14) ORNAMENTAL TREES + (166) SHRUBS PROVIDED ALONG STREET FRONTAGE.

"NOTE DUE TO EASEMENTS ALONG THE FRONT YARD OF THE ENTIRE PROPERTY, THIS PLANTING IS CALCULATED AS IT IS THE MORE STRINGENT PLANTING REQUIREMENT."

SITE LANDSCAPING (8.24 ACRES):
FOR EVERY ACRE OF OPEN SPACE, (5) SHADE TREES AND (5) ORNAMENTAL OR EVERGREENS ARE REQUIRED WITHIN THE INTERIOR YARD.

TOTAL REQUIRED: (28) SHADE TREES + (28) ORNAMENTAL/EVERGREENS + (131) SHRUBS

PARKING PERIMETER LANDSCAPE (499 LN FT)
(1) TREE AND (10) SHRUBS ARE REQUIRED PER 30 LN FT OF PARKING LOT PERIMETER.

REQUIRED: (16.6) SHADE TREES + (49.9) SHRUBS
PROVIDED: (24) TREES + (112) SHRUBS

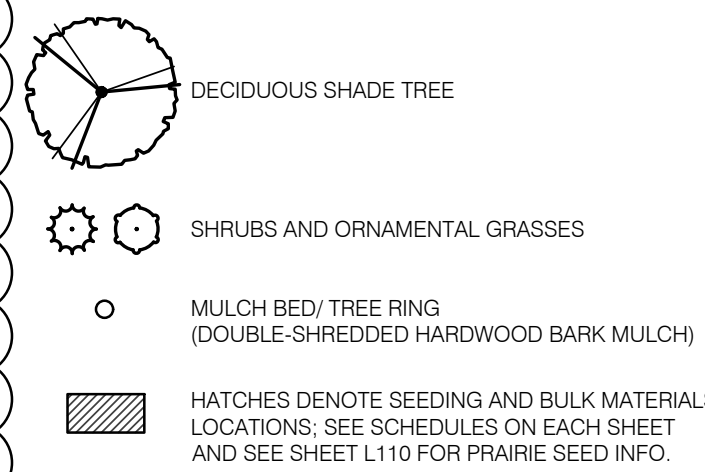
FOUNDATION PLANTINGS:
PLANTINGS SHALL BE PROVIDED INTERMITTENTLY ALONG ALL BUILDING FACADES. PLANTINGS SHALL BE SPACED NO FURTHER THAN 40' ALONG THE FRONT YARD. (1) SHRUB IS TO BE PROVIDED FOR EVERY 12 LN FT OF BUILDING.

PROVIDED: (230) SHRUBS

BUFFERYARD REQUIREMENTS:
NO BUFFERYARDS ARE REQUIRED BETWEEN SIMILAR INDUSTRIAL USES.

INTERIOR PARKING AREA ISLANDS:
(1) TREE + (4) SHRUBS SHALL BE PROVIDED PER ISLAND
PROVIDED: (12) TREES + (63) SHRUBS

LANDSCAPE LEGEND



GENERAL NOTES:

- 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.
- A MINIMUM OF 4" OF TOPSOIL (± MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEED, SOODED 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.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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 CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTINGS SHOULD BE INSTALLED BETWEEN APRIL 1ST AND MAY 31ST, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 31ST TO AVOID UNFAVORABLE WEATHER CONDITIONS. LANDSCAPE AND TURF PLANTED OUTSIDE OF THESE PERIODS WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN ACCEPTABLE HEALTH.
- 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.
- 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.
- ALL DISTURBED LAWN AREAS SHALL BE SEED OR SOODED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEED AREAS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AB	9	Acer saccharum 'Baista' TM / Fall Fiesta Sugar Maple	B & B	2" Cal.	As shown
LH	7	Liquidambar styraciflua 'Happdell' TM / Hapdizae Sweet Gum	B & B	2" Cal.	As shown
OV	9	Ostrya virginiana / American Hophornbeam	B & B	2" Cal.	As shown
PB	9	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	2" Cal.	As shown
QC	8	Quercus coccinea / Scarlet Oak	B & B	2" Cal.	As shown
UA	17	Ulmus x 'Accolade' / Accolade Elm	B & B	2" Cal.	As shown
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JF	17	Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	8" HT.	As shown
PF	4	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	B & B	8" HT.	As shown
TN	11	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	8" HT.	As shown
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CC	5	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B & B	8" HT.	As shown
CV	7	Multi-Stem; 3 to 5 Canes	B & B	8" HT.	As shown
PN	7	Chionanthus virginicus / White Fringetree	B & B	2" Cal.	As shown
PN	7	Prunus sargentii 'JFS-KWS8' TM / Pink Flair Sargent Cherry	B & B	2" Cal.	As shown
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
ARO	26	Aronia melanocarpa 'Viking' / Viking Black Chokeberry	CONT.	24" HL.	60" O.C.
FOR	30	Forsythia x 'Sunrise' / Sunrise Forsythia	CONT.	24" HL.	60" O.C.
HYD	43	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	CONT.	24" HL.	60" O.C.
ILE	85	Ilex glabra 'Dense' / Inkberry Holly	CONT.	24" HL.	48" O.C.
IVS	11	Itea virginica 'Sprich' TM / Little Henry Sweetpire	CONT.	24" HL.	48" O.C.
JSG	54	Juniperus chinensis 'Sea Green' / Sea Green Juniper	CONT.	24" HL.	60" O.C.
JGO	78	Juniperus x 'Grey Owl' / Grey Owl Juniper	CONT.	18" HL.	48" O.C.
PHY	69	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	CONT.	24" HL.	48" O.C.
RKO	15	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	CONT.	24" HL.	48" O.C.
SAW	33	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	CONT.	24" HL.	48" O.C.
VDC	22	Viburnum dentatum 'Christoni' TM / Blue Muffin Arrowwood Viburnum	CONT.	24" HL.	48" O.C.
ORNAMENTAL GRASS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
MIS	21	Miscanthus sinensis 'Morning Light' / Morning Light Maidengrass	CONT.	1 GAL.	48" O.C.
SPO	35	Sporobolus heterolepis / Prairie Dropseed	CONT.	1 GAL.	36" O.C.
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
HEM	92	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	CONT.	1 GAL.	24" O.C.
LB	63	Liriope muscari 'Big Blue' / Big Blue Lilyturf	CONT.	4" Pot	24" O.C.
NEP	122	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	CONT.	1 GAL.	24" O.C.

BULK MATERIALS SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX	67,885 sf
Seed mixes to include hybrid varieties that are drought tolerant and color fast. See general notes for additional lawn seed information and installation requirements.	
Festuca arundinacea / Tall Fescue	54,308 sf
Poa pratensis / Kentucky Bluegrass	13,577 sf
MOW STRIP	1,727 sf
Install an 18" strip of 2-inch to 4-inch diameter decorative river pebbles over non-woven geotextile fabric to a depth of 4". Install 4" x 1/8" metal edging and spikes adjacent to all turf areas.	
WET TO MESQUITE PRAIRIE SEED MIX	7,502 sf
See Sheet L110 for seed schedule and notes. Supplied by Cardno Native Plant Nursery (or approved equal mix/supplier). Apply per supplier's recommended PLS.	

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LANDSCAPE PLAN

L100

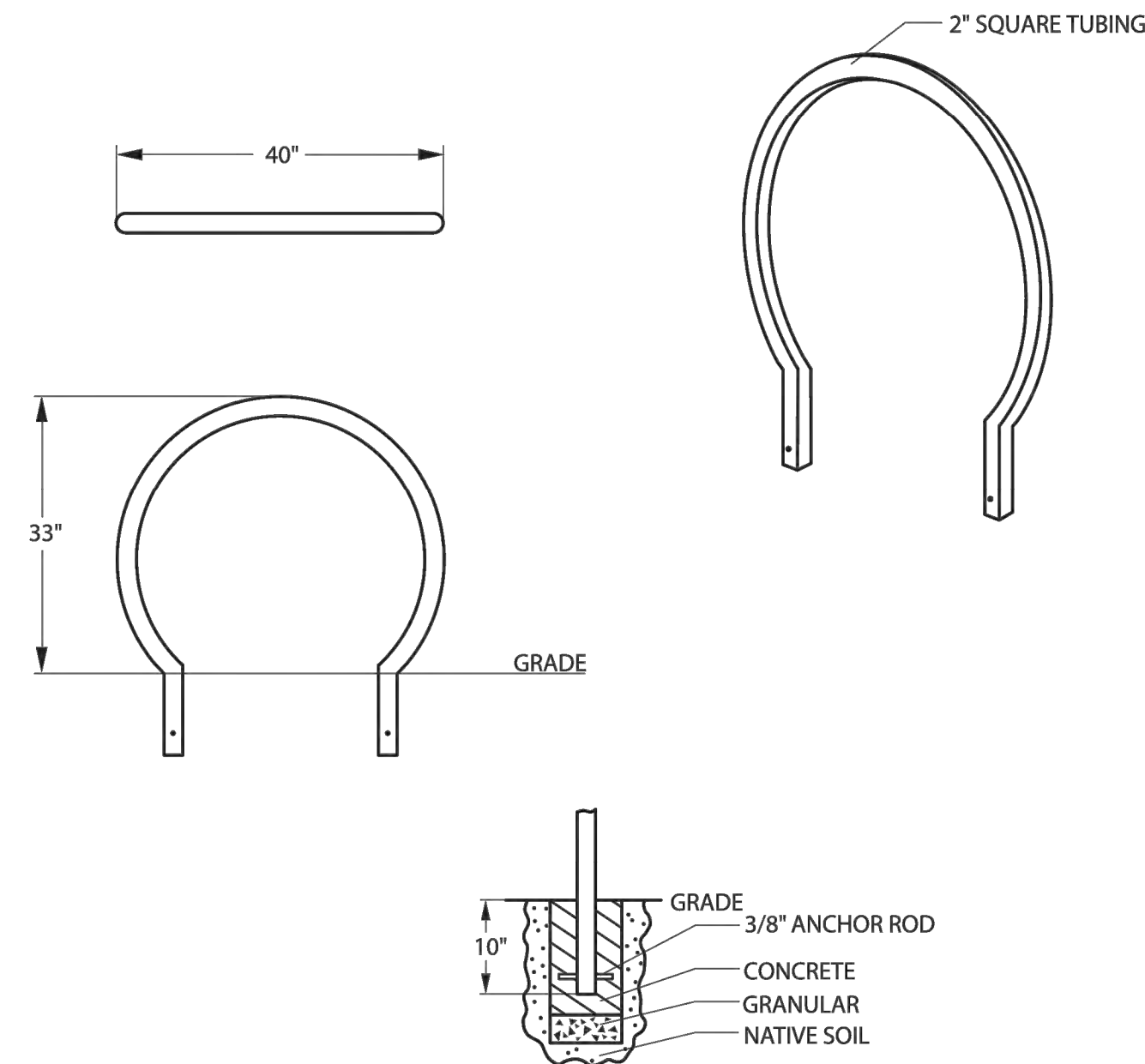


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08 BIKE RACK CUTSHEET

L110 SCALE: NTS

NATIVE SEEDING NOTES:

- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
 - SEPTEMBER 15TH - FEBRUARY 28TH: OPTIMUM SEEDING PERIOD.
 - MARCH 1ST - JUNE 30TH: SEEDING DURING THIS PERIOD IS APPROPRIATE BUT GERMINATION OF A PORTION OF THE SEED MAY NOT OCCUR UNTIL THE FOLLOWING SEASON DUE TO LACK OF COLD STRATIFICATION TO BREAK SEED DORMANCY.
- WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES ARE, OR ARE FORECASTED TO DROP, BELOW 30 DEGREES F OR RISE ABOVE 90 DEGREES F.
 - DO NOT INSTALL PLANTS WHEN WIND VELOCITY EXCEED, OR IS FORECASTED TO EXCEED, 30 MPH.
 - DO NOT INSTALL PLANTS WHEN GROUND IS FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION.
- AMEND SOIL WITH FERTILIZER, INORGANIC AND ORGANIC SOIL AMENDMENTS AS REQUIRED BY SOIL TESTING AND SUPPLIER/ MANUFACTURER RECOMMENDATIONS.
 - DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
- DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
- RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- PROTECT SEEDED AREAS WITH EROSION-CONTROL BLANKETS, AND WHERE SHOWN ON DRAWINGS, INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- MAINTAIN AND ESTABLISH NATIVE PRAIRIES AND WETLANDS BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH A HEALTHY, VIABLE PLANTING. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
- AT LEAST 90 PERCENT OF THE SEEDED AREA SHALL BE VEGETATED WITH NATIVE SPECIES OR COVER CROP SEEDS FROM THE SEED MIX BY JUNE 1 FOLLOWING SEEDING (IF PLANTING OCCURRED FROM SEPTEMBER 1 THROUGH MARCH 30), OR WITHIN 60 DAYS OF SEEDING IF PLANTED OUTSIDE THIS PERIOD. DETERMINATION IF THIS STANDARD HAS BEEN MET SHALL BE MADE BY MEANS OF A WALK-THROUGH INSPECTION BY THE CONTRACTOR WITH THE OWNER AND LANDSCAPE ARCHITECT. THERE SHALL BE NO SINGLE AREA OF BARE GROUND GREATER THAN 900 SQ. FT. (30' X 30').
- AFTER ONE FULL GROWING SEASON AT LEAST 50% OF THE NATIVE SPECIES SEEDS MUST BE PRESENT AS LIVE PLANTS, AND AREA COVERAGE OF NATIVE SPECIES SHOULD BE AT LEAST 20%.
- AT ANY TIME DURING THE CONTRACT PERIOD NO MORE THAN 10% (BY AREA COVER) OF THE SEEDED AREA SHALL BE DOMINATED BY WEEDS OR AGGRESSIVE EXOTIC SPECIES SUCH AS RED CLOVER (TRIFOLIUM SPP.), WHITE OR YELLOW SWEET CLOVER (MELILOTUS SPP.), CANADA THISTLE (CIRSILIUM ARVENSE), TALL FESCUE (FESTUCA ELATIOR), ETC.
- SPRING MOWING: INSTALLER SHALL MOW ALL NATIVE PRAIRIES AND WETLANDS TO A HEIGHT OF 4 TO 6 INCHES THE FIRST SPRING FOLLOWING SUBSTANTIAL COMPLETION AND AFTER ESTABLISHMENT OF THE PLANTINGS.

07 SEEDING SCHEDULE

L110 SCALE: NTS

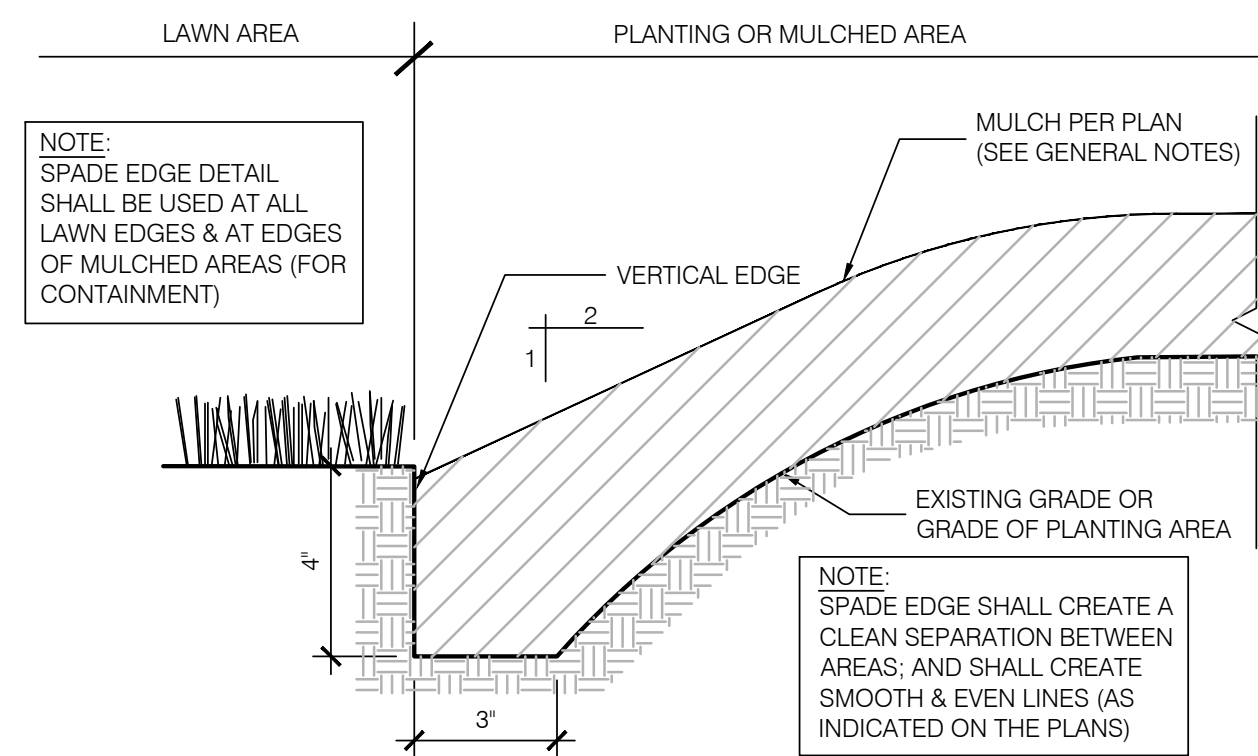
Wet-To-Mesic Prairie

This prairie seed mix offers a broad spectrum of prairie grasses, sedges, and wildflowers for sites with medium-to-wet soils. This dynamic grouping of plants features a variety of colors and textures while tolerating a wide range of conditions with several *Silphium* and *Solidago* species to provide late-season food sources for native pollinators. This seed mix includes at least 8 of 11 native permanent grass and sedge species and 26 of 34 forb species. Apply at 36.19 PLS pounds per acre.

Botanical Name	Common Name	PLS Per Acre
Grasses		
<i>Andropogon gerardii</i>	Big Bluestem	18.00
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex stricta</i>	Common Tussock Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Juncus canadensis</i>	Canadian Rush	0.50
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Sorghastrum nutans</i>	Indian Grass	8.00
<i>Spartina pectinata</i>	Prairie Cord Grass	2.00
Total		50.00
Forbs		
<i>Aster multiflorus</i>	Common Aster	360.00
<i>Liatris pycnostachya</i>	Ornamental Liatris	100.00
Total		460.00
Flowers		
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	1.00
<i>Chamaecrista fasciculata</i>	Pursh's Fire	10.00
<i>Cornopsis lanceolata</i>	Sand Cornopsis	4.00
<i>Cornopsis heterophylla</i>	Soft Cornopsis	2.00
<i>Oenothera biennis</i>	Black-Top Petal	2.00
<i>Doyleana uniflora</i>	Flat-Top Aster	0.50
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	4.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Helianthus scaberrimus</i>	Scaberrimus	2.00
<i>Helianthus grosseserratus</i>	Sawtooth Sunflower	0.50
<i>Lespedeza bicolor</i>	Round-Headed Bush Clover	1.50
<i>Liatris pycnostachya</i>	Ornamental Liatris	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Physocarpus opulifolius</i>	Shrub Dogwood	1.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	1.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.50
<i>Silene maritima</i>	Wild Silene	2.25
<i>Silphium integrifolium</i>	Rain Weed	1.00
<i>Silphium laciniatum</i>	Compass Plant	2.00
<i>Silphium perfoliatum</i>	Cup Plant	2.00
<i>Silphium tordylioides</i>	Prairie Dock	2.00
<i>Solidago juncea</i>	Early Goldenrod	0.25
<i>Solidago rigida</i>	Rough Goldenrod	0.25
<i>Symphyotrichum lance-angulata</i>	New England Aster	0.50
<i>Tradescantia virginiana</i>	Common Spiderwort	1.25
<i>Veronica fasciculata</i>	Common Ironweed	3.00
<i>Verbena stricta</i>	Blue Vervain	0.25
<i>Zizia aurea</i>	Golden Alexanders	1.00
Total		50.00

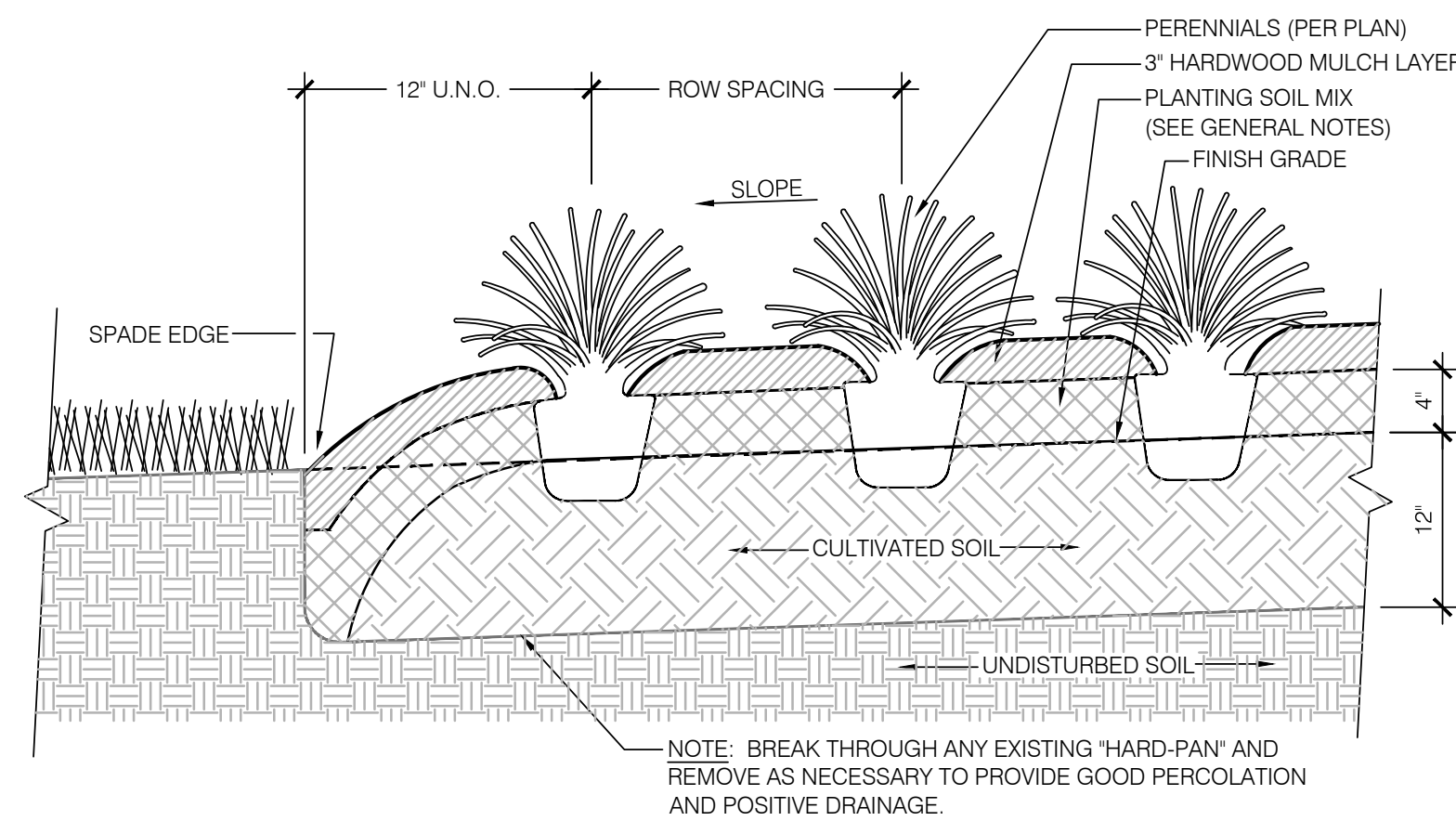
05 MOW STRIP DETAIL

L110 SCALE: 3"=1'-0"



04 SPADE EDGE DETAIL

L110 SCALE: 3"=1'-0"

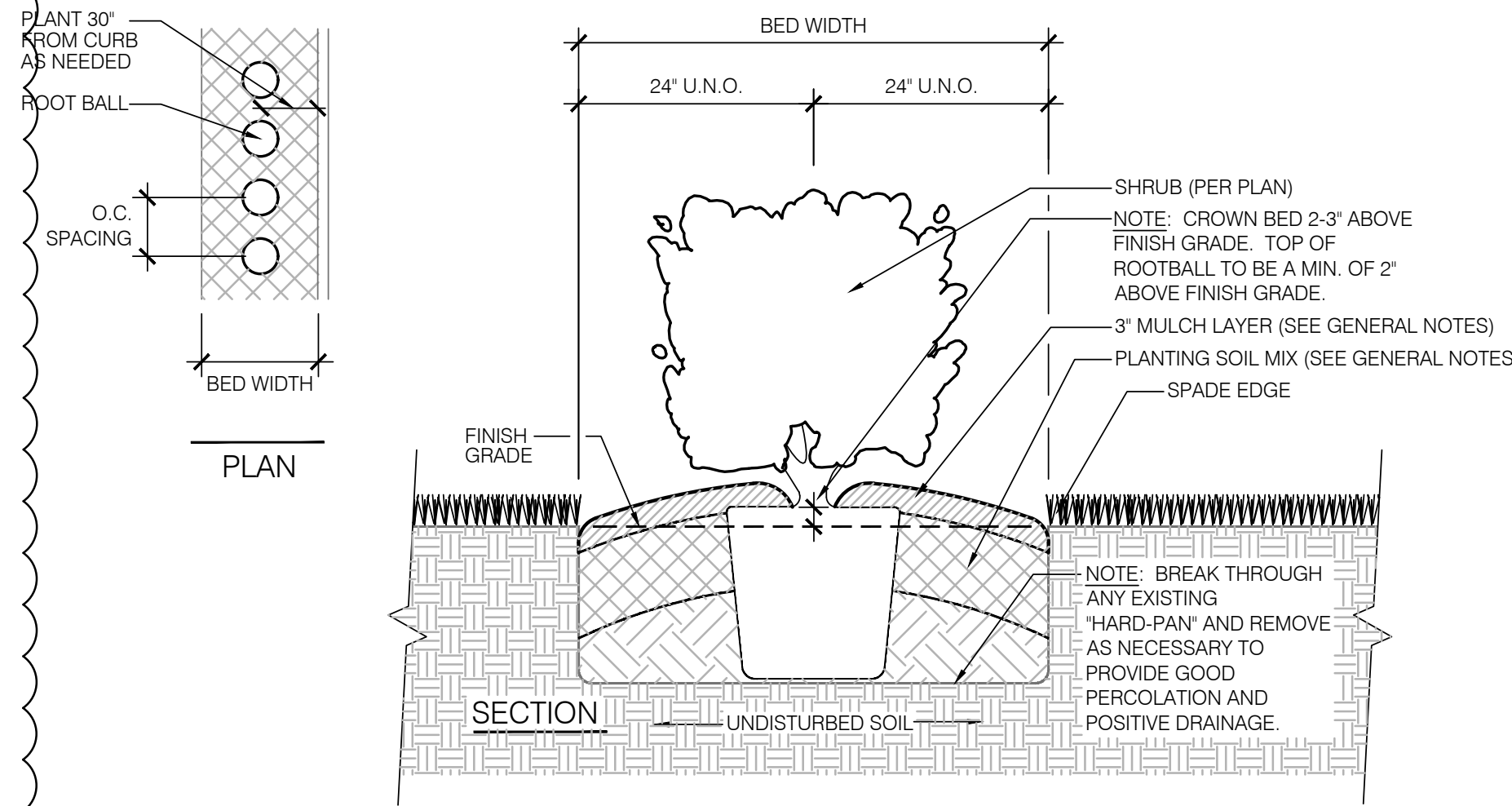


PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
- ROTO-TILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTO-TILL SOIL MIX INTO TOP OF BED.
- INSTALL PLANTS, MULCH BEDS, AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT INSTALL PERENNIALS TOO CLOSE TO ADJACENT SHRUB PLANTINGS AND DO NOT PLANT WITHIN SPACING REQUIREMENTS OF THE ADJACENT SHRUBS AS IDENTIFIED IN PLANT SCHEDULE. (I.E. DO NOT PLANT PERENNIALS WITHIN 4' OF ADJACENT SHRUBS SPACED AT 4' O.C.)

03 PERENNIAL PLANTING DETAIL

L110 SCALE: 1"=1'-0"

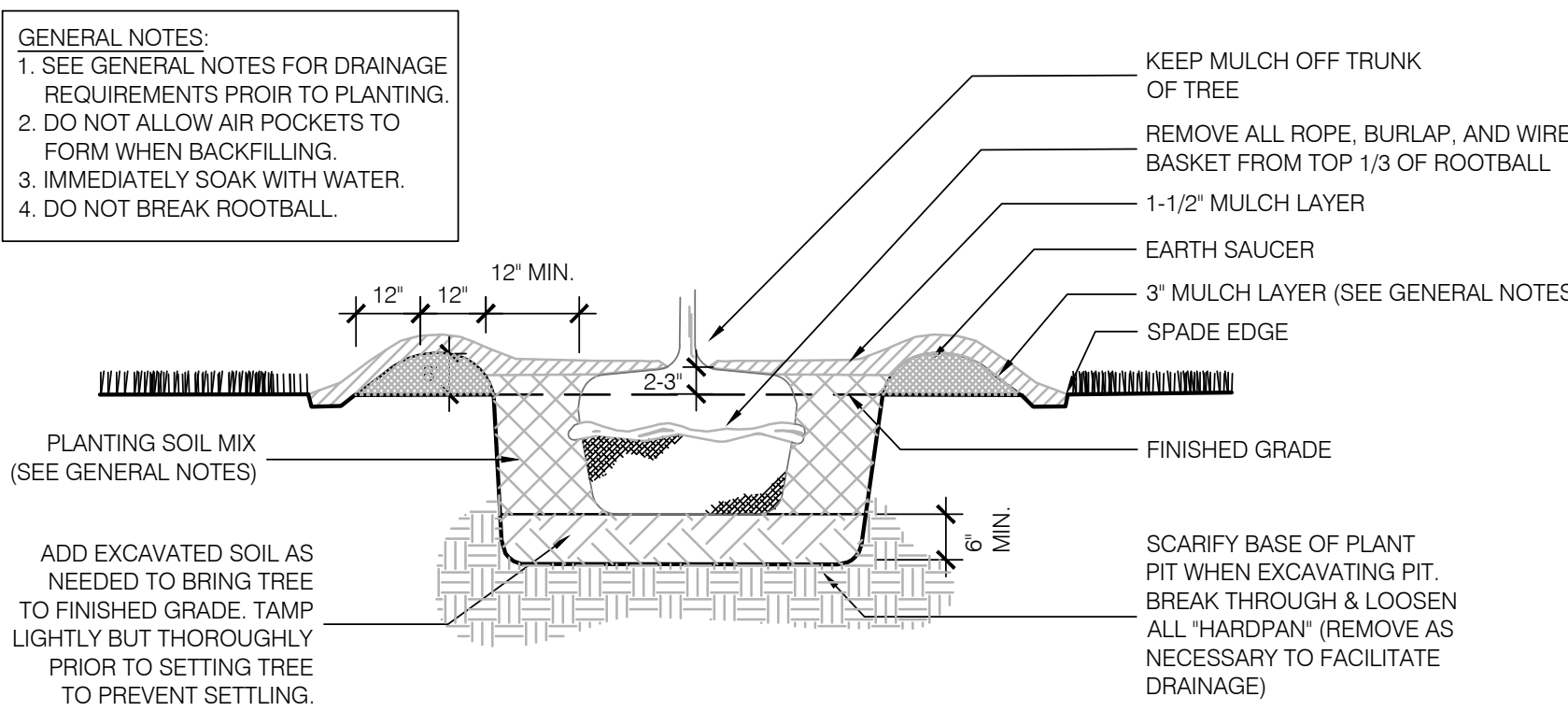


PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
- ROTO-TILL BED TO A 12" MIN. DEPTH OR AS REQUIRED FOR SPECIFIED SHRUBS. REMOVE EXISTING SOIL AS REQUIRED. SPREAD 6" MIN. LAYER OF SOIL MIX OVER BED. ROTO-TILL PLANTING SOIL MIX INTO TOP OF BED.
- INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- SPACE PLANTS AS IDENTIFIED IN PLANTING SCHEDULE; WHEN INSTALLING ADJACENT TO DIFFERENT PLANT MATERIAL, SPACING SHALL BE PROVIDED BASED ON THE LARGER DISTANCE REQUIREMENT.

02 SHRUB PLANTING DETAIL

L110 SCALE: 1"=1'-0"



PLANTING PROCEDURE

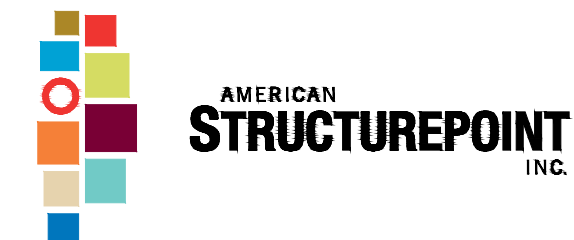
- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
- REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
- BACKFILL WITH SOIL MIX & "WATER IN".
- COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH.
- STAKE & GUY SECURELY (AS REQUIRED).

01 TREE PLANTING DETAIL

L110 SCALE: 1/2"=1'-0"

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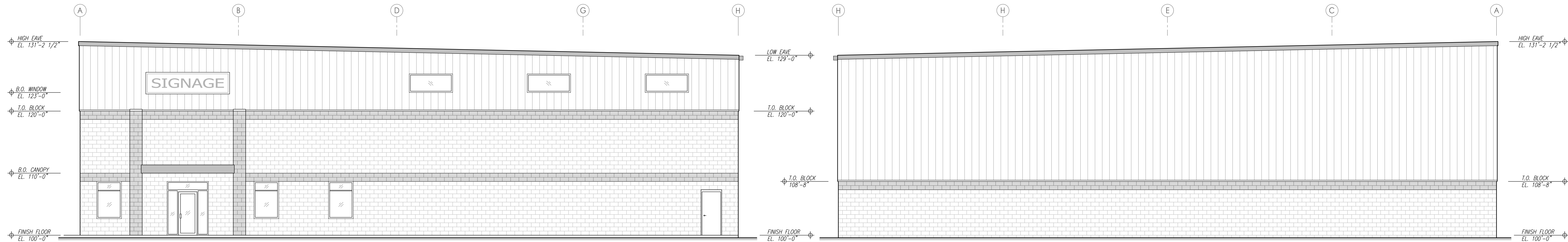
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LANDSCAPE
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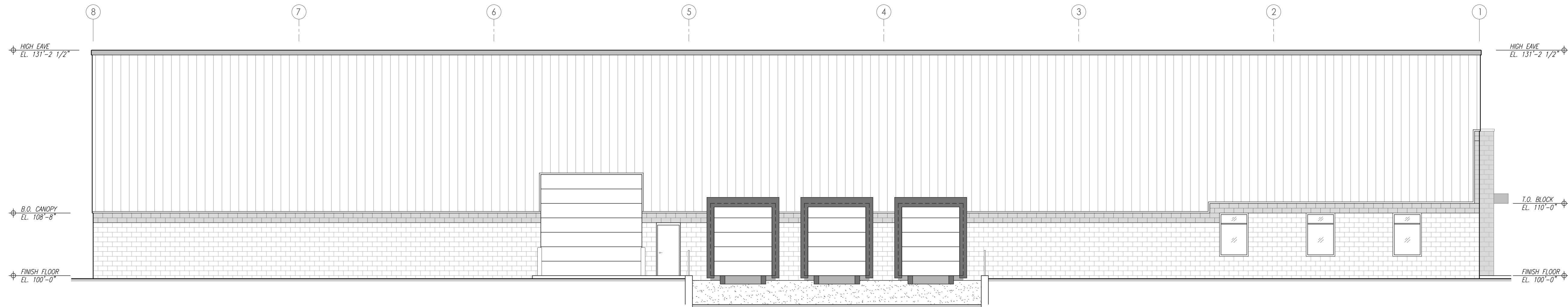


SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION :		3,191 s.f.
MASONRY / BLOCK	= 1,447.1 s.f.	61.02%
DOORS & WINDOWS	= 217.2 s.f.	6.81%
SIDING & TRIM	= 1,008.0 s.f.	31.58%
CANOPY	= 18.7 s.f.	0.59%

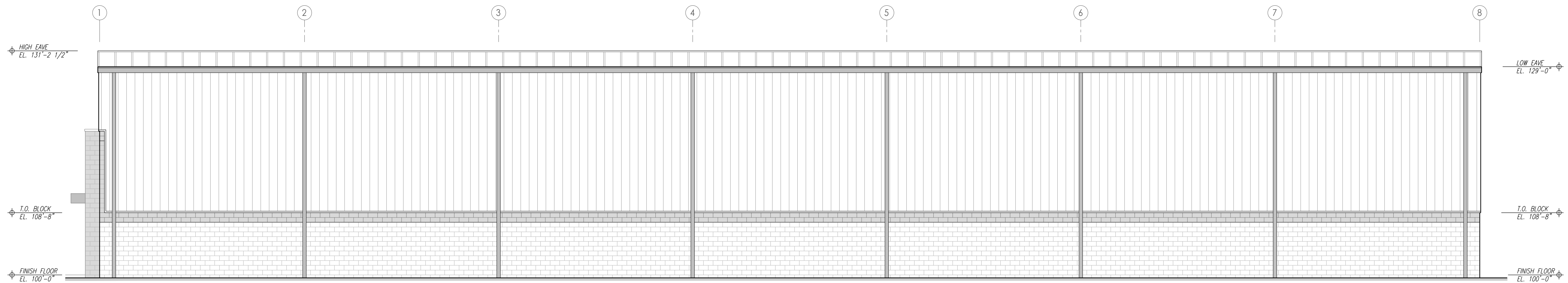
NORTH ELEVATIONS
SCALE: 1/8" = 1'-0"

NORTH ELEVATION :		3,191 s.f.
MASONRY / BLOCK	= 918.7 s.f.	28.79%
SIDING & TRIM	= 2,272.3 s.f.	71.21%



WEST ELEVATIONS
SCALE: 1/8" = 1'-0"

WEST ELEVATION :		6,152 s.f.
MASONRY / BLOCK	= 1,278.8 s.f.	20.79%
DOORS & WINDOWS	= 628.0 s.f.	10.21%
SIDING & TRIM	= 4,131.9 s.f.	67.16%
CONCRETE (DOCK)	= 113.3 s.f.	1.84%



EAST ELEVATIONS
SCALE: 1/8" = 1'-0"

EAST ELEVATION :		5,568 s.f.
MASONRY / BLOCK	= 1,664.5 s.f.	29.89%
SIDING & TRIM	= 3,903.5 s.f.	70.11%

FOR REVIEW
& COMMENT

DATE

ISSUE

REVIEW & COMMENT

3-02-21

3-05-21

FINAL REVIEW & APPROVAL

3-12-21

REVISED

4-12-21

REVISED

4-27-21

REVISED

KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors

486 GRADLE DRIVE

CARMEL, INDIANA 46032

PHONE (317) 574-0140

FAX (317) 574-1269

9150 HARRISON PARK COURT

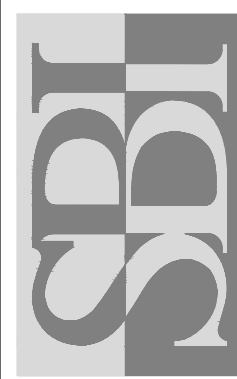
SUITE A

INDIANAPOLIS, IN 46216

PH. 317-546-8000

FX. 317-546-8300

www.systemsbldrs.com



PROPOSED NEW BUILDING

WESTFIELD SPEC BUILDING - EAST

WESTFIELD, INDIANA

xxxx E. 169th STREET

DRAWN BY:

GSH

CHECKED BY:

PROJECT No.

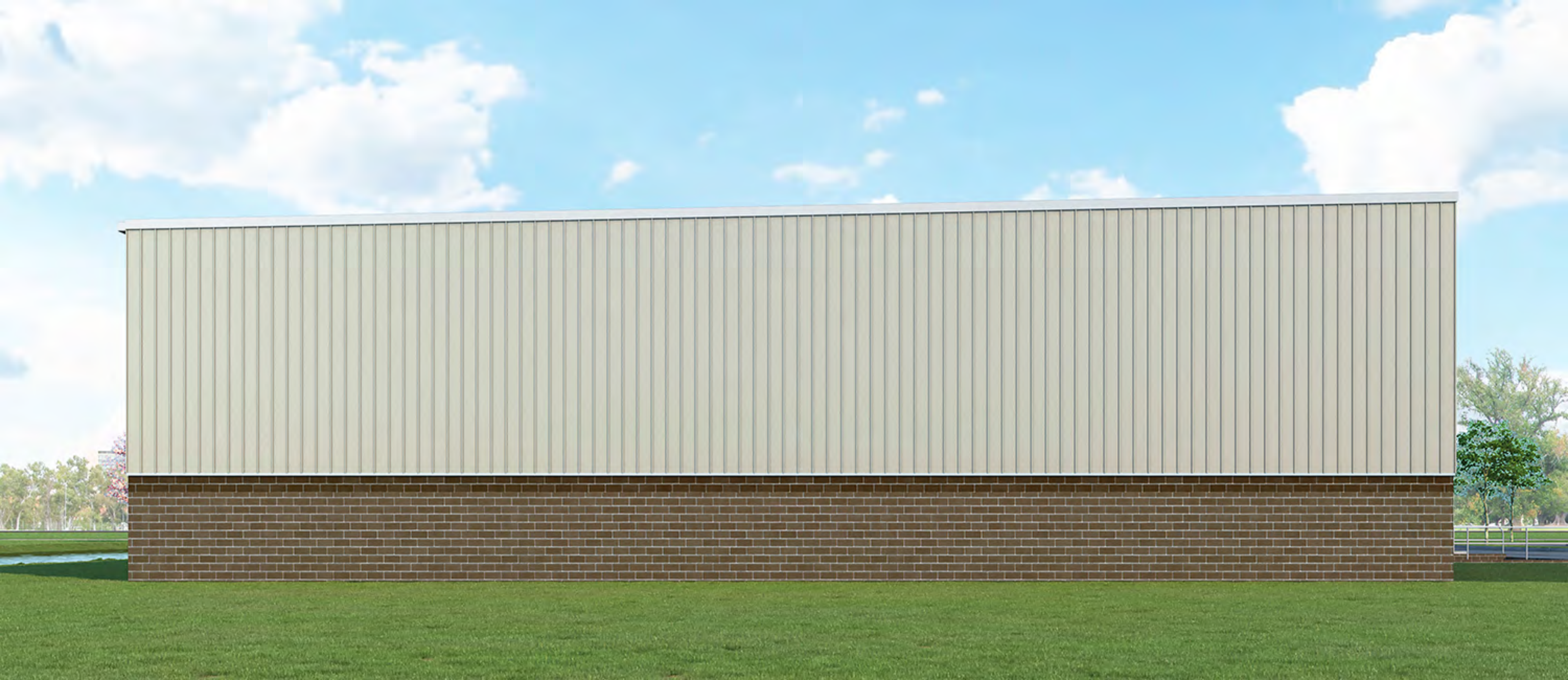
2103-XXX

SHEET No.

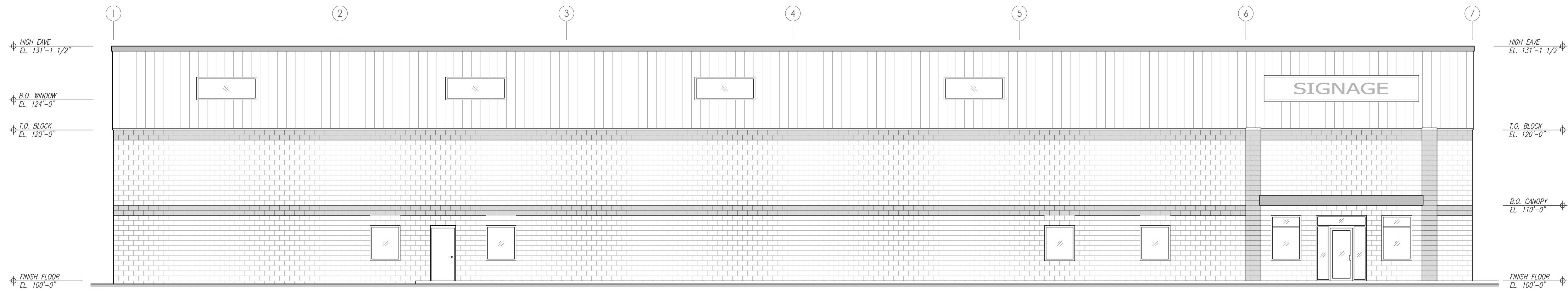
A201
EAST







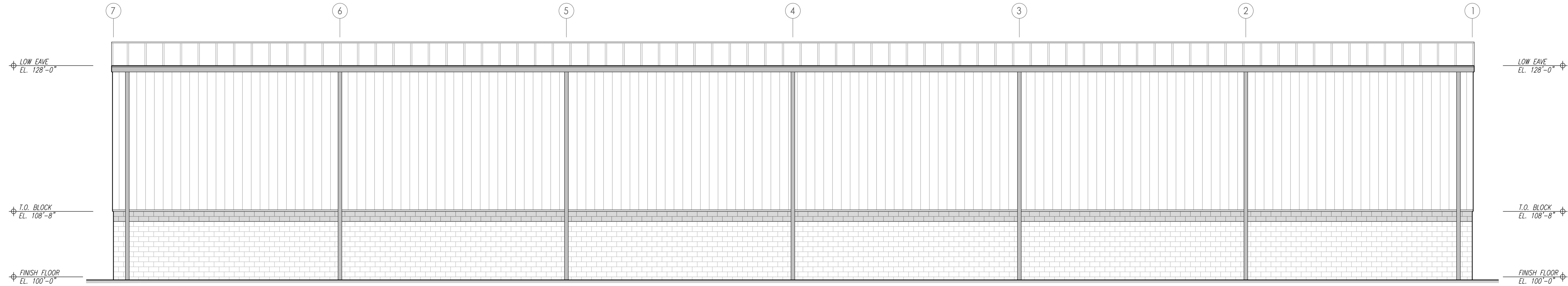




SOUTH ELEVATION :		5,603 s.f.
MASONRY / BLOCK	= 3,366.8 s.f.	60.09%
DOORS & WINDOWS	= 300.9 s.f.	5.37%
SIDING & TRIM	= 1,906.9 s.f.	34.03%
CANOPY	= 28.4 s.f.	0.51%

SOUTH ELEVATIONS

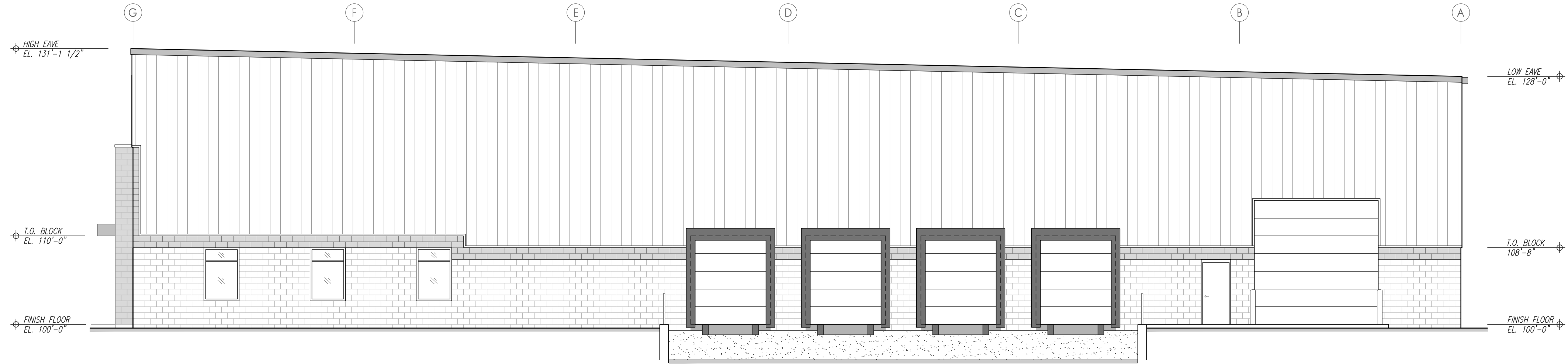
SCALE: 1/8" = 1'-0"



NORTH ELEVATION :		5,040 s.f.
MASONRY / BLOCK	= 1,560.5 s.f.	30.96%
SIDING & TRIM	= 3,479.5 s.f.	69.04%

NORTH ELEVATIONS

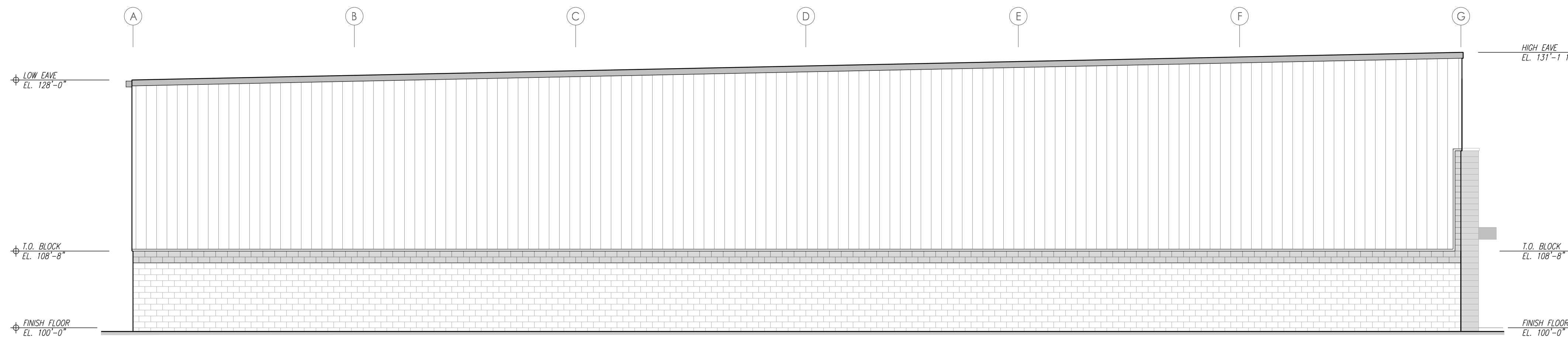
SCALE: 1/8" = 1'-0"



EAST ELEVATION :		4,646 s.f.
MASONRY / BLOCK	= 926.7 s.f.	19.95%
DOORS & WINDOWS	= 652.4 s.f.	14.04%
SIDING & TRIM	= 2,916.7 s.f.	62.78%
CONCRETE (DOCK)	= 150.2 s.f.	3.23%

EAST ELEVATIONS

SCALE: 1/8" = 1'-0"



WEST ELEVATION :		4,434 s.f.
MASONRY / BLOCK	= 1,307.2 s.f.	29.48%
SIDING & TRIM	= 3,126.8 s.f.	70.52%

WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

FOR REVIEW
& COMMENT

ISSUE

DATE

3-05-21 FINAL REVIEW & APPROVAL
3-12-21 REVISED
4-12-21 REVISED
4-27-21 REVISED

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
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9150 HARRISON PARK COURT
SUITE A
INDIANAPOLIS, IN 46216

PH. 317-546-8000
FX. 317-546-8300
www.systemsbuilders.com

SDI
SYSTEMS BUILDERS
INCORPORATED

PROPOSED NEW BUILDING

WESTFIELD SPEC BUILDING - WEST

WESTFIELD, INDIANA

xxxx E. 169th STREET

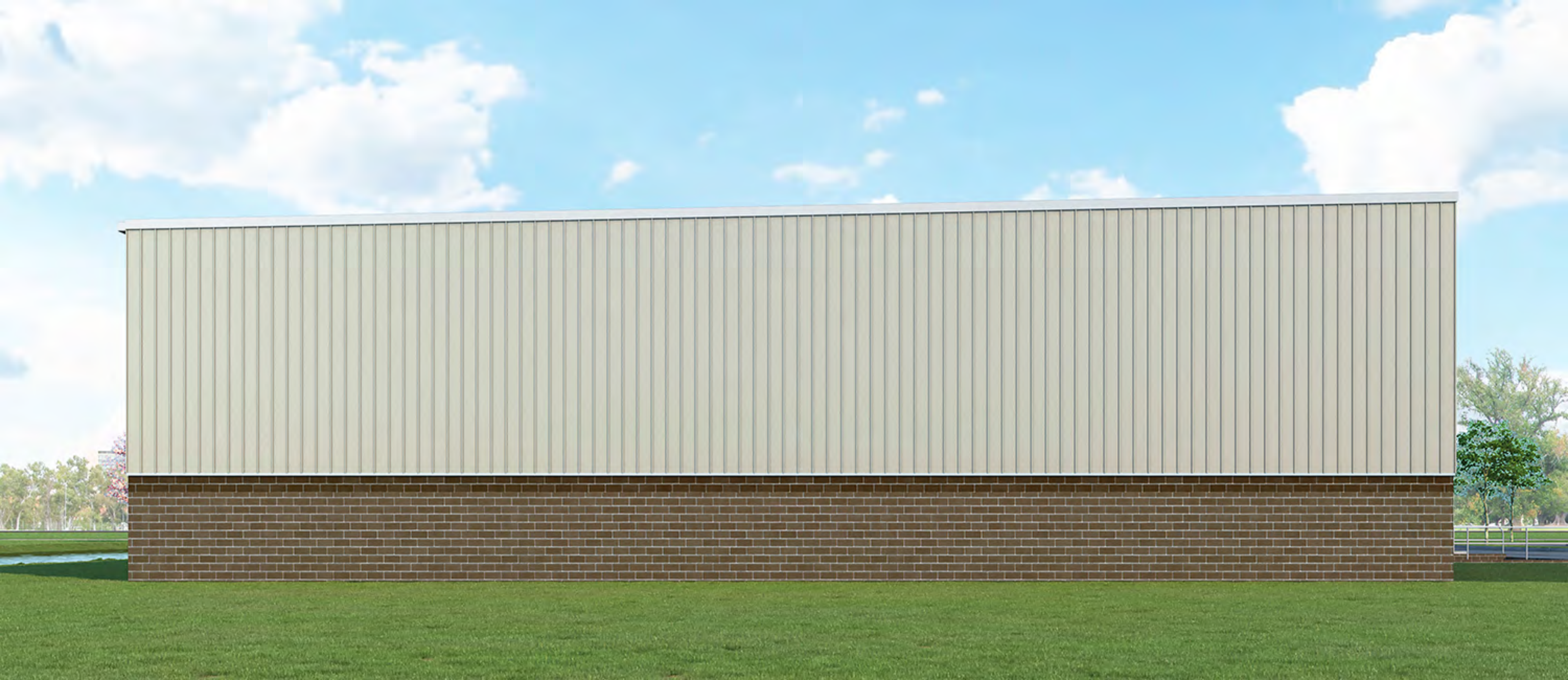
DRAWN BY: GSH
CHECKED BY:
PROJECT No. 2103-XXX

SHEET No.

A201
WEST











Petition Number: 2107-PUD-20

Project Name: Mule Barn Road Commercial Planned Unit Development (PUD)
(Ord. 21-31)

Subject Site Address: 18404 Mule Barn Road (the "Property")

Petitioner: Patch Development, LLC (the "Petitioner")

Request: The Petitioner requests a change of zoning for 10 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Mule Barn Road Commercial PUD District.

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Vacant

Approximate Acreage: 10 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-31
4. Concept Plan
5. Landscape Plan
6. Project Narrative
7. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the June 14, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on June 22, 2021. There were no public comments. The petition will receive a public hearing at the July 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property, zoned AG-SF1, is located on the west side of Mule Barn Road north of and adjacent to the existing Shelby Materials concrete batch plant, which is zoned OI: Open Industrial. AG-SF1 zoned properties exist to the west, north, and east across Mule Barn Road.



