

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_18_2020

Monday, May 18, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 18, 2020 at 07:00 PM

MEETING PLACE:

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

OPENING OF MEETING

Documents: [Click here to view meeting on YouTube](#)

Note the Presence of a Quorum

Approval of Minutes - May 6, 2020

Documents: [APC Minutes - May 6, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

ITEMS OF BUSINESS

2004-SPP-05 & 2004-ODP-05

Poplar Street Townhomes

Southwest corner of west Jersey Street and Poplar Street

Roger Foster by Civil & Environmental Consultants, Inc requests a Primary Plat and Overall Development Plan review of 24 lots on 1.25 acres +/- within the Poplar Street Townhomes Planned Unit Development (PUD) District.

(Planner: Jonathan Dorsey - jdorsey@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](#) | [Exhibit 6: Public Comments](#)

2004-ODP-06 & 2004-SPP-06

Chatham Villages Phase 1

West of US 31, East of Tomlinson Rd, North of 196th St, South of 203rd St.

Chatham Hills LLP by Cripe requests a Primary Plat and Overall Development Plan

review of 207 Lots on approximately 146.675 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris - charris@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](#)

2005-ODP-07 & 2005-SPP-07

Austrian Pine Subdivision

E Corner of SR 32 and Austrian Pine Way

Westfield Properties, LLC by Weihe Engineers, LLC requests Primary Plat and Overall Development Plan review for two (2) lots on 12.5 acres +/- in the Austrian Pine PUD District.

(Planner: Daine Crabtree - dcrabtree@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](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2003-PUD-02 [CONTINUED]

Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

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

2005-PUD-04 [CONTINUED]

Junction PUD Amendment IV

17655 Shamrock Blvd

Shamrock Land Acquisitions requests an amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

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

2005-ODP-08 & 2005-SPP-08 [CONTINUED]

Grand Central Subdivision

E 181st St & Sun Park Dr.

CH Group, LLC by Church, Church, Hittle & Antrim, LLP requests Primary Plat and Overall Development Plan review for five (5) lots on 24.47 acres +/- in the 181st Street PUD District.

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

2005-ODP-09 & 2005-SPP-09 [CONTINUED]

Monon Corner Subdivision

South of 206th Street and west of Horton Road

Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris - charris@westfield.in.gov)

2005-ODP-10 & 2005-SPP-10 [CONTINUED]

Hamilton Memorial Subdivision

4180 Westfield Road

Washington Park Cemetery Association by Marten Construction requests Overall Development Plan and Primary Plat review of 1 lot on 54.6 acres +/- in the AG-SF1: Agricultural Single-family Rural District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 18, 2020
2005-SPP-07 & 2005-ODP-07

Petition Number: 2005-SPP-07 & 2005-ODP-07

Project Name: Austrian Pine SPP & ODP

Subject Site Address: SE Corner of State Road 32 & Austrian Pine Way (the "Property")

Petitioner: Westfield Properties, LLC by Weihe Engineers (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for two (2) commercial lots on 12.5 acres +/- in the Austrian Pine PUD District

Current Zoning: Austrian Pine PUD (Ord. 19-12)

Current Land Use: Vacant

Approximate Acreage: 12.5 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

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

2005-SPP-07

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

The plans comply.

- 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. (Article 4.23 & Article 5.3(G))
- 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.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 20) Block Standards (Article 8.1)
- 21) Easement Standards (Article 8.3)
- 22) Monument and Marker Standards (Article 8.5)
- 23) Open Space and Amenity Standards (Article 8.6)
- 24) Pedestrian Network Standards (Article 8.7)
 - a. Internal Pedestrian Network Standards



b. Perimeter/External Pedestrian Network Standards

- 25) Storm Water Standards (Article 8.8)
- 26) Street and Right-of-Way Standards (Article 8.9)
- 27) Street Light Standards (Article 8.10)
- 28) Street Sign Standards (Article 8.11)
- 29) Surety Standards (Article 8.12)
- 30) Utility Standards (Article 8.13)

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

31) Section 8: General Regulations

- a. Minimum Lot Frontage: 0 feet
- b. Minimum Lot Area: No Minimum
- c. Minimum Lot Width: No Minimum
- d. Minimum Setback Lines
 - i. Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii. Front Yard – Austrian Pine Way: 30 feet
 - iii. Side Yard (internal): 0 feet
 - iv. Side Yard (abutting district perimeter): 20 feet
 - v. Rear Yard (internal): 0 feet

32) Section 9: Overlay Districts

- a. A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.

33) Section 10: Development Standards

- a. Landscaping Standards
 - i. External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

34) Section 12: Design Standards

- a. The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.



- b. A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

35) Setback Requirements

- a. Maximum Setback: 120 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline
- b. Minimum Setback: 30 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

36) Trail Corridor Requirement

2005-ODP-07

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

The plans comply.

- 37) 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.
- 38) Address and legal description of the property.
- 39) Boundary lines of the property including all dimensions.
- 40) 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.
- 41) 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.



- 42) 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.
- 43) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 44) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 45) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 46) Location and dimensions of all existing structures and paved areas.
- 47) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 48) Location of all Floodplain areas within the boundaries of the property.
- 49) Names of legal ditches and streams on or adjacent to the site.
- 50) 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.
- 51) Identify buildings proposed for demolition.
- 52) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 53) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

- 54) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 55) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 56) 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.
- 57) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 58) Landscaping Standards (Article 6.8)
- 59) Lot Standards (Article 6.10)
- 60) Setback Standards (Article 6.16)
- 61) Vision Clearance Standards (Article 6.19)
- 62) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 63) Block Standards (Article 8.1)
- 64) Easement Standards (Article 8.3)
- 65) Monument and Marker Standards (Article 8.5)
- 66) Open Space and Amenity Standards (Article 8.6)
- 67) Pedestrian Network Standards (Article 8.7)
- 68) Storm Water Standards (Article 8.8)
- 69) Street and Right-of-Way Standards (Article 8.9)
- 70) Street Light Standards (Article 8.10)
- 71) Street Sign Standards (Article 8.11)
- 72) Surety Standards (Article 8.12)



73) Utility Standards (Article 8.13)

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

74) Section 8: General Regulations

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75) Section 9: Overlay Districts

- a. A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.

76) Section 10: Development Standards

- a. Landscaping Standards
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77) Section 12: Design Standards

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STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

78) Setback Requirements

- a. Maximum Setback: 120 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline
- b. Minimum Setback: 30 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

79) Trail Corridor Requirement

DEPARTMENT COMMENTS

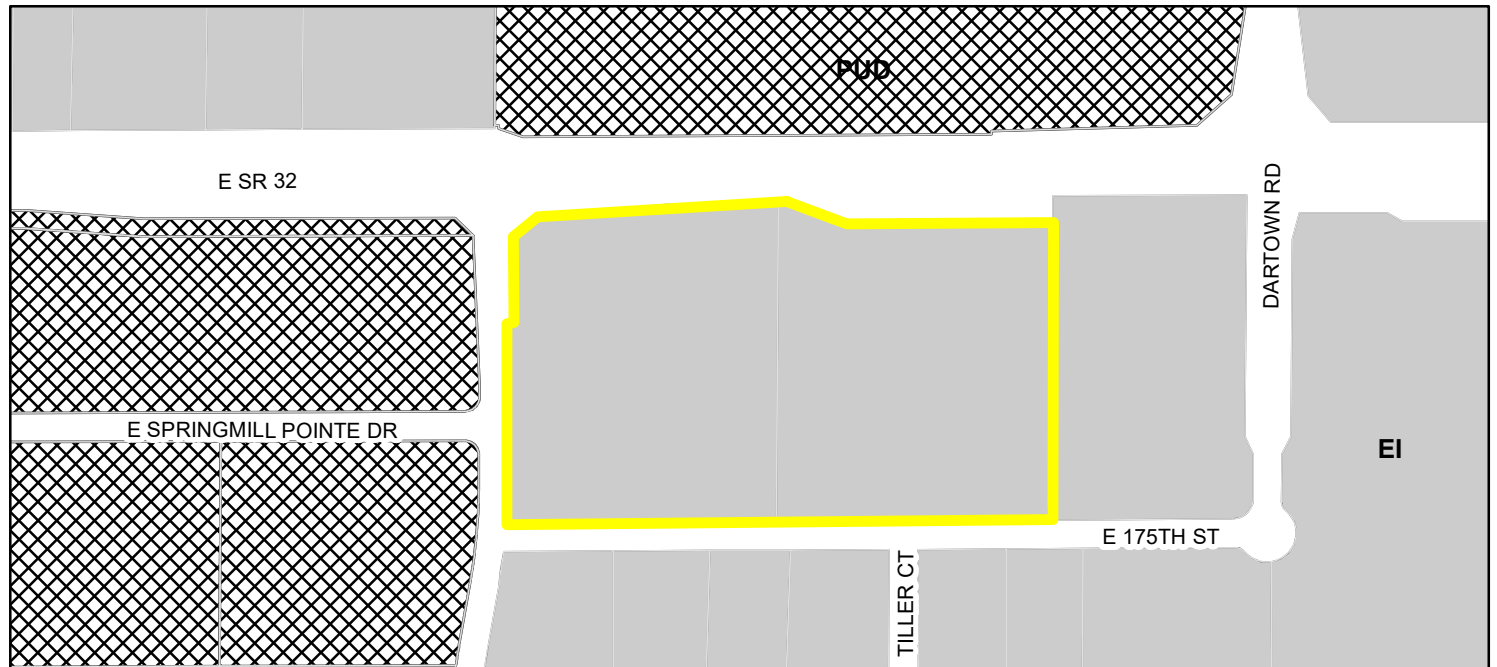
- 1) **1. ACTION: 2005-SPP-07 and 2005-ODP-07 comply with the Austrian Pine PUD and the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



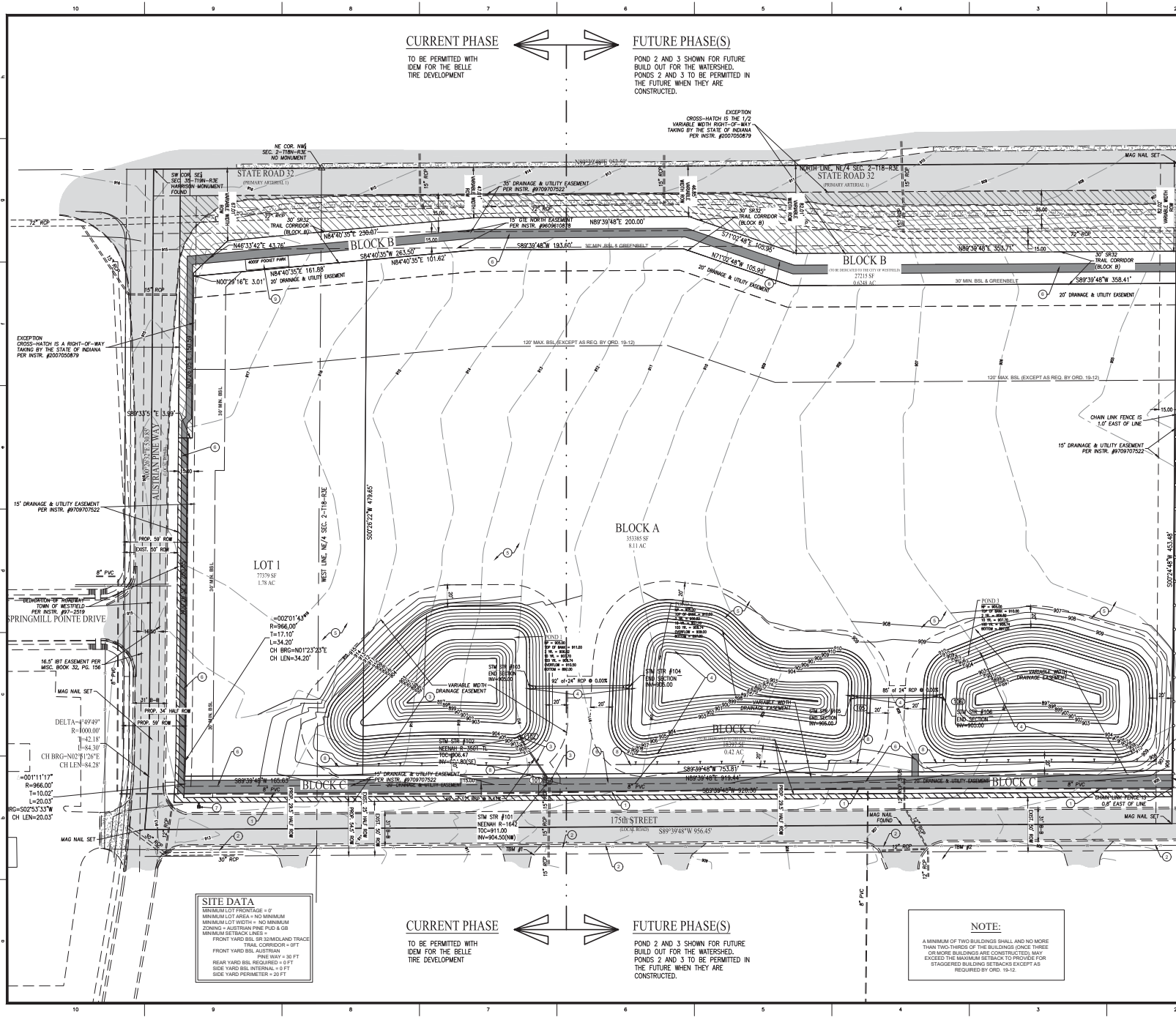
Zoning Map



Parcel  Zoning
Zoning - All  EI (Enclosed Industrial)
 PUD (Planned Unit Development)



UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS NOTED OTHERWISE.



CURRENT PHASE

TO BE PERMITTED WITH
IDEM FOR THE BELLE
TIRE DEVELOPMENT

FUTURE PHASE(S)

POND 2 AND 3 SHOWN FOR FUTURE
BUILD OUT FOR THE WATERSHED.
POND 2 AND 3 TO BE PERMITTED IN
THE FUTURE, WHEN THEY ARE
CONSTRUCTED.

EXCEPTION
CROSS-HATCH IS THE 1/2
VARIABLE WIDTH RIGHT-OF-WAY
TAKING BY THE STATE OF INDIANA
PER INSTR. #2007050879

EXCEPTION
CROSS-HATCH IS THE 1/2
VARIABLE WIDTH RIGHT-OF-WAY
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PER INSTR. #2007050879

SITE DATA	
MINIMUM LOT FRONTAGE = 0'	
MINIMUM LOT AREA = NO MINIMUM	
MINIMUM LOT WIDTH = NO MINIMUM	
ZONING = AUSTRIAN PINE PUD & OS	
MINIMUM SETBACK LINES =	
FRONT YARD BSL, SR 32/160 AND TRACE	FRONT CORRIDOR = 0 FT
FRONT YARD BSL, AUSTRIAN	PINE WAY = 30 FT
REAR YARD BSL REQUIRED = 0 FT	
SIDE YARD BSL INTERNAL = 0 FT	
SIDE YARD PERIMETER = 20 FT	

NOTE:
A MINIMUM OF TWO BUILDINGS SHALL AND NO MORE
THAN TWO-THIRDS OF THE BUILDINGS (ONCE THREE
OR MORE BUILDINGS ARE CONSTRUCTED) MAY
EXCEED THE MAXIMUM SETBACK TO PROVIDE FOR
STAGGERED BUILDING SETBACKS EXCEPT AS
REQUIRED BY ORD. 19-12.

CURRENT PHASE

TO BE PERMITTED WITH
IDEM FOR THE BELLE
TIRE DEVELOPMENT

FUTURE PHASE(S)

POND 2 AND 3 SHOWN FOR FUTURE
BUILD OUT FOR THE WATERSHED.
POND 2 AND 3 TO BE PERMITTED IN
THE FUTURE, WHEN THEY ARE
CONSTRUCTED.

LEGEND

HATCH PATTERNS

ASPHALT	TRAILS AND SIDEWALKS
CONCRETE	

SYMBOLS

HARRISON MONUMENT FOUND	CURB INLET
PK OR MAG NAL FOUND	SQUARE INLET
MAG NAL WITH HATCHER	STORM MANHOLE
STAMPED "WHEE ENGR. 0812" SET	SANITARY SEWER MANHOLE
POINT OF VIEW MONUMENT FOUND	POST
TEMPORARY BENCHMARK	DEED DIMENSION
WATER VALVE	RCPP
RIGHT OF WAY	REINFORCED CONCRETE PIPE
COMMUNICATIONS PRESTAL	PVC
COMMUNICATIONS RISER	POLYVINYL CHLORIDE PIPE
TRAFFIC CONTROL MANHOLE	TC
SPOT ELEVATION	TOP OF CURB
	INV. INVERT
	INTR. INSTRUMENT

LINE TYPES

UNDERGROUND GAS
UNDERGROUND WATER
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
UNDERGROUND CABLE
SANITARY SEWER
STORM SEWER
RIGHT OF WAY LINE
CHAIN LINK FENCE
BOUNDARY LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
GUARDRAIL

DEVELOPMENT PLAN NOTES

1. EACH LOT HAS FRONTAGE TO AN EXISTING SANITARY SEWER MAIN FOR A PRIVATE CONNECTION. PRIVATE LATERAL TAP TO BE PERMITTED WITH CITIZENS ENERGY GROUP AS EACH LOT IS DEVELOPED.
2. EACH LOT HAS FRONTAGE TO AN EXISTING WATER MAIN FOR CONNECTION. PRIVATE LATERAL TAP AND APPLICABLE FIRE SERVICE TO BE PERMITTED WITH CITIZENS ENERGY GROUP AS EACH LOT IS DEVELOPED.
3. POND 1 AND ASSOCIATED DRAINAGE INFRASTRUCTURE TO BE CONSTRUCTED FOR THE FIRST DEVELOPMENT PROPOSED. THIS POND AND INFRASTRUCTURE HAS BEEN SIZED FOR THE PROPOSED BELLE TIRE DEVELOPMENT.
4. POND 2 AND 3, AND ASSOCIATED DRAINAGE INFRASTRUCTURE TO BE CONSTRUCTED AS THE FUTURE DEVELOPMENTS ARE PERMITTED FOR CONSTRUCTION. THESE PONDS HAVE BEEN SIZED FOR THE REMAINDER OF THE CONTRIBUTING WATERSHED ASSOCIATED WITH THE OVERALL PARCEL.
5. WATER QUALITY TO BE PROVIDED BY EACH LOT PRIOR TO CONNECTING INTO THE POND.
6. PROPOSED TRAILS AND SIDEWALKS TO BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS PER WESTFIELD STANDARDS.
7. PROPOSED STREET LIGHT PER WESTFIELD STANDARD DETAILS. ALTERNATE TO BE LOCATED ALONG THE POND FRONTAGE ALONG THE TRAIL PER WESTFIELD STANDARD DETAIL SHEET 29. GUARDRAIL TO ONLY BE INSTALLED ALONG POND 1 IN THIS PHASE.
8. FUTURE LOCATION OF THE POCKET PARK.

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARING, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE BUILDER AND/OR OWNER DECLINE ANY R.O.B. IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MAX. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD CONDITIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS. IF THERE ARE EXISTING FIELD PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD CONDITIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED 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. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER EXISTING 300.

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-582-5544
9 AM - 7 PM 7 Days a Week
P.S. REMEMBER THE LAW IS ENFORCEABLE
WHILE WAITING 15 MINUTES
LOCATOR SERVICE AND 10 MINUTES
WITHIN 10 MINUTES CONSTRUCTION.

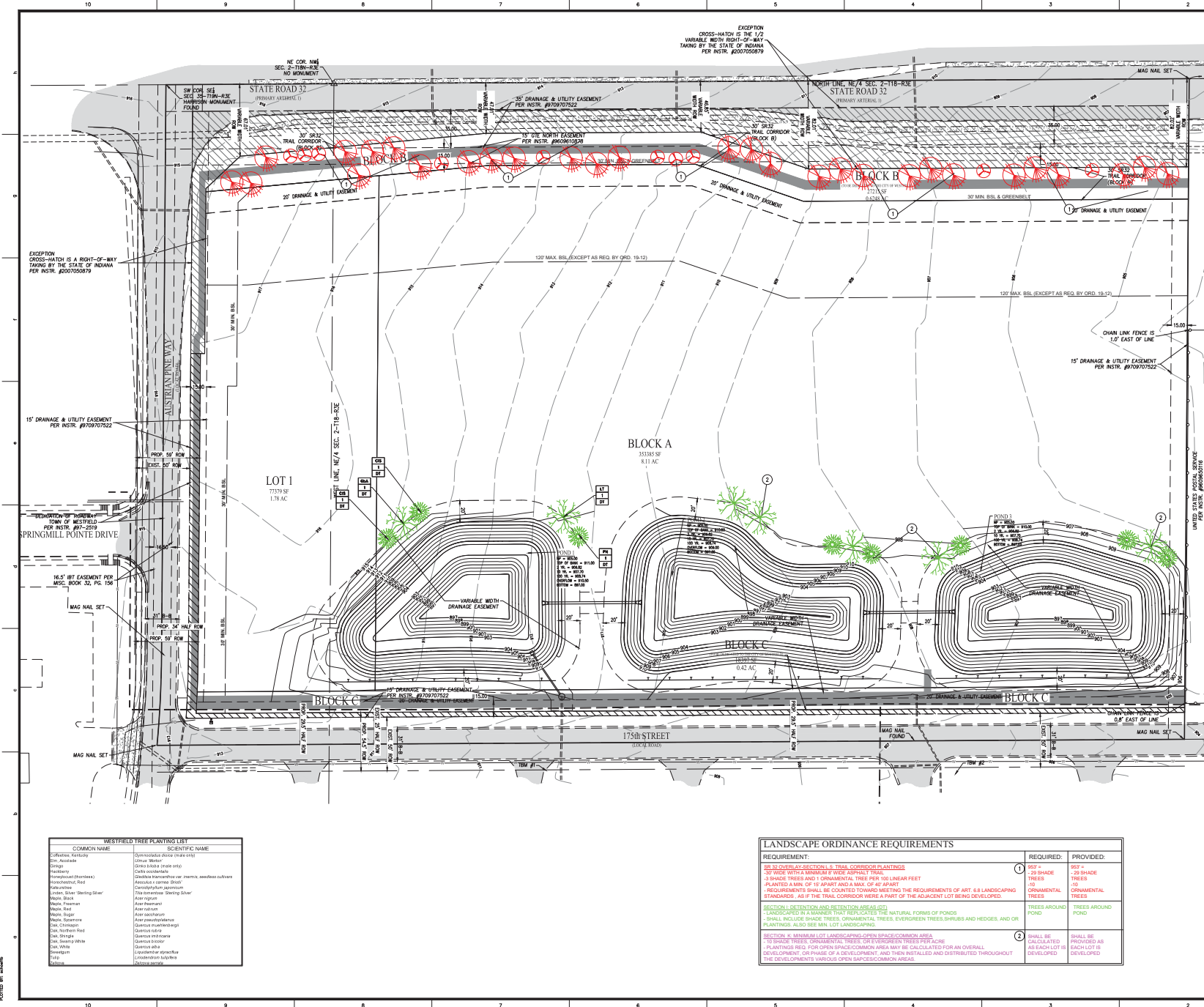
Scale: 1" = 40'
0 20 40 80

10505 N. College Avenue
Indianapolis, Indiana 46280
website
317.1846.6611
800.452.6608
317.1843.0546 fax
ALAN R. WHEE, P.E., L.S., FOUNDER

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

NAME	DATE	REVISION
ALAN R. WHEE	08/14/2020	1
ALAN R. WHEE	08/14/2020	2
ALAN R. WHEE	08/14/2020	3
ALAN R. WHEE	08/14/2020	4
ALAN R. WHEE	08/14/2020	5
ALAN R. WHEE	08/14/2020	6
ALAN R. WHEE	08/14/2020	7
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ALAN R. WHEE	08/14/2020	12
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ALAN R. WHEE	08/14/2020	21
ALAN R. WHEE	08/14/2020	22
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ALAN R. WHEE	08/14/2020	27
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ALAN R. WHEE	08/14/2020	30
ALAN R. WHEE	08/14/2020	31
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ALAN R. WHEE	08/14/2020	36
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ALAN R. WHEE	08/14/2020	45
ALAN R. WHEE	08/14/2020	46
ALAN R. WHEE	08/14/2020	47
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ALAN R. WHEE	08/14/2020	71
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ALAN R. WHEE	08/14/2020	98
ALAN R. WHEE	08/14/2020	99
ALAN R. WHEE	08/14/2020	100

PROJECT NO. W19.0611



LEGEND
HATCH PATTERNS
SYMBOLS
LINE TYPES

LANDSCAPE PLAN NOTES

PLAN GENERAL NOTES

LANDSCAPE ORDINANCE REQUIREMENTS

WESTFIELD TREE PLANTING LIST

WESTFIELD REQUIRED NOTES

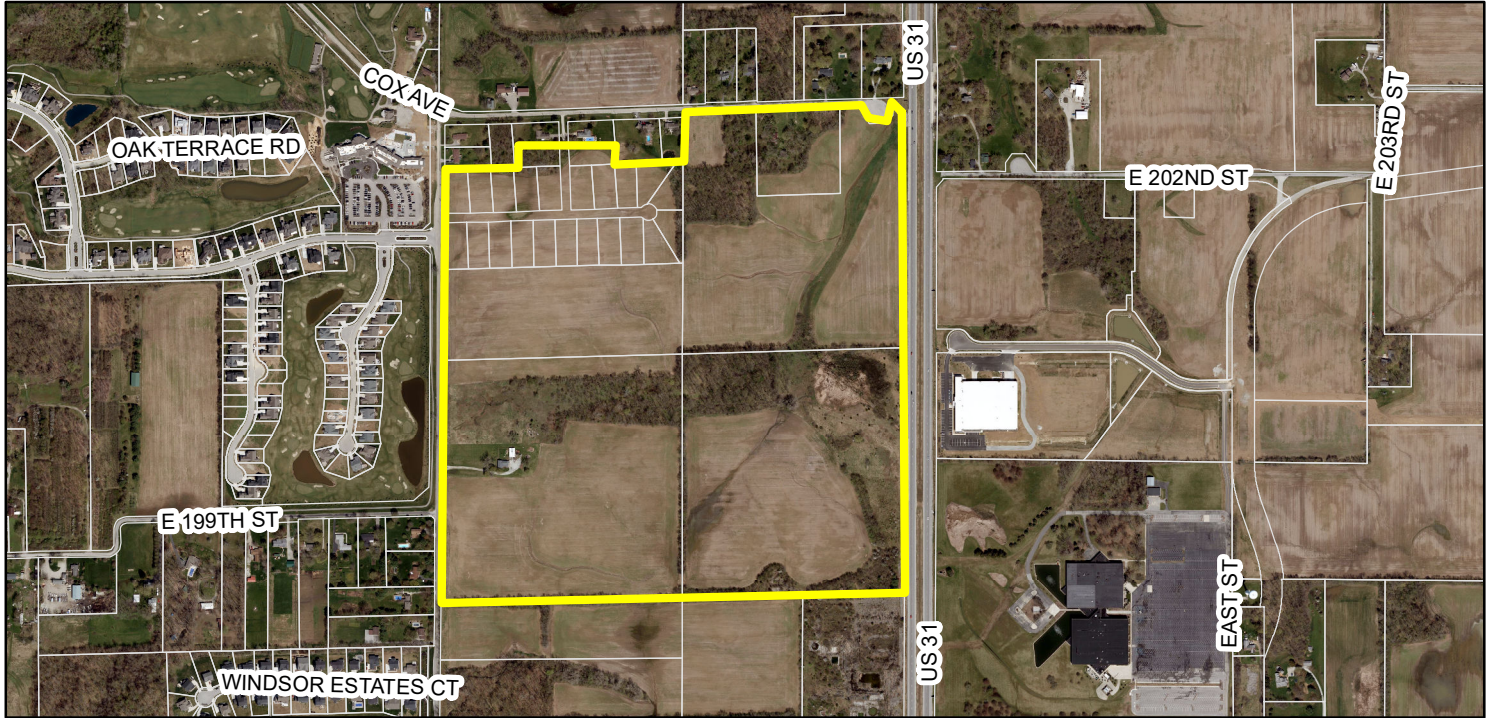
WEIHE ENGINEERS
3171 846 - 6611
800 432 - 6408
3171 843 - 0546
ALAN WEIHE, P.E., U.S. - FOUNDER

STATE OF INDIANA
SOUTHEAST CORNER OF S.R. 32 AND AUSTRIAN PINE WAY
LANDSCAPE PLAN
PROJECT NO. W19.0611

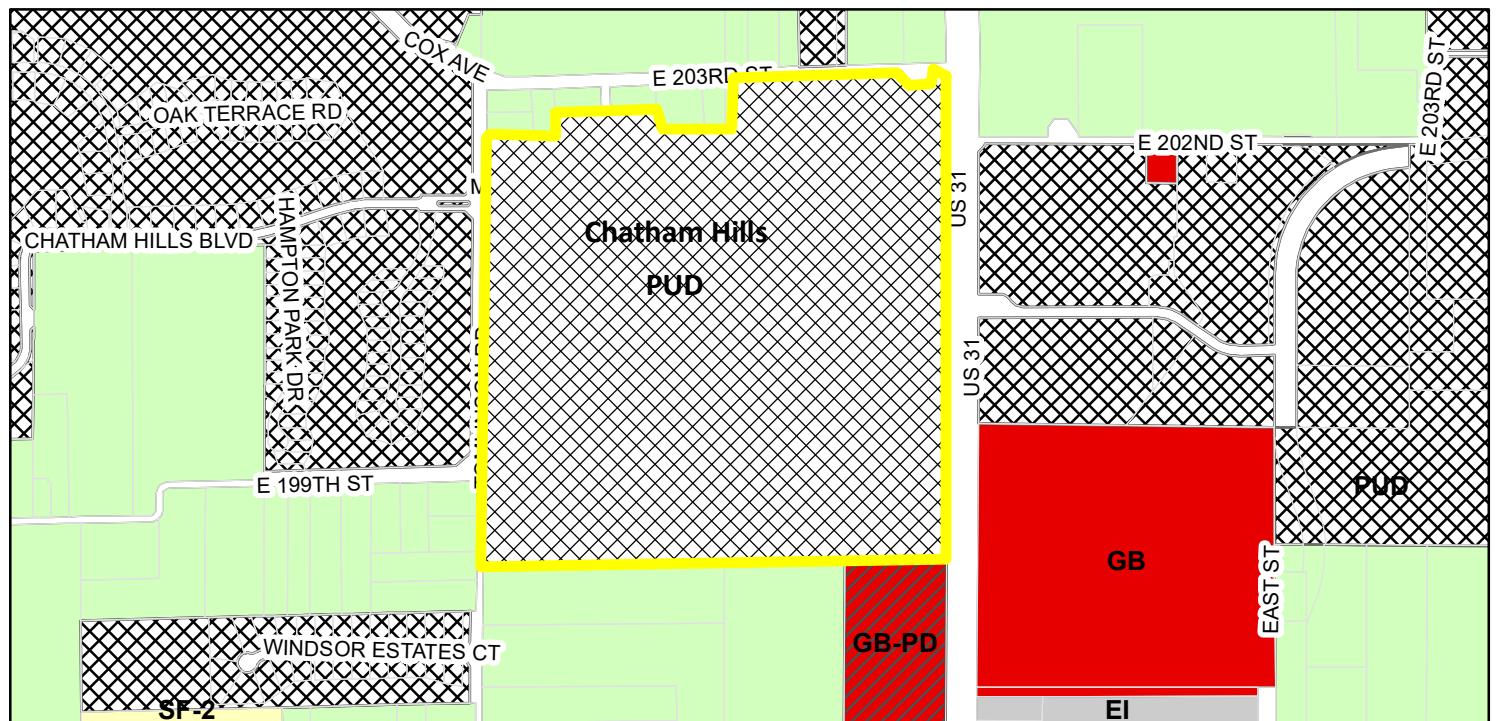


Aerial Location Map

 Site



Zoning Map



Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  GB (General Business)

-  GB-PD (General Business - Planned Development)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)



CITY OF
Westfield
INDIANA

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

CHATHAM HILLS LLP
1100 CHATHAM HILLS BLVD,
WESTFIELD, IN 46074

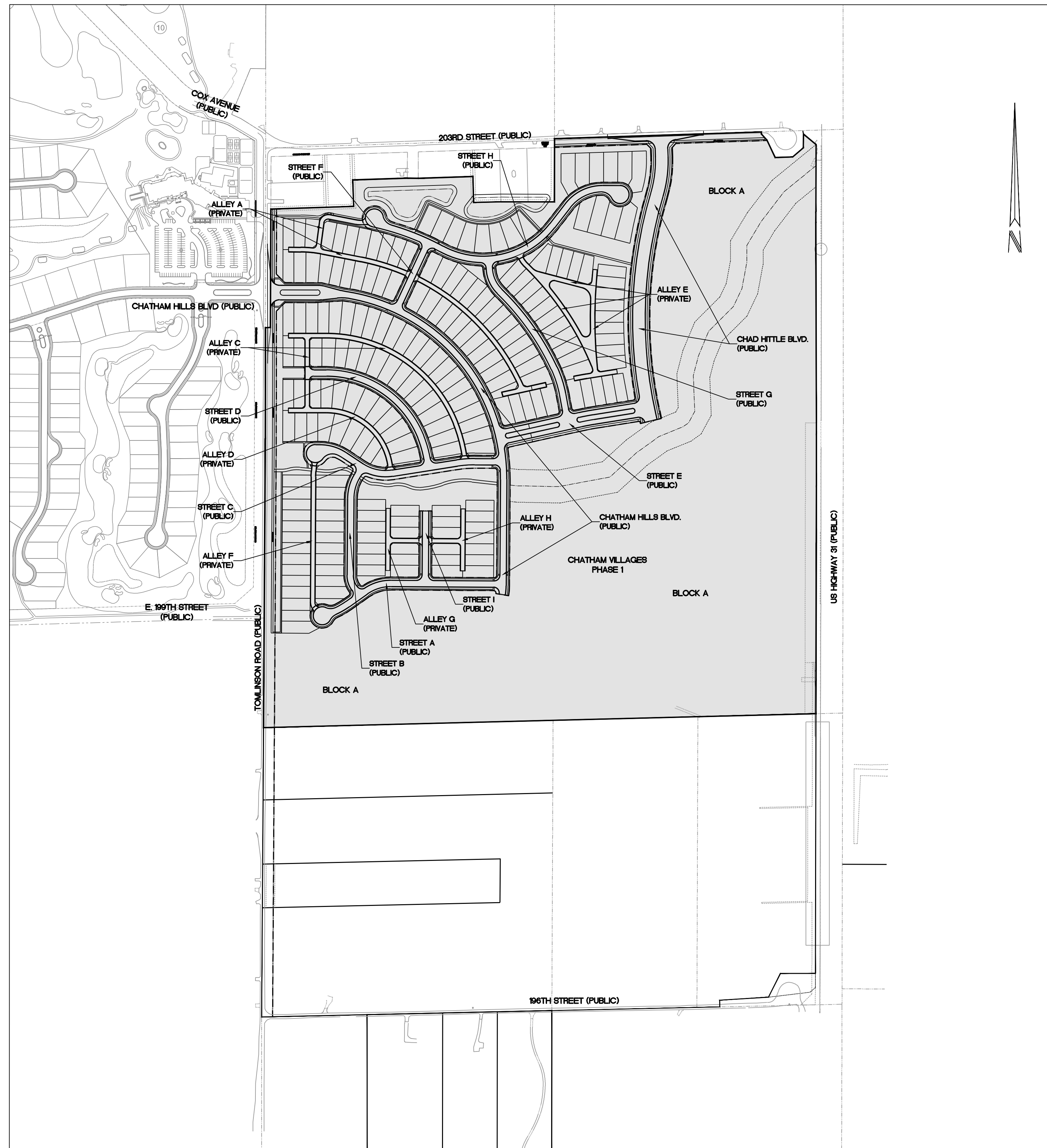
CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkedev.com

The logo for Cripe, featuring the word "Cripe" in a bold, sans-serif font. A stylized circular graphic, resembling a stylized 'C' or a partial circle, is positioned behind the letter 'i'. A registered trademark symbol (®) is located to the right of the word.

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



CHATHAM VILLAGES - PHASE 1 PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 300'

TOTAL ACREAGE - 146.675 ACRES
BLOCK A - 77.736 ACRES
RIGHT OF WAY (PUBLIC) - 19.033 ACRES
COMMON AREA "A"-N - 10.877 ACRES
COMMON AREA "ALLEY A - ALLEY H" - 3.843 ACRES
PHASE 1 LOT ACREAGE - 35.186 ACRES
OF LOTS - 209
DENSITY - 3.03 LOTS/ACRE
ROADWAY LENGTH - 17,426 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C100	MAP SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	OVERALL PRIMARY PLAT
P101-P104	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D104	DEVELOPMENT PLAN
L100	OVERALL LANDSCAPE PLAN
L101-L104	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?vview=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.

<u>AGENCY/UTILITY</u>	<u>PHONE NUMBER</u>
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD GARRY HARLING	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.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
CAD DESIGNER	CHRIS WELLS	317-706-6391

[illegible]

- ARCHITECTURE + INTERIORS
- CIVIL ENGINEERING
- SURVEY + 3D LASER SCANNING
- ENERGY + FACILITIES
- EQUIPMENT PLANNING
- REAL ESTATE SERVICES

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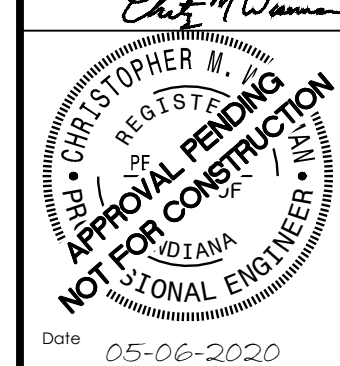
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COVER SHEET

CHATHAM VILLAGES - PHASE 1

CHATHAM HILLS LLP
 1100 CHATHAM HILL BLVD
 WESTFIELD, IN 46074

CERTIFIED BY: D. Miller



811 1-800-382-5544

Drawn By:
C. WELLS

Checked By:

Quality Assurance:

C. WISEMAN, PE

Scale: 1" = N/A

Sheet 0001

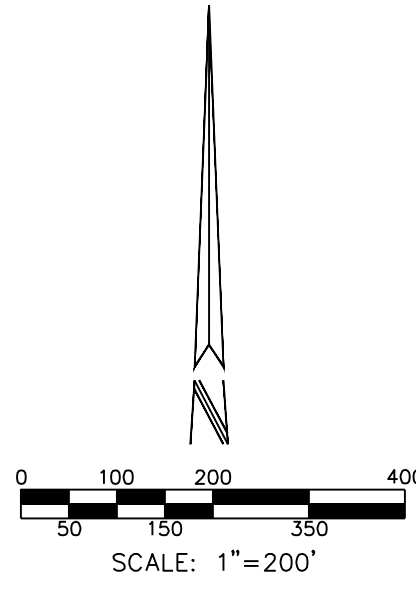
(200)

Date 05-06-2020

Project Number 17050100000

170504-20300

C:\2017\70504\20300\Cond'Engr'DPs & PPs\C101_Existing Conditions and Demolition Plan.dwg, May 7, 2020 7:11 PM, JARED SVALDI, © Paul I. Cripe, Inc.



EXISTING FEATURES LEGEND	
SS	SANITARY SEWER & MANHOLE
ST	STORM SEWER; END SECTION, INLET & M.H.
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE (AERIAL)
T	TELEPHONE LINE (AERIAL)
CTV	CABLE TELEVISION (AERIAL)
BTC	BURIED TELE. CABLE
BEC	BURIED ELEC. CABLE
BCTV	BURIED CABLE TV
R/W	RIGHT OF WAY LINE (R/W)
E	EASEMENT LINE
C	CENTER LINE
S	SWALE LINE
P	POWER POLE
U	UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV
AT	ELECTRIC TRANSFORMER
ACU	AIR CONDITIONER UNIT
SL	STREET LIGHT
FL	FLOOD LIGHT
TM	TRAFFIC MANHOLE AND SIGNAL POLE
FH	FIRE HYDRANT
GV	VALVE; GAS & WATER
SS	STREET SIGN
WM	WATER, TELEPHONE AND ELECTRIC MANHOLE
SC	SEWER CLEANOUT
EG	ELECTRIC, GAS AND WATER METER
PM	PIPELINE MARKER POST
M	MAILBOX
GP	GUARD POST
SH	SPRINKLER HEAD
IC	IRRIGATION CONTROL BOX
SG	SPOT GRADE
CG	TOP CURB/GUTTER GRADE
MW	MONITORING WELL
FSP	FIRE SERVICE STAND PIPE
GP	GAS VENT PIPE
SL	SEPTIC TANK LID
WC	WELL CAP
AR	AIR RELIEF VALVE
UT	UNDERGROUND TANK FILLER PIPE
123	SITE ADDRESS

D. DEED DIMENSION
M. MEASURED DIMENSION
P. PLAT DIMENSION
R. RADIUS
L. ARC LENGTH
H.H. HANDHOLE
FND. FOUND
CONC. CONCRETE
ASPH. ASPHALT
TC TOP OF CASTING ELEVATION
IE INVERT ELEVATION
FFE FINISH FLOOR ELEVATION
TBM TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET.
CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

○ DENOTES A NAIL NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

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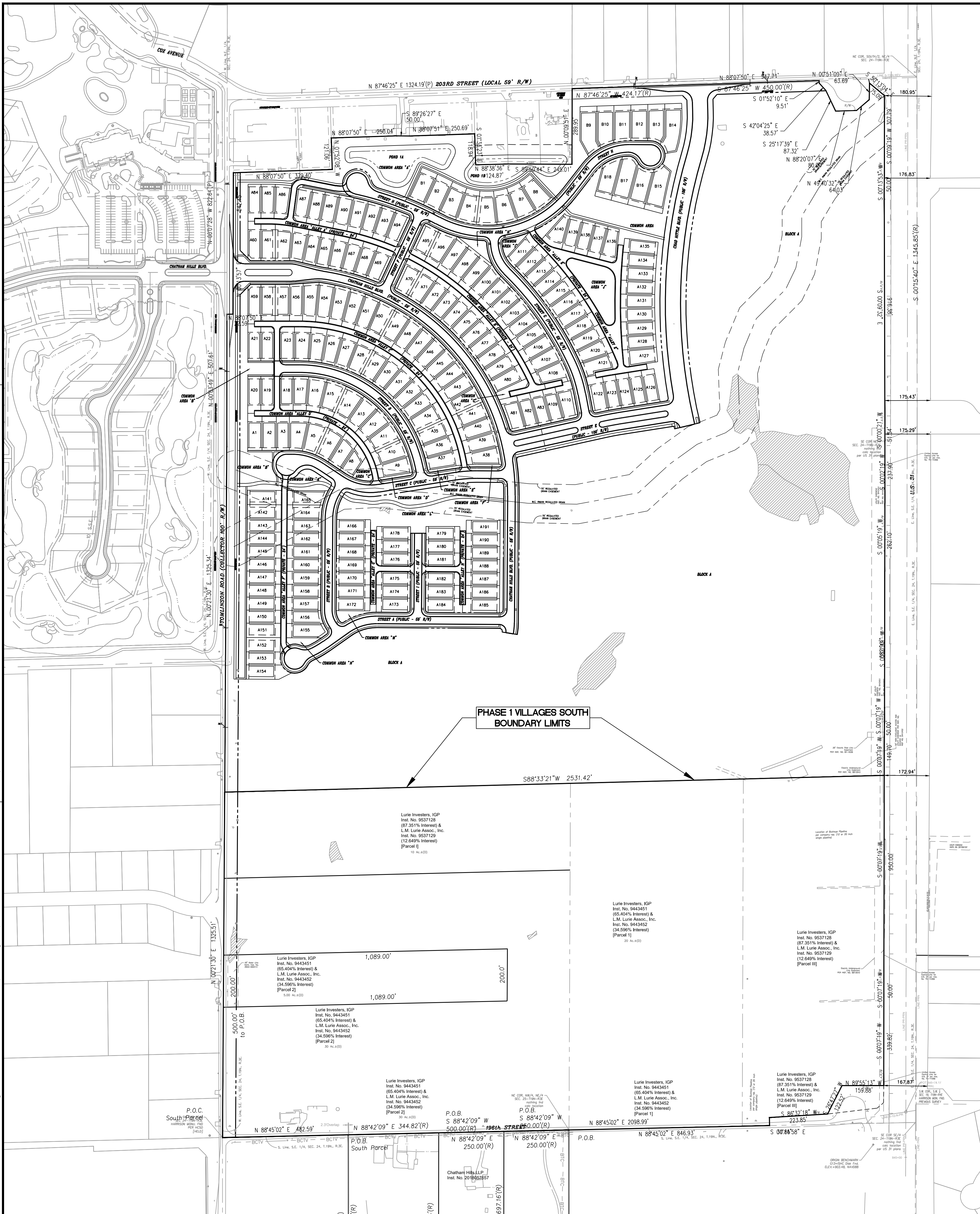
EXISTING CONDITIONS AND DEMOLITION PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *[Signature]*
JARED SVALDI, PE
APPROVAL FOR CONSTRUCTION
INDIANA
NATIONAL ENGINEER
Date: 05-06-2020

811
FOR CALLS IN INDIANA
1-800-382-5544
CALL YOUR 811

Checked By: **C. WELLS**
J. SVALDI, EI / S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 200'
Sheet: **C101**
Date: 05-06-2020
Project Number: 170504-20300

01/20/21 7:05:04 203001 CoastEngr.DPs & PPS P100, Overall Primary Platdwg, May 7, 2020 2:16 PM, JARED SVADLI © Roulit, Cripe, Inc.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	850.00'	1339.54'	90°17'40"	S44°47'19.96"E	1205.17'
C2	879.50'	223.83'	14°34'54"	S74°56'17.56"E	223.23'
C3	820.50'	1058.97'	73°56'53"	N45°08'52.26"W	986.98'
C4	11.00'	16.78'	87°23'36"	N68°39'21.60"E	15.20'
C5	11.00'	16.78'	87°23'36"	S18°44'14.22"E	15.20'
C6	879.50'	706.30'	46°00'46"	S39°25'39.30"E	687.48'
C7	11.00'	16.53'	86°04'29"	S59°27'30.81"E	15.01'
C8	11.00'	16.52'	86°04'20"	S34°28'14.12"W	15.01'
C9	11.00'	18.92'	98°31'56"	N41°05'32.00"E	16.67'
C10	11.00'	16.75'	87°13'53"	S46°01'33.63"E	15.18'
C11	879.50'	136.98'	8°55'26"	S04°06'12.87"E	136.84'
C12	820.50'	39.65'	2°46'07"	S01°01'33.63"E	39.64'
C13	11.00'	17.28'	90°00'00"	S45°21'29.96"W	15.56'
C14	11.00'	19.06'	99°17'22"	N39°59'49.19"W	16.76'
C15	279.50'	46.32'	9°29'40"	S05°06'19.80"W	46.26'
C16	220.50'	1.00'	0°15'35"	N09°46'39.39"E	1.00'
C17	500.00'	81.02'	9°17'04"	N85°42'58.12"E	80.93'
C18	529.50'	85.80'	9°17'04"	N85°42'58.12"E	85.71'
C19	470.50'	76.24'	9°17'04"	N85°42'58.12"E	76.16'
C20	11.00'	17.08'	88°57'35"	S54°26'45.96"E	15.41'
C21	11.00'	17.51'	91°13'15"	N35°27'48.91"E	15.72'
C22	200.00'	148.35'	42°29'53"	S77°40'37.06"E	144.97'
C23	170.50'	126.47'	42°29'53"	S77°40'37.06"E	123.59'
C24	229.50'	124.01'	30°57'39"	S85°26'44.12"E	122.51'
C25	11.00'	15.09'	78°35'31"	N72°44'20.19"E	13.93'
C26	11.00'	17.21'	89°37'32"	N11°36'54.45"W	15.51'
C27	200.00'	15.31'	4°23'13"	S58°37'17.13"E	15.31'
C28	170.50'	23.87'	8°01'23"	N60°26'21.88"W	23.86'
C29	120.00'	118.02'	56°20'58"	S88°59'22.61"E	113.32'
C30	229.50'	134.22'	33°30'31"	S73°10'55.88"E	132.32'
C31	400.00'	55.87'	80°01'17"	S75°32'17.99"W	51.43'
C32	56.00'	229.23'	234°32'09"	N27°12'16.01"W	99.55'
C33	507.00'	143.41'	18°12'23"	N13°34'24.46"W	142.93'
C34	536.50'	109.65'	1°42'38"	S15°49'17.17"E	109.46'
C35	477.50'	96.09'	11°31'48"	N15°54'42.30"W	95.93'
C36	466.50'	555.77'	68°15'35"	N55°48'23.73"E	523.48'
C37	496.00'	590.91'	68°15'35"	S55°48'23.73"E	556.58'
C38	437.00'	520.62'	68°15'35"	S55°48'23.73"E	490.38'
C39	200.00'	115.49'	33°05'05"	N16°54'02.43"E	113.89'
C40	170.50'	98.45'	33°05'05"	N16°54'02.43"E	97.09'
C41	229.50'	131.54'	32°50'22"	N16°46'40.74"E	129.75'
C42	100.00'	62.16'	35°37'00"	N17°26'59.97"W	61.17'
C43	70.50'	43.82'	35°37'00"	N17°26'59.97"W	43.12'
C44	129.50'	80.50'	35°37'00"	N17°26'59.97"W	79.21'
C45	11.00'	17.28'	90°00'00"	N44°38'30.04"W	15.56'
C46	11.00'	17.28'	90°00'00"	S45°21'29.96"W	15.56'
C47	200.00'	124.33'	35°37'00"	S72°33'00.03"W	122.33'
C48	229.50'	135.28'	33°46'25"	S73°28'17.57"W	133.33'
C49	170.50'	105.99'	35°37'00"	S72°33'00.03"W	104.29'
C50	11.00'	16.98'	88°25'15"	N79°12'17.11"W	15.34'
C51	11.00'	17.28'	90°00'00"	N09°44'30.10"E	15.56'
C52	350.00'	168.72'	27°37'12"	S68°33'06.08"W	167.09'
C53	320.50'	49.98'	85°56'08"	N59°12'34.32"E	49.93'
C54	379.50'	73.88'	11°09'13"	S60°19'06.35"W	73.76'
C55	40.00'	34.92'	50°01'11"	N88°41'14.08"E	33.82'
C56	40.00'	27.15'	38°53'05"	S46°27'10.00"W	26.63'
C57	56.00'	260.66'	286°41'12"	N19°38'46.49"W	81.45'
C58	56.00'	239.86'	245°24'33"	N44°54'35.33"E	94.24'
C59	120.00'	61.13'	29°11'16"	N59°41'38.26"W	60.47'
C60	40.00'	42.91'	61°28'05"	S43°07'10.70"E	40.88'
C61	1193.00'	263.30'	12°38'43"	N67°57'54.35"W	262.76'
C62	1163.50'	260.02'	12°12'48"	S67°44'31.84"E	259.53'
C63	1163.50'	218.10'	10°44'25"	S72°25'28.54"W	217.78'
C64	11.00'	17.67'	92°00'50"	N21°02'51.23"W	15.83'
C65	11.00'	17.67'	92°00'50"	S70°57'58.61"W	15.83'
C66	1163.50'	28.11'	12°31'04"	N62°20'04.58"W	28.11'
C67	429.50'	199.98'	26°40'39"	N74°58'52.30"W	198.18'
C68	11.00'	16.34'	85°07'14"	N45°45'35.05"W	14.88'
C69	11.00'	16.19'	84°19'43"	S38°57'53.49"W	14.77'
C70	400.00'	562.17'	80°31'30"	S78°05'42.25"W	517.03'
C71	370.50'	520.71'	80°31'30"	N78°05'42.25"E	478.90'
C72	429.50'	324.56'	43°17'48"	S59°28'51.18"W	316.89'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C73	200.00'	182.67'	52°19'54"	S63°59'54.30"W	176.39'
C74	229.50'	209.62'	52°19'54"	N63°59'54.30"E	202.41'
C75	170.50'	152.71'	51°19'02"	S63°59'28.00"W	147.66'
C76	40.00'	43.56'	62°23'54"	N59°39'04.17"W	41.44'
C77	56.00'	227.50'	24°12'30.11"	S30°51'22.52"W	92.87'
C78	155.00'	115.33'	42°38'01"	N24°30'58.67"W	112.69'
C79	125.50'	93.38'	42°38'01"	S24°30'58.67"E	91.24'
C80	184.50'	137.29'	42°38'01"	N24°30'58.67"W	134.14'
C81	1193.00'	435.45'	20°54'47"	N35°22'35.56"W	433.03'
C82	1222.50'	446.22'	20°54'47"	S35°22'35.56"E	443.74'
C83	1163.50'	424.68'	20°54'47"	N35°22'35.56"W	423.33'
C84	500.00'	125.15'	14°20'30"	N17°44'57.06"W	124.83'
C85	529.50'	132.54'	14°20'30"	S17°44'57.06"E	132.19'
C86	470.50'	117.71'	14°20'30"	N17°44'57.06"W	117.46'
C87	11.00'	16.91'	86°05'06"	N33°27'50.89"E	15.29'
C88	11.00'	17.65'	91°54'54"	S56°32'09.11"E	15.81'
C89	1000.00'	60.85'	3°29'11"	N79°14'59.58"E	60.84'
C90	1050.00'	63.89'	3°29'11"	N79°14'59.58"E	63.88'
C91	950.00'	57.81'	3°29'11"	S79°14'59.58"W	57.80'
C92	2050.00'	10.40'	0°17'27"	N13°22'29.09"W	10.40'
C93	11.00'	17.49'	91°06'38"	N35°26'16.43"E	15.71'
C94	2000.00'	992.97'	28°26'48"	N02°19'24.35"E	982.81'
C95	1950.00'	1023.34'	30°04'06"	S01°30'45.35"W	1011.64'
C96	2050.00'	954.02'	26°39'51"	N03°12'52.94"E	945.43'
C97	540.00'	174.47'	18°30'44"	N07°17'26.38"E	173.72'
C98	590.00'	190.59'	18°30'29"	S07°17'33.74"W	189.76'
C99	490.00'	158.36'	18°31'01"	N07°17'17.93"E	157.67'
A1	295.00'	426.21'	82°46'45"	S48°32'49.02"E	390.09'
A2	307.00'	434.07'	81°00'38"	S49°25'52.52"E	398.80'
A3	283.00'	399.30'	80°50'29"	S49°30'56.82"E	366.99'
A4	678.50'	183.01'	15°27'16"	N13°56'57.95"W	182.46'
A5	690.50'	147.12'	12°12'26"	S15°34'23.04"E	146.84'
A6	666.50'	140.06'	12°02'25"	S15°39'23.42"E	139.80'
A7	638.00'	760.09'	68°15'35"	N55°48'23.73"W	715.93'
A8	650.00'	774.38'	68°15'35"	S55°48'23.73"E	729.39'
A9	626.00'	745.79'	68°15'35"	S55°48'23.73"E	702.46'
A10	1021.50'	714.19'	40°03'31"	S43°21'23.05"E	699.73'
A11	1033.50'	702.99'	38°58'23"	S43°55'06.52"E	689.52'
A12	1009.50'	673.46'	38°13'24"	S44°15'16.00"E	661.04'
A13	1021.50'	217.25'	12°11'07"	S72°47'17.56"E	216.84'
A14	1033.50'	220.15'	12°12'17"	S72°46'42.96"E	219.73'
A15	1009.50'	214.35'	12°09'57"	S72°47'52.98"E	213.95'
A16	512.00'	98.79'	11°03'19"	S84°24'30.56"E	98.64'
A17	500.00'	96.47'	11°03'19"	S84°24'30.56"E	96.33'
A18	524.00'	55.25'	6°02'28"	S86°54'55.69"E	55.22'
A19	31.00'	50.60'	93°31'22"	N54°21'27.67"E	45.17'
A20	19.00'	5.48'	16°31'00"	N80°28'14.59"E	5.46'
A21	92.00'	19.89'	12°23'24"	S89°04'33.26"E	19.86'
A22	104.00'	26.37'	14°31'36"	S86°08'39.18"E	26.30'
A23	1163.50'	22.06'	1°05'10"	S34°42'23.74"E	22.06'
A24	68.00'	27.07'	22°48'24"	S34°42'23.74"E	26.89'
A25	56.00'	22.29'	22°48'24"	N34°42'23.74"W	22.14'
A26	80.00'	31.84'	22°48'24"	S34°42'23.74"E	31.63'
A27	1376.50'	41.99'	1°44'52"	N45°14'09.50"W	41.99'
A28	52.00'	28.10'	30°57'47"	N59°50'36.88"W	27.76'
A29	20.00'	50.24'	14°56'25"	S32°42'16.92"W	38.04'
A30	1364.50'	566.95'	23°48'22"	S34°12'24.44"E	562.88'
A31	1376.50'	255.97'	10°39'17"	S33°56'17.19"E	255.61'
A32	1352.50'	561.96'	23°48'22"	S34°12'24.44"E	557.93'
A33	20.00'	53.39'	15°25'53"	N74°54'54.98"E	38.89'
A34	112.00'	31.31'	16°01'10"	S14°17'38.15"E	31.21'
A35	100.00'	20.56'	11°46'51"	S16°24'47.92"E	20.53'
A36	2212.00'	456.53'	11°49'31"	S00°44'05.98"E	455.72'
A37	2200.00'	431.51'	11°41'17"	S00°26'32.64"E	430.82'
A38	2224.00'	151.24'	3°53'47"	N00°23'22.15"E	151.22'
A39	50.00'	67.77'	77°39'46"	N36°29'37.34"W	62.70'
A40	2224.00'	116.63'	3°00'17"	S05°53'28.31"W	116.62'
A41	300.00'	27.33'	51°13'13"	S02°58'06.39"W	27.32'
A42	288.00'	26.24'	51°13'13"	S02°58'06.39"W	26.23'
A43	312.00'	28.43'	51°13'13"	S02°58'06.39"W	28.42'
A44	50.00'	39.58'	49°21'30"	S22°19'15.02"E	38.56'

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OVERALL PRIMARY PLAT
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY

Date: 05-06-2020

APPROVAL FOR CONSTRUCTION
NOT FOR FINAL ENGINEERING

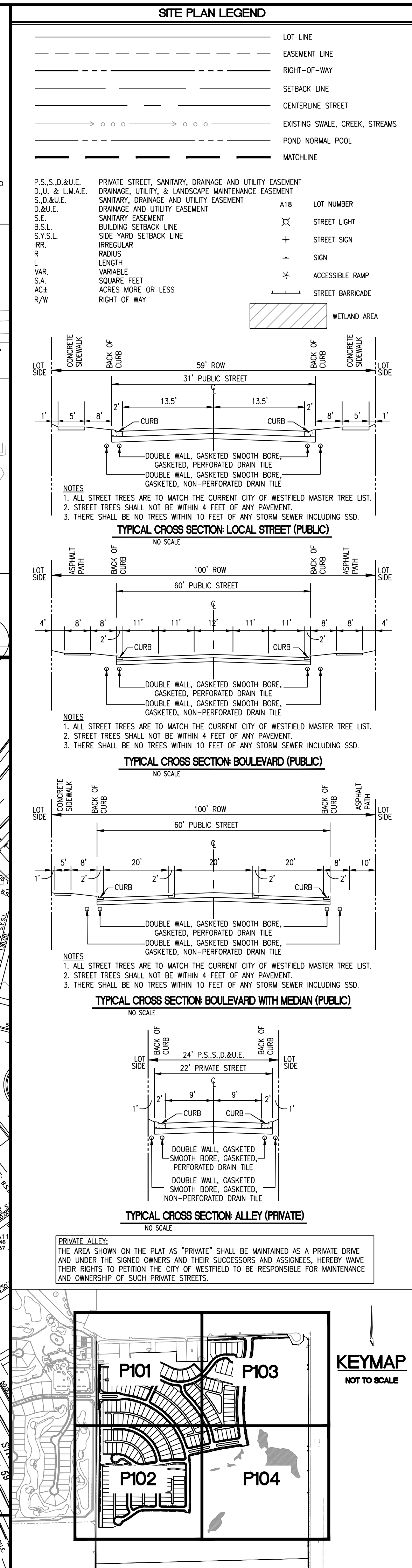
DATE: 05-06-2020

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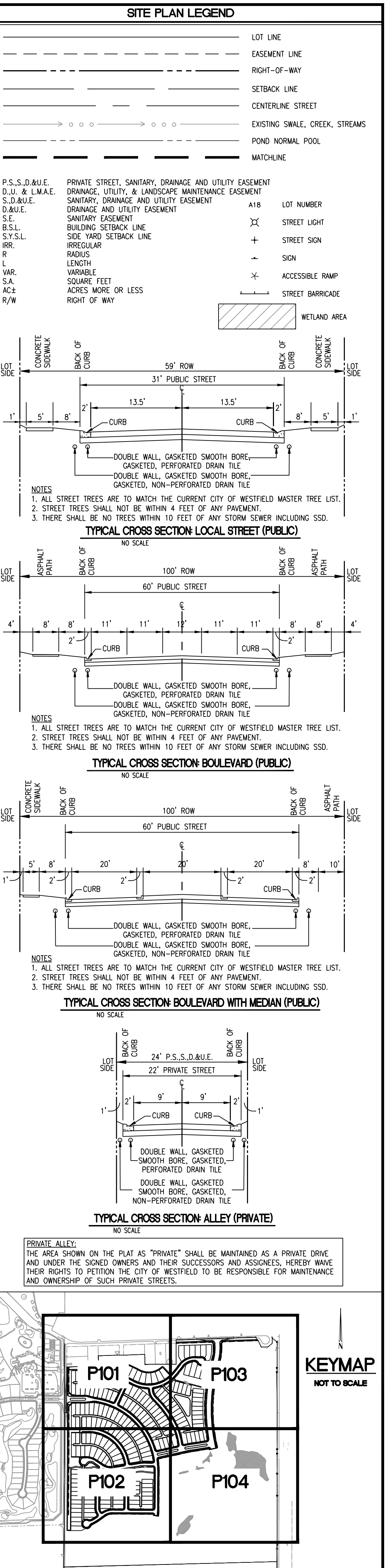
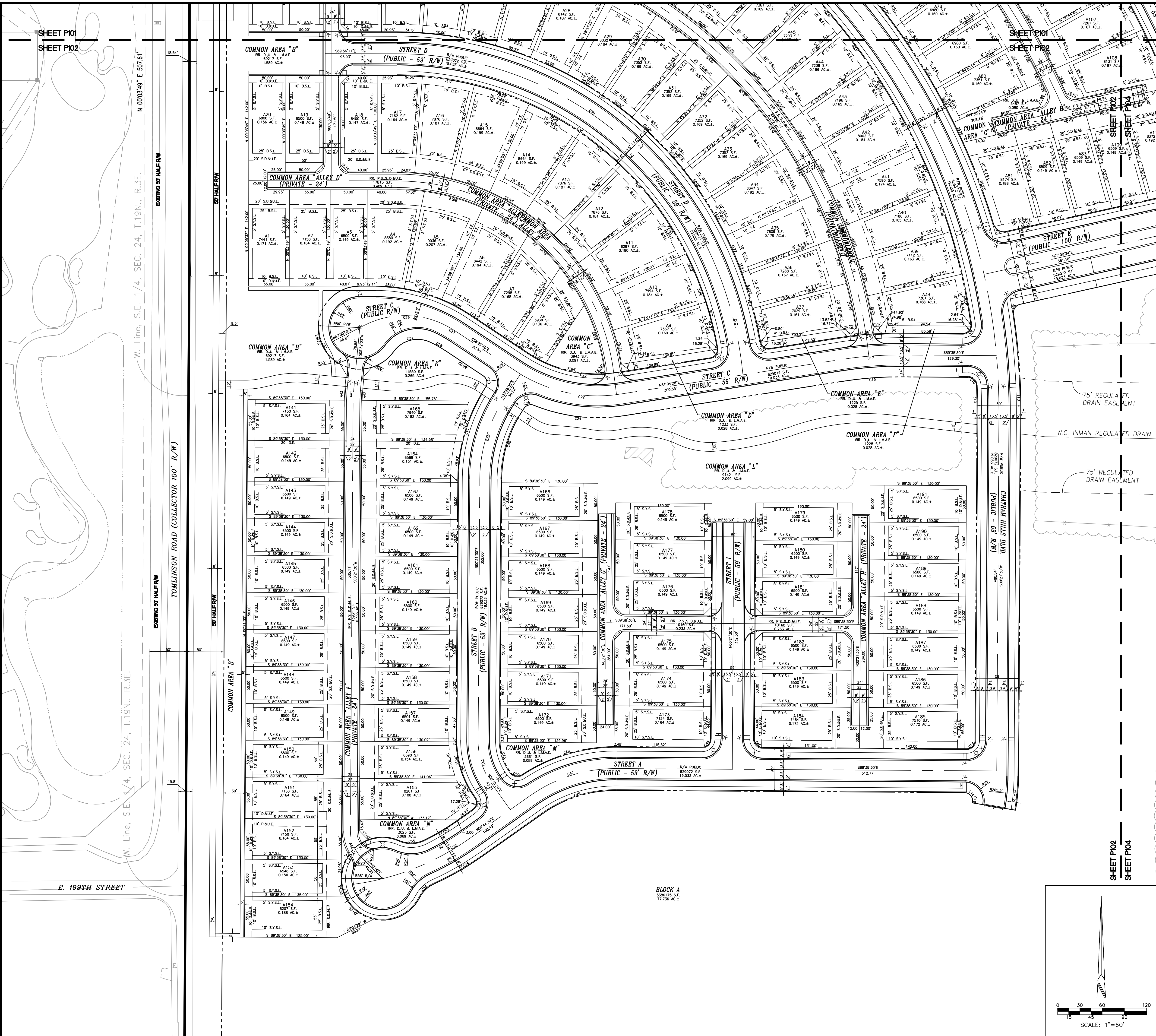
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J. SVADLI, EIT / S. NORRIS, EIT
C. WISEMAN, PE

Scale: 1" = 200'

Sheet
P100
Date: 05-06-2020
Project Number:
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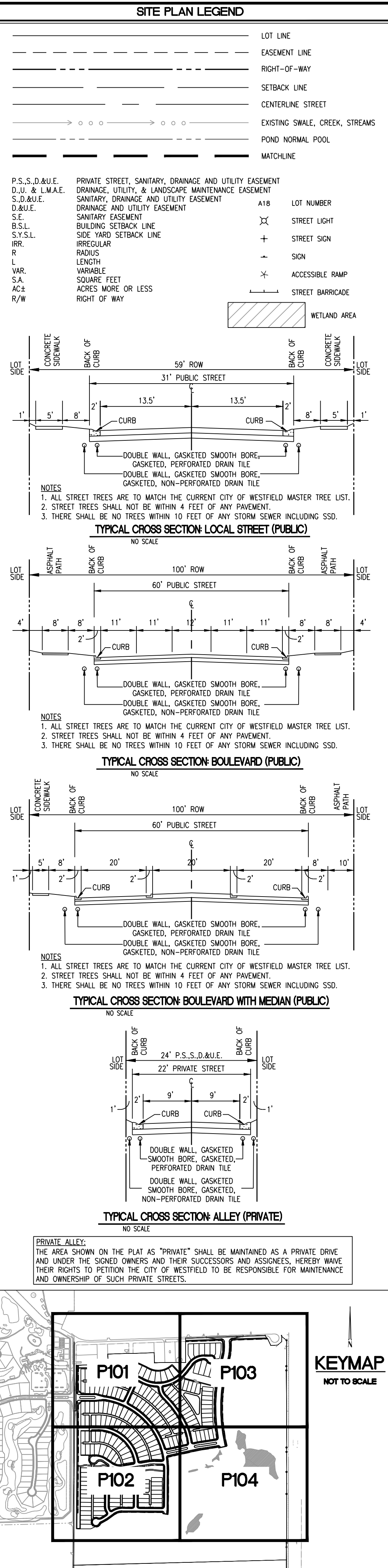
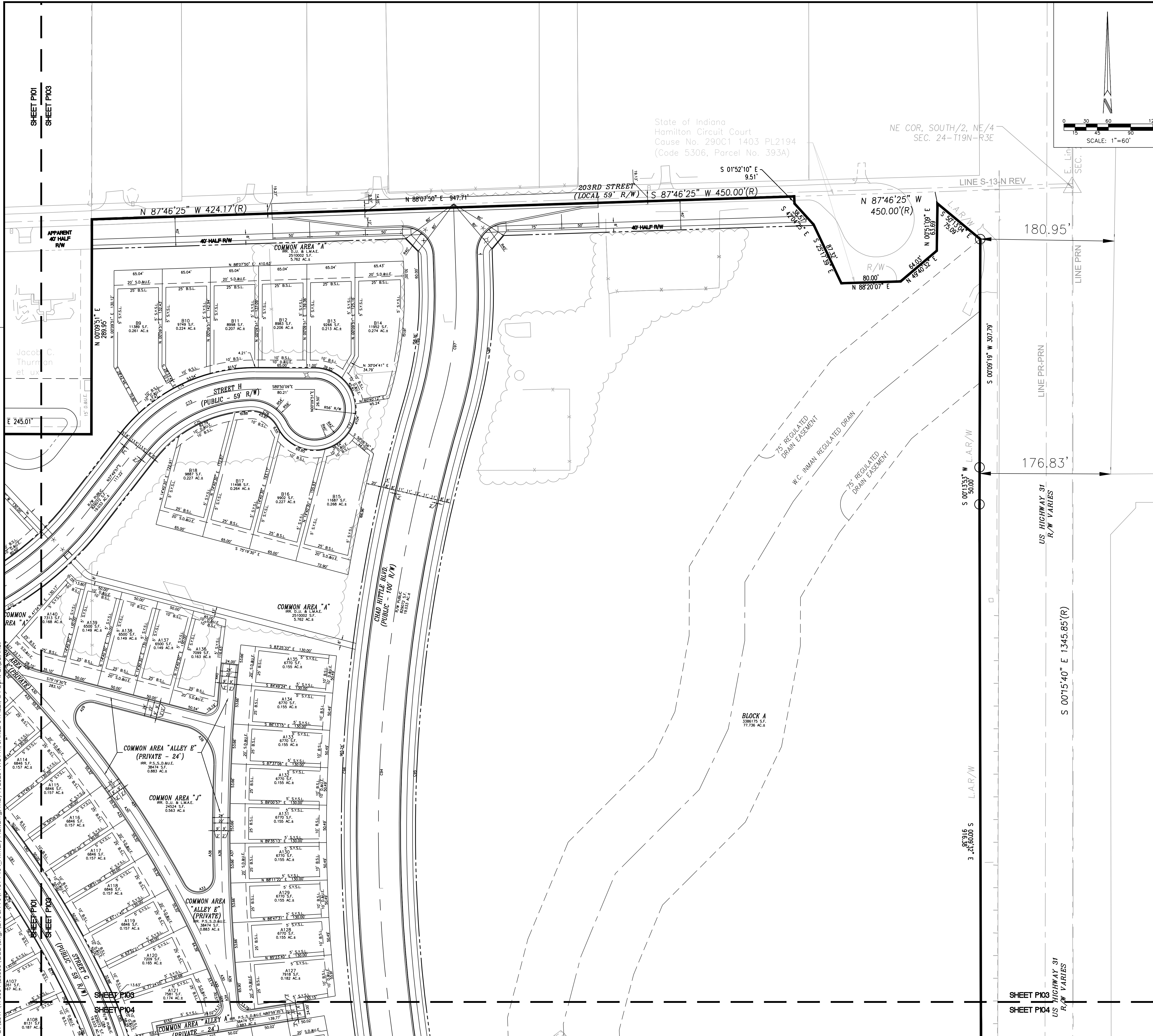
PRIMARY PLAT
CHATHAM VILLAGES - PHASE 1
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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY
Christopher W. Svaldi
REGISTERED PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
INDIANA
NO FOR FURTHER
DATE
05-06-2020

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Know where you belong.
Call before you dig.

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Quality Assurance:
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P102
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05-06-2020
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WESTFIELD, IN 46074

CERTIFIED BY

Christopher M. Svaldi
Professional Engineer
No. 05-06-2020

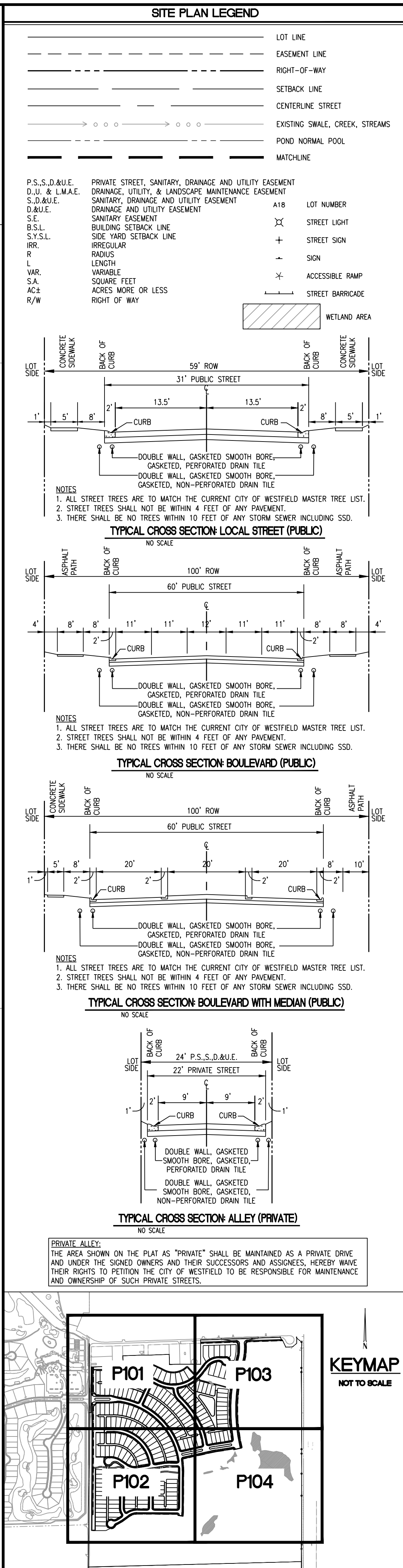
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QUALITY ASSURANCE:
C. WISEMAN, PE

Scale: 1" = 40'

Sheet
P103
Date: 05-06-2020
Project Number:
170504-20300





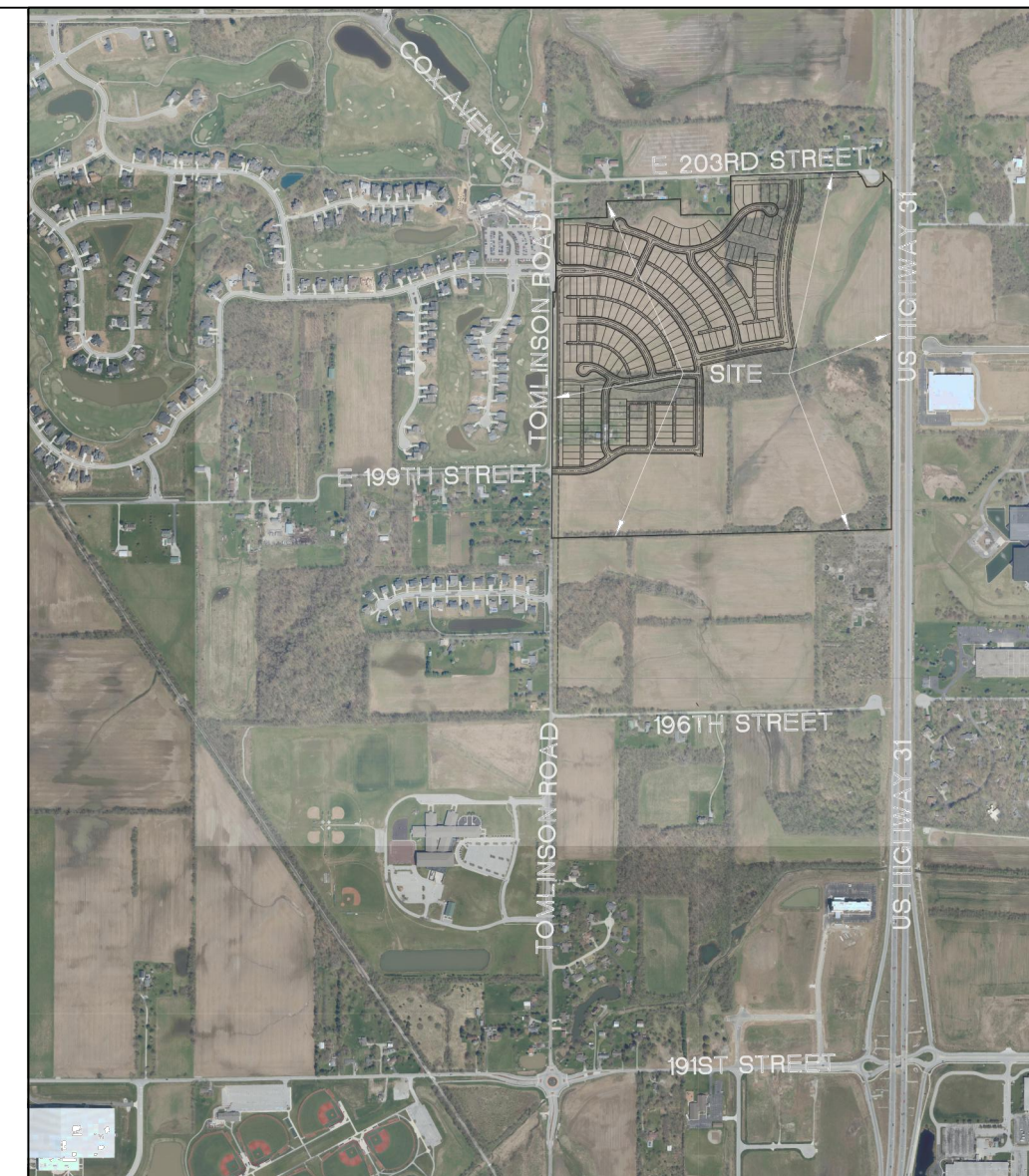
CITY OF
Westfield
INDIANA

DEVELOPER:

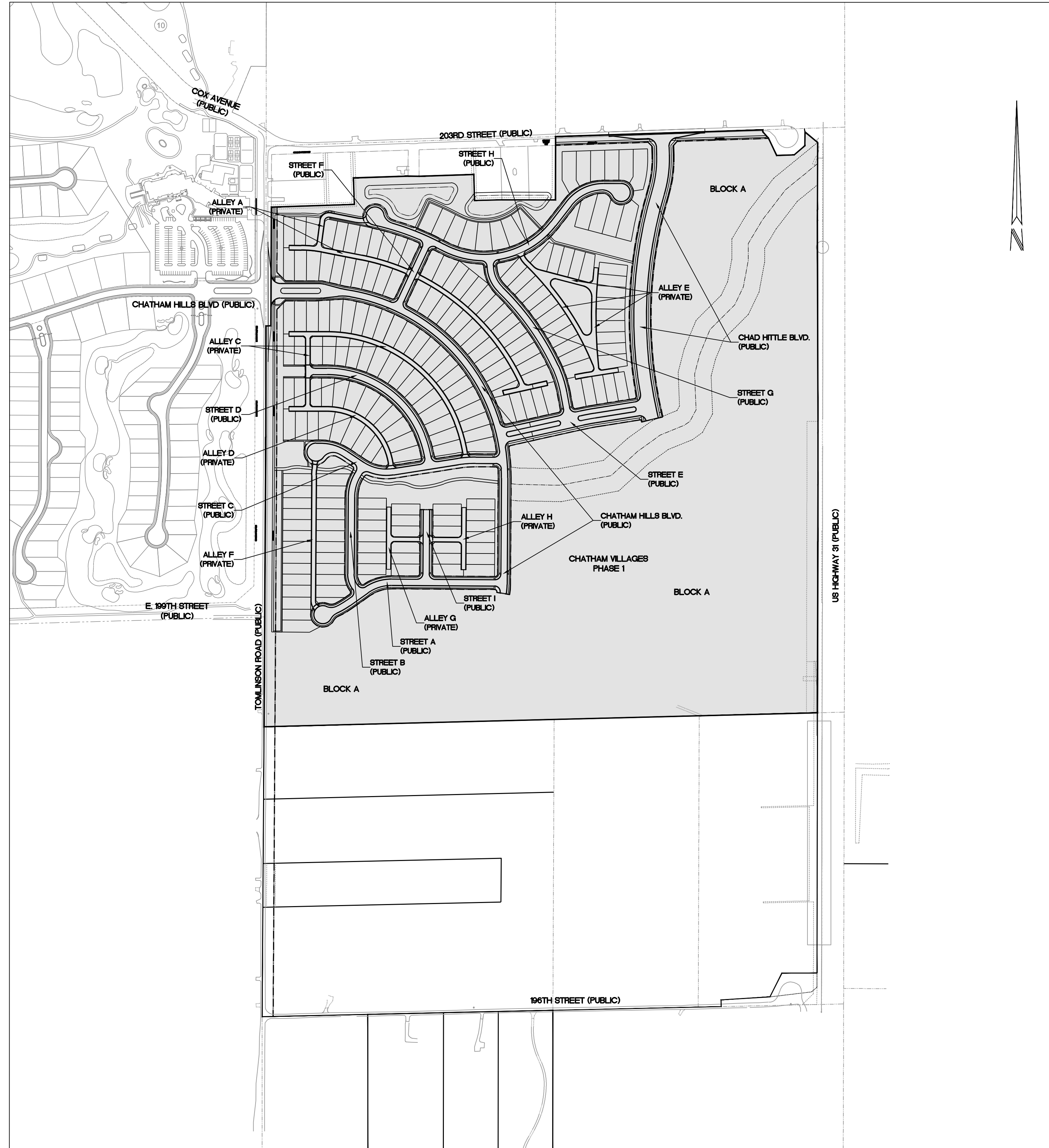
CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkedev.com

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VICINITY MAP:



CHATHAM VILLAGES - PHASE 1 PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 300'

TOTAL ACREAGE - 146.675 ACRES
BLOCK A - 77.736 ACRES
RIGHT OF WAY (PUBLIC) - 19.033 ACRES
COMMON AREA "A-N" - 10.877 ACRES
COMMON AREA "ALLEY A -ALLEY H" - 3.843 ACRES
PHASE 1 LOT ACREAGE - 35.186 ACRES
OF LOTS - 209
DENSITY - 3.03 LOTS/ACRE
ROADWAY LENGTH - 17,426 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C100	MAP SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	OVERALL PRIMARY PLAT
P101-P104	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D104	DEVELOPMENT PLAN
L100	OVERALL LANDSCAPE PLAN
L101-L104	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	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD	
JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD	
GARRY HARLING	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.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
CAD DESIGNER	CHRIS WELLS	317-706-6391

[illegible]

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COVER SHEET

CHATHAM VILLAGES - PHASE 1

CHATHAM HILLS LLP

1100 CHATHAM HILL BLVD
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CERTIFIED BY: *Chris M. Wimmer*
 REGISTERED PROFESSIONAL ENGINEER • INDIANA •
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Checked By:

SVALDI, EI / S. NORRIS, EI

Quality Assurance:

WISEMAN, PE

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Sheet

C001

Date

05-06-2020

Project Number

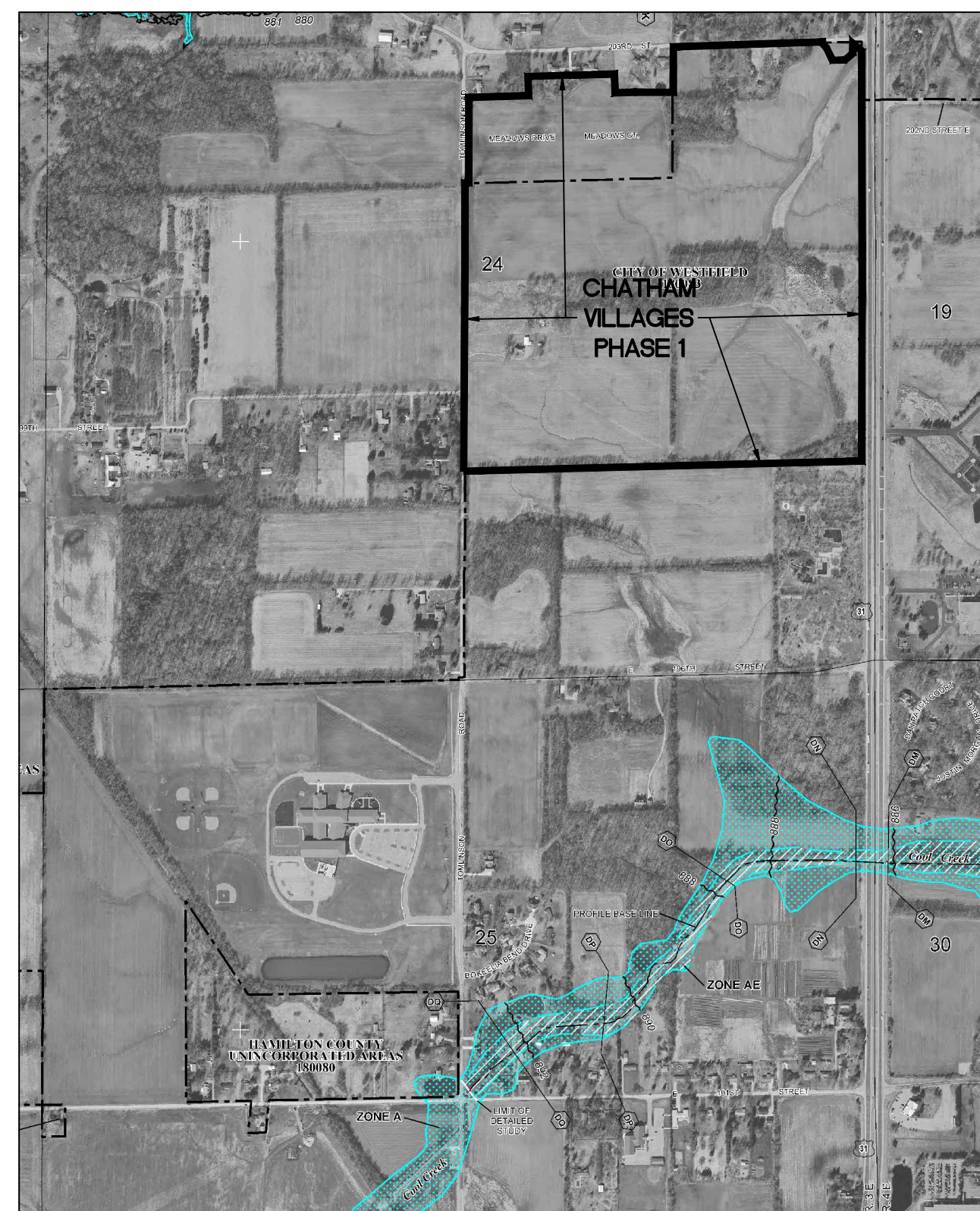
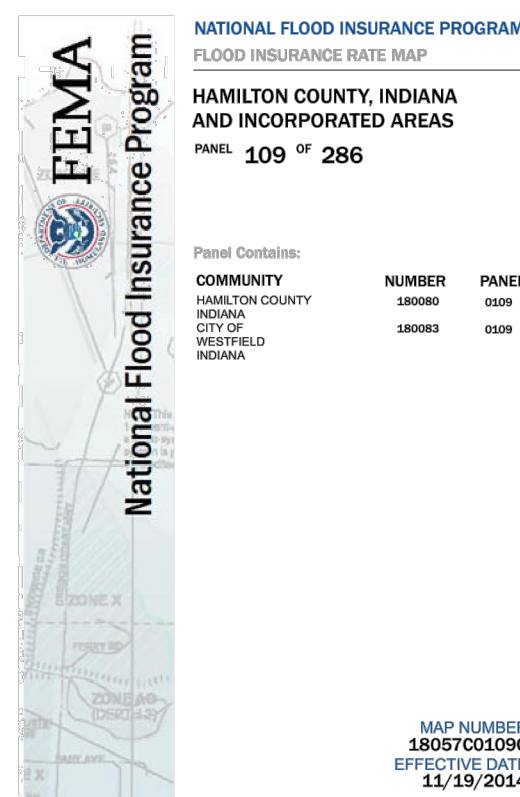
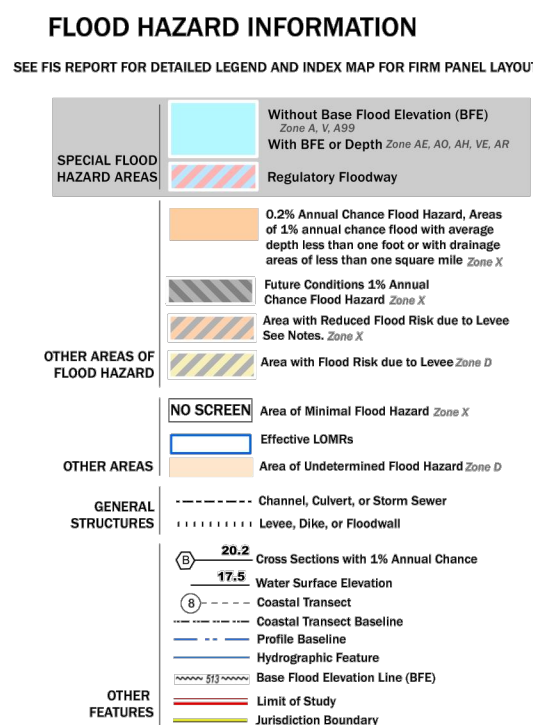
170504-20300



- PER HAMILTON COUNTY SURVEYOR'S OFFICE
1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
 2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.

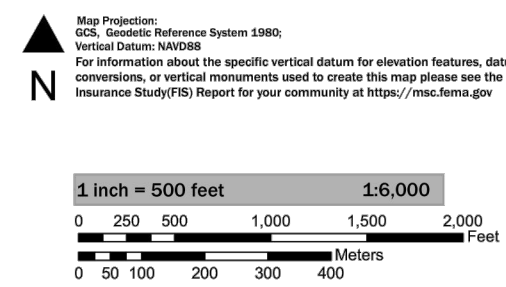


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NOTES TO USERS

SCALE



To determine if Flood Insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-7082.

Basemap information shown on this FIRM was printed in digital format by USDA, Farm Service Agency of CA. This information was derived from NFAF, dated April 21, 2016.

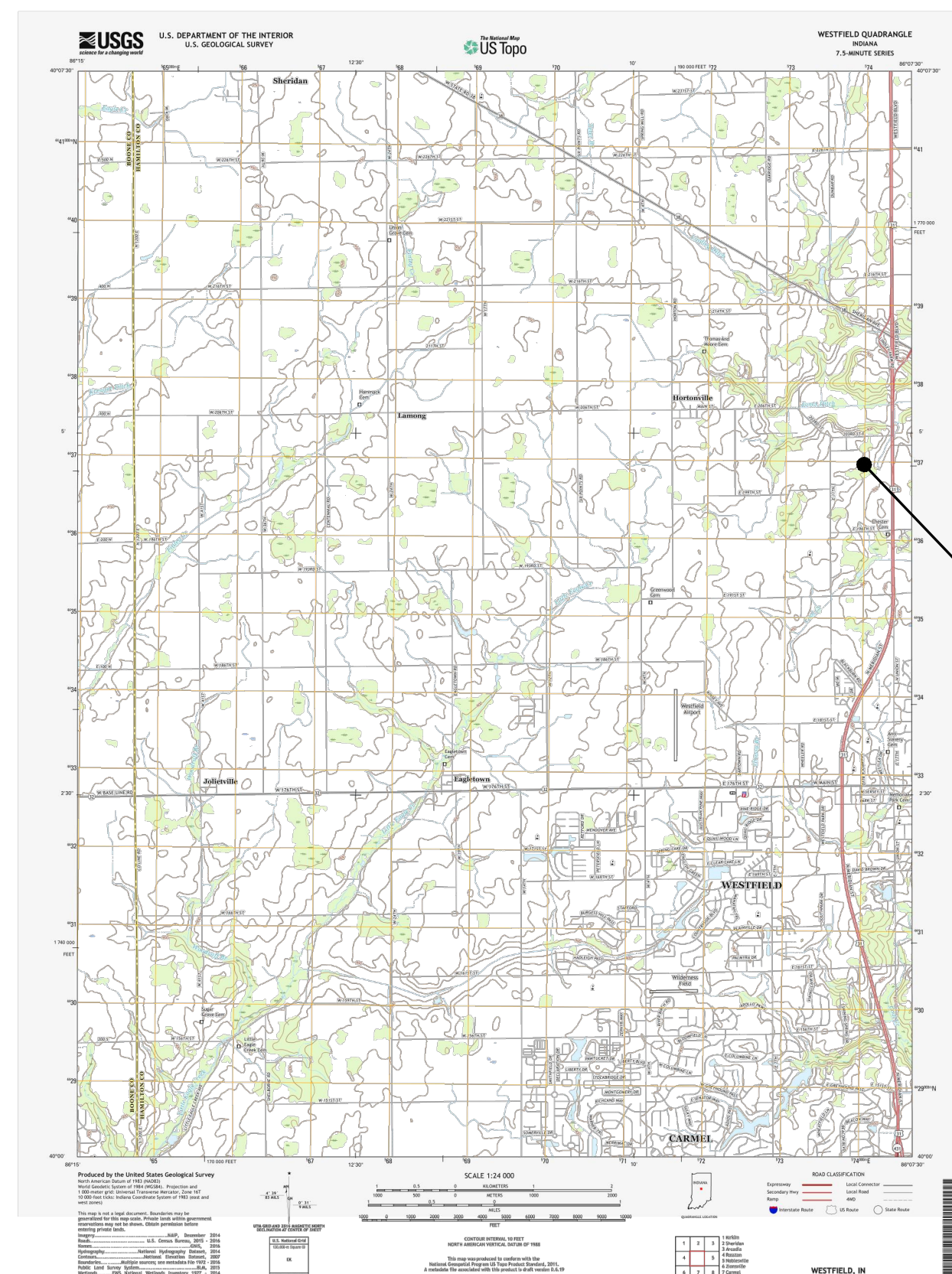
This map was exported from FEMA's National Flood Hazard (NFHA), on 26/03/2023 3:36:24 PM, and does not reflect changes or amendments subsequent to the date and time. The effective date of the map may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Utilities Overview Page. Sheet at <https://www.fema.gov/media-library/assets/attachment/110416>

This map complies with FEMA's standards for the use of digital flood maps. It is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

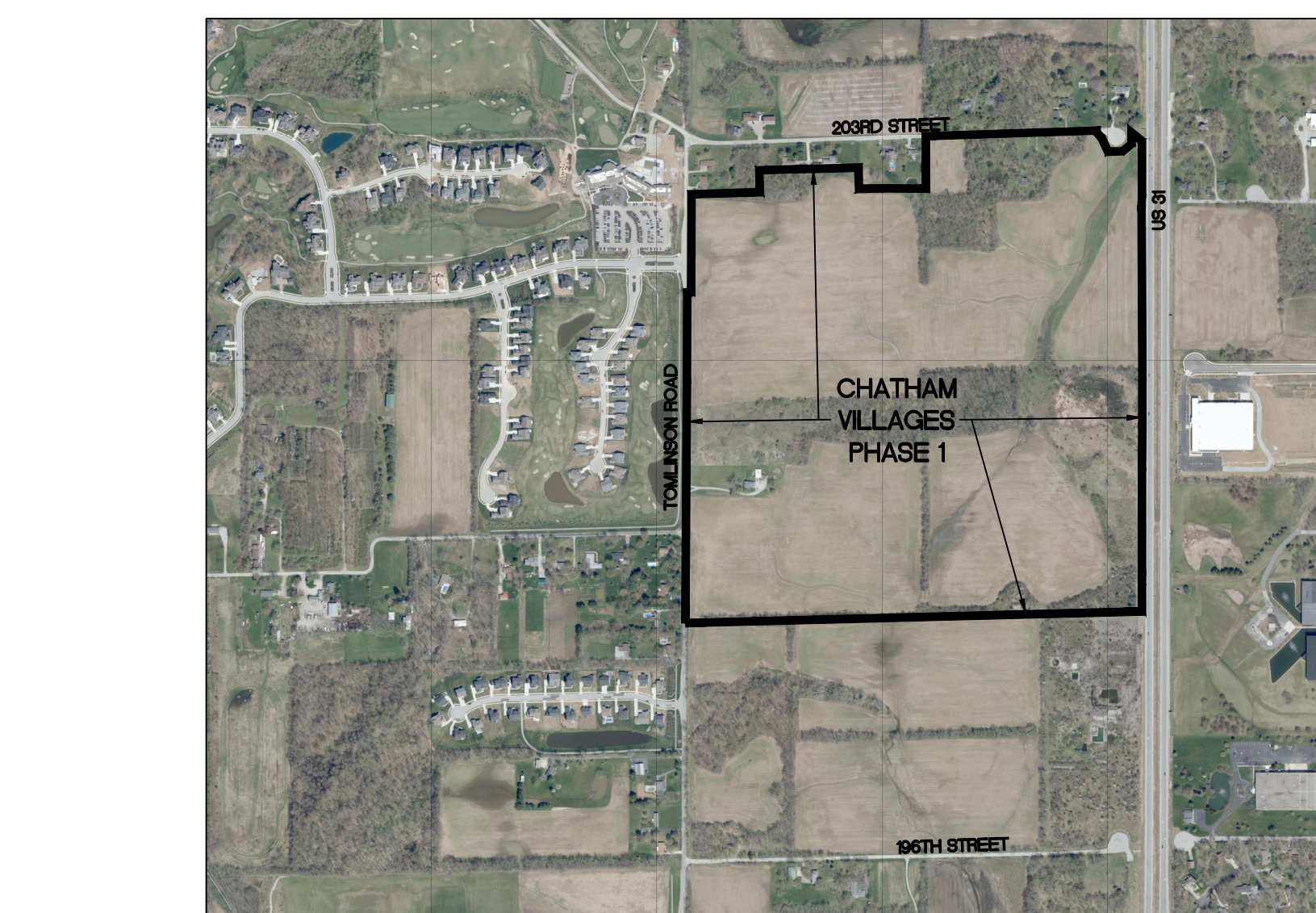
This map image is valid if the one or more of the following map elements do not appear: basemap imagery, zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effect date.