Project Description: The Petitioner is requesting a change of zoning for 10 acres +/- of AG-SF1 zoned land to the Mule Barn Road Commercial PUD so that a new concrete batch plant may be constructed.

Permitted Uses: The only permitted use on the Property would be a concrete batch plant and associated/ancillary uses as determined by the Director of the Community Development Department.

Concept Plan: A Concept Plan, for which substantial compliance must be achieved, is made a part of the PUD (see **Exhibit 4**)

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

- Minimum Lot Frontage on Mule Barn Road: 300 feet
- Minimum Setback Lines
 - Side and Rear Yard: 30 feet
 - Front Yard: 50 feet
- Maximum Building Height: 85 feet for the plant and silo; all other buildings default to the Underlying Zoning District

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

- Accessory Buildings may be located in any Yard and constructed commensurately with the construction of the Principal Building
- The proposed Landscape Plan (see **Exhibit 5**) shall be deemed to satisfy Mechanical Screening standards
- Building Facades may be constructed of pre-engineered steel with a concrete wainscot metal façade and may be of one uniform color
- Landscaping Standards of the UDO shall not apply. Instead, a custom Landscape Plan (see **Exhibit 5**) shall control.
- The parking area shall be improved with a compacted gravel or stone base and meet all approvals of the City Engineer and/or the Public Works Department.
- Bicycle Parking shall not be required.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

- Open Space and Amenity Standards shall not apply
- No pedestrian facilities shall be required along the Real Estate's frontage or on any internal roadways



COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Business Park land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.

PROCEDURAL

Neighborhood Meeting: A virtual neighborhood meeting was held on June 22, 2021. There were no public comments.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the July 6, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

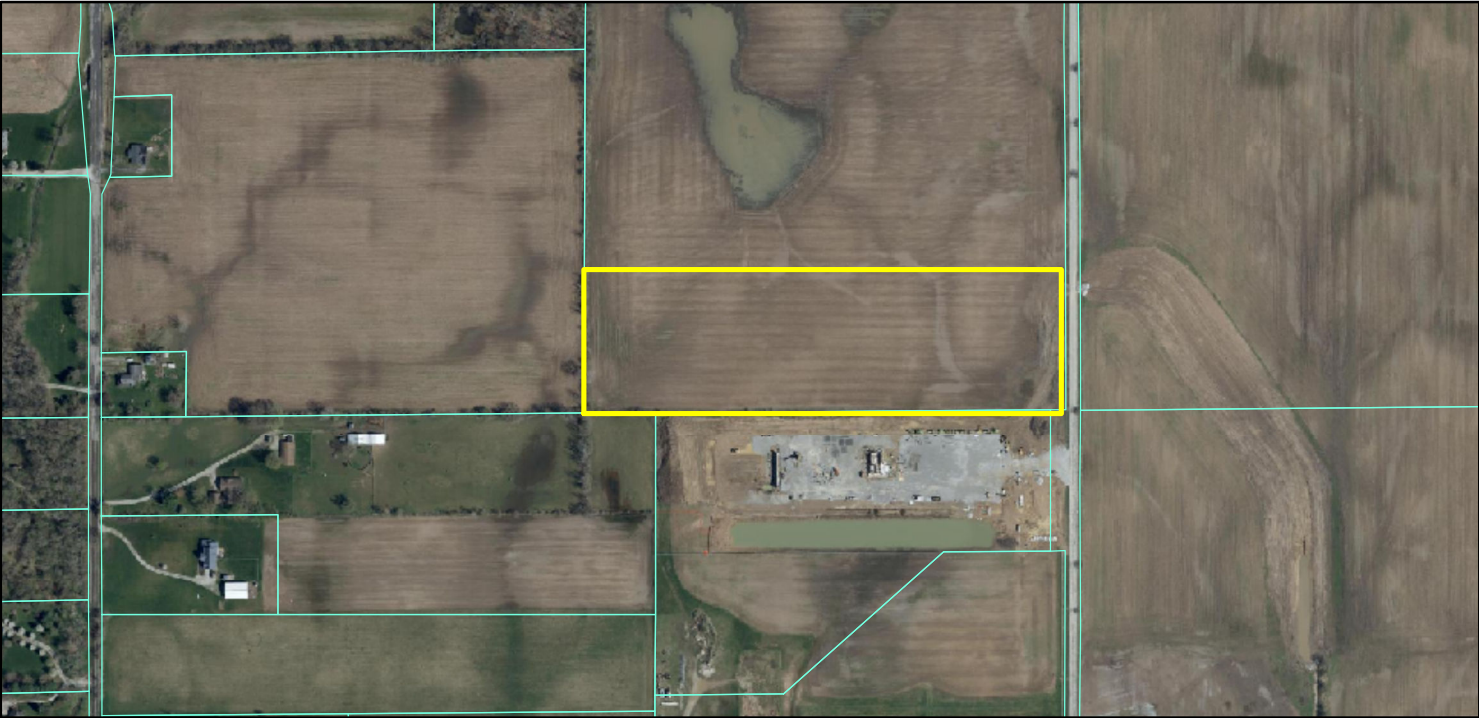
Council Introduction: The petition was introduced at the June 14, 2021, Council meeting.

DEPARTMENT COMMENTS

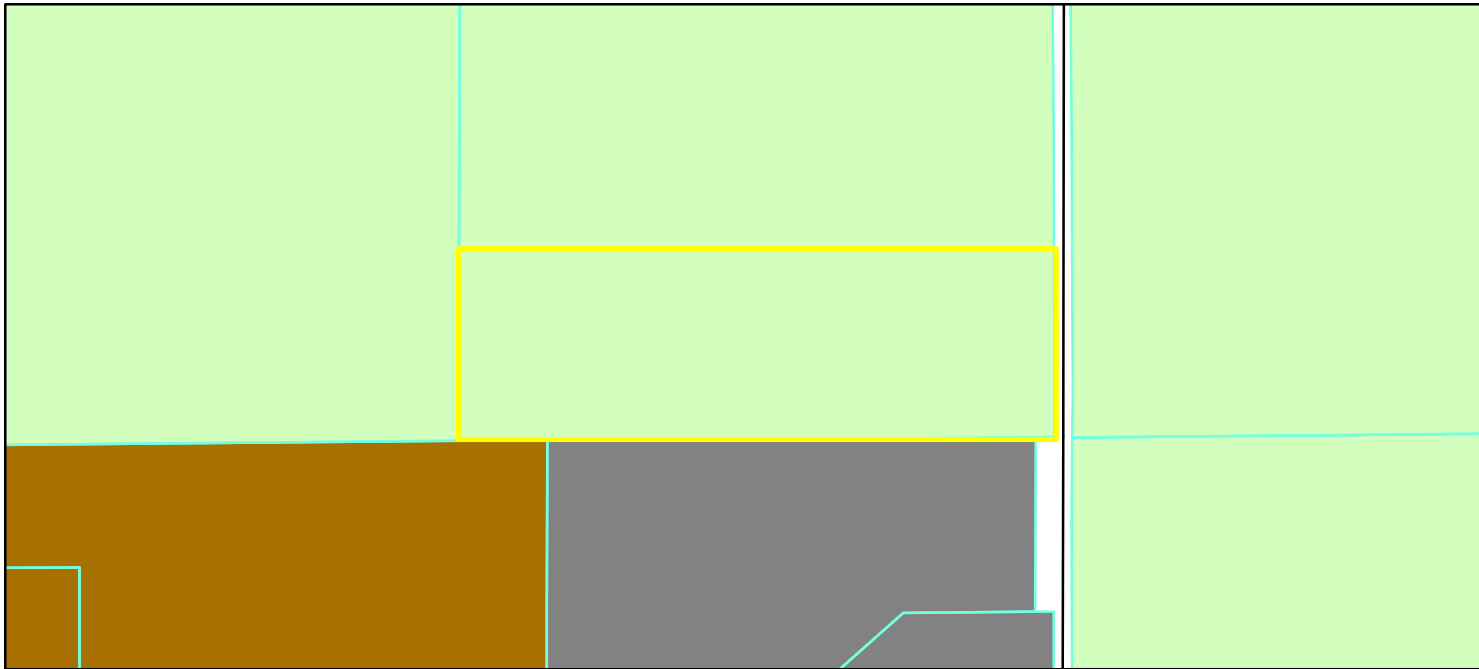
1. **Action: Hold a public hearing at the July 6, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

AG-SF1 (Agriculture - Single Family - 1)
OI (Open Industrial)
SF-5 (Single Family - 5)

0 0.0425 0.085
Miles



ORDINANCE NUMBER 21-31

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **MULE BARN ROAD COMMERCIAL PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2107-PUD-20**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2107-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Mule Bard Road Commercial PUD District"** (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the OI: Open Industrial District (the “Underlying Zoning District”).

Section 5. Permitted Uses.

5.1 Permitted Uses: The only permitted use on the Real Estate shall be a concrete batch plant and accessory/ancillary uses to a concrete batch plant (to be determined by the Director of Community Development) that is in substantial compliance with the Concept Plan.

5.2 Prohibited Uses: All uses other than a concrete batch plant and plant and accessory/ancillary uses to a concrete batch plant (to be determined by the Director of Community Development) that is in substantial compliance with the Concept Plan shall be prohibited.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Minimum Lot Frontage:

- A. Mule Barn Road: 300 feet

6.2 Minimum Building Setback Lines:

- A. Side Yard: 30 feet
- B. Rear Yard: 30 feet
- C. Front Yard: 50 feet
- D. Maximum Building Height:

1. 85 feet for the plant and silo and all other buildings shall default to the requirements of the Underlying Zoning District.

Section 7. Development Standards. The standards of Chapter 6 Development Standards in the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Accessory Use and Building Standards (Article 6.1 of UDO): Shall apply; except as modified below:

- A. Accessory Building Location (Article 6.1(D) of UDO): Shall apply; however, Accessory Buildings may be located in any Yard.
- B. Accessory Building Timing (Article 6.1(E) of UDO): Shall apply; however, an Accessory Building may be constructed commensurately with the construction of the Principal Building

7.2 Architectural Standards (Article 6.3 of UDO): Shall apply; except as otherwise modified below.

- A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
- B. Mechanical Screening (Article 6.3(G)(1) of UDO): Shall not apply; instead, the Landscape Plan as part of the Character Exhibit shall be deemed to satisfy the requirements of this Article.
- C. Building Facades (Article 6.3(G)(2) of UDO): Building Facades may be constructed of pre-engineered steel with a concrete wainscot metal façade and may be one uniform color.

7.3 Landscaping Standards (Article 6.8): Shall not apply, instead, the Landscape Plan as part of the Character Exhibit shall be deemed to satisfy the requirements of this Article.

7.4 Parking Standards (Article 6.14 of UDO): Shall apply, except as modified below:

- A. Surfacing and Curbs (Article 6.14(G)(7) of UDO): The parking area shall be improved with a compacted gravel or stone base. The perimeter of the Parking Area shall be designed in a fashion to adequately handle stormwater collection, conveyance, detention

and treatment system in accordance with the approval of the City Engineer and/or Public Works Department.

B. Bicycle Parking (Article 6.14(H) of UDO): Shall not apply.

Section 8. Design Standards. The standards of Chapter 8 Design Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Open Space and Amenity Standards (Article 8.6 of UDO): Shall not apply.

8.2 Pedestrian Network Standards (Article 8.7 of UDO): No pedestrian facilities shall be required along the Real Estate's road frontage or on any internal roadways.

8.3 Street and Right-of-Way Standards (Article 8.9 of UDO): The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. The District shall be accessed from Mule Barn Road.

[Remainder of page intentionally left blank; signature page follows.]

**ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.
WESTFIELD CITY COUNCIL**

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-31** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-31**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-31**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Andrew S. Greenwood/Patrick Chittenden
Patch Development LLC
400 Alpha Drive, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Andrew S. Greenwood

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

A part of the Southeast Quarter of the Northeast Quarter, Section 31, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being a part of that 10.000 acre tract of land shown on the plat of survey prepared by Tracy L. McGill, Professional Surveyor #LS20500009 on March 26, 2021, American Structurepoint, Inc. project number 2020.01414, and described as follows:

Beginning at a the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence South 89 degrees 20 minutes 32 seconds West (basis of bearing - Indiana Geospatial Coordinate System's (InGCS) "Marion") 1,329.90 feet along the south line of said quarter-quarter section to the southwest corner thereof; thence North 0 degrees 2 minutes 20 seconds West 327.64 feet along the west line of said quarter-quarter section; thence North 89 degrees 20 minutes 32 seconds East, parallel with the aforementioned south line, 1,329.25 feet to the east line of said quarter-quarter section; thence South 0 degrees 9 minutes 14 seconds East 327.63 feet along said east line to the point of beginning and containing 10.000 acres, more or less.

EXHIBIT B

CONCEPT PLAN

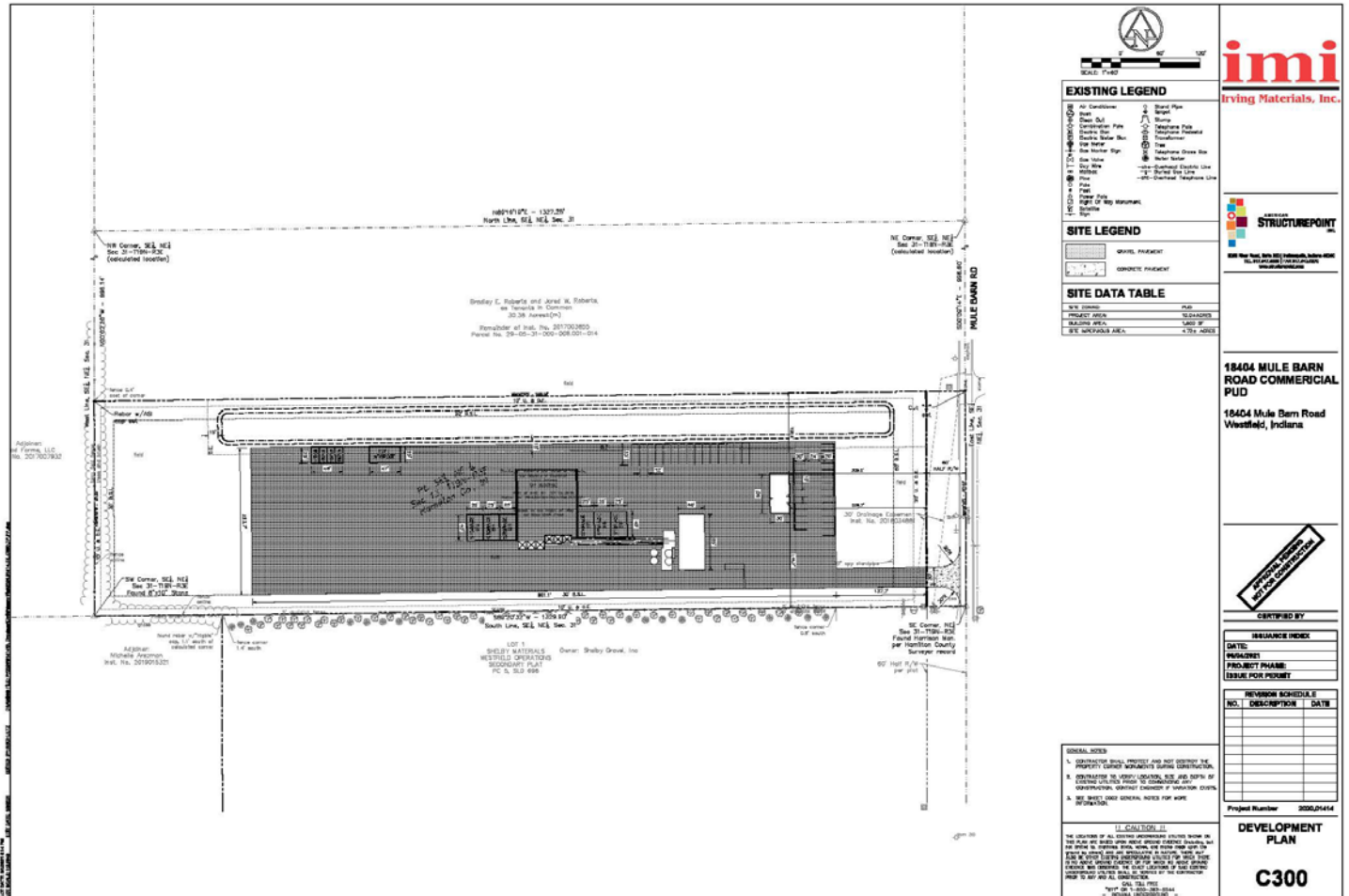
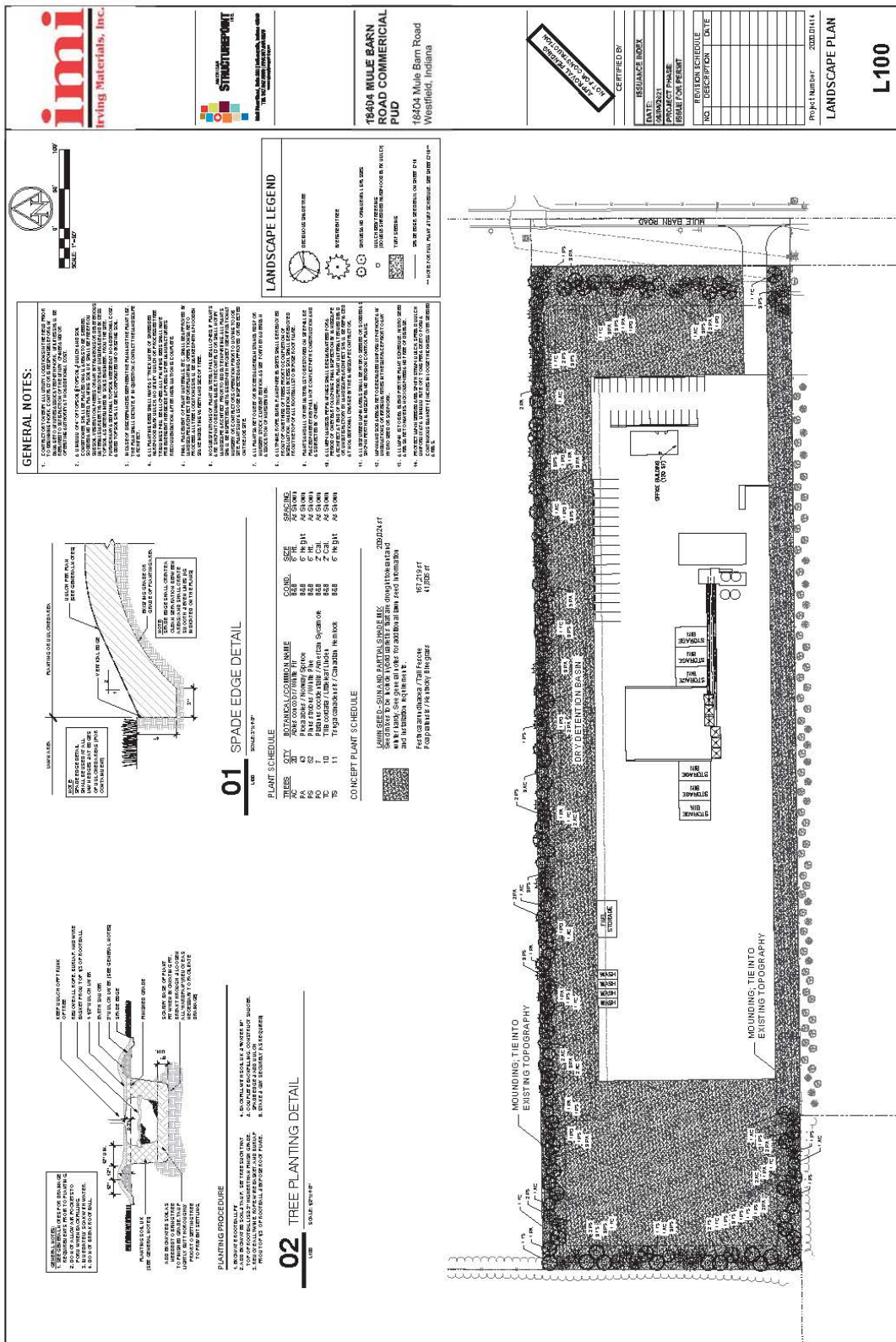


EXHIBIT C
CHARACTER PLAN

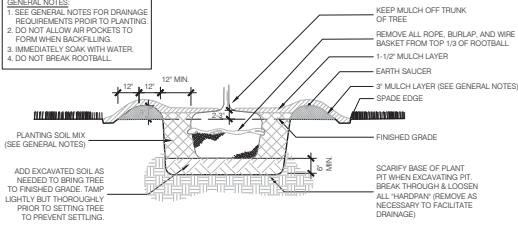






Landscape Exhibit Plant Site Sheridan

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

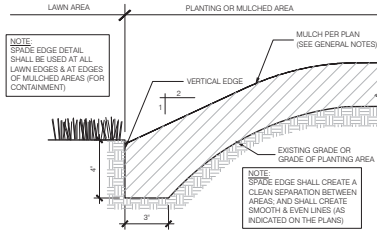


PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2\"/>

02 TREE PLANTING DETAIL

L100 SCALE: 1/2\"/>



01 SPADE EDGE DETAIL

L100 SCALE: 3\"/>

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC	20	Abies concolor / White Fir	B&B	6' Ht.	As Shown
PA	43	Picea abies / Norway Spruce	B&B	6' Height	As Shown
PS	52	Pinus strobus / White Pine	B&B	6' Ht.	As Shown
PO	7	Platanus occidentalis / American Sycamore	B&B	2" Cal.	As Shown
TC	10	Tilia cordata / Littleleaf Linden	B&B	2" Cal.	As Shown
TS	11	Tsuga canadensis / Canadian Hemlock	B&B	6' Height	As Shown

CONCEPT PLANT SCHEDULE

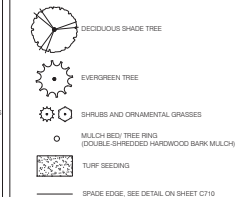
	LAWN SEED - SUN AND PARTIAL SHADE MIX Seed mixes to be include hybrid varieties that are drought tolerant and winter hardy. See general notes for additional lawn seed information and installation requirements.	209,024 sf
	Festuca arundinacea / Tall Fescue	167,219 sf
	Poa pratensis / Kentucky Bluegrass	41,805 sf

GENERAL NOTES:

- 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.
- A MINIMUM OF 1\"/>



LANDSCAPE LEGEND



*** NOTE: FOR FULL PLANT & TURF SCHEDULE, SEE SHEET C710**

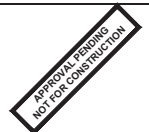
imi
 Irving Materials, Inc.



8025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.6580 | FAX 317.543.0270
 www.structurepoint.com

18404 MULE BARN ROAD COMMERCIAL PUD

18404 Mule Barn Road
 Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX

DATE: 08/04/2021
 PROJECT PHASE:
 ISSUE FOR PERMIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01414

LANDSCAPE PLAN

L100

Mule Barn Road Commercial PUD– Project Narrative
18404 Mule Barn Road, Westfield, IN 46074
June 4th, 2021

Owner: Bradley E. Roberts and Jared W. Roberts
18519 Mule Barn Road
Westfield, IN 46074

Petitioner: Patch Development, LLC
400 Alpha Drive,
Westfield, IN 46074

Engineer: American Structurepoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Project Overview

Patch Development, LLC is proposing to change the zoning of 10.00 acres of property from Agriculture (AG-SF1) to a Planned Unit Development (PUD) District to allow for commercial development of the property. The site is currently used for agriculture with no buildings or structures located on site.

Site Development

The proposed use of the property will be a concrete production facility which will allow for the distribution of construction materials to regional development projects. The project will utilize landscaping to screen the facility from local roads and neighbors.

Site Access

Proposed access to the site will come from Mule Barn Road to the east.

Parking

Parking facilities for 25 standard (10' x 20') parking spaces and 15 concrete mixing truck parking spaces (12' x 33').

Drainage

The proposed project will utilize sheet flow to transport runoff to swales and in turn to a detention pond on the north side of the site. An outlet control structure and reinforced concrete pipe will control the release and connect to the existing legal drain located along the east side of the site (west side of Mule Barn Road).

Site Utilities

Water: This site will be serviced with well water.

Sewer: Sanitary requirements for this development will utilize a septic field on the east portion of the site.

Electric: Electric service will be provided from the West side of Mule Barn Road



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 6, 2021
2107-SPP-15 & 2107-ODP-15

Petition Number: 2107-SPP-15 & 2107-ODP-15

Project Name: Mule Barn Road Commercial

Subject Site Address: 18404 Mule Barn Road (the "Property")

Petitioner: IMI Real Estate, LLC by American Structurepoint, Inc. (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for a concrete production facility on one (1) ten (10) acre parcel +/- in the proposed Mule Barn Road Commercial PUD District

Current Zoning: AG-SF1: Agriculture/Single-Family Rural (Ord. 21-31 pending)

Current Land Use: Vacant

Approximate Acreage: 10 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

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

PROJECT OVERVIEW

The 10 acre +/- site is located at 18404 Mule Barn Road immediately adjacent to the existing Shelby Materials plant. The request is for approval of an Overall Development Plan and Primary Plat, and Secondary Plat for one (1) ten 10 acre +/- parcel. Assuming the proposed Mule Barn Road Commercial PUD (Ordinance 21-31) is approved, the proposed Overall Development Plan and Primary Plat must be approved if compliant.

MULE BARN ROAD COMMERCIAL PUD (PROPOSED ORD. 21-31)

The plans comply unless otherwise stated herein.

- 1) Concept Plan (Section 3)
- 2) Permitted Uses (Section 5)
- 3) General Regulations (Section 6)
 - a) Minimum Lot Frontage: 300 Feet
 - b) Minimum Building Setback Lines
 - i) Side Yard: 30 Feet



- ii) Rear Yard: 30 Feet
 - iii) Front Yard: 50 feet
 - iv) Maximum Building Height: 85 feet for the plant and silo; all other buildings default to the Underlying Zoning District
- 4) Development Standards (Section 7)
- a) Accessory Building Location
 - b) Accessory Building Timing
 - c) Architectural Standards
 - d) Landscaping Standards
- Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.**
- e) Parking Standards
- i) Parking area shall be improved with compacted gravel or stone
- Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.**
- ii) Bicycle parking shall not apply
- 5) Design Standards (Section 8)
- a) Open Space and Amenity Standards shall not apply
 - b) No pedestrian facilities shall be required along the Real Estate's road frontage or any internal roadways

UNDERLYING ZONING DISTRICT STANDARDS (Article 4.25 of the UDO)

The plans comply.

- 6) Permitted uses
- Comment: Superseded by proposed Ord. 21-31**
- 7) Minimum Tract Requirement: 3 acres
- 8) Minimum Lot Frontage
- Comment: Superseded by proposed Ord. 21-31**
- 9) Minimum Building Setback Lines
- Comment: Superseded by proposed Ord. 21-31**
- 10) Maximum Building Height: 60 feet



Comment: Superseded by proposed Ord. 21-31

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

The plans comply unless otherwise stated herein.

11) Proposed name of subdivision.

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.

13) Title, scale, north arrow and date.

14) 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.

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

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

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

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

19) 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%).

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

21) Building setback lines. (Article 4.11 & Article 5.3(G))

22) Legend and notes.

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

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.



- 24) Other features or conditions which would affect the subdivision favorable or adversely.
- 25) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 26) 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.
- 27) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 28) 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.
- 29) 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.

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

The plans comply.

- 30) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 31) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 32) 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.
- 33) 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 PLAN (Article 10.7(G) of the UDO)

The plans comply unless otherwise stated herein.

- 34) 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.
- 35) Address and legal description of the property.
- 36) Boundary lines of the property including all dimensions.
- 37) 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.
- 38) 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.
- 39) 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.
- 40) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.

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

Comment: None required. Superseded by proposed Ord. 21-31

- 42) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 43) Location and dimensions of all existing structures and paved areas.
- 44) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.



- 45) Location of all Floodplain areas within the boundaries of the property.
- 46) Names of legal ditches and streams on or adjacent to the site.
- 47) 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.
- 48) Identify buildings proposed for demolition.
- 49) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 50) 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).

Comment: Item identified as outstanding. Staff will confirm compliance before the project is docketed for final consideration.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 51) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements

Comment: Superseded by proposed Ord. 21-31

- 52) Lot Standards (Article 6.10)
- 53) Setback Standards (Article 6.16)
- 54) Vision Clearance Standards (Article 6.19)
- 55) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 56) Block Standards (Article 8.1)
- 57) Easement Standards (Article 8.3)



58) Monument and Marker Standards (Article 8.5)

59) Open Space and Amenity Standards (Article 8.6)

Comment: Superseded by proposed Ord. 21-31

60) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

Comment: Superseded by proposed Ord. 21-31

61) Storm Water Standards (Article 8.8)

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

63) Street Light Standards (Article 8.10)

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

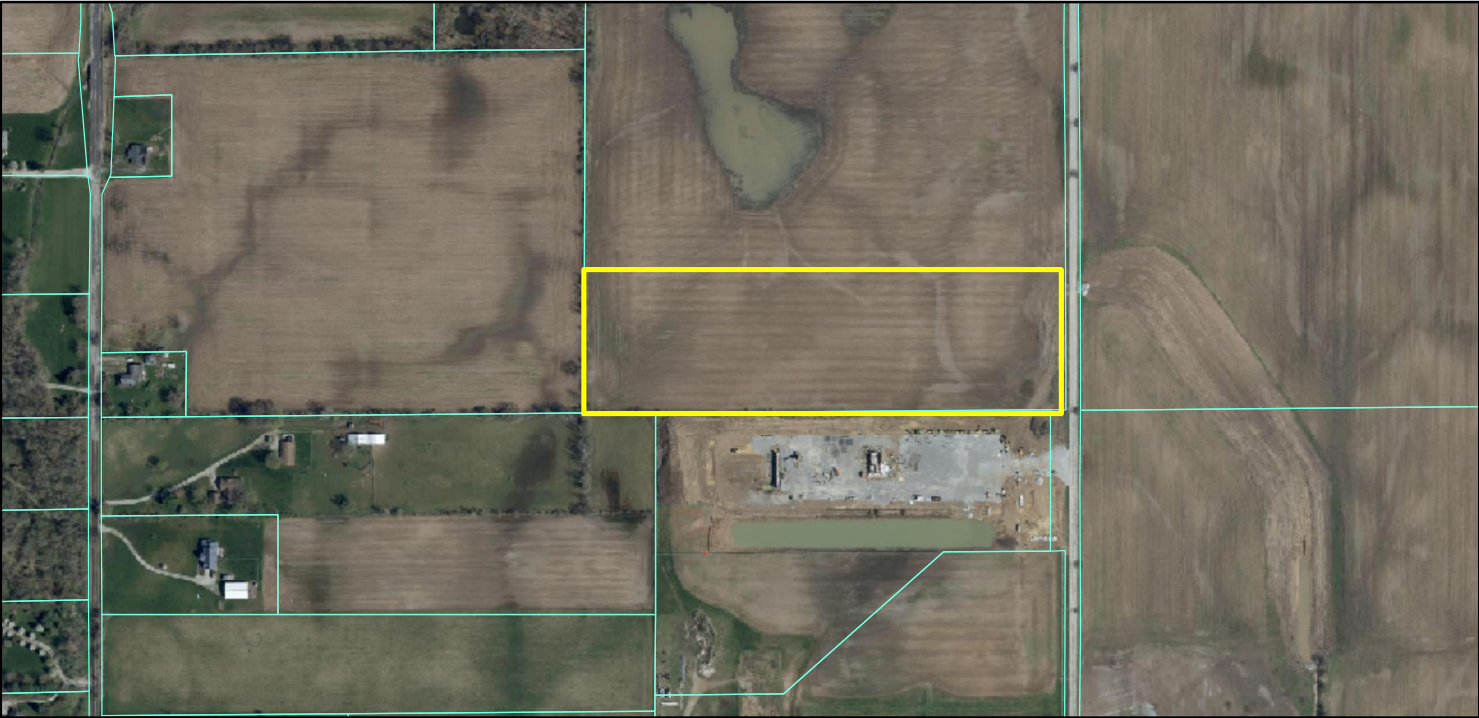
1. **Action: Hold a public hearing at the July 6, 2021, Plan Commission meeting.**

2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.

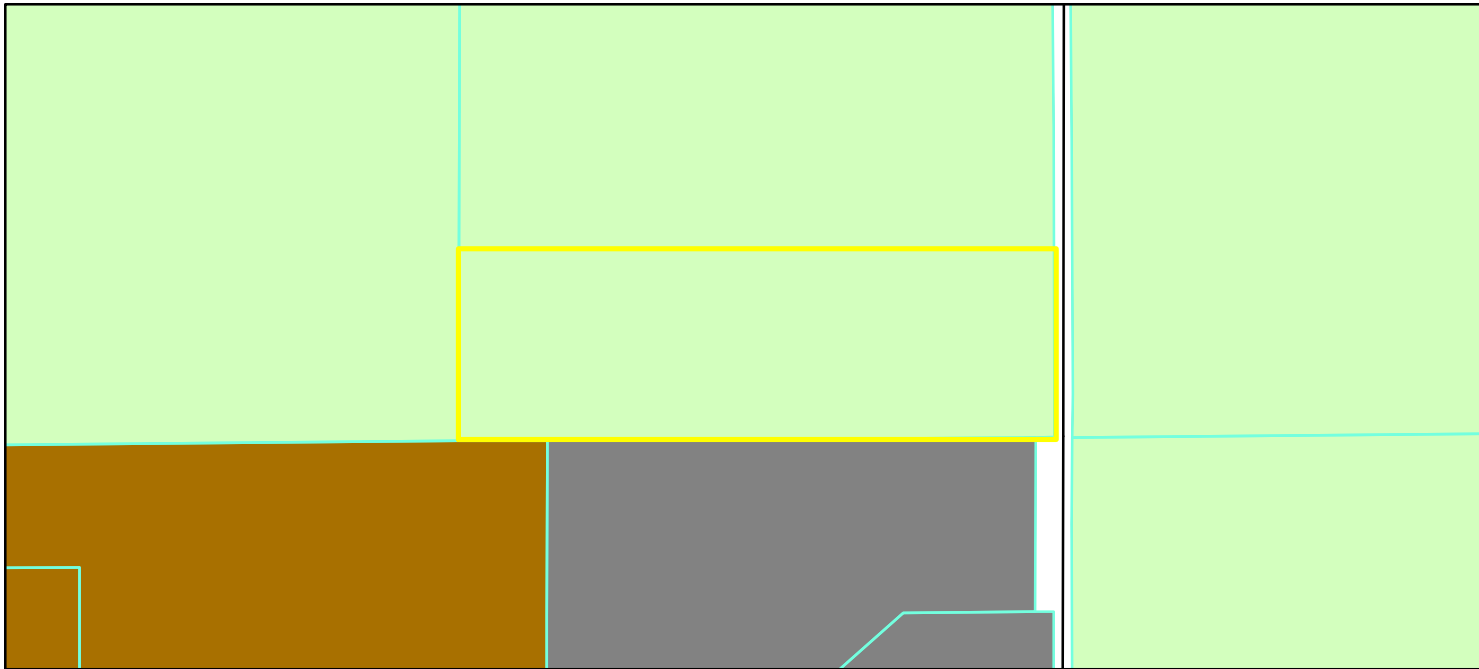
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

AG-SF1 (Agriculture - Single Family - 1)
OI (Open Industrial)
SF-5 (Single Family - 5)

0 0.0425 0.085
Miles



PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

FOR

18404 MULE BARN ROAD COMMERCIAL PUD

WESTFIELD, INDIANA



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

**18404 MULE BARN
ROAD COMMERCIAL
PUD**

18404 Mule Barn Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
06/04/2021
PROJECT PHASE:
ISSUE FOR PERMIT

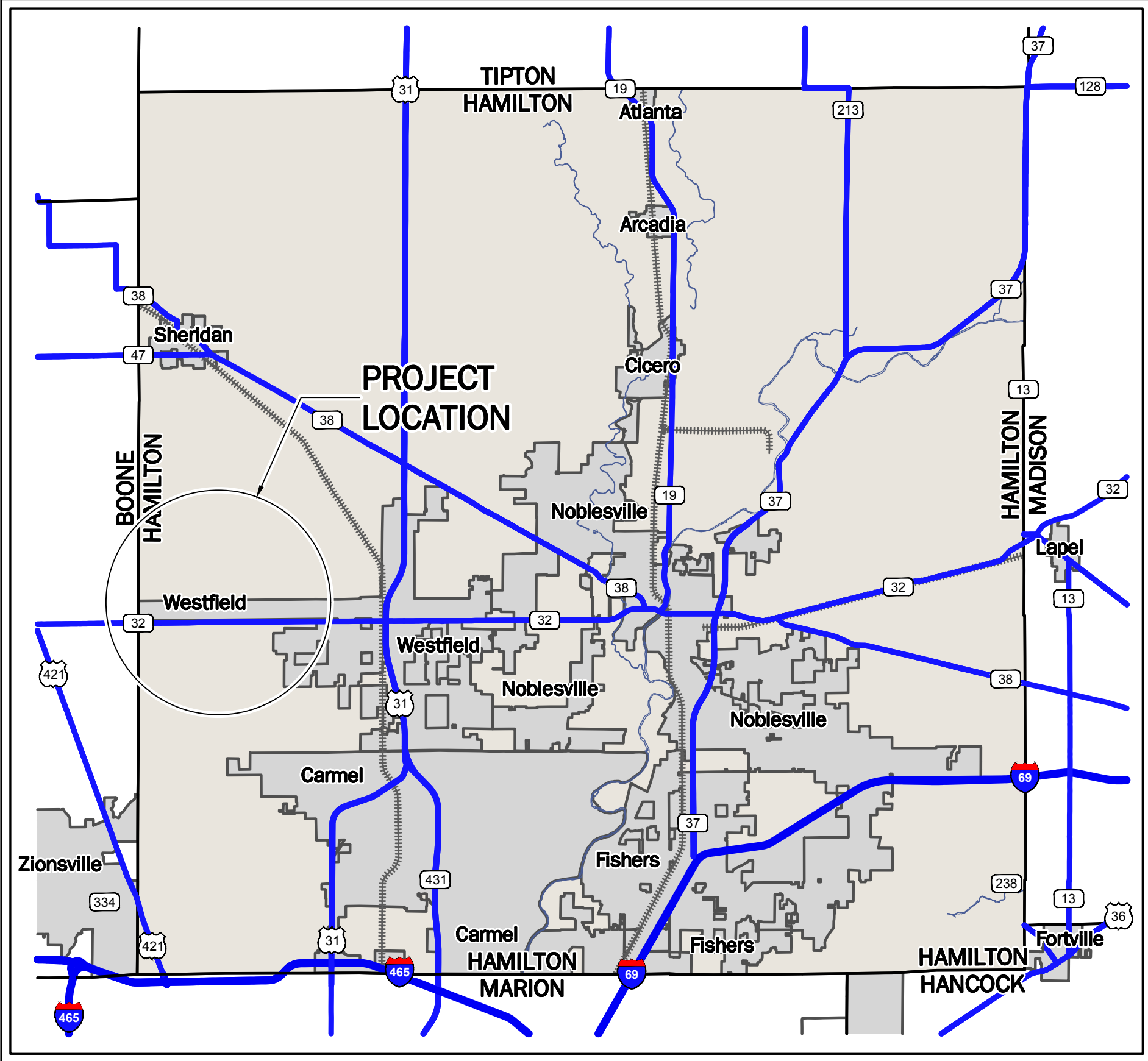
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01414

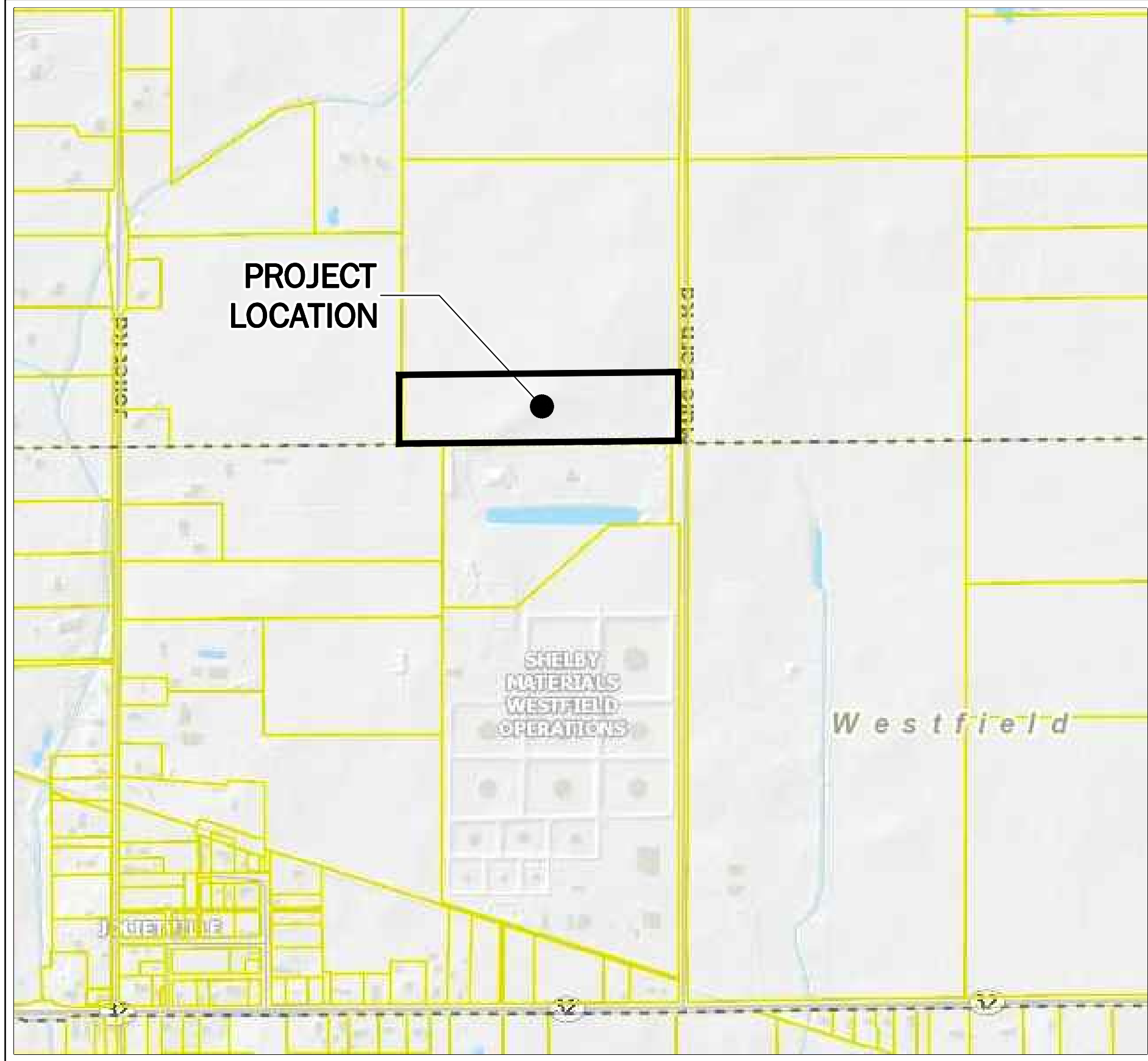
TITLE SHEET

C001



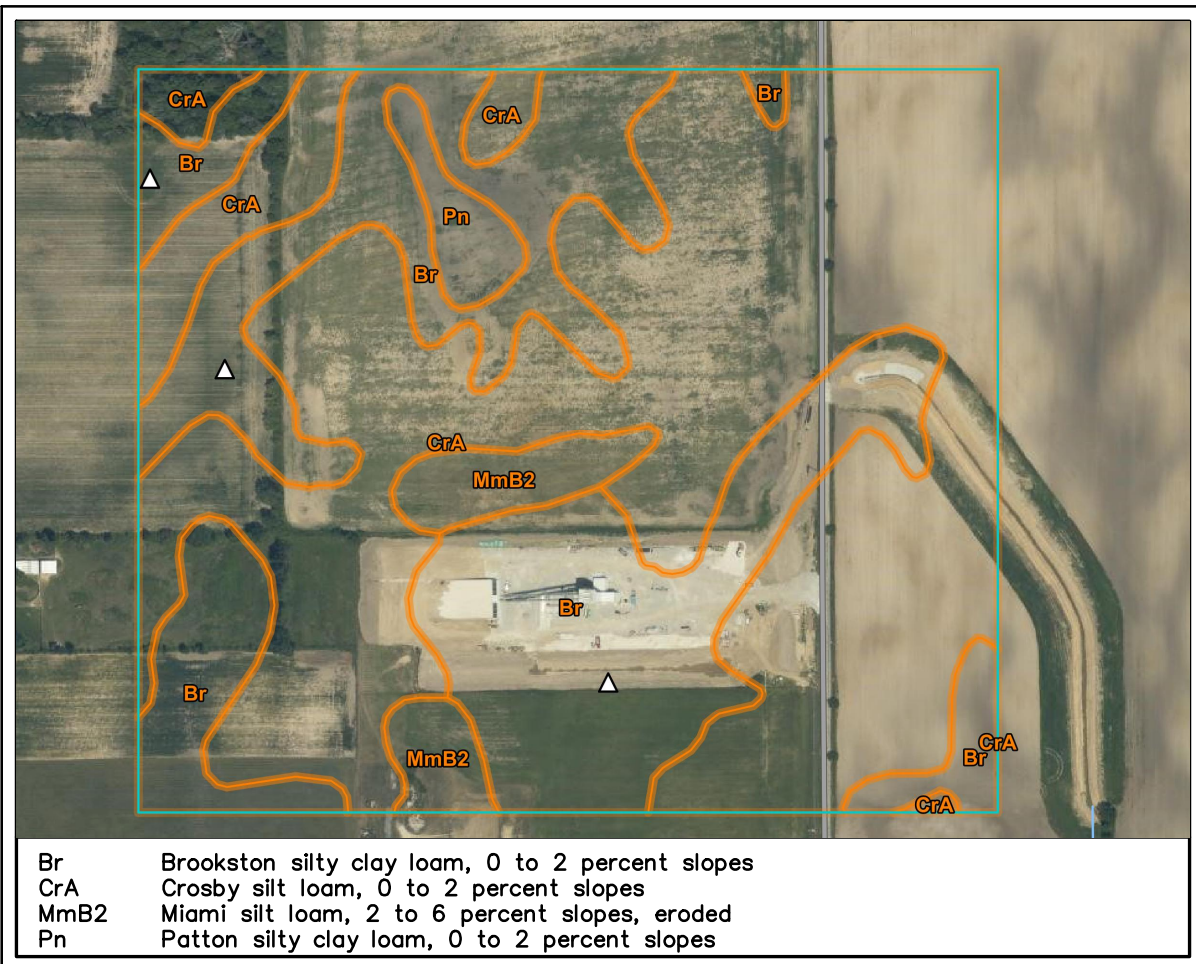
LOCATION MAP

NOT TO SCALE



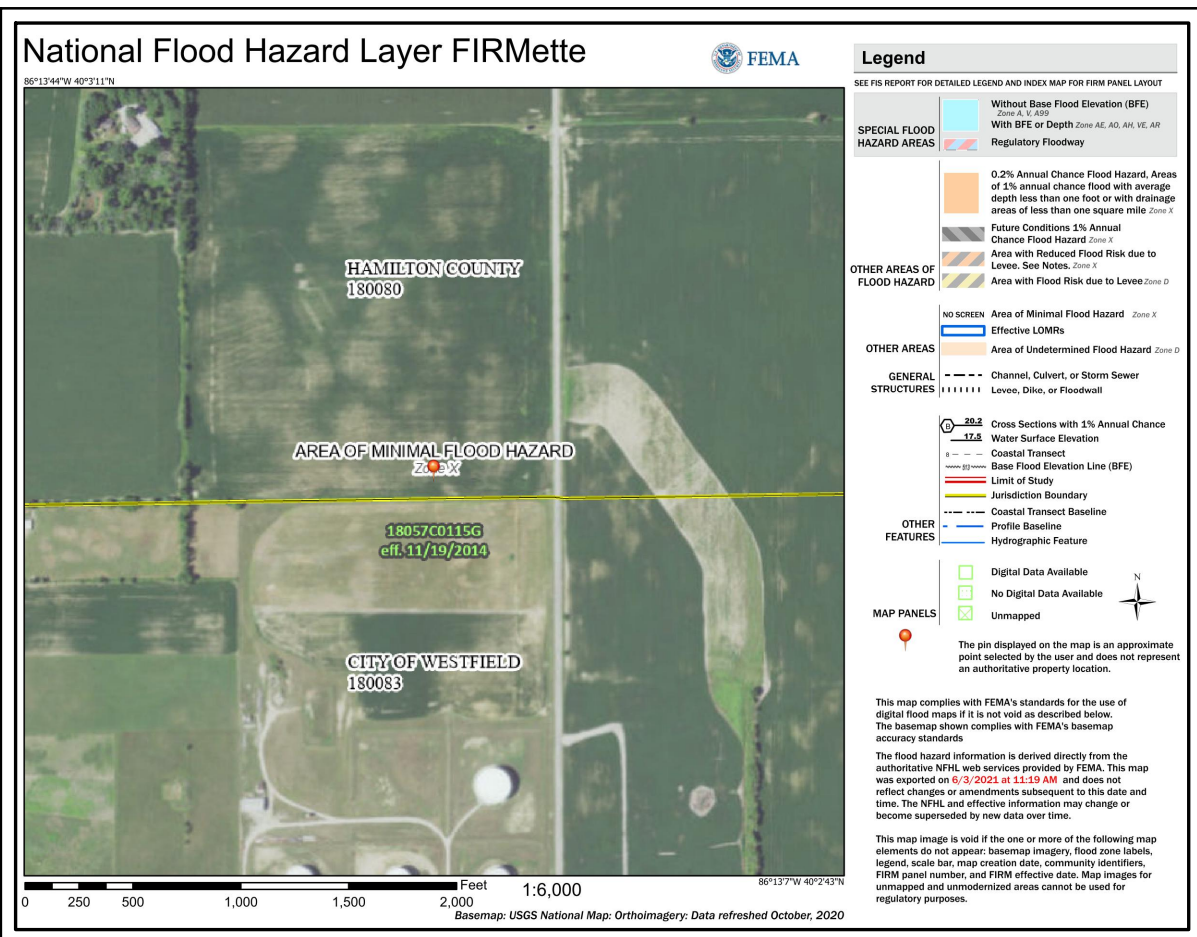
VICINITY MAP

NOT TO SCALE



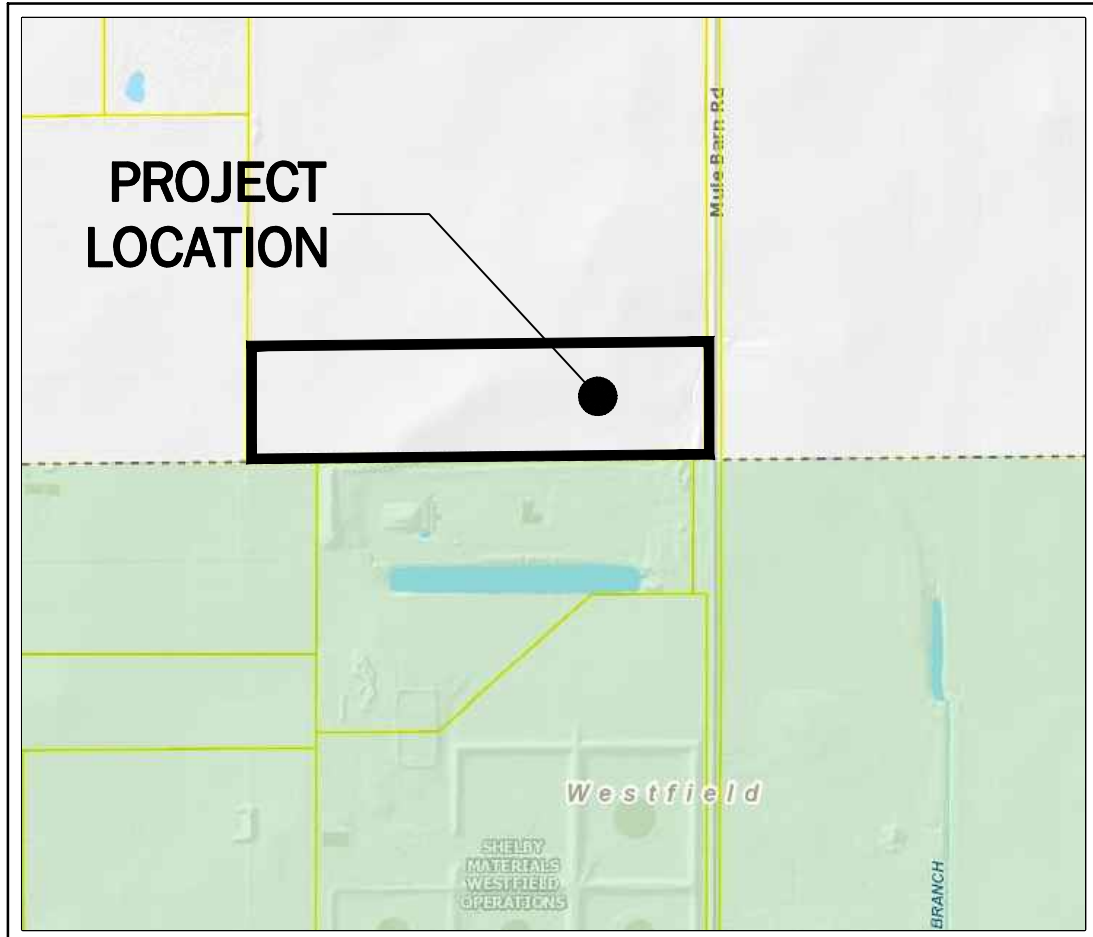
SOILS MAP

NOT TO SCALE



FEMA MAP

NOT TO SCALE



ZONING MAP

NOT TO SCALE

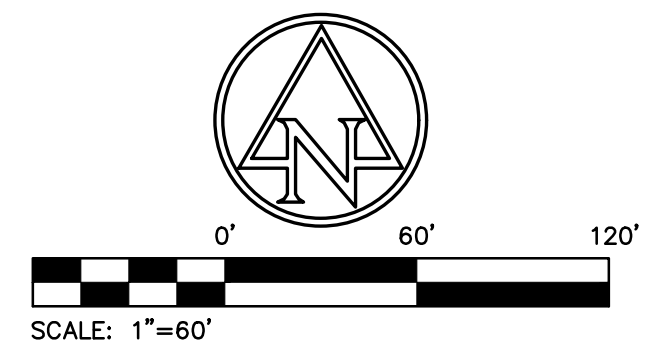
GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- 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 -



EXISTING LEGEND

- | | | | |
|---|-----------------------|---|-----------------------------|
|  | Air Conditioner |  | Stand Pipe |
|  | Bush |  | Spigot |
|  | Clean Out |  | Stump |
|  | Combination Pole |  | Telephone Pole |
|  | Electric Box |  | Telephone Pedestal |
|  | Electric Meter Box |  | Transformer |
|  | Gas Meter |  | Tree |
|  | Gas Marker Sign |  | Telephone Cross Box |
|  | Gas Valve |  | Water Meter |
|  | Guy Wire |  | -oh- Overhead Electric Line |
|  | Mailbox |  | -g- Buried Gas Line |
|  | Pole |  | -oh- Overhead Gas Line |
|  | Post | | |
|  | Power Pole | | |
|  | Right of Way Monument | | |
|  | Satellite | | |
|  | Sign | | |

BENCHMARK DATA

(NAVD 88 DATUM)
HORIZONTAL AND VERTICAL ESTABLISHED BY OPUS
SOLUTION #72632790.20@ AT POINT #500 ON INGC
(HAMILTON COUNTY) CHECK NGS BENCH B112 (+0.003')

BASE #500 REBAR IN GRASS
ELEV: 900.03

TBM #50
MAG SPIKE SET NW SIDE UTILITY POLE #300-633, $\pm 30'$ EAST OF
C EAGLE TOWN ROAD AND $\pm 20'$ SOUTH OF C SR 32.
ELEV: 901.997'

TBM #51
MAG SPIKE EAST SIDE UTILITY POLE #074-600, $\pm 15'$ WEST OF $\odot$
EAGLE TOWN ROAD AND $\pm 60'$ SOUTH OF $\odot$ GRASS FIELD
ENTRANCE.
ELEV: 900.343

TBM #52
MAG SPIKE EAST SIDE UTILITY POLE #199-699, $\pm 20'$ SOUTH OF
C ASPHALT DRIVE AND $\pm 20'$ WEST OF C STONE DRIVE.
ELEV: 904.140

TBM #53
RAILROAD SPIKE FOUND NORTH SIDE UTILITY POLE #300-638,
±60' SOUTH OF $\angle$ SR 32 AND ±65' WEST OF $\angle$ WASHINGTON
STREET.
ELEV: 897.097

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A TRACT OF LAND SHOWN ON THE PLAT OF SURVEY PREPARED BY TRACY L. MCGILL, PROFESSIONAL SURVEYOR, NO. S25050009 ON MARCH 26, 2021, AMERICAN STRUCTUREPOINT, INC. PROJECT NUMBER 2020-01414, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS WEST (BASED ON THE BEARING AND DISTANCE OF THE ADJACENT SECTION CORNERS OF THE ADJACENT GEOSPATIAL COORDINATE SYSTEM (GCS) "NAD83") 1,329.90 FEET ALONG THE SOUTHWEST CORNER QUARTER-QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST 327.64 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE WEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 9 MINUTES 14 SECONDS EAST 327.63 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO THE EAST CORNER OF SAID QUARTER-QUARTER SECTION; AND CONTAINING 10.00 ACRES, MORE OR LESS.