COMMUNITY MAP PANEL NO. 18057C0109C
EFFECTIVE DATE: NOVEMBER 19, 2014

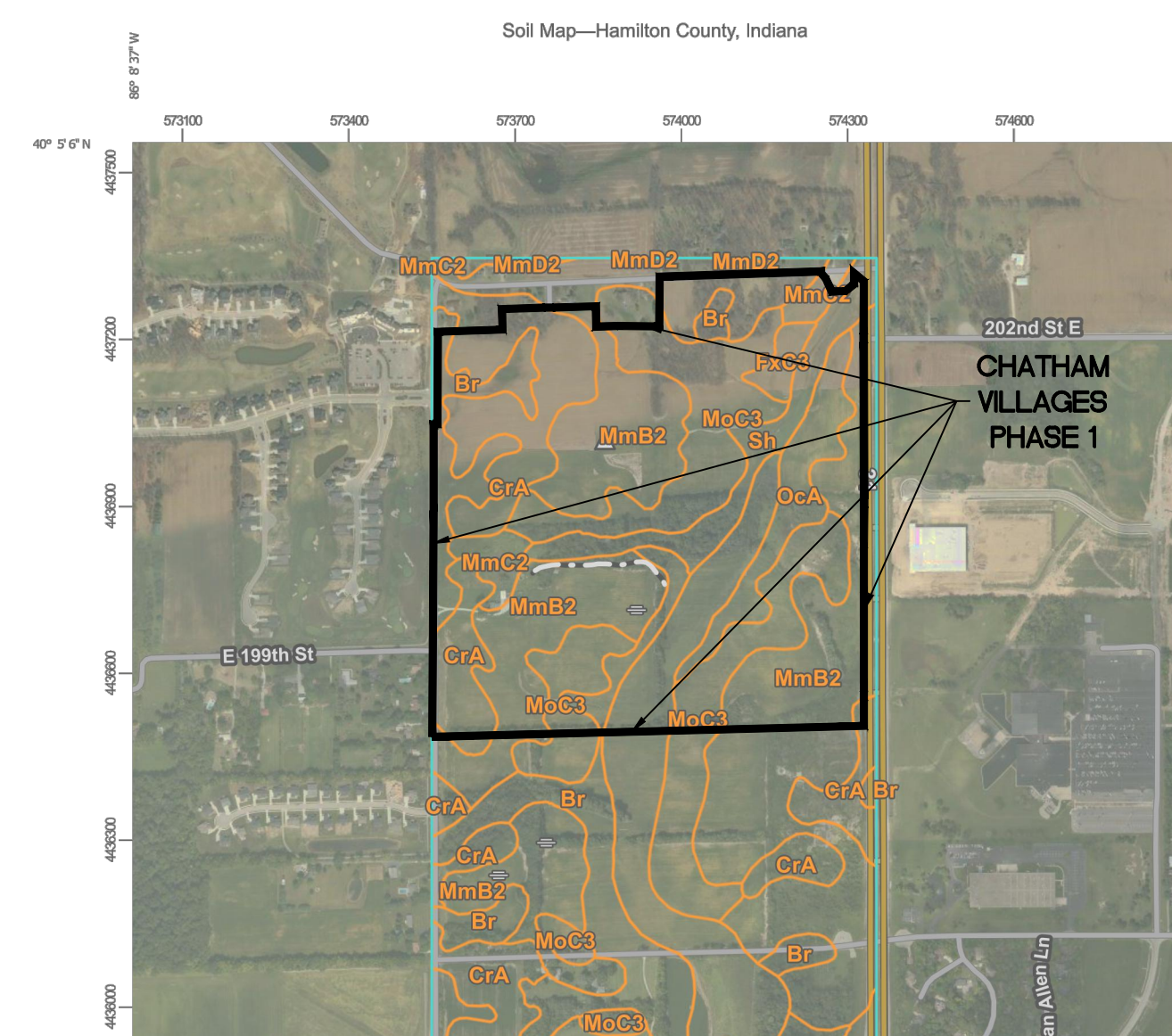
SCALE: NOT TO SCALE



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SCALE: NOT TO SCALE



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Br - Brookston silt loam with surface depressions.
Major factor affecting urban uses include surface water ponding, seasonal high water table, and severe internal wetness.

CrA - Crosby silt loam on 0 to 2 percent slopes.
Major factors affecting urban uses include slight surface ponding, seasonal high water table, and moderate internal wetness.

Major factors affecting urban uses include lack of top soil droughtiness during prolonged dry periods, potential soil stability from dry unconsolidated sand and gravel in underlying materials and surface soil subject to severe erosion if not

Mmb2 - Miami silt loam on 2 to 6 percent slopes with slight eroded surface layer.

MmC2 - Miami silt loam on 6 to 12 percent slopes with moderate eroded surface layers.
Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface

MmD2 - Miami silt loam on 12 to 18 percent slopes with severely eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

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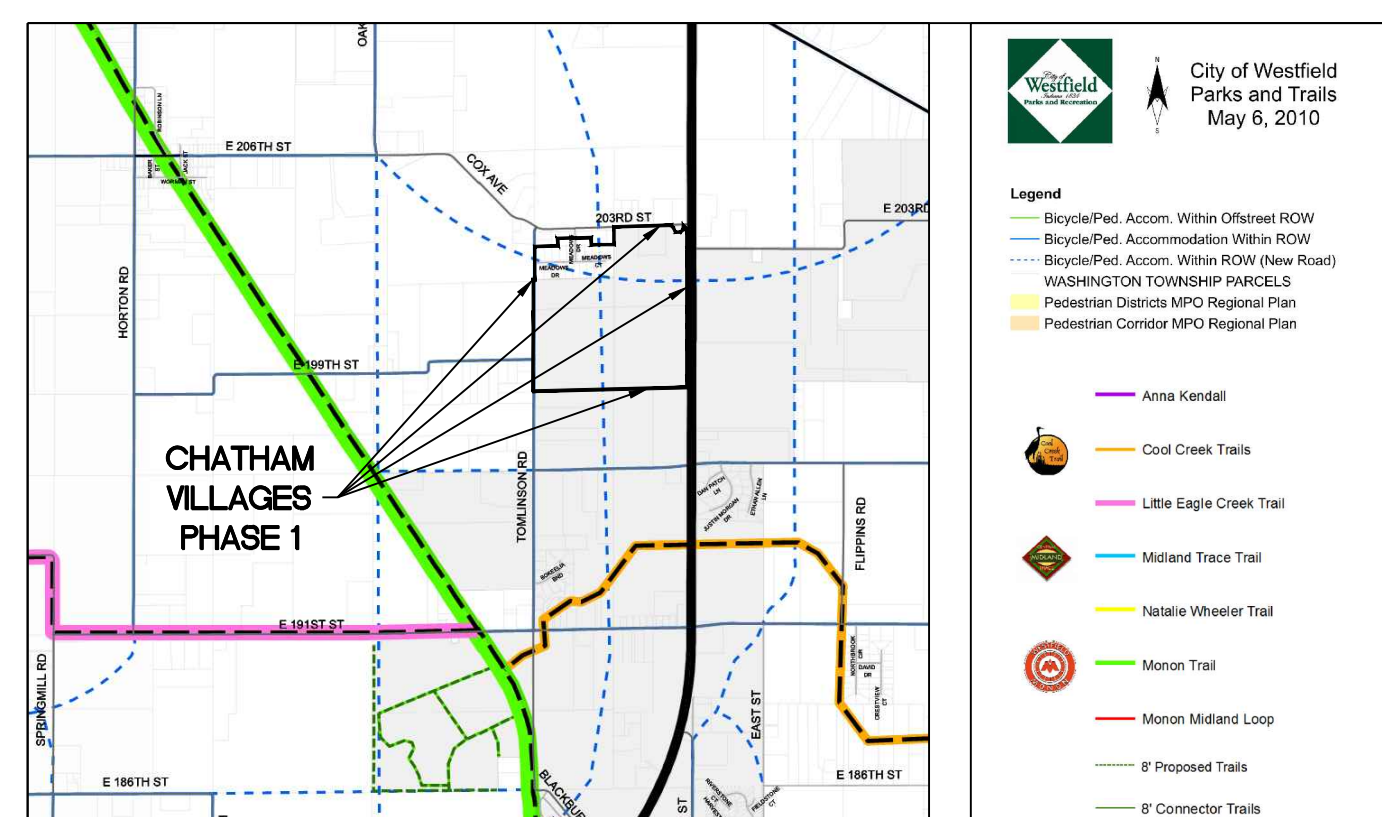
MoC3 - Miami clay loam, 12 to 18 percent slopes, severely eroded. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

OcA - Ockley silt loam on 0 to 2 percent slopes.
Major factors affecting urban uses include droughty soils during prolonged dry periods and soil stability from loose underllying dry sand and gravel.

Pt - These are former soil, sand, gravel, or limestone pits.
Major factors affecting urban uses include open pits are obvious but pits that have been filled on the borders or completely filled may have has all types of buried materials, some degradable, top soil, asphaltic materials and concrete making soil stability a major concern.

Sh - Shoals silt loam.
Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

We - Westland silty clay loam, 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.



SCALE: NOT TO SCALE

[illegible]

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MAP SHEET
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LIP

CERTIFIED BY: *Chris M. Wassman*

CHRISTOPHER M. WASSMAN
REGISTERED PROFESSIONAL ENGINEER
PE
APPROVAL PENDING
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INDIANA

Date: *05-06-2020*



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C. WISEMAN, PE

Sheet **C100**

Date	05-06-2020
Project Number	170504-20300

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EXISTING FEATURES LEGEND	
SS	SANITARY SEWER & MANHOLE
STORM SEWER; END SECTION, INLET & M.H.	
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE (AERIAL)
T	TELEPHONE LINE (AERIAL)
CTV	CABLE TELEVISION (AERIAL)
BTC	BURIED TELE. CABLE
BEC	BURIED ELEC. CABLE
BCTV	BURIED CABLE TV
RIGHT OF WAY LINE (R/W)	
EASEMENT LINE	
CENTER LINE	
SWALE LINE	
POWER POLE	
GUY WIRE	
UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV	
ELECTRIC TRANSFORMER	
AIR CONDITIONER UNIT	
STREET LIGHT	
FLOOD LIGHT	
TRAFFIC MANHOLE AND SIGNAL POLE	
FIRE HYDRANT	
VALVE; GAS & WATER	
STREET SIGN	
WATER, TELEPHONE AND ELECTRIC MANHOLE	
SEWER CLEANOUT	
ELECTRIC, GAS AND WATER METER	
PIPELINE MARKER POST	
MAILBOX	
GUARD POST	
SPRINKLER HEAD	
IRRIGATION CONTROL BOX	
SPOT GRADE	
TOP CURB/GUTTER GRADE	
MONITORING WELL	
FIRE SERVICE STAND PIPE	
GAS VENT PIPE	
SEPTIC TANK LID	
WELL CAP	
AIR RELIEF VALVE	
UNDERGROUND TANK FILLER PIPE	
SITE ADDRESS	

D. DEED DIMENSION
M. MEASURED DIMENSION
P. PLAT DIMENSION
R. RADIUS
L. ARC LENGTH
H.H. HANDHOLE
FND. FOUND
CONC. CONCRETE
ASPH. ASPHALT
TC TOP OF CASTING ELEVATION
IE INVERT ELEVATION
FFE FINISH FLOOR ELEVATION
TBM TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET.
CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

○ DENOTES A NAIL NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

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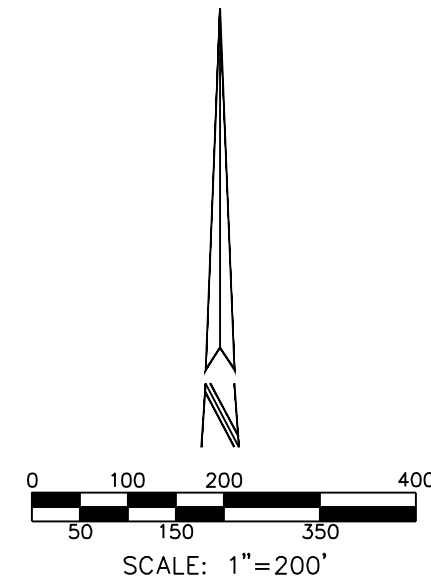
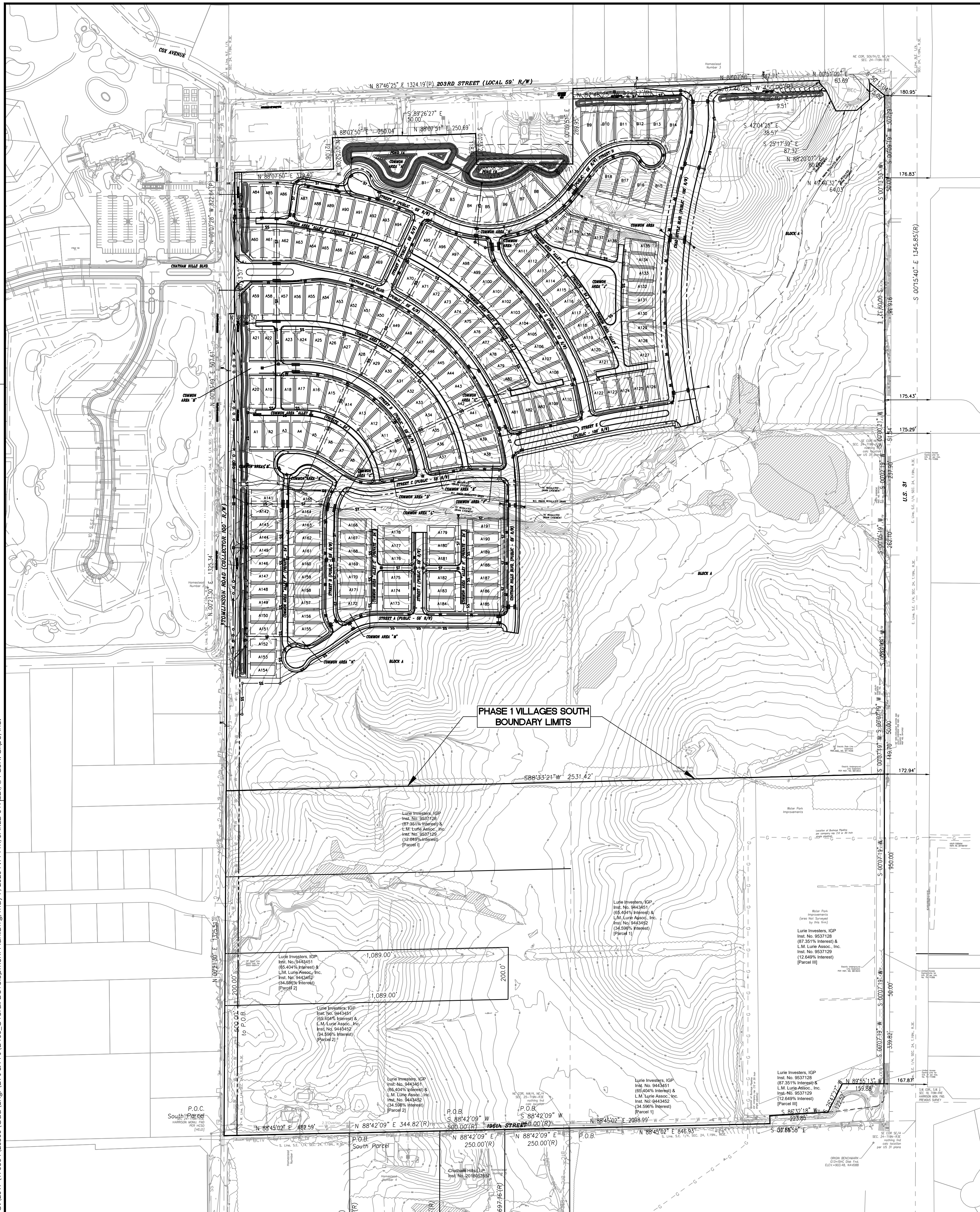
EXISTING CONDITIONS AND DEMOLITION PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Chad Christopher M. Svaldi*
CHAD CHRISTOPHER M. SVALDI
REGISTERED PROFESSIONAL ENGINEER
NO. 100000000
DATE: 05-06-2020

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Quality Assurance:
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Date: 05-06-2020
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LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

ST

RD

SS

E

BEC

G

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

A18

LOT NUMBER

STREET LIGHT

ACCESSIBLE RAMP

STREET SIGN

FIRE HYDRANT ASSEMBLY

WETLAND AREA

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

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

S.D.&U.E.

D.&U.E.

S.E.

B.S.L.

S.Y.S.L.

R

L

VAR.

S.A.

AC±

R/W

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT

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

FOR TYPICAL CROSS SECTIONS OF STREETS AND ALLEYS, PLEASE REFER TO D101-D104.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	850.00'	1339.54'	90°17'40"	S44°47'19.96"E	1205.17'
C2	879.50'	223.83'	14°34'54"	S74°56'17.56"E	223.23'
C3	820.50'	1058.97'	73°56'53"	N45°08'52.26"W	986.98'
C4	11.00'	16.78'	87°23'36"	N68°39'21.60"E	15.20'
C5	11.00'	16.78'	87°23'36"	S18°44'14.22"E	15.20'
C6	879.50'	706.30'	46°00'46"	S39°25'39.30"E	687.48'
C7	11.00'	16.53'	86°04'29"	S59°27'30.81"E	15.01'
C8	11.00'	16.52'	86°04'20"	S34°28'14.12"W	15.01'
C9	11.00'	18.92'	98°31'56"	N41°05'32.00"E	16.67'
C10	11.00'	16.75'	87°13'53"	S46°01'33.63"E	15.18'
C11	879.50'	136.98'	8°55'26"	S04°06'12.87"E	136.84'
C12	820.50'	39.65'	7°46'07"	S07°01'33.63"E	39.64'
C13	11.00'	17.28'	90°00'00"	S45°21'29.96"W	15.56'
C14	11.00'	19.06'	99°17'22"	N39°59'49.19"W	16.76'
C15	279.50'	46.32'	9°29'40"	S05°06'19.80"W	46.26'
C16	220.50'	1.00'	0°15'35"	N09°46'39.39"E	1.00'
C17	500.00'	81.02'	9°17'04"	N85°42'58.12"E	80.93'
C18	529.50'	85.80'	9°17'04"	N85°42'58.12"E	85.71'
C19	470.50'	76.24'	9°17'04"	N85°42'58.12"E	76.16'
C20	11.00'	17.08'	88°57'35"	S54°26'45.96"E	15.41'
C21	11.00'	17.51'	91°13'15"	N35°27'48.91"E	15.72'
C22	200.00'	148.35'	42°29'53"	S77°40'37.06"E	144.97'
C23	170.50'	126.47'	42°29'53"	S77°40'37.06"E	123.59'
C24	229.50'	124.01'	30°57'39"	S85°26'44.12"E	122.51'
C25	11.00'	15.09'	78°35'31"	N72°44'20.19"E	13.93'
C26	11.00'	17.21'	89°37'32"	N11°36'54.45"W	15.51'
C27	200.00'	15.31'	4°23'13"	S58°37'17.13"E	15.31'
C28	170.50'	23.87'	8°01'23"	N60°26'21.88"W	23.86'
C29	120.00'	118.02'	56°20'58"	S88°59'22.61"E	113.32'
C30	229.50'	134.22'	33°30'31"	S73°10'55.88"E	132.32'
C31	400.00'	55.87'	80°01'17"	S75°32'17.99"W	51.43'
C32	56.00'	229.23'	23°43'09"	N27°12'16.01"W	99.55'
C33	507.00'	143.41'	18°12'23"	N13°34'24.46"W	142.93'
C34	536.50'	109.65'	11°42'38"	S15°49'17.17"E	109.46'
C35	477.50'	96.09'	11°31'48"	N19°54'42.30"W	95.93'
C36	466.50'	555.77'	68°15'35"	N55°48'23.73"E	523.48'
C37	496.00'	590.91'	68°15'35"	S55°48'23.73"E	556.58'
C38	437.00'	520.62'	68°15'35"	N55°48'23.73"E	490.38'
C39	200.00'	115.49'	33°05'05"	N16°54'02.43"E	113.89'
C40	170.50'	98.45'	33°05'05"	N16°54'02.43"E	97.09'
C41	229.50'	131.54'	32°50'22"	N16°46'40.74"E	129.75'
C42	100.00'	62.16'	35°37'00"	N17°26'59.97"W	61.17'
C43	70.50'	43.82'	35°37'00"	N17°26'59.97"W	43.12'
C44	129.50'	80.50'	35°37'00"	N17°26'59.97"W	79.21'
C45	11.00'	17.28'	90°00'00"	N44°38'30.04"W	15.56'
C46	11.00'	17.28'	90°00'00"	S45°21'29.96"W	15.56'
C47	200.00'	124.33'	35°37'00"	S72°33'00.03"W	122.33'
C48	229.50'	135.28'	33°46'25"	S73°28'17.57"W	133.33'
C49	170.50'	105.99'	35°37'00"	S72°33'00.03"W	104.29'
C50	11.00'	16.98'	88°25'15"	N79°12'17.11"W	15.34'
C51	11.00'	17.28'	90°00'00"	N09°44'30.10"E	15.56'
C52	350.00'	168.72'	27°37'12"	S68°33'06.08"W	167.09'
C53	320.50'	49.98'	8°56'08"	N59°12'34.32"E	49.93'
C54	379.50'	73.88'	11°09'13"	S60°19'06.35"W	73.76'
C55	40.00'	34.92'	50°01'11"	N86°41'14.08"E	33.82'
C56	40.00'	27.15'	38°53'05"	S46°27'10.00"W	26.63'
C57	56.00'	260.66'	266°41'12"	N19°38'46.49"W	81.45'
C58	56.00'	239.86'	245°24'33"	N44°54'35.33"E	94.24'
C59	120.00'	61.13'	29°11'16"	N59°41'38.26"W	60.47'
C60	40.00'	42.91'	61°28'05"	S43°07'10.70"E	40.88'
C61	1193.00'	263.30'	12°38'43"	N67°57'54.35"W	262.76'
C62	1163.50'	260.02'	12°12'48"	S67°44'31.84"E	259.53'
C63	1163.50'	218.10'	10°44'25"	S72°25'28.55"W	217.78'
C64	11.00'	17.67'	92°00'50"	N21°02'51.23"W	15.83'
C65	11.00'	17.67'	92°00'50"	S70°57'58.61"W	15.83'
C66	1163.50'	28.11'	12°31'04"	N62°20'46.58"W	28.11'
C67	429.50'	199.98'	26°40'39"	N74°58'52.30"W	198.18'
C68	11.00'	16.34'	85°07'14"	N45°45'35.05"W	14.88'
C69	11.00'	16.19'	84°19'43"	S38°57'53.49"W	14.77'
C70	400.00'	562.17'	80°31'30"	S78°05'42.25"W	517.03'
C71	370.50'	520.71'	80°31'30"	N78°05'42.25"E	478.90'
C72	429.50'	324.56'	43°17'48"	S59°28'51.18"W	316.89'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C73	200.00'	182.67'	52°19'54"	S63°59'54.30"W	176.39'
C74	229.50'	209.62'	52°19'54"	N63°59'54.30"E	202.41'
C75	170.50'	152.71'	51°19'02"	S63°29'28.00"W	147.66'
C76	40.00'	43.56'	62°23'54"	N59°39'04.17"W	41.44'
C77	56.00'	227.50'	24°12'30.11"	S30°51'22.52"W	92.87'
C78	155.00'	115.33'	42°38'01"	N24°30'58.67"W	112.69'
C79	125.50'	93.38'	42°38'01"	S24°30'58.67"E	91.24'
C80	184.50'	137.29'	42°38'01"	N24°30'58.67"W	134.14'
C81	1193.00'	435.45'	20°54'47"	N35°22'35.56"W	433.03'
C82	1222.50'	446.22'	20°54'47"	S35°22'35.56"E	443.74'
C83	1163.50'	424.68'	20°54'47"	N35°22'35.56"W	423.33'
C84	500.00'	125.15'	14°20'30"	N17°44'57.06"W	124.83'
C85	529.50'	132.54'	14°20'30"	S17°44'57.06"E	132.19'
C86	470.50'	117.74'	14°20'30"	N17°44'57.06"W	117.46'
C87	11.00'	16.91'	86°05'06"	N33°27'50.89"E	15.29'
C88	11.00'	17.65'	9°15'54"	S56°32'09.11"E	15.81'
C89	1000.00'	60.85'	3°29'11"	N79°14'59.58"E	60.84'
C90	1050.00'	63.89'	3°29'11"	N79°14'59.58"E	63.88'
C91	950.00'	57.81'	3°29'11"	S79°14'59.58"W	57.80'
C92	2050.00'	10.40'	0°17'27"	N13°22'29.09"W	10.40'
C93	11.00'	17.49'	91°06'38"	N35°26'16.43"E	15.71'
C94	2000.00'	992.97'	28°26'48"	N02°19'24.35"E	982.81'
C95	1950.00'	1023.34'	30°04'06"	S01°30'45.35"W	1011.64'
C96	2050.00'	954.02'	26°39'51"	N03°12'52.94"E	945.43'
C97	540.00'	174.47'	18°30'44"	N07°17'26.38"E	173.72'
C98	590.00'	190.59'	18°30'29"	S07°17'33.74"W	189.76'
C99	490.00'	158.36'	18°31'01"	N07°17'17.93"E	157.67'
A1	295.00'	426.21'	82°46'45"	S48°32'49.02"E	390.09'
A2	307.00'	434.07'	81°00'38"	S49°25'52.52"E	398.80'
A3	283.00'	399.30'	80°50'29"	S49°30'56.82"E	366.99'
A4	678.50'	183.01'	15°27'16"	N13°56'57.95"W	182.46'
A5	690.50'	147.12'	12°12'26"	S15°34'23.04"E	146.84'
A6	666.50'	140.06'	12°02'25"	S15°39'23.42"E	139.80'
A7	638.00'	760.09'	68°15'35"	N55°48'23.73"W	715.93'
A8	650.00'	774.38'	68°15'35"	S55°48'23.73"E	729.39'
A9	626.00'	745.79'	68°15'35"	N55°48'23.73"E	702.46'
A10	1021.50'	714.19'	40°03'31"	S43°21'23.05"E	699.73'
A11	1033.50'	702.99'	38°58'23"	S43°55'06.52"E	689.52'
A12	1009.50'	673.46'	38°13'24"	S44°15'16.00"E	661.04'
A13	1021.50'	217.25'	12°11'07"	S72°47'17.56"E	216.84'
A14	1033.50'	220.15'	12°12'17"	S72°46'42.96"E	219.73'
A15	1009.50'	214.35'	12°09'57"	S72°47'52.98"E	213.95'
A16	512.00'	98.79'	11°03'19"	S84°24'30.56"E	98.64'
A17	500.00'	96.47'	11°03'19"	S84°24'30.56"E	96.33'
A18	524.00'	55.25'	6°02'28"	S86°54'55.69"E	55.22'
A19	31.00'	50.60'	93°31'22"	N54°21'27.67"E	45.17'
A20	19.00'	5.48'	16°31'00"	N80°28'14.59"E	5.46'
A21	92.00'	19.89'	12°23'24"	S89°04'33.26"E	19.86'
A22	104.00'	26.37'	14°31'36"	S86°08'39.18"E	26.30'
A23	1163.50'	22.06'	1°05'10"	S78°20'16.10"E	22.06'
A24	68.00'	27.07'	22°48'24"	S34°42'23.74"E	26.89'
A25	56.00'	22.29'	22°48'24"	N34°42'23.74"W	22.14'
A26	80.00'	31.84'	22°48'24"	S34°42'23.74"E	31.63'
A27	1376.50'	41.99'	1°44'52"	N45°14'09.50"W	41.99'
A28	52.00'	28.10'	30°57'47"	N59°50'36.88"W	27.76'
A29	20.00'	50.24'	14°56'25"	S32°42'16.92"W	38.04'
A30	1364.50'	566.95'	23°48'22"	S34°12'24.44"E	562.88'
A31	1376.50'	255.97'	10°39'17"	S33°56'17.19"E	255.61'
A32	1352.50'	561.96'	23°48'22"	S34°12'24.44"E	557.93'
A33	20.00'	53.39'	15°25'53"	N74°54'54.98"E	38.89'
A34	112.00'	31.31'	16°01'10"	S14°17'38.15"E	31.21'
A35	100.00'	20.56'	11°46'51"	S16°24'47.92"E	20.53'
A36	2212.00'	456.53'	11°49'31"	S00°44'05.98"E	455.72'
A37	2200.00'	431.51'	11°14'17"	S07°06'32.64"E	430.82'
A38	2224.00'	151.24'	3°53'47"	N00°23'22.15"E	151.22'
A39	50.00'	67.77'	77°39'46"	N36°29'37.34"W	62.70'
A40	2224.00'	116.63'	3°00'17"	S05°53'28.31"W	116.62'
A41	300.00'	27.33'	51°13'13"	S02°58'06.39"W	27.32'
A42	288.00'	26.24'	51°13'13"	S02°58'06.39"W	26.23'
A43	312.00'	28.43'	51°13'13"	S02°58'06.39"W	28.42'
A44	50.00'	39.58'	49°21'30"	S22°19'15.02"E	38.56'

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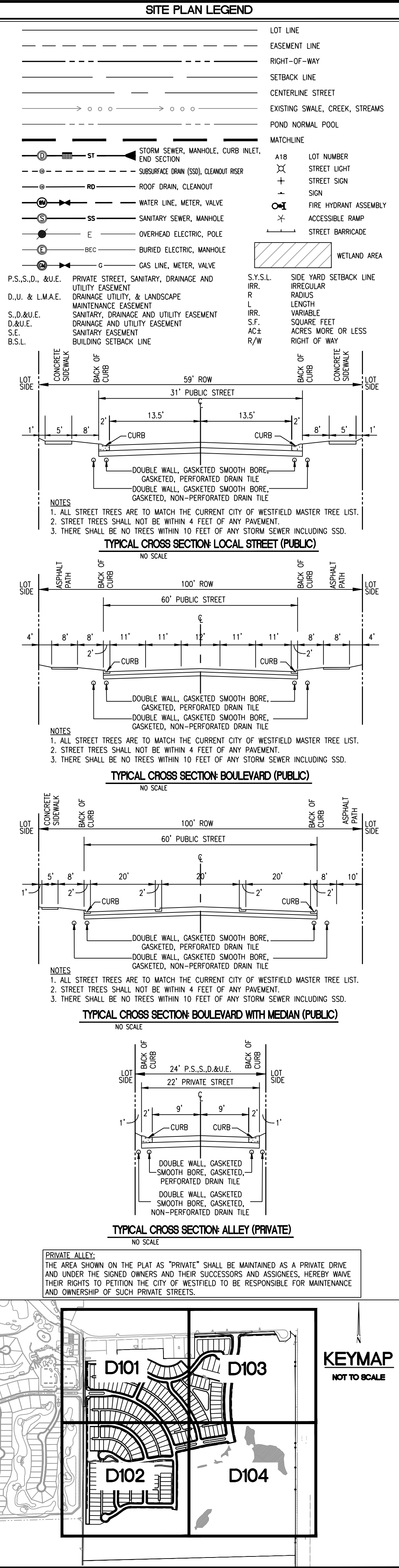
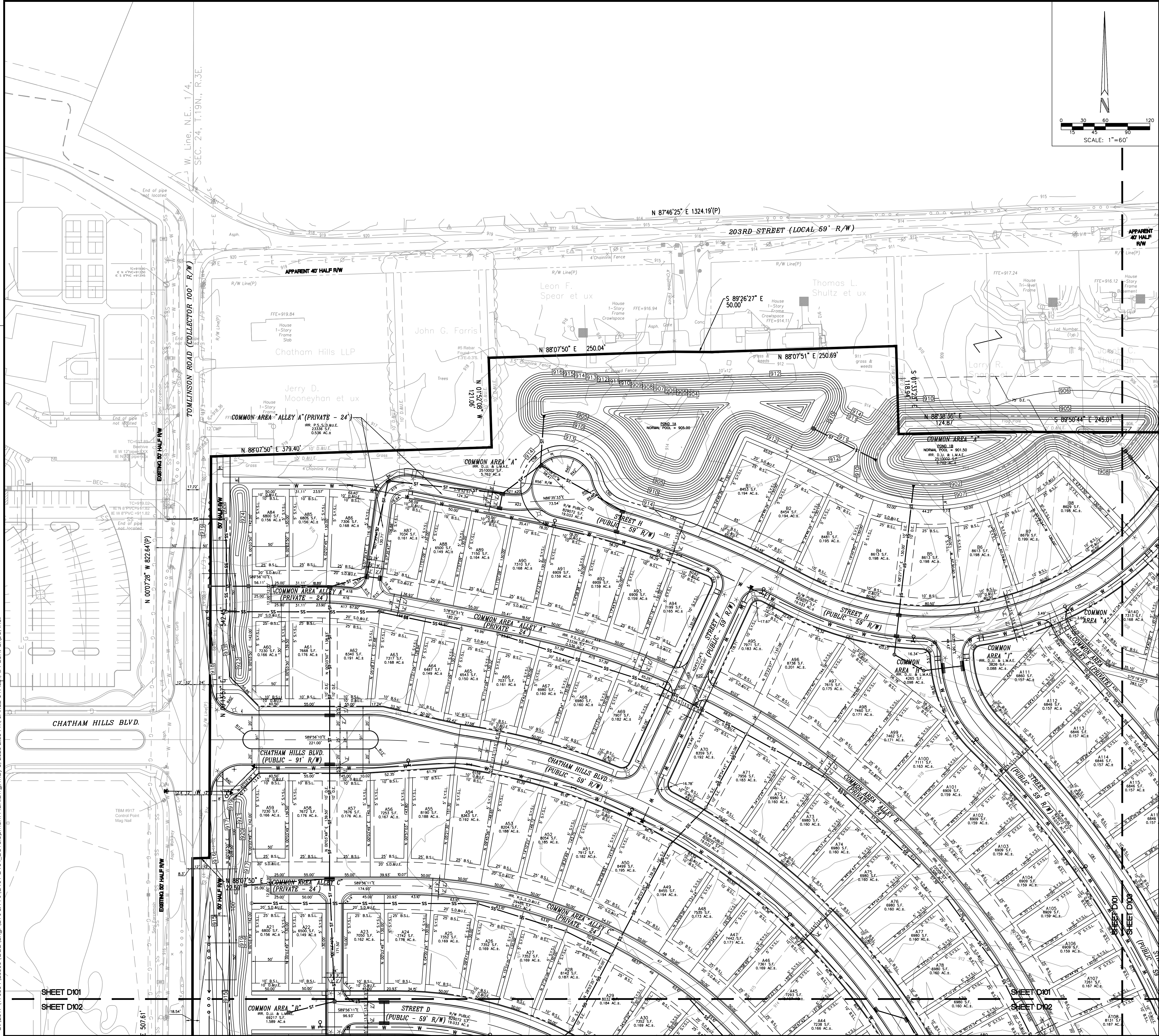
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Quality Assurance:
C. WISEMAN, PE

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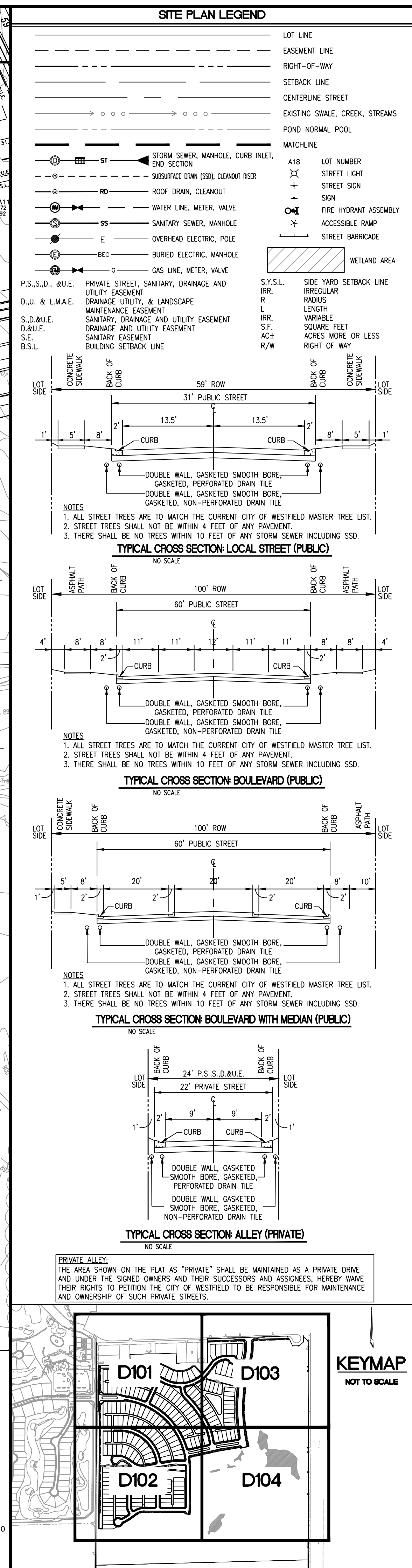
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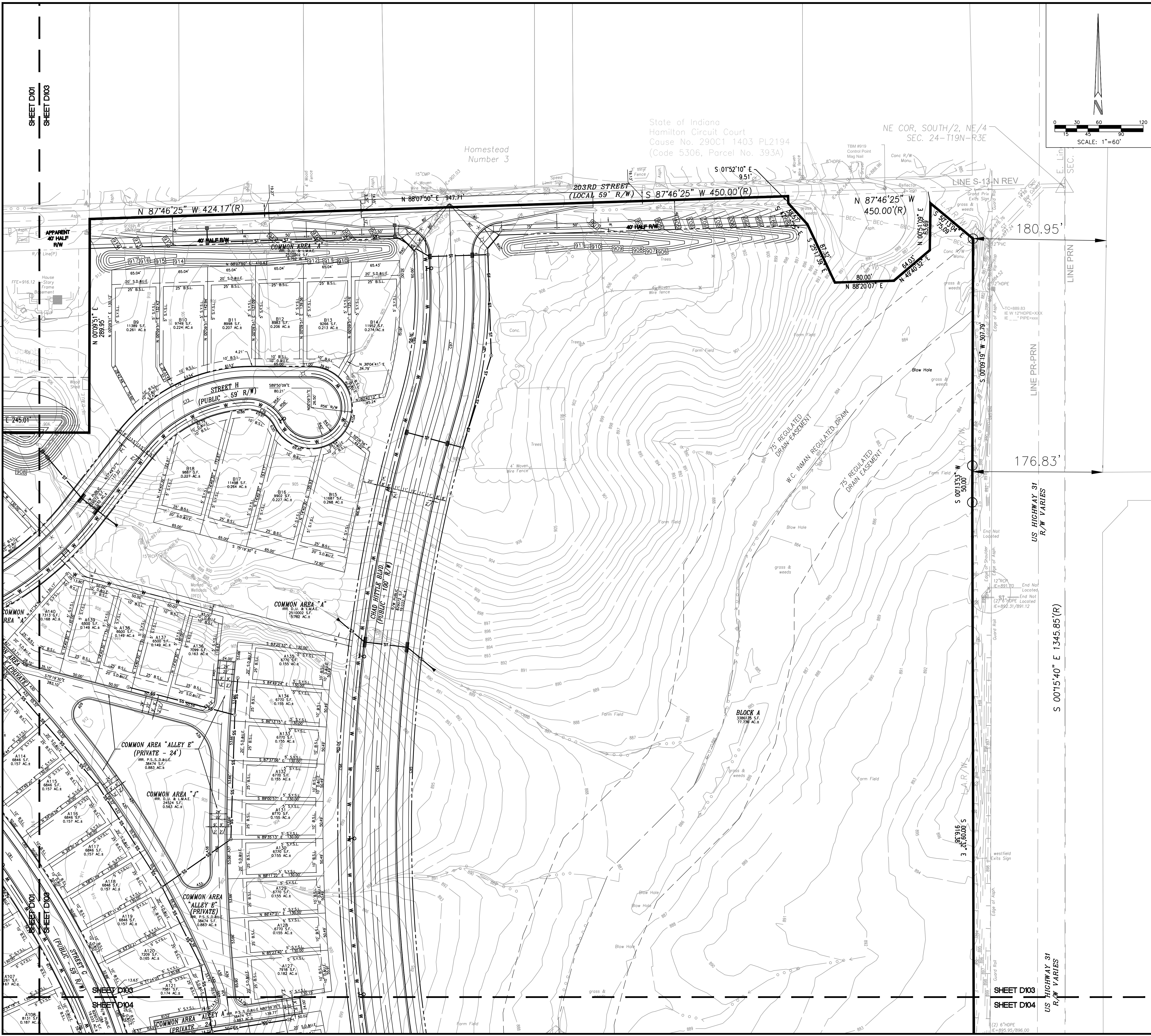
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CERTIFIED BY
Christopher W. Svaldi
Professional Engineer
No. 00000000
Date: 05-06-2020

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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
---	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
---	WETLAND AREA
---	ACCESSIBLE RAMP
---	STREET BARRICADE

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

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

LOT NUMBER
STREET LIGHT
STREET SIGN
FIRE HYDRANT ASSEMBLY
ACCESSIBLE RAMP
STREET BARRICADE

TYPICAL CROSS SECTION: LOCAL STREET (PUBLIC)

NO SCALE

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 (PUBLIC)

NO SCALE

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

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: ALLEY (PRIVATE)

NO SCALE

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.

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KEYMAP

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D102 D104

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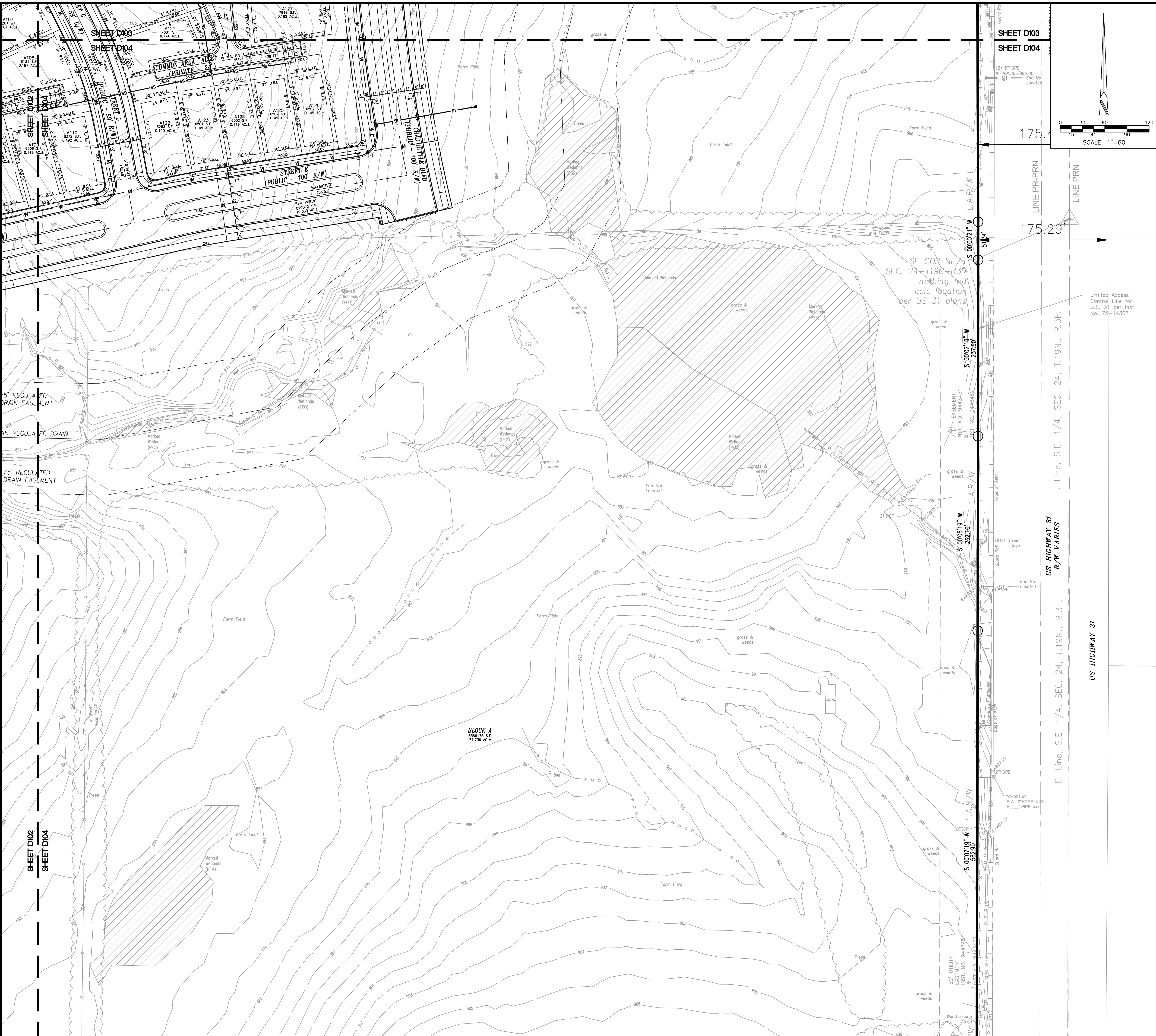
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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Wiseman*
REGISTERED PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
DATE: 05-06-2020

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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
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---	ROOF DRAIN, CLEANOUT
---	WATER LINE, METER, VALVE
---	SANITARY SEWER, MANHOLE
---	OVERHEAD ELECTRIC, POLE
---	BURIED ELECTRIC, MANHOLE
---	GAS LINE, METER, VALVE
---	LOT NUMBER
---	STREET LIGHT
---	STREET SIGN
---	FIREFIGHTER ASSEMBLY
---	ACCESSIBLE RAMP
---	STREET BARRICADE
---	WETLAND AREA

P.S., S.D., & U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.U. & L.M.A.E. DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D. & U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.U. & L.M.A.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.R. IRREGULAR RADIUS LENGTH VARIABLE
S.F. SQUARE FEET
A.C. ACRES MORE OR LESS
R/W RIGHT OF WAY

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 (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

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: ALLEY (PRIVATE)

NO SCALE

PRIVATE ALLEY:
THE AREA SHOWN ON THE PLAN AS "PRIVATE" SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

KEYMAP

NOT TO SCALE

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
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DEVELOPMENT PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. J. Syaldi*
REGISTERED PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
INDIANA
NOT FOR CONSTRUCTION
Date: 05-06-2020

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CALL TOLL FREE

OWNER BY:
C. WELLS
CHECKED BY:
J. SYALDI, EI / S. MORRIS, EI
QUALITY ASSURANCE:
C. WISEMAN, PE
Scale: 1" = 40'

Sheet: **D104**
Date: 05-06-2020
Project Number: 170504-20300

TOMLINSON ROAD BUFFERYARD TREE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AF	ACER x FREEMANNI 'FIREFALL'	FIREFALL MAPLE	10	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	9	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
CC	CERCIS CANADENSIS	EASTERN REDBUD	12	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	13	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	12	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
EA	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	92	36" B&B	36" CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	99	36" CONT	36" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRACANTHOS 'NERMIS SKYLINE'	SKYLINE HONEYLOCUST	11	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	10	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRAB	12	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
PA	PICEA ABIES	NORWAY SPRUCE	28	8" B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS
PO	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	25	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICEA OMORICA	SERBIAN SPRUCE	29	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
QI	QUERCUS IMBRICARIA	SHINGLE OAK	8	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	10	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	102	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SP	SYRINGA PATULIA 'MISS KIM'	MISS KIM DWARF LILAC	99	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	11	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
VJ	VIORNIUM x JUDDII	JUDDII VIORNIUM	106	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS

STYLE-RITE BUFFERYARD TREE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AF	ACER x FREEMANNI 'FIREFALL'	FIREFALL MAPLE	11	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
EA	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	29	36" B&B	36" CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	32	36" CONT	36" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRACANTHOS 'NERMIS SKYLINE'	SKYLINE HONEYLOCUST	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	11	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
PA	PICEA ABIES	NORWAY SPRUCE	23	8" B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS
PO	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	24	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICEA OMORICA	SERBIAN SPRUCE	21	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
QI	QUERCUS IMBRICARIA	SHINGLE OAK	10	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	32	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SP	SYRINGA PATULIA 'MISS KIM'	MISS KIM DWARF LILAC	42	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
VJ	VIORNIUM x JUDDII	JUDDII VIORNIUM	34	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS

TOMLINSON ROAD SUMMARY (FRONTAGE = 1591 LF)		
STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	80	80
3 SHADE TREES	60	60
3 ORNAMENTAL TREES	60	60
25 SHRUBS	498	498
TOTAL PLANTS	698	698
3' UNDULATING MOUND	YES	YES

STYLE-RITE SUMMARY (FRONTAGE = 1682 LF)		
STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	68	68
4 SHADE TREES	68	68
10 SHRUBS	169	169
TOTAL PLANTS	305	305
4' UNDULATING MOUND	NO	NO

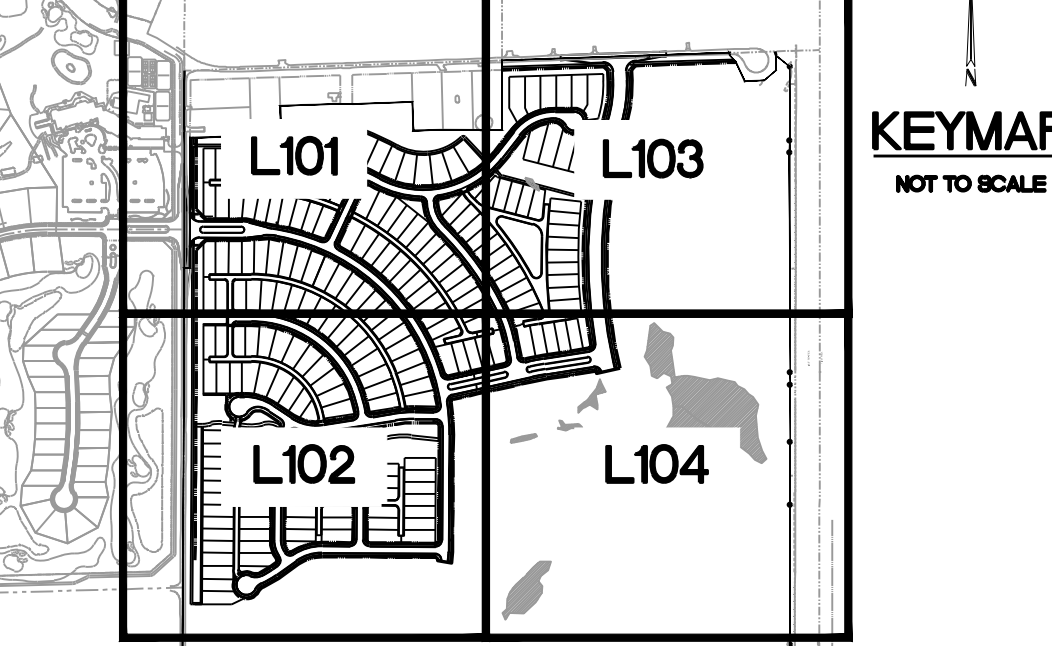
STYLE-RITE SUBURBAN NORTH BUFFER REQUIREMENTS
1682 LINEAL FEET FRONTAGE
PLANT QUANTITIES PER 100 LINEAL FEET:
4 EVERGREEN TREES, 4 SHADE TREES, 10 SHRUBS AND
NO MOUND REQUIRED.

SITE PLAN LEGEND	
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	TREE PRESERVATION FENCING
	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
	LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	FIRE HYDRANT ASSEMBLY

P.S.S.D.&U.E. D.U.I. & L.M.A.E. S.D.&U.E. D.&U.E. S.E. B.S.L. S.Y.S.L. R.R. R L VAR. S.F. AC± R/W	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT SANITARY, DRAINAGE AND UTILITY EASEMENT DRAINAGE AND UTILITY EASEMENT SANITARY EASEMENT BUILDING SETBACK LINE SIDE YARD SETBACK LINE REGULAR RADIUS LENGTH VARIABLE SQUARE FEET ACRES MORE OR LESS RIGHT OF WAY
	LINE OF SIGHT TRIANGLE
	WEILAND AREA
	STREET TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHADE TREE
	SHRUB

STREET TREE SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	REMARKS
AC	AESCULUS x CARNEA 'FT. MONAR'	FT. MONAR 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 BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRACANTHOS 'NERMIS SKYLINE'	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 ELM	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

- STREET TREE LOCATION AND CRITERIA:
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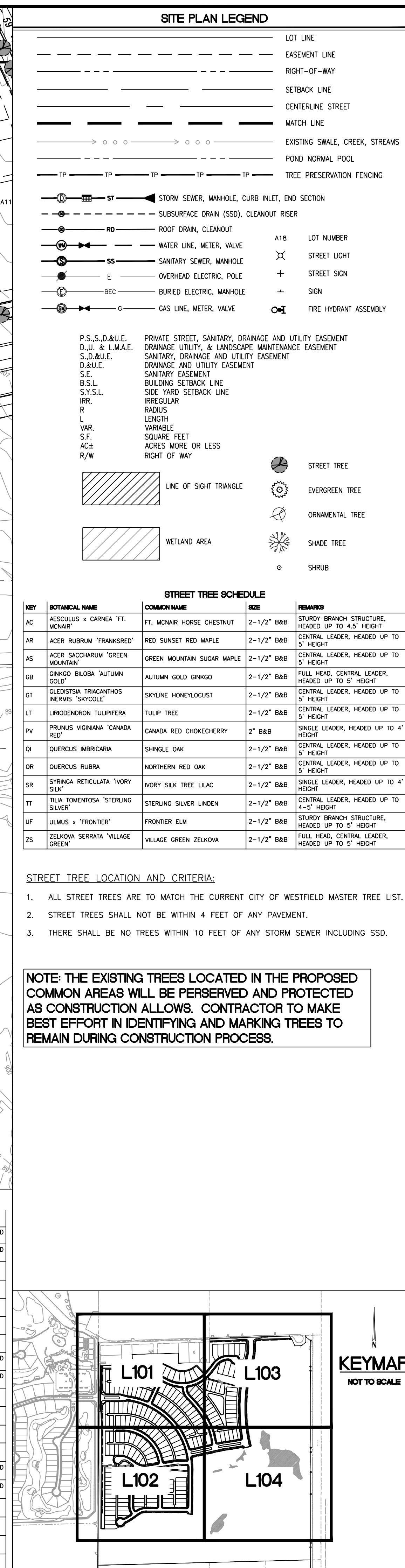
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WESTFIELD, IN 46074

CERTIFIED BY

APPROVAL FOR CONSTRUCTION
DATE 05-06-2020

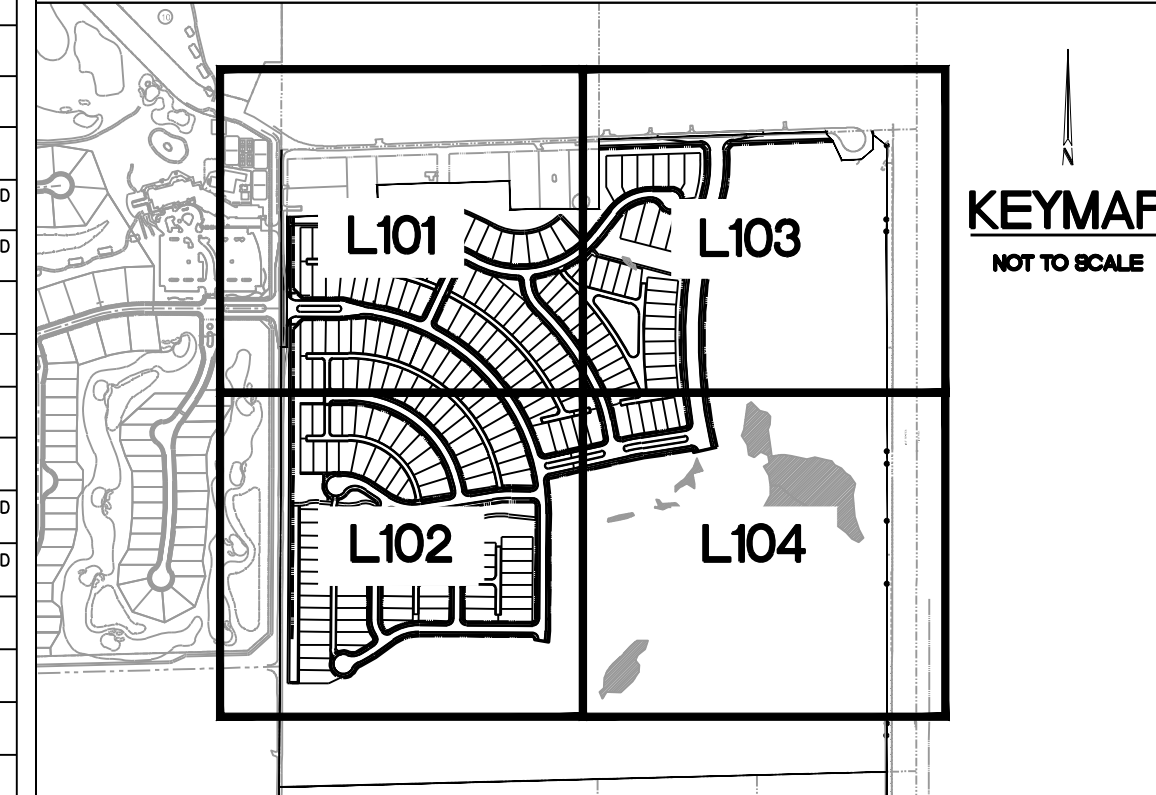
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FOR CALLS IN INDIANA
C. WELLS
Checked by:
J. SVALDI, EI / S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE
Sheet
L101
Date
05-06-2020
Project Number
170504-20300



STREET TREE LOCATION AND CRITERIA:

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.
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NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWES. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.



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SITE PLAN LEGEND

---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
---	EXISTING SWALE, CREEK, STREAMS
---	POND NORMAL POOL
---	TREE PRESERVATION FENCING
---	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
A18	LOT NUMBER
+	STREET LIGHT
+	STREET SIGN
+	SIGN
+	FIRE HYDRANT ASSEMBLY

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

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SANITARY, DRAINAGE AND UTILITY EASEMENT
SANITARY EASEMENT
BUILDING SETBACK LINE
SIDE YARD SETBACK LINE
SIDE YARD SETBACK LINE
RADIUS
LENGTH
VARIABLE
SQUARE FEET
ACRES MORE OR LESS
RIGHT OF WAY

STREET TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHADE TREE
SHRUB

LINE OF SIGHT TRIANGLE
WEILAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	ACER x FREEMANI 'FIREFALL'	FIREFALL MAPLE	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. 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 BILBOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS 'NERMIS SKYLINE'	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
QR	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 ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERPATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

KEYMAP

NOT TO SCALE

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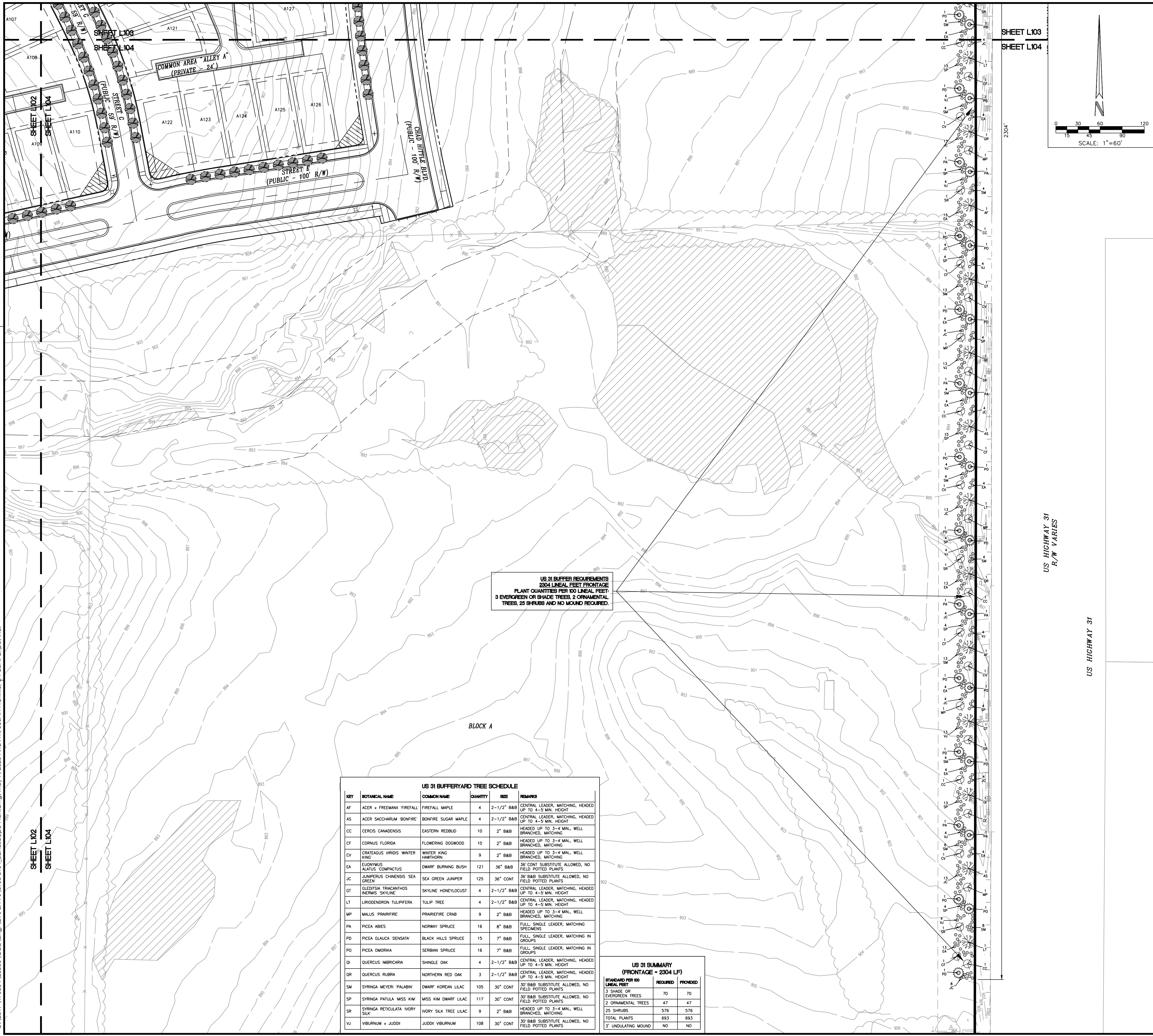
CERTIFIED BY: *Christopher M. Wells*
REGISTERED PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
DATE: 05-06-2020

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FOR CALLS OUT OF INDIANA: 317-844-6777

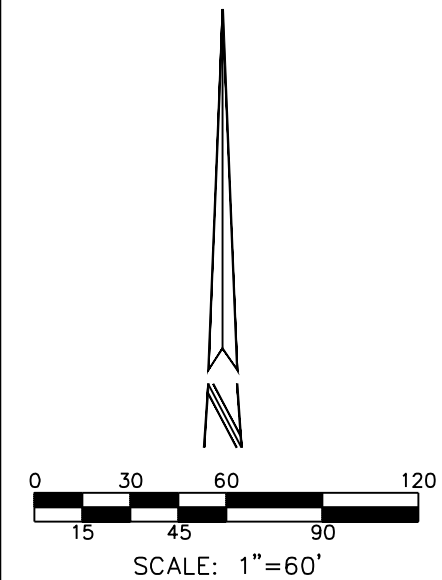
Checked By: **J. SWALD, EIT / S. NORRIS, EIT**
Quality Assurance: **C. WISEMAN, PE**

Sheet: **L103**
Date: 05-06-2020
Project Number: 170504-20300

CR:2017170504/20300/CoastEngn'DPs & PPs L100-L104 Landscape Plan.dwg, May 7, 2020 7:12 PM, SUSAN NORRIS, © Paul J. Cripe, Inc.



SHEET L103
SHEET L104



SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- TREE PRESERVATION FENCING
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SUBSURFACE DRAIN (SSD), CLEANOUT RISER
- ROOF DRAIN, CLEANOUT
- WATER LINE, METER, VALVE
- SS SANITARY SEWER, MANHOLE
- E OVERHEAD ELECTRIC, POLE
- BEC BURIED ELECTRIC, MANHOLE
- G GAS LINE, METER, VALVE
- A18 LOT NUMBER
- STREET LIGHT
- STREET SIGN
- SIGN
- FIRE HYDRANT ASSEMBLY

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

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
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SQUARE FEET
ACRES MORE OR LESS
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- LINE OF SIGHT TRIANGLE
- WETLAND AREA
- STREET TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE
- SHRUB

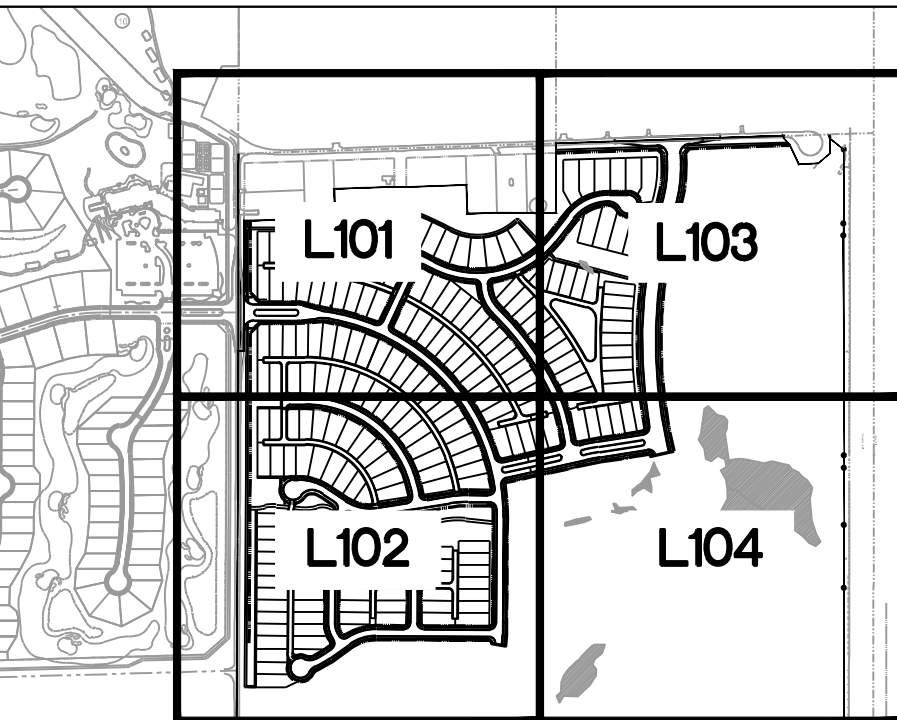
STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'T. 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 BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	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
QR	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 ELM	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

STREET TREE LOCATION AND CRITERIA:

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

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.



KEYMAP
NOT TO SCALE

ARCHITECTURE & INTERIORS
CIVIL ENGINEERING
SURVEY & 3D LASER SCANNING
EQUIPMENT PLANNING
REAL ESTATE SERVICES

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
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LANDSCAPE PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY

DATE 05-06-2020

811 1-800-382-5544
FOR CALLS IN INDIANA CALL 811

DESIGNED BY:
C. WELLS
CHECKED BY:
J. SWALD / E. S. NORRIS, EI
QUALITY ASSURANCE:
C. WISEMAN, PE
Scale: 1" = 40'
Sheet
L104
Date 05-06-2020
Project Number 170504-20300



Petition Number: 2004-SPP-06 & 2004-ODP-06

Project Name: Chatham Village Phase 1

Subject Site Address: West of US 31, East of Tomlinson Road, North of 196th St, South of 203rd St.

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 207 Single-Family Residential Lots and 1 Block on 147 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 147 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: Corey Harris, Associate Planner

HISTORY AND PROCEDURAL

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.



Approval of a Primary Plat and Development Plan must be granted if 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 associate with the site.

The petition was reviewed at the March 24, 2020, Technical Advisory Committee (TAC) meeting.

PROJECT OVERVIEW

The 147 acres +/- site is located west of US31, east of Tomlinson Road, north of 196th Street and south of 203rd Street (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan for two hundred seven (207) Single-family Residential Lots.

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:

- 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”, 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 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.
- 42) Permitted Uses (Section 5 of Ord. 19-51):
 - a) Single Family Subdistrict:



- i) All used permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
- ii) All uses permitted in the SFA: Single-Family Attached District
- iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

43) General Regulations (Section 7 of Ord. 19-51 and UDO Article 4)

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum
 - i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).
- c) Minimum Lot Width:
 - i) Detached: 50 ft
 - ii) Attached: 24 ft
- d) Maximum Lot Coverage: No Maximum
- e) Minimum Front Yard Building Setback Lines:
 - i) US Highway 31: 30 ft
 - ii) Tomlinson Road: 30 ft
 - iii) Chad Hittle Boulevard:
 - (1) Single Family Subdistrict: 10 ft
 - (2) Village Center Subdistrict: No Minimum
 - (3) Campus Office Subdistrict: 10 ft
 - (4) Southern Subdistrict: No Minimum
 - iv) 196th Street: 20 ft
 - v) 203rd Street: 20 ft
 - vi) All Other Streets (e.g., internal): 10 ft



f) District Perimeter Setback Not Abutting a Street:

- i) Single Family Subdistrict: 20 ft
- ii) Village Center Subdistrict: 20 ft
- iii) Campus Office Subdistrict: 20 ft

(1) Or match preservation area widths, whichever is greater.

- iv) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet

g) Minimum Internal Side Yard Setback Lines:

- i) Single Family Subdistrict: 5 ft
- ii) Village Center Subdivision: 5 ft

(1) If abutting a residential district: 20 ft

- iii) All Other Subdistricts: 20 ft

h) Minimum Rear Yard Building Line (UDO Chapter 4):

- i) Single Family Subdistrict (SF4): 25 ft

i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

i) Single Family Subdistrict:

- (1) Attached: 45 ft (Three Stories)
- (2) All Others: No Maximum

- ii) Village Center Subdistrict: No Maximum

iii) Campus Office Subdistrict:

- (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
- (2) All Other Uses: No Maximum

iv) Southern Subdistrict:



- (1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in **Exhibit E**;
 - (2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in **Exhibit E**;
 - (3) For all other locations: No Maximum
- v) **Maximum Number of Dwelling Units:**
- (1) **Single Family Subdistrict:**
 - (a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.
 - (2) **Village Center Subdistrict:**
 - (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).
 - (3) **Campus Office Subdistrict:**
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
 - (4) **Southern Subdistrict:**
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- j) **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:



- 44) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 45) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 46) 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.
- 47) 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:

- 48) Architectural Standards (Article 6.3)
- 49) Building Standards (Article 6.4)
- 50) Fence Standards (Article 6.5)
- 51) Height Standards (Article 6.6)
- 52) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):
 - 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) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- h) External Street Frontage Landscaping (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
 - i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - (2) 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) linear 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.
- i) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- ii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.
- iv) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with Zoning Ordinance's requirement for the softening of walls and fences.

53) 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.
- 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.

54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

56) Article 6.17 Sign Standards

57) Lot Standards (Article 6.10)

58) Setback Standards (Article 6.16)

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, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) 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:

60) Dedication of Right-of-way

- a) The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

61) Vacation of Rights of Way



62) Block Standards (Article 8.1)

63) Easement Standards (Article 8.3)

64) Monument and Marker Standards (Article 8.5)

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

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

66) 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.

67) 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).
- 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).

68) Storm Water Standards (Article 8.8)

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

70) Street Light Standards (Article 8.10)

- 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.
- 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.

71) Street Sign Standards (Article 8.11)

72) Surety Standards (Article 8.12)

73) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **ACTION: 2004-SPP-06 and 2004-ODP-04 comply with the Chatham Hills PUD and the UDO. The Department recommends approving the petition 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 APC member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov .



WESTFIELD-WASHINGTON TOWNSHIP
PLAN COMMISSION

May 18, 2020
2004-ODP-05 & 2004-SPP-05

Petition Number: 2004-ODP-05 & 2004-SPP-05

Project Name: Poplar Street Townhomes

Subject Site Address: Generally located at the southwest corner of west Jersey Street and Poplar Street and the northwest corner of west Park Street and Poplar Street.

Petitioner: Roger Foster, Estridge

Representative: Anthony B. Syers, Civil & Environmental Consultants Inc.

Request: Roger Foster by Civil & Environmental Consultants, Inc requests a Primary Plat and Overall Development Plan review of 24 lots on 1.25 acres +/- within the Poplar Street Townhomes Planned Unit Development (PUD) District.

Current Zoning: Poplar Street Townhomes PUD District

Current Land Use: Residential

Approximate Acreage: 1.25 acres +/-

Property History: Poplar Street Townhomes PUD District (Ord. 19-33, 11/25/2019)

Exhibits:

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

Staff Reviewer: Jonathan Dorsey, Associate Planner

BACKGROUND

The Property is currently zoned the Poplar Street Townhomes PUD District established by Ordinance 19-33. The PUD was adopted at the November 25, 2019, City Council meeting.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The petition held a public hearing at the April 6, 2020 Advisory Plan Commission 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:

- 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 of the UDO)

The plans comply:

- 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 proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.



- 34) Names of legal ditches and streams on or adjacent to the site.
 - 35) 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.
 - 36) Identify buildings proposed for demolition.
 - 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 38) 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 **Ordinance 19-33: Poplar Street Townhomes PUD:**

- 39) Maximum Density: 20 Dwelling Units per acre
- 40) Maximum Dwellings: 4 per building
- 41) Minimum Lot Width: 45 ft
- 42) Minimum Lot Frontage: 35 ft
- 43) Minimum Building Setback Lines:
 - a) Front Yard: 5 ft
- 44) Front Setback Stagger: Shall not apply
- 45) Project Perimeter Setback: No Structure shall be erected above the project 1:2 Proximity Slope line from the perimeter of the project.
- 46) Minimum Distance Between Structures: 6 ft
- 47) Maximum Building Height: 1 1/2 Stories



Comment: Not Applicable to DPR. To be reviewed at building permit stage.

48) Minimum Living Area (Total): 1,700 sq ft

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

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

The plans comply:

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) 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.
- 52) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan:



53) Architectural Standards (Ord. 19-33, Section 7.1):

54) Building Standards (Article 6.4):

55) Fence Standards (Article 6.5):

56) Height Standards (Ord. 19-33, Section 7.3):

57) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-33): UDO shall apply, except as otherwise modified or enhanced below.

Minimum Lot Landscaping			
Single-family Residential	Required	Provided	Remaining
Lots under 8,000 sq ft			
Shade (2 per lot)*	48	24*	0
Ornamental or Evergreen (1 per lot)	24	24	18
Shrub (4 per lot)	96	96	0

*Trees of four (4) inches in Caliper may replace two (2) required two (2) inch Caliper trees.

- a) Street Trees (Article 6.8(J)): Shall apply, unless otherwise approved by the Director or Department of Public Works.
- b) Foundation Plantings (Article 6.8(L)): Shall not apply. The minimum Lot Landscaping Requirements shall apply.
- c) External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.
- d) Buffer Yard Article 6.8(N): Shall not apply.

58) Vision Clearance (Article 6.8(N)): Twenty (20) feet from intersections of Collectors, Private or Local Streets. Lighting Standards (Article 6.9):



59) Lot Standards (Article 6.10):

60) Setback Standards (Article 6.16):

61) Vision Clearance Standards (Article 6.19):

62) Yard Standards (Article 6.21):

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply:

63) Block Standards (Article 8.1)

64) Easement Standards (Article 8.3)

65) Monument and Marker Standards (Article 8.5)

66) Open Space and Amenity Standards (Article 8.6)

67) Infrastructure Standards (Section 20 of PUD Ordinance)

68) Pedestrian Network Standards (Article 8.7)

- a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to



respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

69) Storm Water Standards (Article 8.8)

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

71) Street Light Standards (Article 8.10)

- a) 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.
- b) 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.

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

74) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1. Action: 2004-SPP-05 and 2004-ODP-05 comply with the Poplar Street PUD and the UDO. The Department recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office
AND
 - b. Contingent upon the approval of Ordinance 20-17: City of Westfield to Vacate Public Ways by the Westfield City Council
prior to the issuance of an improvement location permit.

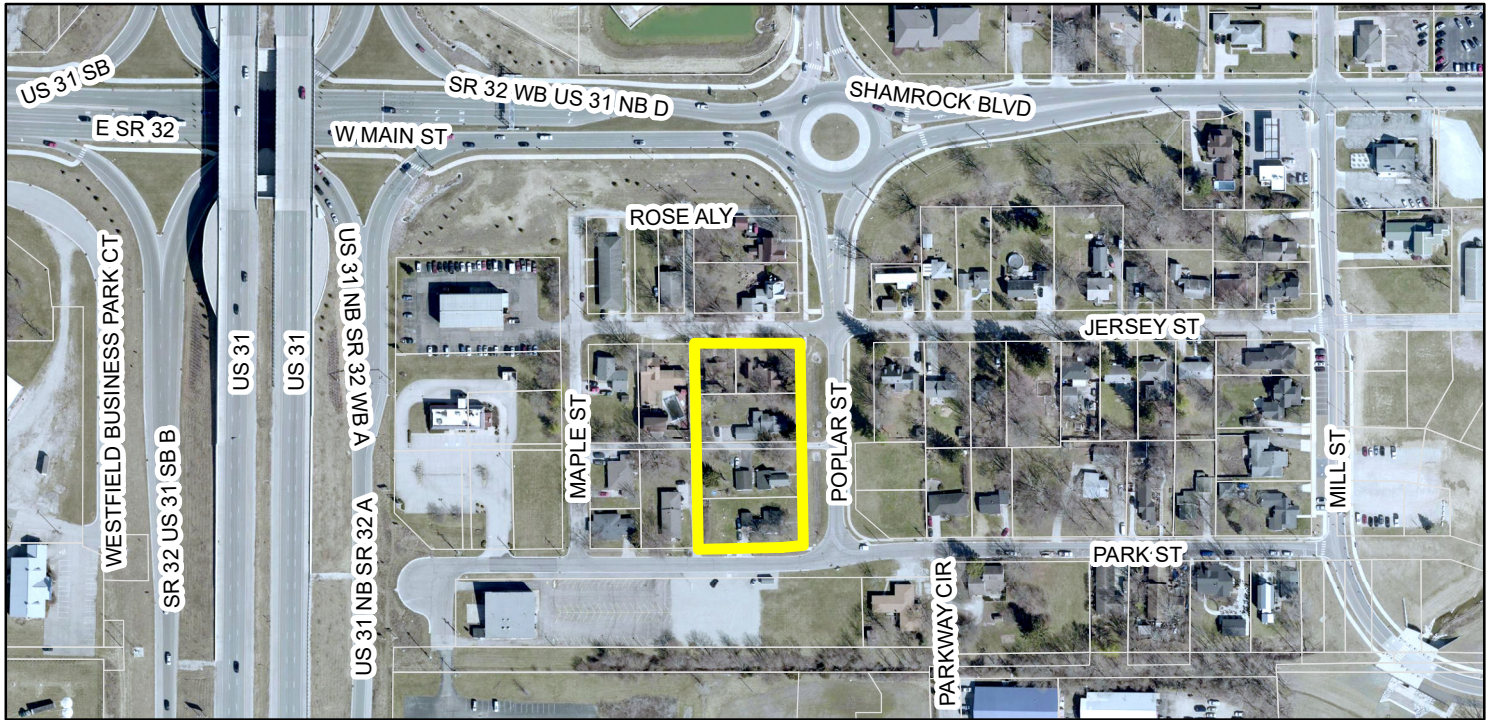
If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.



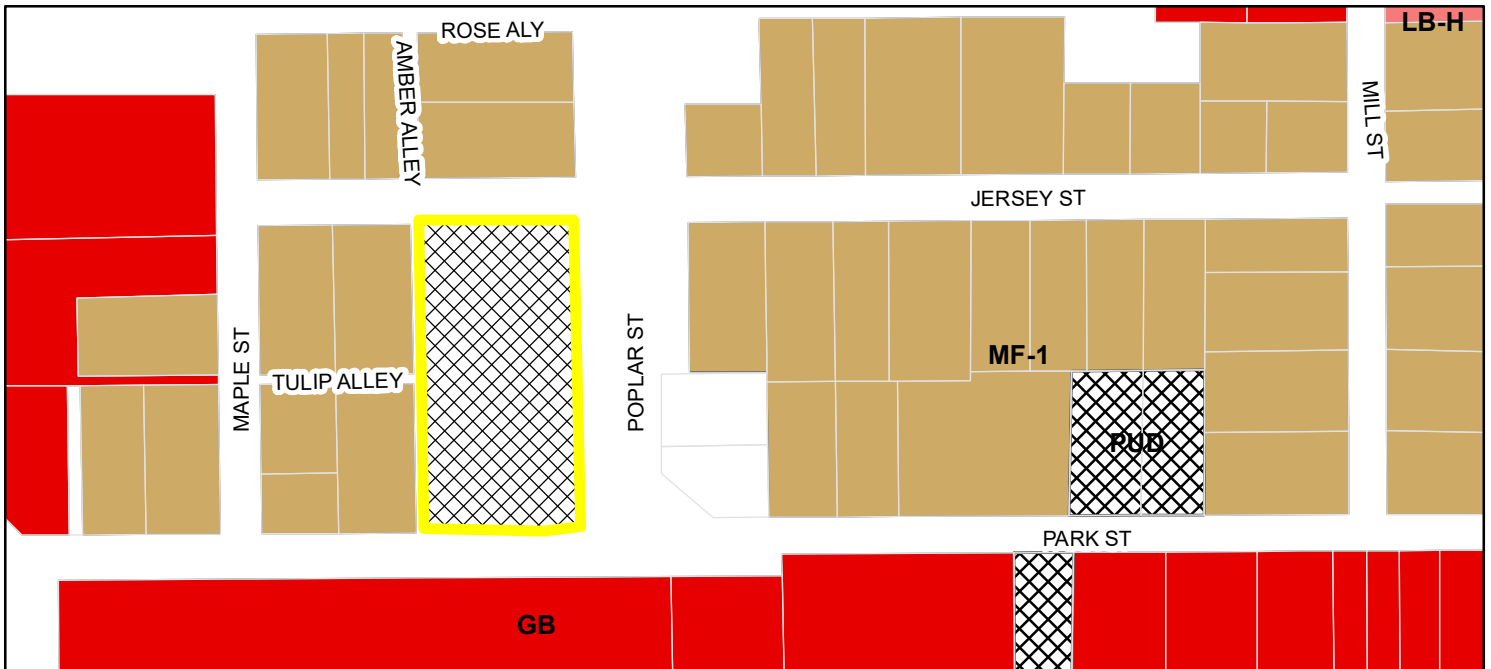
Property Location Map
Poplar Street Townhomes
Primary Plat and Overall Development Plan
2004-SPP-05 & 2004-ODP-05



Aerial Location Map



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- LB-H (Local Business - Historical)
 - MF-1 (Multiple Family - 1)
 - PUD (Planned Unit Development)
 - GB (General Business)

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: TOP NUT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF PARK STREET AND ±130 FEET EAST OF POPLAR STREET.

ELEV. = 887.90

TBM#2: BOLT SPIKE FOUND ±0.9 FOOT UP ON THE WEST SIDE OF A POWER POLE LOCATED ON THE SOUTH SIDE OF WEST JERSEY STREET AND ±65 FEET EAST OF POPLAR STREET.

ELEV. = 890.04

TBM#3: TOP NUT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF WEST JERSEY STREET AND ±70 FEET WEST OF POPLAR STREET.

ELEV. = 889.69

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0120G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HOWEVER, THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2002072394, 2002072400, 2002072401, 2002072402, 2002072403, 2002072449, 2002072458, 2002072463 AND 2002072476 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

-----890-----	EXISTING INDEX CONTOUR
-----889-----	EXISTING INTERMEDIATE CONTOUR
_____	EXISTING RIGHT-OF-WAY LINE
_____	EXISTING LOT LINE
—X—X—X—	EXISTING FENCE LINE
—/—/—/—/—	EXISTING WOOD FENCE LINE
_____SF_____	EXISTING SILT FENCE
~~~~~	EXISTING WOODS LINE
_____SAN_____	EXISTING SANITARY LINE
_____ST_____	EXISTING DRAINAGE LINE
_____	EXISTING OVERHEAD ELECTRIC LINE
_____W_____	EXISTING WATER LINE
_____T_____	EXISTING TELEPHONE LINE
_____G_____	EXISTING GAS LINE
	BENCHMARK
	SANITARY MANHOLE, SANITARY CLEAN-OUT
	DRAINAGE MANHOLE, CURB INLET, BEEHIVE INLET,
	ROUND INLET
	AREA LIGHT, GUY, ELEC. METER, POWER POLE,
	UTILITY POLE
	WATER METER, WATER VALVE
	FIBER OPTIC CABINET, TELEPHONE CABINET
	GAS METER, GAS VALVE
	SIGN, MAILBOX, AIR CONDITIONING UNIT,
	UTILITY PULL BOX
	CONIFEROUS TREE, DECIDUOUS TREE, BUSH
	EXISTING SPOT ELEVATION

[illegible]

DATE:	<b>FEBRUARY 28, 2020</b>	DRAWN BY:	<b>NRB</b>
DWG SCALE:	<b>1"=20'</b>	CHECKED BY:	<b>ABS</b>
PROJECT NO:			<b>300-379</b>
APPROVED BY:			<b>DRAFT</b>

  
**Civil & Environmental Consultants, Inc.**  
530 E. Ohio Street · Suite G · Indianapolis, IN 46204  
317-655-7777 · 877-746-0749  
[www.cecinc.com](http://www.cecinc.com)







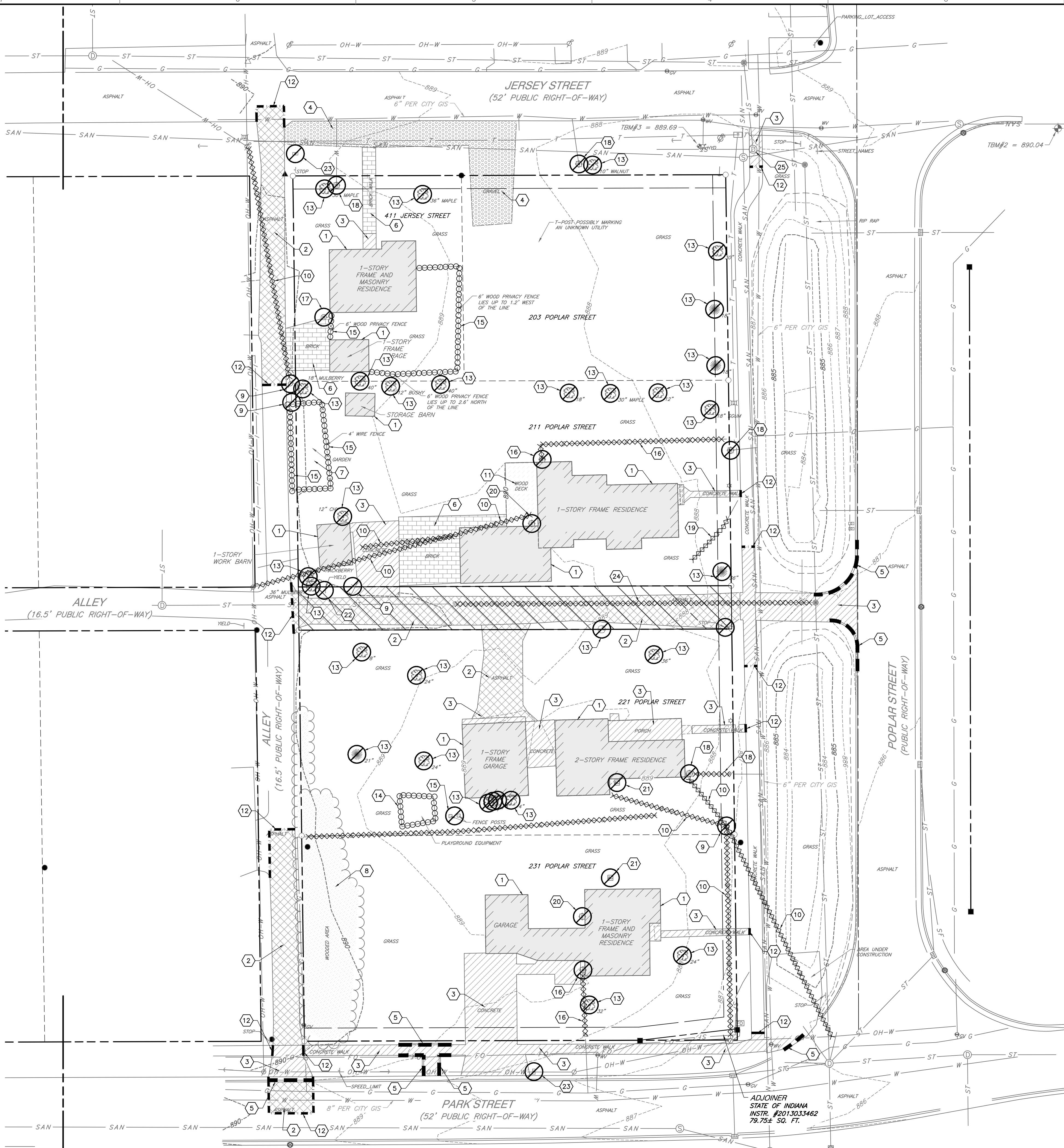
#### LEGEND:

---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
-x-x-x-	EXISTING FENCE LINE
-/-/-/-	EXISTING WOOD FENCE LINE
-Sf-	EXISTING SILT FENCE
~~~~~	EXISTING WOODS LINE
-SAN-	EXISTING SANITARY LINE
-ST-	EXISTING DRAINAGE LINE
---	EXISTING OVERHEAD ELECTRIC LINE
-W-	EXISTING WATER LINE
-T-	EXISTING TELEPHONE LINE
-G-	EXISTING GAS LINE
⊙	BENCHMARK
⊙	SANITARY MANHOLE, SANITARY CLEAN-OUT
⊙	DRAINAGE MANHOLE, CURB INLET, BEEHIVE INLET, ROUND INLET
☆	AREA LIGHT, GUY, ELEC. METER, POWER POLE, UTILITY POLE
⊕	WATER METER, WATER VALVE
⊕	FIBER OPTIC CABINET, TELEPHONE CABINET
⊕	GAS METER, GAS VALVE
⊕	SIGN, MAILBOX, AIR CONDITIONING UNIT, UTILITY PULL BOX
⊕	CONIFEROUS TREE, DECIDUOUS TREE, BUSH
x 888.73	EXISTING SPOT ELEVATION

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2002072394, 2002072411, 2002072421, 2002072433, 2002072440, 2002072449, 2002072458, 2002072463 AND 2002072476 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFF-SITE OF ALL ITEMS SHOWN ON THE DEMOLITION PLAN INCLUDING ITEMS ENCOUNTERED DURING EXCAVATION OF BUILDING FOUNDATIONS AND UTILITY PLACEMENT.
2. PRIOR TO STARTING DEMOLITION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND REMOVAL OF SERVICES TO EXISTING STRUCTURES.
4. ITEMS SHOWN ON THE DEMOLITION PLAN TO BE SALVAGED SHALL BE TRANSPORTED TO LOCATION SPECIFIED BY THE OWNER OR HIS/HER REPRESENTATIVE.
5. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED WITH THE OWNER OR HIS/HER REPRESENTATIVE'S PERMISSION. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
6. THE CONTRACTOR MAY NOT USE EXPLOSIVES OR BURN DEBRIS.
7. CONDUCT DEMOLITION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, SIDEWALKS AND ANY OTHER ADJACENT OCCUPIED FACILITIES.
8. DO NOT CLOSE OR OBSTRUCT ROADS, SIDEWALKS OR ANY OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND/ OR PROPERTY OWNERS.
9. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSON TRAVERSING THROUGH OR AROUND THE CONSTRUCTION SITE.
10. THE CONTRACTOR SHALL PROTECT FROM DAMAGE, SURROUNDING STRUCTURES, UTILITIES AND OTHER FACILITIES DURING DEMOLITION AND REMOVAL OPERATIONS.
11. UTILITIES SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR A MINIMUM OF 95% OF A STANDARD PROCTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE CONSTRUCTION SITE AND SURROUNDING AREAS ARE FREE OF ACCUMULATED DEBRIS.