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:

06/04/2021

PROJECT PHASE

ISSUE FOR PERMIT

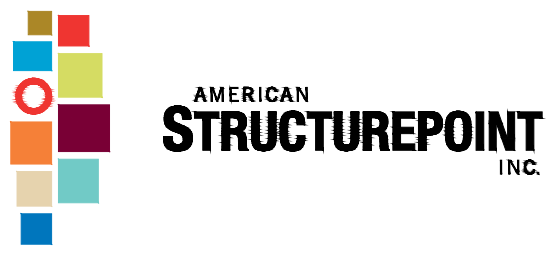
REVISION SCHEDULE

[illegible]

Project Number 2020.01414

EXISTING TOPOGRAPHY PLAN

C100



9025 River Road, Suite 200 | Indianapolis, Indiana 4624
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**18404 MULE BARN
ROAD COMMERCIAL
PUD**

18404 Mule Barn Road
Westfield, Indiana

Adjoiner:
 od Farms, LLC
 No. 2017007932

DRAWING FILE: P:\2020\01414\1D. Drawings\Civil\Primary Plat\2020.01414.CE.C100.XTP.PP.dwg

EDITED BY: JCUNNINGHAM

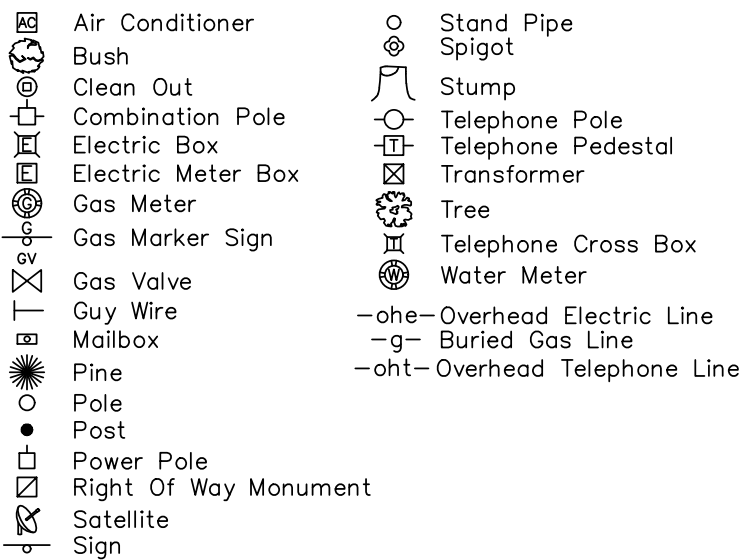
PLOT SCALE: 1:2.5849 EDIT DATE: 6/3/2021

Adjoiner:
Michelle Arszman
Inst. No. 2019015321

LOT 1
SHELBY MATERIALS
WESTFIELD OPERATIONS
SECONDARY PLAT
PC 5, SLD 696

Owner: Shelby Gravel, Inc

4bm 30



A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING A TRACT OF LAND SHOWN ON THE PLAT OF SURVEY PREPARED BY TRACY L MCGILL, PROFESSIONAL SURVEYOR #LS20500009 ON MARCH 26, 2021. AMERICAN STRUCTURE, INC. PROJECT NUMBER 2020.0114, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, 1,329.25 FEET TO AN IRON NAIL IN A CORNER OF SAID SECTION 31, BEING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, 1,329.25 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST, 327.64 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST, 32 SECONDS EAST, PARALLEL WITH THE AFOREMENTIONED SOUTH LINE, 1,329.25 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, 327.64 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 10 ACRES, MORE OR LESS.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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18404 Mule Barn Road
Westfield, Indiana

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ISSUANCE INDEX

DATE:

06/04/2021

PROJECT PHASE

ISSUE FOR PERMIT

REVISION SCHEDULE

[illegible]

Project Number 2020.01414

C200

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.

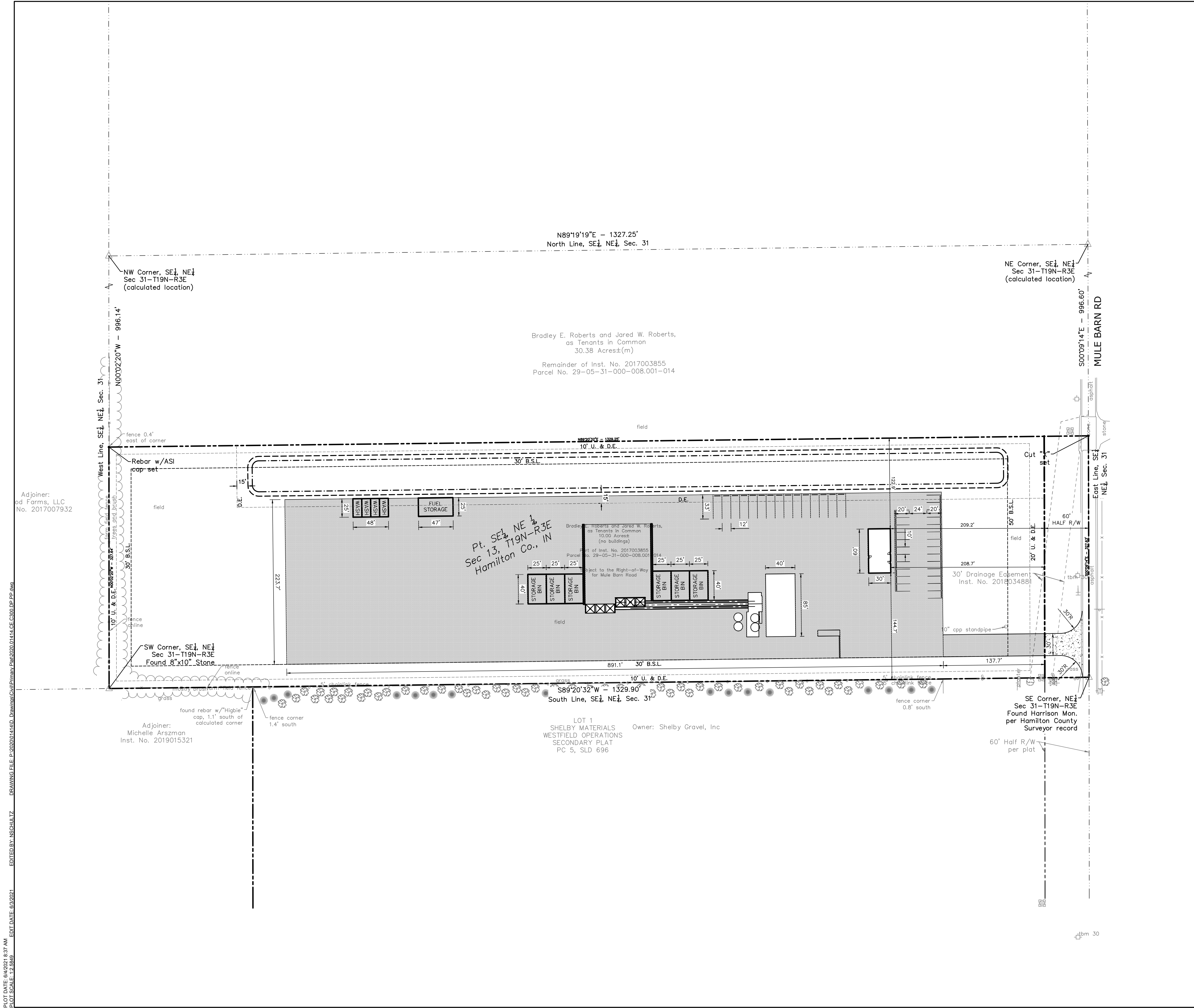
!! CAUTION !!

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

PLOT SCALE: 1:2.5849 EDIT DATE: 6/3/2021

Owner: Shelby Gravel, Inc



EXISTING LEGEND

	Air Conditioner		Stand Pipe
	Bush		Spigot
	Clean Out		Stump
	Combination Pole		Telephone Pole
	Electric Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Gas Meter		Tree
	Gas Marker Sign		Telephone Cross Box
	Gas Valve		Water Meter
	Guy Wire		Overhead Electric Line
	Mailbox		Buried Gas Line
	Pine		Overhead Telephone Line
	Pole		
	Post		
	Power Pole		
	Right Of Way Monument		
	Satellite		
	Sign		

SITE LEGEND

	GRAVEL PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	10.0± ACRES
BUILDING AREA:	1,800 SF
SITE IMPERVIOUS AREA:	4.72± ACRES

Irving Materials, Inc.

**AMERICAN
STRUCTUREPOINT
INC.**

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

18404 MULE BARN ROAD COMMERCIAL PUD

18404 Mule Barn Road
Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX	
DATE:	06/04/2021
PROJECT PHASE:	ISSUE FOR PERMIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number2020.01414

DEVELOPMENT PLAN

C300

GENERAL NOTES:

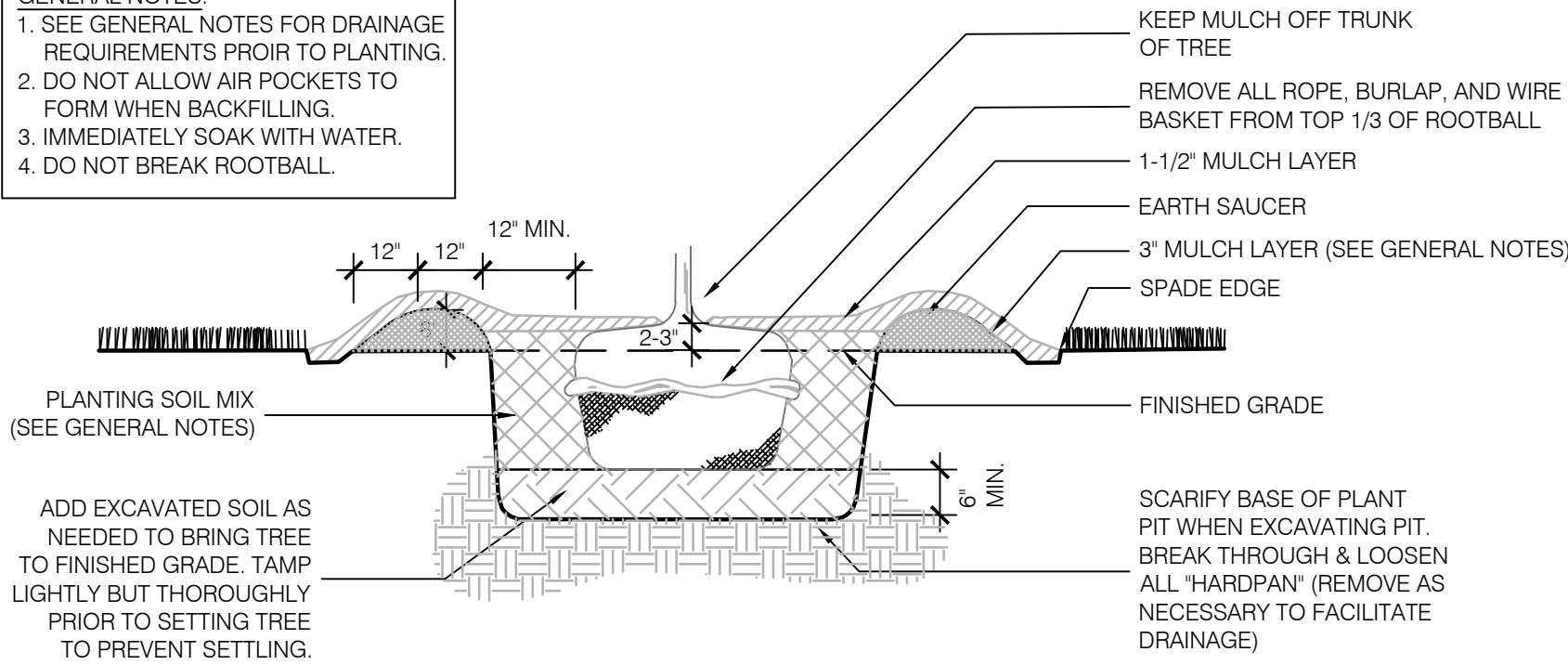
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

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

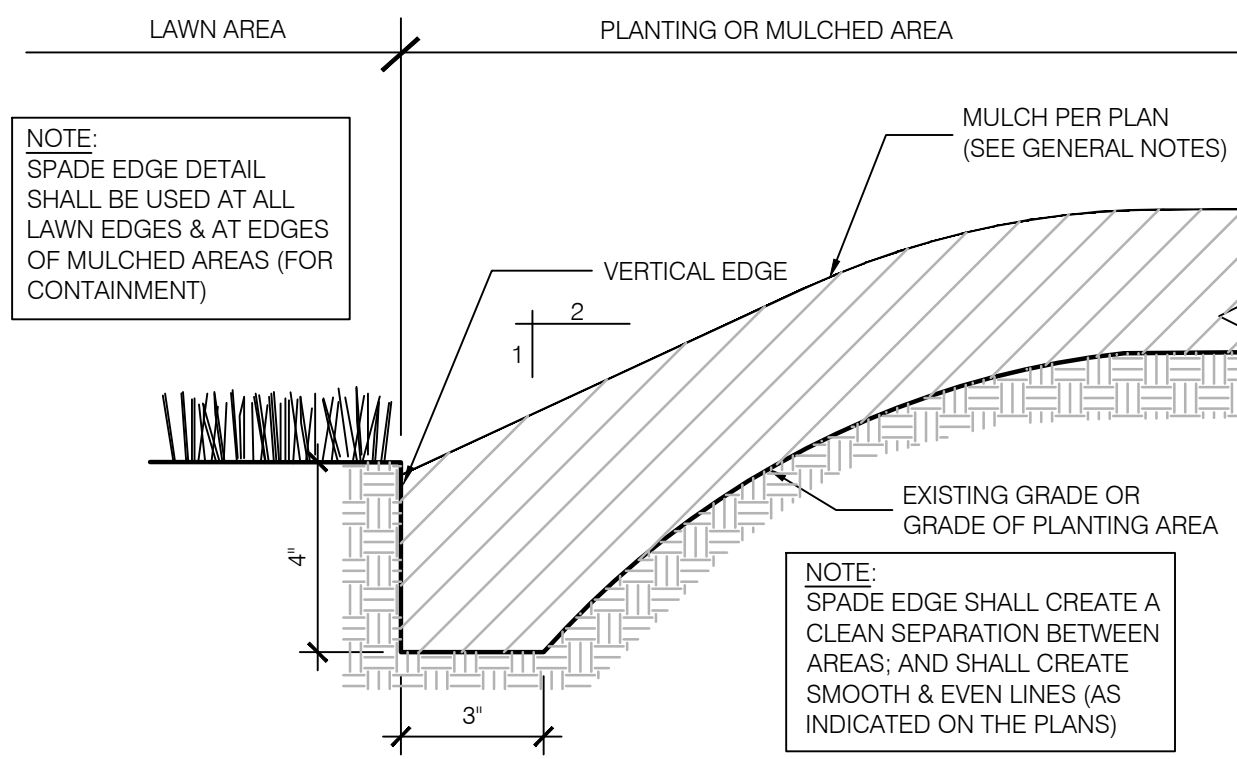


PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
- REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
- BACKFILL WITH SOIL MIX & "WATER IN"
- COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
- STAKE & GUY SECURELY (AS REQUIRED)

02 TREE PLANTING DETAIL

L100 SCALE: 1/2"=1'-0"



01 SPADE EDGE DETAIL

L100 SCALE: 3\"/>

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC	20	Abies concolor / White Fir	B&B	6' Ht.	As Shown
PA	43	Picea abies / Norway Spruce	B&B	6' Height	As Shown
PS	52	Pinus strobus / White Pine	B&B	6' Ht.	As Shown
PO	7	Platanus occidentalis / American Sycamore	B&B	2\" Cal.	As Shown
TC	10	Tilia cordata / Littleleaf Linden	B&B	2\" Cal.	As Shown
TS	11	Tsuga canadensis / Canadian Hemlock	B&B	6' Height	As Shown

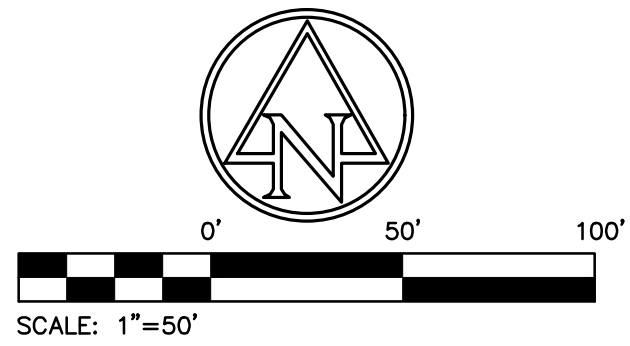
CONCEPT PLANT SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX 209,024 sf
Seed mixes to be include hybrid varieties that are drought tolerant and winter hardy. See general notes for additional lawn seed information and installation requirements.

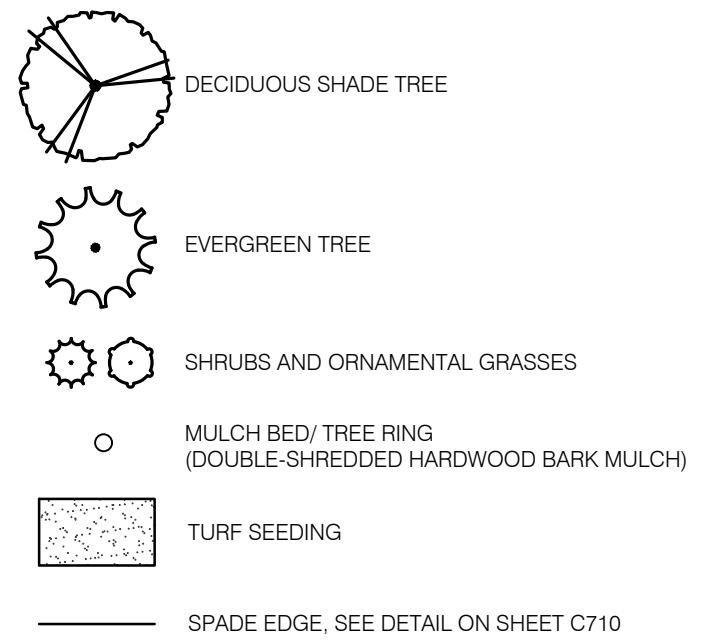
Festuca arundinacea / Tall Fescue 167,219 sf
Poa pratensis / Kentucky Bluegrass 41,805 sf

GENERAL NOTES:

- 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.
- A MINIMUM OF 4" OF TOPSOIL (3" TOPSOIL, 1" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS 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.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- 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 MANUFACTURERS RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- 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.
- 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.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TWINE, ROPE, BURLAP, AND WIRE BASKETS SHALL BE REMOVED FROM TOP ONE-THIRD OF TREES PRIOR TO COMPLETION OF INSTALLATION. IN ADDITION, ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF ALL ROOTBALLS TO EXPOSE ROOT FLARE.
- 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.
- 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.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- 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.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.



LANDSCAPE LEGEND



** NOTE: FOR FULL PLANT & TURF SCHEDULE, SEE SHEET C710**

imi
Irving Materials, Inc.

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

**18404 MULE BARN
ROAD COMMERCIAL
PUD**

18404 Mule Barn Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
06/04/2021
PROJECT PHASE:
ISSUE FOR PERMIT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01414

LANDSCAPE PLAN

L100

[illegible]

ALL STREET TREES TO MATCH
WESTFIELD MASTER TREE LIST

OVERALL & DETAILED DEVELOPMENT PLAN

PROPOSED DENTIST OFFICE BUILDING

FOR:

COMPTON PUD

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15626 SPRING MILL ROAD
WESTFIELD, INDIANA

RECORD LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 19 RODS, THENCE WEST 12 RODS AND 11 FEET, THENCE SOUTH 19 RODS, THENCE EAST 12 RODS AND 11 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 1/2 ACRES MORE OR LESS.

SHEET INDEX

- C1 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- C2.1 PROPOSED SITE PLAN
- C2.2 PROPOSED SITE UTILITY PLAN
- C3 GRADING / DRAINAGE PLAN
- C4 EROSION CONTROL PLAN
- C5 STORMWATER POLLUTION PREVENTION PLAN
- C6.1 SITE / DRAINAGE DETAILS
- C6.2 SITE / DRAINAGE DETAILS
- C6.3 CONTECH XCELLERATOR DETAILS
- C6.4 CONTECH XCELLERATOR DETAILS
- C6.5 STORMWATER PLAN AND PROFILES
- C7.1 WESTFIELD DETAILS
- C7.2 WESTFIELD DETAILS
- C8 CITIZENS DETAILS
- L1 PROPOSED LANDSCAPING PLAN
- E100 SITE PHOTOMETRIC PLAN
- E101 SITE LIGHTING CUT SHEETS

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES
CONTRACTOR
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INDIANAPOLIS, IN 46225
317-832-1700
email: gfisher@midwestgc.com

ALL UTILITY CROSSINGS UNDER WESTFIELD PAVEMENT IN THE RIGHT-OF-WAY REQUIRE BORING & JACKING OR DIRECTIONAL DRILLING. AVOID OPEN CUTTING OF PAVEMENT AS DIRECTED BY WESTFIELD.

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.

THE PRESENCE OF A 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



2020 WESTFIELD GIS AERIAL
N.T.S.

SITE



ZONING MAP



WESTFIELD ZONING MAP
N.T.S.

SITE

This set of drawings are not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

APPROVAL
PENDING NOT FOR
CONSTRUCTION

DATE	ISSUE
06-01-2021	CLIENT REVIEW
06-25-2021	TAC REVIEW COMMENTS

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

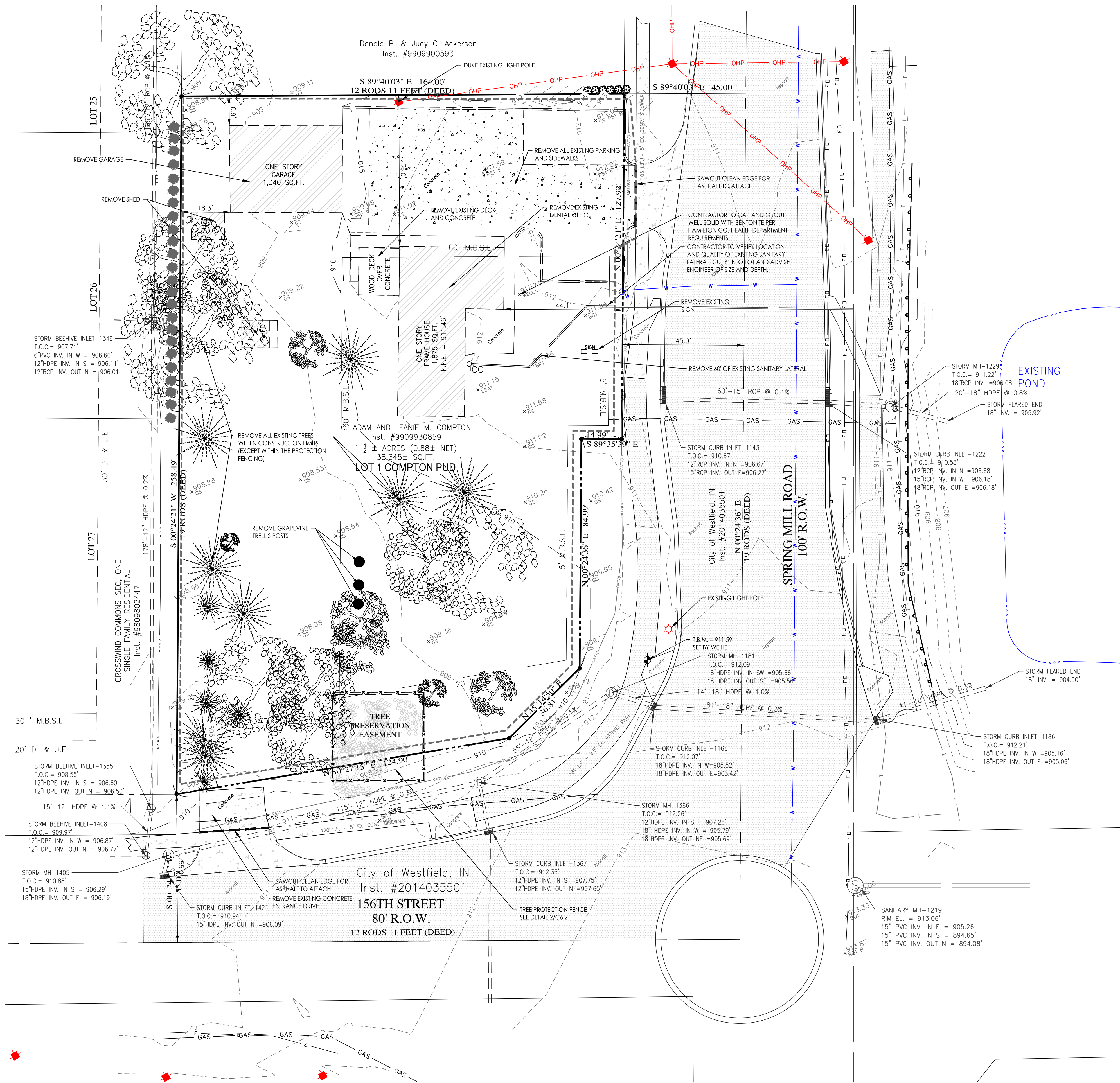
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317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT NO. 2103-029
SHEET NO.

COVER



Hamilton County, Indiana (IN057)			
Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
YbVA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	0.5	35.2%
YcIA	Crosby silt loam, fine loamy subsoil-Urban land complex, 0 to 2 percent slopes	0.8	64.8%
Totals for Area of Interest		1.3	100.0%



SOIL MAP

HOLEY MOLEY SAYS
"DIG SAFELY"

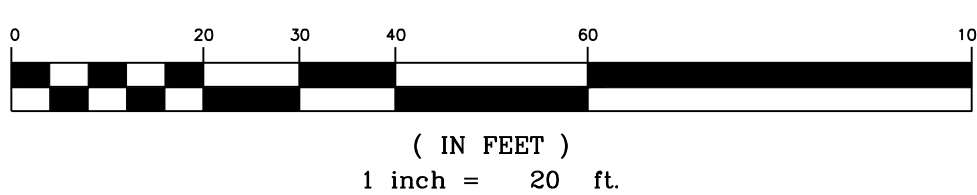


"IT'S THE LAW"
CALL BEFORE YOU DIG
811

KNOW WHAT'S BELOW
PER INDIANA STATE LAW 12B-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.
CALL 1-800-382-5544 to schedule
a locate request

EXISTING TOPOGRAPHY
AND DEMOLITION PLAN

GRAPHIC SCALE



EXISTING LEGEND

- | | | |
|---------------------------------|--|-------------------------------------|
| SIGNS | | 1' CONTOUR LINE |
| STORM INLETS | | 5' CONTOUR LINE |
| STORM MANHOLE | | EXISTING GAS LINE |
| UTILITY POLE | | PROPERTY LINE |
| WATER VALVE | | ADJOINER/SECTION LINE |
| PHONE MANHOLE | | RIGHT-OF-WAY LINE |
| UTILITY PEDESTAL | | CENTERLINE |
| FIRE HYDRANT | | SETBACK LINE |
| MANHOLE | | EASEMENT |
| CLEAN OUT | | EXISTING UNDERGROUND ELECTRIC LINES |
| WATER METER | | EXISTING OVERHEAD UTILITY LINES |
| LIGHT POLE | | EXISTING UNDERGROUND PHONE |
| ELECTRIC METER | | EXISTING TELECOMMUNICATIONS |
| GAS METER | | EXISTING WATER LINE |
| EXISTING ASPHALT | | SANITARY SEWER LINE |
| EXISTING BUILDING TO BE REMOVED | | STORM SEWER |
| EXISTING CONCRETE | | PRIVACY/WOOD FENCE |
| | | FLOW LINE |
| | | GUARD RAIL |
| | | CONSTRUCTION LIMITS |
| | | TREE PROTECTION |

NOTES:

- SITE INFORMATION
SITE SIZE 1 1/2 ± Ac.
- BENCH MARK
BM - HCBR 44 - HAMILTON COUNTY GEODETIC CONTROL DISK, ALONG 161ST STREET ABOUT 0.5 MILE WEST OF DITCH ROAD, A DNR STANDARD DISK SET IN THE NORTHWEST BRIDGE ABUTMENT OF THE 161ST STREET BRIDGE OVER AN UNKNOWN TRIBUTARY OF LITTLE EAGLE 20.7 FEET NORTH OF THE CENTER OF 161ST STREET.
- TEMPORARY BENCH MARK
TBM 1 - CUT BOX AT NORTHEAST CORNER OF WHEEL CHAIR RAMP ON CONCRETE WALK 34 FEET WEST OF CENTER OF SPRINGMILL ROAD AND 103 FEET NORTH OF CENTER OF 156TH STREET. SET BY WEIHE ENGINEERS

COND. - GOOD
ELEV. = 896.72
NAVD 1988

COND. - GOOD
ELEV. = 911.63
NAVD 1988

APPROVAL
PENDING NOT FOR
CONSTRUCTION

DATE	ISSUE
04-09-2021	CLIENT REVIEW
06-01-2021	CLIENT REVIEW
06-25-2021	TAC REVIEW COMMENTS

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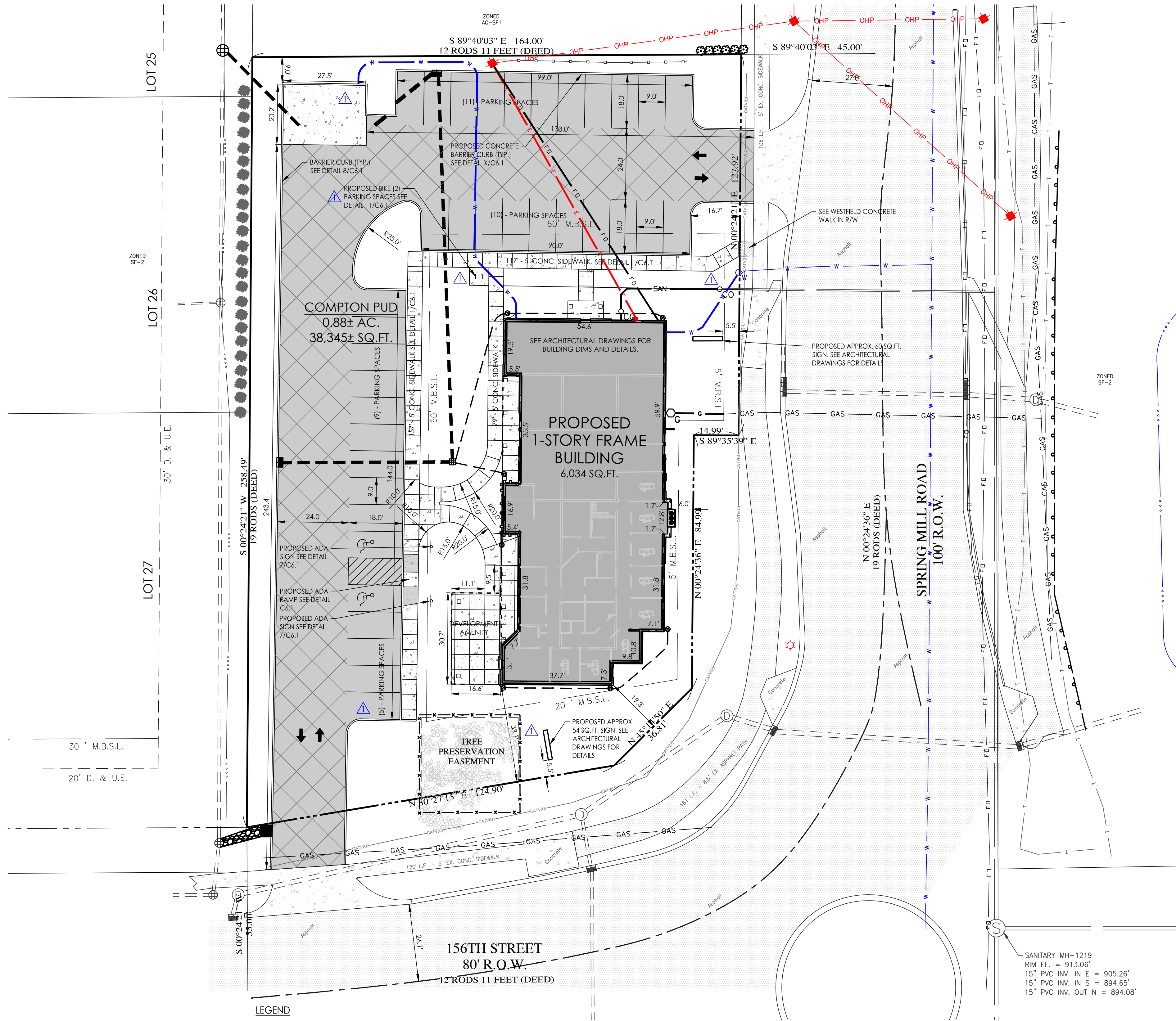
PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
2103-029

SHEET No.

C1



CONCRETE NOTES

- ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCE CONCRETE": COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.
- EMPLOY ACCEPTABLE TESTING LABORATORY TO PERFORM MATERIALS EVALUATION, TESTING AND DESIGN OF CONCRETE MIXES.
- PERFORM SAMPLING AND TESTING DURING CONCRETE PLACEMENT, AS FOLLOWS: AIR CONTENT ASTM C 173, ONE FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS, 6 % MINIMUM ON ALL CONCRETE EXPOSED TO FREEZING OR THAWING. COMPRESSIVE STRENGTH ASTM C 39, ONE SET OF EACH 50 CU. YDS. OR FRACTION THEREOF. EACH CLASS OF CONCRETE, ONE SPECIMEN TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED. WHEN THE TOTAL QUANTITY OF GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS. STRENGTH TESTS MAY BE WAIVED BY ENGINEER IF FIELD EXPERIENCE INDICATES EVIDENCE OF SATISFACTORY STRENGTH. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER OR GENERAL CONTRACTOR. CONTACT THE CONCRETE PRODUCER WITHIN 24 HOURS AFTER TESTS ARE MADE.
- CONCRETE FOR EXTERIOR PAVEMENT, SLABS, WALKS, PATIOS, AND CURBS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI FOR ALL EXTERIOR POURED CONCRETE.
- MIX DESIGN MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT. DO NOT USE REVISED CONCRETE MIXES UNTIL SUBMITTED TO AND ACCEPTED BY ENGINEER.
- PORTLAND CEMENT ASTM C 150, TYPE AS REQUIRED.
- ASTM C 33, EXCEPT LOCAL AGGREGATES OF PROVEN CURABILITY MAY BE USED WHEN ACCEPTABLE TO ENGINEER. USED EVENLY MIXED SIZES OF AGGREGATE UP TO 1/2" MINIMUM SIZE.
- WATER: DRINKABLE.
- AIR-ENTRAINING ADMIXTURE: ASTM C 260.
- WATER-REDUCING ADMIXTURE: ASTM C 494; TYPE AS REQUIRED TO SUIT PROJECT CONDITIONS. ONLY USE ADMIXTURES WHICH HAVE BEEN TESTED AND ACCEPTED IN MIX DESIGNS.
- PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT BOW OR DEFLECTION.
- DEFORMED REINFORCING BARS: ASTM A 615, GRADE 60, UNLESS OTHERWISE INDICATED.
- WELDED WIRE FABRIC: ASTM A 185.
- JOB SITE MIXING: USE DRUM TYPE BATCH MACHINE MIXER, MIXING NOT LESS THAN 1-1/2 MINUTES FOR ONE CU. YD. OR SMALL CAPACITY, INCREASE MIXING TIME AT LEAST 15 SECONDS FOR EACH ADDITION YD. OR FRACTION THEREOF.
- READY MIX CONCRETE: ASTM C 94.
- CONSTRUCT FRAMEWORK SO THAT CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION.
- CLEAN AND ADJUST FORMS PRIOR TO CONCRETE PLACEMENT. APPLY FORM RELEASE AGENTS OR WET FORMS AS REQUIRED. RE-TIGHTEN FORMS DURING CONCRETE PLACEMENT IF REQUIRED TO ELIMINATE LEAKS.
- SATISFACTORY SOIL MATERIAL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL, VEGETABLE AND OTHER DELETERIOUS ORGANIC MATTER. SOIL SHALL CONSIST OF NON-ORGANIC, LOW PLASTIC (PI 20) MATERIAL.
- SUB-BASE MATERIAL: SHALL BE NATURALLY OR ARTIFICIALLY GRADE MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, NATURAL OR CRUSHED SAND.
- BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
- FORM CONCRETE SUCH THAT FAVORABLE DRAINAGE OCCURS TO STORM DRAINS, STAIRWELL DRAINS, AND/OR PARKING LOTS. NO DRAINAGE SHOULD OCCUR TOWARDS THE FOUNDATION OF BUILDING WALLS.
- MINIMUM CONCRETE COVER SHALL BE 3" FOR REINFORCING STEEL IN ACCORDANCE WITH (ACI 318-83).
- WELDING, INCLUDING TACK WELDING, OF REINFORCED STEEL IS PROHIBITED. WELDING OF REINFORCING STEEL WILL BE PERMITTED ONLY BY WRITTEN APPROVAL OF THE ENGINEER.
- FOOTINGS SHALL BEAR ON UNDISTURBED MATERIAL, ANY UNSUITABLE MATERIAL SHALL BE REMOVED. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY AN INDEPENDENT SOILS ENGINEER AT DIRECTION OF GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.
- SOILS EXPOSED IN THE BASES OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITIONS SUCH AS DISTURBANCE, RAIN OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATION.
- PROVIDE CONSTRUCTION, ISOLATION AND CONTROL JOINTS AS INDICATED ON CIVIL SHEETS.
- ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A LIGHT BROOM TYPE SURFACE.
- THE SUB-CONTRACTOR SHALL PROVIDE SPECIFICATIONS AND MANUFACTURERS DATA FOR CONCRETE SEALER, JOINT FILLER, AND CURING COMPOUND FOR ALL FLOOR SLABS, TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY AT THE DIRECTION OF THE GENERAL CONTRACTOR FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.

SITE DATA

ZONED

LOT AREA
PROPOSED BUILDING
PROPOSED CONCRETE WALKS
PROPOSED PAVING
TOTAL IMPERVIOUS AREA
OFFICE TENANT AREA

MINIMUM SOUTH YARD SETBACK
MINIMUM EAST YARD SETBACK
MINIMUM NORTH SIDE YARD SETBACK
MINIMUM WEST SIDE YARD SETBACK

PARKING REQUIRED
DENTIST OFFICE
OFFICE LEASE SPACE

PROPOSED PARKING
DENTIST OFFICE
OFFICE LEASE SPACE
ADA SPACES
TOTAL PROPOSED

SIGN AREA 1' SQ.FT. PER LINIAL FOOT OF BUILDING FRONTAGE

PUD COMPTON

1 1/2 AC. (0.88± AC. NET)
6,034 SQ. FT.
2,700 SQ. FT.
15,466 SQ. FT.
0.556± AC.
2,730 SQ. FT.

20'
5'
60'
60'

26 SPACES
9 SPACES

26 SPACES
9 SPACES
2 SPACES
37 SPACES

177 SQ.FT.

SITE NOTES

- EXISTING TOPOGRAPHY TAKEN FROM A PREVIOUS WEHE ENGINEERING SURVEY DATED NOVEMBER 14, 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS, USE ALL DIMENSIONS, COORDINATES, ETC. PROVIDED FOR EXACT LOCATION OF PROPOSED IMPROVEMENT. ONLY USE PLAN CONTROL POINTS PROVIDED AS A BASIS FOR ANY CONSTRUCTION ENGINEERING OR SURVEYING PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR IN THE STATE OF PRACTICE TO PROVIDE HORIZONTAL AND VERTICAL CONTROL TO LAYOUT THE SITE IMPROVEMENTS MATCHING THE PLAN CONTROL POINTS PROVIDED FOR CONSTRUCTION.
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, CONTACT THE DESIGNER FOR ANY DISCREPANCIES OR QUESTIONS PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS.
- ALL SITE DEVELOPMENT DIMENSIONS SHALL BE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR A BUILDING OR STRUCTURE SHALL BE FROM THE FACE OF BUILDING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE PARALLEL / PERPENDICULAR TO PROPOSED LINES, PROPERTY LINES, OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL EDGE OF PAVEMENT RADI ARE 5 FEET UNLESS OTHERWISE NOTED. ALL CURVES AND ARCS IN CURVES SHALL INTERSECT OTHER CURVES AND LINES AT POINTS OF TANGENCY TO APPEAR AS A SMOOTH TRANSITION UNLESS CLEARLY SHOWN AS A POINT OF INTERSECTION.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
- DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE "K" COPPER/PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
- THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
- ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
- USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
- SOIL BORINGS HAVE NOT BEEN PERFORMED AT THIS TIME. PAVEMENT DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 P.S.I.
- PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.
- NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
- AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
- SEE THIS SHEET FOR EXTERIOR CONCRETE SPECIFICATIONS.
- SEE SHEET C2.2 FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
- THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
- IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
- INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
- CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO MECH/SPRINKLER ROOM. COORDINATE LOCATION, TYPE AND STYLE WITH WESTFIELD FIRE DEPARTMENT.

ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- THE AREA TO BE PAVED SHALL BE CLEARED OF ALL ROCK, DEBRIS, ROOTS AND VEGETATION. AN APPROVED SOIL STERILANT SHALL BE UTILIZED TO PREVENT THE GROWTH OF WEEDS.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
- SLOPE PAVEMENT 1.0% (MIN.) TO INSURE PROPER SURFACE DRAINAGE.
- THE HOT MIX ASPHALT BASED MAY BE PLACED DIRECTLY ON THE PREPARED SUBGRADE IN ONE LIFT FOR THE BASE COURSE TO THE REQUIRED COMPACTED THICKNESS AS SPECIFIED IN LOCAL STREET STANDARDS.
- THE HOT MIX ASPHALT BASE AND SURFACE SHALL BE PLACED IN ONE LIFT TO THE TRUE LINE AND GRADES AS SHOWN ON THE PLANS. THE PAVING MIXTURE SHALL BE PLACED AND COMPACTED AT A TEMPERATURE BETWEEN 250 F. (121 C) AND 300 F. (149 C).
- THE PAVING MIXTURE SHALL BE TRANSPORTED TO THE JOB SITE IN CLEAN WELL-COVERED TRUCKS WITH SMOOTH DUMP BEDS. THE BASE AND SURFACE MIXTURES ARE TO BE PLACED WITH SELF CONTAINED, POWER PROPELLED PAVERS CAPABLE OF PLACING THE MIX TO THE REQUIRED DIMENSIONS AS SHOWN ON THE PLANS.
- ASPHALT GRADE SHALL BE DETERMINED BY ITS ABILITY TO SATISFACTORY COAT THE AGGREGATE, RESIST RUTTING AND REMAIN STIFF DURING HIGH TEMPERATURES AND SUSTAIN FREEZE/THAW CYCLING IN ADDITION TO THE CONSIDERATIONS OF ANTICIPATED WEATHER, MIXING PROCESS AND CURING RATE.
- SEE DETAILS ON SHEET C6 FOR PAVEMENT CROSS-SECTIONS.
- ALL PROPOSED ASPHALT PAVEMENT MIX DESIGNS AS SHOWN SHALL BE CONSTRUCTED IN COMPLIANCE WITH INDOT STANDARD SPECIFICATIONS, LATEST EDITION.
- ANY NEW PARKING STRIPING AND ADA AREAS SHALL BE MARKED WITH A DURABLE NONSHRINK, WHITE & LIGHT BLUE PAINT TO BE APPROVED BY THE ENGINEER.

HOLEY MOLEY SAYS

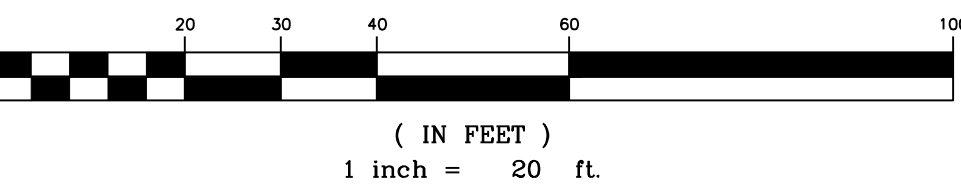
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PROPOSED SITE PLAN GRAPHIC SCALE



APPROVAL
PENDING NOT FOR
CONSTRUCTION

ISSUE
04-09-2021
CLIENT REVIEW
06-01-2021
TAC REVIEW COMMENTS
06-25-2021

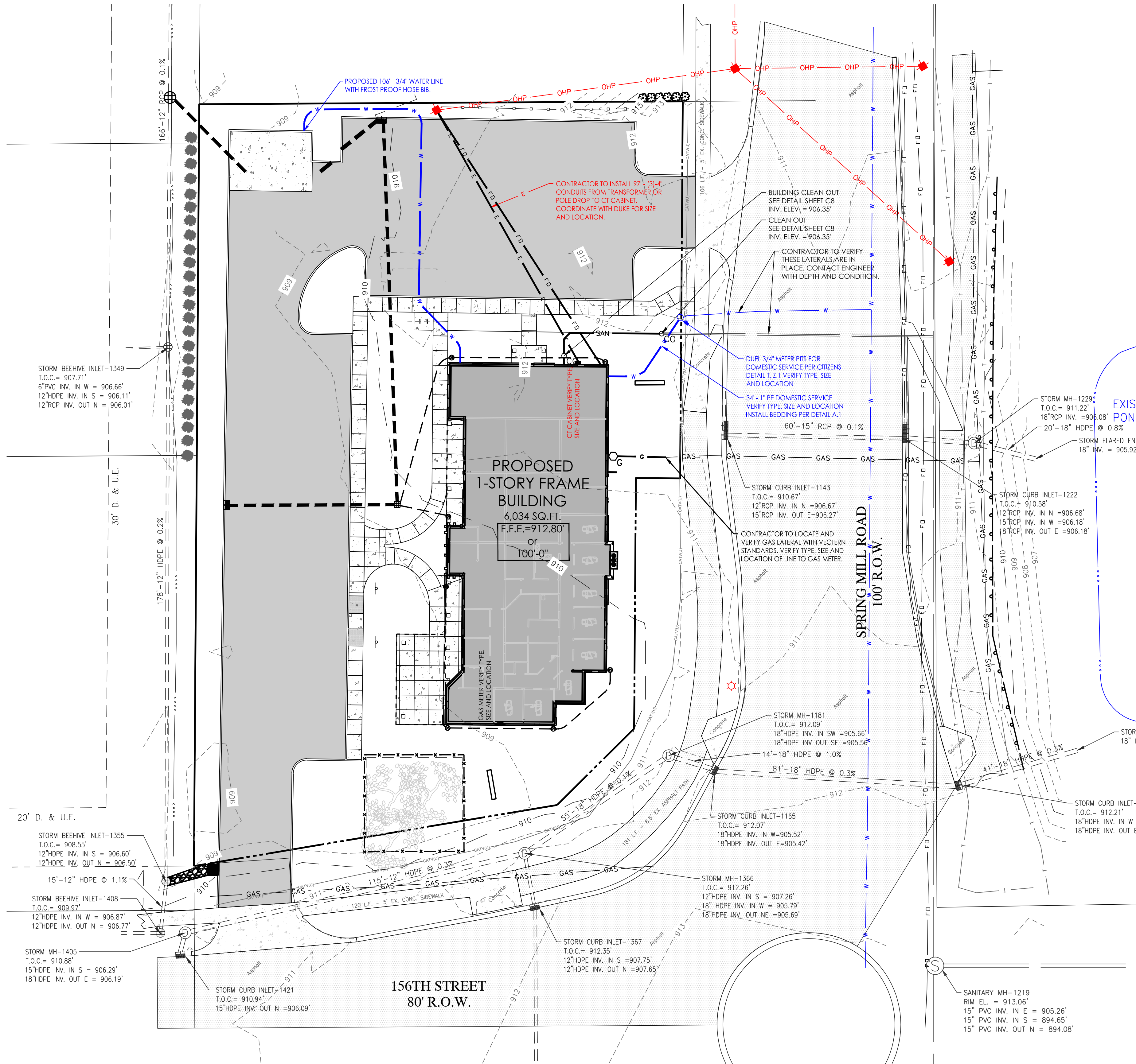
KEELER-WEBB ASSOCIATES
Consulting Engineers—Planners—Surveyors
486 GRADE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269

prince alexander
850 SOUTH MERIDIAN ST., INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No.
2103-029
SHEET No.

C2.1



- SANITARY SEWER LATERAL NOTES**
1. SANITARY SEWER LATERAL CONSTRUCTION SHALL CONFORM TO THE CITIZENS WESTFIELD SEWER SPECIFICATIONS AND SHALL PREVAIL AS TO MATERIALS AND METHODS OF CONSTRUCTION.
 2. SANITARY SEWER LATERALS SHOWN WERE DESIGNED WITH PVC PIPE IN ACCORDANCE WITH (SDR 26) AND SLOPE A MINIMUM OF 1 FEET/100 FEET.
 3. ALL PVC JOINTS SHALL BE PREMOLDED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ASTM C-425-6 OT.
 4. WHERE WATER LINES AND SANITARY SEWER LINES RUN PARALLEL WITH ONE ANOTHER, A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED.
 5. NO ROOF DRAINS, FOOTING DRAINS AND/OR SURFACE DRAINS MAY BE CONNECTED TO THE SANITARY SEWER SYSTEM INCLUDING TEMPORARY CONNECTIONS DURING CONSTRUCTION.
 6. BUILDING SHALL BE SERVICED BY A 6" MINIMUM SANITARY SEWER LATERAL. THE ENDS SHALL BE PLUGGED AND SEALED WITH WATER-TIGHT PLASTIC DISC. WYES ARE TO BE TILTED UP 45 DEGREES FROM HORIZONTAL, WITH SUITABLE FITTINGS FOR ALL CHANGES IN DIRECTION.
 7. CLEAN OUTS SEE DETAILS IN LAWRENCE STANDARDS SHALL BE PROVIDED EVERY 100 LINEAL FEET OF LATERAL AND AT EACH BEND GREATER THAN 45 DEGREES.

LEGEND

STORM INLETS

STORM MANHOLE

UTILITY POLE

WATER VALVE

PHONE MANHOLE

UTILITY PEDESTAL

FIRE HYDRANT

MANHOLE

CLEAN OUT

WATER METER

LIGHT POLE

BOLLARD

ELECTRIC METER

GAS METER

PROPOSED DOWNSPOUT

EXISTING ASPHALT

EXISTING CONCRETE

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED BUILDING

 1' CONTOUR LINE 5' CONTOUR LINE EXISTING GAS LINE PROPERTY LINE ADJOINER/SECTION LINE RIGHT-OF-WAY LINE CENTERLINE SETBACK LINE EASEMENT EXISTING UNDERGROUND ELECTRIC LINES EXISTING OVERHEAD UTILITY LINES EXISTING UNDERGROUND PHONE EXISTING TELECOMMUNICATIONS EXISTING WATER LINE SANITARY SEWER LINE STORM SEWER PROPOSED WATER LINE PROPOSED SANITARY LINE PROPOSED GAS LINE PROPOSED STORMWATER LINE PRIVACY/WOOD FENCE FLOW LINE GUARD RAIL CABLE TV LINE

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PROPOSED SITE UTILITY PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

**APPROVAL
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CONSTRUCTION**

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KEELER-WEBB ASSOCIATES
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ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE ECONOMIC DEVELOPMENT PROJECT MANAGEMENT

850 SOUTH MERIDIAN ST. INDIANAPOLIS, IN
317-261-0070

**PROPOSED BUILDING
COMPTON DENTAL**

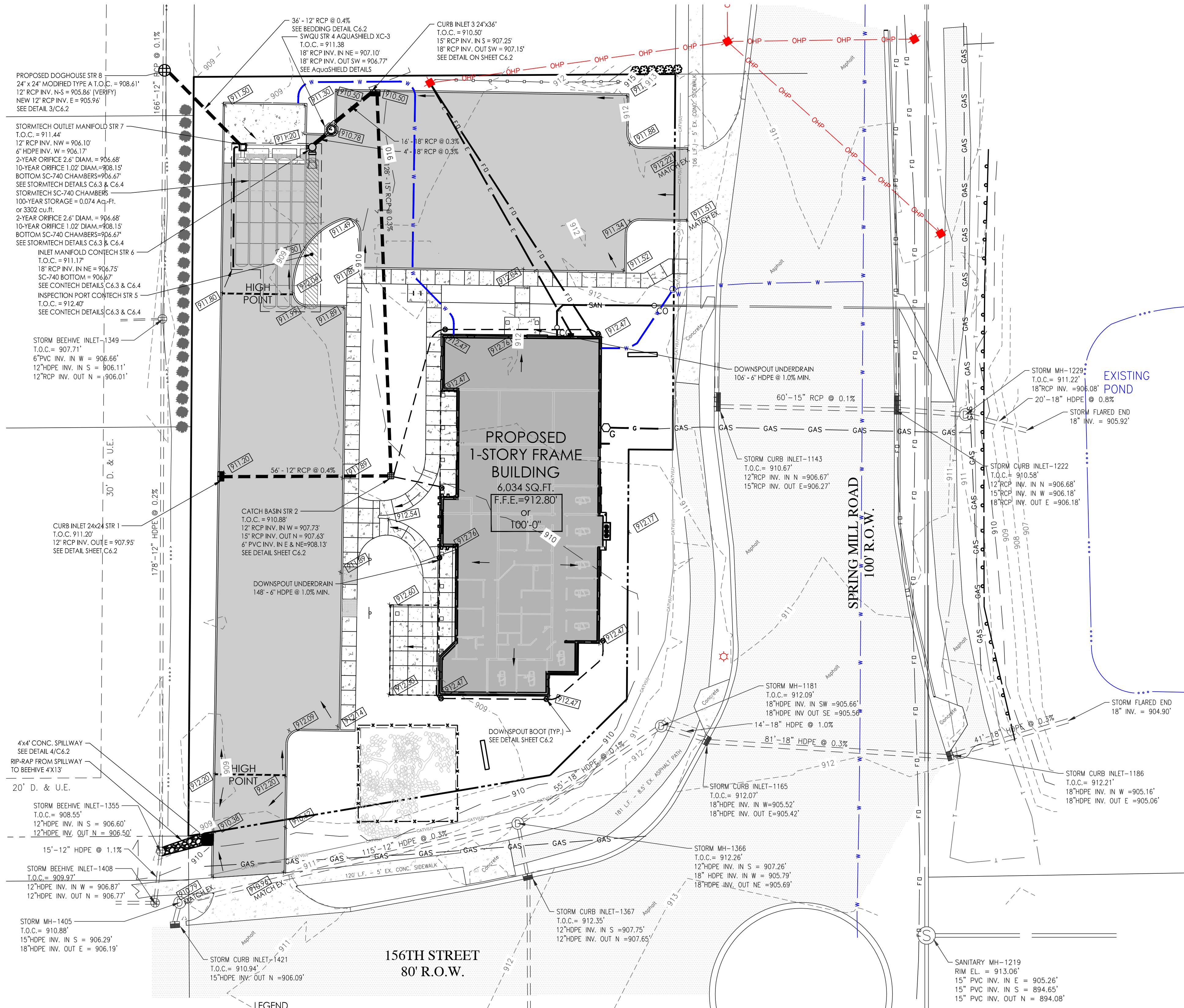
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
2103-029

SHEET No.