DEMOLITION ITEMS:

- 1 REMOVE EXISTING STRUCTURE COMPLETE; DISPOSE OF OFF SITE.
- 2 REMOVE EXISTING ASPHALT & BASE COMPLETE; DISPOSE OF OFF SITE.
- 3 REMOVE EXISTING CONCRETE COMPLETE; DISPOSE OF OFF SITE.
- 4 REMOVE EXISTING GRAVEL/STONE COMPLETE; DISPOSE OF OFF SITE.
- 5 REMOVE CONCRETE CURB COMPLETE; DISPOSE OF OFF SITE.
- 6 REMOVE EXISTING BRICK COMPLETE; DISPOSE OF OFF SITE.
- 7 EXISTING GARDEN TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 8 ALL EXISTING SITE LANDSCAPING/LAWN/VEGETATION TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 9 EXISTING POLE/GUY WIRE TO BE REMOVED COMPLETE. COORDINATE WITH IPL OR PROVIDER.
- 10 EXISTING OVERHEAD UTILITY TO BE REMOVED COMPLETE. COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ABANDONING OR RELOCATING LINE(S).
- 11 EXISTING WOOD DECK TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 12 FULL DEPTH SAWCUT.
- 13 EXISTING TREE/SHRUB TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 14 EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED; DISPOSE OF OFF SITE.
- 15 EXISTING FENCE/FENCE POST TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 16 EXISTING GAS METER TO BE REMOVED AND RETURNED TO THE GAS UTILITY. CAP AND ABANDON GAS SERVICE LINE AT PROPERTY LINE PER GAS UTILITY STANDARDS. COORDINATE WITH GAS UTILITY.
- 17 EXISTING SANITARY CLEANOUT AND LATERAL TO BE REMOVED. DISPOSE OF OFF SITE.
- 18 EXISTING WATER METER TO BE REMOVED AND RETURNED TO THE WATER UTILITY. REUSE WATER SERVICE LINE AT PROPERTY LINE IF ACCEPTABLE PER WATER UTILITY STANDARDS. COORDINATE WITH WATER UTILITY.
- 19 EXISTING TELEPHONE SERVICE LINE TO BE REMOVED TO PROPERTY LINE PER TELEPHONE UTILITY STANDARDS. COORDINATE WITH TELEPHONE UTILITY.
- 20 EXISTING POWER METER TO BE REMOVED AND RETURNED TO THE POWER UTILITY. COORDINATE WITH POWER UTILITY.
- 21 EXISTING AIR HANDLING UNIT TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 22 EXISTING YIELD SIGN TO BE REMOVED AND RETURNED TO THE CITY OF WESTFIELD.
- 23 EXISTING MAILBOX TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 24 EXISTING STORM PIPE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- 25 ADJUST EXISTING STORM STRUCTURE CASTING TO PROPOSED GRADE

DEMOLITION LEGEND:

	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	GRAVEL TO BE REMOVED
	EXISTING WOOD DECK TO BE REMOVED
	BRICK PAVERS TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING TREES/LANDSCAPING/LAWN/TRASH TO BE REMOVED
	CONCRETE CURB TO BE REMOVED
	SAWCUT EXISTING PAVEMENT
	EXISTING UTILITY TO BE REMOVED
	MISC. ITEM TO BE REMOVED
	MISC. ITEM TO BE REMOVED

SCALE IN FEET
0 20' 40'



APPROVAL PENDING
NOT FOR
CONSTRUCTION

REVISION RECORD

NO.	DATE	DESCRIPTION

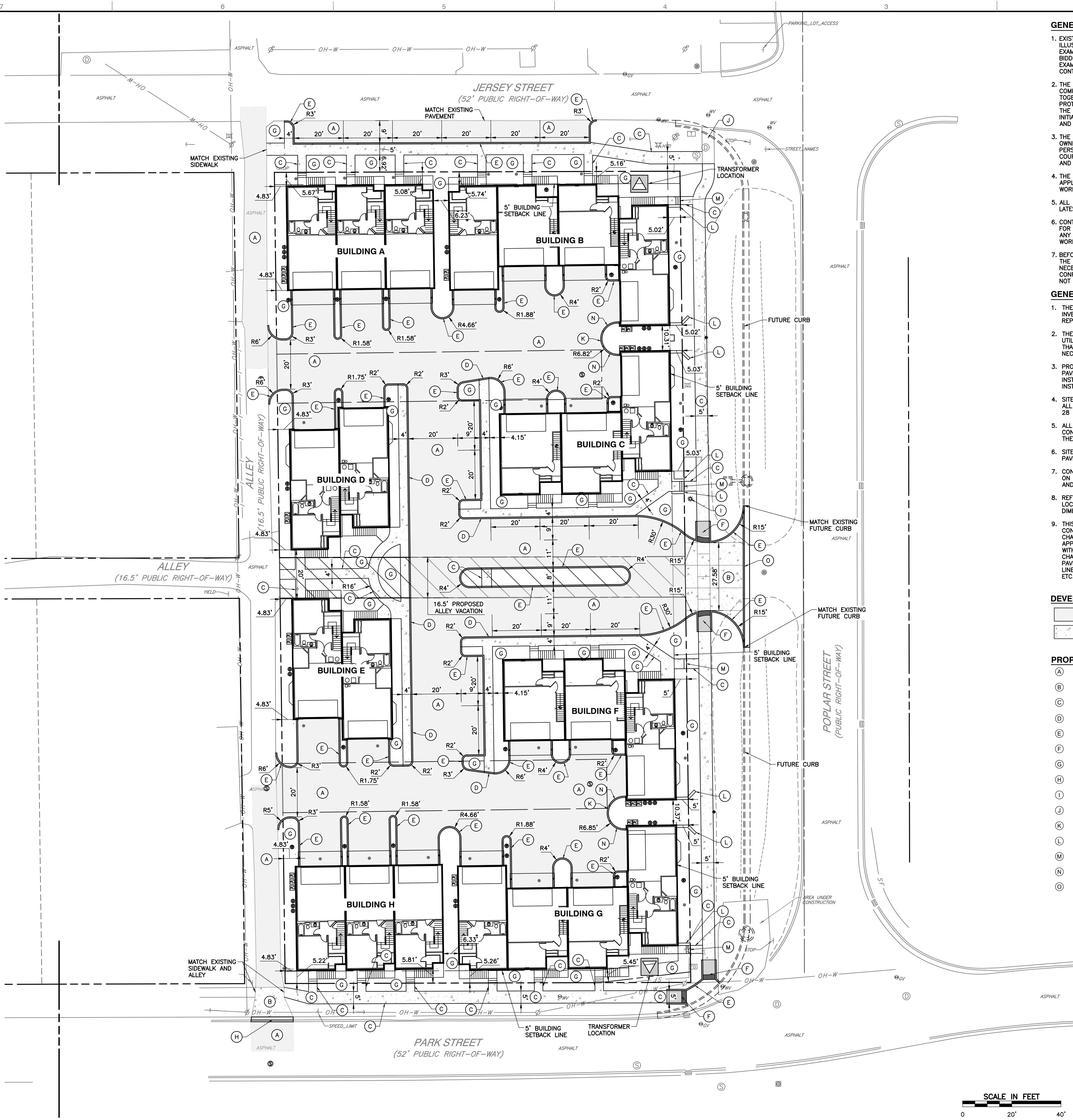
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317-655-7777 - 877-746-0749
www.cedinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

DEMOLITION PLAN

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.: **C101**
SHEET 03 OF 22



GENERAL SITE NOTES:

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

GENERAL SITE LAYOUT NOTES:

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
- SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF WESTFIELD. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO: INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

DEVELOPMENT PLAN SITE LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

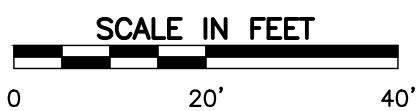
PROPOSED SITE KEY NOTES:

- (A) ASPHALT PAVEMENT; SEE DETAIL 201 ON SHEET C800
- (B) CITY OF WESTFIELD DRIVEWAY; SEE DETAIL 208 ON SHEET C800
- (C) 4" CONCRETE SIDEWALK; SEE DETAIL 209 ON SHEET C800
- (D) COMBINED CURB & WALK; SEE DETAIL 203 ON SHEET C800
- (E) 6" CONCRETE CURB; SEE DETAIL 202 ON SHEET C800
- (F) ADA ACCESSIBLE RAMP; SEE DETAIL 210 ON SHEET C800
- (G) LANDSCAPE / PLANTING AREA; SEE SHEET C700 FOR DETAILS
- (H) ROLL CURB; SEE DETAIL 207 ON SHEET C800 FOR DETAILS
- (I) LIGHT POLE PER WPDW SECTION 02502
- (J) ADA ACCESSIBLE RAMP; SEE DETAIL 206 ON SHEET C800
- (K) CURB FLUSH WITH PAVEMENT
- (L) MASONRY/STONE RETAINING WALL
- (M) CONCRETE STEPS, SEE GRADING PLANS FOR ELEVATIONS
- (N) PROVIDE SMOOTH TRANSITION CURB FROM FLUSH CURB CONDITION TO 6" CURB AT BUILDING FACE
- (O) DEPRESSED CONCRETE CURB & GUTTER; SEE DETAIL 212 ON SHEET C800

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2002072394, 2002072411, 2002072421, 2002072433, 2002072440, 2002072449, 2002072458, 2002072463 AND 2002072476 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



APPROVAL PENDING
NOT FOR
CONSTRUCTION

REVISION RECORD

NO.	DATE	DESCRIPTION

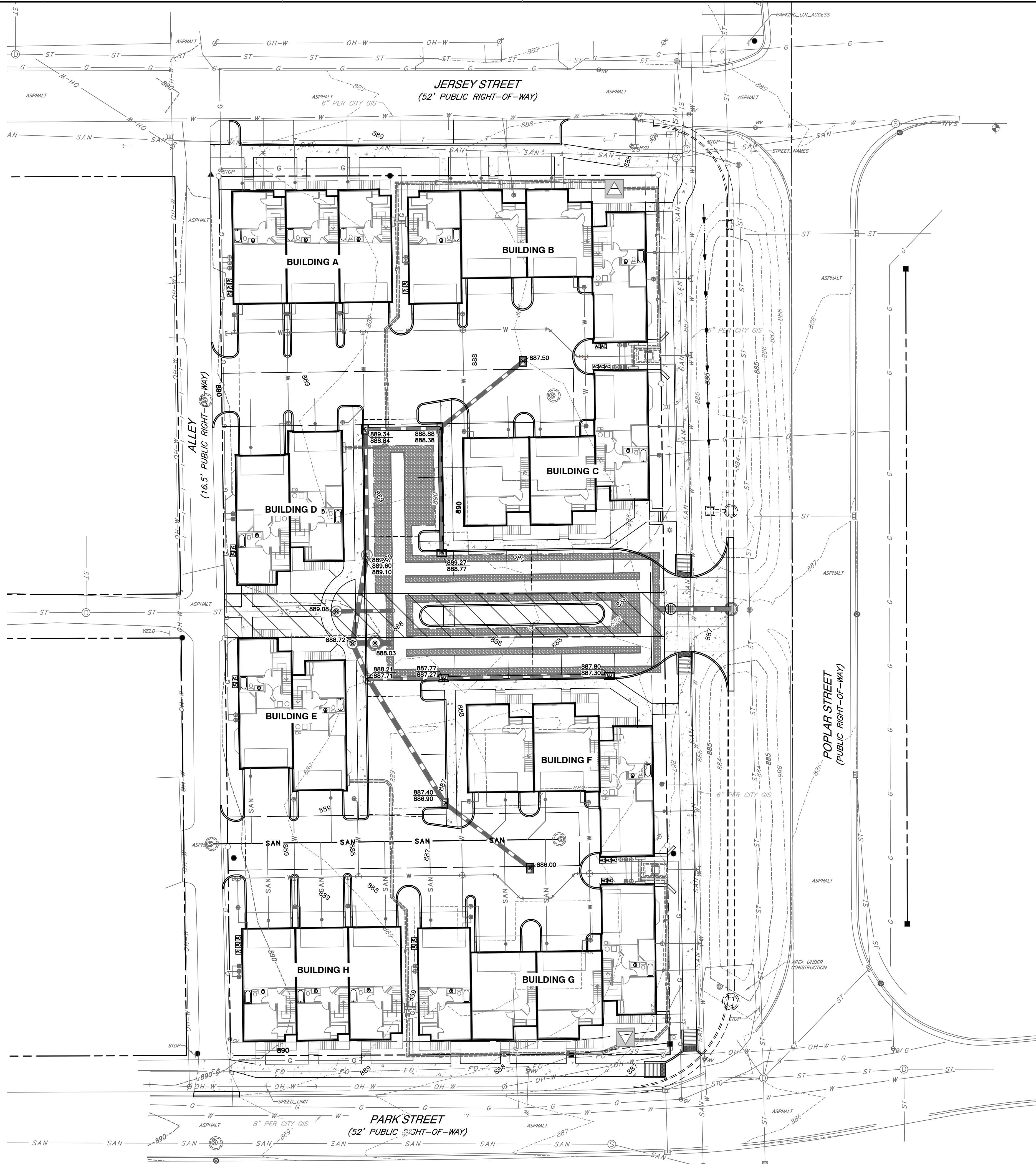
Civil & Environmental Consultants, Inc.
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317-655-7777 - 877-746-0749
www.cecinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

SITE PLAN

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.:
C200
SHEET 04 OF 22



- GENERAL GRADING NOTES:**
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
 - EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
 - CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
 - PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM). PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
 - ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
 - ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 - DRAINAGE SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR. WITHIN 30 DAYS AFTER COMPLETION OF ON AND OFF-SITE DRAINAGE FACILITIES, THE REGISTERED PROFESSIONAL SHALL CERTIFY IN WRITING THE COMPLIANCE OF THE DRAINAGE FACILITIES PER LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL PERPETUATE ALL DRAINS AND TILES ENCOUNTERED DURING CONSTRUCTION. COORDINATE WITH ENGINEER OF RECORD REGARDING THE CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.
 - STORM STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH CONNECTIONS CORE DRILLED. T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

- GRADING LEGEND:**
- 885 PROPOSED INDEX (MAJOR) CONTOUR
 - 883 PROPOSED INTERMEDIATE (MINOR) CONTOUR
 - PROPOSED GRADE BREAK
 - PROPOSED SLOPE LABEL
 - 595.68 PROPOSED SPOT ELEVATION
 - X 798.50 PROPOSED CURB SPOT ELEVATION; TOP OF CURB
 - 798.00
- ABBREVIATIONS:**
- TC = TOP OF CURB
 - BC = BOTTOM OF CURB
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
 - TR = TOP OF RAMP
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 - ME = MATCH EXISTING

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: TOP NUT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF PARK STREET AND ±130 FEET EAST OF POPLAR STREET.

ELEV. = 887.90

TBM#2: BOLT SPIKE FOUND ±0.9 FOOT UP ON THE WEST SIDE OF A POWER POLE LOCATED ON THE SOUTH SIDE OF WEST JERSEY STREET AND ±65 FEET EAST OF POPLAR STREET.

ELEV. = 890.04

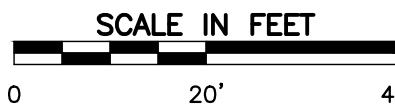
TBM#3: TOP NUT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF WEST JERSEY STREET AND ±70 FEET WEST OF POPLAR STREET.

ELEV. = 889.69

UTILITY NOTE:

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APPROVAL PENDING
NOT FOR
CONSTRUCTION

REVISION RECORD	
NO.	DATE

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ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

OVERALL GRADING PLAN

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.: **C300**

SHEET 05 OF 22



JERSEY STREET
(52' PUBLIC RIGHT-OF-WAY)

GENERAL GRADING NOTES:

- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
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GRADING LEGEND:

885	PROPOSED INDEX (MAJOR) CONTOUR
883	PROPOSED INTERMEDIATE (MINOR) CONTOUR
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---	PROPOSED SLOPE LABEL
595.68	PROPOSED SPOT ELEVATION
798.50	PROPOSED CURB SPOT ELEVATION; TOP OF CURB
798.00	
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REVISION RECORD

NO.	DATE	DESCRIPTION
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ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

GRADING PLAN - NORTH

DRAWING NO.:

C301

SHEET 06 OF 22

DATE: MAY 01, 2020
DWG SCALE: 1" = 10'
PROJECT NO: 300-379
APPROVED BY: JCB
DRAFT: JCB
DRAFT: JCB



APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE IN FEET
0 10' 20'

MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C302



MATCHLINE - SEE SHEET C301

MATCHLINE - SEE SHEET C301

BUILDING E
LOT 13
UNIT C
L.L.E. = 890.30

BUILDING E
LOT 14
UNIT C
L.L.E. = 890.30

BUILDING F
LOT 15
UNIT B
L.L.E. = 887.50

BUILDING F
LOT 16
UNIT B
L.L.E. = 887.50

BUILDING F
LOT 17
UNIT C
L.L.E. = 887.50

BUILDING G
LOT 18
UNIT C
L.L.E. = 887.50

BUILDING H
LOT 24
UNIT A
L.L.E. = 890.00

BUILDING H
LOT 23
UNIT A
L.L.E. = 890.00

BUILDING H
LOT 22
UNIT A
L.L.E. = 890.00

BUILDING G
LOT 21
UNIT A
L.L.E. = 887.50

BUILDING G
LOT 20
UNIT B
L.L.E. = 887.50

BUILDING G
LOT 19
UNIT B
L.L.E. = 887.50

PARK STREET
(52' PUBLIC RIGHT-OF-WAY)

POPLAR STREET
(PUBLIC RIGHT-OF-WAY)

GENERAL GRADING NOTES:

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GRADING LEGEND:

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UTILITY NOTE:

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APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE IN FEET
0 10' 20'

REVISION RECORD

NO.	DATE	DESCRIPTION

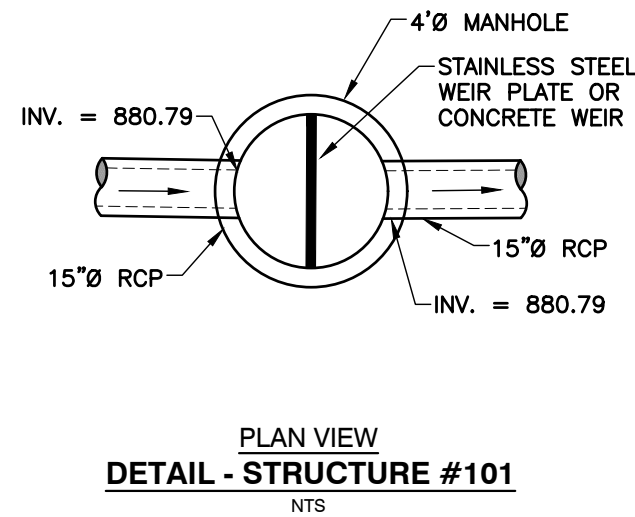
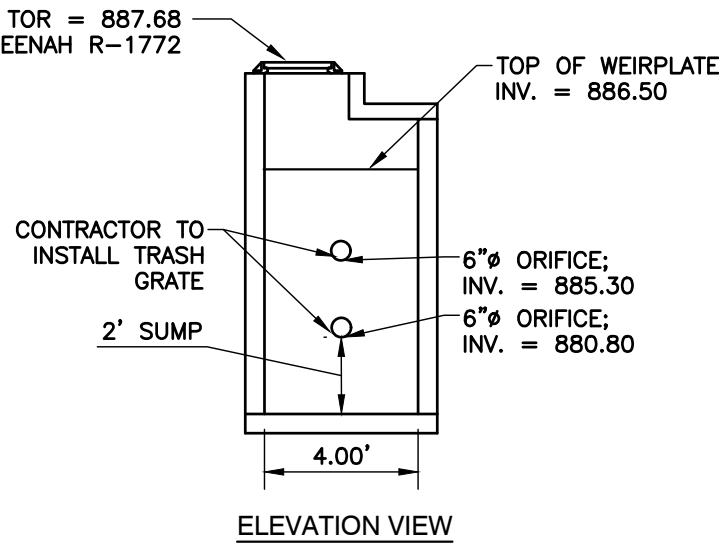
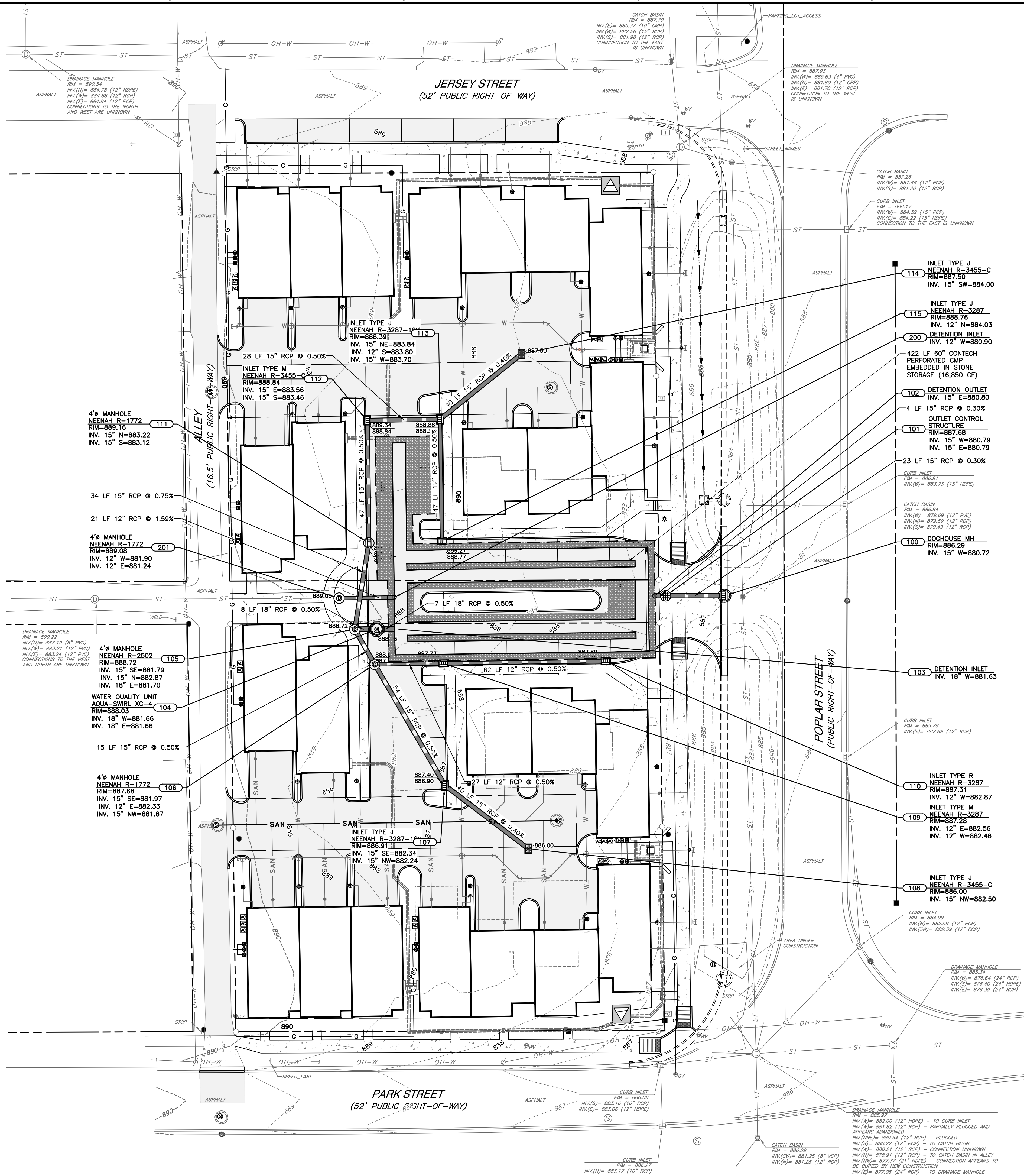
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221 POPLAR STREET
WESTFIELD, INDIANA 46074

GRADING PLAN - SOUTH

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 10'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.
C302
SHEET 07 OF 22



UTILITY NOTE:

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GENERAL DRAINAGE NOTES:

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS. 4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- STORM PIPE MATERIAL OPTIONS ARE AS FOLLOWS: RCP OR HDPE, AS NOTED ON PLANS.

DRAINAGE LEGEND:

- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF DETENTION POND
- PROPOSED ROOF DRAIN
- PROPOSED UNDERDRAIN
- PROPOSED PIPE LABEL
- PROPOSED STRUCTURE LABEL

UNDERGROUND DETENTION NOTE:

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.



APPROVAL PENDING
NOT FOR
CONSTRUCTION

REVISION RECORD

NO.	DATE	DESCRIPTION

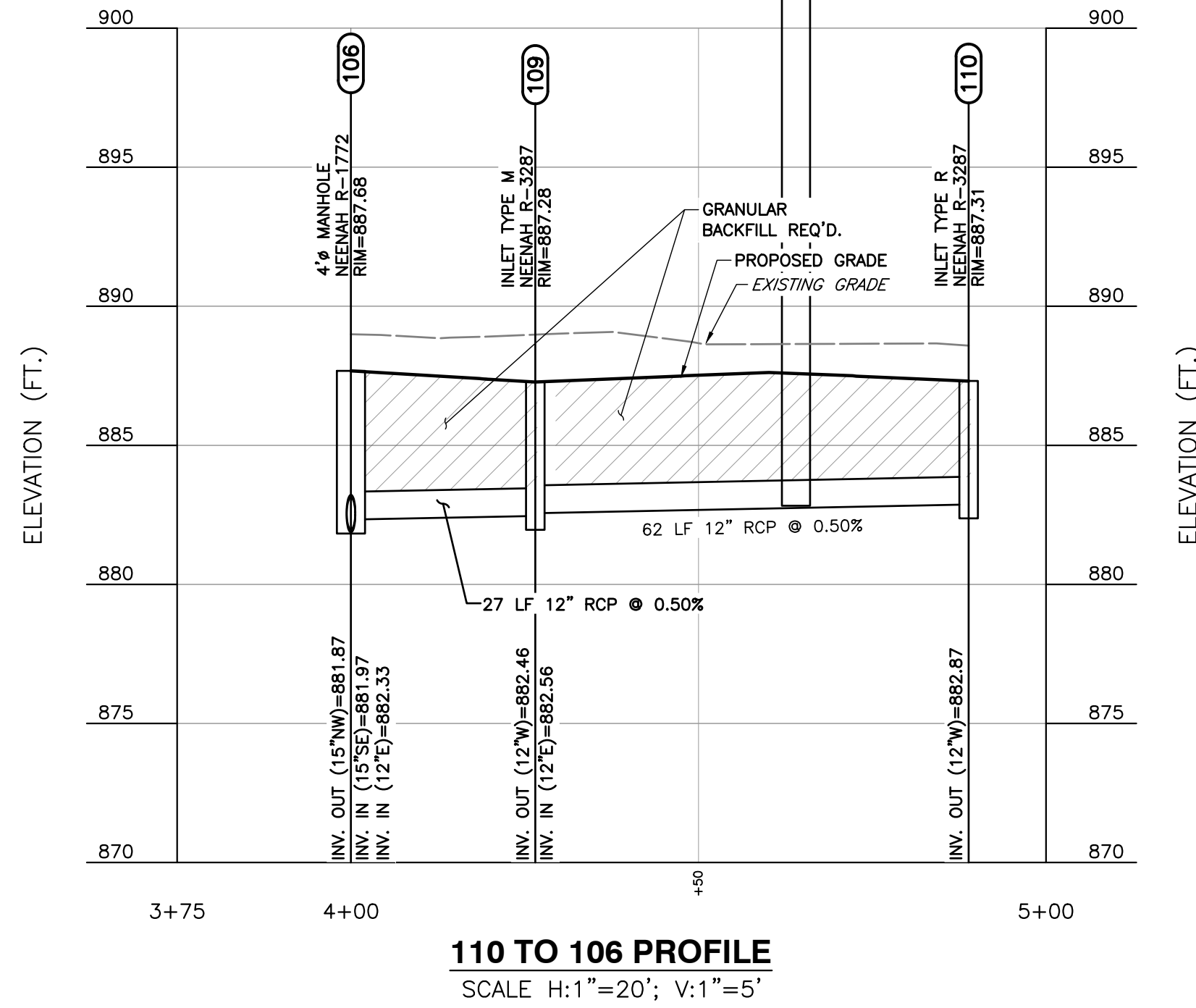
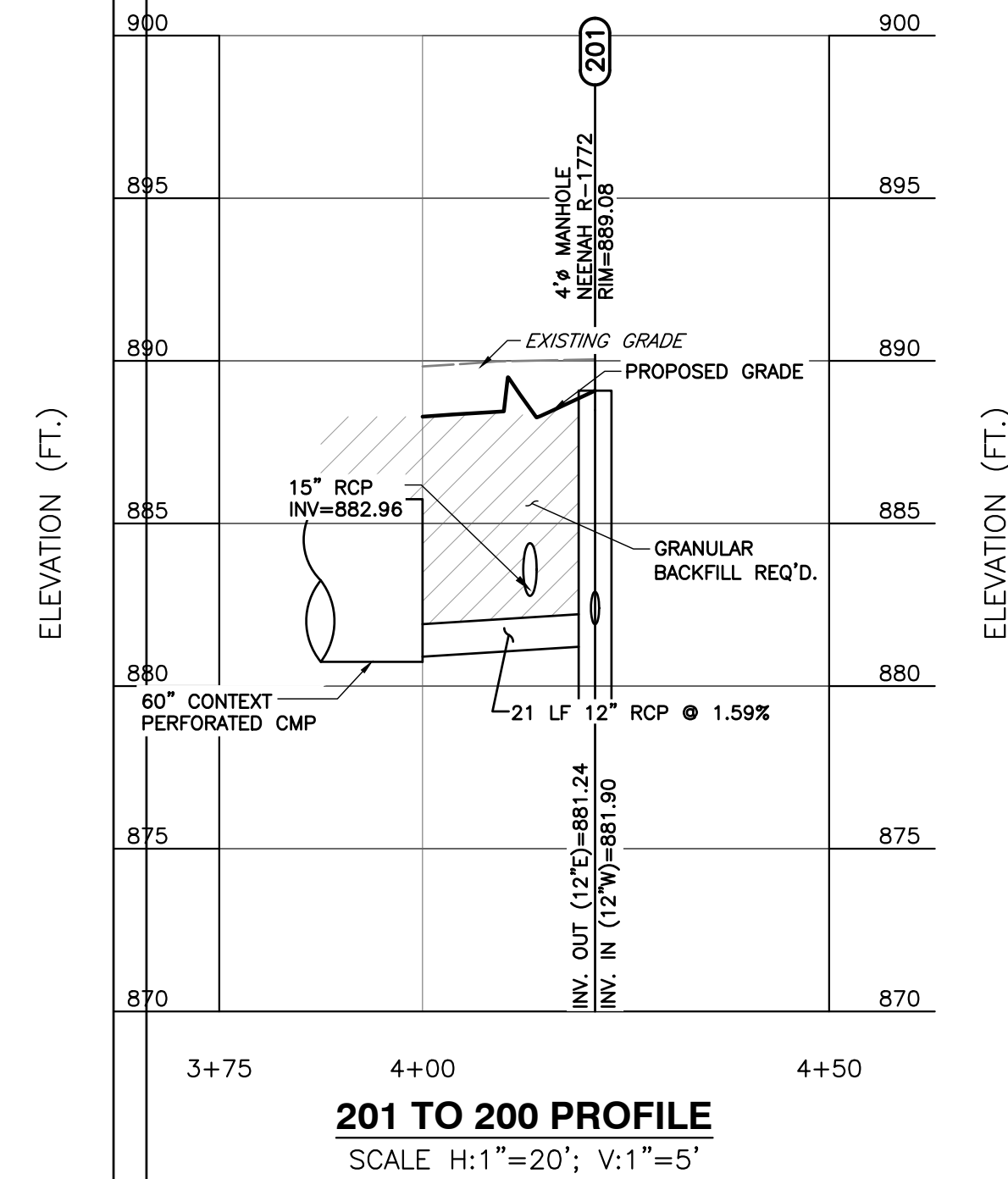
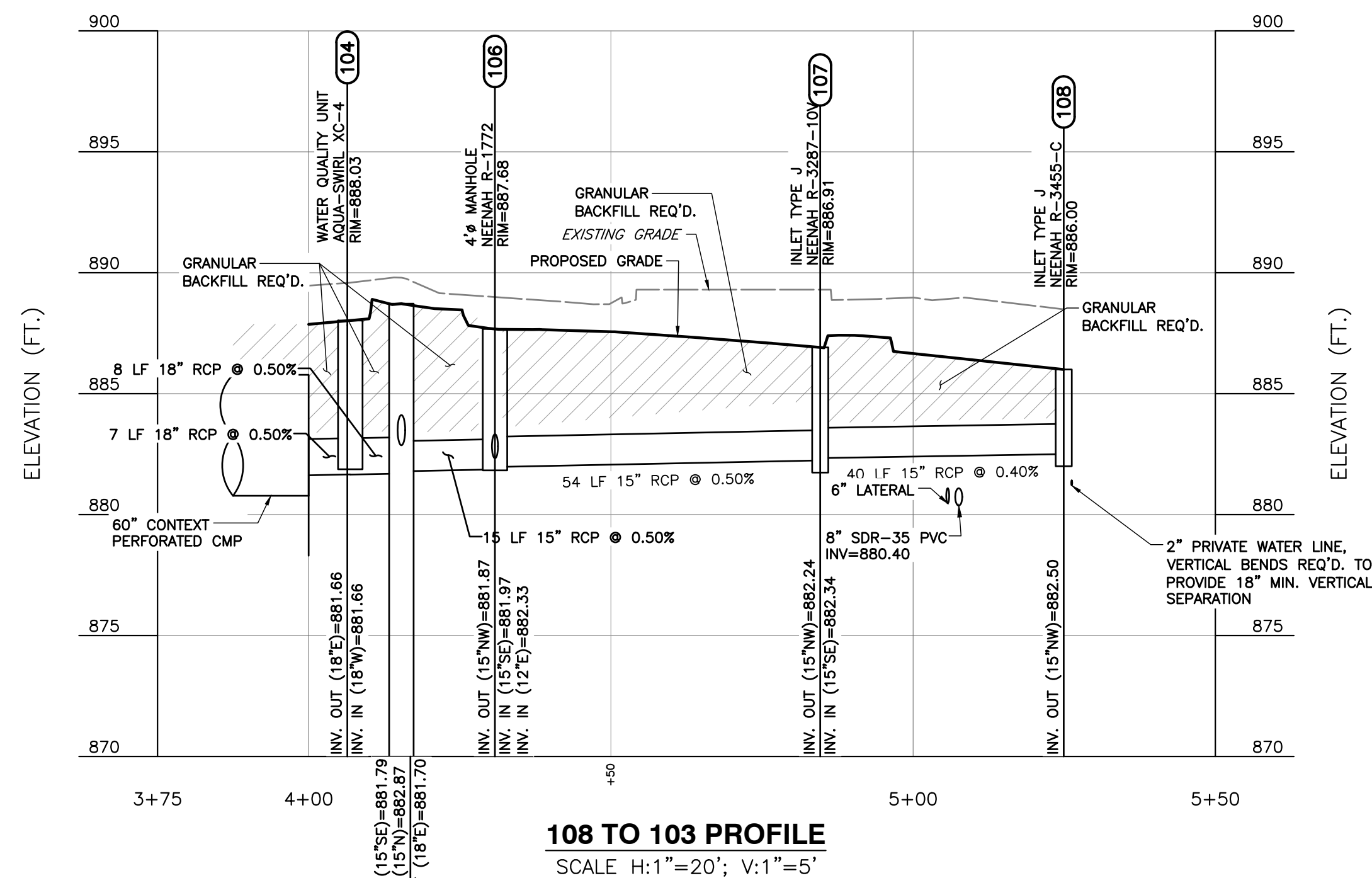
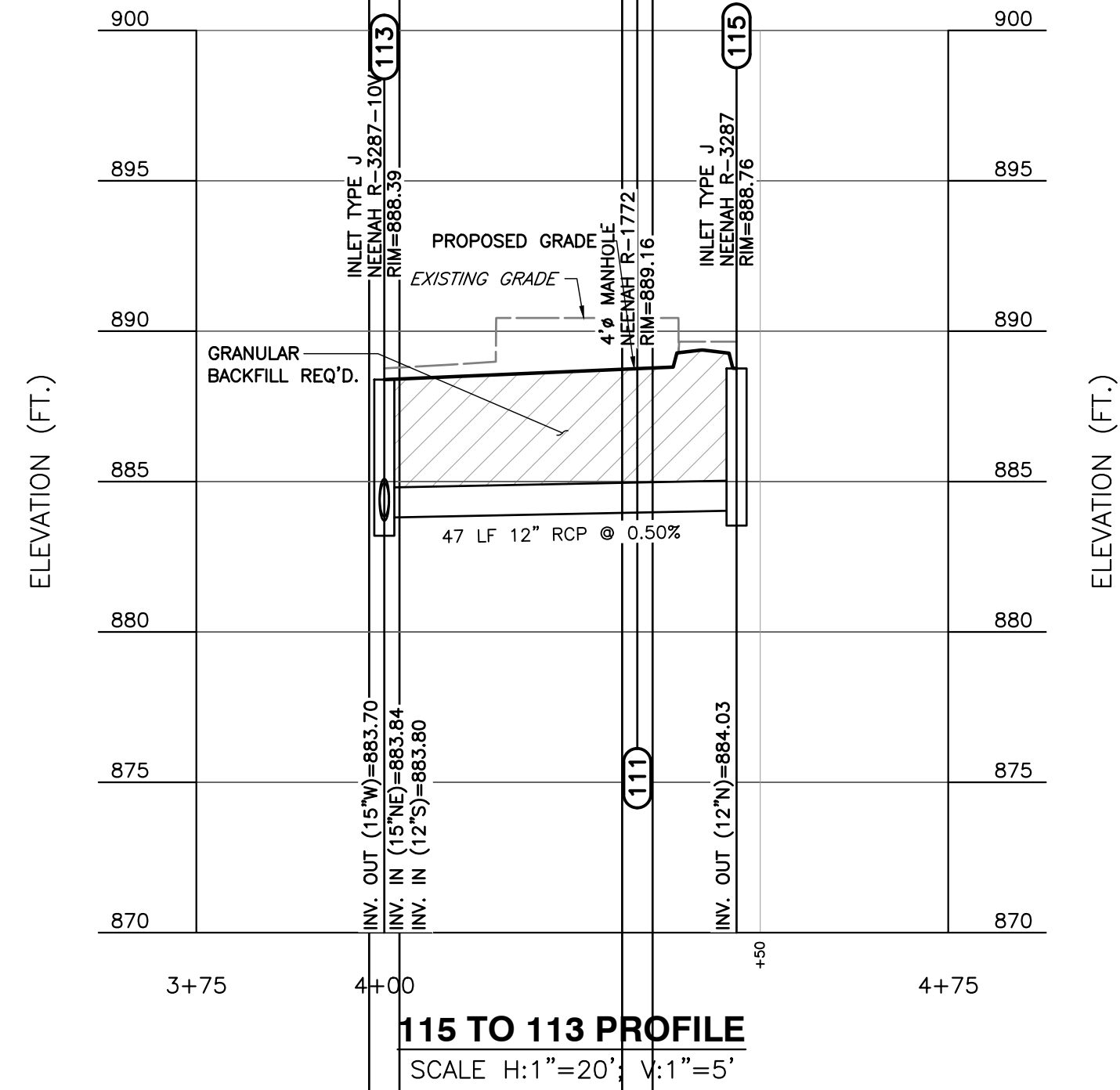
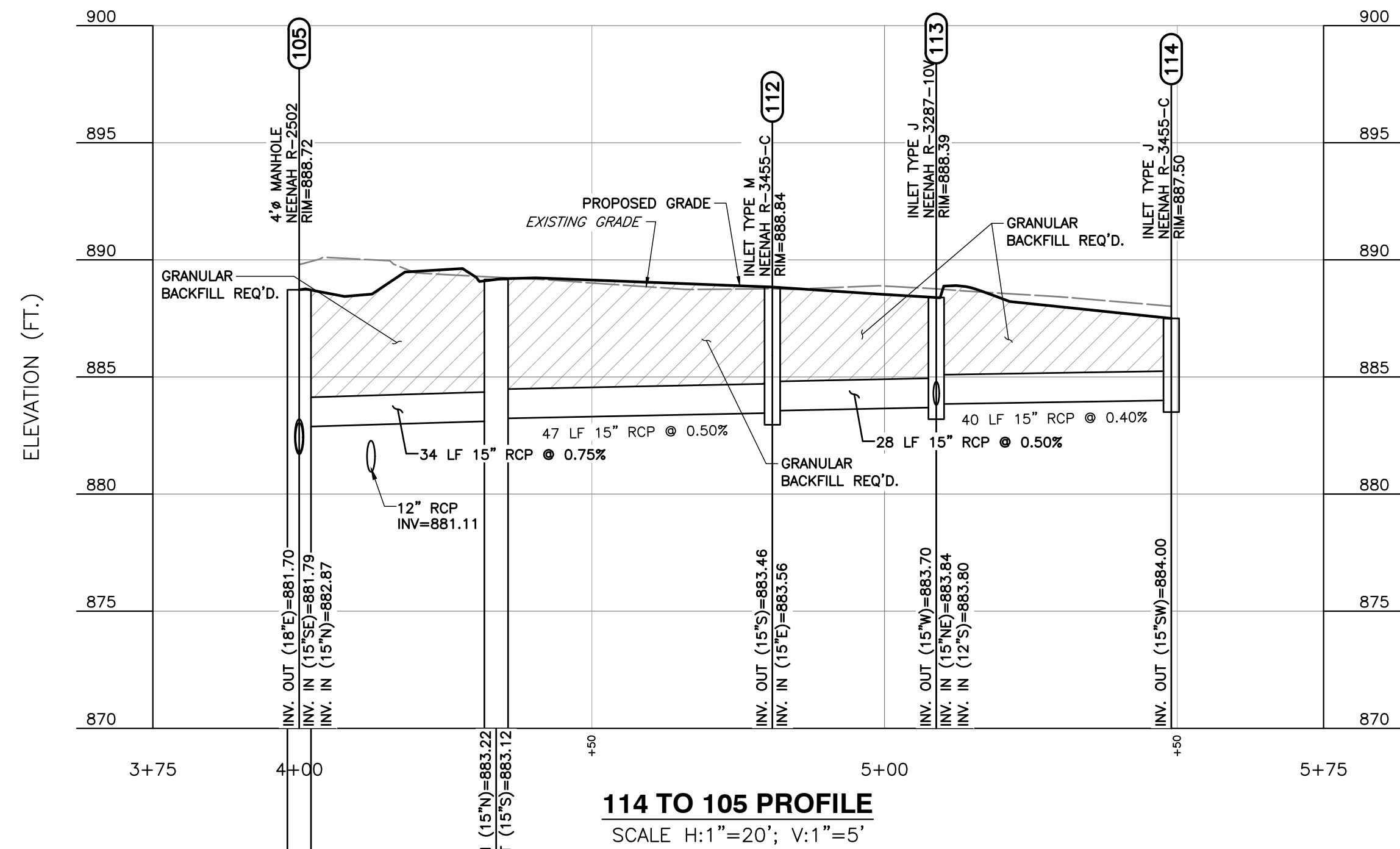
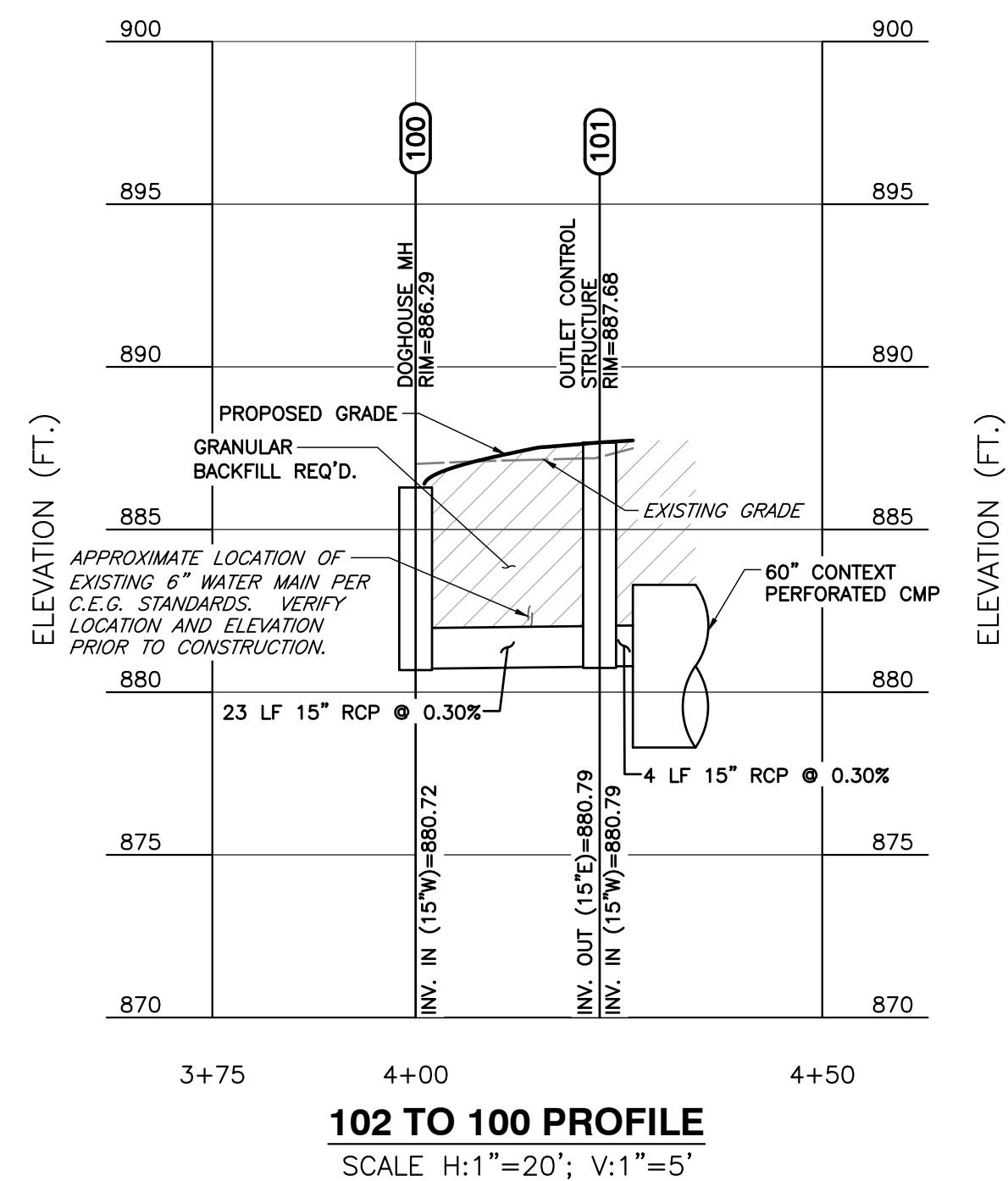
Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

DRAINAGE PLAN

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.:
C400
SHEET 08 OF 22



- ## GENERAL DRAINAGE NOTES:
1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
 3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE RULES AND REGULATIONS. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
 5. STORM PIPE MATERIAL OPTIONS ARE AS FOLLOWS: RCP OR HDPE, AS NOTED ON PLANS.



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www.ceecinc.com

**ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074**

DRAINAGE PROFILES

DRAINAGE PROFILES		JCB
DATE:	MAY 01, 2020	DRAWN BY:
DWG SCALE:	AS NOTED	CHECKED BY:
PROJECT NO:		300-379
APPROVED BY:		DRAFT



APPROVAL PENDING
NOT FOR
CONSTRUCTION



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES IN THE AREA. LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE UTILITIES ARE VISUALLY COATED THE UNDERGROUND UTILITIES, INDIA 811 800-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2002072394, 2002072411, 2002072421, 2002072433, 2002072440, 2002072449, 2002072458, 2002072463 AND 2002072476 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



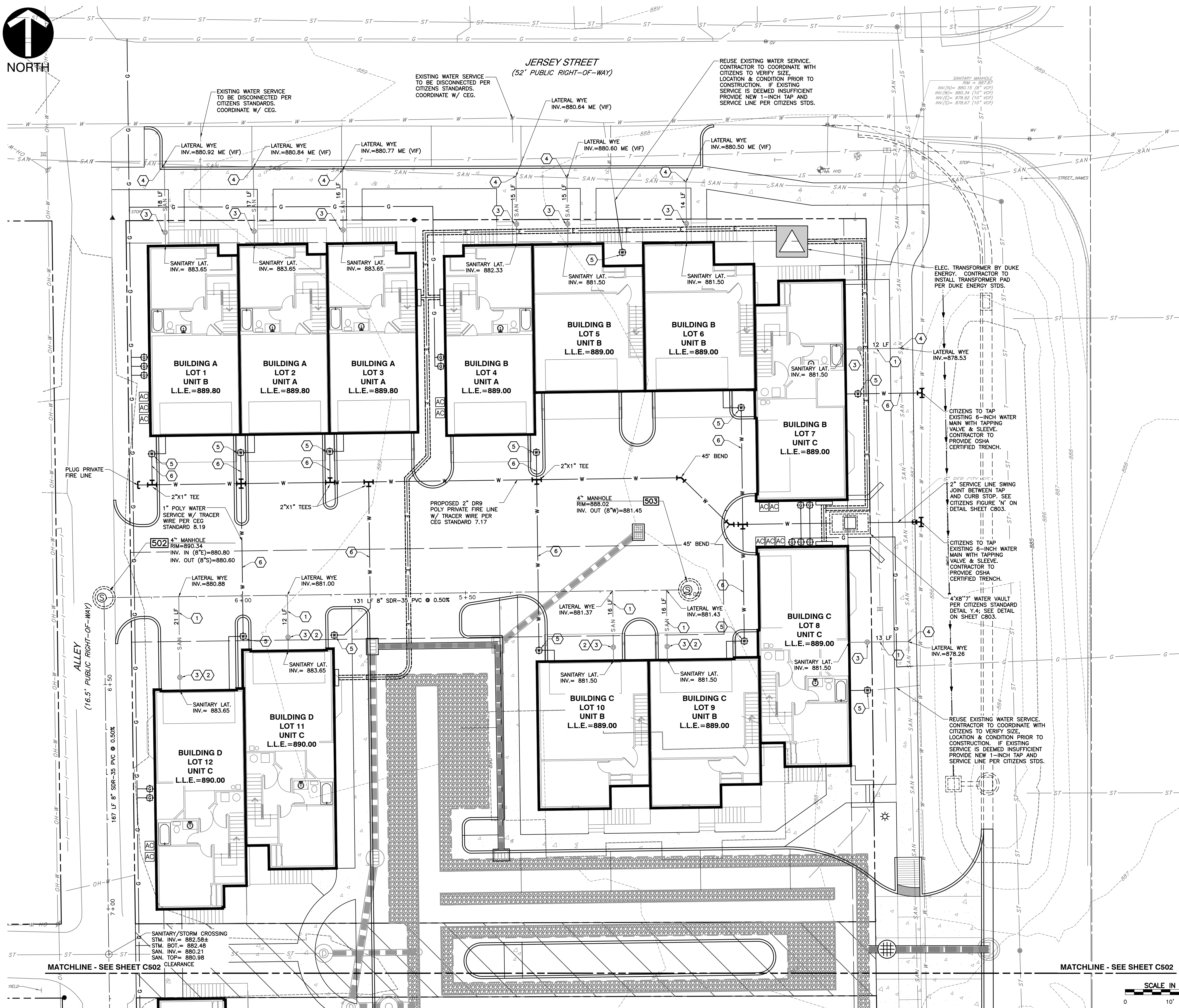
APPROVAL PENDING
NOT FOR
CONSTRUCTION

- ## UTILITY CONTACTS:
- | | |
|---|----------------------------|
| NATURAL GAS: | STORM SEWER: |
| VELOCITY | WESTFIELD PUBLIC WORKS |
| CHARLES SHUPPED | JEREMY LOLLAR |
| P.O. BOX 1700 | 2706 E. 171ST ST. |
| NOBLESVILLE, IN 46061 | WESTFIELD, IN 46074 |
| PHONE: 317-776-5535 | PHONE: 317-804-3103 |
| WATER: | ELECTRIC: |
| CITIZENS WATER OF WESTFIELD, LLC | DUKE ENERGY |
| BRAD HOSTETLER | SHIRLEY HUNTER |
| PHONE: 317-927-4351 | 16475 SOUTH PARK DR. |
| EMAIL: bhostetler@citizensenergygroup.com | WESTFIELD, IN 46074 |
| SEWER: | PHONE: 317-896-6711 |
| CITIZENS WASTEWATER OF WESTFIELD, LLC | TELEPHONE / FIBER / CABLE: |
| BRAD HOSTETLER | AT&T: 800-924- |
| PHONE: 317-927-4351 | BRIGHTHOUSE: 317-776- |
| EMAIL: bhostetler@citizensenergygroup.com | COMCAST: 317-776- |
| | FRONTIER: 888-237- |
| | METRONET: 844-684- |
| | VERIZON: 800-483- |

DRAWING NO.:		OVERALL UTILITY PLAN	
DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	DESIGNED BY:	DRAFT
APPROVED BY:			



NORTH



GENERAL UTILITY NOTES:

1. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE PARTIALLY INDICATED. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY TAPPING, WHICH CAN BE PROVIDED THROUGH AN EXISTING CONDUIT, SHALL BE OF THE SAME MATERIAL. SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION FOR CONNECTIONS TO EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
5. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
6. ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. NEW 6" AND 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SDR-35, SCHEDULE 40 PIPE CONFORMING TO ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR AND CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
11. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
12. CONTRACTOR IS RESPONSIBLE FOR ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND TRENCHING. COORDINATE WITH THE LOCAL UTILITY PROVIDERS AND MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND QUANTITIES.
13. WATER AND FIRE SERVICE SIZES AND CONNECTION LOCATIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
14. CONTRACTOR TO PROVIDE OSHA COMPLIANT TRENCH IN ROADWAY FOR CITIZENS ENERGY GROUP. CITIZENS ENERGY WILL PROVIDE AND INSTALL THE VALVE AND BULKHEAD. CONTRACTOR IS RESPONSIBLE TO CONNECT WATER SERVICE TO VALVE AND INSTALL SERVICE TO BUILDING.

CITIZENS ENERGY NOTES

SANITARY NOTES:

① 6" SDR-35 SANITARY LATERAL AT 1.04% SLOPE MIN. TRACER WIRE REQUIRED ON ALL SANITARY LATERALS PER CITIZENS STANDARDS, SEC. 402.05 OF WASTEWATER STANDARDS MANUAL. SEE PLAN FOR LENGTH. ALL SANITARY LATERAL WORK TO BE PERFORMED UNDER LATERAL APPLICATION PERMITS. SEE SANITARY LATERAL APPLICATION (SLA) TABLE

② ALL SANITARY CLEANOUTS WITHIN PAVEMENT TO BE INSTALLED WITH TRAFFIC RATED CASTINGS AND PER CITIZENS CLEANOUT DETAIL 400.10.

③ BUILDING CLEAN-OUT TO BE INSTALLED WITHIN 18 AND 60 INCHES OF BUILDING. REFER TO FIGURE 400.09 OF CITIZENS SANITARY STANDARDS.

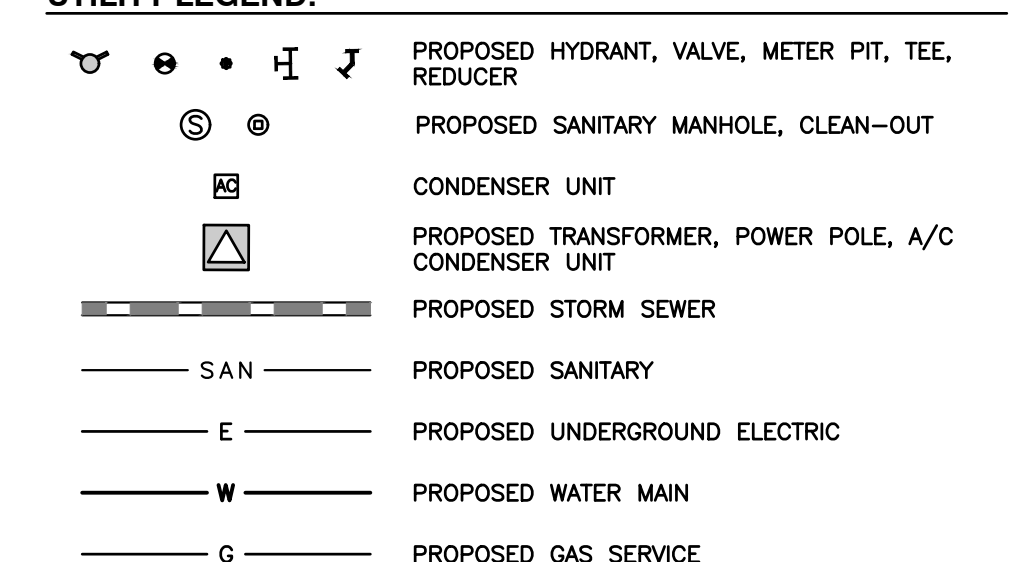
LATERAL CONNECTIONS TO EXISTING SEWER PER CITIZENS ENERGY GROUP STANDARDS. CONNECTIONS TO VCP SEWERS REQUIRE A NEW PVC MANUFACTURED WYE FITTING, NON-SHEAR COUPLINGS SHALL BE USED TO CONNECT THE NEW MANUFACTURED FITTING TO THE EXISTING SEWER PER SEC. 402.05.

WATER NOTES:

⑤ WATER METER & PIT PER CITIZENS STANDARDS, REFER TO CITIZENS STANDARD DETAIL T.WF1 ON SHEET C803.

⑥ 1" DR90 POLY WATER SERVICE PER CITIZENS STANDARDS. PROVIDE TRACER WIRE PER CEG STANDARD, 8.19.

UTILITY | LEGEND:



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE AS CLOSE TO THE ACTUAL LOCATION AS REASONABLY PRACTICABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATION SERVICE TICKET NUMBERS 2002072394, 2002072456, 2002072463 AND 2002072476 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ALL CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

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[illegible]

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520 E. Ohio Street • Suite G • Indianapolis, IN 46204

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317-655-7777 • 877-746-0749

**ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074**

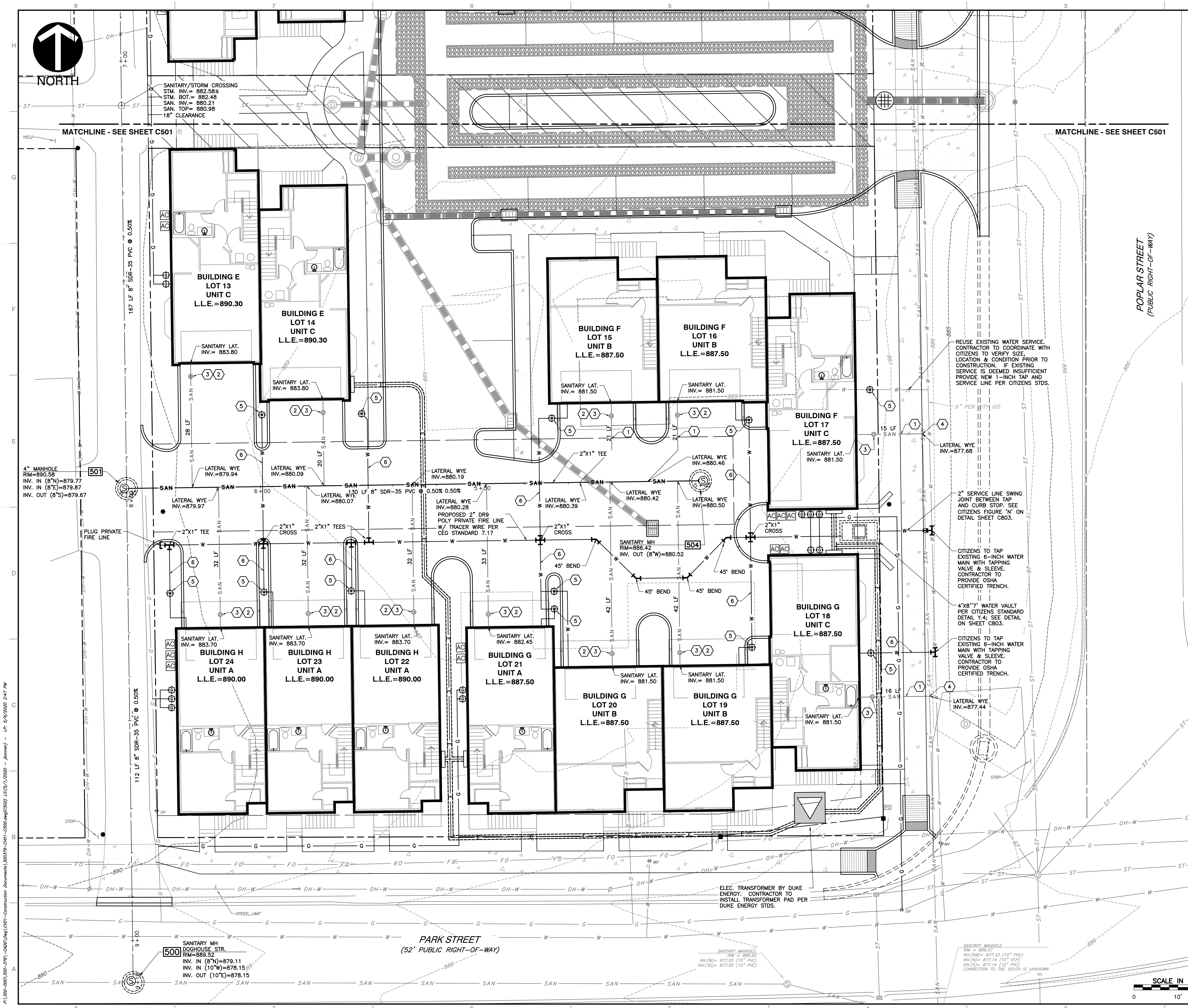
UTILITY PLAN - NORTH

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 10'	CHECKED BY:	DRAFT
PROJECT NO:	300-379		

DRAWING NO.:

C501

SHEET 11 OF 22



- GENERAL UTILITY NOTES:**
- THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
 - BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
 - WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
 - FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
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 - MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS WITHIN TEN FEET OF THE WATER LINE.
 - NEW 6" AND 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
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 - WATER AND FIRE SERVICE SIZES AND CONNECTION LOCATIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
 - CONTRACTOR TO PROVIDE OSHA COMPLIANT TRENCH IN ROADWAY FOR CITIZENS ENERGY GROUP. CITIZENS ENERGY WILL PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE. CONTRACTOR IS RESPONSIBLE TO CONNECT WATER SERVICE TO VALVE AND INSTALL SERVICE TO BUILDING.

- CITIZENS ENERGY NOTES:**
- SANITARY NOTES:**
- 6" SDR-35 SANITARY LATERAL AT 1.04% SLOPE MIN. TRACER WIRE REQUIRED ON ALL SANITARY LATERALS PER CITIZENS STANDARDS, SEC. 401.07.2 OF WASTEWATER STANDARDS MANUAL. SEE PLAN FOR LENGTH. ALL SANITARY LATERAL WORK TO BE PERFORMED UNDER LATERAL APPLICATION PERMITS. SEE SANITARY LATERAL APPLICATION (SLA) TABLE.
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 - BUILDING CLEAN-OUT TO BE INSTALLED WITHIN 18 AND 60 INCHES OF BUILDING. REFER TO FIGURE 400.09 OF CITIZENS SANITARY STANDARDS.
 - LATERAL CONNECTIONS TO EXISTING SEWER PER CITIZENS ENERGY GROUP STANDARDS. CONNECTIONS TO VCP SEWERS REQUIRE A NEW PVC OR FIBERGLASS FITTING. NON-SHEAR COUPLINGS SHALL BE USED TO CONNECT THE NEW MANUFACTURED FITTING TO THE EXISTING SEWER PER SEC. 402.05.
- WATER NOTES:**
- WATER METER & PIT PER CITIZENS STANDARDS, REFER TO CITIZENS STANDARD DETAIL T.WF1 ON SHEET C803.
 - 1" DR9 POLY WATER SERVICE PER CITIZENS STANDARDS. PROVIDE TRACER WIRE PER CEG STANDARD 8.19.

- UTILITY LEGEND:**
- | | |
|--|--|
| | PROPOSED HYDRANT, VALVE, METER PIT, TEE, REDUCER |
| | PROPOSED SANITARY MANHOLE, CLEAN-OUT |
| | CONDENSER UNIT |
| | PROPOSED TRANSFORMER, POWER POLE, A/C CONDENSER UNIT |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY |
| | PROPOSED UNDERGROUND ELECTRIC |
| | PROPOSED WATER MAIN |
| | PROPOSED GAS SERVICE |

UTILITY NOTE:

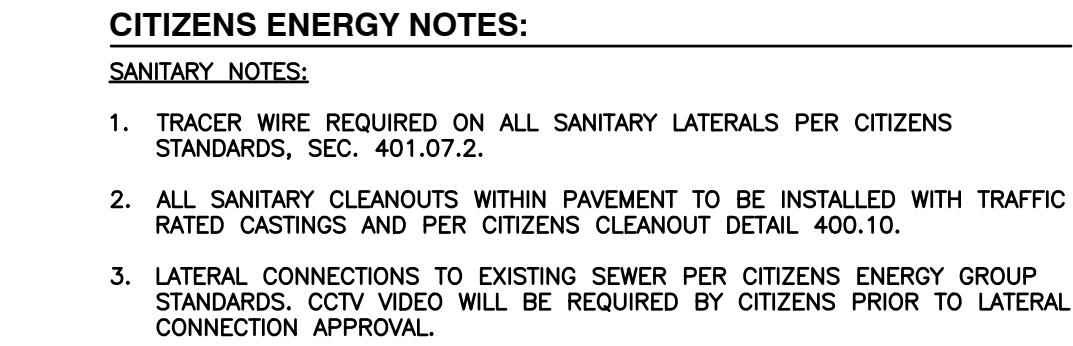
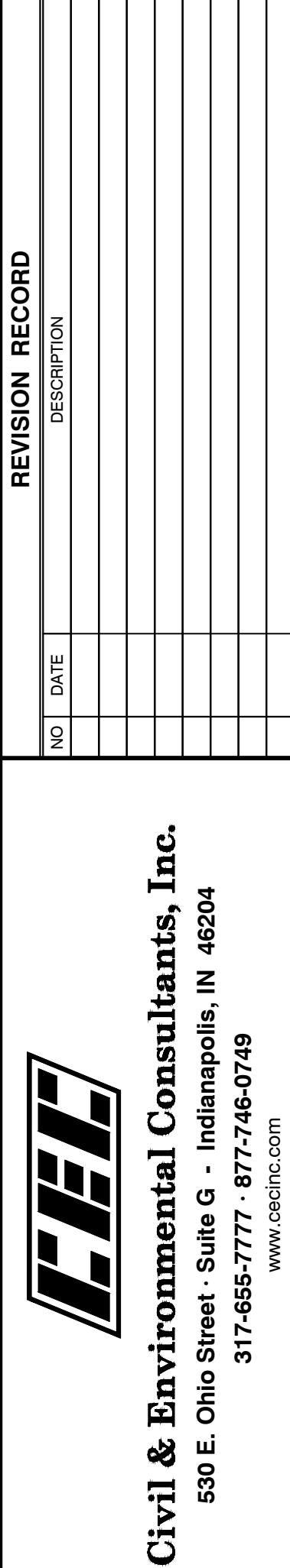
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PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



**APPROVAL PENDING
NOT FOR
CONSTRUCTION**

REVISION RECORD	
NO.	DATE
Civil & Environmental Consultants, Inc. 530 E. Ohio Street - Suite G - Indianapolis, IN 46204 317-655-7777 - 877-746-0749 www.ceinc.com	
ESTRIDGE POPLAR STREET TOWNHOMES 221 POPLAR STREET WESTFIELD, INDIANA 46074	
UTILITY PLAN - SOUTH	
DATE: MAY 01, 2020	DRAWN BY: JCB
DWG SCALE: 1" = 10'	DRAFT
PROJECT NO: 300-379	300-379
APPROVED BY:	DRAFT
DRAWING NO.: C502	
SHEET 12 OF 22	



SCALE H:1"=10'; V:1"=2'

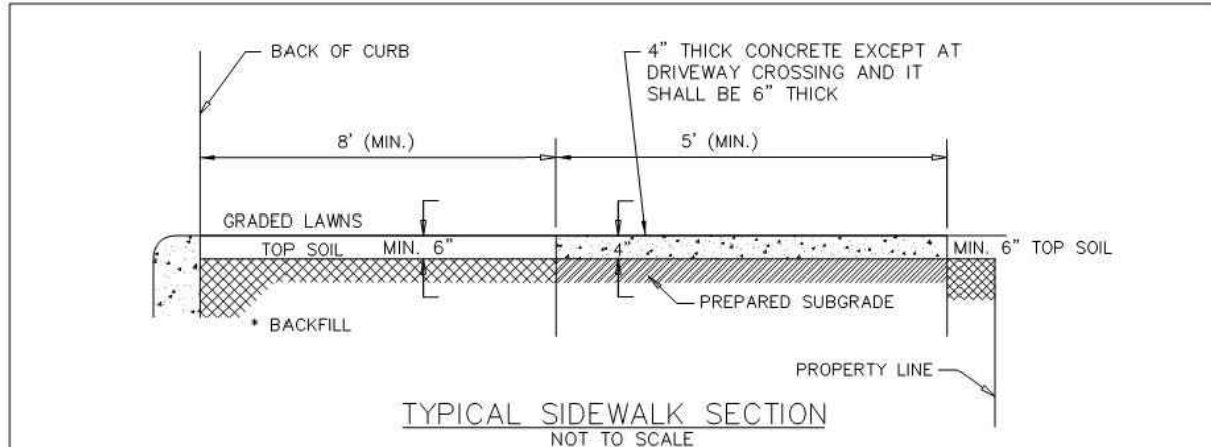
Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope	MATERIAL
14	8	112.4	0.50%	SDR-35 PVC
16	8	166.6	0.50%	SDR-35 PVC
18	8	130.6	0.50%	SDR-35 PVC
26	8	130.5	0.50%	SDR-35 PVC

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

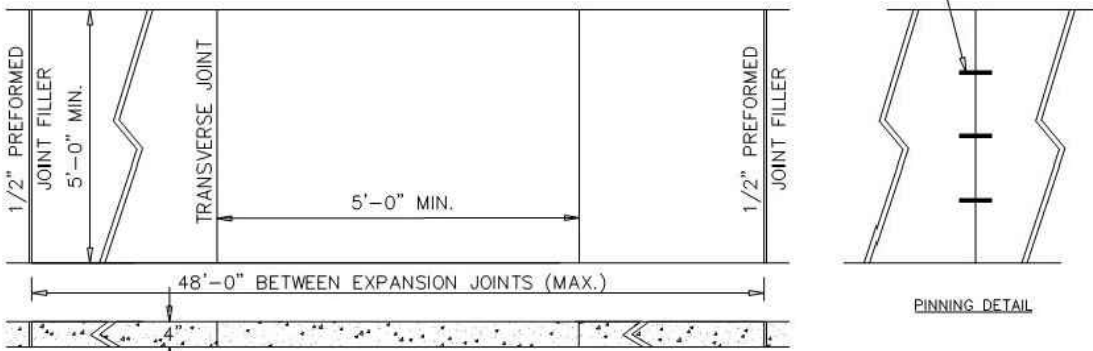


SANITARY SEWER PROFILES		DATE:	MAY 01, 2020	DRAWN BY:	JCB
		DWG SCALE:	AS NOTED	CHECKED BY:	DRAFT
		PROJECT NO:			300-379
		APPROVED BY:			DRAFT
		DRAWING NO.:			

C503



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

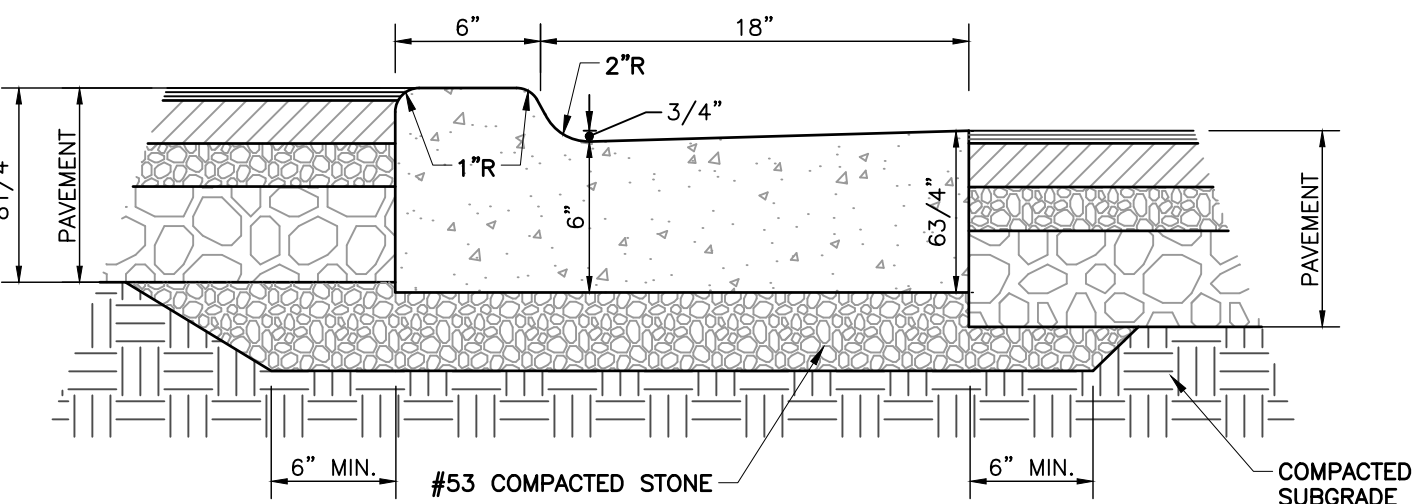


NOTES:
SUBGRADE UNDER ALL SIDEWALKS, CURBS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH INDOT'S 604, 605, AND 610, RESPECTIVELY. SIDEWALK SHALL BE PINNED AT DRIVEWAYS IN ACCORDANCE WITH WSS 2505.

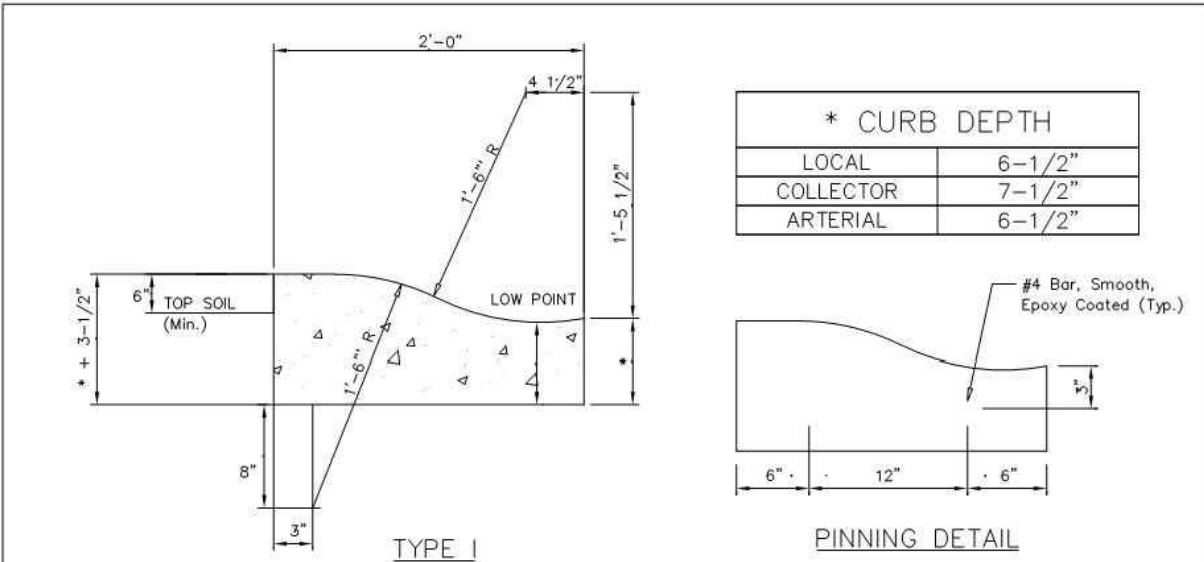
SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA
Jonathan Nail
3/20/19
DATE
FIGURE 2500-010

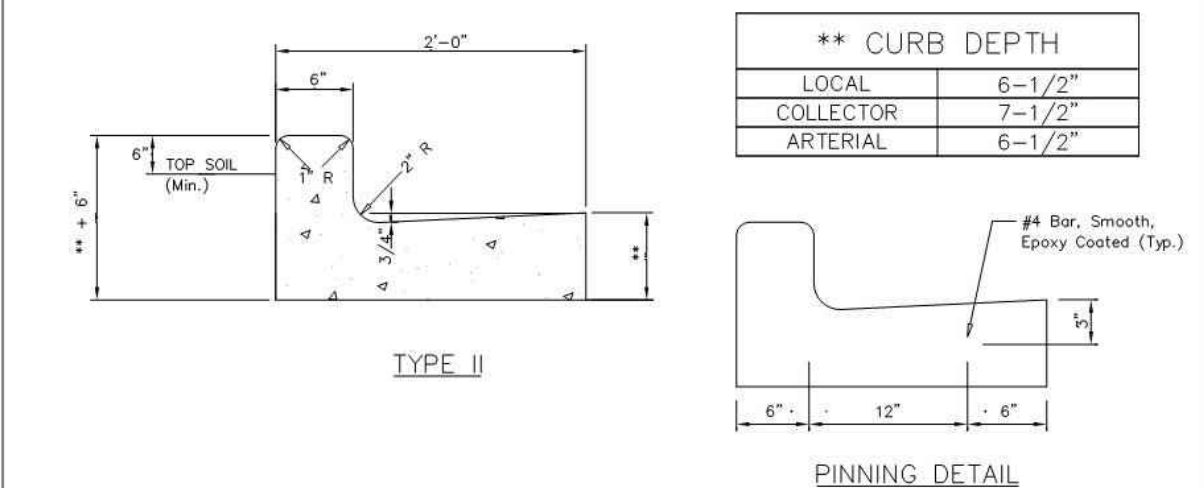
DETAIL 209 - CITY OF WESTFIELD SIDEWALK DETAILS
NOT TO SCALE



DETAIL 212 - DEPRESSED CONCRETE CURB & GUTTER (TYPE II)
NOT TO SCALE



PINNING DETAIL



PINNING DETAIL

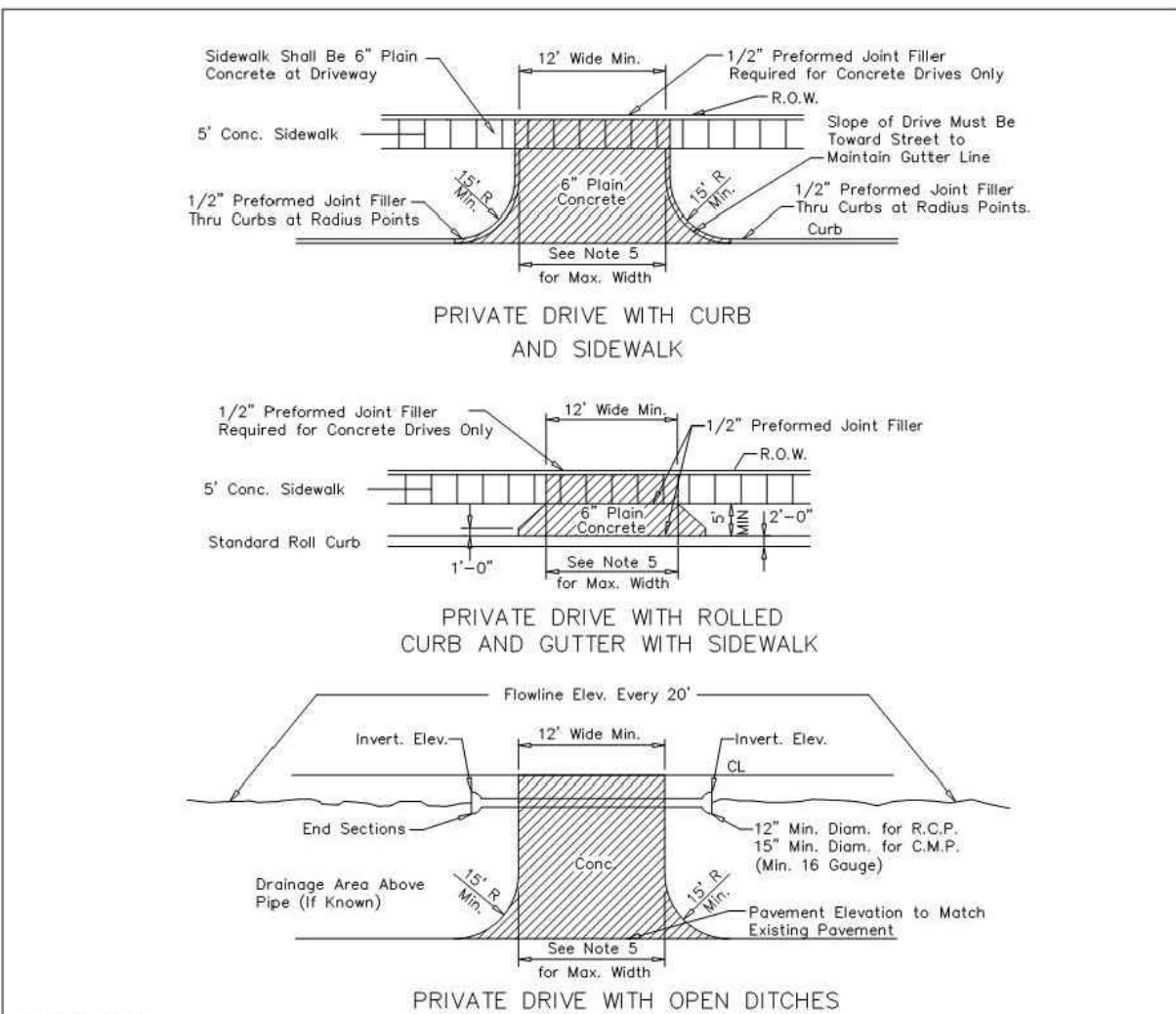
NOTES:

All New Curb Tying Into Existing Curb Shall Be Pinned Per Westfield Standard and Specifications 2002. No Backfilling, Paving, or Compaction Shall Be Done Until 72-Hours After Placement Of The Concrete Curb.

CURB DETAILS

CITY OF WESTFIELD, INDIANA
2/10/17
DATE
FIGURE 2500-008

DETAIL 207 - CITY OF WESTFIELD CURB DETAILS
NOT TO SCALE

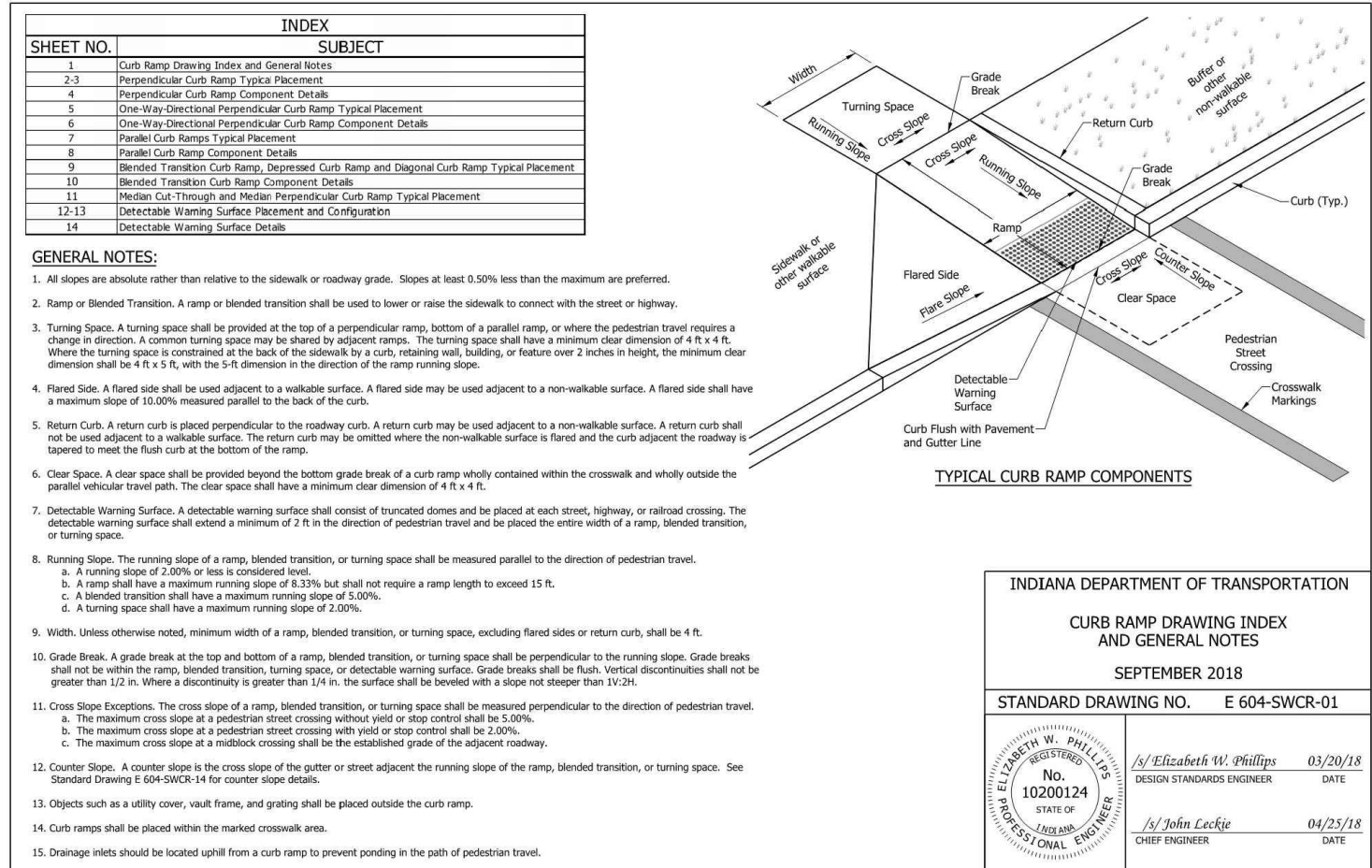


GENERAL NOTES:
1. Cross-hatched areas shall be 6" PCOP, Class A.
2. Metal or Concrete end section shall be constructed on all pipes.
3. Subgrade under all curbs, sidewalks and drives shall be compacted in accordance with INDOTSS.
4. Sidewalks shall be constructed in accordance with the appropriate standard and shall be continuous across the driveway.
5. 20' Wide Max. for Zoning Class SF5
20' Wide Max. for Zoning Class SF4
20' Wide Max. for Zoning Class SF3
30' Wide Max. for Zoning Class SF2
30' Wide Max. for Zoning Class AG-SF-1
6. No handicap ramps permitted to fall in any portion of driveway.

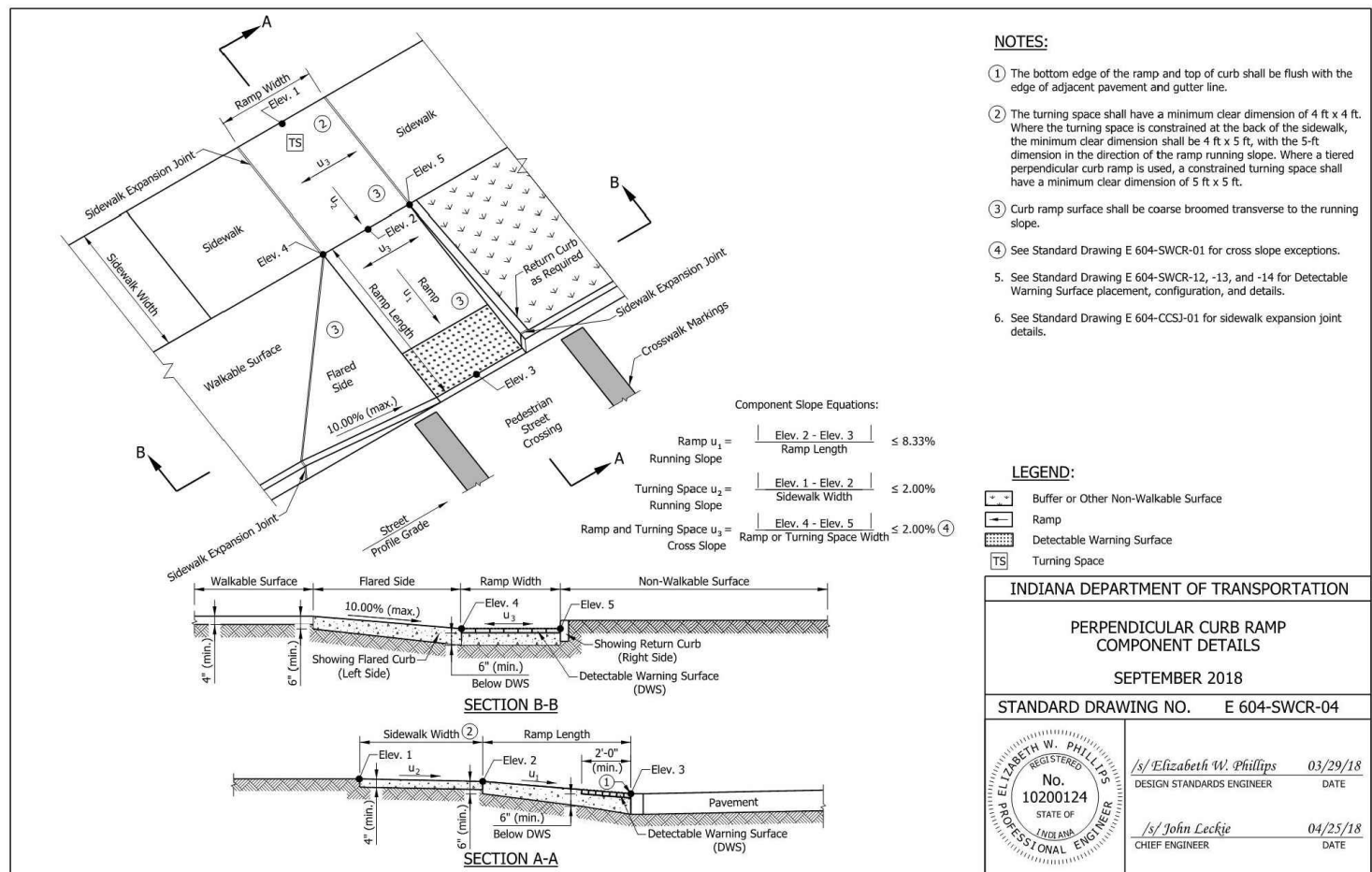
RESIDENTIAL DRIVEWAYS

CITY OF WESTFIELD, INDIANA
2/12/16
DATE
FIGURE 2501-015

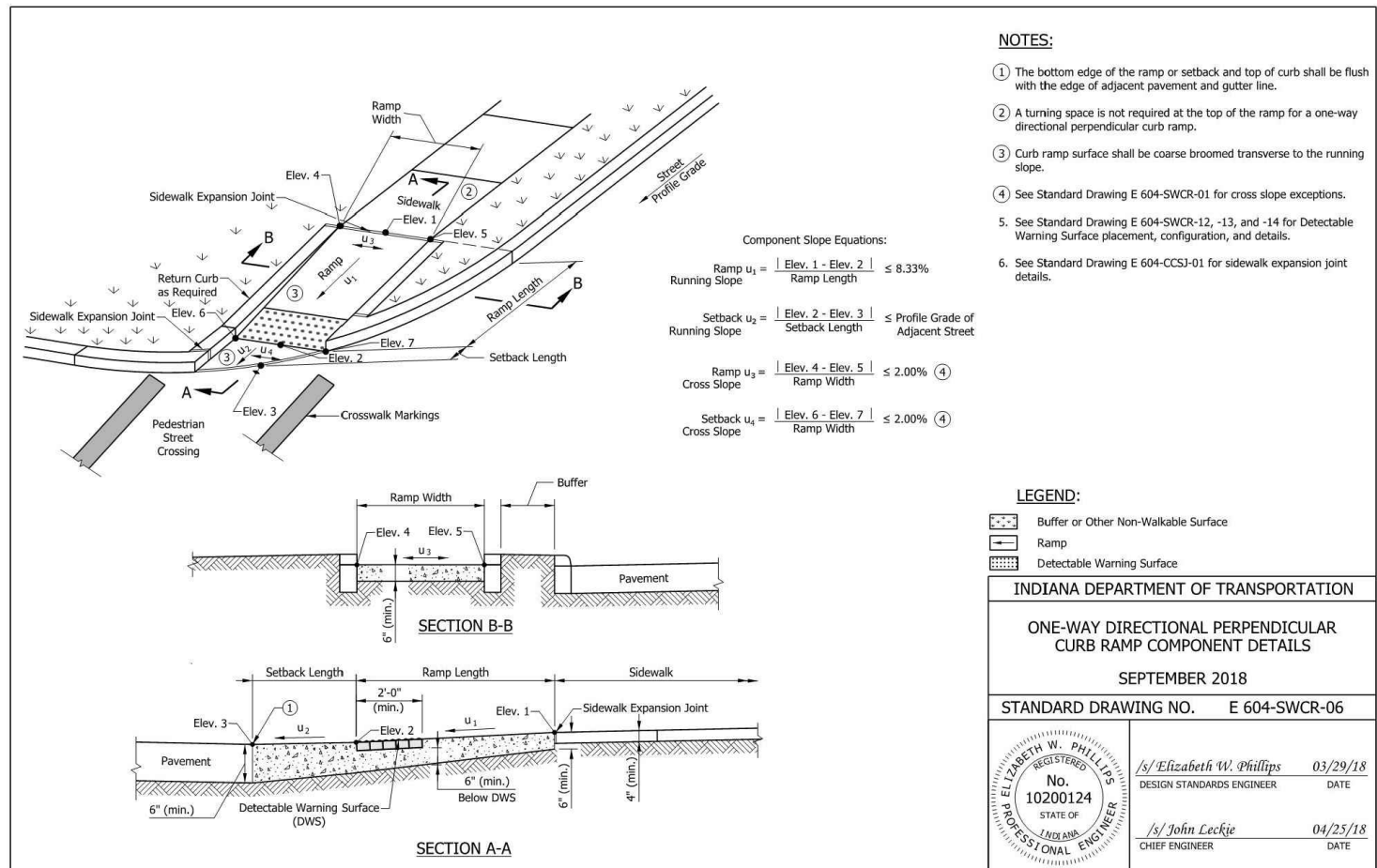
DETAIL 208 - CITY OF WESTFIELD DRIVEWAY DETAILS
NOT TO SCALE



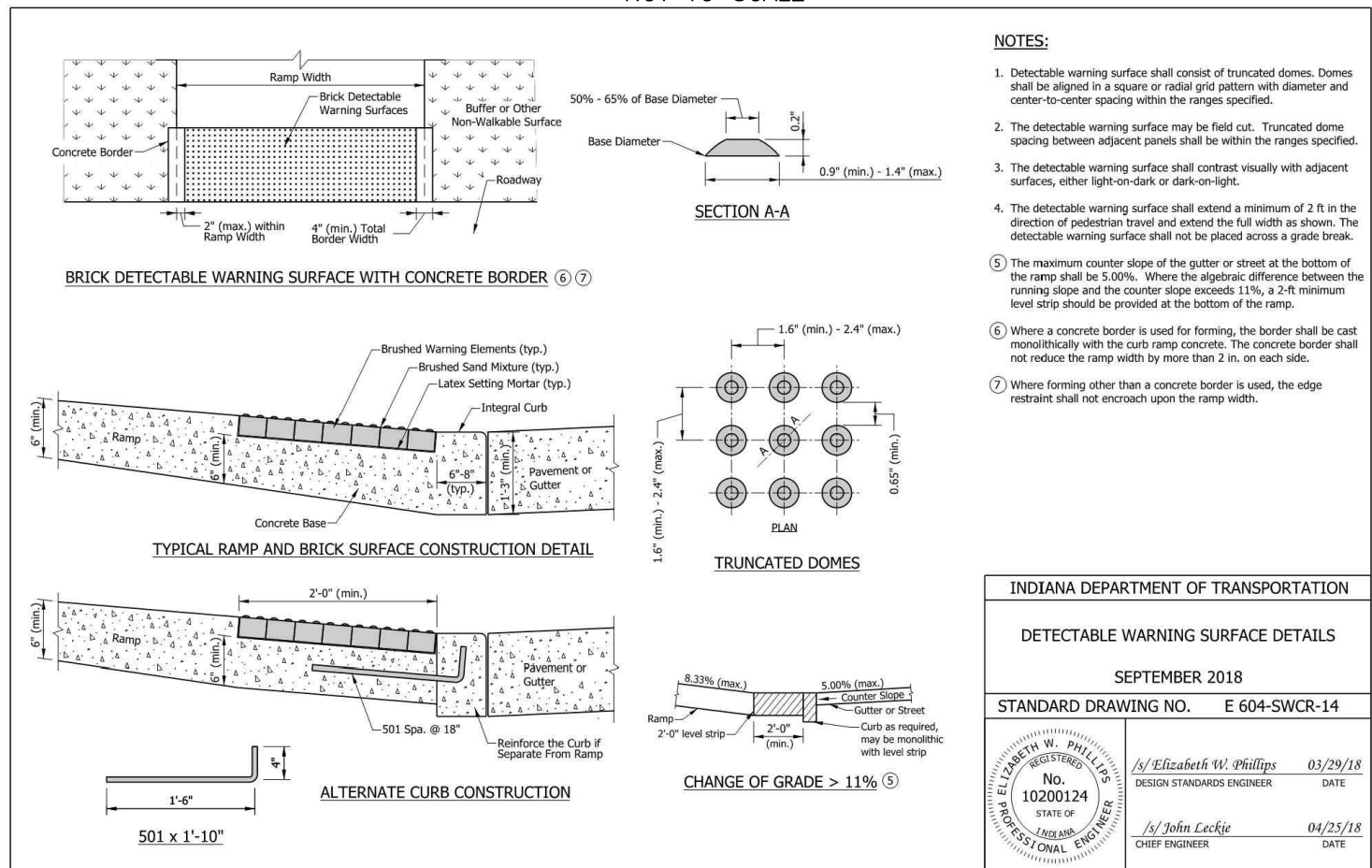
DETAIL 205 - CURB RAMP DRAWING INDEX AND GENERAL NOTES
(INDOT STANDARD DRAWING E 604-SWCR-01)
NOT TO SCALE



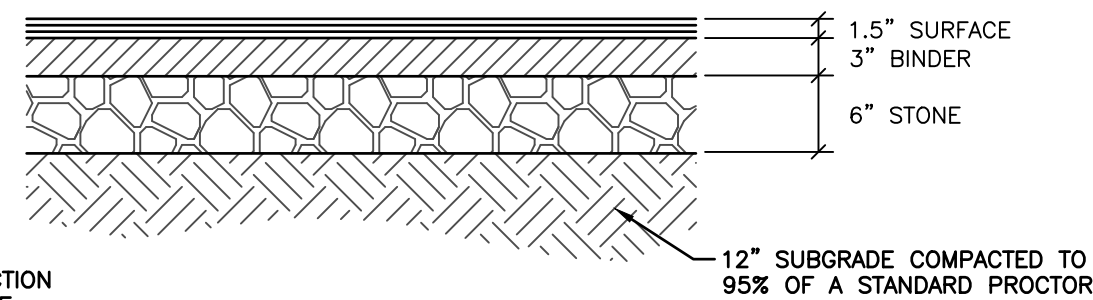
DETAIL 206 - PERPENDICULAR CURB RAMP COMPONENT DETAILS
(INDOT STANDARD DRAWING E 604-SWCR-04)
NOT TO SCALE



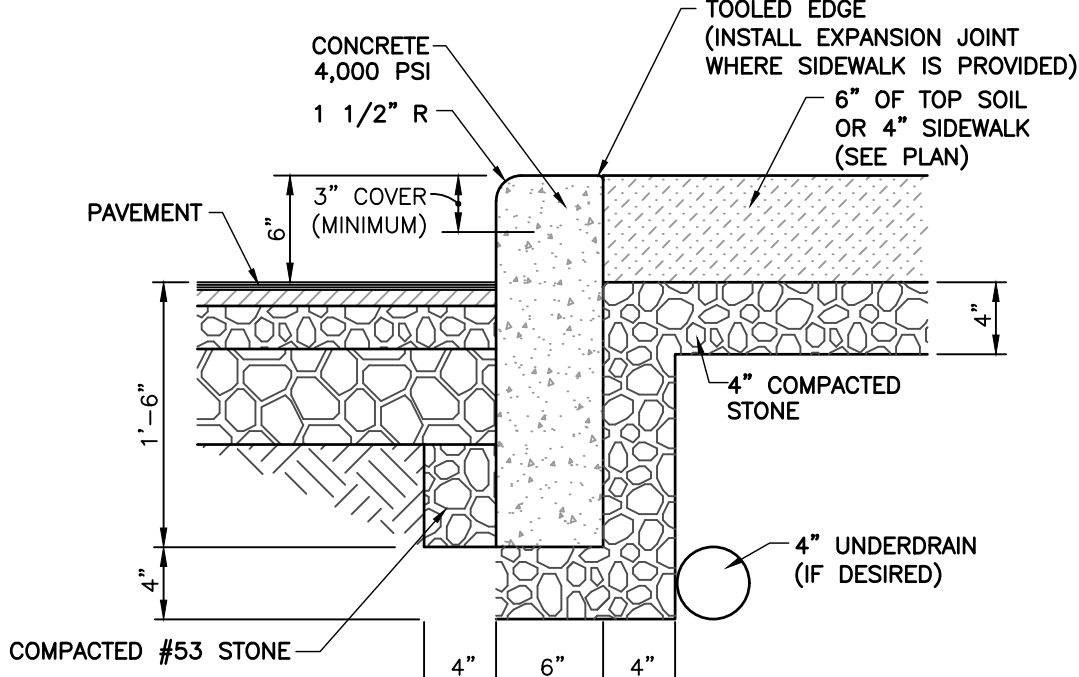
DETAIL 210 - ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP COMPONENT DETAILS (INDOT STANDARD DRAWING E 604-SWCR-06)
NOT TO SCALE



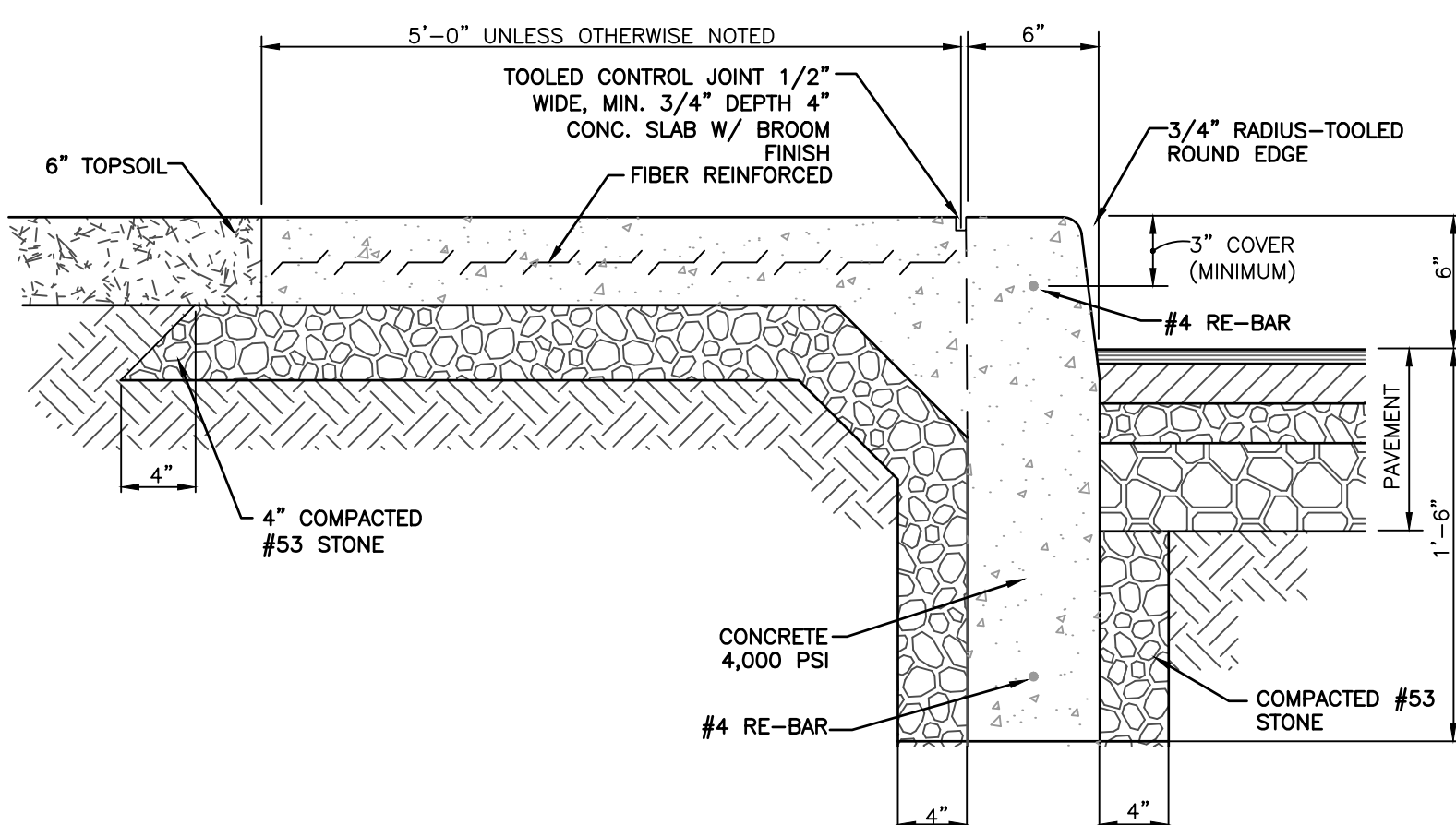
DETAIL 211 - DETECTABLE WARNING SURFACE DETAILS
(INDOT STANDARD DRAWING E 604-SWCR-14)
NOT TO SCALE