C2.2



CONTRACTOR TO ADHERE TO WESTFIELD DRAINAGE & EROSION CONTROL STANDARDS DETAILS ON SHEETS C7.1-C7.2 AND TO SITE DETAILS ON SHEET C6

PLEASE BE ADVISED, MECHANICAL DETENTION SYSTEMS ARE UNIQUELY ENGINEERED SPECIFIC TO EACH SITE. MANUFACTURER'S DETAILS MAY INCLUDE ADDITIONAL STRUCTURES NOT ILLUSTRATED IN CIVIL PLANS. IT IS RECOMMENDED THAT SITE ENGINEER COORDINATE WITH MANUFACTURER'S ENGINEER TO ENSURE SYSTEM IS CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS

ROOF DRAINS TO GUTTERS AND DOWNSPOUTS TO DISCHARGE TO UNDERDRAIN AS SHOWN

- DRAINAGE & GRADING NOTES
- EXISTING TOPOGRAPHY TAKEN FROM A PREVIOUS WEHE ENGINEERING SURVEY.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
 - ALL GRADING/EARTHMOVING WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS.
 - LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE SOIL EROSION.
 - PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ALONG SOUTHPARK DRIVE AT EXISTING ENTRANCE.
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL WITH TEMPORARY SEEDING PER AMOUNTS SHOWN ON SHEET C4.
 - SEE SHEETS C4 & C7 FOR EROSION CONTROL NOTES AND PLAN.
 - PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURES, ALL TOPSOIL AND ORGANIC MATTER, FROZEN, WET SOFT, LOOSE, OR UNDESIRABLE SOIL SHALL BE REMOVED. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX INCHES (6") OR AS NECESSARY TO REMOVE ORGANIC MATTER IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS.
 - TOPSOIL SHALL BE SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER ANY CONSTRUCTION AREAS OR FUTURE EXPANSION AREAS.
 - STORM SEWER STRUCTURES SHALL COMPLY WITH CURRENT SPECIFICATION OF THE CITY, COUNTY AND ALL AGENCIES IN RESPECT TO DESIGN AND QUALITY OF CONSTRUCTION. GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT AREAS.
 - PRE-CAST CONCRETE AND STEEL FOR MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH ASTM C-447.
 - TRENCHES SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT.
 - TRENCHES SHALL BE SHEETED AND GRADED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.
 - THE SUBGRADE SHALL BE PROOF ROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACT TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
 - EXTRA STRENGTH REINFORCED CONCRETE PIPE TO BE PLACED UNDER PAVED AREAS AND A MINIMUM COVER OF 24" SHALL BE MAINTAINED.
 - STORM WATER SEDIMENT TRAPS SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
 - THE ABOVE PROPERTY DOES LIE WITHIN A KNOWN FLOOD PLAIN (ZONE AE) PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 18057C0120G, EFFECTIVE DATE NOVEMBER 19, 2014.
 - ALL PROPOSED GRADES SHOWN ARE TOP OF PAVEMENT OR GRADE UNLESS OTHERWISE NOTED.
 - REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.
 - ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE BURIED ONSITE OR REMOVED TO DISPOSAL AREAS OFF OF THE SITE. DISPOSAL BY BURNING SHALL NOT BE PERMITTED UNLESS PROPER PERMITS ARE OBTAINED (WHERE APPLICABLE). THE LOCATION OF ON SITE BURY PITS SHALL BE DESIGNATED BY THE OWNER OR THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TOPS, TRUNKS AND ROOTS OF EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. DO NOT STOCKPILE WITHIN BRANCH SPREAD. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS AND COVER SCARS WITH TREE PAINT.
 - REMOVE ALL ORGANIC MATERIAL FROM THE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, WALKS AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS, WEEDS, GRASS, STONES, ECT.
 - AFTER COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOP SOIL SHALL BE REPLACED IN AREAS DESIGNATED ON THE EROSION CONTROL PLAN FOR SEEDING AND / OR SODDING. ANY REMAINING TOP SOIL SHALL BE USED FOR FINISHED GRADING AROUND STRUCTURES AND LANDSCAPING AREAS.
 - CONTRACTOR SHALL PERFORM ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO GRADE AS SHOWN ON THE DRAWINGS.
 - ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS ABOVE THE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. ALL BANKS AND OTHER BREAKS IN GRADE SHALL BE ROUNDED AT THE TOP AND BOTTOM.
 - THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
 - MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THESE CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE PHYSICAL LIMITS OF THE VARIOUS SOIL TYPES, ALSO THE ALLOWABLE VARIATION IN FINISH GRADE AND COMPACTATION PERMITTED THE CONTRACTOR, AND THAT ALL OF THESE PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.

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PROPOSED DRAINAGE PLAN

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

APPROVAL
PENDING NOT FOR
CONSTRUCTION

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KEELER-WEBB ASSOCIATES
Consulting Engineers - Planners - Surveyors

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princealexander

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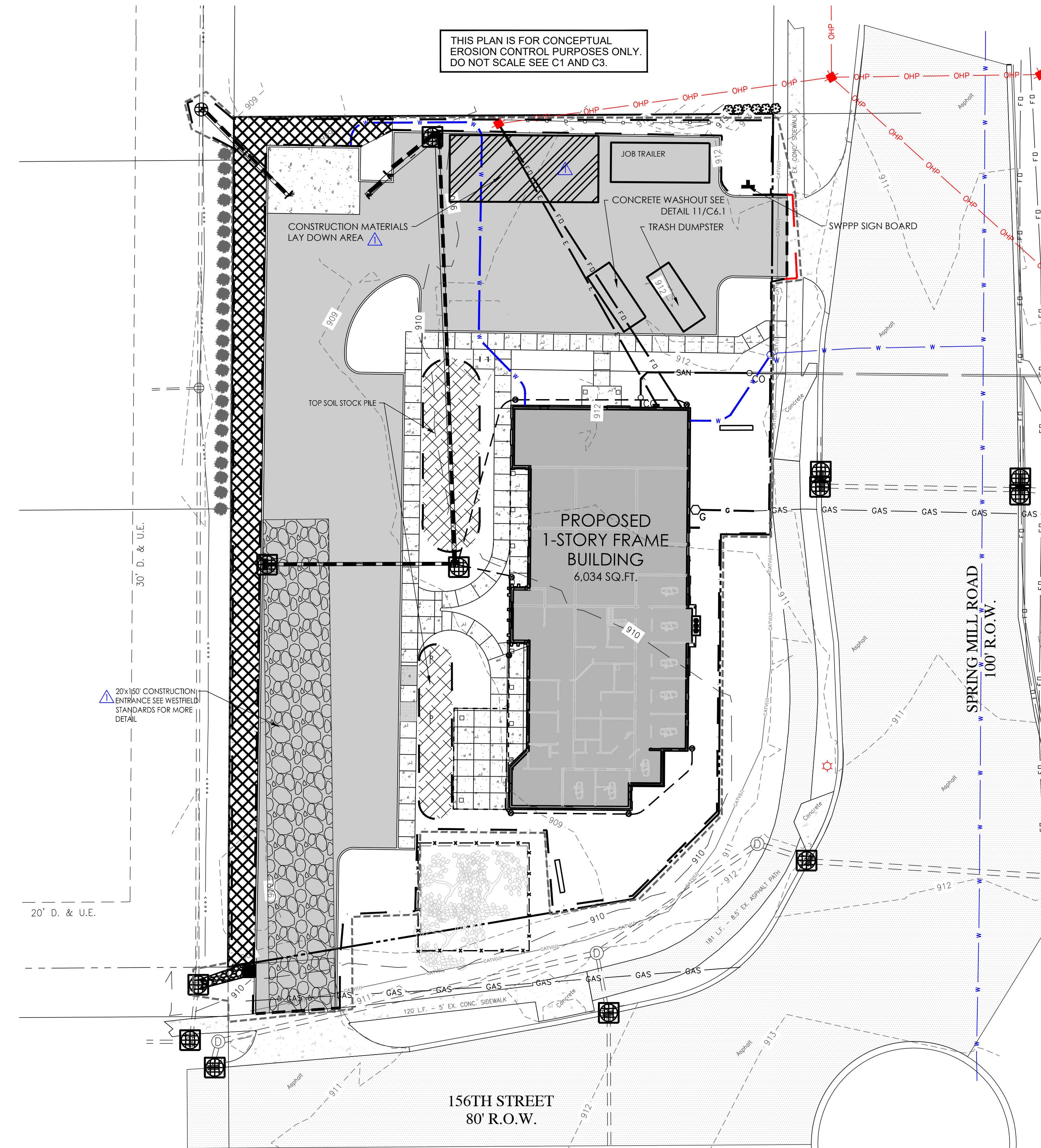
PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
2103-029

SHEET No.

C3



EROSION CONTROL PLAN MUST BE EXECUTED BEFORE ANY CONSTRUCTION COMMENCES

ALL EROSION CONTROL MATERIAL NEEDS TO BE APPROVED BY THE WPWD INSPECTORS PRIOR TO INSTALLATION

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WPWD INSPECTOR

CONTRACTOR MUST OBTAIN AND ADHERE TO "UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS" CHAPTERS 400 AND 500 FOR THE CITY OF WESTFIELD

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES
CONTRACTOR
GARY FISCHER
535 KENTUCKY AVE
INDIANAPOLIS, IN 46225
317-832-1700
email: gfisher@midwestga.com

EROSION LEGEND

- CONSTRUCTION LIMITS
- FILTER SOCK ON PAVEMENT SEE DETAIL 10/C6.1
- FILTER SOCK SEE DETAIL 9/C6.1
- TREE PROTECTION FENCE SEE DETAIL 2/C6.2
- PERMANENT SEEDING SEE DETAILS 1 & 2/C4
- EROSION BLANKETS SEE DETAIL SHEET C7
- CONSTRUCTION ENTRANCE SEE WESTFIELD STANDARDS FOR SPECIFICATIONS
- DROP INLET PROTECTION SEE SHEET C7 FOR DETAILS

SEEDING PREPARATION
APPLY LIME TO RAISE THE pH TO THE LEVEL NEEDED FOR SPECIES BEING SEED. APPLY 23 POUNDS OF 12-12-12 ANALYSIS FERTILIZER (OR EQUIVALENT PER 1000 SQ. FT. (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST.

APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.

WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-3 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

SEEDING
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA WHILE CONSIDERING BEST SEEDING DATES. SEE TEMPORARY SEEDING. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS.

PERMANENT SEED MIXTURES

SPECIES	lbs. / ACRE	lbs. / 1,000 s.f.	SUITABLE PH	DRY	WELL DRAINED
LEVEL / SLOPING OPEN AREAS					
TALL FESCUE	35	0.8	5.5-8.3	2	1
TALL FESCUE (RED CLOVER)**	25	0.6	5.5-8.3	1	
KENTUCKY BLUEGRASS	5	0.12			
CREeping RED FESCUE	15	0.4	5.5-7.5	2	1
STEEP BANKS AND CUTS					
TALL FESCUE	15	0.4	5.8-7.5	2	1
KENTUCKY BLUEGRASS	25	0.6			
TALL FESCUE	35	0.8	5.5-8.3	2	1
EMERALD CROWN VETCH**	10	0.25			
LAWNS / HIGH MAINTENANCE AREAS					
KENTUCKY BLUEGRASS	40	0.9	5.8-7.5	2	1
CREeping RED FESCUE	40	0.8	5.8-7.5	1	
PERENNIAL RYEGRASS	170	4.0			
(TURF TYPE)					
TALL FESCUE	170	4.0	5.5-8.3	2	1

1 = PREFERRED 2 = WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT

TEMPORARY SEEDING

KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	1 bu.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*

* NOT NECESSARY WHERE MULCH IS APPLIED

SEED MIXTURES

NOT TO SCALE

TEMPORARY SEEDING AND STABILIZATION DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT / RYE												
OATS												
ANNUAL RYE GRASS												
PERMANENT SEEDING												
NON-IRRIGATED*												
IRRIGATED												
DORMANT**												

IRRIGATION NEEDED DURING JUNE AND JULY. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

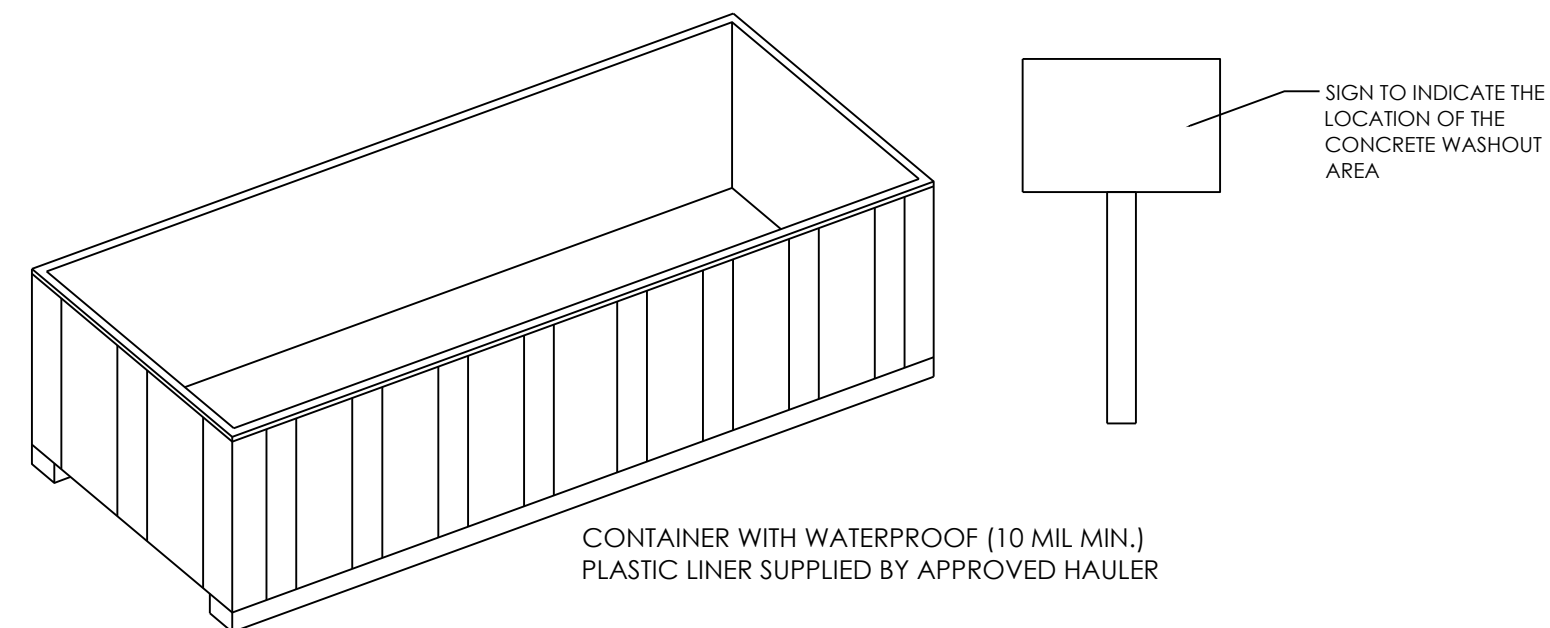
* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED

** INCREASE SEEDING APPLICATION BY 50 % DURING DORMANT PERIODS.

NOTE: MULCHING REQUIRED WHEN ACTUAL CONDITIONS HAMPER THE ESTABLISHMENT OF GROUND COVER.

SEEDING SCHEDULE

NOT TO SCALE



NOTES:

- AN ESTIMATED CHART OF THE THE AMOUNT OF WATER PER DAY WILL BE ATTACHED TO SWPPP SHEET.
- SEE SITE PLAN FOR PLACEMENT OF CWO.
- THERE WILL BE NO BELOW GRADE SYSTEMS WITH THIS PROJECT.
- BOX WILL BE MONITORED DAILY BY FOREMAN TO PREVENT OVERFLOW OR OVERWEIGHT CONDITIONS. WHEN THE FREE BOARD GETS TO WITHIN 18" THE FOREMAN WILL CALL FOR REMOVAL.
- ALL WASHOUT SLURRY WILL BE TAKEN TO AN APPROVED DUMP SITE BY APPROVED HAULER.
- SEE ATTACHED SWPPP SHEET FOR CONTRACTORS EMERGENCY SPILL PROCEDURES FOR CONCRETE SPILLS.
- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE TRUCKS, PUMPS RIGS AND CWO.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED, FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.

CONCRETE WASHOUT DETAIL

NOT TO SCALE

EROSION CONTROL SEQUENCE SCHEDULE

- PRECONSTRUCTION ACTIVITY:
 - WORK AROUND AND LOCATE ALL EXISTING ABOVE AND BELOW GRADE UTILITY LINES: CONTACT INDIANA UNDERGROUND PLANT PROTECTION SERVICE ("HOLEY MOLEY") 1-800-382-5544.
 - CONTACT PLAN REVIEWING/INSPECTION AGENCY(S).
 - INSTALL SILT FENCE AROUND PERIMETER OF AREA(S) TO BE PROTECTED/PRESERVED.
 - PROTECT AREAS SUITABLE FOR USE AS VEGETATIVE FILTER STRIPS.
- CONSTRUCTION SITE ACCESS:
 - INSTALL STABILIZED AGGREGATE CONSTRUCTION EXIT/ACCESS DRIVE TO PREVENT OR MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS.
 - PROVIDE STABILIZED CONSTRUCTION ROUTES, CONSTRUCTION VEHICLE STAGING AND MAINTENANCE AREAS, DESIGNATED EMPLOYEE PARKING AREAS, ETC., TO PREVENT OR MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS.
- PERIMETER CONTROLS:
 - DIVERT STORMWATER RUNOFF FROM UP-SLOPE PROPERTIES AWAY FROM THE PROJECT SITE.
 - INSTALL SEDIMENT TRAPS/BASINS AT LOCATIONS WHERE STORMWATER MAY DISCHARGE FROM PROJECT SITE.
 - DIVERT STORM WATER RUNOFF AWAY FROM THE ACTIVE CONSTRUCTION ZONE.
- INITIAL LAND CLEARING AND GRADING ACTIVITIES:
 - CLEARING AND GRUBBING OF EXISTING VEGETATION
 - STRIP AND STOCKPILE TOPSOIL
 - INSTALL SILT FENCE AROUND PERIMETER OF TOPSOIL STOCKPILE AS SOON AS EARTHMOVING ACTIVITIES DEFINE THE AREA OF DISTURBANCE
 - STABILIZE TOPSOIL STOCKPILES ON THE DOWN SLOPE OF ACTIVE CONSTRUCTION.
- SECONDARY LAND GRADING ACTIVITIES:
 - CONSTRUCT PRIMARY SEDIMENT TRAPS AND BASINS DOWN SLOPE OF ACTIVE CONSTRUCTION ZONES.
 - INSTALL AND STABILIZE OUTLETS FOR STORMWATER DRAINAGE SYSTEM WITH RIPRAP OUTLET PROTECTION STORM DRAIN OUTLETS, OPEN CHANNEL OUTLETS.
 - INSTALL STORM SEWER SYSTEM ALONG WITH SEDIMENT BARRIERS AND SEDIMENT TRAPS/BASINS.
 - PROTECT OF STORM DRAIN INLETS WITH DROP INLET PROTECTION AND/OR CURB INLET PROTECTION.
 - STABILIZE AREAS DISTURBED FOR STORM SEWER INSTALLATION WITH TEMPORARY SEEDING AND MULCHING.
 - CONSTRUCT DRAINAGE SWALES AND STABILIZE WITH PERMANENT SEEDING AND MULCHING FOR AREAS WHERE CONSTRUCTION OF DRAINAGE SWALES HAS BEEN COMPLETED.
 - EXCAVATE SUBSOIL TO GRADES SHOWN ON PLANS.
 - STABILIZE SOIL STOCKPILES WITH SEDIMENT BARRIERS/FILLERS, TEMPORARY SEEDING, AND MULCHING AROUND PERIMETER OF SOIL STOCKPILES.
- TEMPORARY SURFACE STABILIZATION:
 - STABILIZE ROUGH GRADED AREAS WITH TEMPORARY SEEDING AND MULCHING ON ALL ROUGH GRADED AREAS THAT WILL BE INACTIVE FOR A PERIOD OF SEVEN DAYS OR MORE.
 - STABILIZATION OF AREAS AT FINAL GRADE WITH PERMANENT SEEDING AND MULCHING FOR DETENTION/RETENTION BASINS, DRAINAGE SWALES.
- INSTALL PAVEMENT INFRASTRUCTURE:
 - INSTALL SILT FENCE PRIOR TO THE INSTALLATION OF CURBS
 - CUT IN AND CONSTRUCT PARKING LOT SUBGRADE/BASE
 - INSTALL LEVEL SPREADER, GRASS STRIPS & SWALE, PROVIDE PROTECTIVE MEASURES.
 - INSTALL UTILITIES AND PROVIDE TEMPORARY SEEDING AND MULCHING.
- BUILDING CONSTRUCTION:
 - PROTECT EXISTING STORM DRAIN INLETS
 - MAINTAIN AND STABILIZE SITE ACCESS WITH STABILIZED INGRESS/EGRESS ENTRANCE AT ALL POINTS WHERE VEHICLES ENTER AND EXIT THE SITE.
 - MAINTAIN PERIMETER PROTECTION
 - PROVIDE MAINTENANCE OF DRAINAGE SWALES/CHANNELS
 - PERFORM EXCAVATION FOR FOUNDATION AND/OR FOOTINGS
 - CONSTRUCT BUILDINGS/STRUCTURES
 - PROVIDE DOWNSPOUT EXTENDERS ONCE DOWNSPOUTS AND GUTTERS ARE INSTALLED.
- FINAL SHAPING/LANDSCAPING/STABILIZATION:
 - PROVIDE APPLICATION OF TOPSOIL AND SOIL AMENDMENTS FOR ALL UNVEGETATED AREAS THAT ARE AT FINAL GRADE.
 - PLANT TREES AND SHRUBS
 - PROVIDE FINAL SITE STABILIZATION FOR ALL REMAINING UNVEGETATED AREAS.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:
 - REMOVE ALL TEMPORARY STORMWATER MANAGEMENT MEASURES AND STABILIZE ALL REMAINING UNVEGETATED AREAS DISTURBED WHEN REMOVING TEMPORARY STORMWATER MANAGEMENT MEASURES.

EROSION CONTROL BLANKET NOTES

- ALL PERMANENT SLOPES SHALL BE SEEDDED WITH A MIXTURE OF MULCH (3000 #) 1000 LBS. 12-12-12 FERTILIZER PER ACRE, AND RED FESCUE AT THE RATE OF 40 LBS. PER ACRE, AND 40 LBS. BLUE GRASS PER ACRE FROM MARCH 1 TO MAY 15 AND AUGUST 10 TO OCTOBER 15.
- ALL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING AND GRUBBING OPERATIONS AND SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SEDIMENT CONTROL MEASURES SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PLANS AS APPROVED BY THE CITY OF WESTFIELD.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION PROTECTION MEASURES DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO: SILTATION BASINS, SILT TRAPS, ROCK CHECK DAMS, SOIL CEMENT, MULCH AND SEEDING, SOIL STABILIZATION FABRIC, AND JUTE NETTING.
- EROSION CONTROL BLANKET BY "NORTH AMERICAN GREEN" (OR EQUAL). ANCHOR ALL EROSION CONTROL BLANKETS AS REQUIRED PER MANUFACTURER NORTH AMERICAN GREEN "S 150 BN" 100% BIODEGRADABLE (48" LONG) STAPLES SHALL BE 11 GAUGE U-SHAPED, 6" LONG, AND MINIMUM 1" CROWN. DRIVE STAPLES VERTICALLY INTO GROUND AND USE (4) STAPLES AT ENDS OF ROLL. FOR SLOPE INSTALLATION, STAPLE ALONG LENGTH OF ROLL AT 6 FOOT INTERVALS. FOR SWALE LINER, STAPLE ALONG LENGTH OF ROLL AT 4 FOOT INTERVALS. ANOTHER ROW OF STAPLES SHALL BE PLACED IN THE CENTER OF THE BLANKET ALTERNATELY SPACED FROM STAPLES AT EACH SIDE OF ROW.
- ANY GRADES ESTABLISHED BETWEEN MAY 15 TO AUGUST 10 SHALL PROVIDE TEMPORARY SEEDING CONSISTING OF 40 LBS. PER ACRE OF ANNUAL RYE GRASS.
- FOR ANY SEEDING THAT TAKES PLACE BETWEEN OCTOBER 15 TO MARCH 1, EITHER RYE OR WHEAT MAY BE SUBSTITUTED AND SPREAD AT 3 BUSHELS PER ACRE. IF GRAINS ARE USED THEY SHALL BE CUT AT THE TIME OF PERMANENT SEEDING. COVER SEED WITH MULCH 1 - 1 1/2" DEEP.
- IF TEMPORARY SEEDING IS ESTABLISHED PRIOR TO PERMANENT SEEDING, THE MULCH MAY BE ELIMINATED EXCEPT FOR EXPOSED AREAS.

HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"

CALL BEFORE YOU DIG

KNOW WHAT'S BELOW

PER INDIANA STATE LAW 128-1-26

IT IS AGAINST THE LAW TO EXCAVATE

WITHOUT NOTIFYING THE UNDERGROUND

LOCATION SERVICE TWO (2) WORKING DAYS

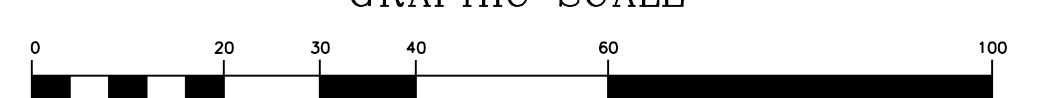
BEFORE COMMENCING WORK

CALL 1-800-382-5544 to schedule

a locate request

EROSION CONTROL PLAN

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

APPROVAL
PENDING NOT FOR
CONSTRUCTION

DATE	CLIENT REVIEW	TAC REVIEW COMMENTS
06-01-2021		
06-25-2021		

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 odelhor@keelerwebb.com

prince alexander
850 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No:
2103-029
SHEET No.

C4

STORMWATER POLLUTION PREVENTION PLAN NOTES

- A1. PLAN INDEX PROVIDED ON THE COVER SHEET
- A2. SITUATION PLAN DENOTING LOT NUMBERS, BOUNDARIES, AND STREETS IS PROVIDED ON THE COVER SHEET.
- A3. PROJECT TYPE: THIS PROJECT INCLUDES AN DENTAL OFFICE/OFFICE BUILDING CONTAINING 6,034 SQ.FT. AND PARKING LOT ON A 0.885 ACRE SITE.
- A4. VICINITY MAP: DENOTED ON COVER SHEET
- A5. LEGAL DESCRIPTION OF PROJECT SITE: SEE ATTACHED PRIMARY PLAN SHEET C3 FOR MORE DETAIL.
- A6. LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS: SEE SHEETS C1 TO I,1.
- A7. 14 DIGIT HYDROLOGIC UNIT CODE: 0512020109060
- A8. STATE OR FEDERAL WATER QUALITY PERMITS: NONE REQUIRED
- A9. FOR SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE: THE STORMWATER LEAVES THIS PROJECT AT THE WEST VIA UNDERGROUND STORM STRUCTURES TO EXISTING RCP PIPING SENDING THE RUNOFF TO THE NORTH AND THEN TO THE WEST OF THE SITE. SEE SITE DEVELOPMENT PLAN SHEET C3 FOR MORE DETAIL.
- A10. FOR LOCATION OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE: BY GRAPHIC PLOTTING THE ABOVE DESCRIBED REAL ESTATE DOES NOT LIE WITHIN A DELINEATED WETLAND PER U.S. FISH & WILDLIFE WEBSITE: <https://www.fws.gov/wetlands/data/mapper.html>
- A11. WETLANDS: LITTLE EAGLE CREEK
- A12. IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUNDWATER: NONE FOUND ON THE SITE
- A13. 100 YEAR FLOODPLAINS, FLOODWAYS AND FLOOD FRINGES: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A KNOWN FLOOD PLAIN (ZONE X) UNSHADED PER FEMA FLOOD INSURANCE RATE MAP NO. 18057C0120G, EFFECTIVE DATE NOVEMBER 19, 2014.
- A14. PRE-CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE: 10 YEAR PRE-CONSTRUCTION PEAK DISCHARGE = 3 CFS 100 POST CONSTRUCTION PEAK DISCHARGE = 7 CFS
- A15. ADJACENT LAND USE (SEE STORMWATER POLLUTION PREVENTION PLAN - PRECONSTRUCTION PLAN SHEET - FOR MORE INFORMATION): NORTH: (DEVELOPED REAL ESTATE ZONED AG-SF1) SOUTH: (DEVELOPED REAL ESTATE ZONED SF-3 CLUSTER) EAST: (DEVELOPED REAL ESTATE ZONED SF-2) WEST: (DEVELOPED REAL ESTATE ZONED SF-2)
- A16. LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS: SEE SHEETS C1 - C4 FOR LOCATIONS.
- A17. IDENTIFICATION OF EXISTING VEGETATIVE COVER: SEE TOPOGRAPHIC SURVEY C1.
- A18. SOILS MAP INCLUDING DESCRIPTIONS AND LIMITATIONS: SEE SHEET C1 FOR SOILS MAP, DESCRIPTION AND LIMITATIONS.
- A19. LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS: SEE SITE DEVELOPMENT PLAN SHEET C2 FOR PROPOSED STORM SEWER SYSTEM.
- A20. LOCATIONS, SIZE AND DIMENSIONS OF ANY PROPOSED OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT: NONE
- A21. LOCATIONS OF SOIL STOCKPILES: ALL TOPSOIL STOCKPILES ARE TEMPORARY, SINCE THE TOPSOIL WILL BE SPREAD AROUND THE SITE TO PROMOTE THE GROWTH OF GRASS IN ALL LANDSCAPED AREAS.
- A22. EXISTING SITE TOPOGRAPHY: SEE SHEET - FOR EXISTING SITE TOPOGRAPHY.
- A23. PROPOSED FINAL TOPOGRAPHY: SEE SITE DEVELOPMENT PLAN SHEET C3 FOR PROPOSED SITE GRADING AND DRAINAGE PATTERNS.
- B1. DESCRIPTION OF POTENTIAL POLLUTANTS SOURCES ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES: SILT AND SEDIMENT FROM EXPOSED SOILS, LEAVES, MULCH, VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, BRAKE DUST, TRASH, DEBRIS, BIOLOGICAL AGENTS/USUE FOUND IN TRASH, FERTILIZERS, HERBICIDES, PESTICIDES, ACID RAIN, LIMF DUST, AND CONCRETE WASHOUT.
- B2. SEQUENCING OF STORMWATER QUALITY IMPLEMENTATION RELATIVE TO LAND DISTURBANCE ACTIVITIES:
- THIS PLAN HAS BEEN CREATED IN AN EFFORT TO ELIMINATE SEDIMENT FROM LEAVING THE PROJECT DURING CONSTRUCTION PROTECTING THE ADJOINING PROPERTIES AND THE LITTLE EAGLE CREEK.

PRECONSTRUCTION ACTIVITIES

1. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. ("HOLEY MOLEY") AT 1-800-382-5544 TO CHECK THE LOCATION OF ANY EXISTING UTILITIES. THEY SHOULD BE NOTIRED TWO WORKING DAYS BEFORE CONSTRUCTION TAKES PLACE.
2. AN ORANGE CONSTRUCTION FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF ANY TREE PRESERVATION AREAS PRIOR TO ANY EARTH MOVING.
3. A SILT FENCE SHALL BE INSTALLED AT THE EDGES OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF. POTENTIAL AREAS ARE IDENTIFIED BASED ON EXISTING TOPOGRAPHY IN THE AREAS OF THE FRONTAGE ALONG THE CUL-DE-SAC PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE NORTHERN PROPERTY LINE AND ALONG THE EASTERN PROPERTY LINE AT THE TOP OF BANK.
4. A CONSTRUCTION ENTRANCE SHALL BE PLACED PER THE PLAN LOCATION.
5. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM DETENTION PONDS AND SWALES AS POSSIBLE.
6. ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND RULE 5 NOI AND RULE 5 INSPECTION DOCUMENTATION.

CONSTRUCTION ACTIVITIES:

1. ONCE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 15 DAYS. RULE 5 REQUIRES THAT ALL DISTURBED AREAS THAT POTENTIALLY WILL BE IDLE FOR 15 DAYS OR MORE WILL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
 2. AFTER COMPLETION OF MASS GRADING, FINAL GRADE, AND SEED ALL DISTURBED AREAS, LANDSCAPE BERMS, COMMON AREAS AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
 3. UPON COMPLETION OF MASS GRADING, INSTALL SANITARY AND STORM SEWERS, AS STORM SEWERS ARE CONSTRUCTED, INSTALL INLET PROTECTION MEASURES.
 4. ONCE PAVEMENT AND CURBS ARE IN PLACE, INSTALL INLET SEDIMENT BARRIERS.
 5. ONCE INLET PROTECTION IS IN PLACE, FINAL GRADE ALL AREAS.
- B3. STABLE CONSTRUCTION ENTRANCE (LOCATION(S)) AND SPECIFICATIONS: SEE STORMWATER POLLUTION PREVENTION PLAN SHEET - FOR LOCATION AND SHEET - FOR CONSTRUCTION ENTRANCE DETAILS AND SPECIFICATIONS.
- B4. SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF SEDIMENT CONTROL MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B5. SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF SEDIMENT CONTROL MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B6. STORM SEWER INLET PROTECTION MEASURES, LOCATIONS, AND SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF INLET PROTECTION MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B7. RUNOFF CONTROL MEASURES: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF RUNOFF CONTROL MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B8. STORMWATER OUTLET PROTECTION SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF STORMWATER OUTLET CONTROL MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B9. GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF GRADE STABILIZATION CONTROL MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B10. LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF VARIOUS STORMWATER QUALITY MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B11. TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF TEMPORARY SURFACE STABILIZATION MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B12. PERMANENT SURFACE STABILIZATION SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET - FOR LOCATIONS OF PERMANENT SURFACE STABILIZATION MEASURES AND SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS.

B13. MATERIAL HANDLING AND SPILL PREVENTION PLAN:

- PURPOSE: THE INTENTION OF THIS SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) IS TO ESTABLISH THE PROCEDURES AND EQUIPMENT REQUIRED TO PREVENT THE DISCHARGE OF OIL AND HAZARDOUS SUBSTANCES IN QUANTITIES THAT VIOLATE APPLICABLE WATER QUALITY STANDARDS, CAUSE A SHEEN UPON OR DISCOLORATION OF THE SURFACE OF NAVIGABLE WATERS OR ADJOINING SHORELINES, OR CAUSE SLUDGE OR EMULSION TO BE DEPOSITED BENEATH THE SURFACE OF THE WATER OR ADJOINING SHORELINES. THE PLAN ALSO ESTABLISHES THE ACTIVITIES REQUIRED TO MITIGATE SUCH DISCHARGES (I.E. COUNTERMEASURES) SHOULD THEY OCCUR.
- DEFINITIONS: POLLUTANT: MEANS POLLUTANT OF ANY KIND OR IN ANY FORM, INCLUDING BUT NOT LIMITED TO SEDIMENT, PAINT, CLEANING AGENTS, CONCRETE WASHOUT, PESTICIDES, NUTRIENTS, TRASH, HYDRAULIC FLUIDS, FUEL, OIL, PETROLEUM, FUEL, OIL, SLUDGE, OIL REFUSE, AND OIL MIXED WITH WASTES OTHER THAN DREDGED OIL OR DUMPING.
- DISCHARGE: INCLUDES BUT IS NOT LIMITED TO, ANY SPILLING, LEAKING, PUMPING, POURING, EMITTING, EMPTYING, OR DUMPING.
- NAVIGABLE WATERS: MEANS ALL WATERS OF THE UNITED STATES THAT ARE A NAVIGABLE STREAM, LAKE, OR SEA (NOTE: THIS DEFINITION IS USUALLY INTERPRETTED TO MEAN ANY WASTEWATER (EVEN NORMALLY DRY WASH OR STORM SEWER) THAT EVENTUALLY DRAINS INTO A NAVIGABLE STREAM).
- PLAN REVIEW AND AMENDMENTS: THIS PLAN SHALL BE REVIEWED AND/OR AMENDED, IF NECESSARY, WHENEVER THERE IS A CHANGE IN THE DESIGN OF THE SITE, CONSTRUCTION, OPERATION, OR MAINTENANCE WHICH MATERIALLY AFFECTS THE SITES POTENTIAL FOR THE DISCHARGE OF A REGULATED MATERIAL.

PREDICTION OF POTENTIAL SPILLS:

1. NEAREST NAVIGABLE WATER: (WHITE RIVER)
2. DRAINAGE SYSTEM: (INSERT BRIEF NARRATIVE DESCRIPTION PROPOSED DRAINAGE SYSTEM I.E. "ALL STORM DRAINAGE LEAVES THE SITE BY CLOSED STORM SYSTEMS TO THE WEST TO STORM SEWER IN CROSSWIND COMMONS SUBDIVISION
3. POSSIBLE SPILL SOURCES (DURING AND POST CONSTRUCTION): VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, GREASE, ANTIFREEZE, CONSTRUCTION TRASH AND DEBRIS, BIOLOGICAL AGENTS FOUND IN TRASH AND DEBRIS, FERTILIZERS, HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO CLEANING AGENTS, CHEMICALS, PAINT, HERBICIDES AND PESTICIDES.
4. GROUNDWATER CONTAMINATION: THE FACILITY WILL NOT HAVE ANY ABOVE GROUND OR UNDERGROUND STORAGE TANKS AT THIS SITE. THEREFORE, IT IS FELT THAT THERE IS LITTLE OR NO POSSIBILITY OF POST CONSTRUCTION GROUNDWATER CONTAMINATION. THE FACILITY IS SERVED BY WESTFIELD CITIZENS WASTEWATER AND WATER SERVICES.

ALERT PROCEDURES FOR SPILLS:

1. ANY PERSONNEL OBSERVING A SPILL WILL IMMEDIATELY INSTIGATE THE FOLLOWING PROCEDURES:
 - A. "CALLING" TO FROM ANY TELEPHONE
 - B. NOTIFY THE APPROPRIATE EMERGENCY PERSONNEL
2. THE EMERGENCY COORDINATOR WILL THEN TAKE THE FOLLOWING ACTIONS:
 - A. BARRICADE THE AREAS ALLOWING NO VEHICLES TO ENTER OR LEAVE THE SPILL ZONE
 - B. NOTIFY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF EMERGENCY RESPONSE BY CALLING THE APPROPRIATE TELEPHONE NUMBER: OFFICE: (317)233-7745 TOLL FREE: (800)233-7745 ALSO THE NATIONAL RESPONSE CENTER AT (800)424-8802 AND PROVIDE THE FOLLOWING INFORMATION:
 - TIME OF OBSERVATION OF THE SPILL
 - LOCATION OF THE SPILL
 - IDENTITY OF MATERIAL SPILLED
 - PROBABLE SOURCE OF THE SPILL
 - PROBABLE TIME OF THE SPILL
 - VOLUME OF THE SPILL AND DURATION
 - PRESENT AND ANTICIPATED MOVEMENT OF THE SPILL
 - WEATHER CONDITIONS
 - PERSONNEL AT THE SCENE
 - ACTION INITIATED BY PERSONNEL
 - C. NOTIFY THE WESTFIELD FIRE DEPARTMENT: 9-1-1
 - D. NOTIFY THE WESTFIELD POLICE DEPARTMENT: 9-1-1
 - E. NOTIFY WASTE RECOVERY CONTRACTOR, MAINTENANCE PERSONNEL OR OTHER CONTRACTUAL PERSONNEL AS NECESSARY FOR CLEANUP.
 - F. COORDINATE AND MONITOR CLEANUP UNTIL THE SITUATION HAS BEEN STABILIZED AND ALL SPILLS HAVE BEEN ELIMINATED.
 - G. COOPERATE WITH THE IDEM-COR ON PROCEDURES AND REPORTS INVOLVED WITH THE EVENT.
3. CLEANUP PARAMETERS:
 1. THE DEVELOPER/OWNERS SHALL BE CONTINUOUSLY KEPT INFORMED, MAINTAIN LISTS OF QUALIFIED CONTRACTORS AND AVAILABLE VAC-TRUCKS, TANK PUMPSERS AND OTHER EQUIPMENT READILY ACCESSIBLE FOR CLEANUP OPERATIONS. IN ADDITION, A CONTINUALLY UPDATED LIST OF AVAILABLE ABSORBENT MATERIALS AND CLEANUP SUPPLIES SHOULD BE KEPT ON SITE.
 2. ALL MAINTENANCE PERSONNEL SHALL BE MADE AWARE OF TECHNIQUES FOR PREVENTION OF SPILLS. THEY SHALL BE INFORMED OF THE REQUIREMENTS AND PROCEDURES OUTLINED IN THIS PLAN. THEY SHALL BE KEPT ABEAST OF CURRENT DEVELOPMENTS OR NEW INFORMATION ON THE PREVENTION OF SPILLS AND/OR NECESSARY ALTERATIONS TO THIS PLAN.
 3. WHEN SPILLS OCCUR WHICH COULD ENDANGER HUMAN LIFE AND THIS BECOMES PRIMARY CONCERN, THE DISCHARGE OF THE LIFE SAVING PROTECTION FUNCTION WILL BE CARRIED OUT BY THE LOCAL POLICE AND FIRE DEPARTMENTS.
 4. ABSORBENT MATERIALS, WHICH ARE USED IN CLEANING UP SPILLED MATERIALS, WILL BE DISPOSED OF IN A MANNER SUBJECT TO THE APPROVAL OF THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
 5. FLUSHING OF SPILLED MATERIAL WITH WATER WILL NOT BE PERMITTED UNLESS SO AUTHORIZED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OR THE LOCAL EMERGENCY RESPONSE AGENCY.

- B14. MONITORING AND MAINTENANCE GUIDELINES FOR POLLUTION PREVENTION MEASURES:
- SILT SOCK MAINTENANCE REQUIREMENTS
1. INSPECTION OF THE SILT SOCK PERIODICALLY AND AFTER EACH STORM EVENT.
 2. IF SOCK FABRIC TEARS, ARE STARTING TO DISCOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
 3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE SOCK AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
 4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
 5. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZE IT.
- TEMPORARY SEDIMENT TRAP MAINTENANCE REQUIREMENTS
1. INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH STORM EVENT AND IMMEDIATELY REPAIR ANY EROSION AND PAVING HOLES.
 2. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH.
 3. REPLACE SPILLWAY GRAVEL FACING WHEN CLOGGED.
 4. INSPECT VEGETATION AND RE-SEED IF NECESSARY.
 5. CHECK THE SPILLWAY DEPTH PERIODICALLY TO INSURE A MINIMUM OF 1.5 FT. DEPTH FROM THE LOWEST POINT OF THE SETTLED EMBANKMENT TO HIGHEST POINT OF THE SPILLWAY CREST AND RILL ANY LOW AREAS TO MAINTAIN DESIRED ELEVATION.
 6. PROMPTLY REPLACE ANY DISPLACED RIP-RAP, BEING CAREFUL THAT NO STONES IN THE SPILLWAY ARE ABOVE DESIGN GRADE.
 7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE THE STRUCTURE AND SEDIMENT, GRADE THE SITE TO BLEND WITH ADJOINING AREAS AND STABILIZE IT.
- TEMPORARY INLET PROTECTION MAINTENANCE REQUIREMENTS
1. INSPECT FREQUENTLY FOR DAMAGE BY VEHICULAR TRAFFIC AND REPAIR IF NECESSARY.
 2. INSPECT AFTER EACH STORM EVENT.
 3. REMOVE SEDIMENT WITHOUT FLUSHING, WHEN IT REACHES HALF THE HEIGHT OF THE BARRIER.
 4. DEPOSIT REMOVED SEDIMENT WHERE IT WILL NOT ENTER STORM SEWER DRAINS.
- EROSION CONTROL BLANKET (SURFACE APPLIED) MAINTENANCE REQUIREMENTS
1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER EACH STORM EVENT FOR ANY EROSION BELOW THE BLANKET.
 2. IF ANY AREAS(S) SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT, RE-SEED THE AREA AND RELAY AND STAPLE THE BLANKET.
 3. AFTER VEGETATIVE ESTABLISHMENT CHECK THE TREATED AREA PERIODICALLY.
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS
1. INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
 2. RESHAPE AS NEEDED TO MAINTAIN DRAINAGE AND RUNOFF CONTROL.
 3. TOPDRESS WITH CLEAN STONE AS NEEDED.
 4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO STREETS BY BRUSHING OR SWEEPING.
 5. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN.
 5. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

- B15. EROSION & SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS: SEE SHEET - FOR CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ON INDIVIDUAL BUILDING LOTS NOT INCLUDED IN THIS PHASE OF THE PROJECT.

- C1. DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE: SILT AND SEDIMENT FROM EXPOSED SOILS, LEAVES, MULCH, VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, BRAKE DUST, GREASE, ANTIFREEZE, METALS, RUBBER FRAGMENTS, ROAD GRIT, SALTS AND SANDS, CONSTRUCTION TRASH AND DEBRIS, FERTILIZERS, HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO CLEANING AGENTS, CHEMICALS, PAINT, MISCELLANEOUS HOME IMPROVEMENT MATERIALS, TOYS AND CLOTHING AND ANIMAL WASTE, ELEVATED STORM RUNOFF TEMPERATURES, ACID RAIN PESTICIDES AND PATHOGENS.

C2. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION:

1. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE STORMWATER POLLUTION PREVENTION MEASURES MAINTENANCE REQUIREMENTS BEGINNING IMMEDIATELY AFTER INSTALLATION AND CONTINUING UNTIL VEGETATION HAS BEEN SUFFICIENTLY ESTABLISHED AND ALL CONSTRUCTION ACTIVITY IS COMPLETE.
 2. REMOVE ALL INDIVIDUAL INLET PROTECTION AND STRAW BALE DAMS, SILT FENCES ETC. ONLY AFTER SEEDING AND SUFFICIENT VEGETATION GROWTH HAS BEEN ESTABLISHED IN EACH AREA TO A POINT WHERE SEDIMENT/POLLUTANTS WILL NOT ENTER THE DRAINAGE OR STORM SEWER SYSTEM.
 3. INSPECTION AND MAINTENANCE OF ALL COMMON AREAS OR RIGHT-OF-WAY AND INFRASTRUCTURE IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR HIS DESIGNEE UNTIL IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY OWNERS ASSOCIATION OR LOCAL AGENCIES.
 4. INSPECTION AND MAINTENANCE OF INDIVIDUAL LOTS IS THE RESPONSIBILITY OF THE BUILDER OR HIS DESIGNEE UNTIL THE OWNER BUYS AND THEREBY ACCEPTS RESPONSIBILITY FOR THE INDIVIDUAL LOT.
- C3. DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES: SITE AND FACILITY DESIGN FOR STORMWATER QUALITY PROTECTION ON THIS SITE EMPLOYS A MULTI-LEVEL STRATEGY CONSISTING OF:
1. REDUCING OR ELIMINATING POST-PROJECT RUNOFF.
 2. CONTROLLING SOURCES OF POLLUTANTS.
 3. AND IF NEEDED, TREATING CONTAMINATED STORMWATER RUNOFF BEFORE DISCHARGING IT INTO THE STORM SEWER SYSTEM OR RECEIVING WATERS.
- TYPICAL STORMWATER QUALITY MEASURES FOR REDUCING, ELIMINATING OR CONTROLLING POLLUTANTS (SOURCE CONTROLS) INCLUDE:
- A. THIS SITE STORMWATER IS DISCHARGED TO SWQU AND UNDERGROUND DETENTION WHICH OUTLETS.
 - B. ALL DIRECT RUNOFF FROM IMPERVIOUS AREAS ARE CONVEYED TO SWQU AND UNDERGROUND DETENTION PRIOR TO LEAVING THE SITE.
 - C. THIS SITE UTILIZES SWQU AND UNDERGROUND DETENTION WHICH FUNCTION AS THE BMP'S.
 - D. SEE SHEETS C4-7 AND L1 FOR PERMANENT SEEDING, TEMPORARY SEEDING, AND LANDSCAPING PLANTINGS IN ALL VEGETATED AREAS NOT OCCUPIED BY BUILDINGS, PARKING OR OTHER SIMILAR IMPROVEMENTS TO THE SITE.
 - E. ALL IMPERVIOUS AREAS ARE SHEET DRAINED TO STORM SEWER.
 - F. SLOPE PROTECTION OF THE SWALES IS PROVIDED BY EROSION CONTROL BLANKETS INSTALLED PER MANUFACTURERS RECOMMENDATION. IN ANY AREAS WHERE EROSION TAKES PLACE AND THE EROSION CONTROL BLANKETS ARE NOT SUFFICIENT, THE CONTRACTOR SHALL INSTALL 6" RIP-RAP AS ADDITIONAL SLOPE ARMOURMENT TO MAINTAIN THE GRADIENT AND SHAPE OF THE SWALES.
 - G. SEE SHEETS C4-C7 AND L1 FOR ALL REQUIRED MULCHING OF PERMANENT SEEDING, TEMPORARY SEEDING, AND LANDSCAPED AREAS ON THE SITE.

- C4. LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF STORMWATER QUALITY MEASURES: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF PERMANENT STORMWATER QUALITY MEASURES AND SHEET C5, C7, & C7.2 CONSTRUCTION DETAILS AND SPECIFICATIONS.

- C5. DESCRIPTION OF MAINTENANCE GUIDELINES FOR PROPOSED WATER QUALITY MEASURES: SEE OWNERS BMP OPERATIONS AND MAINTENANCE MANUAL.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:

VEHICLE & EQUIPMENT MAINTENANCE

DESCRIPTION AND PURPOSE

PREVENT OR REDUCE THE CONTAMINATION OF STORMWATER RESULTING FROM VEHICLE AND EQUIPMENT MAINTENANCE BY RUNNING A DRY AND CLEAN SITE, THE BEST OPTION WOULD BE TO PERFORM MAINTENANCE ACTIVITIES AT AN OFFSITE FACILITY. IF THIS OPTION IS NOT AVAILABLE THEN WORK SHOULD BE PERFORMED IN A DESIGNATED AREA ONLY, WHILE PROVIDING COVER FOR MATERIALS STORED OUTSIDE, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.

SUITABLE APPLICATIONS

THESE PROCEDURES ARE SUITABLE ON ALL CONSTRUCTION PROJECTS WHERE AN ONSITE YARD AREA IS NECESSARY FOR STORAGE AND MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES.

LIMITATIONS

ONSITE VEHICLE AND EQUIPMENT MAINTENANCE SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR MAINTENANCE AND REPAIR. SENDING VEHICLES/EQUIPMENT OFFSITE SHOULD BE DONE IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT. OUTDOOR VEHICLE OR EQUIPMENT MAINTENANCE IS A POTENTIALLY SIGNIFICANT SOURCE OF STORMWATER POLLUTION. ACTIVITIES THAT CAN CONTAMINATE STORMWATER INCLUDE ENGINE REPAIR AND SERVICE, CHANGING OR REPLACEMENT OF FLUIDS, AND OUTDOOR EQUIPMENT STORAGE AND PARKING (FLUID LEAKS).

IMPLEMENTATION

IF MAINTENANCE MUST OCCUR ONSITE, USE DESIGNATED AREAS, LOCATED AWAY FROM DRAINAGE COURSES, DEDICATED MAINTENANCE AREAS SHOULD BE PROTECTED FROM STORMWATER RUNOFF AND RUNOFF, AND SHOULD BE LOCATED AT LEAST 50 FEET FROM DOWNSTREAM DRAINAGE FACILITIES AND WATERCOURSES.

DRIP PANS OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT MAINTENANCE WORK THAT INVOLVES FLUIDS, UNLESS THE MAINTENANCE WORK IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED MAINTENANCE AREA.

PLACE A STOCKPILE OF SPILL CLEANUP MATERIALS WHERE IT WILL BE READILY ACCESSIBLE.

ALL FUELING TRUCKS AND FUELING AREAS ARE REQUIRED TO HAVE SPILL KITS AND/OR USE OTHER SPILL PROTECTION DEVICES.

USE ABSORBENT MATERIALS ON SMALL SPILLS. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.

INSPECT ONSITE VEHICLES AND EQUIPMENT DAILY AT STARTUP FOR LEAKS AND REPAIR IMMEDIATELY.

KEEP VEHICLES AND EQUIPMENT CLEAN: DO NOT ALLOW EXCESSIVE BUILDUP OF OIL AND GREASE.

SEGREGATE AND RECYCLE WASTES, SUCH AS GREASES, USED OIL OR OIL FILTERS, ANTIFREEZE, CLEANING SOLUTIONS, BATTERIES, HYDRAULIC AND TRANSMISSION FLUIDS, PROVIDE SECONDARY CONTAINMENT AND COVERS FOR THESE MATERIALS IF STORED ONSITE.

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER MAINTENANCE AND SPILL CLEANUP PROCEDURES.

DRIP PANS OR PLASTIC SHEETING SHOULD BE PLACED UNDER ALL VEHICLES AND EQUIPMENT PLACED ON DOCKS, BARGES, OR OTHER STRUCTURES OVER WATER BODIES WHEN THE VEHICLE OR EQUIPMENT IS PLANNED TO BEIDLE FOR MORE THAN 1 HOUR.

PROPERLY DISPOSE OF USED OILS, FLUIDS, LUBRICANTS AND SPILL CLEANUP MATERIALS.

DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN OR WATERCOURSE.

PROPERLY DISPOSE OF OR RECYCLE USED BATTERIES.

DO NOT BURY USED TIRES.

REPAIR LEAKS OF FLUIDS AND OIL IMMEDIATELY.

LISTED BELOW IS FURTHER INFORMATION IF YOU MUST PERFORM VEHICLE OR EQUIPMENT MAINTENANCE ONSITE.

INSPECTION AND MAINTENANCE

INSPECT AND VERIFY THAT BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHILE ACTIVITIES ASSOCIATED WITH THE BMP ARE UNDER WAY, INSPECT WEEKLY TO VERIFY CONTINUED BMP IMPLEMENTATION.

KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION.

VEHICLES AND EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM (VEHICLE) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

INSPECT EQUIPMENT FOR DAMAGED HOSES AND LEAKY GASKETS ROUTINELY. REPAIR OR REPLACE AS NEEDED.

VEHICLE AND EQUIPMENT FUELING

DESCRIPTION AND PURPOSE

VEHICLE EQUIPMENT FUELING PROCEDURES AND PRACTICES ARE DESIGNED TO PREVENT FUEL SPILLS AND LEAKS, AND REDUCE OR ELIMINATE CONTAMINATION OF STORMWATER. THIS CAN BE ACCOMPLISHED BY USING OFFSITE FACILITIES, FUELING IN AREAS ONLY INCLUDING OR COVERING STORED FUEL, IMPLEMENTING SPILL CONTROLS, AND TRAINING EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING PROCEDURES.

LIMITATIONS

ONSITE VEHICLE AND EQUIPMENT FUELING SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR FUELING. SENDING VEHICLES AND EQUIPMENT OFFSITE SHOULD BE DONE IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.

IMPLEMENTATION

USE OFFSITE FUELING STATIONS AS MUCH AS POSSIBLE. THESE BUSINESSES ARE BETTER EQUIPPED TO HANDLE FUEL AND SPILLS PROPERLY. PERFORMING THIS WORK OFFSITE CAN ALSO BE ECONOMICALLY BY ELIMINATING THE NEED FOR SEPARATE FUELING AREA AT A SITE.

DISCOURAGE TOPPING-OFF OF FUEL TANKS.

ABSORBENT SPILL CLEANUP MATERIALS AND SPILL KITS SHOULD BE AVAILABLE IN FUELING AREAS AND ON FUELING TRUCKS, AND SHOULD BE DISPOSED OF PROPERLY AFTER USE.

DRIP PANS OR ABSORBENT PANS SHOULD BE USED DURING VEHICLE AND EQUIPMENT FUELING, UNLESS THE FUELING IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED FUELING AREA.

USE ABSORBENT MATERIALS ON SMALL SPILLS. DO NOT HOSE DOWN OR BURY THE SPILL. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.

AVOID MOBILE FUELING OF MOBILE CONSTRUCTION EQUIPMENT AROUND THE SITE. RATHER, TRANSPORT THE EQUIPMENT TO DESIGNATED FUELING AREAS.

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING AND CLEANUP PROCEDURES.

DEDICATED FUELING AREAS SHOULD BE PROTECTED FROM STORMWATER RUNOFF AND RUNOFF, AND SHOULD BE LOCATED AT LEAST 50 FT. AWAY FROM DOWNSTREAM DRAINAGE FACILITIES AND WATERCOURSES. FUELING MUST BE PERFORMED ON LEVEL-GRADE AREAS.

PROTECT FUELING AREAS WITH BERMS AND DIKES TO PREVENT RUNON, RUNOFF, AND TO CONTAIN SPILLS.

NOZZLES USED IN VEHICLES AND EQUIPMENT FUELING SHOULD BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO CONTROL DRIPS. FUELING OPERATIONS SHOULD NOT BE LEFT UNATTENDED.

INSPECTION AND MAINTENANCE

VEHICLES AND EQUIPMENT SHOULD BE INSPECTED EACH DAY OF USE FOR LEAKS. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR PROBLEM VEHICLES OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

IMMEDIATELY CLEAN UP SPILLS AND PROPERLY DISPOSE OF CONTAMINATED SOIL AND CLEANUP MATERIALS.

SOLID WASTE MANAGEMENT

DESCRIPTION AND PURPOSE

SOLID WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE DESIGNED TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM SOLID OR CONSTRUCTION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS, ARRANGING FOR REGULAR DISPOSAL, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

SUITABLE APPLICATIONS

THIS BMP IS SUITABLE FOR CONSTRUCTION SITES WHERE THE FOLLOWING WASTES ARE GENERATED OR STORED:

1. SOLID WASTE GENERATED FROM TREES AND SHRUBS REMOVED DURING LAND CLEARING, DEMOLITION OF EXISTING STRUCTURES (JUBBLE), AND BUILDING CONSTRUCTION.
2. PACKAGING MATERIALS INCLUDING WOOD, PAPER AND PLASTIC.
3. SCRAP OR SURPLUS BUILDING MATERIALS INCLUDING SCRAP METALS, RUBBER, PLASTIC, GLASS PIECES AND MASONRY PRODUCTS.
4. DOMESTIC WASTES INCLUDING FOOD CONTAINERS SUCH AS BEVERAGE CANS, COFFEE CUPS, PAPER BAGS, PLASTIC WRAPPERS, AND CIGARETTES.
5. CONSTRUCTION WASTES INCLUDING BRICK, MORTAR, TIMBER, STEEL AND METAL SCRAPS, PIPE AND ELECTRICAL CUTTINGS, NON-HAZARDOUS EQUIPMENT PARTS, STYROFOAM AND OTHER MATERIALS, TRANSPORT AND PACKAGE CONSTRUCTION MATERIALS.

IMPLEMENTATION

THE FOLLOWING STEPS WILL HELP KEEP A CLEAN SITE AND REDUCE STORMWATER POLLUTION:

SELECT DESIGNATED WASTE COLLECTION AREAS ONSITE.

INFORM TRASH-HAULING CONTRACTORS THAT YOU WILL ACCEPT ONLY WATERTIGHT DUMPSTERS FOR ONSITE USE.

INSPECT DUMPSTERS FOR LEAKS AND CONTACT THE TRASH HAULING CONTRACTOR TO REPAIR ANY DUMPSTER THAT IS NOT WATERTIGHT.

PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP RAIN OUT OR TO PREVENT LOSS OF WASTES WHEN IT IS WINDY.

PLAN FOR ADDITIONAL CONTAINERS AND MORE FREQUENT PICKUP DURING THE DEMOLITION PHASE OF CONSTRUCTION.

COLLECT SITE TRASH DAILY, ESPECIALLY DURING RAINY AND WINDY CONDITIONS.

REMOVE THE SOLID WASTE PROMPTLY SINCE EROSION AND SEDIMENT CONTROL DEVICES TEND TO COLLECT LITTER.

MAKE SURE THAT TOXIC LIQUID WASTES (USED OILS, SOLVENTS, AND PAINTS) AND CHEMICALS (ACIDS, PESTICIDES, ADDITIVES, CURING COMPOUNDS) ARE NOT DISPOSED OF IN DUMPSTERS DESIGNATED FOR CONSTRUCTION DEBRIS.

DO NOT HOSE OUT DUMPSTERS ON THE CONSTRUCTION SITE. LEAVE DUMPSTER CLEANING TO THE TRASH HAULING CONTRACTOR OFFSITE.

ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOW.

CLEAN UP IMMEDIATELY IF A CONTAINER DOES SPILL.

MAKE SURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.

COLLECTION STORAGE AND DISPOSAL

LITTERING ON THE PROJECT SITE SHOULD BE PROHIBITED.

TO PREVENT CLOGGING OF THE STORM DRAINAGE SYSTEM, LITTER AND DEBRIS REMOVAL FROM DRAINAGE GRATES, TRASH ROCKS AND DITCH LINES SHOULD BE A PRIORITY.

TRASH RECEPTACLES SHOULD BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AND INSTRUCT ALL PERSONNEL ON SITE TO PROPERLY USE THE APPROPRIATE TRASH RECEPTACLE.

LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHOULD BE COLLECTED AND PLACED IN WATERTIGHT DUMPSTERS AT LEAST WEEKLY, REGARDLESS OF WHETHER THE LITTER WAS GENERATED BY THE CONTRACTOR, THE PUBLIC, OR OTHERS. COLLECTED LITTER AND DEBRIS SHOULD NOT BE PLACED IN OR NEXT TO DRAIN LINES, STORMWATER DRAINAGE SYSTEMS, OR WATERCOURSES.

DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHOULD BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT.

FULL DUMPSTERS SHOULD BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHOULD BE DISPOSED OF BY THE TRASH HAULING CONTRACTOR.

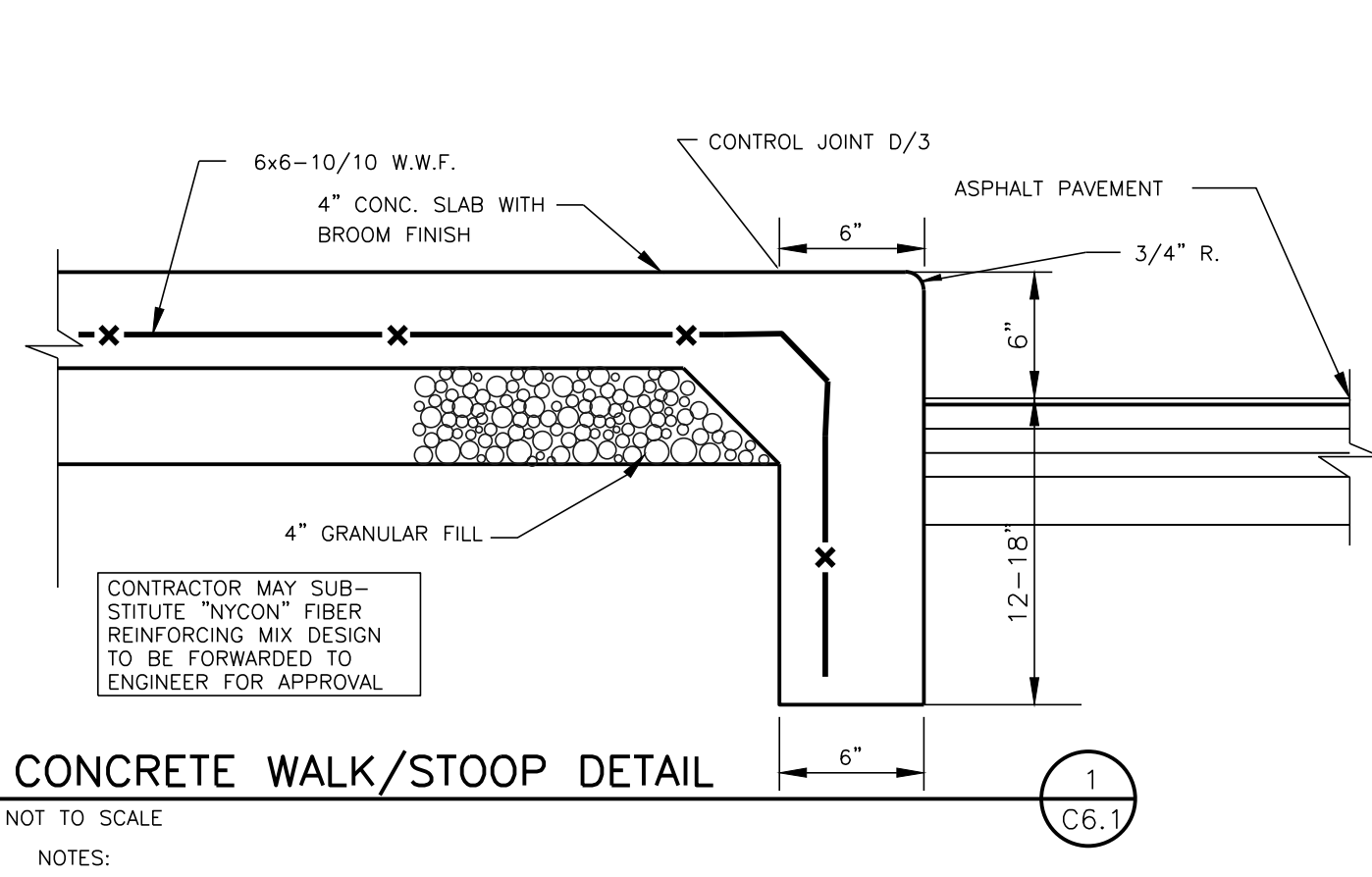
CONSTRUCTION DEBRIS AND WASTE SHOULD BE REMOVED FROM THE SITE BIWEEKLY OR MORE FREQUENTLY AS NEEDED.

STORMWATER RUNOFF SHOULD BE PREVENTED FROM CONTACTING STORED SOLID WASTE THROUGH THE USE OF BERMS, DIKES, OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SITE SURFACES.

SOLID WASTE STORAGE AREAS SHOULD BE LOCATED AT LEAST 50 FT. FROM DRAINAGE FACILITIES AND WATERCOURSES AND SHOULD NOT BE LOCATED IN AREAS PRONE TO FLOODING OR PONDING.

INSPECTION AND MAINTENANCE

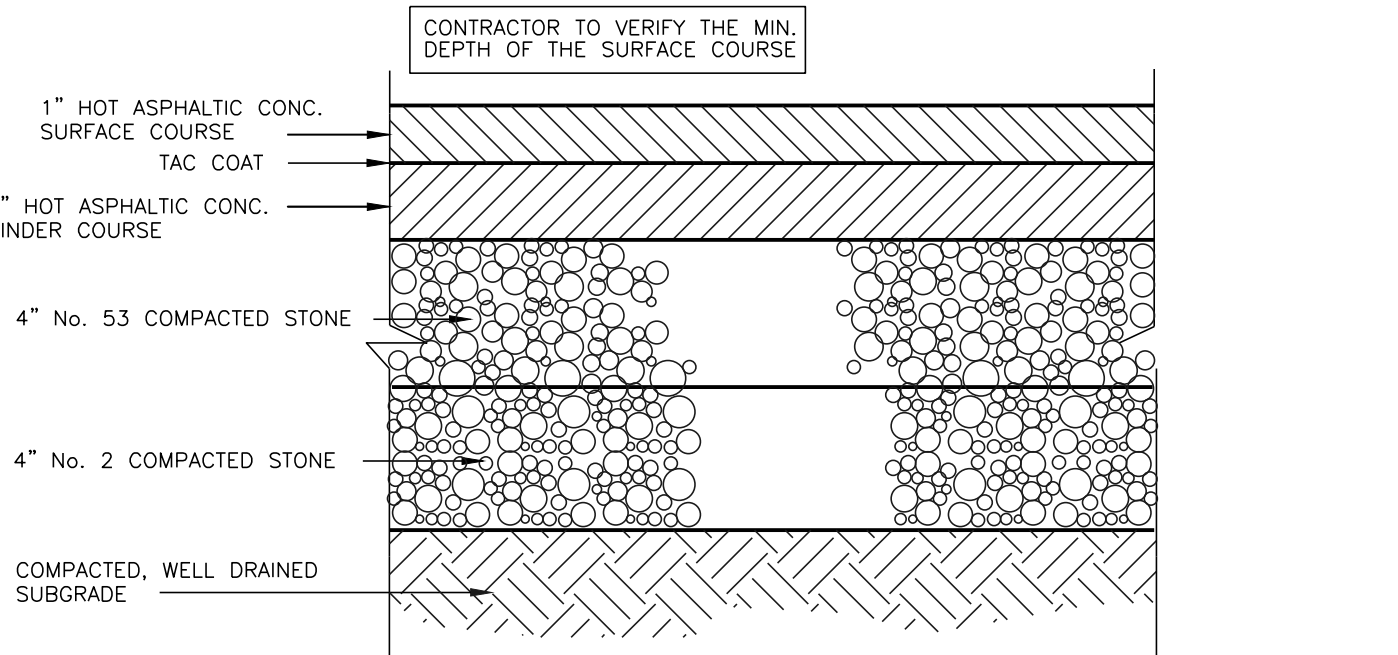
INSPECT AND VERIFY THAT ACTIVITY BASED BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHILE ACTIVITIES ASSOCI



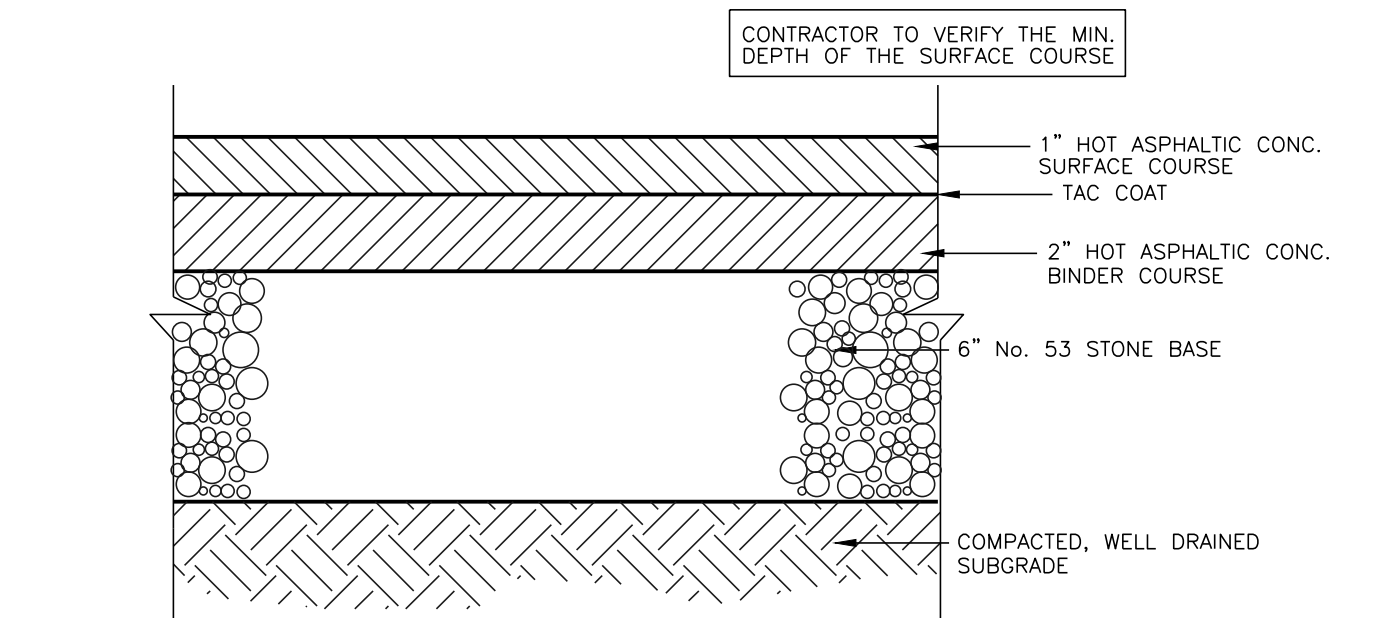
CONCRETE WALK/STOOP DETAIL
NOT TO SCALE

NOTES:

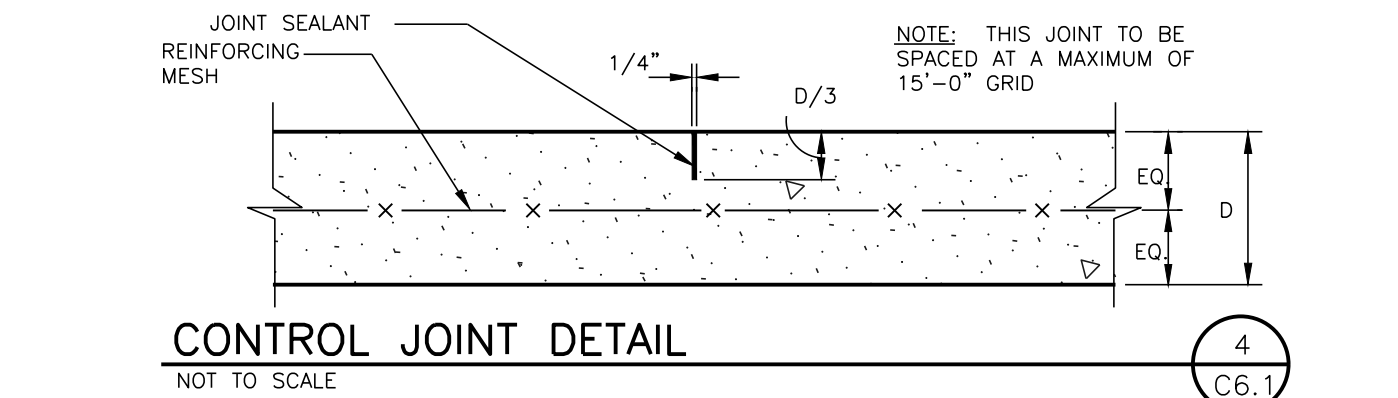
- TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS. (FOR SIDEWALK ONLY)
- SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
- WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" O.C. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADII AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' O.C.



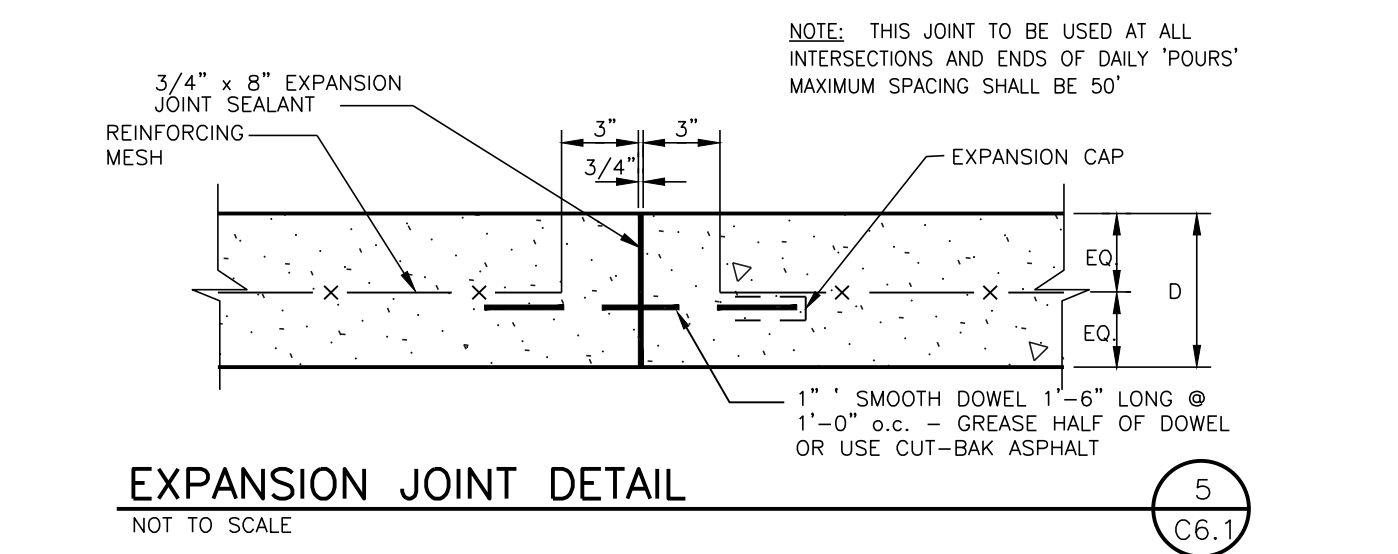
HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



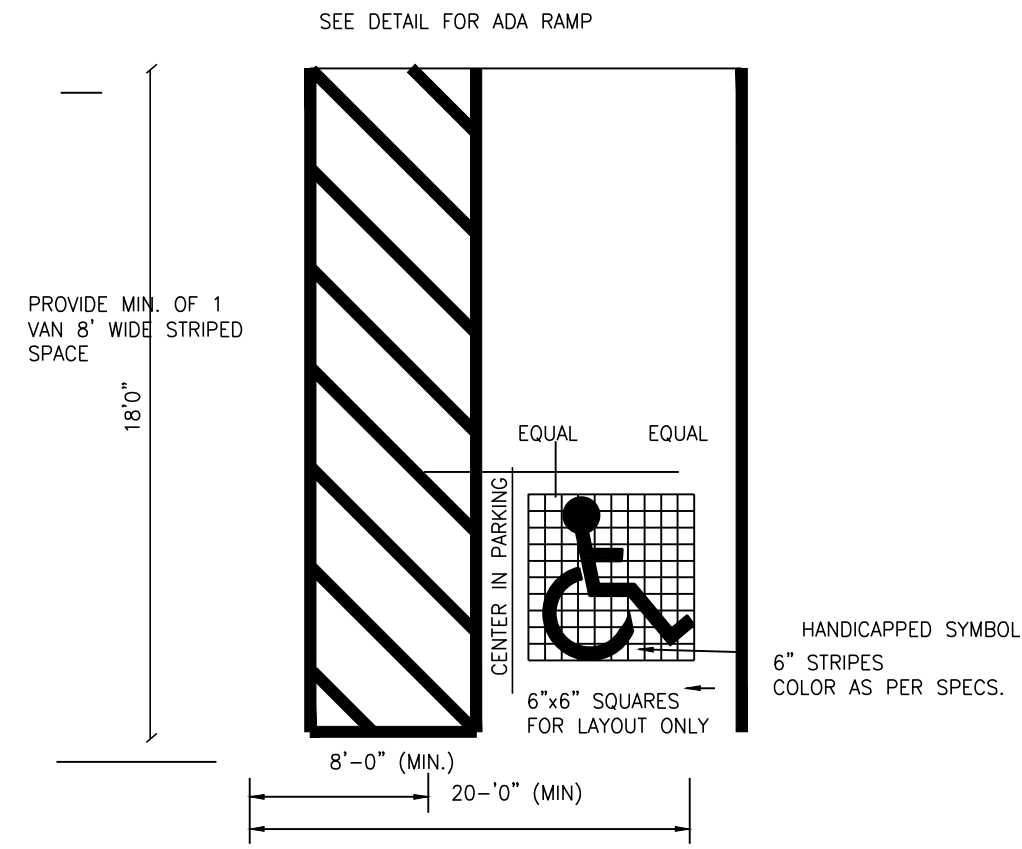
LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



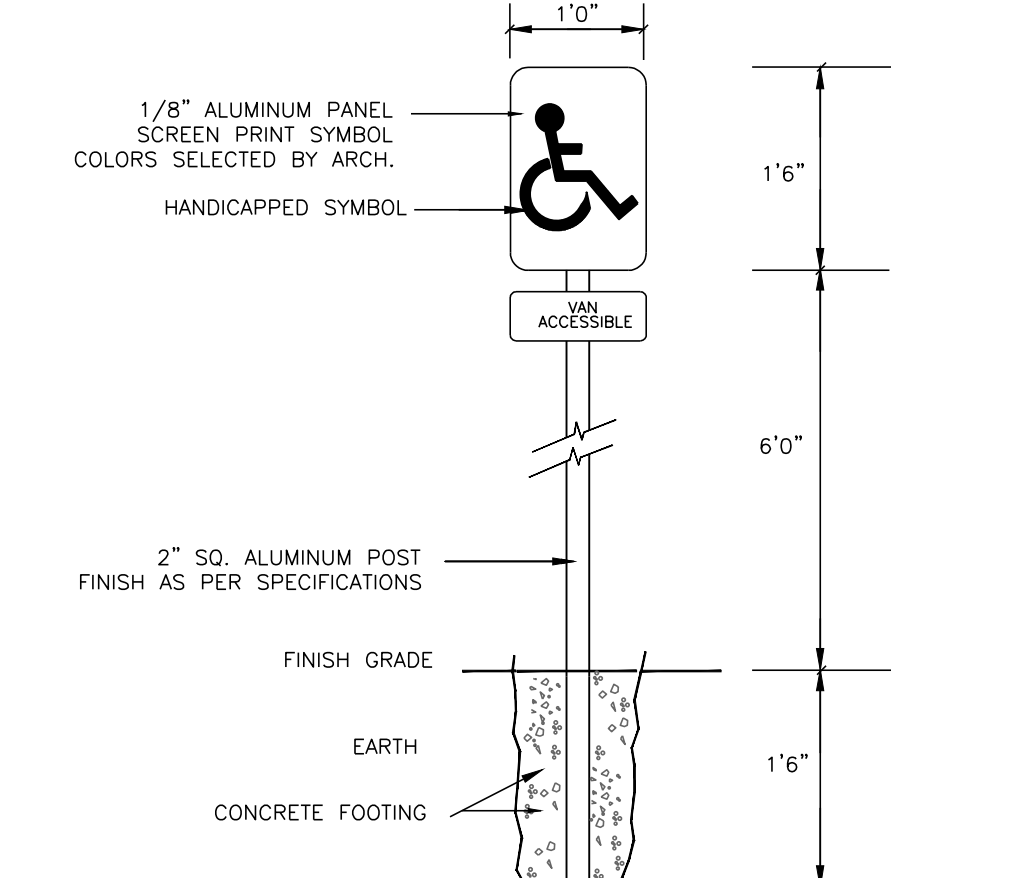
CONTROL JOINT DETAIL
NOT TO SCALE



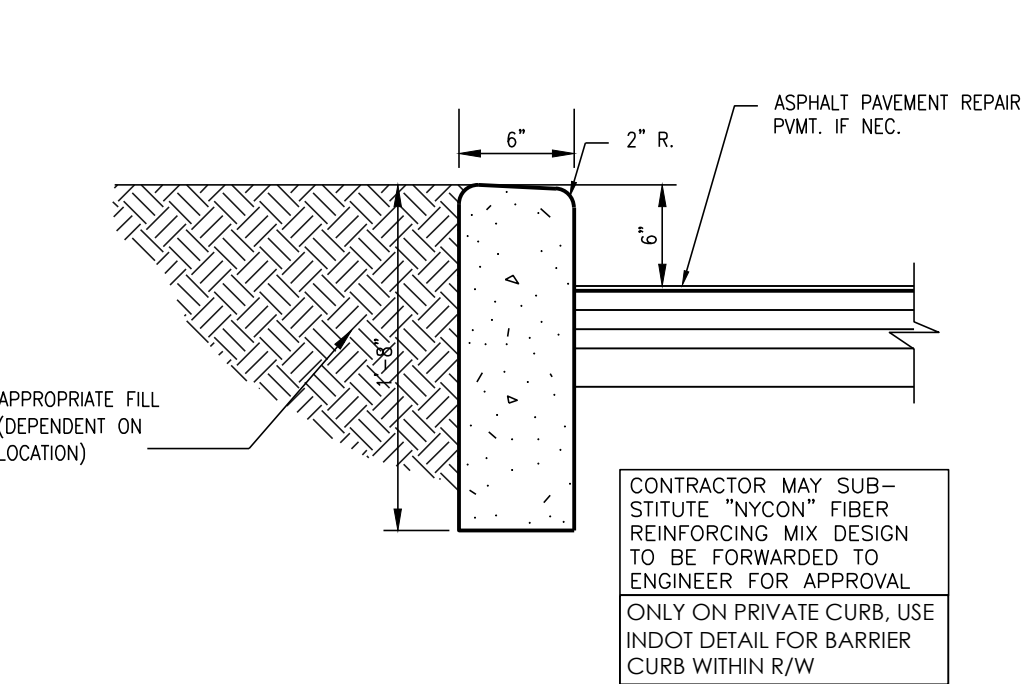
EXPANSION JOINT DETAIL
NOT TO SCALE



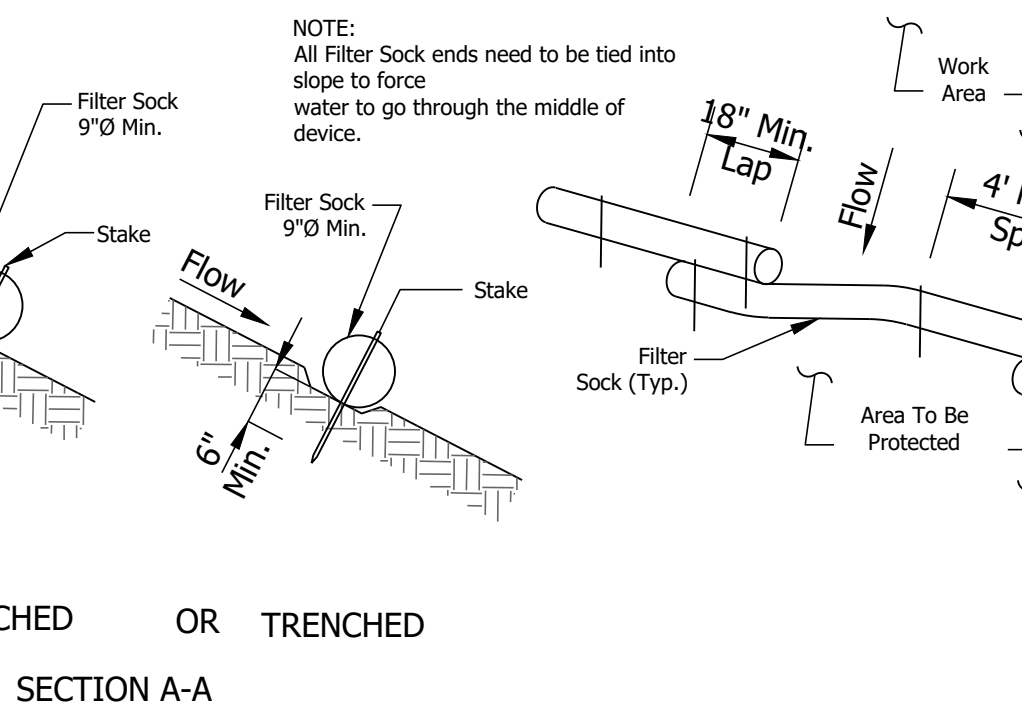
HANDICAPPED PARKING
NOT TO SCALE



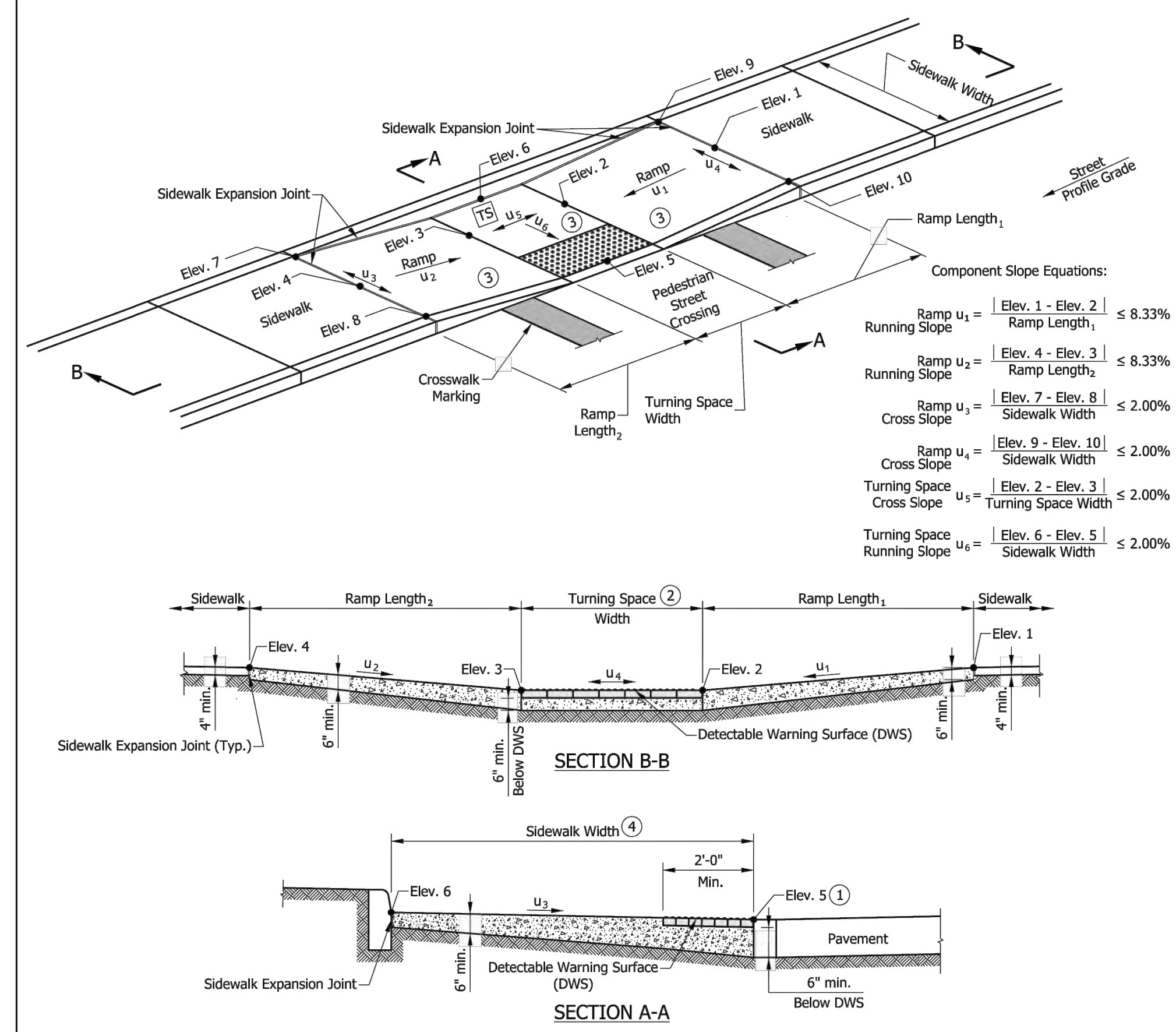
HANDICAPPED PARKING SIGN
NOT TO SCALE



STANDING CURB DETAIL
NOT TO SCALE



FILTER SOCK DETAIL
NOT TO SCALE



NOTES:

- The bottom edge of the turning space and top of curb shall be flush with the edge of adjacent pavement and gutter line.
- The turning space shall have a minimum clear dimension of 4 ft x 4 ft and a running slope of 2.00% maximum. Where the turning space is constrained at the back of the sidewalk, the minimum clear dimension shall be 4 ft x 5 ft, with the 5-ft dimension in the direction of the ramp running slope.
- Curb ramp surface shall be coarse broomed transverse to the running slope.
- Where there is no buffer between the sidewalk and curb, the preferred minimum sidewalk width is 5 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.
- See Standard Drawing E 604-SWCR-01 for cross slope exceptions.
- See Standard Drawing E 604-SWCR-12, -13, and -14 for Detectable Warning Surface placement, configuration, and details.
- See Standard Drawing E 604-CCSJ-01 for sidewalk expansion joint details.

LEGEND:

- Ramp
- Detectable Warning Surface
- Turning Space

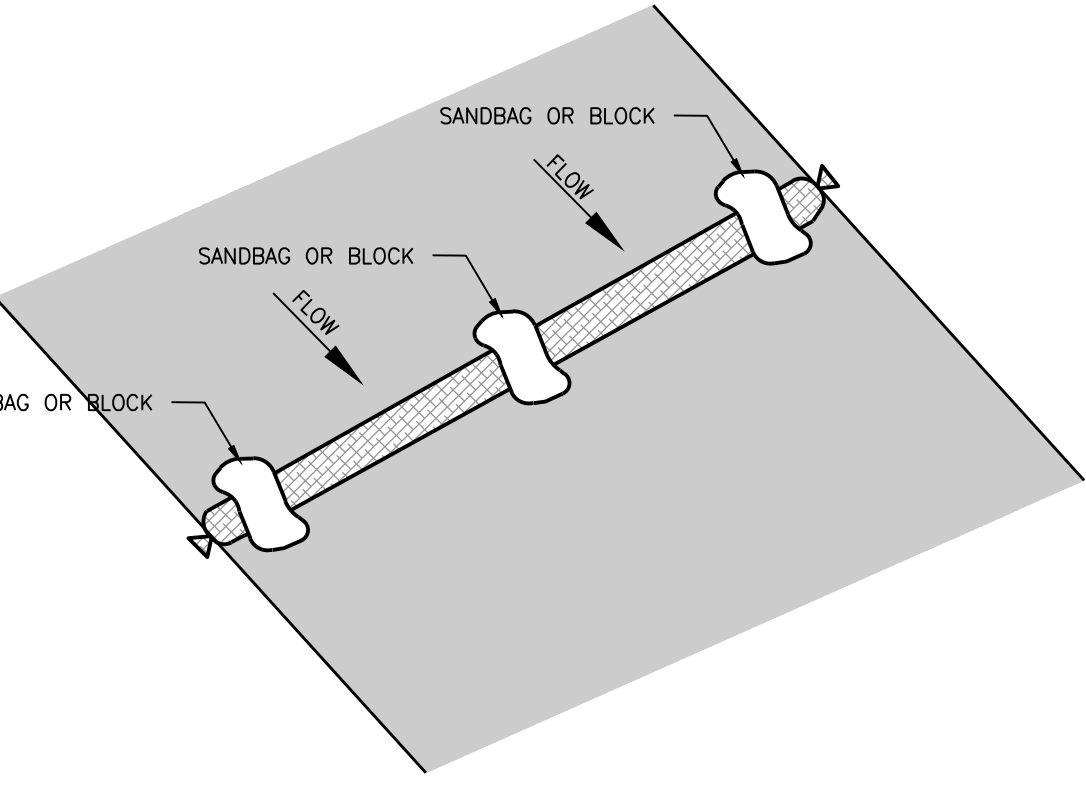
INDIANA DEPARTMENT OF TRANSPORTATION

PARALLEL CURB RAMP COMPONENT DETAILS

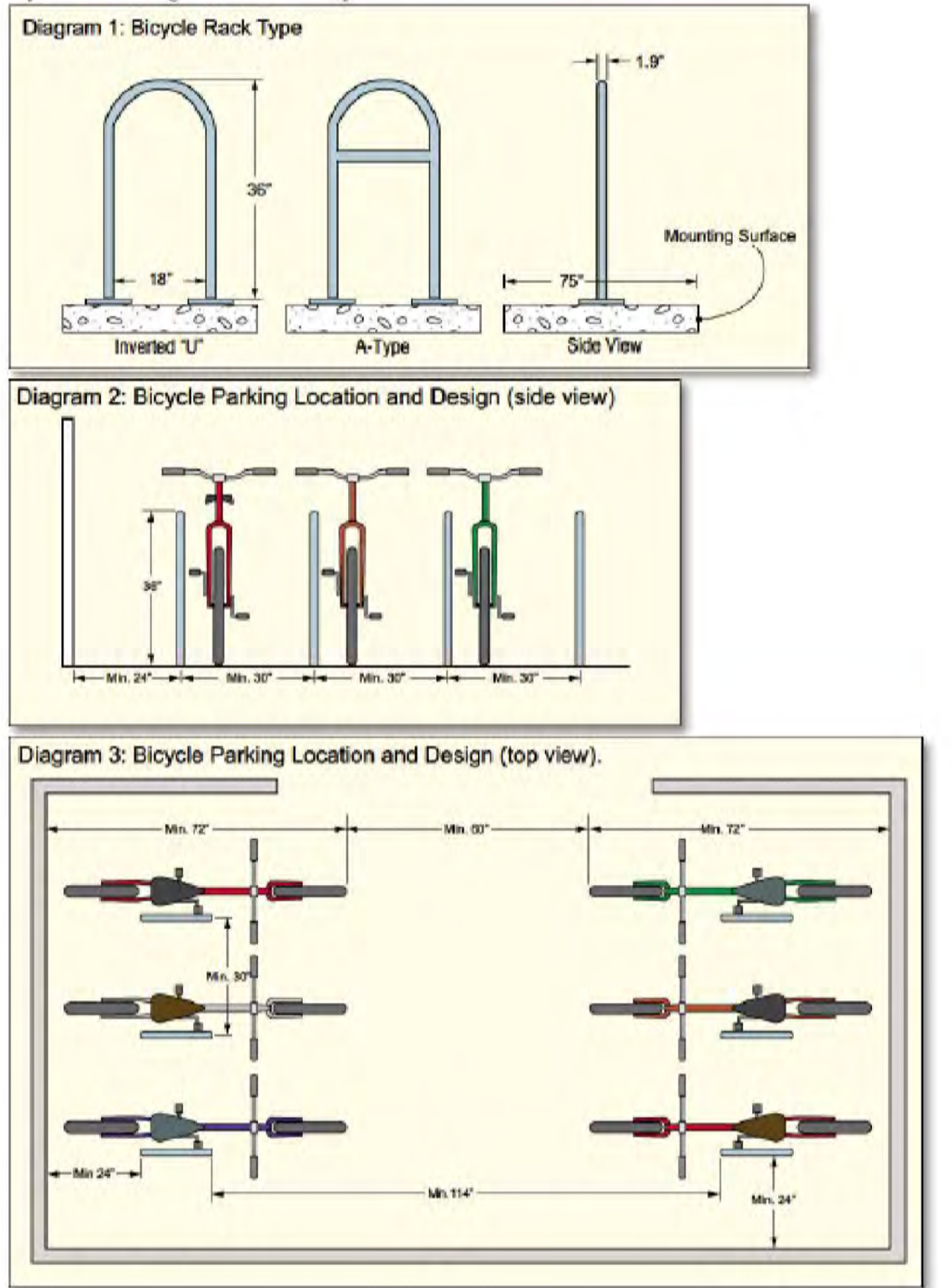
SEPTEMBER 2018

STANDARD DRAWING NO. E 604-SWCR-08

	/s/ Elizabeth W. Phillips DESIGN STANDARDS ENGINEER	03/29/18 DATE
	/s/ John Cackie CHIEF ENGINEER	04/25/18 DATE



FILTER SOCK ON PAVEMENT DETAIL
NOT TO SCALE



BICYCLE PARKING
NOT TO SCALE

APPROVAL
PENDING NOT FOR CONSTRUCTION

DATE	ISSUE	CLIENT REVIEW	TAC REVIEW COMMENTS
06-01-2021			
06-25-2021			

KEELER-WEBB ASSOCIATES
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ARCHITECTURE • PLANNING • LANDSCAPE ARCHITECTURE • ECONOMIC DEVELOPMENT • PUBLIC RELATIONS • PROJECT MANAGEMENT

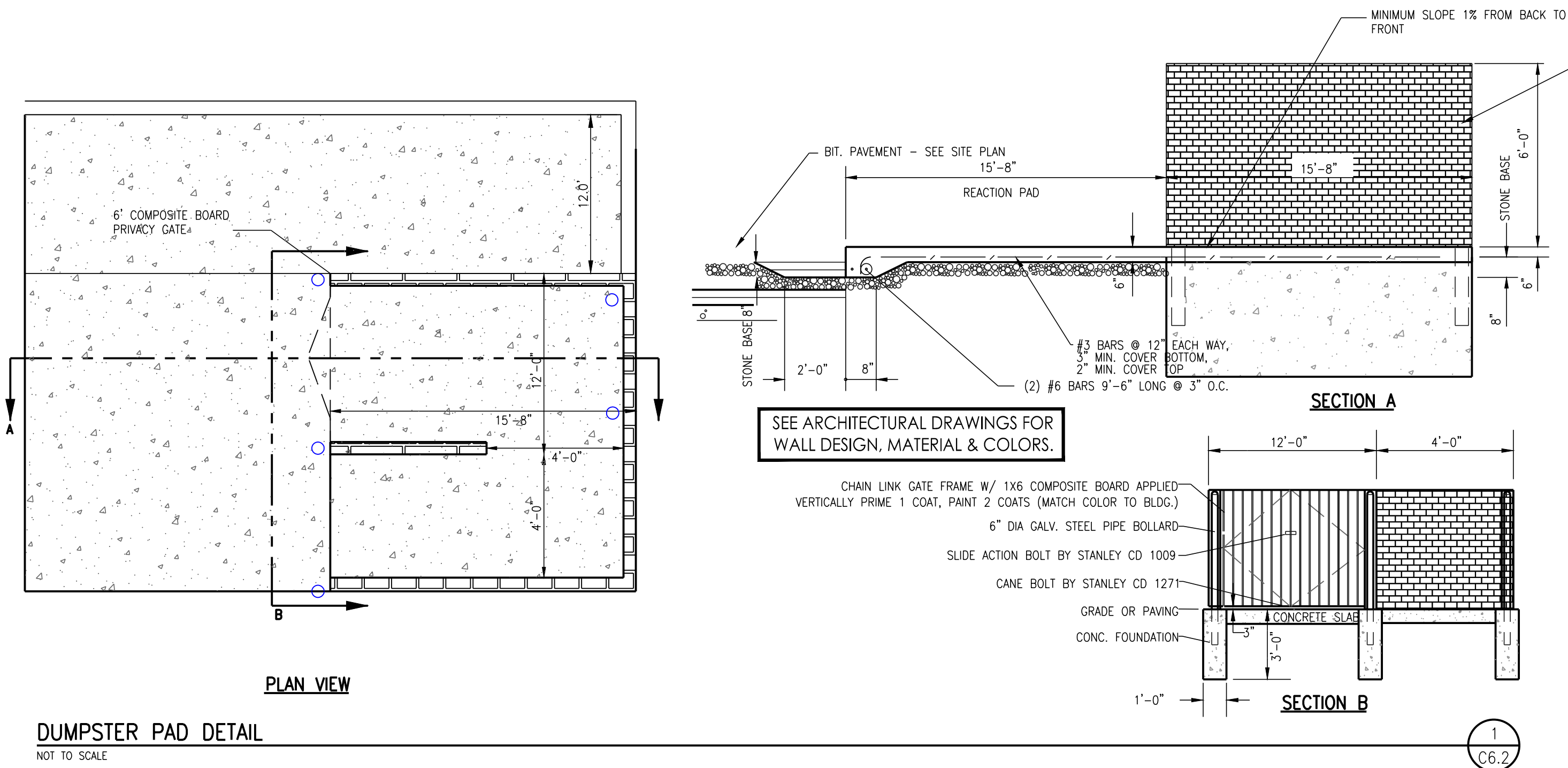
850 SOUTH MERIDIAN ST. INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

15426 SPRING MILL ROAD
WESTFIELD, IN 46074

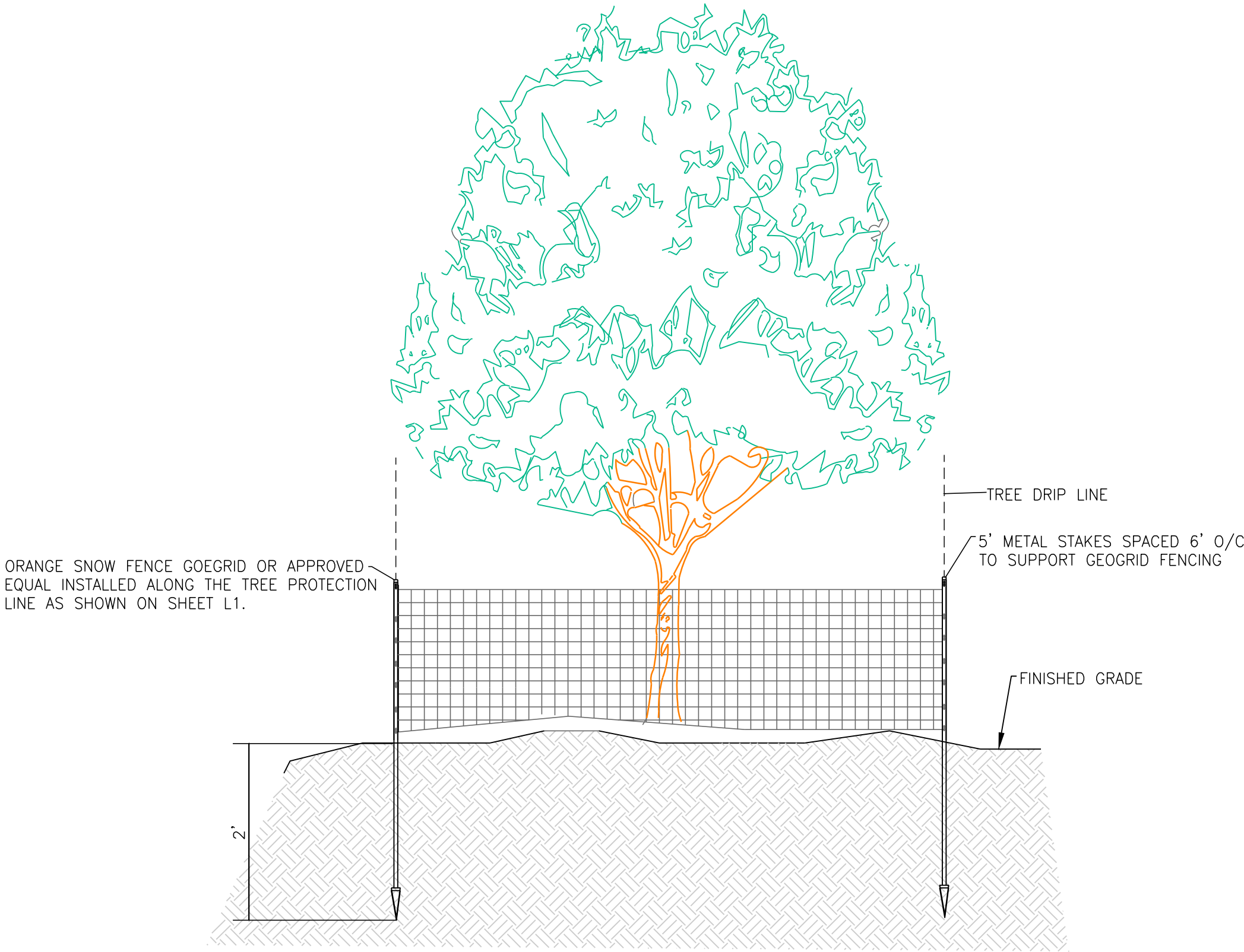
DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 2103-029
SHEET No.

C6.1



DUMPSTER PAD DETAIL

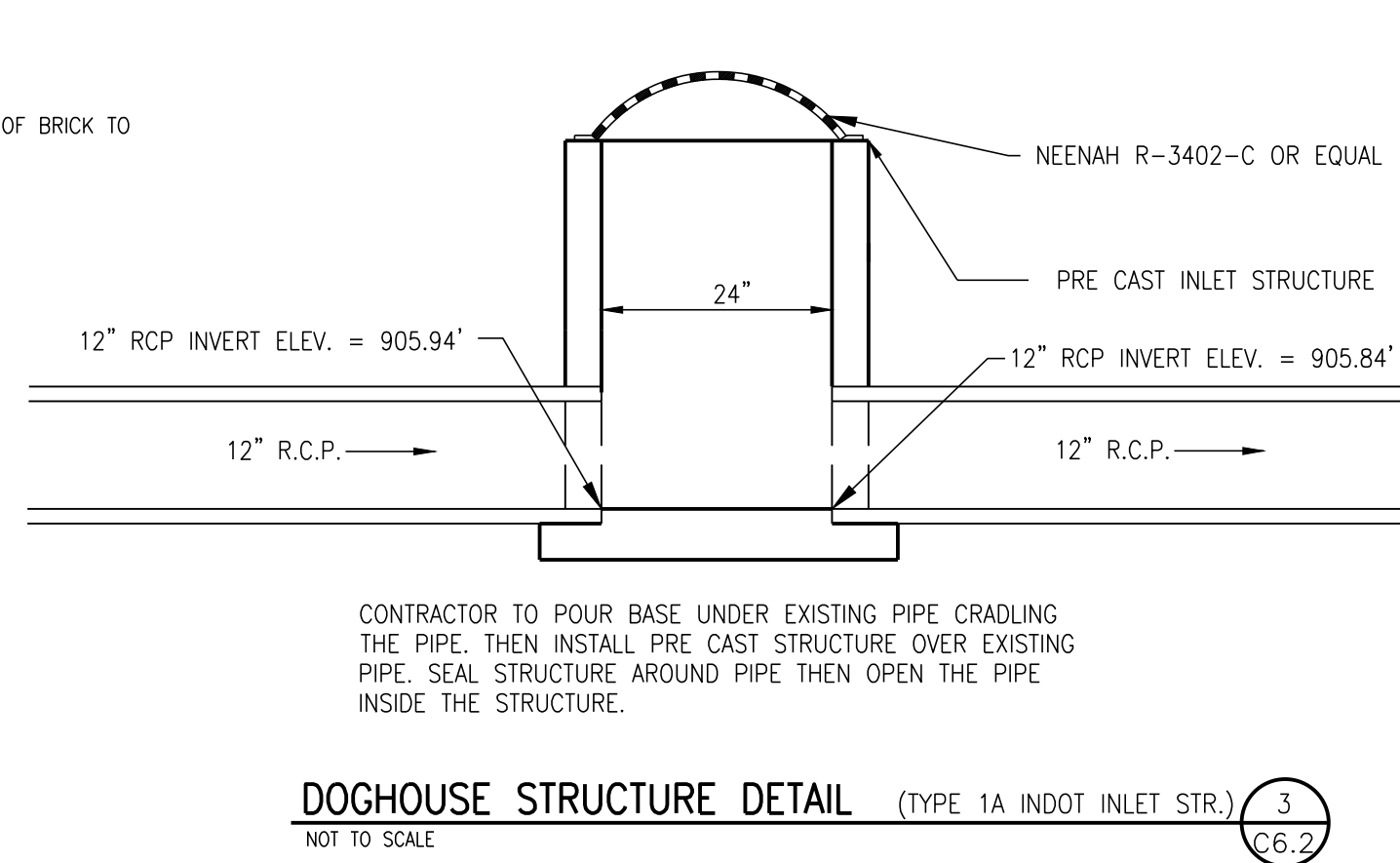
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- A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT. WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.
- B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT. ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.
- C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

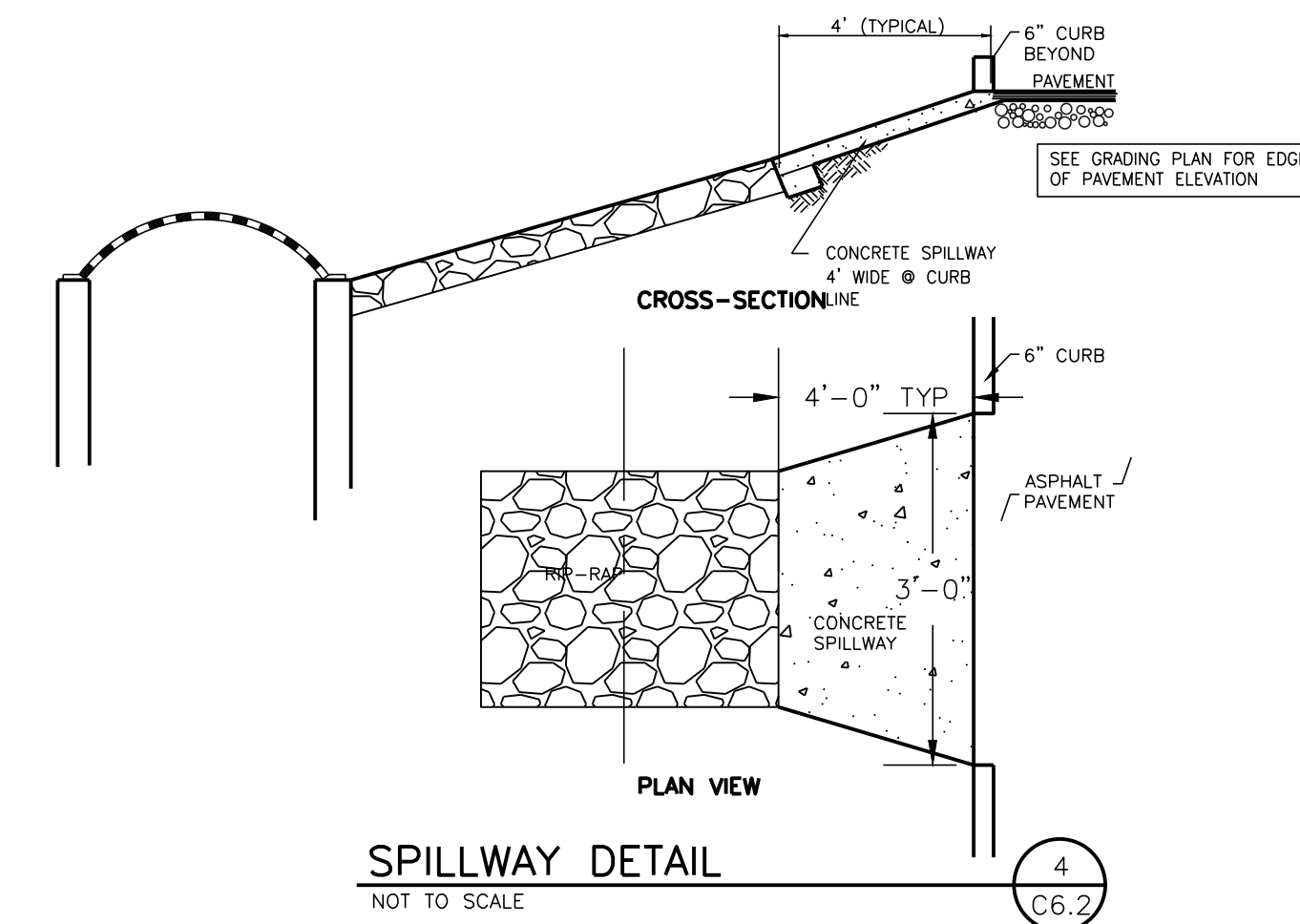
TREE PROTECTION DETAIL

NOT TO SCALE



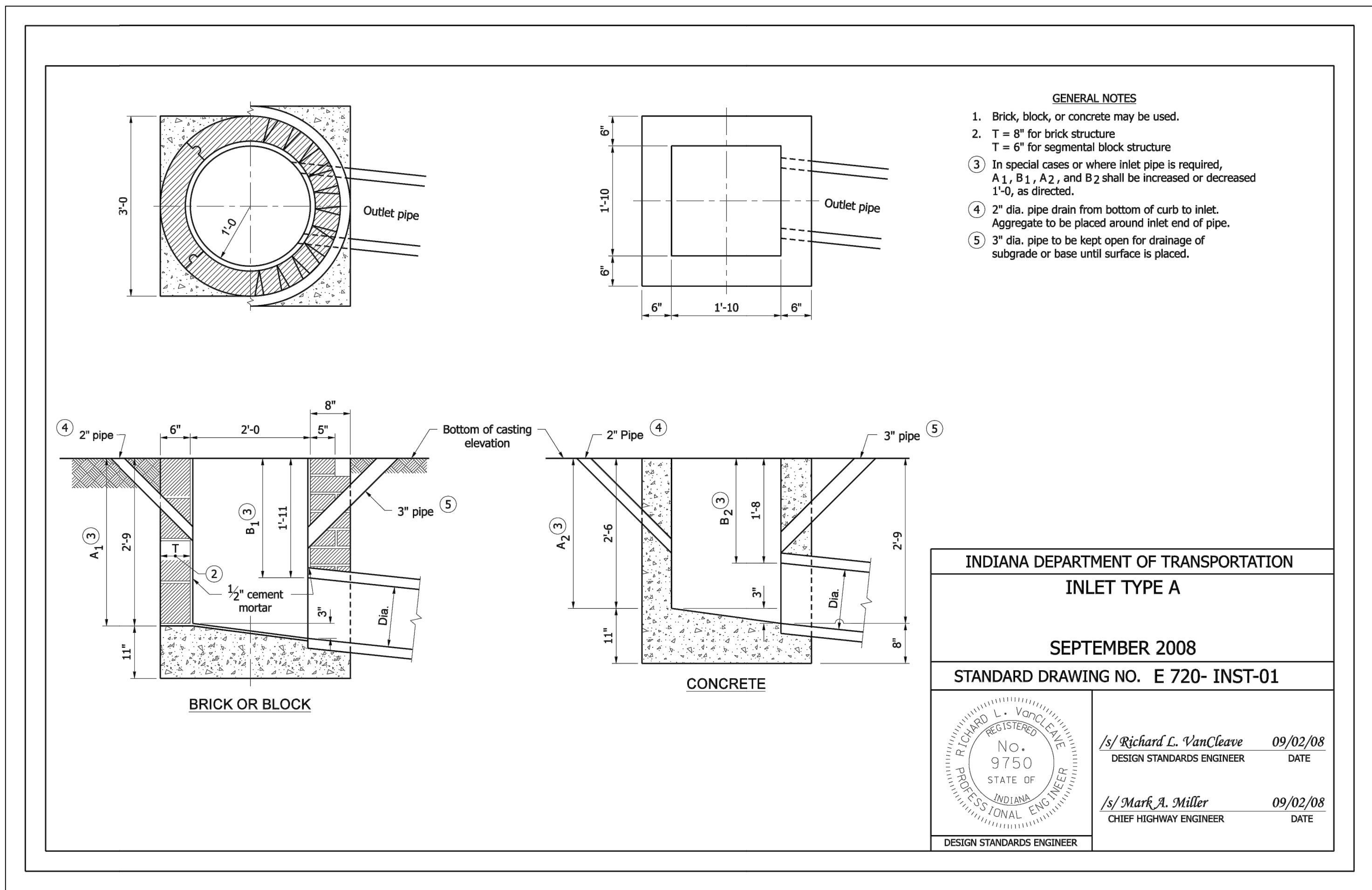
DOGHOUSE STRUCTURE DETAIL (TYPE 1A INDOT INLET STR.)

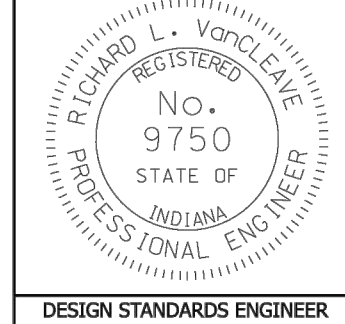
NOT TO SCALE



SPILLWAY DETAIL

NOT TO SCALE

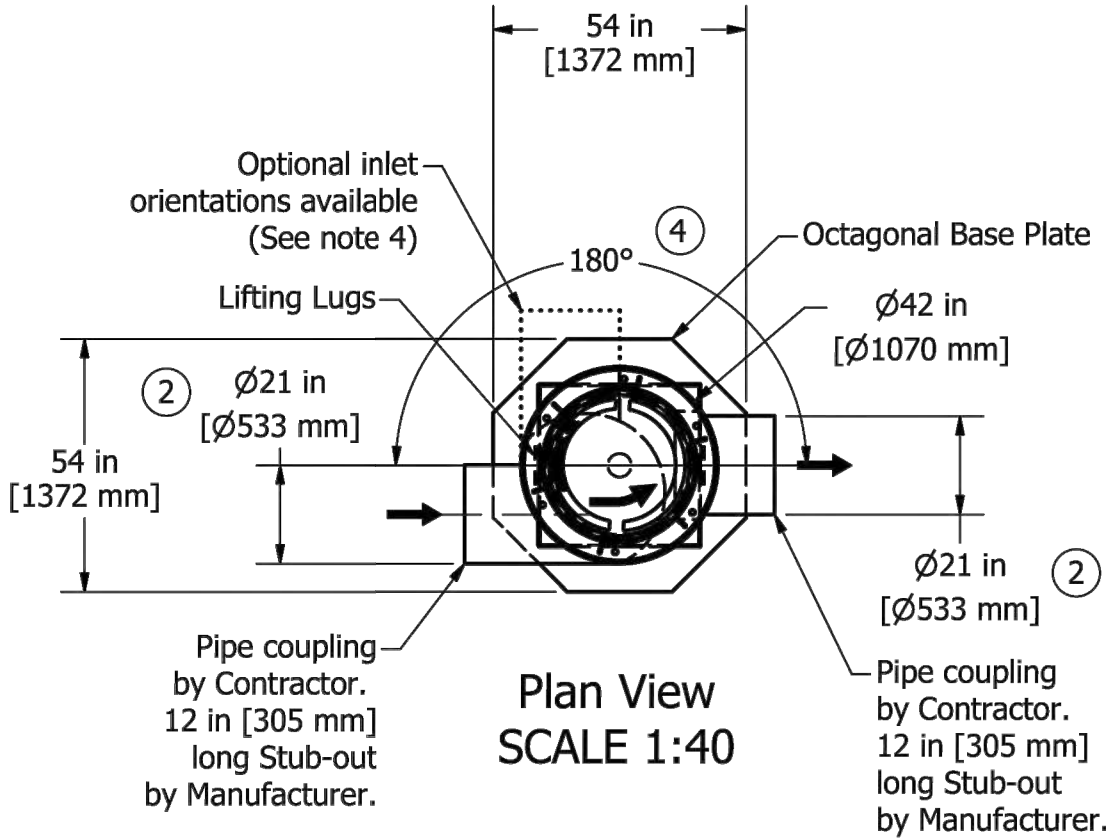


INDIANA DEPARTMENT OF TRANSPORTATION	
INLET TYPE A	
SEPTEMBER 2008	
STANDARD DRAWING NO. E 720- INST-01	
	<i>/s/ Richard L. VanCleave</i> 09/02/08 DESIGN STANDARDS ENGINEER DATE
DESIGN STANDARDS ENGINEER	<i>/s/ Mark A. Miller</i> 09/02/08 CHIEF HIGHWAY ENGINEER DATE

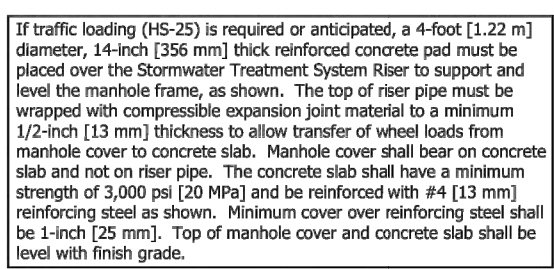
Aqua-Swirl® Polymer Coated Steel (PCS)
Stormwater Treatment System



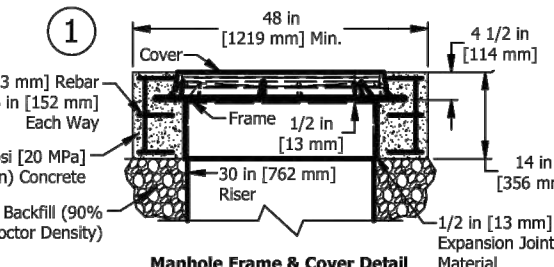
Projected View
SCALE 1:70



Plan View
SCALE 1:40



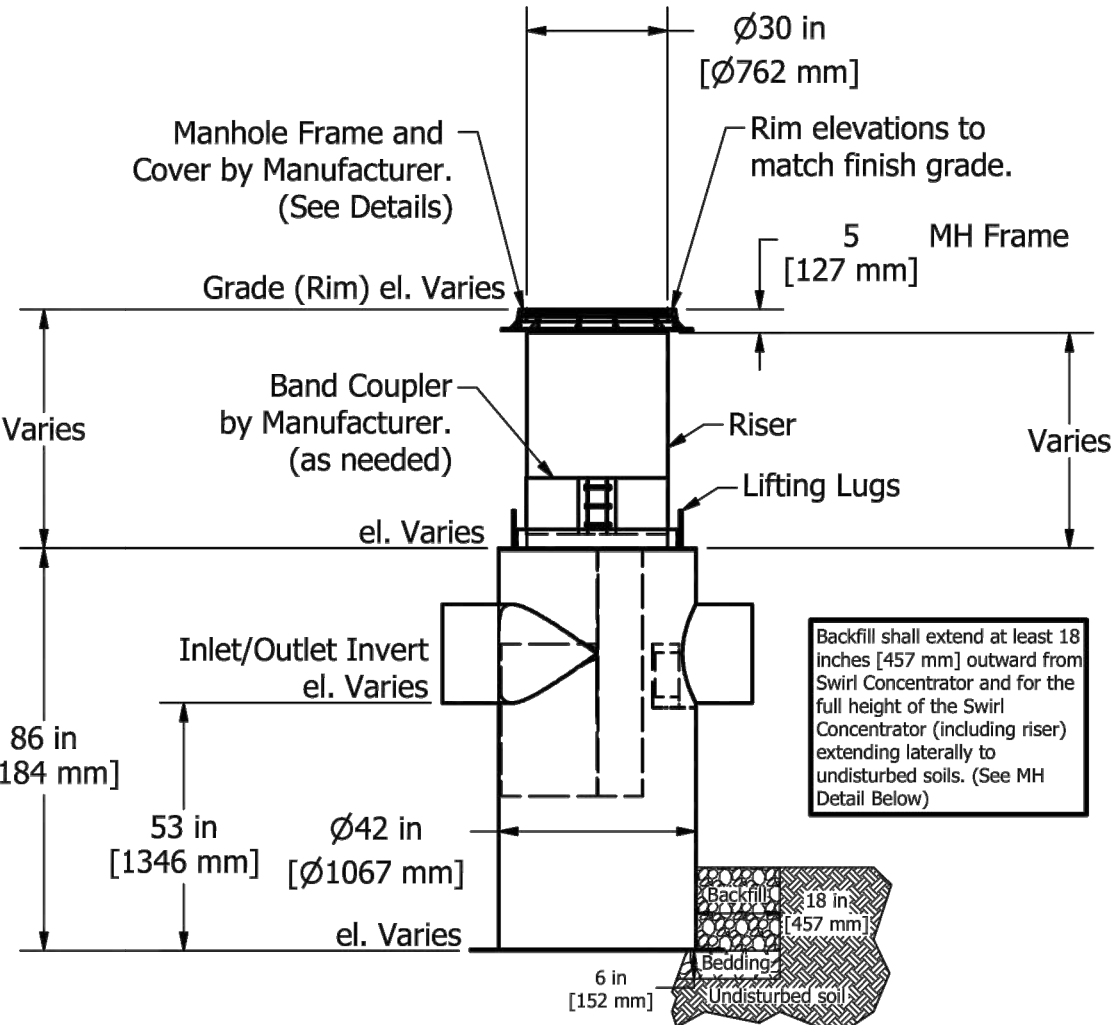
Manhole Frame & Cover Detail
For Non-Traffic Areas Only



Manhole Frame & Cover Detail
For Traffic Loading Areas

Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual System orientation. Approximate dry (pick) weight: 1500 lbs [700 kg].

- As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- XC-3 inlet/outlet pipe size ranges up to 21 in [533 mm].
- XC-3 chamber height may vary up to 86 in [2184 mm], depending on inlet/outlet pipe size.
- Orientation may vary from a minimum of 90° to a maximum of 180°. Clockwise or counterclockwise orientation as needed.



Elevation View
SCALE 1:40



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Phone: (888) 344-9044 Fax: (423) 826-2112
www.aquashieldinc.com

Aqua-Swirl® Xcelerator
XC-3 CCW

Standard Detail

Structure #:	XC-3 STD	Rvwed	Rvw. Date
Drawn By:	Chores		
Scale:	As Shown		
Date:	2/24/2021		
U.S. Patent No.	6524473 and other Patent Pending		



Supercoat Finish

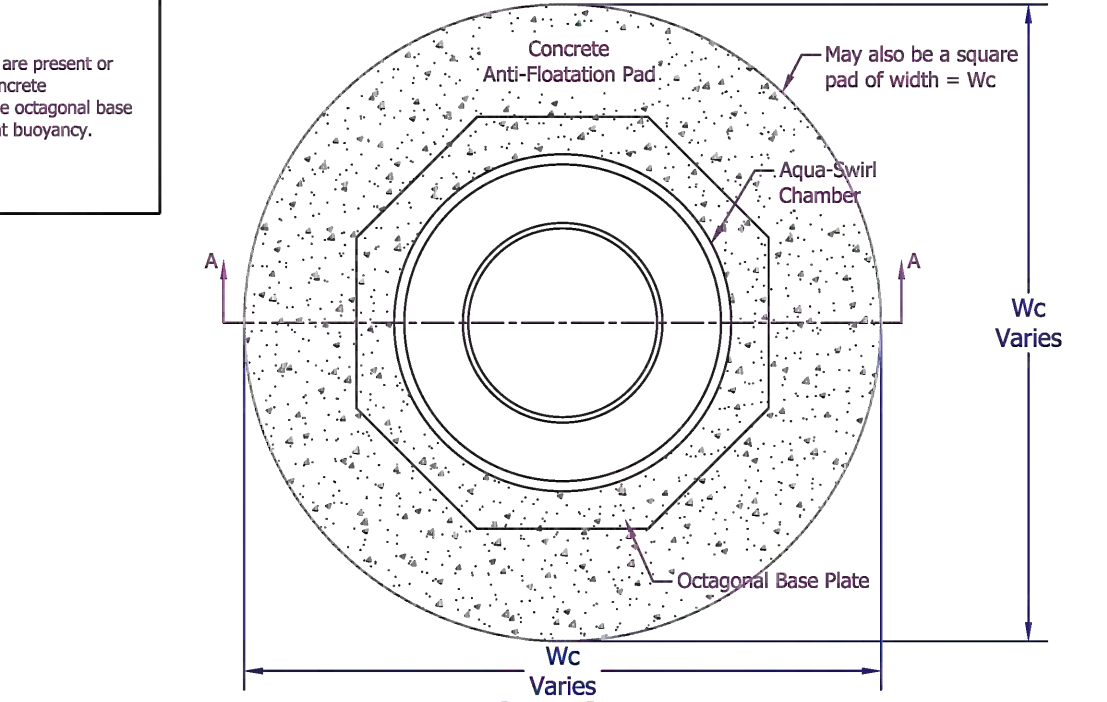
AQUA-SWIRL™ PCS SPECIFICATION NOTES

- Manufacturer shall be responsible for complete assembly of Swirl Concentrator.
- Polymer Coated Steel (PCS) Swirl Concentrator shall be fabricated from polymer pre-coated steel sheet for corrugated steel pipe, and shall comply with ASTM A 760 and ASTM A 742.
- Stub outs and internal components shall be supplied by manufacturer and MIG welded using accepted welding practices.
- Manufacturer shall supply direct access to Swirl Concentrator via 30-inch ID riser(s). Riser should not be field cut by Contractor, Riser should maintain its finish cut length as supplied by manufacturer to match final grade per approved site elevations (as indicated on approved shop drawing). If necessary to extend riser, Contractor should use adjusting rings to bring top of structure to grade.
- Contractor shall supply pipe couplings to and from Swirl Concentrator, which shall be Mar-Mac, Fernco, or Mission style flexible boot with stainless steel tension bands and shear guard. **Mar-Mac couplings should be used for connections to corrugated plastic pipe and are recommended for pipe 24" ID and up.** Mar Mac can be reached at: 877-962-7622, or: cort.calk@marmac.com.
- Contractor shall prepare excavation and off-load Aqua-Swirl. Contractor is responsible for bedding and backfill around Aqua-Swirl as detailed on site plan (see notes 11 and 12). Contractor shall inspect AquaSwirl for any exposed metal (scratches or other damage to the polymer coating). This must be recoated using the touch up kit supplied with each PCS unit prior to installation or placement of backfill.
- Manufacturer shall supply standard manhole frame(s) and cover(s). (Traffic rated H20)
- Where traffic loading (H-20) is required or anticipated, a 4-foot diameter, 14-inch thick reinforced concrete pad must be placed over the Swirl Concentrator to support and level the manhole frame. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi

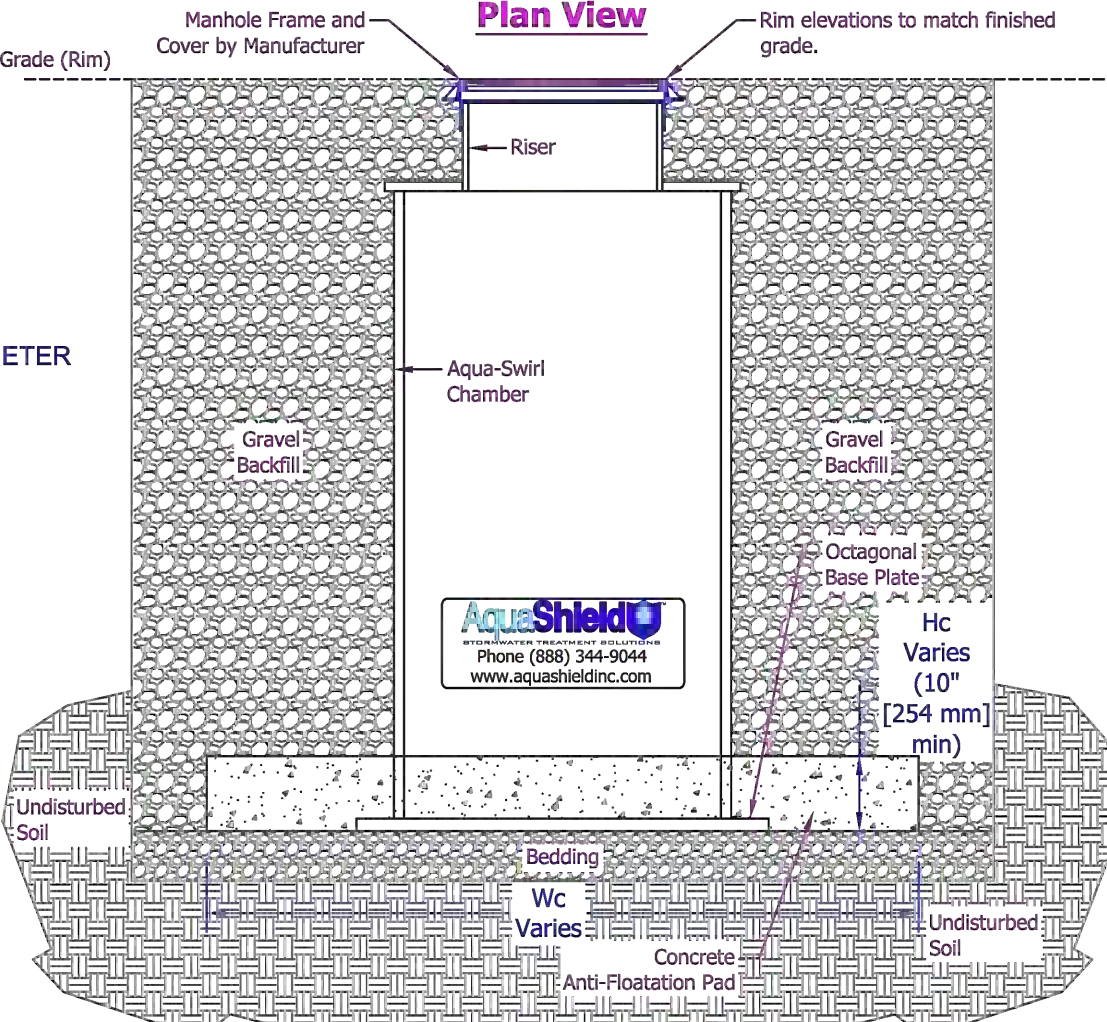
- Minimum cover over reinforcing steel shall be 1-inch. Top of manhole cover and concrete slab shall be level with finish grade.
- Unless other traffic barriers are present, bollards shall be placed around access risers in non-traffic areas to prevent inadvertent loading by maintenance vehicles. Sample of typical bollard installation detail and recommended locations of bollards around the Swirl Concentrator can be provided upon request.
- Where high groundwater elevations are present or anticipated, Contractor shall supply concrete anti-floatation pad underneath and poured over the octagonal base plate of the swirl (see Anti-Floatation Base Detail) to prevent buoyancy and base plate deflection (details, if necessary, available upon request).
- Excavation and Bedding - The trench and trench bottom shall be constructed in accordance with ASTM A 798 Section 5, Trench Excavation, Section 6, Foundation, and Section 7, Bedding. The PCS Swirl Concentrator shall be installed on a stable base consisting of at least 6-inches of fine, readily compacted soil or granular fill material, and compacted to 95% proctor density. Bedding shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. All required safety precautions for Swirl Concentrator installation are the responsibility of the Contractor and shall be per OSHA approved methods.
- Backfill Requirements - Backfill materials shall be fine, readily compacted soil or granular fill material, and compacted to 90% proctor density. Processed granular materials with excellent structural characteristics are preferred. Coarse grained soils of USCS Groups GW, GP, GM, GC, SW, and SP as described in ASTM D 2487 are generally acceptable materials when compacted to 90% proctor density. Backfill shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. Backfilling shall conform to ASTM A 798, Section 10, Structural Backfill Placement. Backfill shall be placed in 6 to 12 inch layers or "lifts" and compacted before adding the next lift. Backfill shall extend at least 18 inches outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser(s)) extending laterally to undisturbed soils.

GENERAL NOTES:

- Where high groundwater elevations are present or anticipated, Contractor shall supply concrete anti-floatation pad and pour around the octagonal base plate of the swirl (as shown) to prevent buoyancy.



Plan View



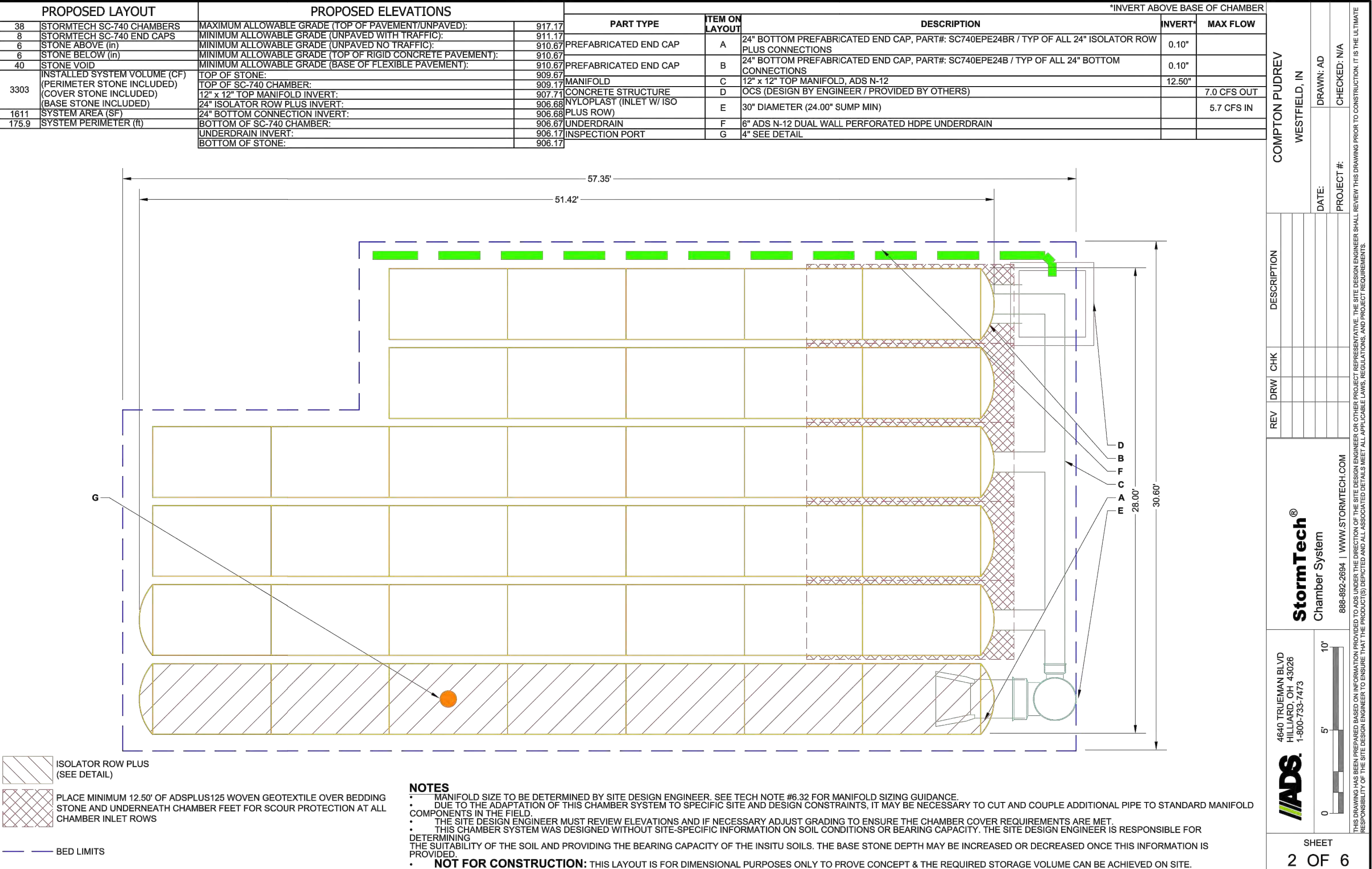
Section A-A

This is a sample detail, please contact AquaShield, Inc. for more information.



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www.aquashieldinc.com

Aqua-Swirl Stormwater Treatment System	Documents	Concrete Pad Detail	Rev. Date	Description of Revision
Anti-Floatation Ring Detail	Drawn By:	JCW		
	Scaled:	NTS		
	Date:	04/21/15		
	U.S. Patent No.	6524473		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12" OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6-32 FOR MANIFOLD SIZING GUIDANCE.
- DO NOT CUT OR TRIM MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

60013 ADS, INC.

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



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INSTRUCTIONS,
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INSTALLATION APP



COMPTON PUDREV
WESTFIELD, IN

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 850 LB/IN/IN AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.85 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2787 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/HOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTARCH CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

price alexander

8500 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 2103-029
SHEET No.

C6.3

AQUASHIELD/CONTECH DETAILS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

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StormTech®
 Chamber System

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LB/SQ.IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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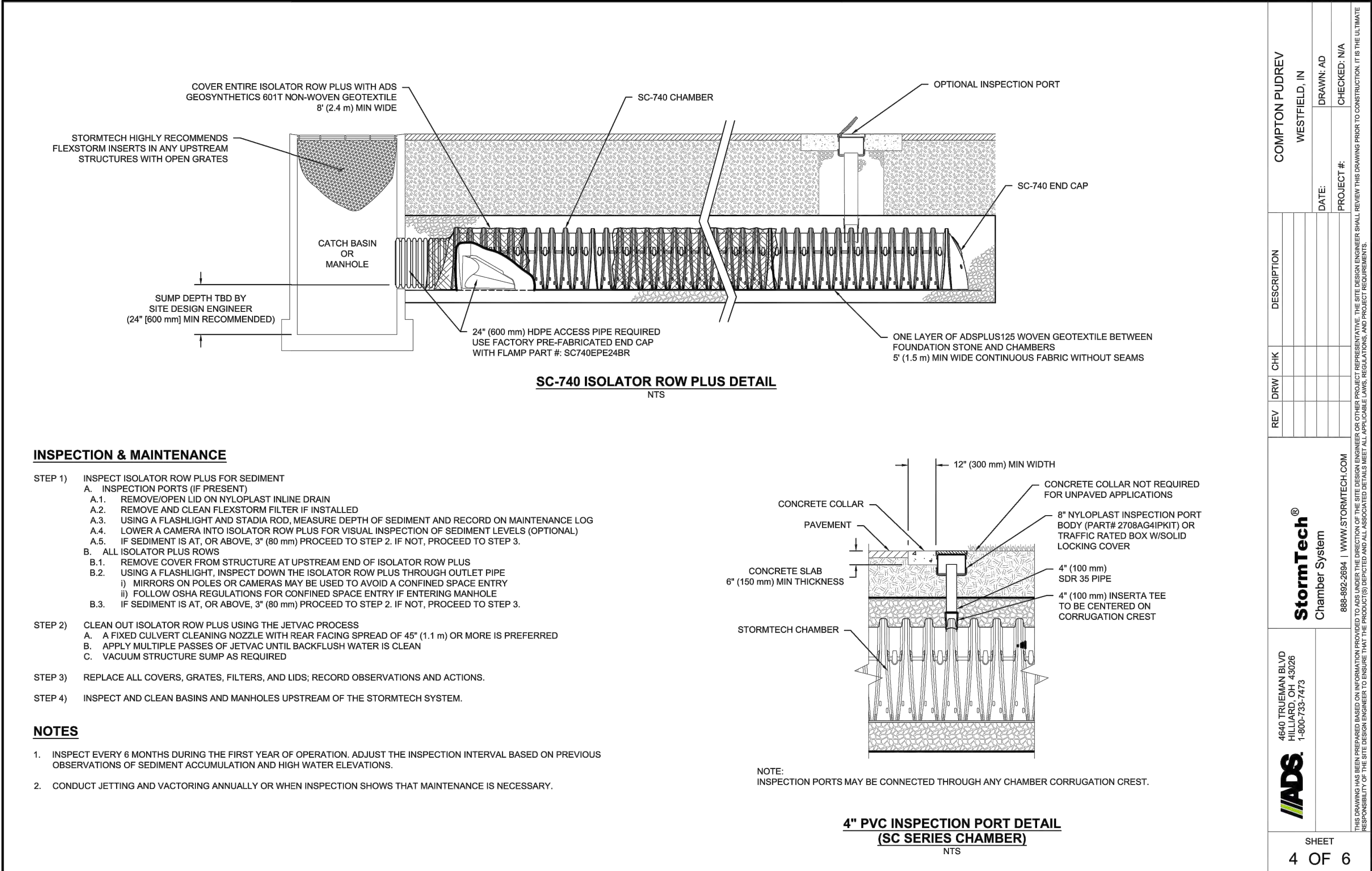
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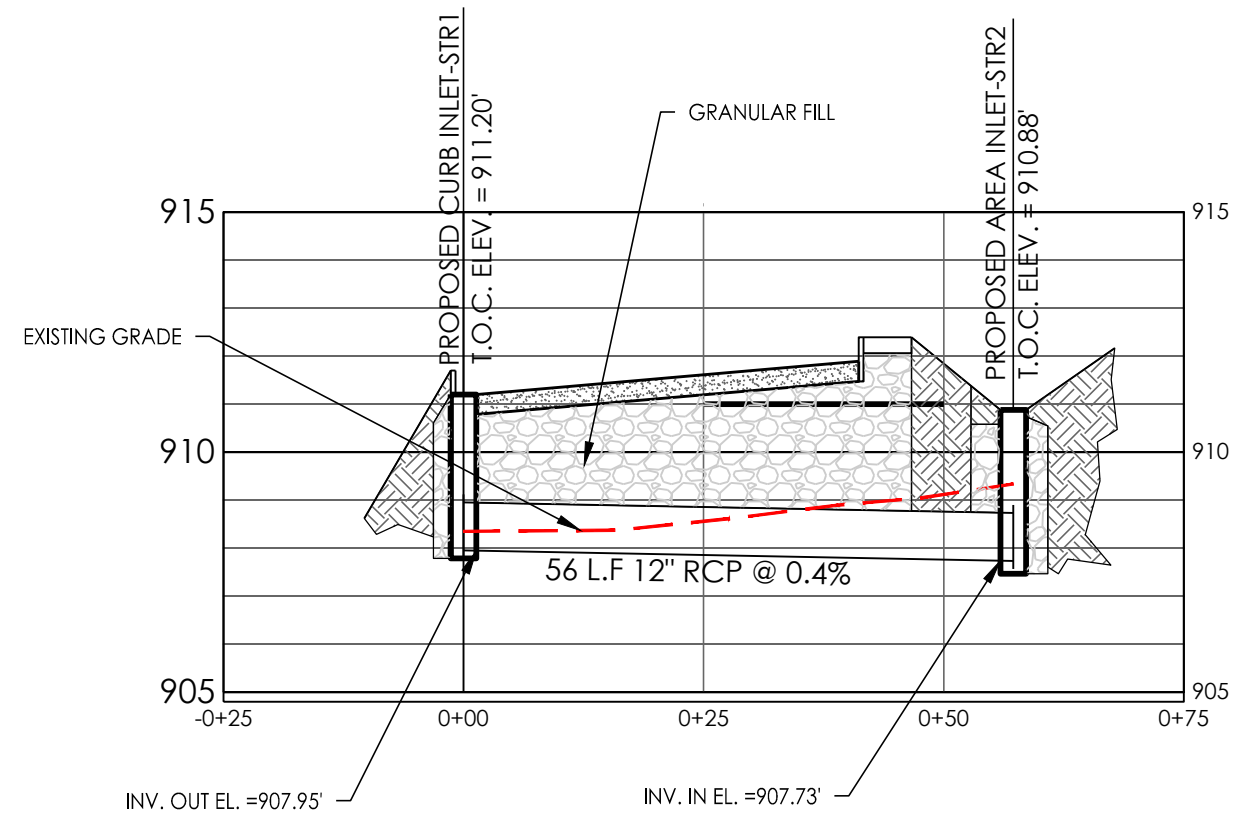
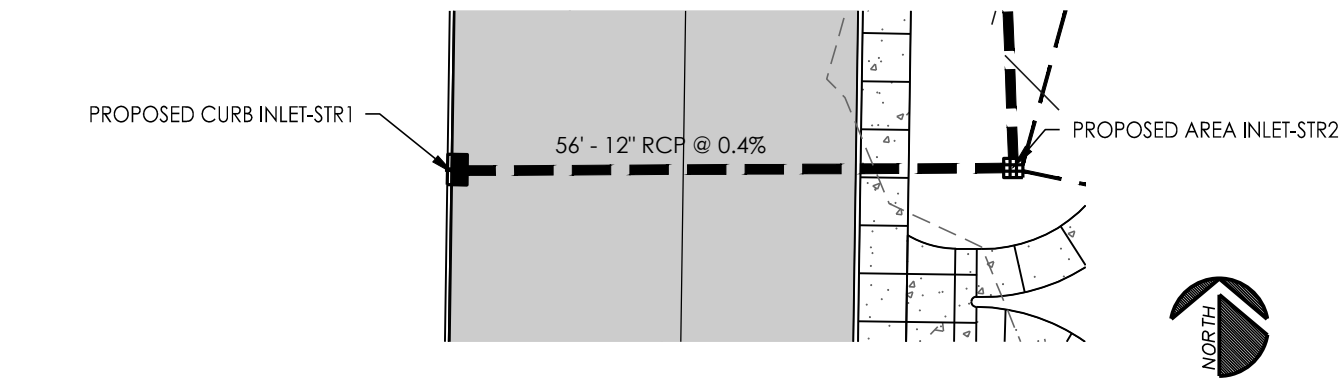
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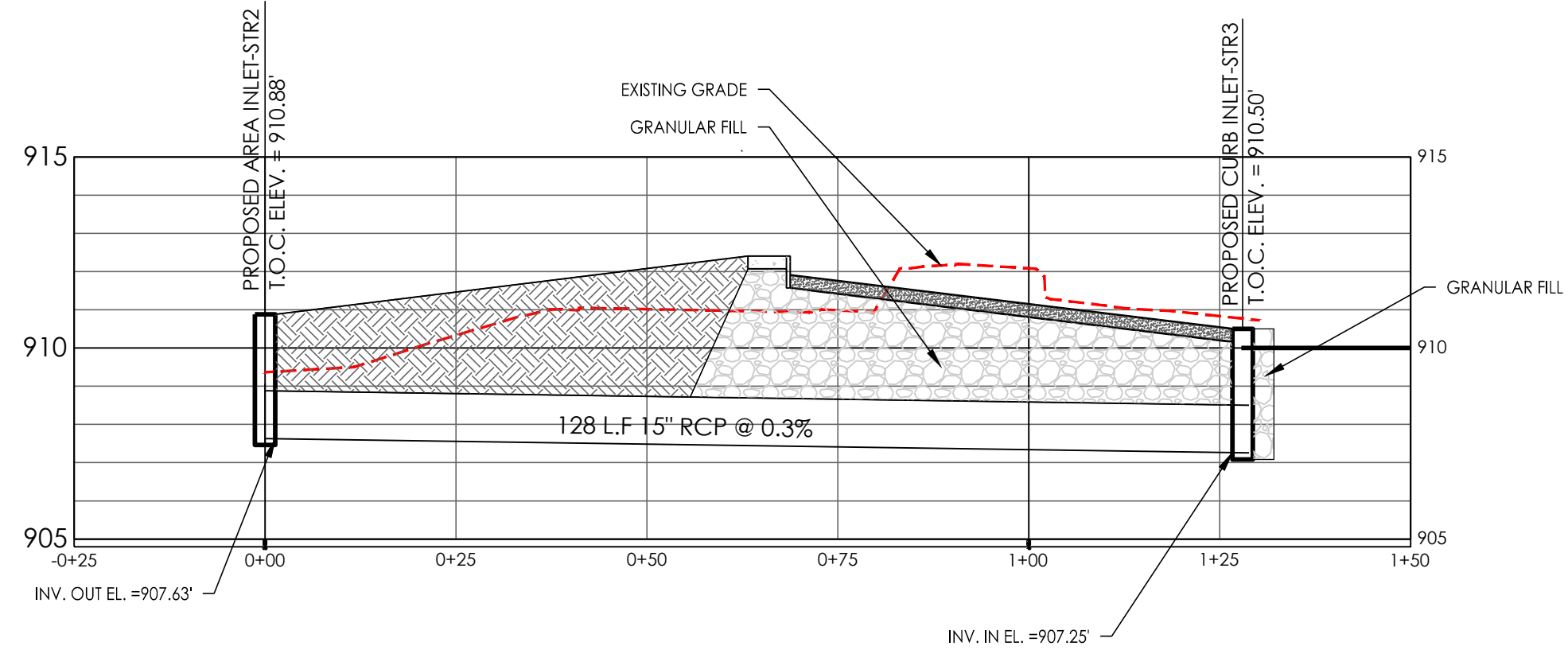
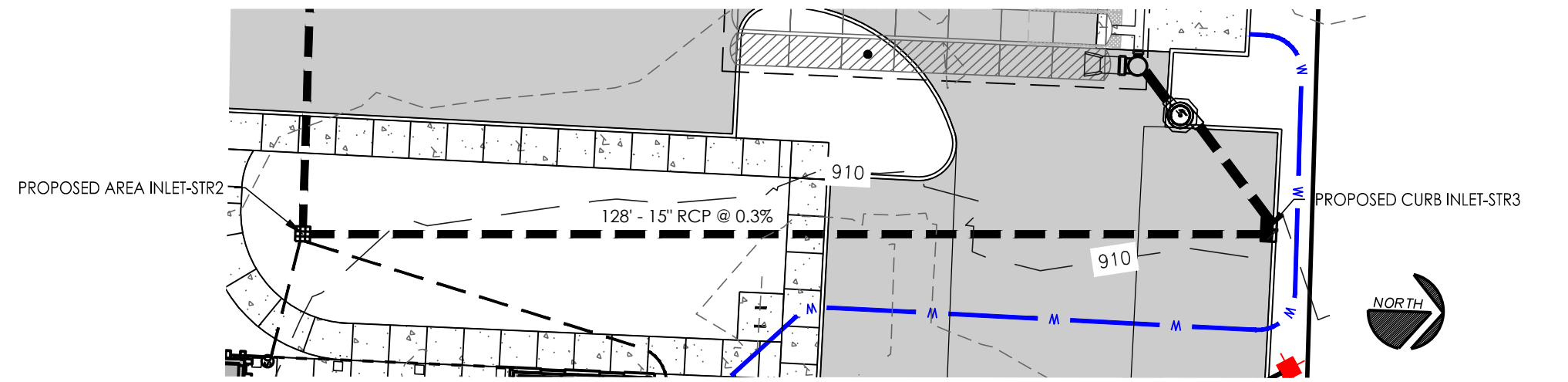
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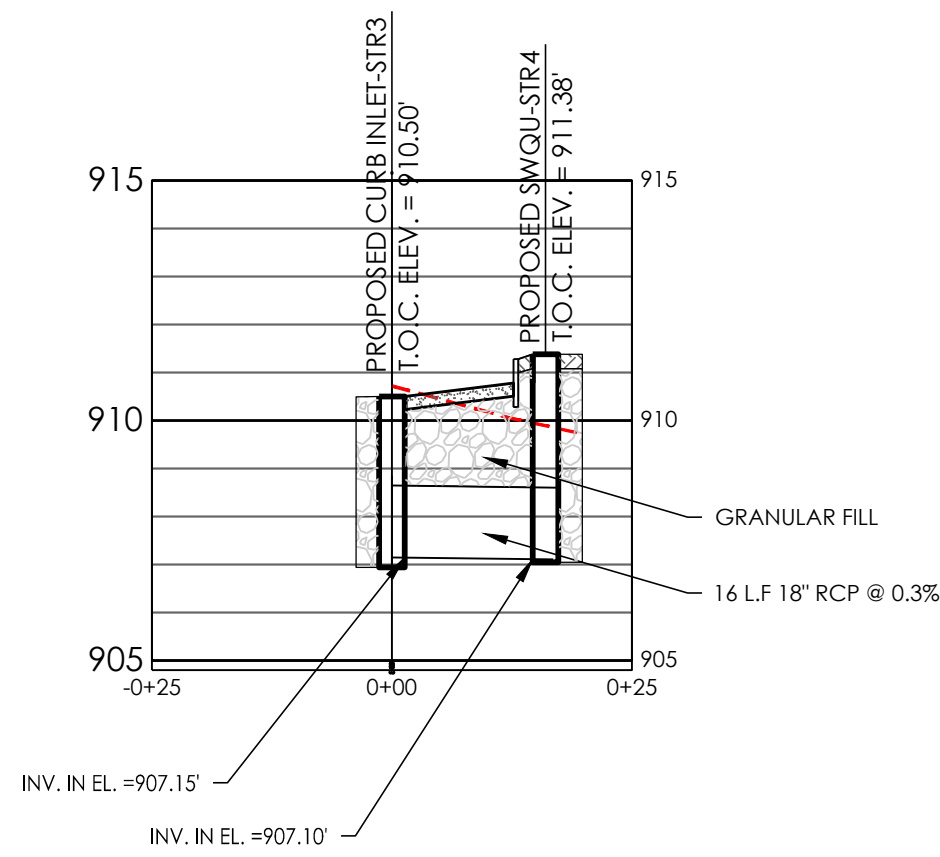
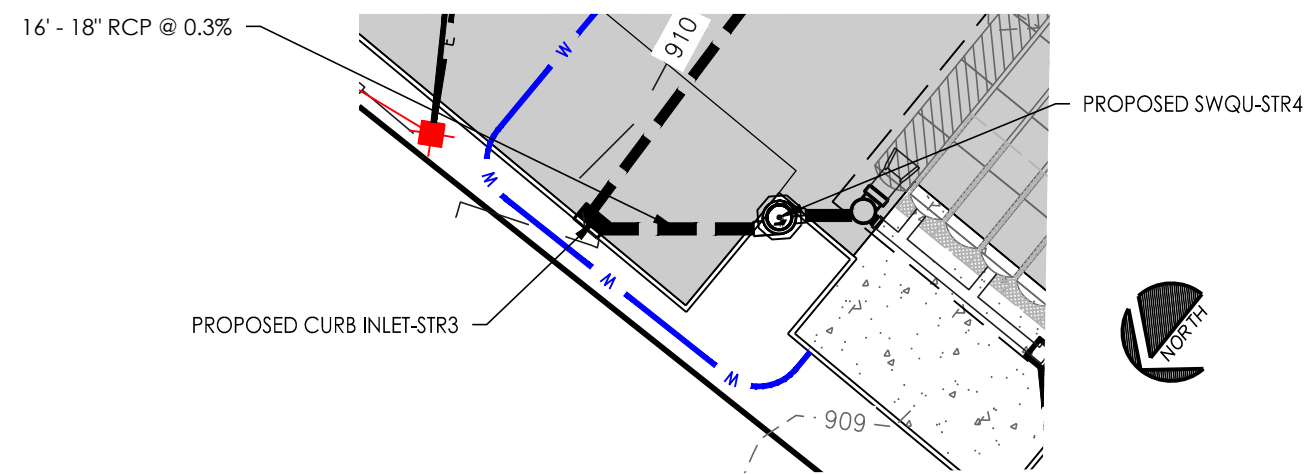




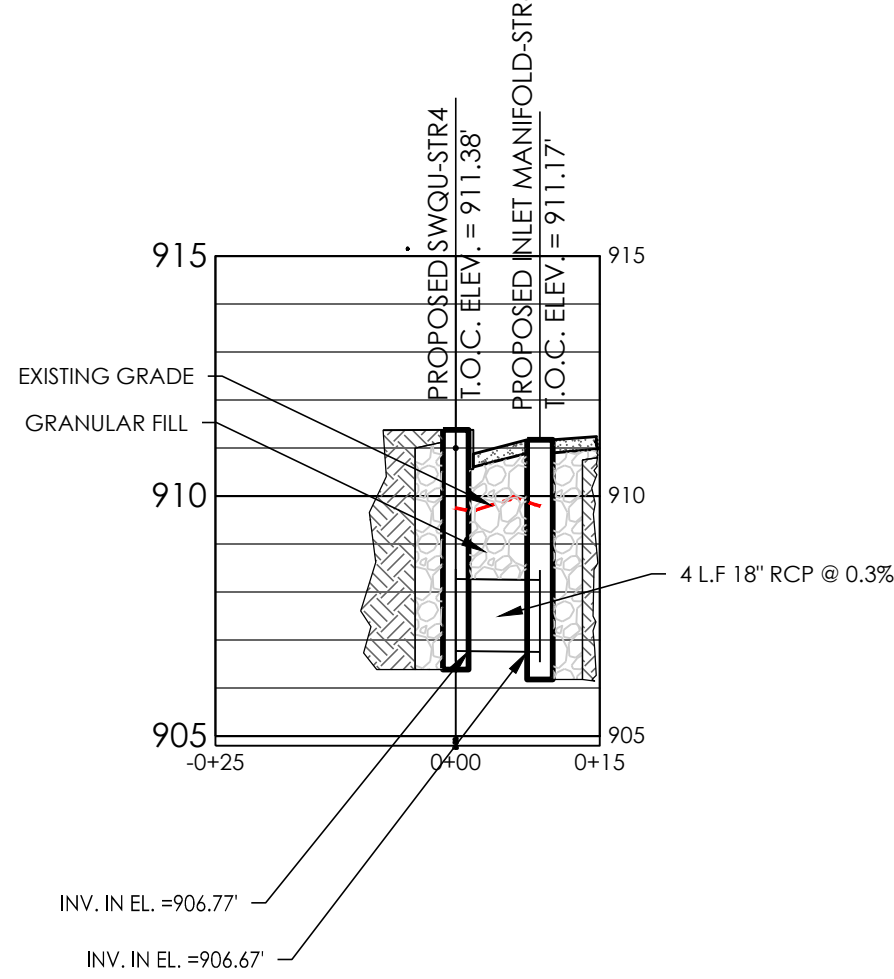
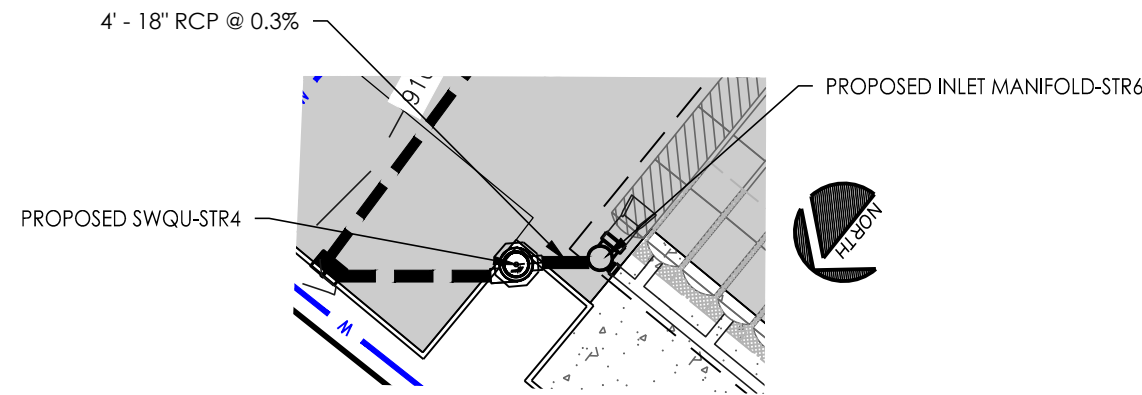
PROPOSED STORMWATER PROFILE STR1-STR2
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'-0"



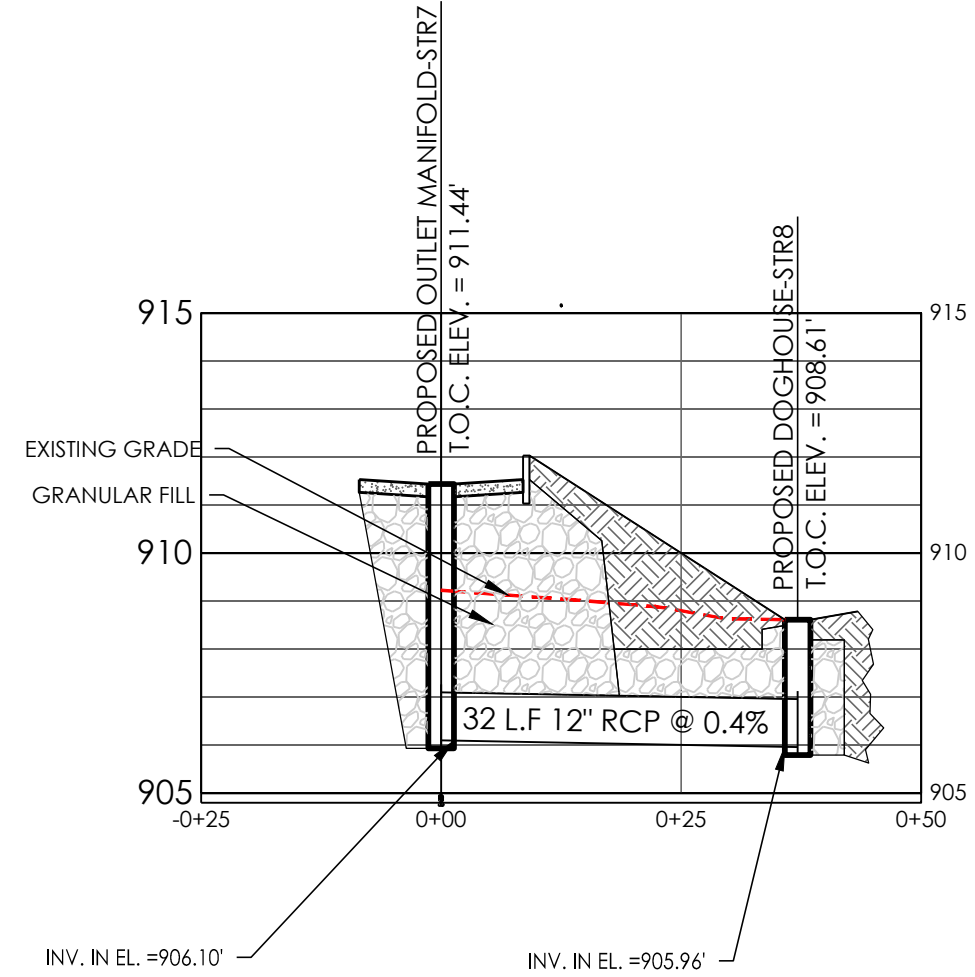
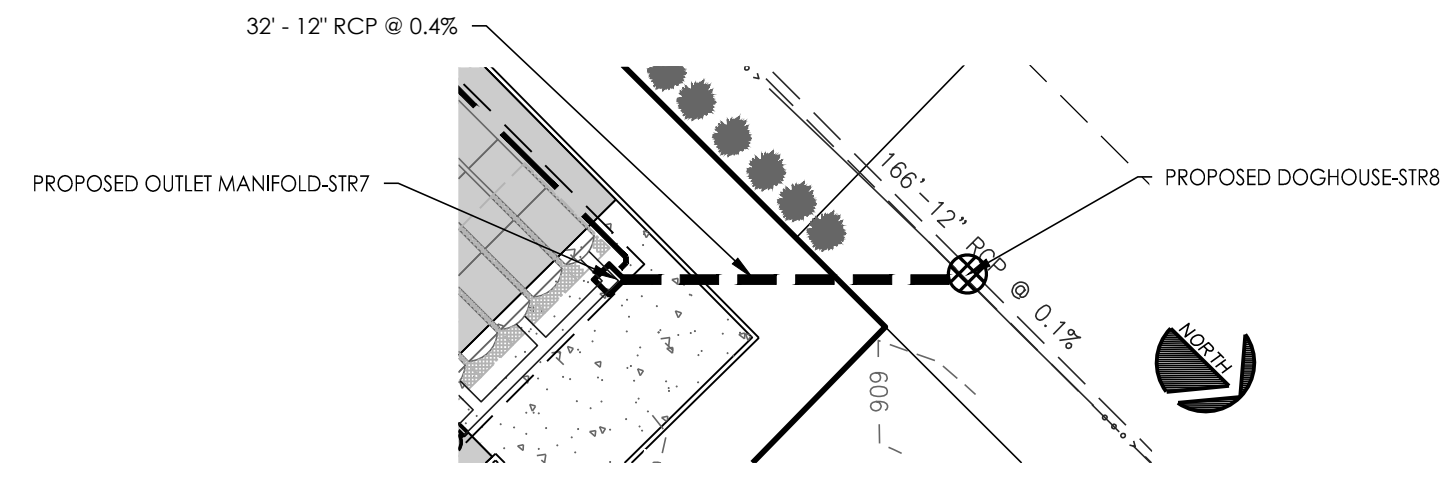
PROPOSED STORMWATER PROFILE STR2-STR3
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'-0"



PROPOSED STORMWATER PROFILE STR3-STR4
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'-0"



PROPOSED STORMWATER PROFILE STR4-STR6
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'-0"



PROPOSED STORMWATER PROFILE STR7-STR8
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'-0"

APPROVAL
PENDING NOT FOR
CONSTRUCTION

ISSUE	DATE	TAC REVIEW COMMENTS
	06-25-2021	

KEELER-WEBB ASSOCIATES
Consulting Engineers—Planners—Surveyors

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850 SOUTH MERIDIAN ST., INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

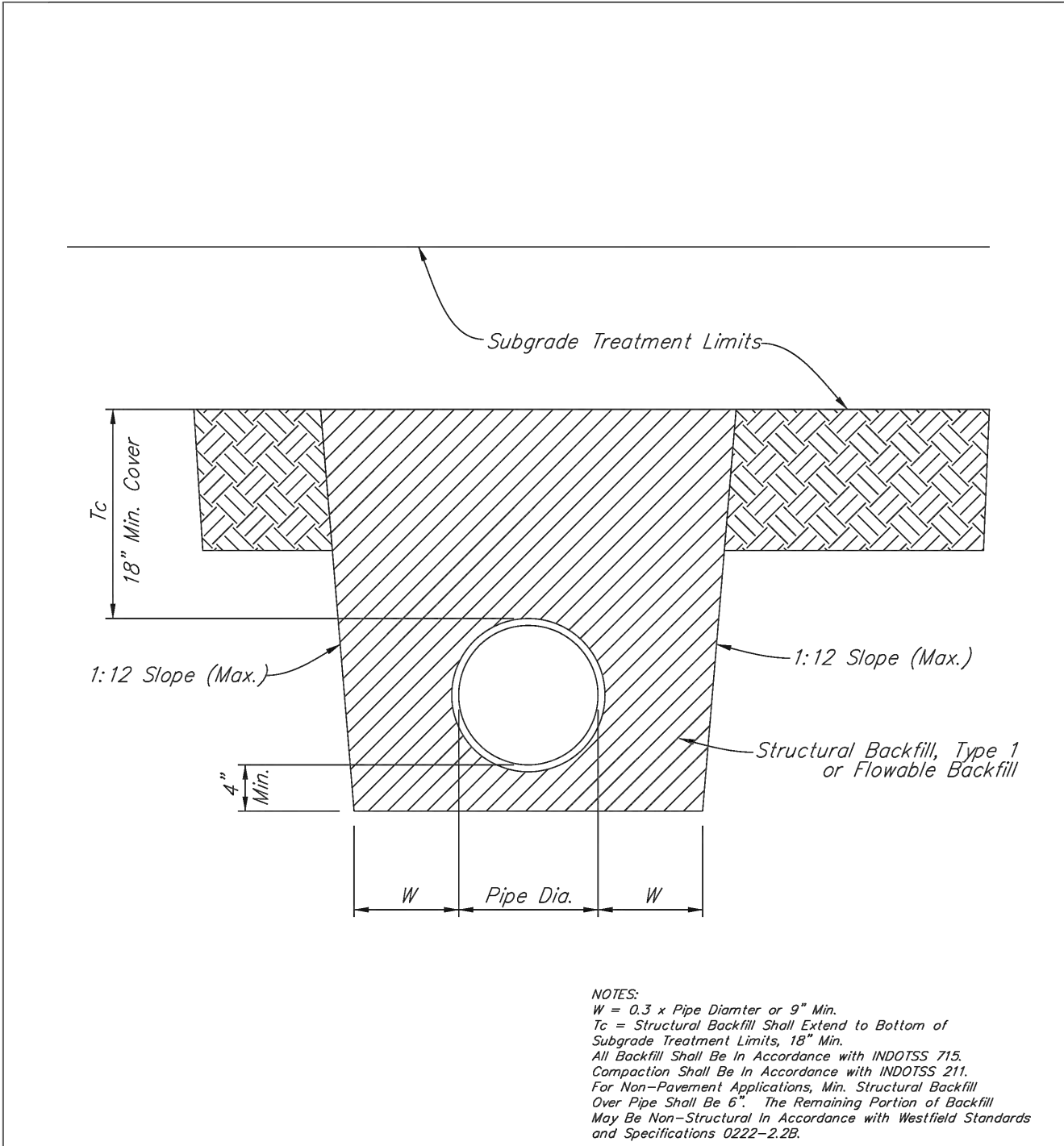
15626 SPRING MILL ROAD
WESTFIELD, IN 46074

DRAWN BY: TEN
CHECKED BY: ALO

PROJECT No.
2103-029

SHEET No.

C6.5

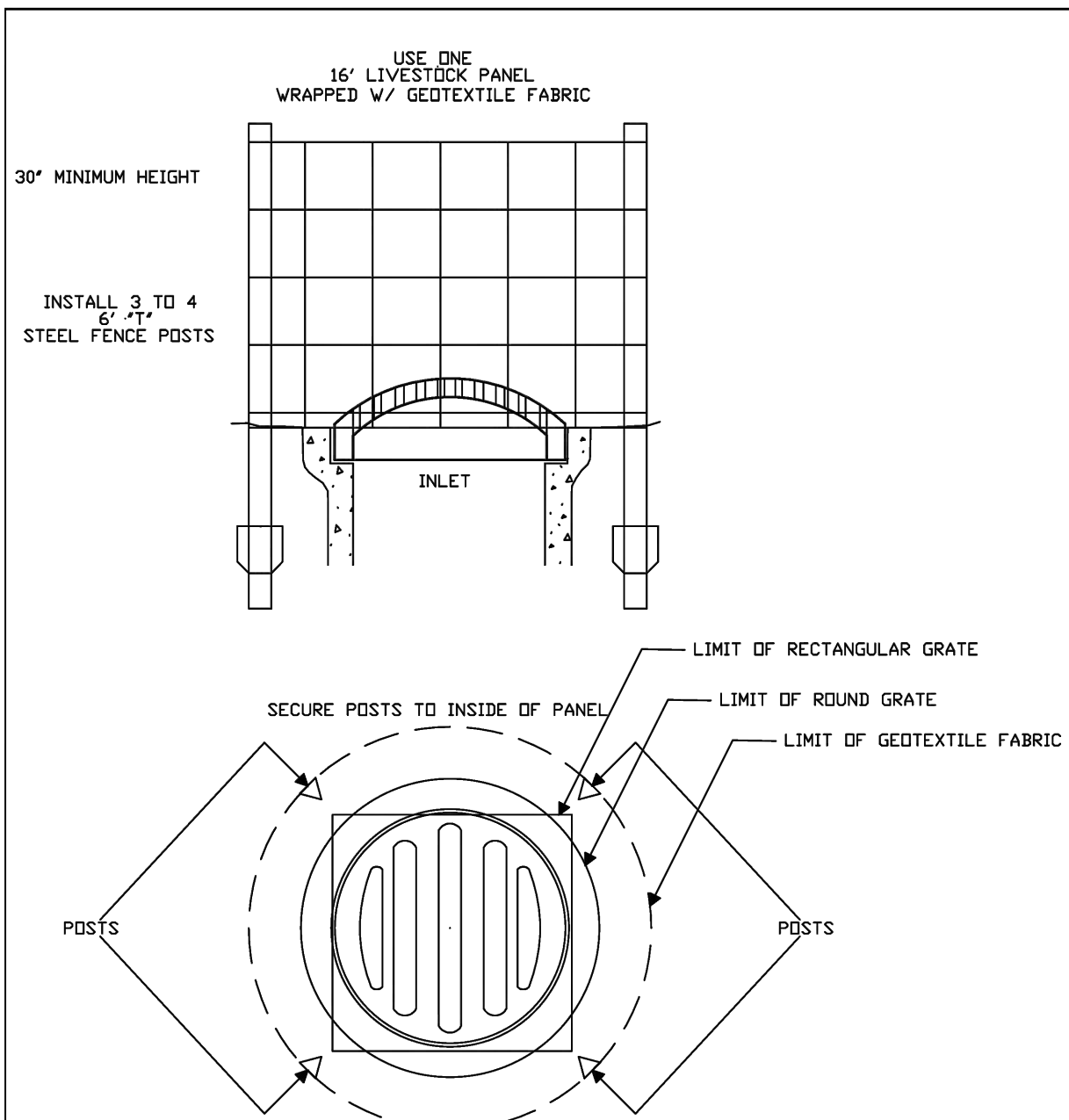


UTILITY BACKFILL DETAILS
CITY OF WESTFIELD, INDIANA



Priscilla A. Shumaker
DATE 2/10/17

FIGURE 2222-001

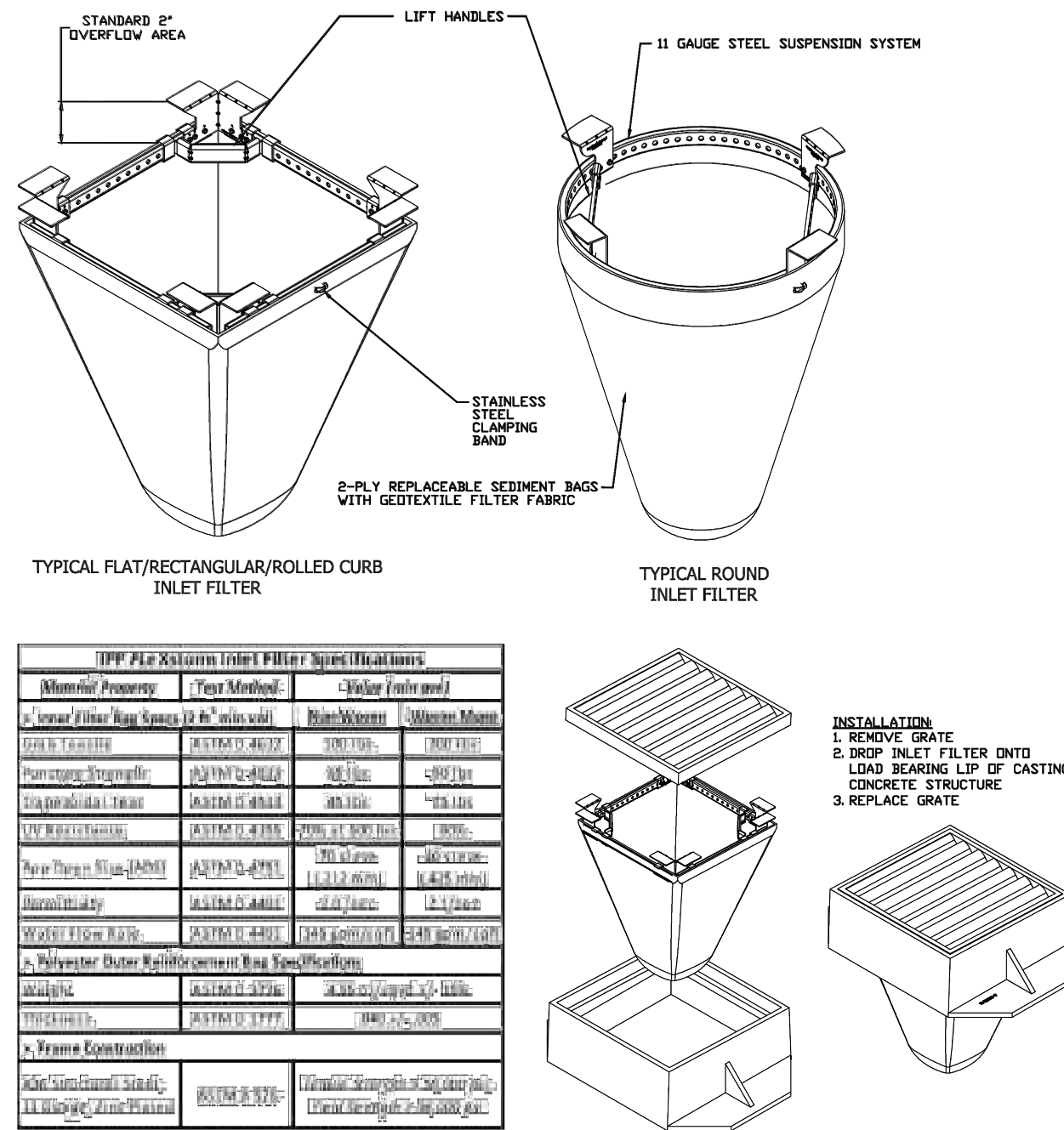


TEMPORARY DITCH INLET PROTECTION
CITY OF WESTFIELD, INDIANA



Priscilla A. Shumaker
DATE 4/1/13

FIGURE EC-1

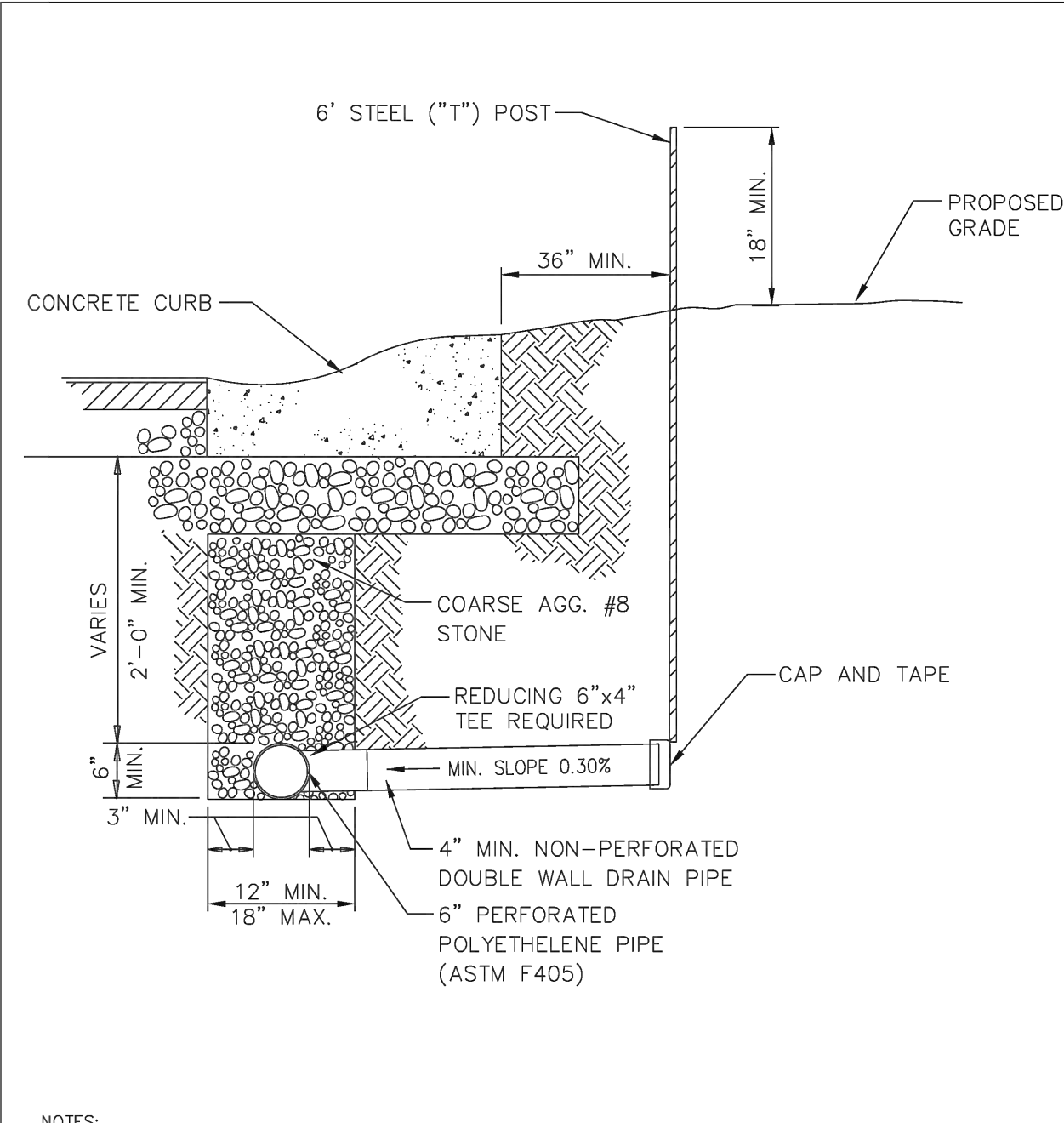


INLET PROTECTION
CITY OF WESTFIELD, INDIANA

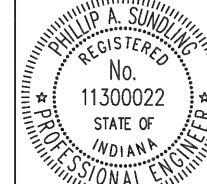


Priscilla A. Shumaker
DATE 4/1/13

FIGURE EC-6

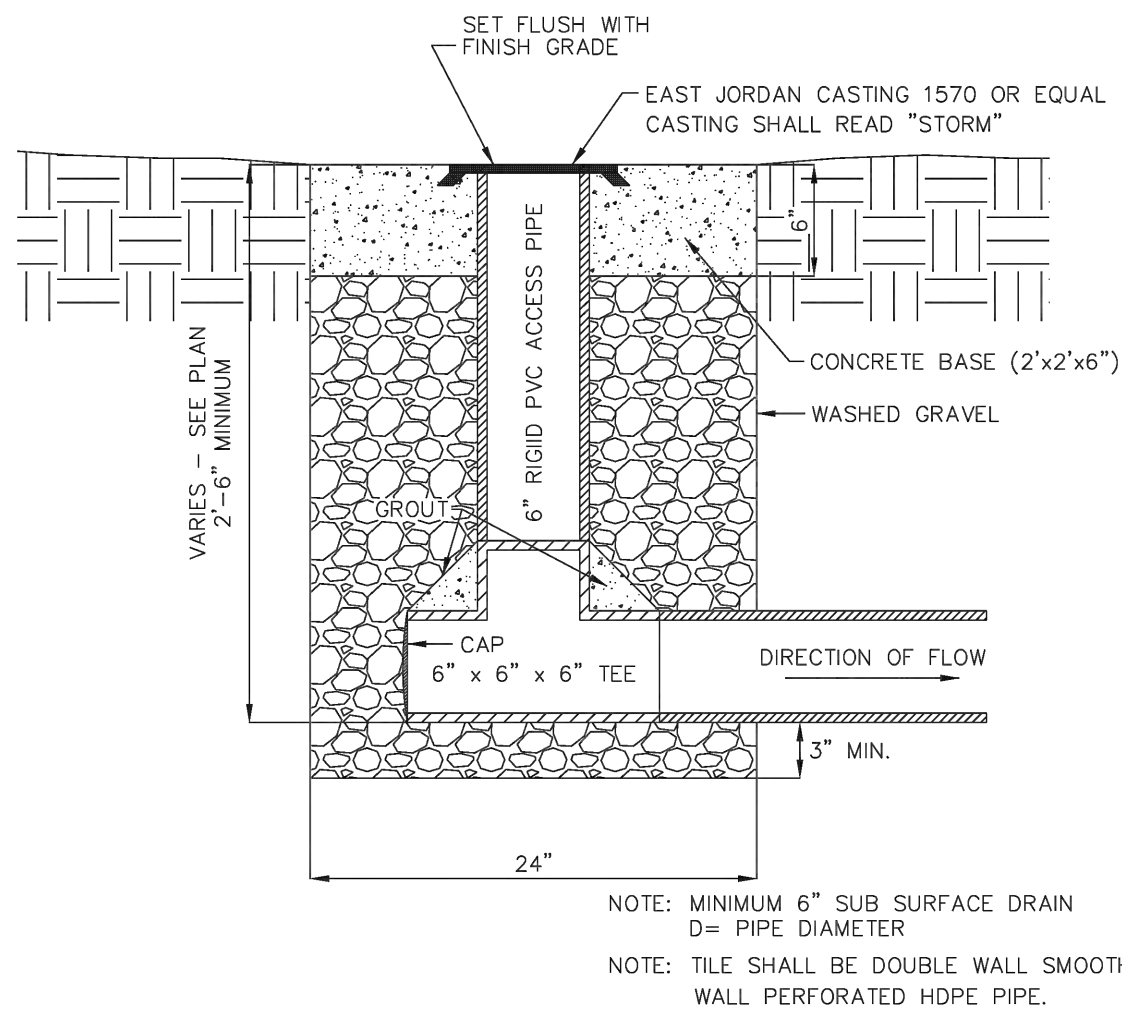


UNDERDRAIN DETAILS
CITY OF WESTFIELD, INDIANA

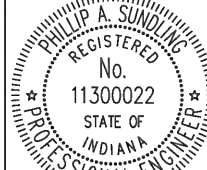


Priscilla A. Shumaker
DATE 2/26/16

FIGURE 2500-009

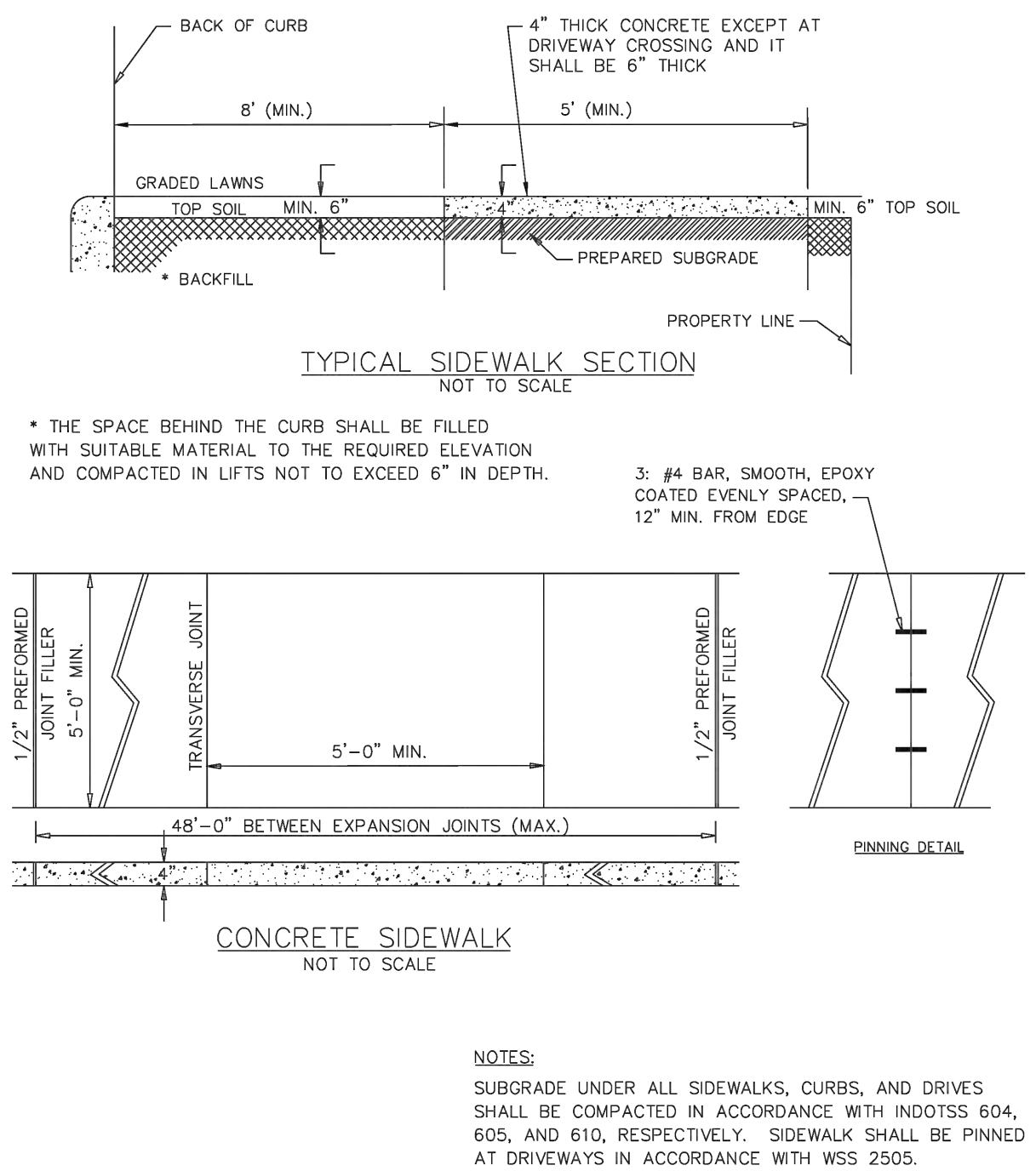


SUBSURFACE DRAIN (SSD) RISER DETAIL
CITY OF WESTFIELD, INDIANA

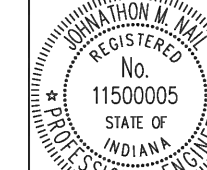


Priscilla A. Shumaker
DATE 2/26/16

FIGURE ST-37



SIDEWALK DETAILS
CITY OF WESTFIELD, INDIANA



Priscilla A. Shumaker
DATE 3/20/19

FIGURE 2500-010

princealexander

850 SOUTH MERIDIAN ST., INDIANAPOLIS, IN 317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

15624 SPRING MILL ROAD
WESTFIELD, IN 46074

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 2103-029

SHEET No.

C7.1

WESTFIELD DETAILS

APPROVAL
PENDING NOT FOR
CONSTRUCTION

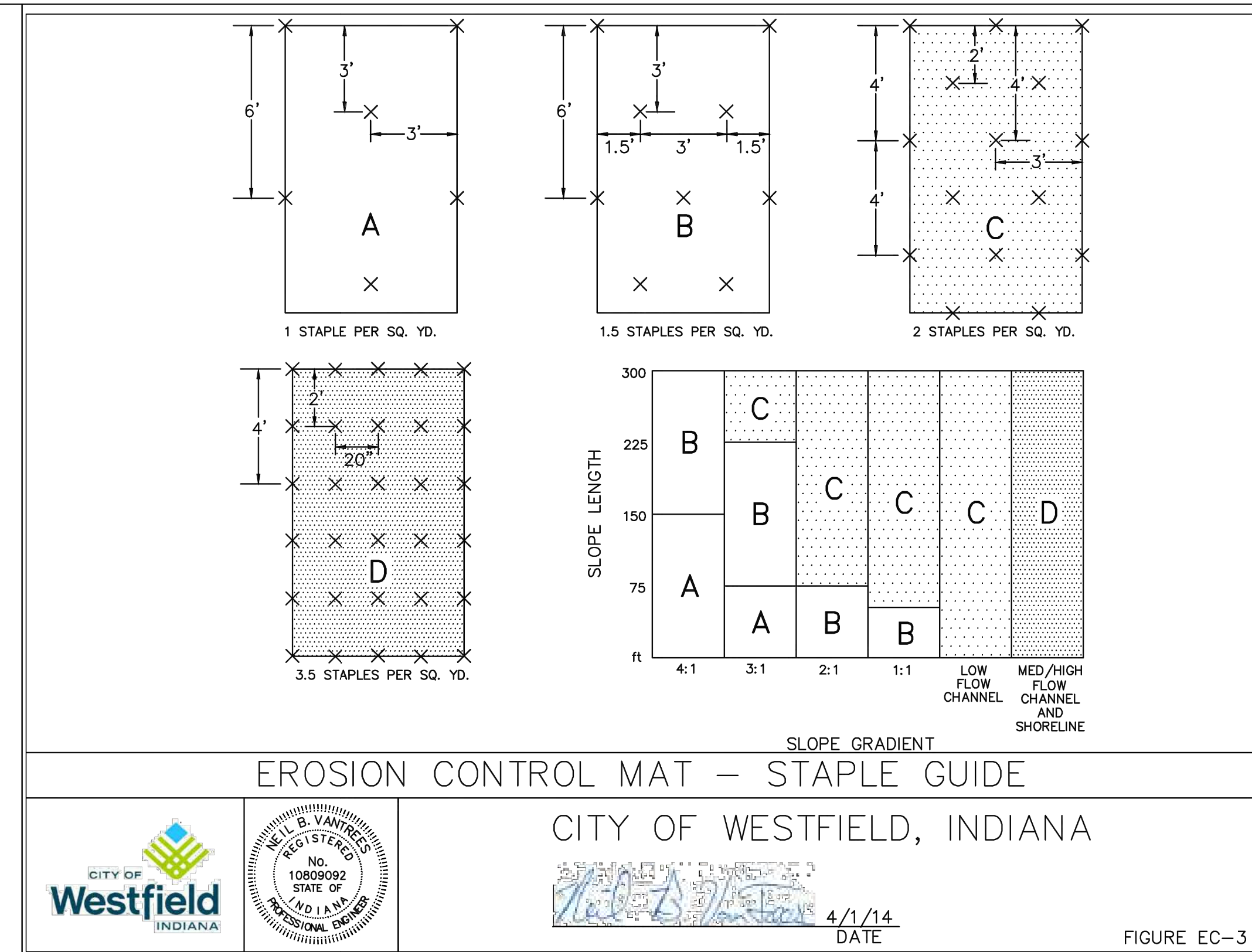
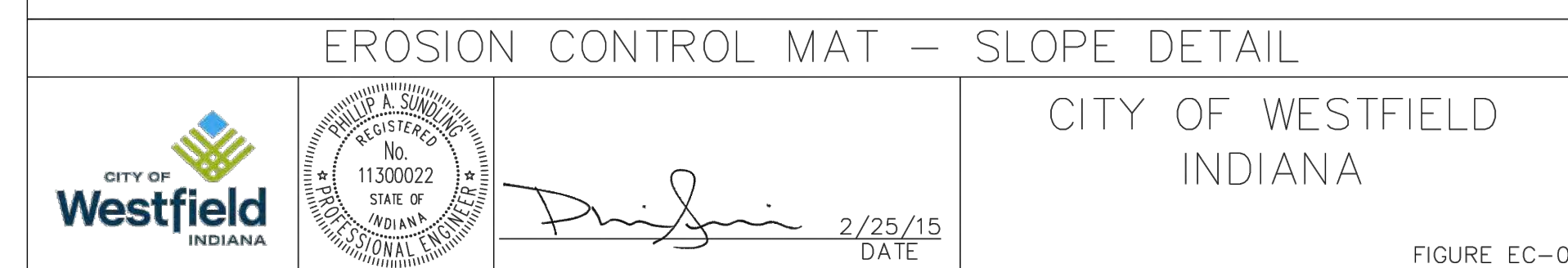
DATE 06-01-2021

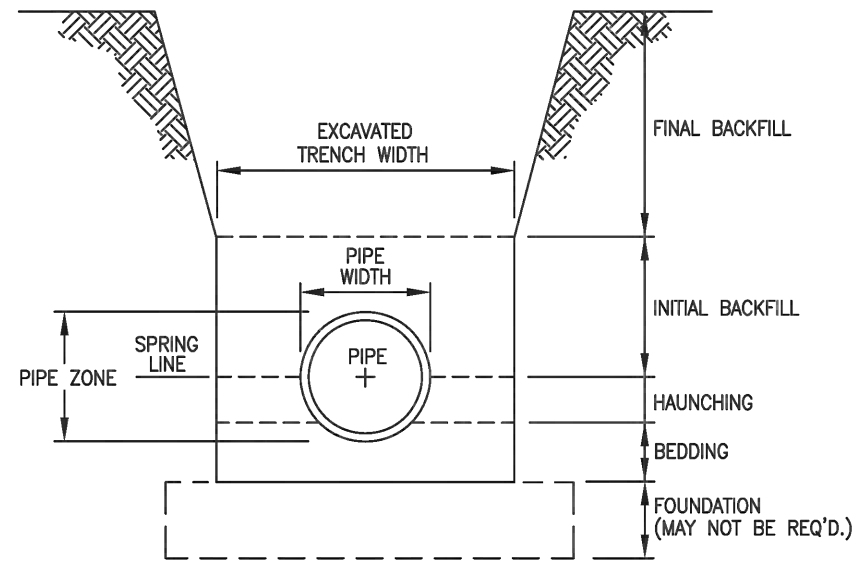
CLIENT REVIEW

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

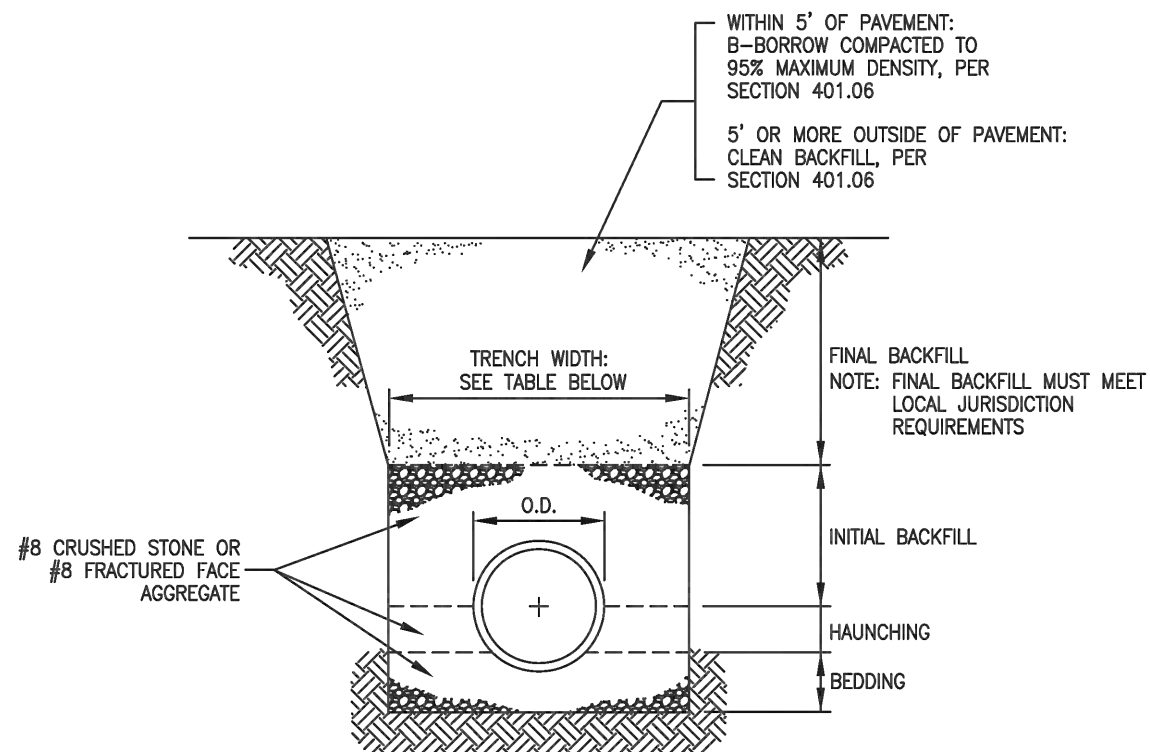


4886 GRADLE DRIVE
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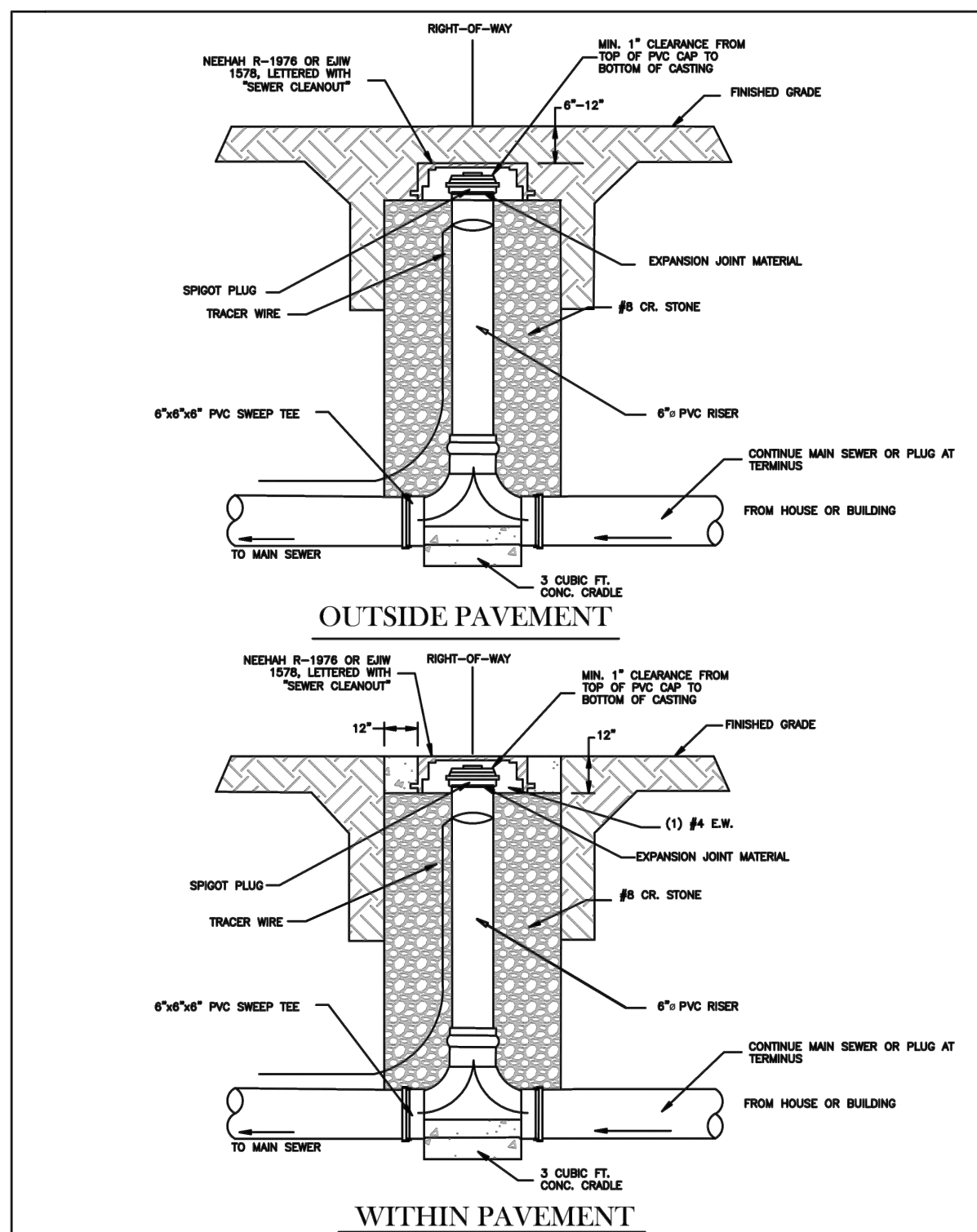
NOT TO SCALE
CITIZENS ENERGY GROUP
TERMS USED IN TRENCH DETAILS
FIGURE 100.01



MINIMUM BEDDING, HAUNCHING, AND INITIAL BACKFILL DEPTHS		
PIPE SIZE	BEDDING (BELOW PIPE BARREL)	HAUNCHING AND INITIAL BACKFILL (ABOVE TOP OF PIPE)
UNDER 8"	4" MIN.	4" MIN.
8" TO 15"	4" MIN.	12" MIN.
18" & OVER	8" MIN.	12" MIN.

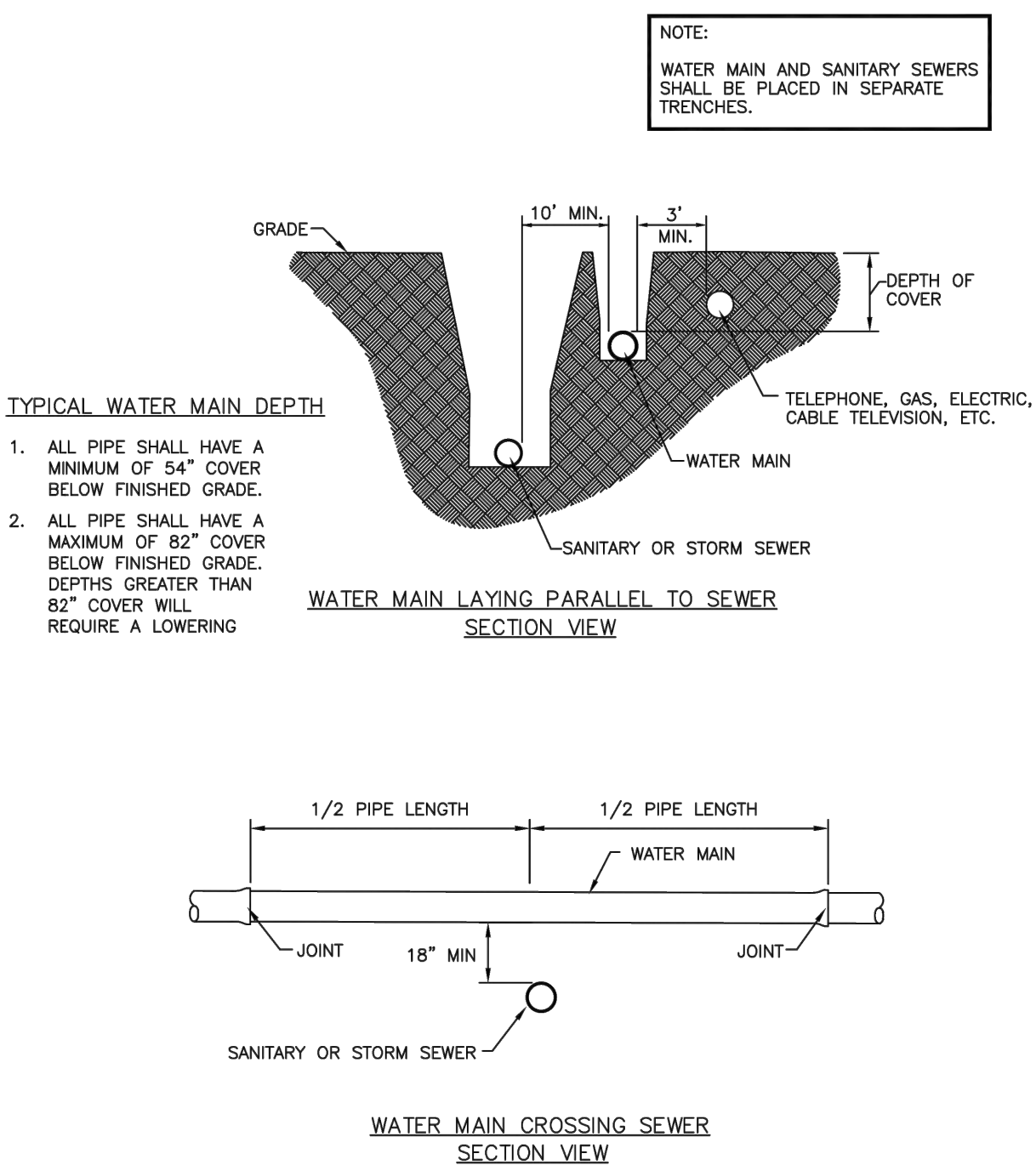
MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
UP TO 18"	O.D. + 16"
18" & OVER	(O.D. x 1.25) + 12"

NOT TO SCALE
CITIZENS ENERGY GROUP
FLEXIBLE PIPE BEDDING & BACKFILL REQUIREMENTS
FIGURE 400.01

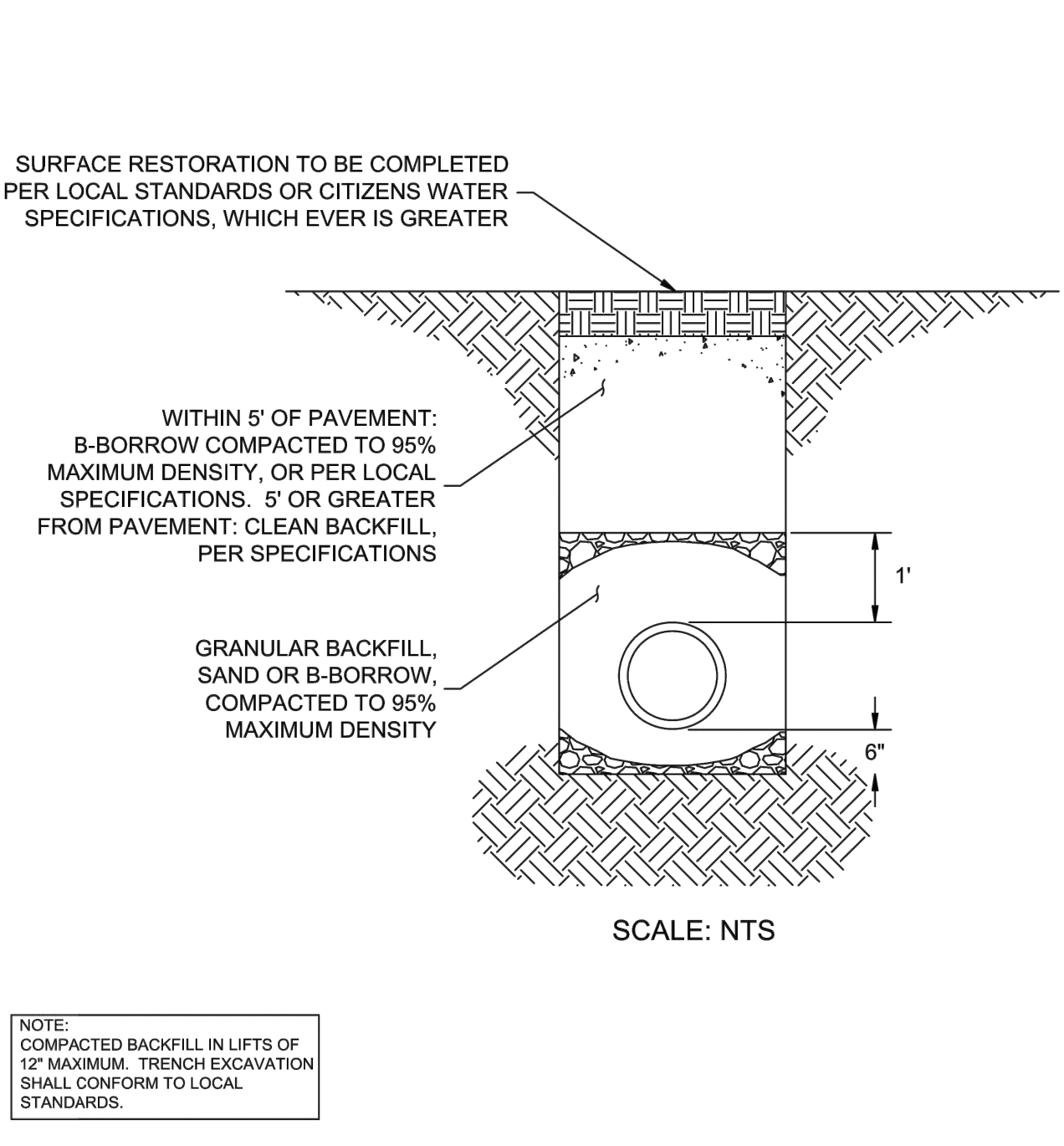


NOT TO SCALE
CITIZENS ENERGY GROUP
RIGHT-OF-WAY CLEAN-OUT DETAIL
FIGURE 400.09

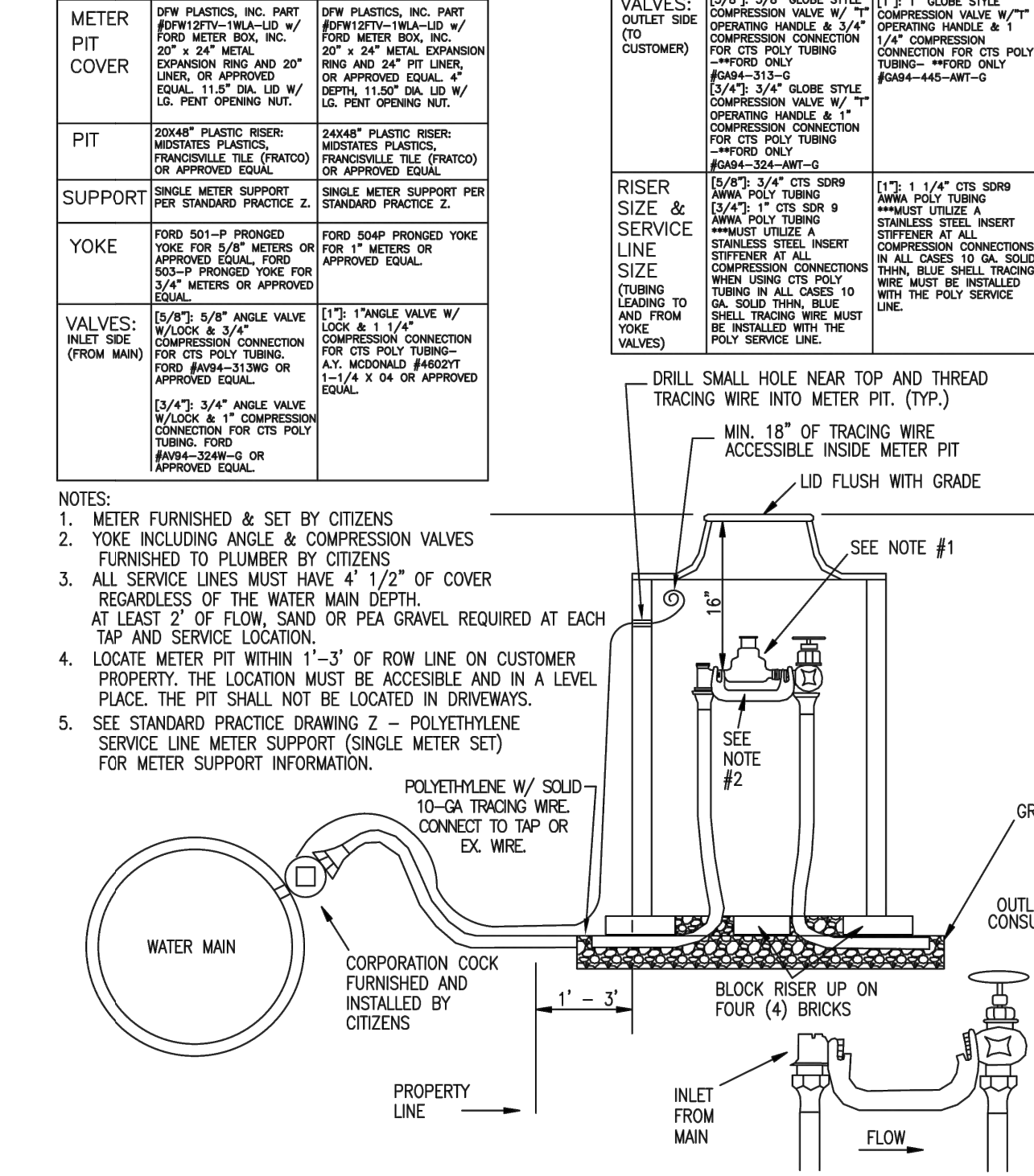
CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 6/8/2009
ISSUE DATE: 6/8/2009
WATER AND SEWER MAIN SEPARATION DETAIL



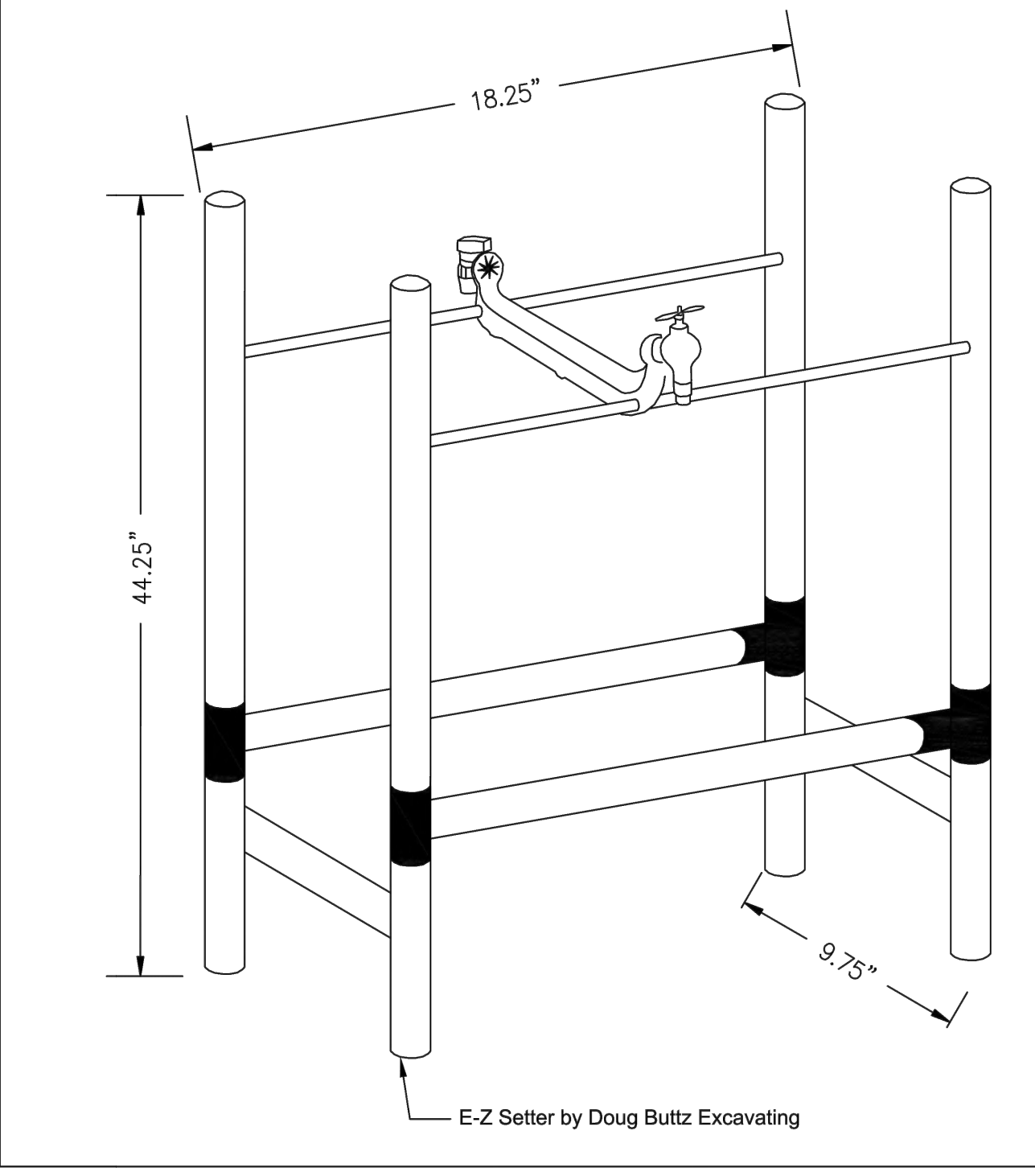
CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 9/20/2018
ISSUE DATE: 7/17/2013
WATER MAIN AND SERVICE BACKFILL REQUIREMENTS

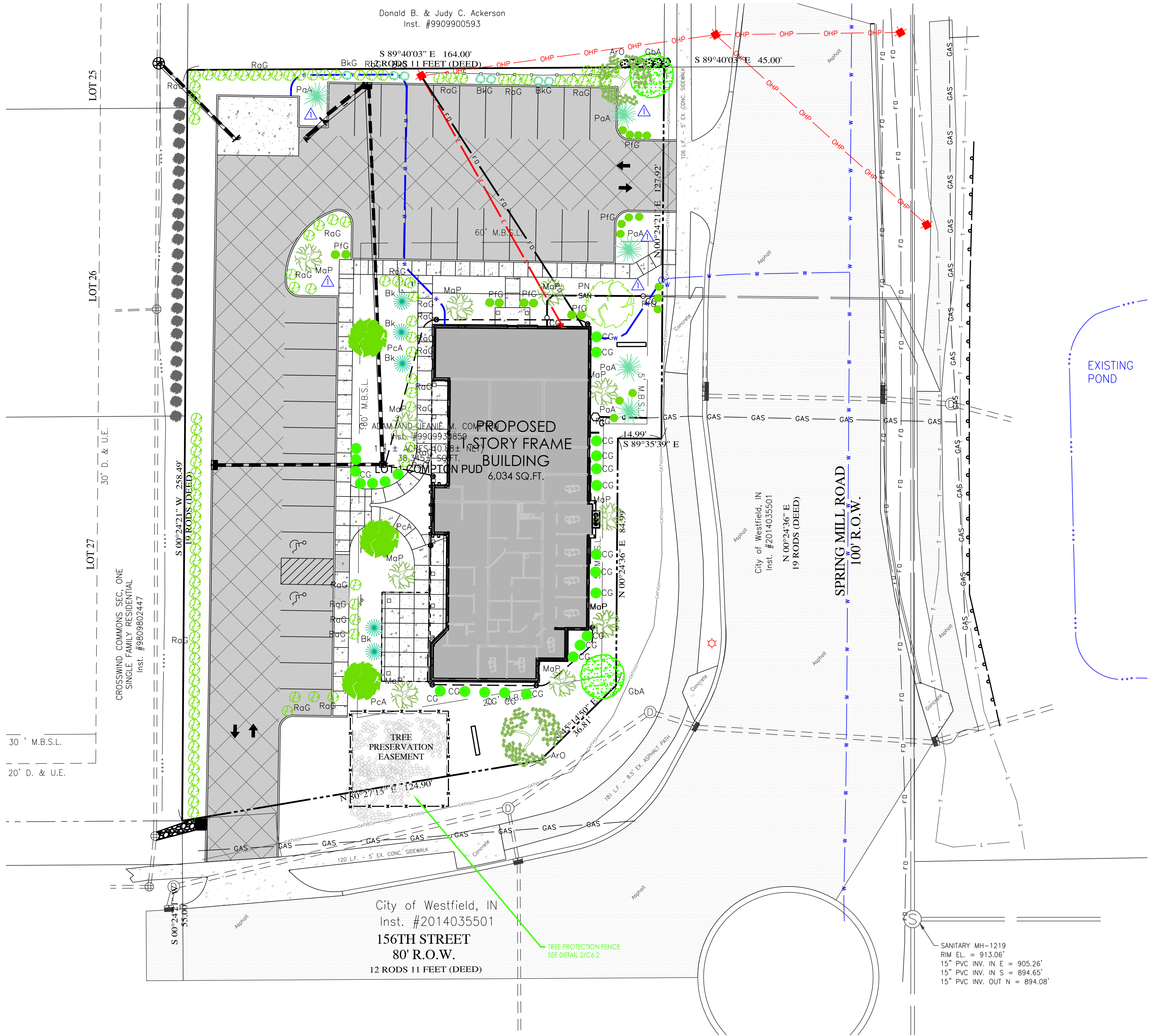


CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 10/20/2020
ISSUE DATE: 12/31/2019
STANDARD SERVICE LINE INSTALLATION AND SETTING FOR 5/8", 3/4", AND 1" METER IN SINGLE PIT



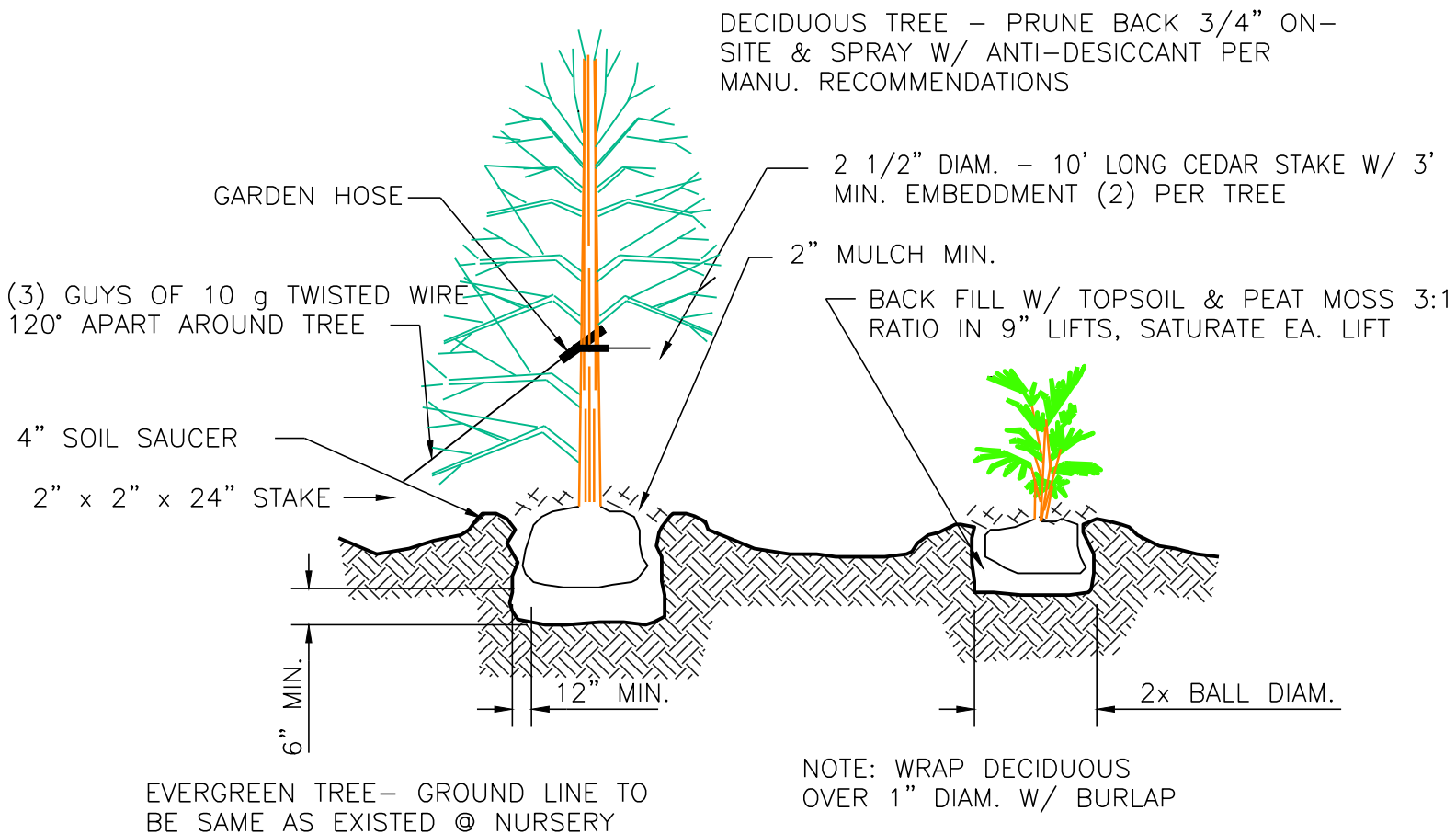
CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 11/14/2019
ISSUE DATE: 12/31/2019
POLYETHYLENE SERVICE LINE METER SUPPORT





TREE AND SHRUB PLANTING SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
CG	CAREX GLAUCA	BLUE SEDGE	18"	BALL & BURLAP	3' o.c.	23
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	36"	BALL & BURLAP	6' o.c.	5
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	18"	BALL & BURLAP	3' o.c.	22
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	18"	BALL & BURLAP	3' o.c.	90
BkG	BUXUS X KOREANS 'GREEN GEM'	GREEN GEM BOXWOOD	18"	BALL & BURLAP	3' o.c.	7
PN	PINUS NIGRA	AUSTRIAN PINE - Evergreen	2" cal.	WIREBALL	AS SHOWN	1
PcA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR - Oriental	2" cal.	WIREBALL	AS SHOWN	3
PaA	PICEA ABIE 'ACROCONA'	ACROCONA SPRUCE - Evergreen	5' HIGH	BALL & BURLAP	AS SHOWN	5
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE - Shade	10' HIGH 2" cal.	BALL & BURLAP	AS SHOWN	2
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO - Shade	2" cal.	BALL & BURLAP	AS SHOWN	2
MaP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE - Ornamental	2" cal.	BALL & BURLAP	AS SHOWN	10

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.



- NOTES:
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
 2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
 3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
 4. TRUNK WRAP SENSITIVE TREES, ONLY.
 5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
 6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
 7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
 8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
 9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
 10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

1
L1

PROPOSED LANDSCAPE PLAN
GRAPHIC SCALE



APPROVAL
PENDING NOT FOR
CONSTRUCTION

DATE	ISSUE
06-01-2021	CLIENT REVIEW
06-25-2021	TAC REVIEW COMMENTS

KEELER-WEBB ASSOCIATES
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850 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No. 2103-029

SHEET No.

L1

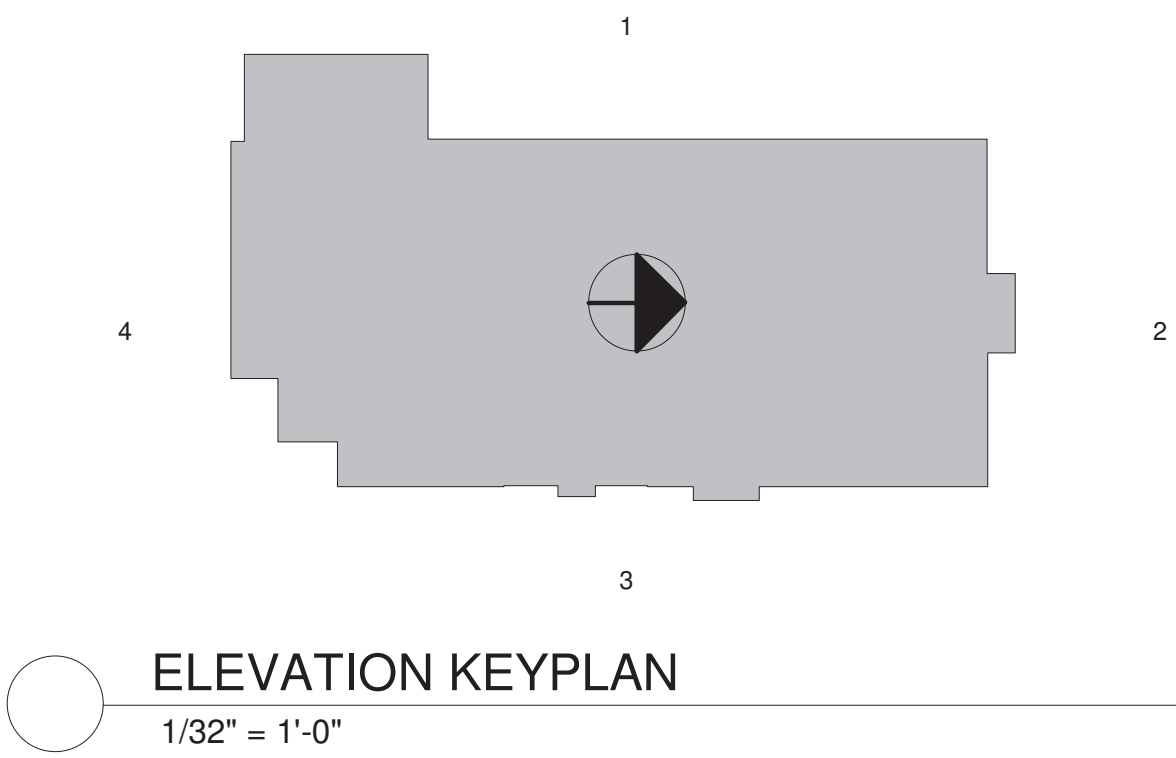


1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

MATERIAL KEY ELEVATIONS	
KEYNOTE NUMBER	Comment
1	RAKE TRIM 1x6
2	RALLU TRIM 1x8
4	TRIM 1x6
5	BASE TRIM 1x10
7	SHAKE
8	SHIPLAP SIDING
9	SCALLOPED
10	RAILING GUARDRAIL
11	WROUGHT IRON RAILING
12	HOSE BIBB
13	EXTERIOR COACH LIGHT
14	VICTORIAN BRACKET
15	COLUMN
16	#235 FIBERGLASS SHINGLES
17	24" SIGN TEXT
18	12" SIGN TEXT
19	CHIMNEY POT
20	STONE VENEER 1
21	ROUND LOUVER
22	CORBEL
23	1x8 GUTTER BD
24	1x10 FACIA BD
25	5" GUTTER & DS. 3x4
26	CAP FLASHING @ BRICK WAINSCOT



ELEVATION KEYPLAN
1/32" = 1'-0"

PROJECT

COMPTON CORE &
SHELL
15626 SPRING MILL ROAD, WESTFIELD, IN
46074

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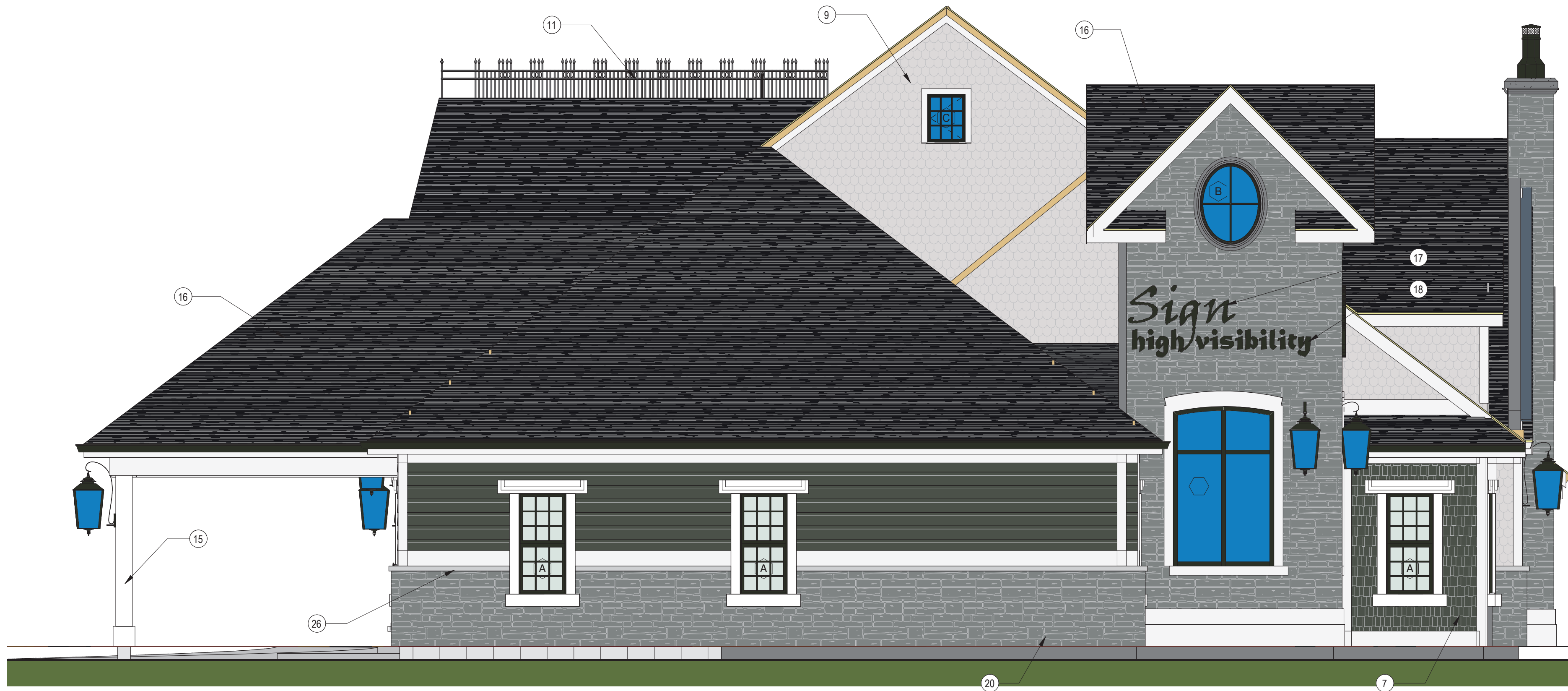
SHEET TITLE
ELEVATIONS

DATE
03/17/21

P1

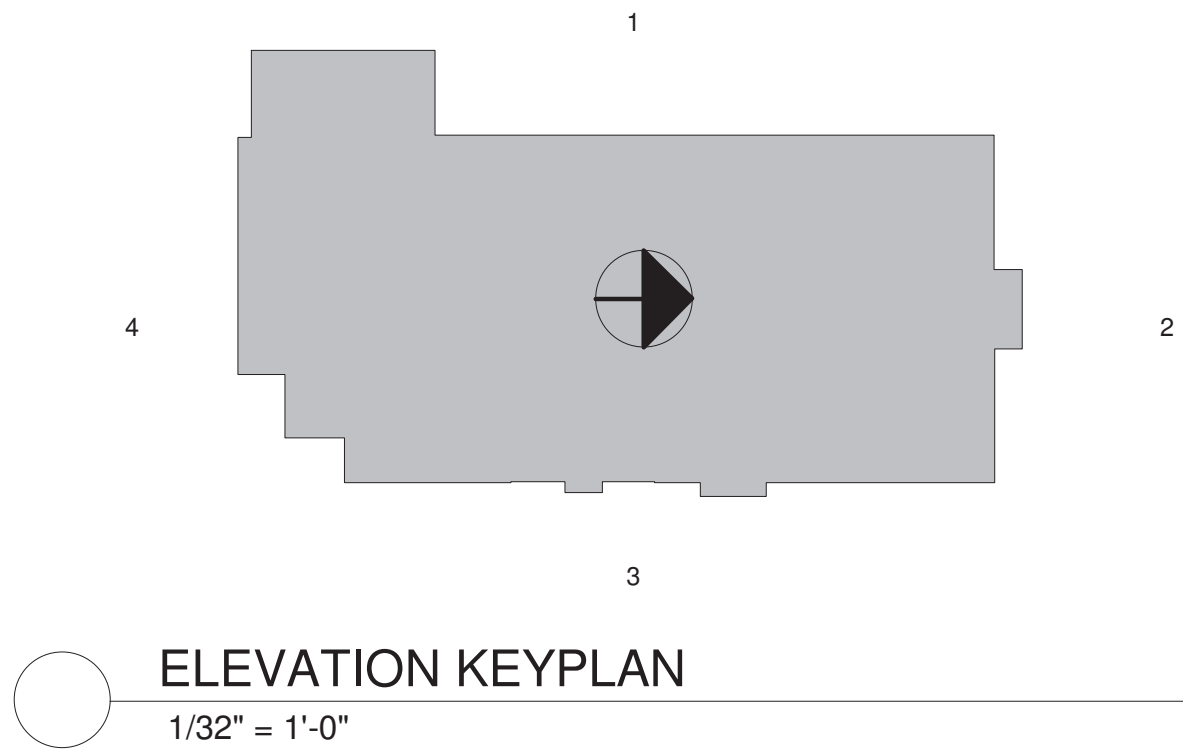


1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL KEY ELEVATIONS	
KEYNOTE NUMBER	Comment
1	RAKE TRIM 1x6
2	RALI TRIM 1x8
4	TRIM 1x6
5	BASE TRIM 1x10
7	SHAKE
8	SHIPLAP SIDING
9	SCALLOPED
10	RAILING GUARDRAIL
11	WROUGHT IRON RAILING
12	HOSE BIBB
13	EXTERIOR COACH LIGHT
14	VICTORIAN BRACKET
15	COLUMN
16	#235 FIBERGLASS SHINGLES
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18	12" SIGN TEXT
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20	STONE VENEER 1
21	ROUND LOUVER
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23	1x8 GUTTER BD
24	1x10 FACIA BD
25	5" GUTTER & DS. 3x4
26	CAP FLASHING @ BRICK WAINSCOT



ELEVATION KEYPLAN
1/32" = 1'-0"

PROJECT

COMPTON CORE &
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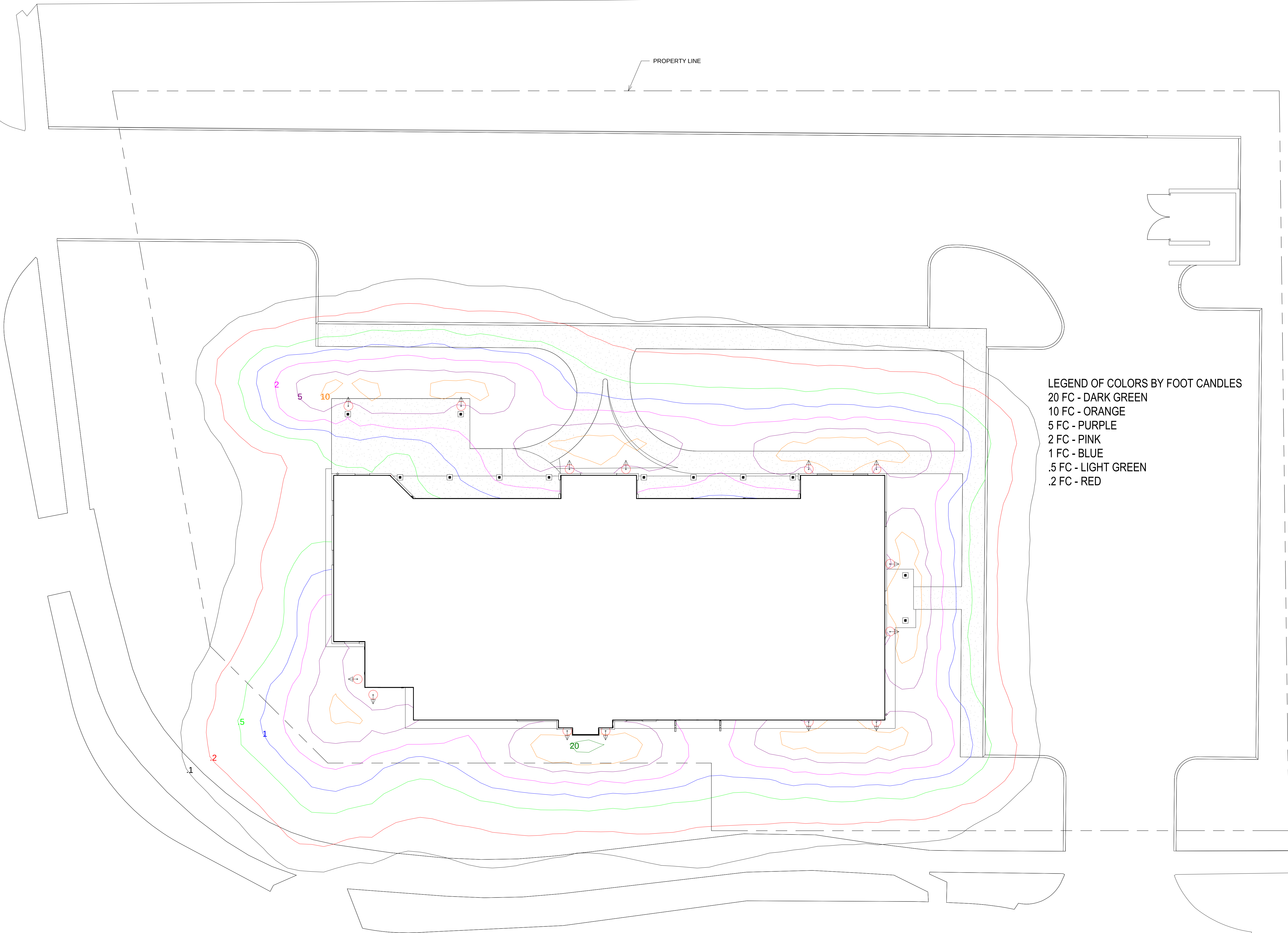
REVISIONS

No.	Description	Date

SHEET TITLE
ELEVATIONS

DATE
03/17/21

P2



LEGEND OF COLORS BY FOOT CANDLES
20 FC - DARK GREEN
10 FC - ORANGE
5 FC - PURPLE
2 FC - PINK
1 FC - BLUE
.5 FC - LIGHT GREEN
.2 FC - RED

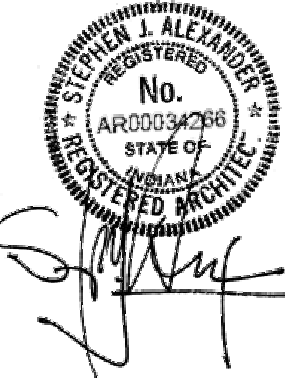


DATE
03/17/21

SHEET TITLE
PHOTOMETRICS

No.	Description	Date

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SHELL
15626 SPRING MILL ROAD, WESTFIELD, IN
46074

PROJECT



4130_LED HERITAGE SERIES

LED

EPA 2.46 (F)	7 YEAR WARRANTY	LUMEN RANGE 2,855 to 9,325	LIFE SPAN L70 20,000 to 100,000 HOURS	UL LISTED	CLICK FOR FAQ's	JOB NAME Compton
WEIGHT 55LBS						FIXTURE TYPE Wall Sconce
						MEMO

BUILD A PART NUMBER											
ORDERING EXAMPLE: 2A-4130ALED-12L40T5-MDL014-CTA-PEC-FHD/480PM/3412FP4/SCC/BKT											
Mounting Config.	Fixture	LED	CCT	Mount/fixture Type	Driver	Lens	Optical Control	Optical Finish	Optical Hanging/Height	Optical Hanging/Height	Optical Hanging/Height
		8L	40								

Mounting Configuration

(Click here to view mounting configuration sheet)

- IW •2A9Q •4A •SH444/
- PT •2APT •4APT •CH444/
- IA •3A •1AM •CAT
- IAPT •3A9Q •2AM
- 2A •3APT •450PB

W = Wall Mount PT = Post Top APT = Post Top Arm Mid-Mount
A = Arm Mount AM = Arm Mid-Mount PB = Post Base
SH = Stern Hung CH = Chain Hung CAT = Catenary

*Include overall drop in inches after designation for Stern/Chain application (IE CH44-48")

Fixture

- 4130ALED •4130ALEDH •4130BLED
- 4130CLED •4130CLEDH

(H) = Hanging style fixture

LED

- 24L •16L •12L •8L

CCT - Color Temperature (K)

- 27(00) •30(00) •40(00) •50(00)

Distribution Type

- T2 •T3 •T4 •T5

Driver

- MDL014 (120V-277V, 140mA)
- MDH014 (347V-480V, 140mA)

Lens (Click here to link to lens specification page)

- CSA (Clear Seeded Acrylic)
- CTA (Clear Textured Acrylic)
- PA (Prismatic Acrylic)
- SVI (Flat Soft Vue Light Diffused Acrylic)
- SV2 (Flat Soft Vue Moderate Diffused Acrylic)
- SV4 (Flat Soft Vue Maximum Diffused Acrylic)

Options (Click here to link to view accessories sheet)

- PEC Electronic Button Photocontrol (120V-277V)
- PEC4 Electronic Button Photocontrol (480V)
- FHD Double Fuse and Holder
- EZ Vertical Hangstraight, Large, "EZ" Mount
- HSS60 60" House Side Shield
- HSS120 120" House Side Shield
- HSS180 180" House Side Shield

•BLOC Back Light Optical Control

- FHC Frosted Hurricane Chimney
- SVIF Light diffused internal flat lens
- SVZF Moderate diffused internal flat lens

*Ships loose for installation in base.

Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets.

- 478 •6236 •TA •BA
- 80 •579 •TASCR

Pole (Click here to view pole website page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DFT Dark Bronze Textured

*Smooth finishes are available upon request.

Custom Finishes*

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

*Custom colors require upcharge.

Sternberg Select Finishes

- VC Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

The 4130 Heritage II Series is an elegantly styled fixture series featuring a tapered six sided cage and roof. It shall be appointed with a cast aluminum decorative finial.

Filter - Standard

The filter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to 3" diameter pole or tenon. When ordered with a Sternberg pole, the filter shall be set screwed to the pole top or tenon.

LED's

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be <4000K (2700K, 3000K or 5000K option) color temperature with a minimum CRI of 70. Consult factory for custom color C.C.T. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type _____ (2, 3, 4, or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

Electronic Drivers

The LED driver shall be UL Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect

See next page

4130_LED HERITAGE SERIES

LED

electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10V signal, consult factory for more information.

Photocontrols

Button Style: The photocontrol shall be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 15 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. See pole spec sheet for pole mounted version.

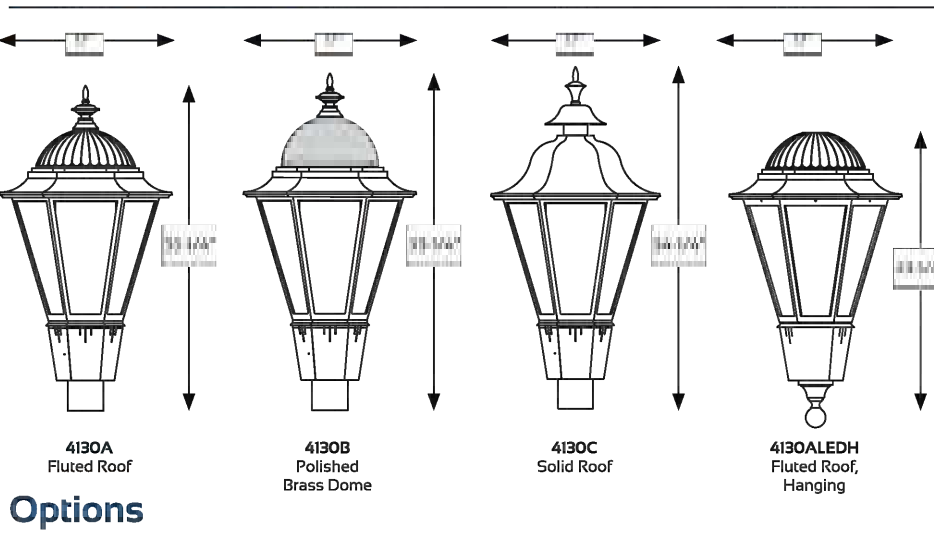
Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

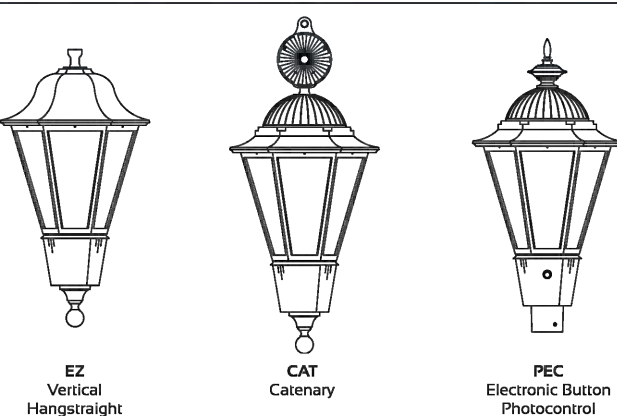
Finish

Refer to website for details.

Fixture Examples



Options



Performance

MODEL #	T2 DELIVERED LUMENS	EFFICACY (L/FW)	T2 DELIVERED LUMENS	EFFICACY (L/FW)	T2 DELIVERED LUMENS	EFFICACY (L/FW)	T2 DELIVERED LUMENS	EFFICACY (L/FW)	T2 DELIVERED LUMENS	EFFICACY (L/FW)	WATTAGE
24L40T_MDL014	8800	148.8	87.85	141.8	8995	149.4	9195	156.8	9195	156.8	40
24L30T_MDL014	8275	140.2	83.81	135.9	8550	139.4	8800	139.4	8800	139.4	30
24L27T_MDL014	7485	127.0	75.80	121.8	7730	130.5	8000	130.5	8000	130.5	27
16L40T_MDL014	6095	105.1	91.20	105.5	6235	107.5	6525	112.5	6525	112.5	16
16L30T_MDL014	5810	100.2	5835	100.6	5945	102.5	6220	107.2	6220	107.2	16
16L27T_MDL014	5255	90.6	5275	90.9	5375	92.7	5625	97.0	5625	97.0	16
12L40T_MDL014	4515	136.8	4580	137.4	4710	134.7	4810	136.1	4810	136.1	40
12L30T_MDL014	4305	131.7	4360	131.7	4460	130.6	4700	130.6	4700	130.6	30
12L27T_MDL014	3880	116.4	3885	117.4	4000	117.4	4170	117.4	4170	117.4	27
8L40T_MDL014	3020	97.4	3120	100.6	3180	102.6	3425	110.5	3425	110.5	31
8L30T_MDL014	2880	92.9	2975	96.0	3030	97.7	3265	105.3	3265	105.3	31
8L27T_MDL014	2605	84.0	2690	86.6	2740	88.4	2955	95.3	2955	95.3	31



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info@sternberglighting.com
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850 SOUTH MERIDIAN ST, INDIANAPOLIS, IN
317-261-0070

PROPOSED BUILDING
COMPTON DENTAL

15626 SPRING MILL ROAD
WESTFIELD, IN 46074

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
2103-029

SHEET No.

E101

WRITTEN PUBLIC COMMENTS

Docket Number: 2107-PUD-20

Petitioner: Patch Development, LLC

Request: A change of zoning for 10 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Mule Barn Road Commercial PUD District.

Enclosed Attachments (as of 5:00 pm Friday, July 1, 2021):

July 6, 2021 Advisory Plan Commission Meeting

1. Adam & Lauren Mellencamp 1338 Nora Woods Court, Indianapolis (6/28/21)
2. Matt Haehl OBO Shelby Materials 157 East Rampart Road, Shelbyville (7/2/21)

Adam & Lauren Mellencamp
1338 Nora Woods Court,
Indianapolis, IN 46240

June 28, 2021

RE: 2107 – PUD – 20

To whom it may concern:

My wife and I are writing to object the request for a change of zoning from the AG-1: Agriculture District to the Moon Commercial Planned Unit Development (PUD) District filed by Patch Development, LLC. This request pertains to real estate comprising approximately 10 acres located at: 18404 Mule Bar Road, Westfield, Hamilton County, Indiana.

The reason for our objection, as an adjacent property owner (18395 Joliet Road), is due to, but not limited to, increase noise, dust, commercial traffic, and the high likelihood of future expansion(s) further north should the new zoning be approved, and new development proceed.

Our property lies caddy corner to this new proposal to the Northwest. We bought this property for the character, great school system, and with the thoughts of building our forever home in the country. We already had some concern given the proximity to Shelby Materials Operations and Country Mark Fuel Reserves that currently reside east of Jolietville and southeast of our parcel. While we are not against businesses expanding and commercial development, we are against this specific request.

While it may be convenient for a competitor (IMI) to development right next to Shelby Materials, it is completely unnecessary. There are several lots already approved and available for commercial zoning without having to change one for a new development. The increase in commercial traffic on an already highly utilized road (Mule Barn Road) also raises more concern for a family with small children who are investing in an area by building a new home. Add in the increase noise these types of plants produce, the increase in dust/pollutions, and ability to leverage current location for further development to the north in the short- or long-term future is why we not only voice our concerns, but object to this request.

Thank you for reading our written objection and allowing us to voice our concerns.

Respectfully,

Adam & Lauren Mellencamp



The Concrete
and Aggregate Experts

Shelby Materials
157 East Rampart Rd.
P.O. Box 242
Shelbyville, IN 46176
317-398-4485
317-398-2727 FAX

July 2, 2021

Westfield-Washington Plan Commission
Westfield, IN

Plan Commission Members,

Concrete

■ Franklin	317-738-3445
■ Shelbyville	317-398-4485
■ Rushville	765-932-3292
■ Columbus	812-372-5553
■ Seymour	812-522-6221
■ Nashville	812-988-6206
■ Indianapolis	317-782-3200
■ Brownsburg	317-216-7555
■ Westfield	317-804-8100

Aggregates

■ Edinburgh	812-526-2731
■ Franklin	812-526-2731
■ Rushville	765-763-7670
■ Shelbyville	765-763-7670

Trucking

■	800-875-9977
---	--------------

I am writing this letter regarding the zoning request to allow a new industrial development on Mule Barn Road. First, I wanted to be clear that we are pro development and generally have no issues with growth in this area. This area is a logical place for industrial businesses. We do however have a few concerns with expansions in this area without adequate infrastructure improvements. Our primary concern is traffic safety at Mule Barn Road and at the intersection of Mule Barn and SR 32. The safety of our employees and all other traffic traveling on Mule Barn and State Road 32 have been discussed with the City and INDOT. We believe it would be important to address these traffic concerns, and have improvements designed, funded and on a construction schedule to ensure completion. To date the improvements have been focused on widening Mule Barn and adding lanes to State Road 32, but depending on the new users' volume, a signaled intersection may be a good idea. We are hoping this can be a productive effort to avoid serious accidents. We also have concerns about Mule Barn Road withstanding the additional weight load. Information about the truck traffic on the new use should also be reviewed as part of a plan to maintain Mule Barn Road. Thank you for the time and please feel free to reach out with any questions.

Thank you,

Matt Haehl

Matt Haehl
President
Shelby Materials
mhaehl@shelbymaterials.com
Office: 317-392-5508



Petition Number: 2107-ODP-14 & 2107-SPP-14

Project Name: Compton

Subject Site Address: 15626 Spring Mill Road (the “Property”)

Petitioner: Adam Compton

Representative: Keeler-Webb Associates

Request: Overall Development Plan & Primary Plat review of 1 Lot on 0.88 acres +/- in the Compton Planned Unit Development (PUD) District.

Current Zoning: Compton PUD

Current Land Use: Commercial

Approximate Acreage: 0.88 acres +/-

Property History: Compton PUD ([Ord. 18-02](#), 03/12/2018)
Secondary Plat (2107-SFP-41, *pending*)
Detailed Development Plan (2107-DDP-26, *pending*)

Staff Reviewer: Caleb Ernest, Associate Planner
Rachel Riemenschneider, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
4. Landscape Plan

BACKGROUND

The Property is currently zoned the Compton PUD District.

Ordinance 18-02, Compton PUD (1802-PUD-05), was approved at the March 12, 2018, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the June 22, 2021, Technical Advisory Committee 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.

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



- 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.

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

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

- 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)

- 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.

Comment: 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.

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

- 24) Misc.

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

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.
- 28) Address and legal description of the property.



29) Boundary lines of the property including all dimensions.

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

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.



- 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.

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

- 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.

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

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

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

- 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) and Compton PUD District (Ord. 18-02), except for those items identified as outstanding below.

- 44) Minimum Lot Area: No minimum



- 45) Minimum Lot Frontage: 50 feet
- 46) Minimum Building Setback Lines:
- a) Front Yard (from Spring Mill Road): 5 feet (Ord. 18-02)
 - b) Front Yard (from 156th Street): 20 feet (Ord. 18-02)
 - c) Side Yard: 15 feet
 - i) Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.
- Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- d) Rear Yard: 20 feet
 - i) Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
- 47) Maximum Building Height: 45 feet
- 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
 - 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.
- 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 and Compton PUD, Ord. 18-02)

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) Accessory Use and Building Standards (Article 6.1)
- 55) Architectural Standards (Article 6.3)
- 56) Building Standards (Article 6.4)
- 57) Fence Standards (Article 6.5)



58) Height Standards (Article 6.6)

59) Landscaping Standards (Article 6.8)

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

a) Preservation and Replacement of Trees

i) Incentives to Preserve Trees:

1. Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved.

ii) Tree Protection:

1. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
2. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

iii) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree 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) General – Placement: 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.

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



60) Lighting Standards (Article 6.9)

61) Lot Standards (Article 6.10)

Comment: Please see District Standards.

62) Outside Storage and Display (Article 6.12)

63) Outdoor Café and Eating Areas (Article 6.13)

64) Parking and Loading Standards (Article 6.14)

65) Setback Standards (Article 6.16)

Comment: Please see District Standards.

66) Sign Standards (Article 6.17)

67) Vision Clearance Standards (Article 6.19)

68) 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:

69) Block Standards (Article 8.1)

70) Easement Standards (Article 8.3)

71) Monument and Marker Standards (Article 8.5)

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

72) Open Space and Amenity Standards (Article 8.6)

73) Pedestrian Network Standards (Article 8.7)



74) Storm Water Standards (Article 8.8)

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

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

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

76) Street Light Standards (Article 8.10)

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

77) Street Sign Standards (Article 8.11)

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

78) Surety Standards (Article 8.12)

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

79) 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 July 6, 2021, 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 Rachel Riemenschneider at 463-231-6649 or riemenschneider@westfield.in.gov.

MULE BARN ROAD COMMERCIAL PUD

Ordinance No. 2107-PUD-20

WESTFIELD INDIANA



Location

MULE BARN ROAD COMMERCIAL PUD 2107-PUD-20

Mule Barn Road Commercial PUD



Site Location Map

Mule Barn Road Commercial PUD



Site Location Map



Current Commercial Uses

MULE BARN ROAD COMMERCIAL PUD 2107-PUD-20



Current Commercial Uses

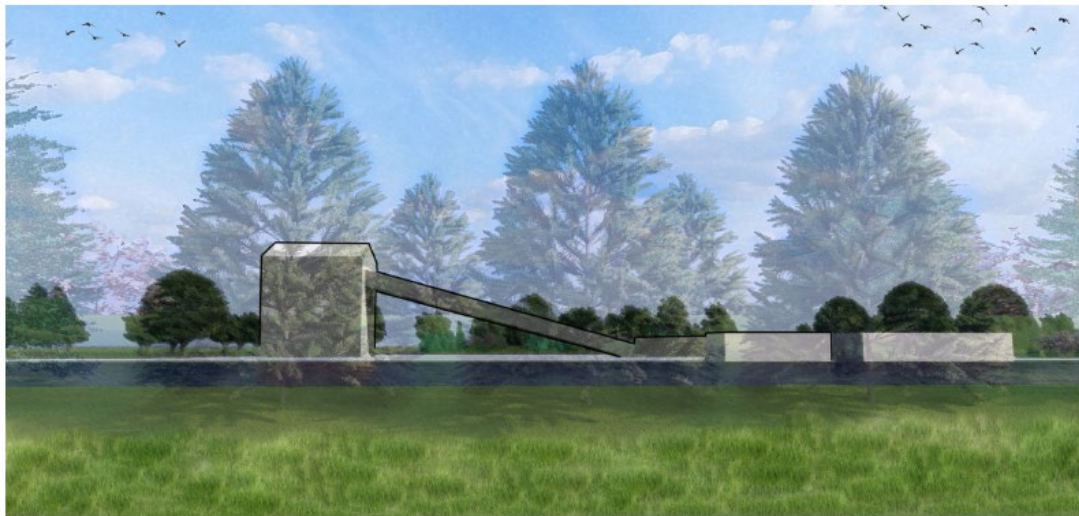
MULE BARN ROAD COMMERCIAL PUD 2107-PUD-20



MULE BARN ROAD COMMERCIAL PUD 2107-PUD-20



Similar Plant Exhibit



Proposed View



- ☐ 10 Fixed Employees @ Site
- ☐ Increase in Commercial taxes
- ☐ No Incentives or Abatement Requested
- ☐ Respected Corporate Owner who is involved in the community

Additional Information

WRITTEN PUBLIC COMMENTS

Docket Number: 2107-ODP-17 & 2107-SPP-17
Petitioner: Old Town Companies by American Structurepoint
Request: Overall Development Plan & Primary Play review of 1 Block on 3.98 acres +/- in the Union Square at Grand Junction Planned Unit Development (PUD) District.

Enclosed Attachments:

July 6, 2021, APC Public Hearing

1. Nass, Linda

07/06/2021

July 6, 2021

APC Meeting – Public Hearing

2107-ODP-17 & 2107-SPP-17 Union Square

Linda Naas

I'm including many questions. I keep being hopeful something wonderful will happen in downtown Westfield as so much is being changed as some think "2021 new" is so much better than historic or perhaps it is just the excitement of money to be made. Certainly the taxpayers are continuing to spend tens of millions of dollars in downtown. I'm hoping this development will proceed for the betterment and good of the people and for the people and the future of Westfield. Confusion has surrounded this project with many conflicts of interest, too much of it related to financial gain.

Specifically, I object to building heights being more than 2 or 3 stories based upon location and surrounding properties in the downtown area. Even Carmel limited the heights downtown on Main St.

Is the developer covering the cost of drainage and detention?

Where is the ODP & SPP for land east of Union Street?

I've reviewed 105 pages from the CDD with no information on ownership or control of parcels owned by City/Town/RDC. Where is that information?

Have the elevations changed since it appears the buildings and parking have changed per descriptions contained in the attached documents?

What happened to the public/private partnership? Can you define and detail it?

Aren't there just too many outstanding items as noted in the Staff Report?

What happened to the public hearing on the Amended Declaratory Resolution? Is that to come forward?

Many would like to see parts of existing buildings incorporated into the design such as the old Fire Station on South Union.

Are the traffic pattern and street parking workable as shown?

This land was a significant part of the 1834 platted City of Westfield and deserves a well-thought-out development that enhances Westfield that has survived 187 years. We don't need a new development like Village Park that has challenges at 31 years of age or Clay Terrace at 17 years of age. The Carnegie Library and Bank across the street have survived well over 100 years. I hope the structures proposed are built with as much integrity.

This will be a significant part of downtown Westfield and is benefitting from Grand Junction Plaza as an amenity paid for to the tune of tens of millions of dollars by the taxpayers. With all the changes since this development came on the scene we should expect quality and longevity. The site is enviable as it is one of the four original corners of Westfield.

A prime location – will this development be prime? What do Old Town's developments look like after even 10-15 years, how about 100 years? Are the standards any higher than any other developments?

Another PUD that should have creative design but does not. Our Mayor may think our downtown buildings are old and ugly but they have survived and they have character and history. What is the uniqueness of this development plan and does it meet the following from our UDO on PUDs?

C. Purpose and Intent: The PUD District is intended to:

- 1. Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.**
- 2. Improve the design, character and quality of new developments.**
- 3. Encourage a harmonious and appropriate mix of uses.**
- 4. Facilitate the adequate and economic provision of streets, utilities and municipal services.**
- 5. Preserve the natural environmental and scenic features of the site.**
- 6. Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.**
- 7. Mitigate problems which may be presented by specific site conditions.**



Petition Number: 2107-ODP-17 & 2107-SPP-17

Project Name: Union Square

Subject Site Address: South side of SR 32, west of Union Street (the “Property”)

Petitioner: Old Town Companies

Representative: American Structurepoint

Request: Overall Development Plan & Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square at Grand Junction Planned Unit Development (PUD) District.

Current Zoning: Union Square at Grand Junction PUD

Current Land Use: Commercial

Approximate Acreage: 2.91 acres +/-

Property History: Union Square at Grand Junction PUD ([Ord. 19-38](#), 10/14/2019)
Amendment to Union Square at Grand Junction PUD ([Ord. 21-08](#), 04/26/2021)

Staff Reviewer: Caleb Ernest, Associate Planner
Rachel Riemenschneider, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat
5. Public Comments

BACKGROUND

The Property is currently zoned the Union Square at Grand Junction PUD District.

Ordinance 19-38, Union Square at Grand Junction PUD (1909-PUD-28), was approved at the October 14, 2019, City Council meeting.

Ordinance 21-08, Amendment to Union Square at Grand Junction PUD, (2103-PUD-08), was approved at the April 26, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the June 22, 2021, Technical Advisory Committee 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.

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

- 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.

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



- 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.

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

- 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%).

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

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

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

- 15) Building setback lines. (Article 4.14)

Comment: Please refer to 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.

- 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.

Comment: The Petitioner is coordinating with HCSO and/or County Drainage Board to address outstanding issues.

- 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.

Comment: The Petitioner is coordinating with Department of National Resources to address outstanding issues.

- 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.

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.

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

- 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.

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: Please see Comment 32.

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

Comment: Please see Comment 23.

- 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.

Comment: The Petitioner is coordinating with WPWD, HCSO, and other TAC agencies to address outstanding issues.

- 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.

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



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

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

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 4.15 (LB-H District), Union Square at Grand Junction PUD District (Ord. 19-38), and the Amendment to Union Square at Grand Junction PUD District (Ord. 21-08), except for those items identified as outstanding below.

44) Minimum Lot Area: No minimum (Ord. 19-38)

45) Minimum Lot Frontage: No minimum, however, all lots shall have vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement) (Ord. 19-38)

46) Minimum Building Setback Lines:

a) Front Yard 0 feet (Ord. 19-38)

b) Side Yard / Building Separation 0 feet (Ord. 19-38)

c) Rear Yard 0 feet (Ord. 19-38)

d) Fronting Midland Trace Trail 25 feet from the edge of the trail; 15 feet of which is a landscape buffer (following at minimum Buffer Yard A requirements) (Ord. 21-08)

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

47) Minimum Building Height: 2 stories (Ord. 19-38)

a) Maximum Building Height: No Maximum (Ord. 19-38)



- b) Union Square, Phase 2 property
(expanded real estate east of original site): 4 stories (Ord. 21-08)

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

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:

- 48) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 49) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District
 - i) Exceptions: This Article shall not apply in the following instances:
 - 1. The area identified as “Downtown” in FIGURE 5.3(1): EXCEPTION AREAS.
- 50) 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.
- 51) 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, Union Square at Grand Junction PUD, Ord. 19-38, Amendment to Union Square at Grand Junction PUD, Ord. 21-08)

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:

52) Accessory Use and Building Standards (Article 6.1)

53) Architectural Standards (Article 6.3)

- a) Character Exhibit: The “Character Exhibit” attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town companies in advance of Development Plan Approval. (Ord. 21-08)

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

b) Mechanical / Utility Meter Screening:

- i) All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged. (Ord. 19-38)

c) External Wall Protrusions:

- i) Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials. (Ord. 19-38)

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)

57) Landscaping Standards (Article 6.8)



- a) Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan. (Ord. 19-38)
- b) Foundation Plantings: Shall apply, however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement. (Ord. 19-38)

58) Lighting Standards (Article 6.9)

59) Lot Standards (Article 6.10)

Comment: Please see District Standards.

60) Outside Storage and Display (Article 6.12)

61) Outdoor Café and Eating Areas (Article 6.13)

62) Parking and Loading Standards (Article 6.14)

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

- a) On-Street parking: Shall apply, except as enhanced below:
 - i) On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works. (Ord. 19-38)

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

- b) Loading Berths: Shall not apply. (Ord. 19-38)
- c) Off-Street Parking: Shall apply except as modified below (Ord. 21-08):
 - i) Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii) Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
 - iii) Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in



the City's downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

- iv) Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

63) Setback Standards (Article 6.16)

Comment: Please see District Standards.

64) Sign Standards (Article 6.17)

65) Vision Clearance Standards (Article 6.19)

66) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO, Ord. 19-38 and Ord. 21-08)

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

67) Block Standards (Article 8.1)

68) Easement Standards (Article 8.3)

Comment: Please see Comment 9.

69) Monument and Marker Standards (Article 8.5)

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

70) Open Space and Amenity Standards (Article 8.6)

- a) Shall not apply. (Ord. 19-38)



71) Pedestrian Network Standards (Article 8.7)

Comment: Please see Comment 34.

72) Storm Water Standards (Article 8.8)

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

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

a) Shall apply, however, no dedication of Right-of-Way shall be required. (Ord. 19-38)

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

74) Street Light Standards (Article 8.10)

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

75) Street Sign Standards (Article 8.11)

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

76) Surety Standards (Article 8.12)

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

77) 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 July 6, 2021, 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 Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.