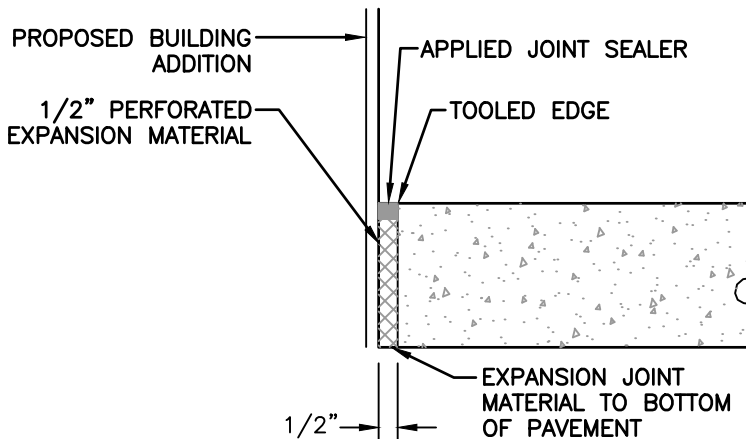
DETAIL 201 - LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



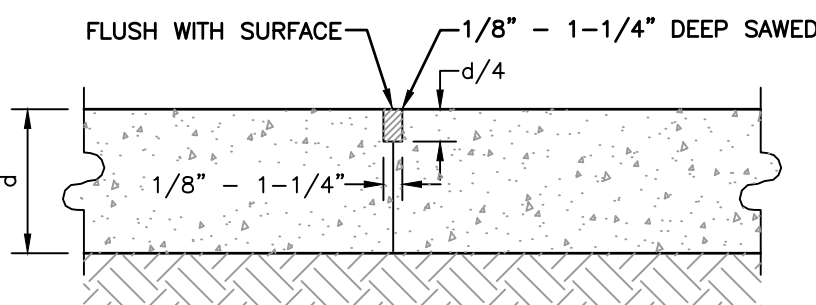
DETAIL 202 - STRAIGHT CONCRETE CURB DETAIL
NOT TO SCALE



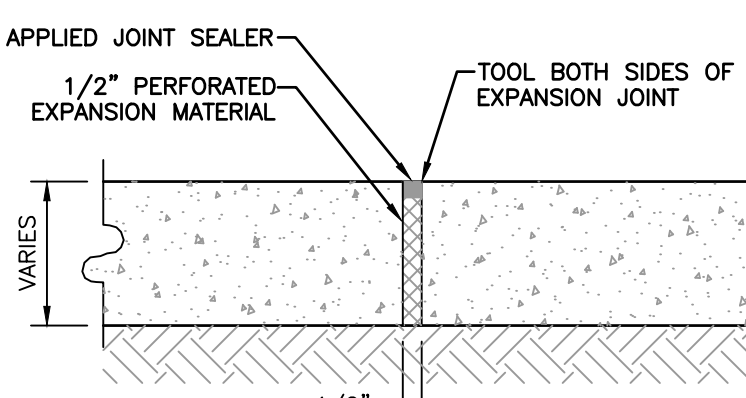
DETAIL 203 - COMBINED CURB & WALK DETAIL
NOT TO SCALE



EXPANSION JOINT AT BUILDING DETAIL



CONTROL JOINT



EXPANSION JOINT DETAIL

DETAIL 204 - CONCRETE JOINT DETAILS
NOT TO SCALE

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

SITE DETAILS

JCB
DATE: MAY 01, 2020
DRAFT
DWG SCALE: AS NOTED
PROJECT NO: 300-379
APPROVED BY: DRAFT

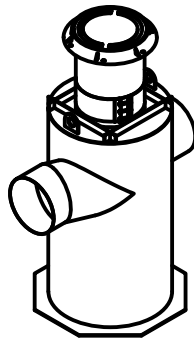
DRAWING NO.:

C800

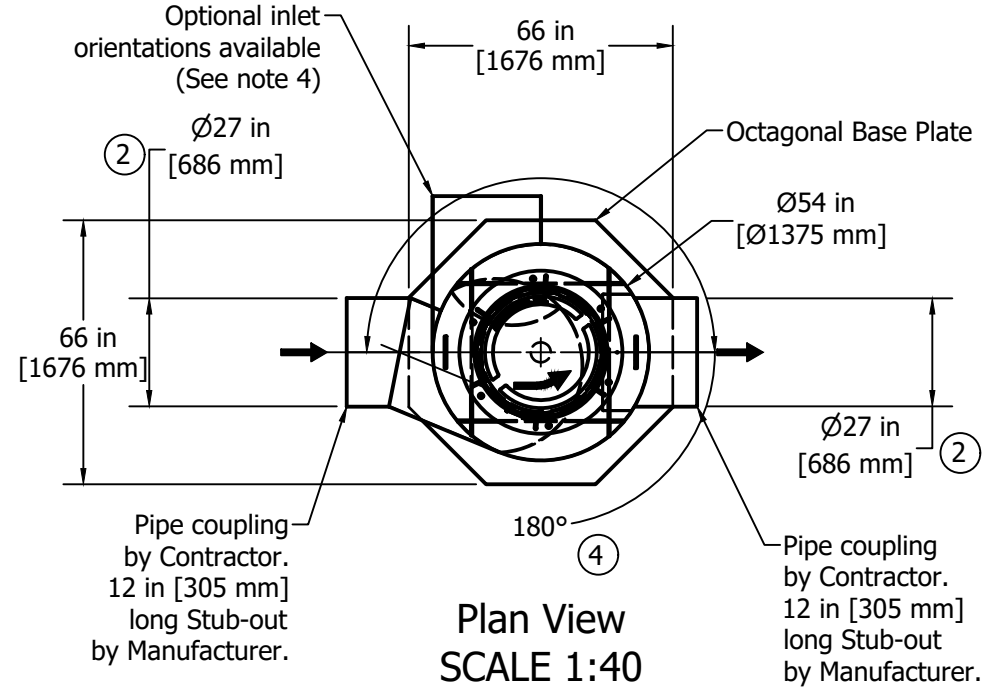
SHEET 14 OF 22

A:\300-0001\300-3791-CADD\DWG\DWG-CDD-Construction Documents\300379-CDD-0001-0001.dwg(2020-05-06 15:06:11) LS(6/1/2020 - 6/1/2020) - 1P: 5/4/2020 2:48 PM

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

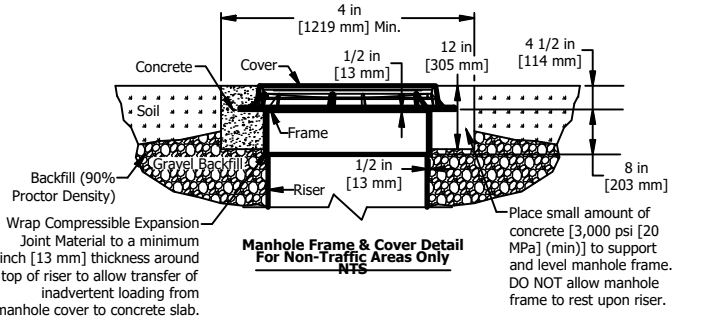


Projected View
SCALE 1:70

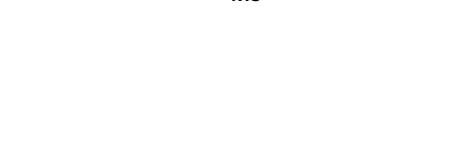


Plan View
SCALE 1:40

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

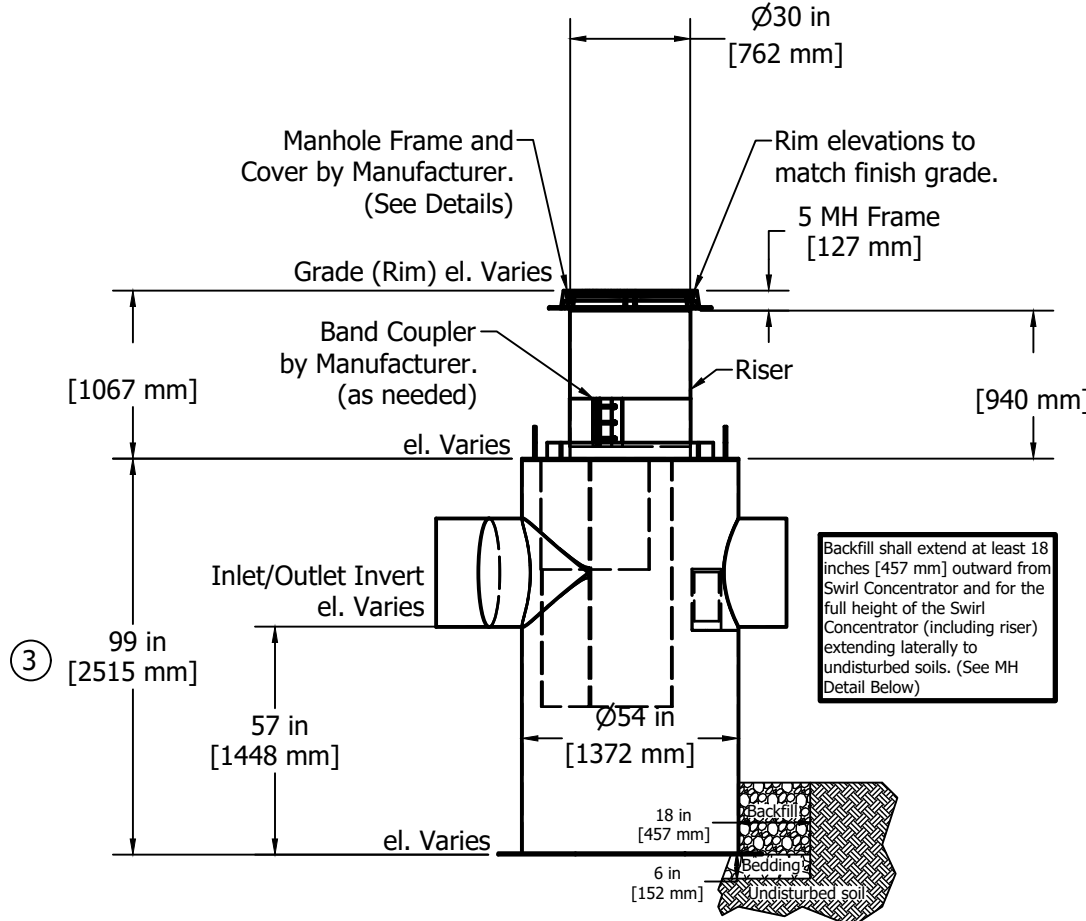


If traffic loading (HS-20) is required or anticipated, a 4-foot [1.22 m] diameter, 4-inch [102 mm] thick reinforced concrete pad must be placed over the Stormwater Treatment System riser to support one 1/2-inch [13 mm] thick to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi (20 MPa) and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 4 inch [102 mm]. Top of manhole cover and concrete slab shall be level with finish grade.



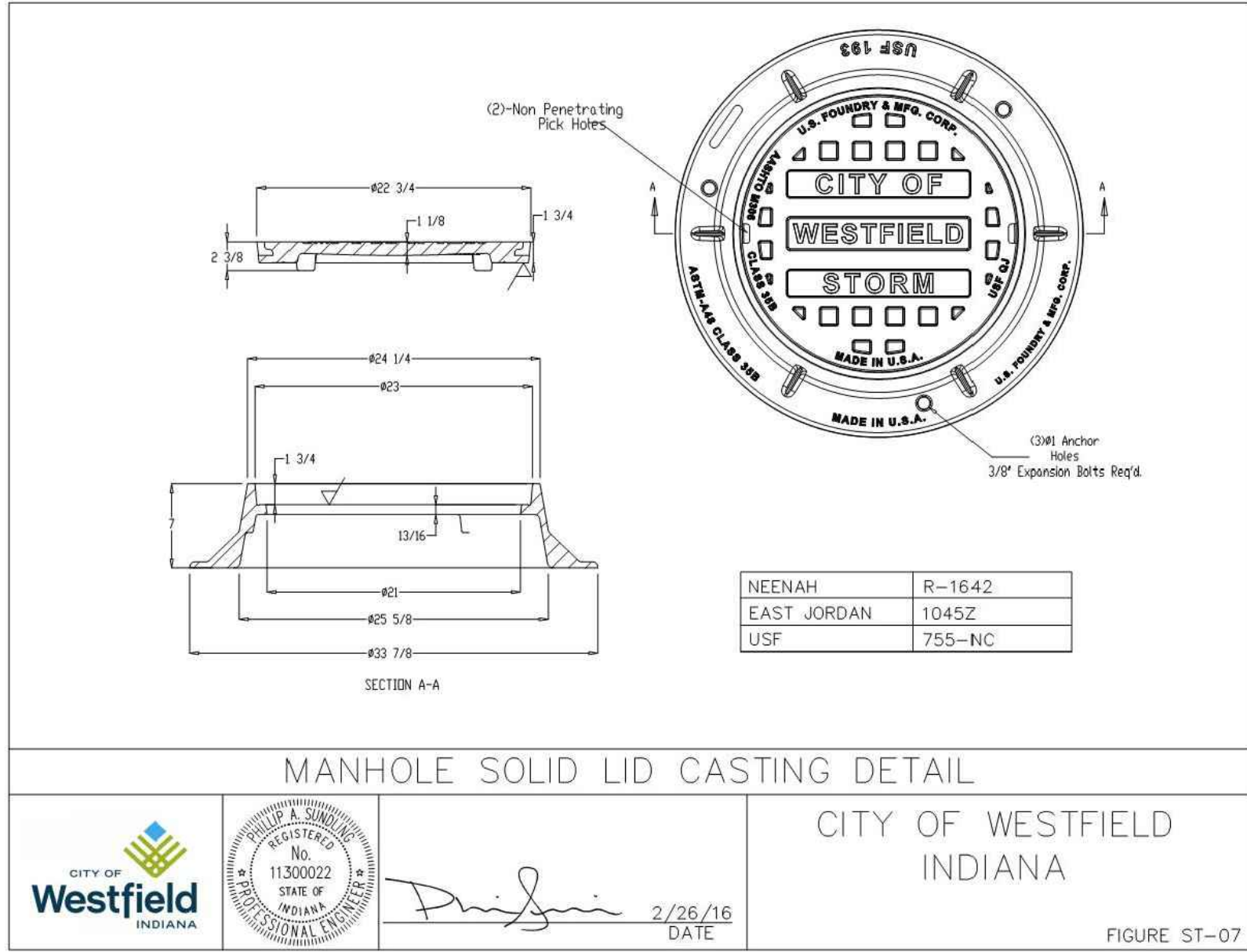
Please see accompanied Aqua-Swirl specification notes. See Site Plan for actual System orientation. Approximate dry (pick) weight: 2000 lbs [900 kg].

- 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-4 inlet/outlet pipe size ranges up to 27 in [686 mm].
- XC-4 chamber height may vary up to 99 in [2515 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

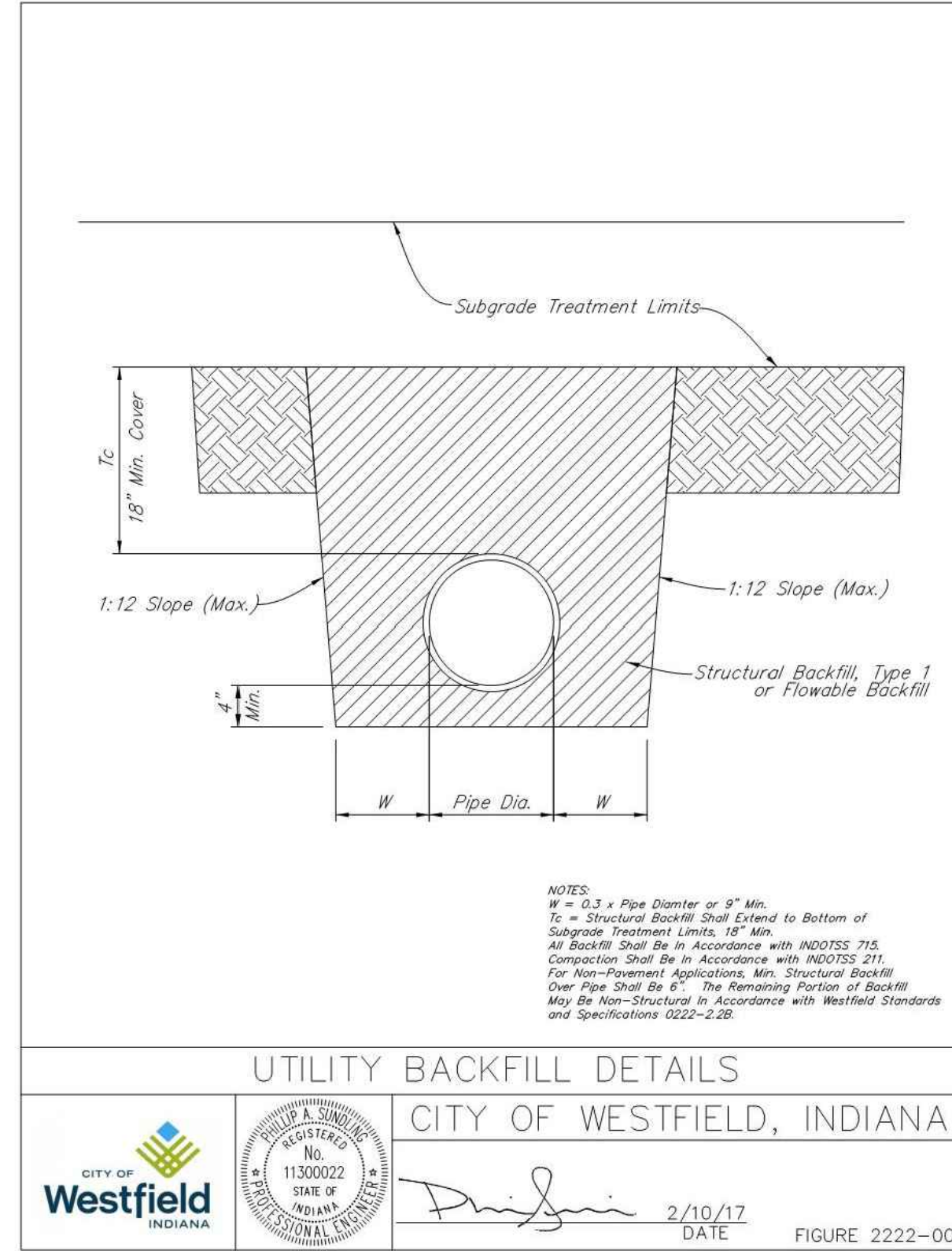
AquaShield Westfield, Indiana 2733 Karapala Drive, Suite 111, Chatterbox, TN 37394 Phone (800) 346-0844 Fax (615) 626-2112 www.aquashieldinc.com	Aqua-Swirl XCellerator XC-4 CCW STD Aqua-Swirl Stormwater Treatment System Standard Detail	Structure #: Drawn By: Scale: Date: U.S. Patent No. 6,544,473 and other Patent Pending	XC-4 STD Offices As Shown 6/26/2019	Revised Row, Date
---	---	--	--	----------------------



MANHOLE SOLID LID CASTING DETAIL

CITY OF Westfield INDIANA	REGISTERED PROFESSIONAL ENGINEER No. 11300022 STATE OF INDIANA DATE 2/26/16	CITY OF WESTFIELD INDIANA
----------------------------------	---	----------------------------------

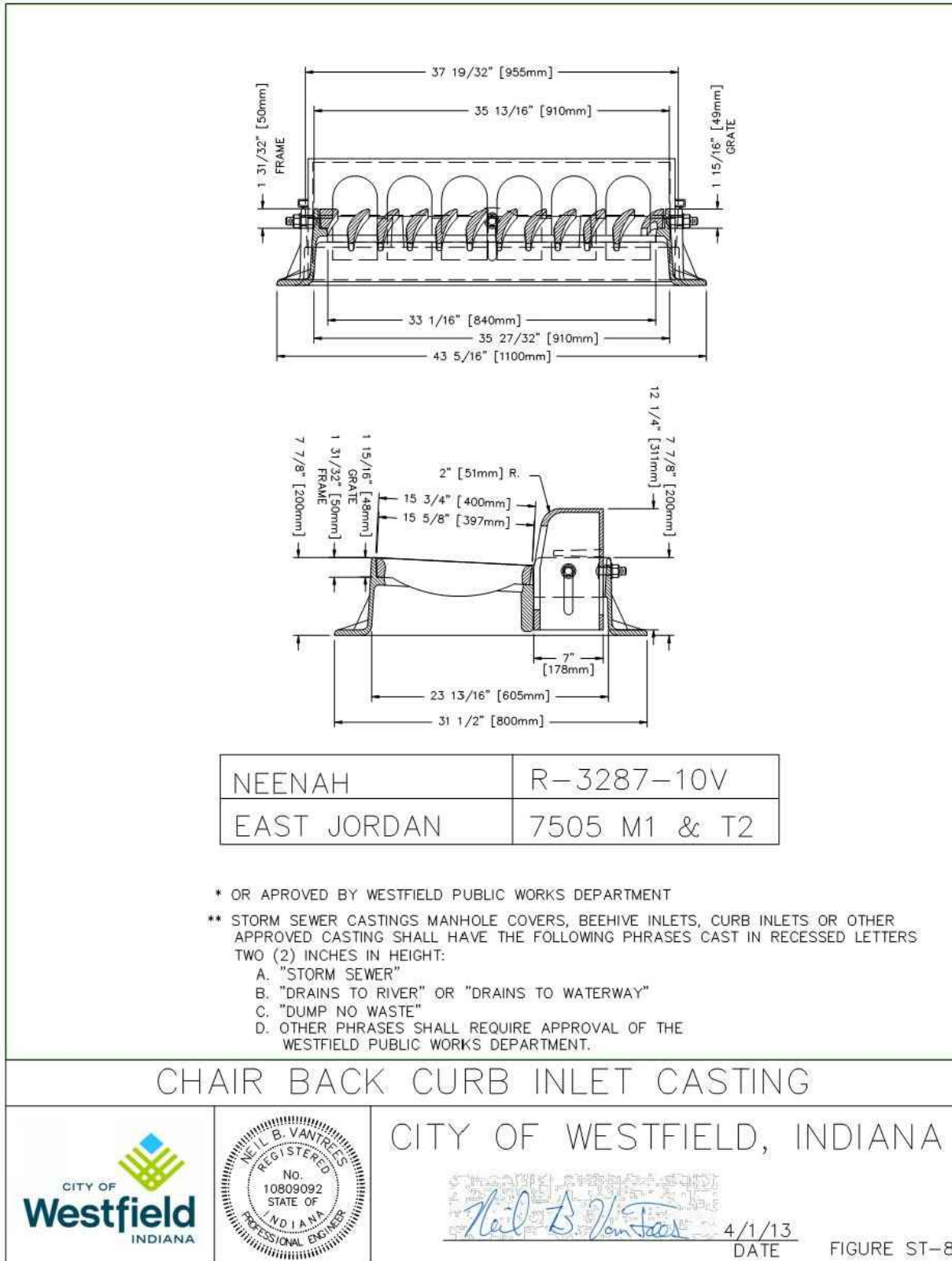
FIGURE ST-07



UTILITY BACKFILL DETAILS

CITY OF Westfield INDIANA	REGISTERED PROFESSIONAL ENGINEER No. 11300022 STATE OF INDIANA DATE 2/10/17	CITY OF WESTFIELD, INDIANA
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FIGURE 2222-001



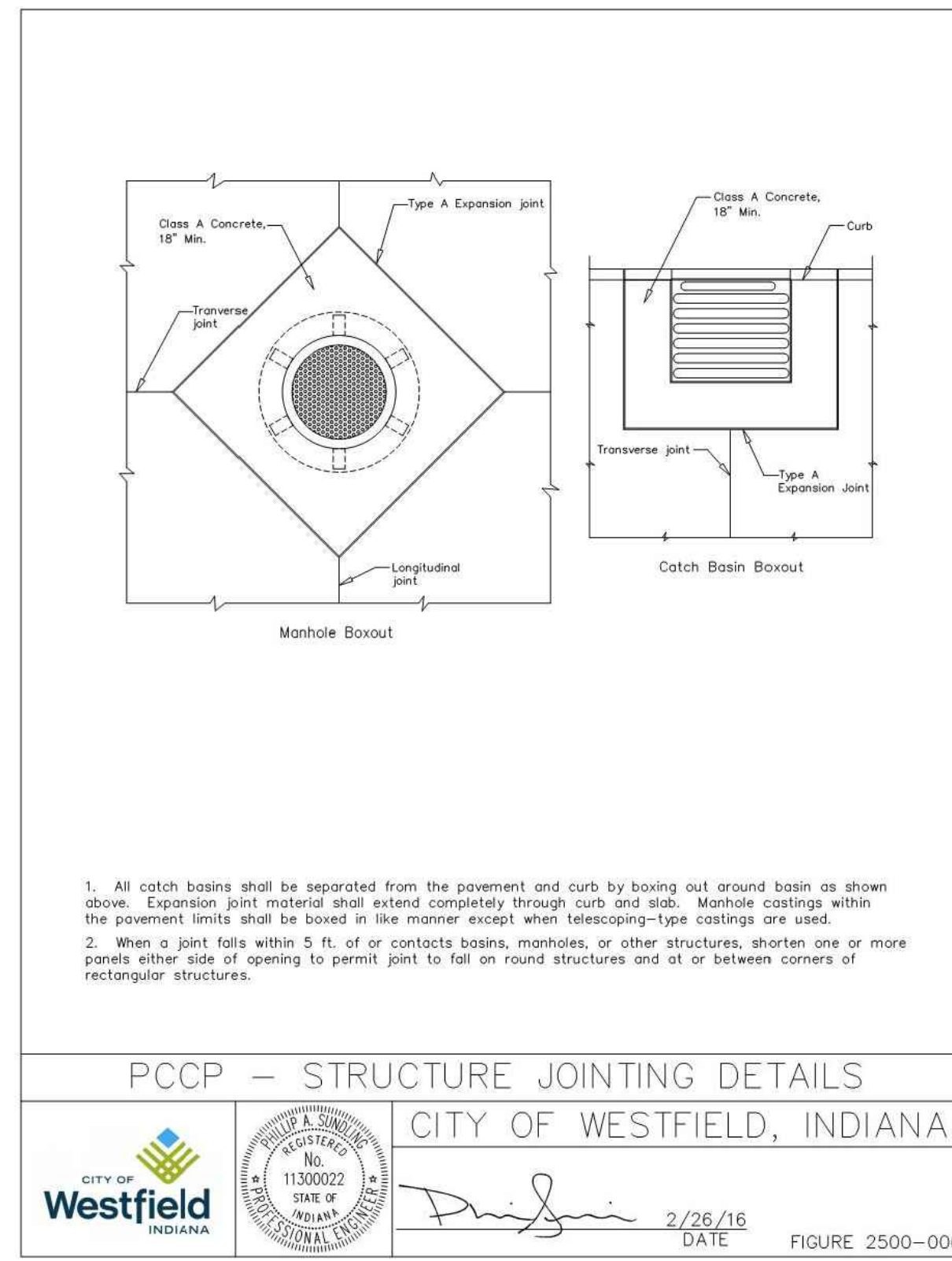
NEENAH	R-3287-10V
EAST JORDAN	7505 M1 & T2

- OR APPROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT
- STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:
 - A. "STORM SEWER"
 - B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
 - C. "DUMP NO WASTE"
 - D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

CHAIR BACK CURB INLET CASTING

CITY OF Westfield INDIANA	REGISTERED PROFESSIONAL ENGINEER No. 10808092 STATE OF INDIANA DATE 4/1/13	CITY OF WESTFIELD, INDIANA
----------------------------------	--	-----------------------------------

FIGURE ST-8



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

PCCP - STRUCTURE JOINTING DETAILS

CITY OF Westfield INDIANA	REGISTERED PROFESSIONAL ENGINEER No. 11300022 STATE OF INDIANA DATE 2/26/16	CITY OF WESTFIELD, INDIANA
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FIGURE 2500-006

APPROVAL PENDING
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CONSTRUCTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

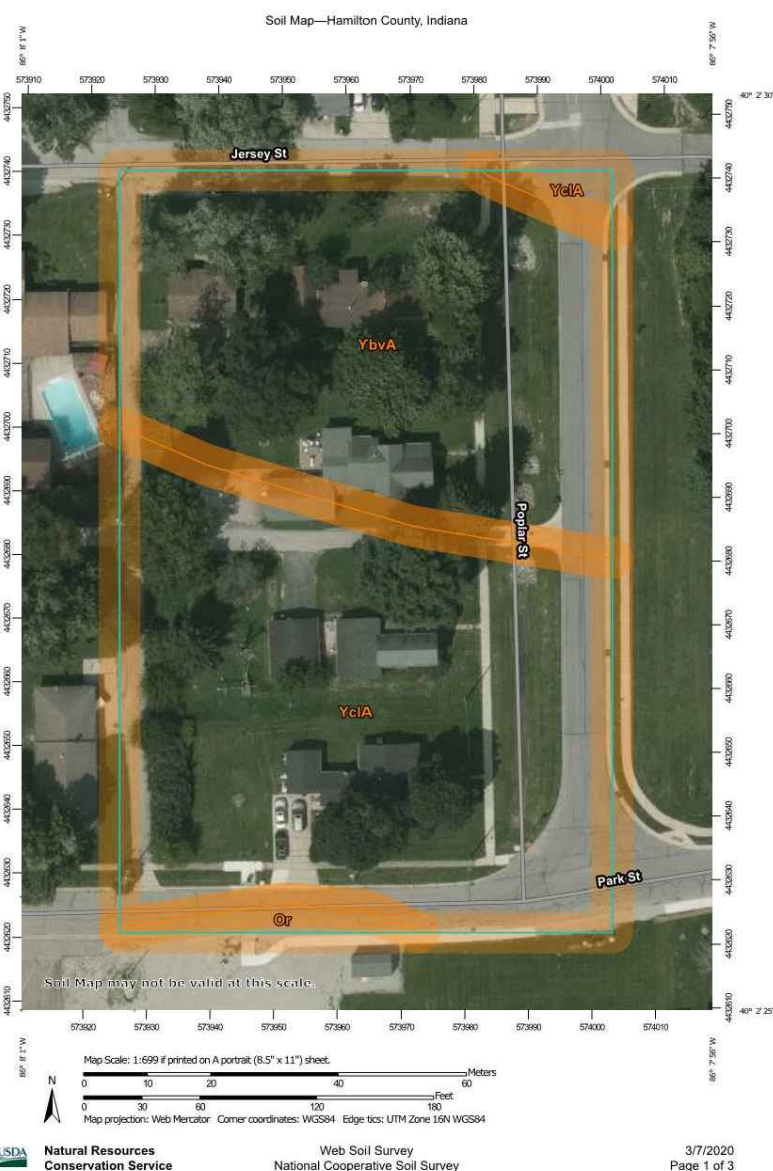
ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

SITE DETAILS	JCB
DATE: MAY 01, 2020	DRAWN BY:
DWG SCALE:	DRAFT
PROJECT NO:	300-379
APPROVED BY:	DRAFT

DRAWING NO.:	C801
SHEET	15 OF 22

[illegible]

APPROVAL PENDING
NOT FOR
CONSTRUCTION



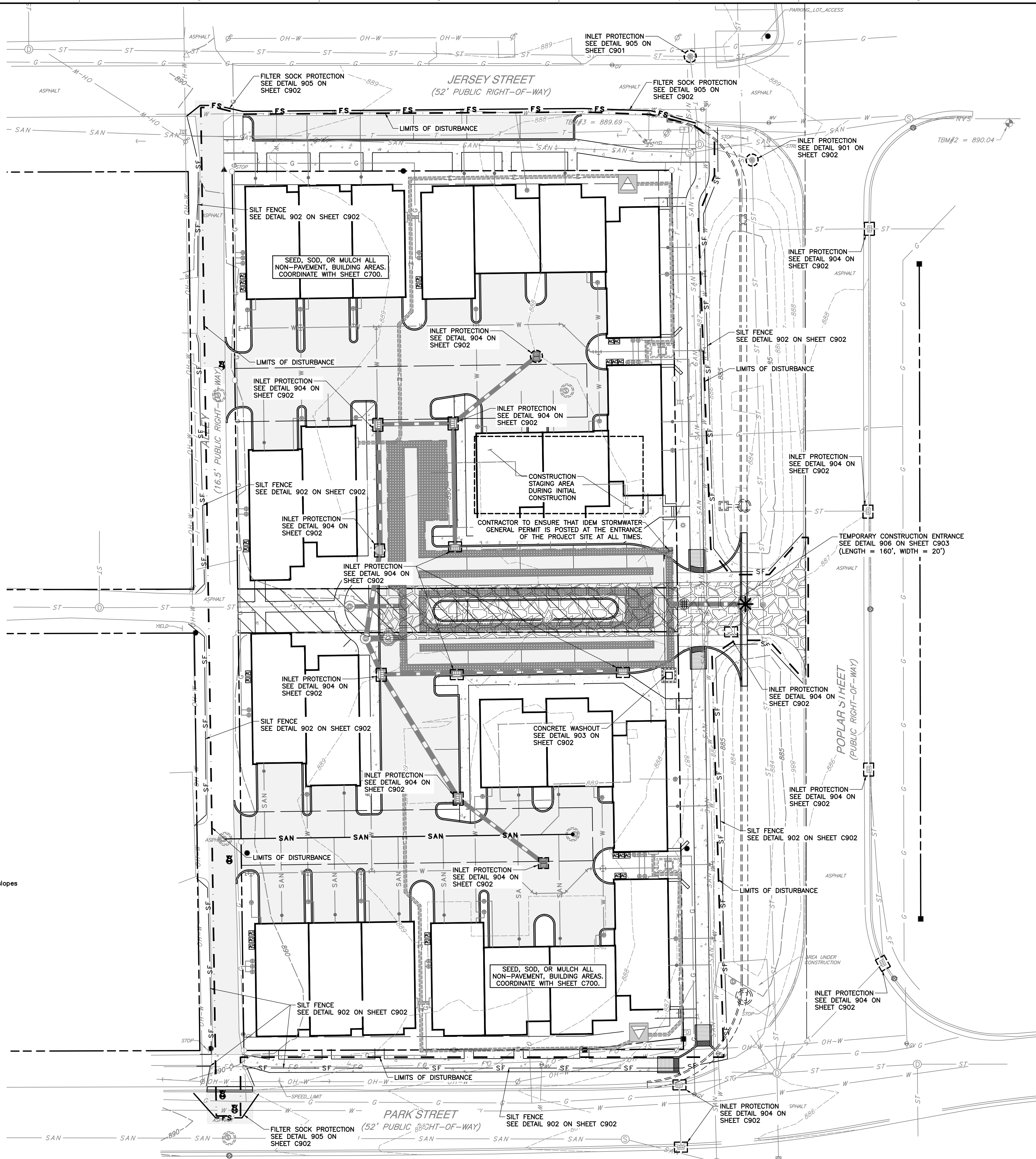
(A18) SOIL MAP
SOIL MAPS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

SOIL LEGEND

Or - Orthents
YbA - Brookston silty clay loam--Urban land complex, 0 to 2 percent slopes
YcIA - Crosby silt loam, fine-loamy subsoil, Urban land complex, 0 to 2 percent slopes

SOIL DESCRIPTION

Or - Orthents,
The Orthents are well drained have a watertable at a depth greater than 80 inches and are till plains on terraces. Slopes are 6 to 12 percent. The native vegetation is trees/timber.
YbA - Brookston silty clay loam--Urban land complex, 0 to 2 percent slopes
The Brookston soils are poorly drained have a watertable at a depth greater than 80 inches and are depressions, till plains. Slopes are 0 to 2 percent. The native vegetation is trees/timber. The surface layer is silty clay loam. Permeability is moderately high (0.2 to 0.6 in/hr) in the most restrictive layer. Available water capacity is moderate (8.9 inches).
YcIA - Crosby Silt loam, fine-loamy subsoil, Urban land complex, 0 to 2 percent slopes
The Crosby soils are somewhat poorly drained have a watertable at a depth of 24 to 40 inches and are recessional moraines, water-lain moraines, ground moraines. Slopes are 0 to 2 percent. The native vegetation is depressions, swales, water-lain moraines. The surface layer is silt loam. Permeability is low to moderately high (0.01 to 0.20 in/hr) in the most restrictive layer.



GENERAL EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCES, SILT TRAPS, TREE PROTECTION AND INLET PROTECTION FOR EXISTING INLETS PRIOR TO THE START OF ANY EARTH MOVING OR STRIPPING.
- CONTRACTOR SHALL INSTALL A STONE CONSTRUCTION ENTRANCE OR SOME OTHER DEVICE PRIOR TO THE START OF EARTHWORK AS NECESSARY TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAYS.
- LAND ALTERATIONS WHICH STRIP THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT MINIMIZE EROSION. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. AS GRADING IS DONE, INSTALL SILT TRAPS, SILT FENCES, SLOPE DRAINS, TEMPORARY DIVERSIONS AND OTHER RUNOFF CONTROL MEASURES AT APPROPRIATE LOCATIONS TO KEEP SEDIMENT CONTAINED ON SITE.
- ALL DISTURBED AREAS SHALL BE SEEDED AND STRAW MULCHED AS SHOWN ON THE PLANS IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY. FOR LARGE PROJECTS, THIS SEEDED SHOULD BE COMPLETED IN PHASES AS THE DIFFERENT AREAS OF THE SITE ARE COMPLETED.
- PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL UNDER THE CIRCUMSTANCES.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM DEPENDING UPON THE WEATHER. IF CONSTRUCTION ACTIVITY IS TO CEASE FOR MORE THAN TWO WEEKS, THE DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
- ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
- ONCE ONSITE EROSION AND SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES.
- THESE GENERAL PROCEDURES MAY NOT COVER ALL SITUATIONS. REFER TO EROSION CONTROL PLANS FOR SPECIFIC NOTES AND ADDITIONAL DETAILS
- EROSION CONTROL TO COMPLY WITH INDIANA 327 IAC AND RULE #5, AND INDIANA STORMWATER QUALITY HANDBOOK.
- ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH CHAPTER 600 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY IDEM, MCSW, AND/OR THE CITY INSPECTOR.

PROPOSED LEGEND:

- PROPOSED GRAVEL CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- PERMANENT/ TEMPORARY SEEDING AREAS
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED FILTER SOCK
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE WASHOUT
- MAJOR STORMWATER DISCHARGE POINT

EROSION CONTROL RESPONSIBLE PERSON

THE PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL IS LISTED BELOW.

ROGER FOSTER
ESTRIDGE
12965 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
PHONE: 317-714-0040
EMAIL: rogerfooster@estrIDGE.net



APPROVAL PENDING
NOT FOR
CONSTRUCTION

- REFERENCE**
- TOPOGRAPHIC SURVEY COMPLETED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. PROJECT NUMBER: 300-379, DATED:

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

STORMWATER POLLUTION PREVENTION PLAN

DRAWING NO.:
C900
SHEET 20 OF 22

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

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ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS (SECTION A)

(A1) PLAN INDEX

THE PROPOSED EROSION CONTROL MEASURES CAN BE FOUND ON SHEET C900. THE CORRESPONDING EROSION CONTROL DETAILS ARE SHOWN ON SHEET C902. THE REQUIRED EROSION CONTROL CHECKLIST ITEMS ARE LISTED ON THIS SHEET.

(A2) PLAN/PLAT SHOWING BOUNDARIES AND LOT NUMES

PLEASE REFER TO THE TOPOGRAPHIC SURVEY INCLUDED WITH THE SUBMITTAL.

(A3) PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF NEW MULTI-FAMILY RESIDENCES LOCATED SOUTH OF JERSEY STREET AND WEST OF POPLAR STREET, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

(A4) VICINITY MAP

THE VICINITY MAP SHOWING THE PROJECT LOCATION CAN BE SEEN ON COVER SHEET.

(A5) LEGAL DESCRIPTION

A LEGAL DESCRIPTION IS SHOWN ON THE ALTA SURVEY INCLUDED WITH THIS SET.
TOWNSHIP: 18 N RANGE: 3 E SECTION 1
LONGITUDE: 86° W 07' 59"
LATITUDE: 40° N 02' 28"

(A6) LOT LOCATION AND SITE IMPROVEMENTS

THE PROJECT BOUNDARIES CAN BE SEEN ON SHEETS C200, AND C900.

(A7) HYDROLOGIC UNIT CODE

05120201090030

(A8) REQUIRED STATE OR FEDERAL WATER

QUALITY PERMITS

NOT APPLICABLE.

(A9) STORMWATER DISCHARGE POINTS

EXISTING STORM SEWER IN POPLAR STREET, EAST OF THE SITE.

(A10) SITE WETLANDS, LAKES AND WATER COURSES

THERE ARE NO WETLANDS OR LAKES ON OR ADJACENT TO THE IMMEDIATE PROJECT BOUNDARY.

(A11) RECEIVING WATERS

THE SITE DRAINS TO THE PROPOSED STORM SEWER SYSTEM THEN TO EXISTING STORM SEWER INFRASTRUCTURE WHICH DISCHARGES INTO COOL CREEK-GRASSY BRANCH/LITTLE COOL CREEK.

(A12) POTENTIAL DISCHARGES TO GROUNDWATER

THERE ARE NO SINKHOLES OR UNCAPPED ABANDONED WELLS LOCATED ON THE PROJECT SITE OR DOWNSTREAM OF THE PROJECT SITE.

(A13) 100 YEAR FLOODPLAIN, FLOODWAYS AND FRINGES

THE PROJECT SITE DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN.

(A14) ESTIMATED PEAK DISCHARGE

THE APPLICABLE STORM WATER RUNOFF RATES ARE LISTED BELOW.

	PRE-DEVELOPED	POST-DEVELOPED
10-YEAR	5.34 CFS	1.3 CFS
100-YEAR	7.83 CFS	0.38 CFS

(A15) ADJACENT LANDUSE

THE EXISTING LAND USES ADJACENT TO THE SITE ARE AS FOLLOWS:

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: COMMERCIAL
EAST: RESIDENTIAL

(A16) CONSTRUCTION LIMITS

THE OVERALL DISTURBED AREA IS APPROXIMATELY ±1.393 ACRES. REFER TO SHEET C900.

(A17) EXISTING VEGETATIVE COVER

THE EXISTING SITE CONSISTS OF RESIDENCES, MISCELLANEOUS STRUCTURES, UTILITIES, AND VEGETATION.

(A18) SOIL MAP

REFER TO SHEET C900.

(A19) LOCATION OF PROPOSED STORMWATER SYSTEMS

REFER TO SITE DRAINAGE PLAN, SHEET C400.

(A20) OFF-SITE CONSTRUCTION PLAN

REMOVAL AND REPLACEMENT OF ASPHALT IN THE ALLEY WEST OF THE SITE. ADDITIONAL PAVEMENT ON THE SOUTH SIDE OF JERSEY STREET, UTILITY SERVICE CONNECTIONS IN THE STREETS SURROUNDING THE PROJECT SITE.

(A21) SOIL STOCKPILE, BORROW AND/OR DISPOSAL

NO PERMANENT SOIL STOCKPILES ARE PLANNED FOR THIS DEVELOPMENT.

(A22 & A23) EXISTING & FINAL SITE TOPOGRAPHY

REFER TO EXISTING TOPOGRAPHIC SURVEY, AND SITE GRADING PLAN SHEET C300.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN CONSTRUCTION COMPONENT (SECTION B)

(B1) POTENTIAL CONSTRUCTION POLLUTANTS

POTENTIAL POLLUTANTS SOURCES RELATIVE TO A CONSTRUCTION SITE MAY INCLUDE, BUT ARE NOT LIMITED TO MATERIAL AND FUEL STORAGE AREAS, FUELING LOCATIONS, EXPOSED SOILS AND LEAKING VEHICLE/EQUIPMENT. POTENTIAL POLLUTANTS THAT MAY APPEAR AT THE SITE DUE TO CONSTRUCTION ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO DIESEL FUEL, GASOLINE, CONCRETE AND CONCRETE WASHOUT, SOLID WASTE, SEDIMENT, PAINT AND SOLVENTS, EQUIPMENT REPAIR PRODUCTS, ANTI-FREEZE AND FERTILIZER.

(B2) STORMWATER QUALITY SEQUENCE

PRE-CONSTRUCTION ACTIVITIES:

- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF INDIANAPOLIS DEPARTMENT OF BUSINESS AND NEIGHBORHOOD SERVICES.
- DESIGNATE A PERSON TO BE RESPONSIBLE FOR THE SITE INSPECTIONS AFTER EACH 1/2" RAIN AND A MINIMUM OF ONCE EACH WEEK.
- CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. (HOLEY MOLEY) AT 1-800-382-5544 TO CHECK LOCATIONS OF ANY EXISTING UTILITIES- MIN. 2 DAYS PRIOR BEFORE CONSTRUCTION ACTIVITY.
- ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND RULE 5 NOI AND RULE 5 INSPECTION DOCUMENTATION.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES AS INDICATED ON DRAWINGS.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS INDICATED ON DRAWINGS- ADD ADDITIONAL STONE AS NEEDED.
- ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES.

CONSTRUCTION ACTIVITY PHASING:

- AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN EARTHWORK OPERATIONS- ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 15 DAYS.
- CONSTRUCT CONCRETE WASH STATION BEFORE CONCRETE WORK IS TO COMMENCE ON SITE. REFER TO PLAN FOR LOCATION.
- STRIP TOPSOIL AND STOCKPILE, START MASS GRADING OF PROPOSED DETENTION POND, AFTER COMPLETION OF MASS GRADING AND FINAL GRADING: SEED ALL DISTURBED AREAS, COMMON AREAS AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
- INSTALL THE PROPOSED DETENTION POND SPILLWAY AND OTHER SAFETY MEASURES AND PLANTINGS AS INDICATED ON PLANS.
- START BUILDING FOUNDATIONS.
- INSTALL SEWERS, ALL UTILITIES AND UNDERDRAINS. ADD INLET PROTECTION MEASURES AS INDICATED ON PLANS.
- INSTALL CONCRETE CURBS, PAVEMENT AREAS AND WALKS AS INDICATED ON PLANS.
- PLACE TOPSOIL IN ALL TURF, AND LANDSCAPE AREAS.
- INSTALL FINAL PAVEMENT AND FINAL GRADE AREA.
- INSTALL LANDSCAPING AND FINAL SEEDING.
- REMOVE ALL SEDIMENT CONTROL PRACTICES ONCE THE SITE IS STABILIZED.
- NOTE: INSTALL TEMPORARY SEEDING AFTER A SPECIFIC STAGE OF CONSTRUCTION HAS BEEN COMPLETED (TEMPORARY OR FINAL) WHERE AREAS WILL BE IDLE OF CONSTRUCTION ACTIVITIES FOR A PERIOD OF 15 DAYS OR MORE.

(B3) CONSTRUCTION ENTRANCE INFORMATION

THE LOCATION OF THE CONSTRUCTION ENTRANCE IS ON SHEET C900.

(B4) SHEET FLOW SEDIMENT CONTROL

SILT FENCE, FILTER SOCK, TEMPORARY SEEDING AND EROSION CONTROL INLET PROTECTION WILL BE USED AS EROSION CONTROL MEASURES FOR SHEET FLOWS. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR EACH STATED SEDIMENT CONTROL MEASURE IS ON SHEETS C900-C902.

(B5) CONCENTRATED FLOW SEDIMENT CONTROL

EROSION CONTROL BLANKET, AND RIP RAP APRONS WILL BE USED AS EROSION CONTROL MEASURES FOR CONCENTRATED FLOWS. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR EACH STATED CONCENTRATED FLOW MEASURE IS ON SHEETS C900-C902.

(B6) INLET PROTECTION LOCATIONS AND SPECS

INLET PROTECTION WILL BE PLACED AT ALL INLETS. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR INLET PROTECTION MEASURES ARE ON SHEETS C900-C902.

(B7) RUNOFF CONTROL MEASURES

SILT FENCE, TEMPORARY SEEDING AND EROSION CONTROL INLET PROTECTION WILL BE USED TO CONTROL RUN OFF. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR EACH STATED SEDIMENT CONTROL MEASURE IS ON SHEETS C900-C902.

(B8) OUTLET PROTECTION SPECIFICATIONS

REFER TO PLANS FOR THE LOCATION, DETAILS, AND SPECIFICATIONS FOR OUTLET PROTECTION- SHEETS C900-C902.

(B9) GRADE STABILIZATION MEASURES

EROSION CONTROL BLANKETS WILL BE USED IN THIS PHASE ON GRADES GREATER THAN 3:1 AND/ OR EXPOSED TO CONCENTRATED FLOW. REFER TO CONSTRUCTION PLANS FOR LOCATIONS.

(B10) STORMWATER QUALITY DETAILS

REFER TO CONSTRUCTION PLANS FOR LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS FOR EACH STORMWATER QUALITY MEASURES.

(B11) TEMPORARY SURFACE STABILIZATION

TEMPORARY SEEDING AND EROSION CONTROL MATTING WILL BE USED AS TEMPORARY SURFACE STABILIZATION MEASURES. REFER TO SHEETS C900 FOR SEEDING AREAS. CONTRACTOR TO SEED ALL DISTURBED AREAS. REFER TO SEEDING TABLES ON SHEET C902.

- SELECT APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE ON SHEET C902. APPLY SEED UNIFORMLY.
- INSPECT 24 HOURS AFTER EACH RAIN EVENT AND OR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- USE PHOSPHOROUS FREE FERTILIZER (12-0-12) UNLESS SOIL TESTING SHOWS A NEED.

(B12) PERMANENT SURFACE STABILIZATION

PERMANENT SEEDING WILL BE USED AS PERMANENT SURFACE STABILIZATION MEASURES. REFER TO SHEETS C900 FOR SEEDING AREAS. CONTRACTOR TO SEED ALL DISTURBED AREAS. REFER TO SEEDING TABLES ON SHEET C902.

- SELECT APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE ON SHEET C902. APPLY SEED UNIFORMLY.
- INSPECT 24 HOURS AFTER EACH RAIN EVENT AND OR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- USE PHOSPHOROUS FREE FERTILIZER (12-0-12) UNLESS SOIL TESTING SHOWS A NEED.

(B13) MATERIAL HANDLING AND SPILL PREVENTION

Expected materials that may appear at the site due to construction activities include, but are not limited to petroleum products, fertilizers, paint and solvents, and concrete. Materials should be stored in the designated material storage area.

Spill prevention for vehicle and equipment fueling shall conform to the following practices: 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 designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures. 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. 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 pads 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 area. Protect fueling areas with berms and dikes to prevent runoff, runoff, and to contain spills. Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended. Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

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 soils.

Spill prevention for solid waste shall conform to the following practices: 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. Solid waste generated from trees and shrubs removed during land clearing or construction of existing structures, and building construction. Packaging materials including wood, paper, and plastic. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical conduits, Styrofoam and other package construction materials. 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 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 this 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 designed for construction debris. Do not hose out drums on the construction site. Leave dumpster cleaning to the trash hauling contractor. Arrange for regular waste collection before containers 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. 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. Inspect construction waste area regularly. Arrange for regular waste collection.

Spill prevention for concrete washout shall conform to the following practices: Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete. Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated areas. Locate washout areas at least 50 ft from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate. Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

The cleanup parameters shall conform to the following practices: The developer shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumps 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. All maintenance personnel will be made aware of techniques for prevention of spills. They will be responsible for the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and / or necessary alteration to this plan. When spills occur which could endanger human life and this become primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments. 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. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

Spill prevention for vehicle and equipment maintenance shall conform to the following practices: 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 designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. These procedures are suitable on all construction projects where on-site equipment for storage and maintenance of heavy equipment and vehicles. 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. Out door 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 (engine fluid leaks). 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 ft from downstream drainage facilities and water courses. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over and 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 and grease free. Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive 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, other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Properly dispose of or recycle used batteries. Do not place used oil in a dumpster or pour into a storm drain or water course. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Do not bury tires. Repair leaks of fluids and oil immediately.

Spill prevention for fertilizers shall conform to the following practices: Fertilizer's used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Spill prevention for paint and solvents shall conform to the following practices: All containers will be tightly sealed and stored when not required for use. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM but will be properly disposed of according to manufacturers' instructions or State or local regulations.

Spill prevention for portable toilets shall conform to the following practice: All portable toilets must be anchored to prevent spills.

Spill prevention and cleanup shall conform to IDEM form 327 IAC 2-6 and the City of Westfield Fire Department shall be contacted in the case of a material spill occurring.

City of Westfield Fire Department:	(317) 804-3300
City of Westfield Police Department:	(317) 804-3200
Hamilton County Soil & Water District	(317) 773-2181
IDEM Emergency Spill Reporting:	(317) 233-7745 or (888) 233-7745

(B14) MONITORING AND MAINTENANCE GUIDELINES

EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT FENCE	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
FILTER SOCK	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO STREET UPGRADES
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
EROSION CONTROL BLANKET	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING
SEED, SOD & LANDSCAPE AROUND	WATER AS NEEDED	AFTER FINISHED GRADING
DUST CONTROL	AS NEEDED	ALONG WITH ALL EARTHWORK ACTIVITIES
CONCRETE WASHOUT	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO START OF ANY CONCRETE WORK
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF FILTER SOCK	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

* - SEE CHART FOR MAINTENANCE REQUIREMENTS

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

SILT FENCE MAINTENANCE REQUIREMENTS:

- INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
- TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOPDRESS WITH CLEAN STONE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN.
- REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

EROSION CONTROL BLANKET MAINTENANCE REQUIREMENTS:

- INSPECT EACH EROSION CONTROL BLANKET AREAS WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- CHECK FOR DISPLACEMENT OF BLANKET.
- AREAS DISPLACED, PULL BACK PORTION OF BLANKET COVERING THE ERODED AREA, ADD SOIL AND TAMP, RESEED THE AREA. REPLACE AND STAPLE BLANKET.

CONCRETE WASHOUT MAINTENANCE REQUIREMENTS:

- INSPECT EACH CONCRETE WASHOUT AREAS DAILY AND AFTER STORM EVENTS OR HEAVY USE.
- INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE, CHECK FOR LEAKS, SPILLS OR TRACKING OF SOIL BY EQUIPMENT.
- REMOVE EXCESS CONCRETE WHEN WASHOUT SYSTEMS REACHES 50% OF THE DESIGN CAPACITY. UPON REMOVAL, INSPECT STRUCTURE. REPAIR AS NEEDED.
- DISPOSE OF ALL CONCRETE IN A LEGAL MANNER.
- REPLACE PLASTIC LINER AFTER EVERY CLEANING. ENLARGE AS NECESSARY TO MAINTAIN CAPACITY.

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS (cont.)

INLET PROTECTION MAINTENANCE REQUIREMENTS:

- INSPECT EACH INLET PROTECTION MEASURE WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- INSPECT STORM INLET BASKET OR GEOTEXTILE FABRIC AND MAKE REPAIRS.
- REMOVE ANY SEDIMENT. AVOID DAMAGING OR UNDERCUTTING FABRIC.

(B15) EROSION CONTROL SPECIFICATIONS

FOR INDIVIDUAL LOTS

NO ADDITIONAL EROSION CONTROL SPECIFICATIONS ARE NEEDED FOR THIS PHASE.

ASSESSMENT OF STORMWATER POLLUTION

PREVENTION PLAN COMPONENT (SECTION C)

(C1) POTENTIAL LANDUSE POLLUTANTS

POTENTIAL POLLUTANT SOURCES THAT MAY APPEAR AT THE SITE DUE TO PROPOSED LAND USE ACTIVITIES, BUT ARE NOT LIMITED TO VEHICLES, EXPOSED SOIL AND TRASH. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO OIL, GREASE, DIESEL FUEL, GASOLINE, ANTI-FREEZE, AUTO SOAP AND FERTILIZER.

(C2) STORMWATER QUALITY IMPLEMENTATION

THE STORMWATER QUALITY MEASURE IMPLEMENTATION SHALL BE BEGIN AFTER SUBSTANTIAL COMPLETION OF THE CONSTRUCTION ACTIVITIES FOR THE PROPOSED PROJECT. FOLLOWING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED UNTIL ALL PERMANENT MEASURES, AND VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION, INCLUDING LANDSCAPING, IS COMPLETE.

INDIVIDUAL EROSION CONTROL MEASURES MAY BE REMOVED FROM INLET PROTECTION STATUS FOLLOWING SEEDING AND AFTER SUFFICIENT VEGETATION HAS BEEN ESTABLISHED IN AN AREA TO PREVENT SILT AND SOIL EROSION INTO THE STORM SEWER SYSTEM.

INSPECTION AND MAINTENANCE OF LANDSCAPE AREAS AND INFRASTRUCTURE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AND OR LOCAL AGENCIES TAKING JURISDICTION OVER THE INFRASTRUCTURE IMPROVEMENTS.

(C3) POST CONSTRUCTION STORMWATER QUALITY

DESCRIPTION MEASURES:

POST CONSTRUCTION STORMWATER QUALITY MEASURES TO AID IN REDUCING THE AMOUNT OF POLLUTANTS:

- POST CONSTRUCTION STORMWATER QUALITY MEASURES WILL CONSIST OF VEGETATIVE COVER ON THE PERMANENT GRASS AREAS AND EROSION CONTROL BLANKETS IN SPECIFIED AREAS. BOTH THE VEGETATIVE COVER AND EROSION CONTROL BLANKETS ARE INTENDED TO STABILIZE THE DISTURBED AREAS AND TO SERVE AS A SEDIMENT TRAP FOR FINER PARTICLES WITHIN THE STORM SEWER SYSTEM.
- THE USE OF INLETS WITHIN THE STORM SEWER SYSTEM HAS BEEN UTILIZED. MAINTENANCE OF THE INLETS WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR AGENCY TAKING JURISDICTION OVER THE STORM SEWER INFRASTRUCTURE IMPROVEMENTS.
- ALTHOUGH NOT CURRENTLY A PART OF THE PROPOSED SYSTEM, THE OWNER SHOULD BE AWARE THAT IF AN EXCESS OF POLLUTANTS IS DETERMINED TO BE FOUND LEAVING THE SITE, ADDITIONAL MEASURES MAY BE REQUIRED IN THE FUTURE TO FURTHER REDUCE THE AMOUNT OF FINES AND PETROLEUM PRODUCTS.
- A MECHANICAL BMP STRUCTURE AQUA-SWIRL XC-4 IS PROPOSED FOR THIS PROJECT. THE OWNER SHALL FOLLOW THE OPERATION AND MAINTENANCE SCHEDULE AS DEFINED IN THE PROJECT O&M MANUAL. INSPECTIONS SHALL OCCUR AS DEFINED IN THE PROJECT O&M MANUAL.

(C4) LOCATION, DIMENSIONS, SPECIFICATIONS.

AND CONSTRUCTION DETAILS OF EACH

STORMWATER QUALITY MEASURE

THE STORMWATER QUALITY MEASURES FOR POST CONSTRUCTION ACTIVITIES ARE INDICATED WITHIN THESE CONSTRUCTION DOCUMENTS. REFER TO SHEETS C900-C902 FOR EROSION CONTROL MEASURES TO BE IMPLEMENTED WITHIN THE PROJECT SITE. REFER TO SHEETS C300 FOR STORM SEWER IMPROVEMENTS INTENDED TO SERVE THE POST CONSTRUCTED AREA. DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS FOR THESE STORMWATER QUALITY MEASURES ARE INCLUDED WITHIN THE AFOREMENTIONED SERIES OF CONSTRUCTION DOCUMENTS.

(C5) POST CONSTRUCTION MAINTENANCE GUIDELINES

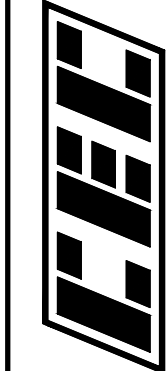
OWNER WILL PROVIDE MAINTENANCE ACTIVITIES FOR THE POST CONSTRUCTION WATER QUALITY MEASURES. MAINTENANCE ACTIVITIES WILL BE COMPLETED AS DESCRIBED BELOW.

- ALL INLET CASTINGS WILL BE INSPECTED MONTHLY. DEBRIS AND TRASH AROUND OR OBSTRUCTING INLETS WILL BE REMOVED AND DISPOSED PROPERLY.
- END SECTIONS WILL BE INSPECTED QUARTERLY. TRASH, STICKS, DEBRIS, AND SEDIMENT WILL BE REMOVED TO ENSURE PROPER PERFORMANCE OF THE END SECTION. RESET RIPRAP IF DISPLACED BY A LARGE RAIN EVENT. ADD ADDITIONAL RIPRAP IF NECESSARY.
- GRASS AREAS SURROUNDING INLETS WILL BE MAINTAINED ON A REGULAR MOWING CYCLE. TRASH AND DEBRIS WILL BE REMOVED FROM SEEDED AND PAVED AREAS.
- DAMAGE TO INLET CASTINGS, INLET STRUCTURES, STORM STRUCTURES, OR CATCH BASINS SHOULD BE REPAIRED AS SOON AS POSSIBLE.
- A MECHANICAL BMP STRUCTURE AQUA-SWIRL XC-4 IS PROPOSED FOR THIS PROJECT. THE OWNER SHALL INSPECT THE SYSTEM ON AT LEAST A MONTHLY BASIS. MORE FREQUENT INSPECTIONS MAY NEED TO TAKE PLACE DURING PERIODS OF HEAVY RAINFALL. THE BMP SHOULD BE INSPECTED FOR FLOATABLE DEBRIS AND FROM ACCUMULATED SEDIMENT. ANY EXCESS SEDIMENT SHOULD BE COLLECTED TO BE REMOVED OF IN A PROPER LOCATION SO THAT THE DEBRIS DOES NOT ENTER INTO THE DOWNSTREAM STORMWATER SYSTEM. ALL MAINTENANCE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL FOLLOW THE OPERATION AND MAINTENANCE SCHEDULE AS DEFINED IN THE PROJECT O&M MANUAL. INSPECTIONS SHALL OCCUR AS DEFINED IN THE PROJECT O&M MANUAL.

EROSION CONTROL RESPONSIBLE PERSON

THE PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL IS LISTED BELOW.

ROGER FOSTER
ESTRIDGE
12965 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
PHONE: 317-714-0040
EMAIL: rogerfooster@estrIDGE.net

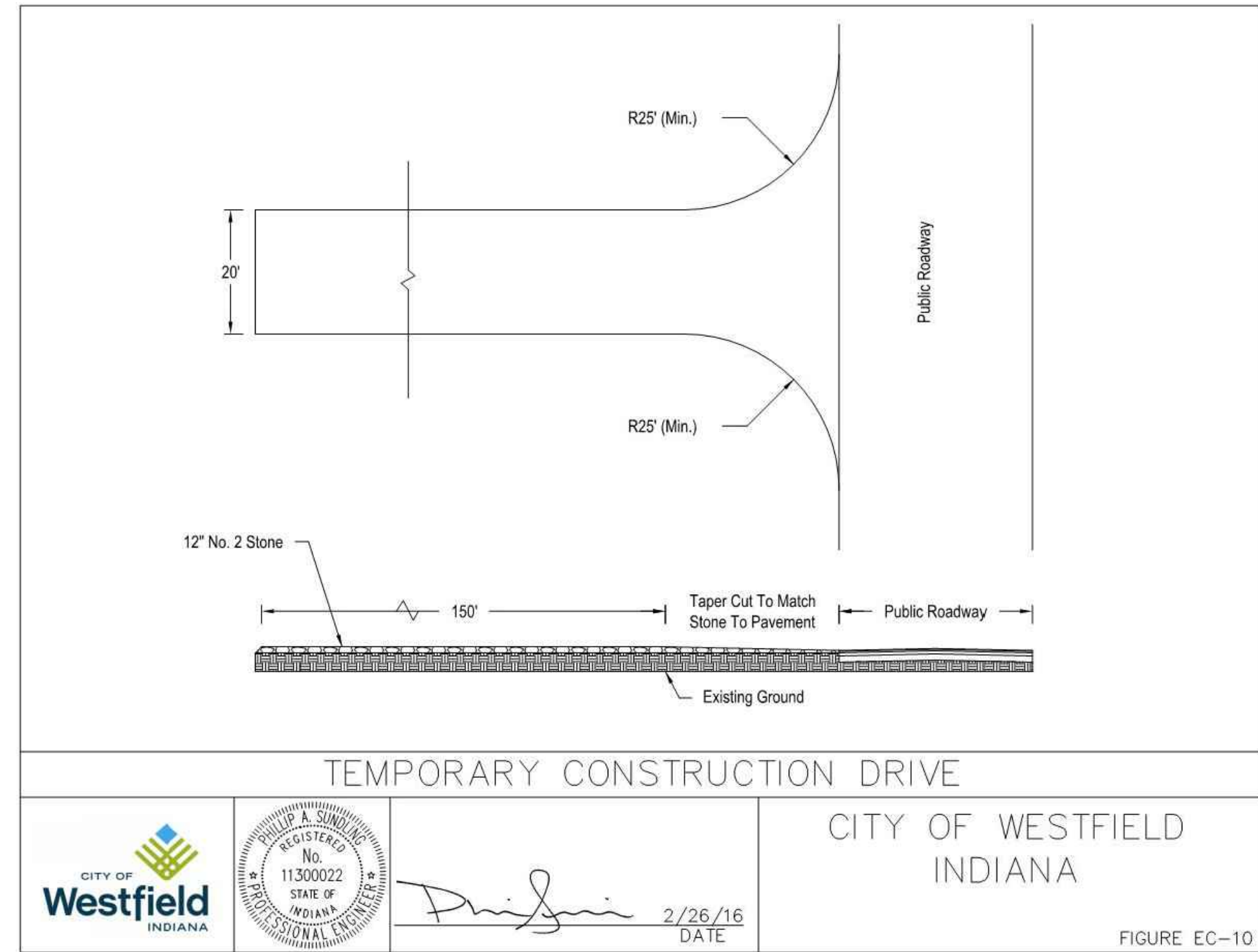


Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

STORMWATER POLLUTION PREVENTION NOTES

DATE:	MAY 01, 2020	DRAWN BY:	JCB
DWG SCALE:		DRAFT	
PROJECT NO:	NONE	CHECKED BY:	300-379
APPROVED BY:		DRAFT	



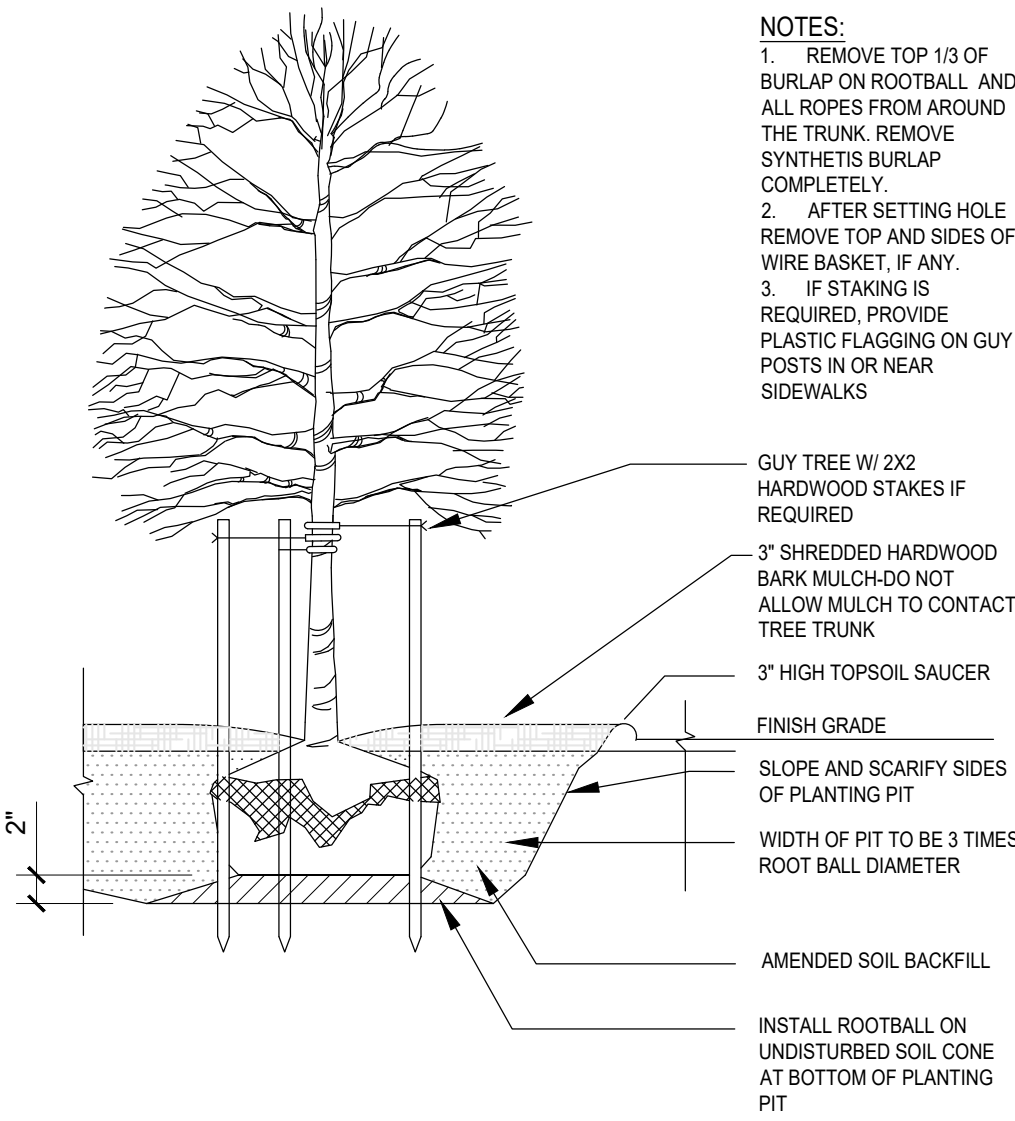
DETAIL 906
TEMPORARY CONSTRUCTION DRIVE
N.T.S.

STORMWATER POLLUTION PREVENTION DETAILS

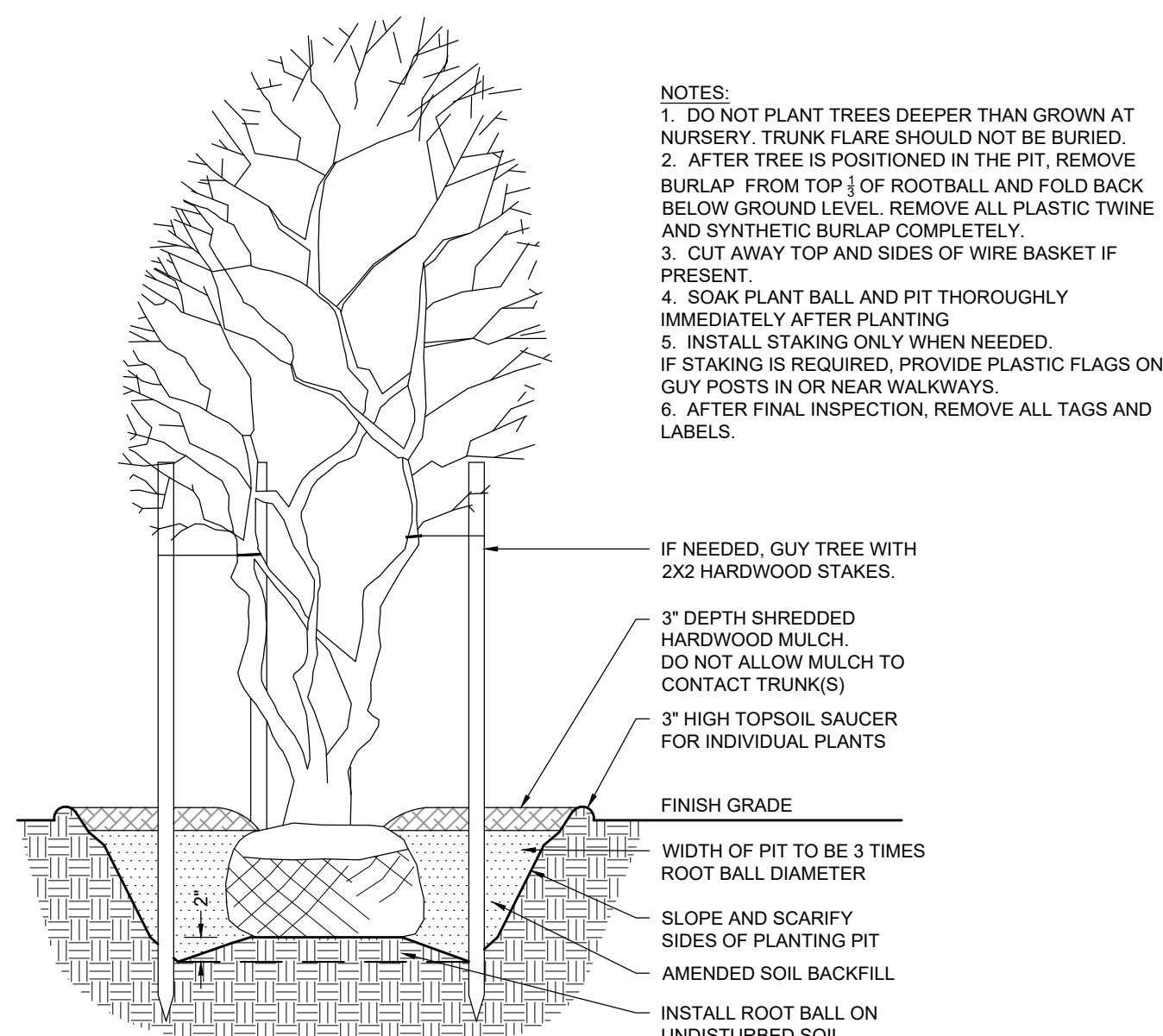
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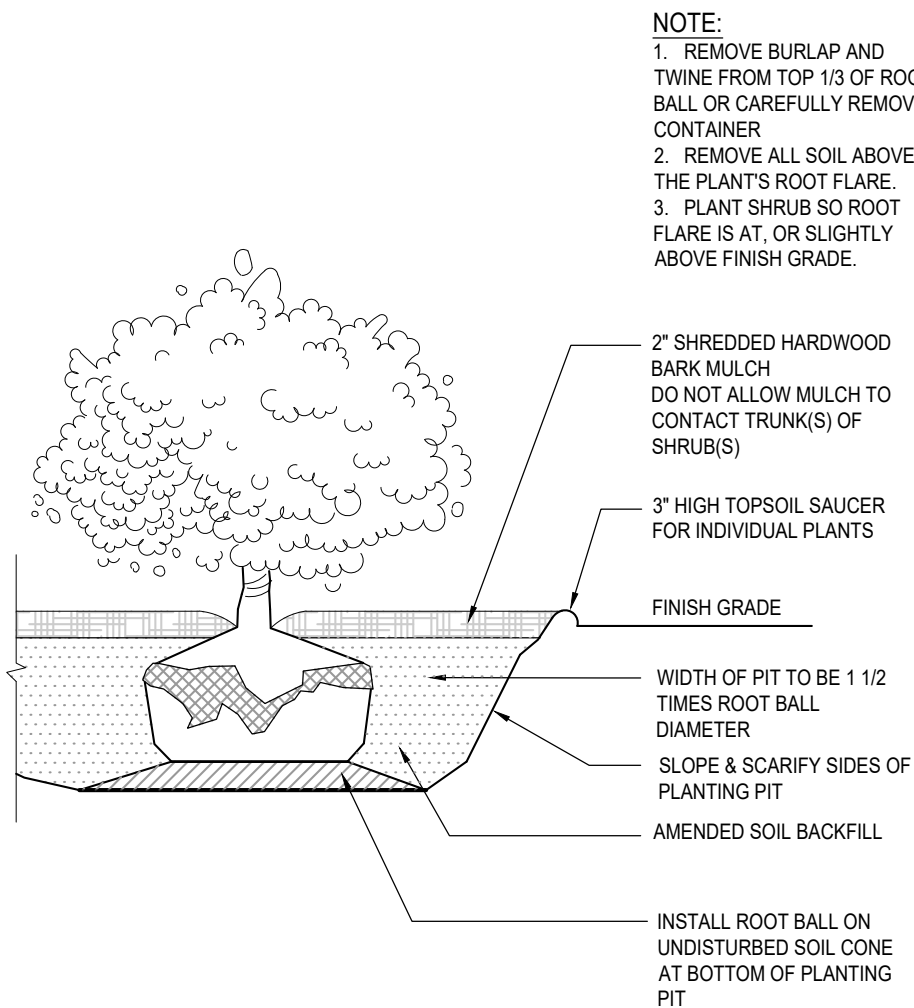
REVISION RECORD	DESCRIPTION
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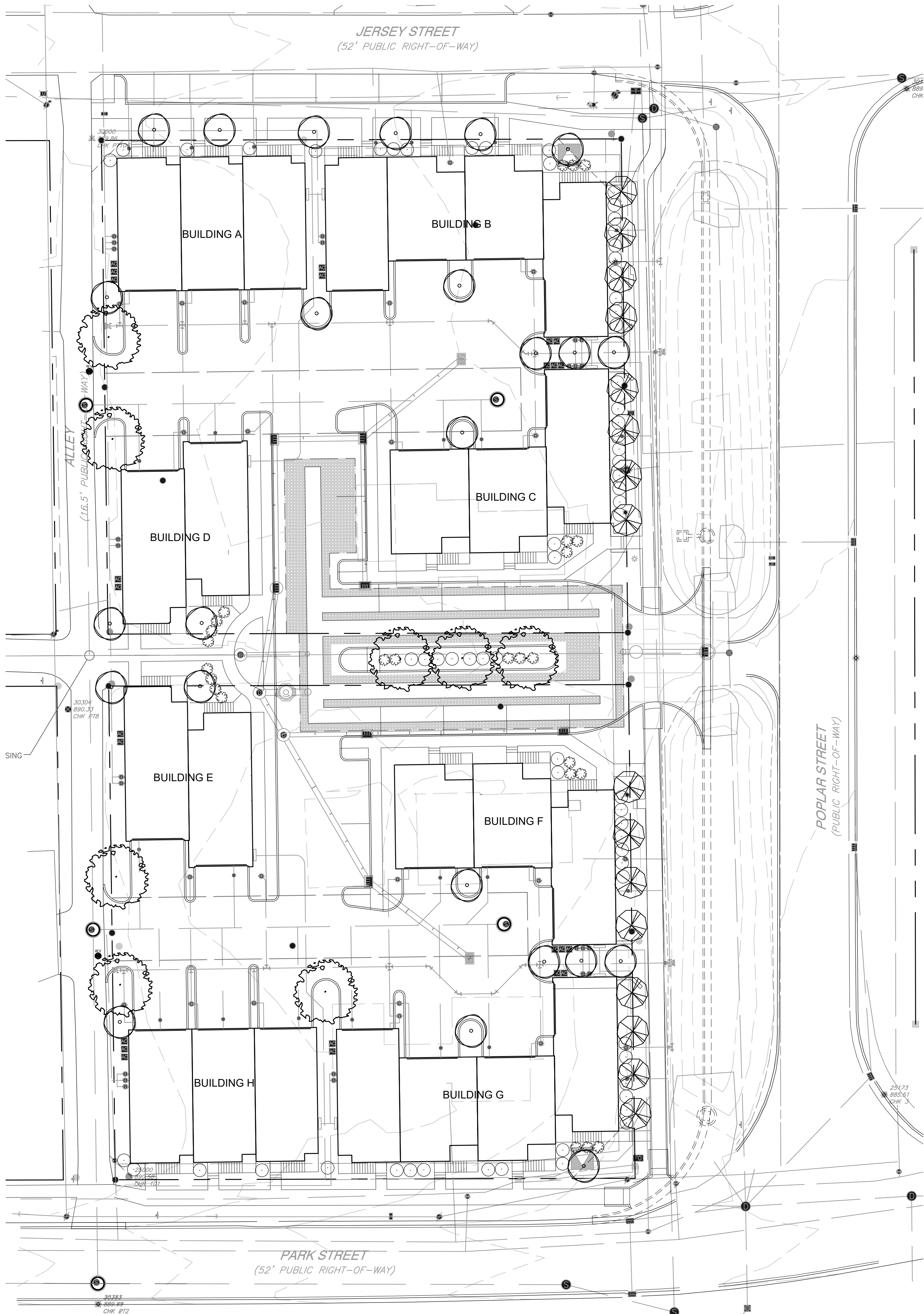
1 TREE PLANTING DETAIL



2 MULTI-STEM TREE PLANTING DETAIL



3 SHRUB PLANTING DETAIL



MINIMUM LOT LANDSCAPING CALCULATIONS:

TOTAL DWELLING UNITS: 24

	SHADE TREES	ORNAMENTAL TREES	SHRUBS
	2/UNIT	1/UNIT	4/UNIT
REQUIRED	48 (2" cal.) or 24 (4" cal.)	24	96
PROVIDED	24 (4" cal.)	24	96

*CREDIT FOR LARGER TREES: (1) 4" CAL. TREE = (2) 2" CAL. TREES

PLANT LEGEND:

- (8) TYPICAL SHADE TREE, MIN. 4" CAL.
- (9) TYPICAL COLUMNAR SHADE TREE, MIN. 4" CAL.
- (6) TYPICAL ORNAMENTAL TREE, MIN. 2" CAL.
- (96) TYPICAL SHRUBS, MIN. 18" HT.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN LANDSCAPE PLAN AND FIELD CONDITIONS PRIOR TO INSTALLATION. SHOULD DISCREPANCIES OCCUR, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER OF SUCH DISCREPANCIES BEFORE INSTALLATION BEGINS. FISCHER DESIGN, LLC, ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF LANDSCAPE PLAN.
- CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS FOR COMPLIANCE WITH PLANTING REQUIREMENTS AND DETERMINE IF AREAS AND CONDITIONS AFFECTING PERFORMANCE OF THE WORK ARE SATISFACTORY. DO NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN ACCEPTABLE MANNER. VERIFY THAT NO DELETERIOUS SUBSTANCES ARE PRESENT IN PLANTING AREAS. REMOVE SOIL THAT IS UNSUITABLE FOR PLANTING AND REPLACE WITH PLANTING SOIL BACKFILL.
- DO NOT MIX OR PLACE SOILS AND AMENDMENTS THAT ARE FROZEN, WET OR IN MUDDY CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES TO LOCATE UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING UTILITY LOCATIONS THROUGHOUT THE ENTIRE LANDSCAPE PROJECT.
- CONTRACTOR SHALL PROTECT ADJACENT SURFACES INCLUDING STRUCTURES, UTILITIES, PAVEMENT AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK STANDARDS.
- PROCEED WITH PLANTING ONLY WHEN WEATHER CONDITIONS ARE FAVORABLE.
- CONTRACTOR SHALL FINISH GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2" OF FINISH ELEVATION.
- LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- ALL DISTURBED AREAS SHALL BE SEEDED WITH SEED MIXTURE APPROVED BY OWNER'S REPRESENTATIVE.
- ALL PLANTING BEDS SHALL RECEIVE A SPADE CUT EDGE AND 3" SHREDDDED HARDWOOD MULCH.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES AND STRUCTURES, 10' FROM DRIVEWAYS, ALLEYS AND FIRE HYDRANTS AND 4' FROM SIDEWALKS AND CURBS.
- ALL STREET TREES SHALL MATCH THE CITY OF WESTFIELD MASTER TREE LIST.

WRITTEN PUBLIC COMMENTS

Docket Number: 2004-SPP-05 & 2004-ODP-05
Petitioner: Roger Foster, Estridge
Request: Petitioner requests a Primary Plat and Overall Development Plan review of 24 lots on 1.25 acres +/- within the Poplar Street Townhomes Planned Unit Development (PUD) District.

Enclosed Attachments:

April 6, 2020 Public Hearing

1. Jennings, Mark 415 Jersey Street, Westfield, IN 46074 (3/30/2020)

Jonathan Dorsey

From: Mark Jennings <mjennings@integrityedm.com>
Sent: Monday, March 30, 2020 08:59 AM
To: APC
Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com; 'amylickliter@estridge.net'; 'brandonortiz@estridge.net'; 'sarahstamper@estridge.net'
Subject: Estridge - Poplar St Townhomes

Hello APC,

Im writing about a noticed received about the subject development.

I own the property 415 Jersey St, to the northwest of the proposed development.

A draft sketch of the development shows that a major change to the configuration of the alleys has been proposed.

I am writing to register my objection to this alley configuration.

It appears that the existing E-W alley running from Poplar thru to Maple will be blocked off and replaced with two exits into the N-S alley running from Jersey to Park.

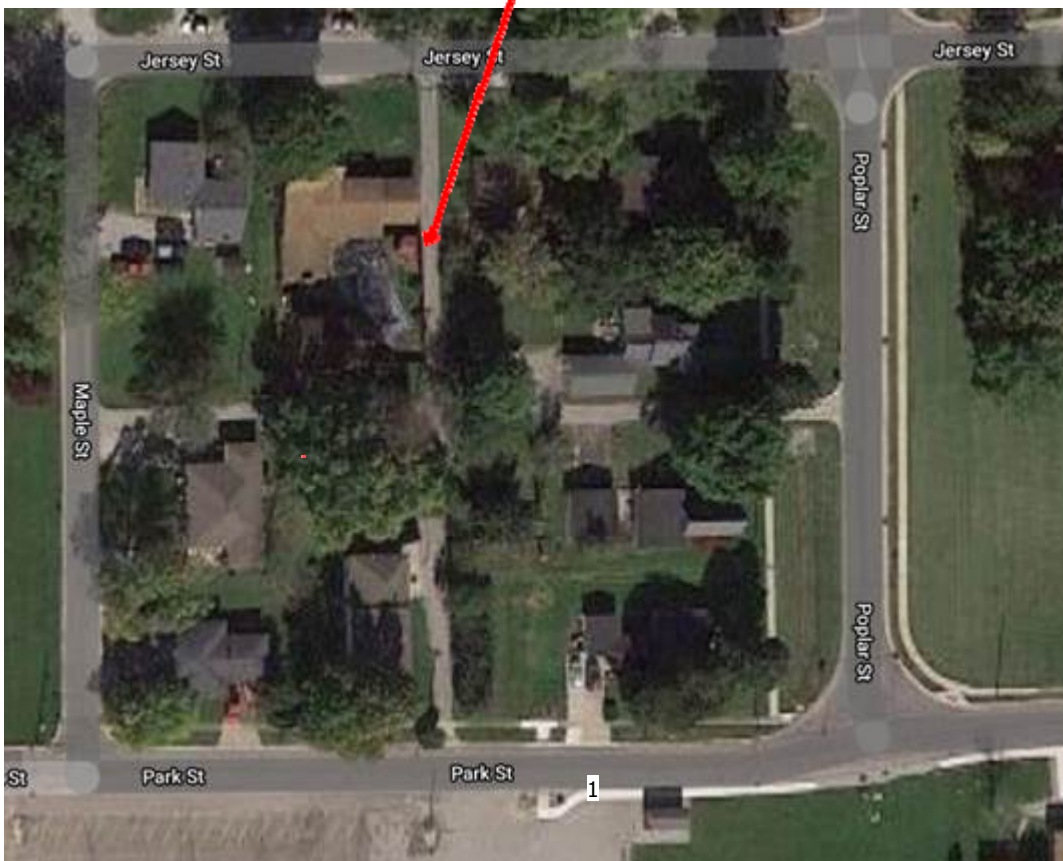
It is my intention to demo and develop 415 Jersey as a commercial property.

This proposed alley configuration creates a nuisance traffic pattern which will unfairly inhibit my ability to market 415 Jersey as a commercial property.

Given current problems with APC public hearings, I wish to make my objection to this clear from the beginning.

Please contact me with any information regarding APC review of this subject.

Thank You,
Mark Jennings





Westfield–Washington Township Advisory Plan Commission

Minutes of the May 6, 2020 APC Meeting

Presented for approval: May 18, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, May 6, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: All Present

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

APPROVAL OF MINUTES

Motion: McCarty motioned to approve the April 20, 2020 meeting minutes.
Maue seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

**2004-ODP-06 &
2004-SPP-06**

Chatham Villages Phase 1

West of US 31, East of Tomlinson Rd, North of 196th St, South of 203rd St.
Chatham Hills LLP by Cripe requests a Primary Plat and Overall Development Plan review of 207 Lots on approximately 146.675 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Corey Harris ▪ charris@westfield.in.gov)

Harris overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received three written comments.

The Petitioners, Phil Sundling and Brad Henke, with Henke Development summarized this petition using a visual presentation. Sundling said the project would have a historic downtown feel with ample green space and a variety of amenities. Sundling addressed neighboring properties' existing drainage issues. He spoke about the Tomlinson Road traffic and other road improvements. Henke said that it was very important to have a village-like feel.

Public Hearing for 2004-ODP-06 & 2004-SPP-06 opened at 7:12 p.m.

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No additional public comments received.

Public Hearing for 2004-ODP-06 & 2004-SPP-06 closed at 7:14 p.m.

Kelleher asked if Sundling had spoken with the property owners who sent in comments, and asked if they were satisfied with his response.

Sundling replied yes.

Horkay asked the Petitioners if there was going to be a street connection at 199th or a cul-de-sac. He asked if Public Safety felt comfortable with this plan.

Sundling responded that they had worked with the affected neighbor, and it was determined that a cul-de-sac was the best option.

Howard said that staff would work with public safety and the Technical Advisory Committee (TAC) on this prior to approval.

Johns said he had concerns about all the traffic being channeled on to Tomlinson, which he said would create additional conflicts at the 203rd Street and the Tomlinson Road intersection.

McCarty said he understood that Tomlinson Road needs improved, but also understands that the Road Impact Fees are needed to help pay for the improvements.

Spoljaric said she had concerns about 203rd street and the design of Chad Hittle Boulevard. She said that 203rd street can't handle construction traffic. She asked if Chad Hittle Boulevard could be stubbed and not open until it develops to the north.

Sundling said construction activity could be kept off 203rd. He said he is willing to discuss with Public Works and the City engineer about not opening the Chad Hittle Boulevard entrance until it goes further north.

Maue shares the traffic concerns, but didn't speak up earlier as, from a planning perspective, this project is consistent with the zoning. He said that the traffic issues should be deferred to TAC.

**2005-ODP-07 &
2005-SPP-07**

Austrian Pine Subdivision

E Corner of SR 32 and Austrian Pine Way

Westfield Properties, LLC by Weihe Engineers, LLC requests Primary Plat and Overall Development Plan review for two (2) lots on 12.5 acres +/- in the Austrian Pine PUD District.

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

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-07 & 2005-SPP-07 opened at 7:25 p.m.

No public comments received.

Public Hearing for 2005-ODP-07 & 2005-SPP-07 closed at 7:27 p.m.

Spoljaric said she had provided comments to the Petitioner prior to the meeting.

**2005-ODP-08 &
2005-SPP-08**

Grand Central Subdivision

E 181st St & Sun Park Dr

CH Group, LLC by Church, Church, Hittle & Antrim, LLP requests Primary Plat and Overall Development Plan review for five (5) lots on 24.47 acres +/- in the 181st Street PUD District

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

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-08 & 2005-SPP-08 opened at 7:29 p.m.

No public comments received.

Public Hearing for 2005-ODP-08 & 2005-SPP-08 closed at 7:31 p.m.

No APC comments.

**2005-ODP-10 &
2005-SPP-10**

Hamilton Memorial Subdivision

4180 Westfield Road

Washington Park Cemetery Association by Marten Construction requests Overall Development Plan and Primary Plat review of 1 lot on 54.6 acres +/- in the AG-SF1: Agricultural Single-family Rural District.

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

Ernest overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-10 & 2005-SPP-10 opened at 7:33 p.m.

No public comments received.

Public Hearing for 2005-ODP-10 & 2005-SPP-10 closed at 7:35 p.m.

No APC comments.

2005-PUD-04

Junction PUD Amendment IV

17655 Shamrock Blvd.

Shamrock Land Acquisitions requests an amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

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

Howard overviewed this request for an amendment to the Junction PUD. She said that the Department had received two public comments prior to the meeting, which have been uploaded to the agenda. She said that the Petitioner communicated with the Grand Junction Task Group (GJTG) and secured a letter of support from them for this proposal.

Public Hearing for 2005-PUD-04 opened at 7:37 p.m.

One written public comment was received during the meeting.

Public Hearing for 2005-PUD-04 closed at 7:39 p.m.

The Petitioner, Birch Dalton with Shamrock Land Acquisitions said that this request was a fairly simple amendment. He said that he is well aware of the traffic issues. He said the roundabout congestion would be

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relieved by the addition of two more traffic lanes. He said he would work with Riverview and the schools to address traffic and use.

Kelleher stated that she had concerns about the height of the building that would back up to residential and also had concerns about the increased traffic. She said she would like the PUD to address widening the road if that is being proposed. She said that the Petitioner says that he is not increasing the size of the building, just making it taller; and she asked about how much the footprint would decrease in order to increase the height. She asked about the building sizes/footprints are listed in the original PUD.

Dalton replied that the traffic issue needs to include input from Riverview and the schools. His goal is to have good traffic movement. He said that he wouldn't build if there was going to be a traffic problem. He said the original PUD included a concept plan which showed building as a large rectangle. He said he needs to shrink the footprint to allow for landscaping and green space.

Burkman asked about the permitted apartment use as opposed to original assisted living use. She said that multi-family seems likely to create additional traffic. She also said she was concerned about permitted retail due to the traffic issues.

Dalton clarified that apartments are already permitted, this would just remove the senior restriction. He said that he also had worked with Riverview to discuss both providing additional land for road widening that would benefit the school traffic as well as the roundabout. He said he has other sites approved for apartments, but feels that this is the best site that he has due to its proximity to Riverview.

Burkman asked if there could be a count conducted for existing and approved apartments along State Road 32.

Todd responded that the Department can get some numbers together regarding approved apartments.

Burkman asked what market rate housing means; does that mean government subsidized.

Dalton replied that market rate means they are in line with other apartments' current rates, and does not mean they are subsidized or a HUD project

Horkay said he was not opposed to the project; however, he thinks that it needs additional review prior to recommendation.

Johns said he was also concerned about adding multi-family as a permitted use, along with changing the building heights. He said he had several concerns including traffic and said that he felt the suggested road widening seems like it that would create a funnel going into the school campus. He asked if a traffic study had been conducted. He said he feels there is need to research and verify that Riverview is in fact willing to give up property to widen the road. He voiced concerned about apartments being located next to school. He said other concerns include items of safety. He said that he was concerned about having a 4-story building next to school and a potential gunman on top of such a building. He said he would like to have public safety and school administration input on this concern. He asked if the Comprehensive Plan envisions multi-story residential next to the school. He asked if this had been discussed with the school. He said he was worried about the viability of the retail use under multi-family adding that he heard that this is not working in some of the places where they currently exist. He said he was also concerned about parking. He felt that there are currently plenty of multi-family planned. He said he thought term workforce equated to low income; He said he was ok if the apartments are market rate.

Graham stated that in the future, that for long lists of comments, it is appropriate to send the comments to staff prior to the hearing so that staff and the petitioner can gather some answers prior to the hearing.

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Dalton reiterated that the current PUD permits apartments at 3-stories, along with hotels. He has been working on this project because the PUD was approved. He stated that the multi-family use was previously approved. He said the traffic issues could be alleviated by the school addressing its current parking design. He stated he was only requesting two changes in this amendment; one for building height and the other for lifting the age restriction.

Howard responded that multi-family dwelling is being added because it is a UDO defined term, but that apartments are currently permitted for seniors only at 3-stories. She said the Department can coordinate with Public Works, police, and the school regarding concerns.

Howard stated that she received an additional question about when construction would begin.

Dalton replied that they would be lucky to begin next construction season and would likely take 16-18 months to complete.

Maue said had had no any issues with the change of use. He asked if a new site plan was included to show building location, where will the building be located on the site, and how far would it be from the eastern property line

Dalton responded that there would be 15-foot buffer along the east. He said there had been discussion of putting a connector road between this property and property to south. He said that the north/south dimension of building would shrink and not the east/west dimension.

Maue said if building size is not shrinking east/west, then he would still have the same concerns from the original approval. He said he would like to see some additional exhibits showing how this will affect the nearby homes.

McCarty said he likes the project and would like to see the age restriction lifted and to see rental prices that will accommodate new teachers. He feels that this type of housing might help the schools attract and retain new teachers.

Spoljaric said she does not see senior living apartments as the same as multi-family, even if they can technically be similar by definition, so the change in use does concern her. She said she thought that senior only living is advantageous in achieving the diversity contemplated in the Comprehensive Plan, which is part of the reason she originally supported the petition. She said she was concerned about height; however, but if the neighbors have no concerns she will let that issue go.

Schmitz stated that his concerns had been addressed by others APC members.

Graham said he was not concerned about the height in regard to gunman issues as the hospital is taller. He said he thought this project would improve the traffic problem. He said he thinks this would be good product for healthcare workers, teachers, and families with children in school. He said he had no issues with the request. He said he is concerned about apartment residents being profiled as sketchy and said he had previously spoken to Chief Rush about this topic and said he felt that argument doesn't hold water.

ITEMS CONTINUED TO A FUTURE MEETING

2003-PUD-02

Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

**2005-ODP-09 &
2005-SPP-09**

Monon Corner Subdivision

South of 206th Street and west of Horton Road

Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: McCarty. Motion passed. Vote: 9-0.

Meeting adjourned at 8:20 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary