



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_20_2020

Monday, April 20, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 20, 2020 at 07:00 PM

MEETING PLACE:

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

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

Online viewable at <https://www.youtube.com/user/CityofWestfieldIN>

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - April 6, 2020

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

Change to the Schedule of Meetings

Documents: [Proposed Change to the Schedule of Meetings](#)

Review APC Rules & Procedures

CONSENT AGENDA

2004-DDP-06

Chick-fil-A Expansion

14674 Thatcher Lane

Chick-fil-A, Inc. by GBC Design, Inc. requests Detailed Development Plan approval of a 471 square foot building addition to an existing Fast Food restaurant in the Village Park Plaza II PUD District.

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

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

2004-DDP-07

Commerce Drive Parking Expansion

17740 Commerce Drive Northwest intersection of Dartown Road and State Road 32

Patch Development by American Structurepoint requests Detailed Development Plan review of a 16,500 square foot parking lot expansion on 1.96 acres +/- in the EI: Enclosed Industrial District.

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

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

ITEMS OF BUSINESS

2004-SPP-04 && 2004-ODP-04

Haworth Business Park

SE Corner of 169th Street & Oak Ridge Road

Wilcox Development, LLC by Keeler-Webb Associates, Inc. requests Primary Plat and Overall Development review of four (4) lots on 37.63 acres +/- in the Haworth Business Park 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](#)

Plan Commission Order 20-01

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Exhibit 1: Plan Commission Order 20-01](#) | [Exhibit 2: RDC Resolution 03-2020](#) | [Exhibit 3: Location Map](#)

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)

2004-SPP-05 && 2004-ODP-05[CONTINUED]

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)

2004-SPP-06 && 2004-ODP-06[CONTINUED]

Chatham Villages Phase 1

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

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

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 20, 2020
2004-SPP-04 & 2004-ODP-04

Petition Number: 2004-SPP-04 & 2004-ODP-04

Project Name: Haworth Business Park

Subject Site Address: SE Corner of 169th Street & Oak Ridge Road (the "Property")

Petitioner: Wilcox Development, LLC by Keeler-Webb Associates, Inc. (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for one (1) lot and (3) blocks on approximately 37.63 acres +/- in the Haworth Business Park PUD

Current Zoning: Haworth Business Park PUD (Ord. 17-05)

Current Land Use: Agricultural

Approximate Acreage: 37.63 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

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

2004-SPP-04

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.

Per the Thoroughfare Plan, Oak Ridge Road is a Secondary Arterial that requires a 60-foot wide half Right-of-way. City Engineer has deemed the shown 50-foot half Right-of-way as sufficient.



- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

- 42) Block Standards (Article 8.1)



- 43) Easement Standards (Article 8.3)
- 44) Monument and Marker Standards (Article 8.5)
- 45) Open Space and Amenity Standards (Article 8.6)
- 46) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 47) Storm Water Standards (Article 8.8)
- 48) Street and Right-of-Way Standards (Article 8.9)
- 49) Street Light Standards (Article 8.10)
- 50) Street Sign Standards (Article 8.11)
- 51) Surety Standards (Article 8.12)
- 52) Utility Standards (Article 8.13)

HAWORTH BUSINESS PARK PUD (ORD. 17-05) & EI: ENCLOSED INDUSTRIAL UNDERLYING ZONING

The plans comply.

- 53) Concept Plan
- 54) Architectural Overlay Zone
- 55) Minimum Tract Requirement 1.2 acres
- 56) Minimum Lot Frontage 70 feet
- 57) Minimum Building Setback Lines
 - a) Front Yard
 - i) Expressways & Arterials 100 feet
 - ii) All Others 40 feet
 - b) Side Yard 20 feet
 - c) Rear Yard 20 feet
- 58) Minimum Lot Width No minimum



2004-ODP-04

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

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.



- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) 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.

- 59) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 60) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 61) 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.
- 62) 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.

- 63) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements



- 64) Lot Standards (Article 6.10)
- 65) Setback Standards (Article 6.16)
- 66) Vision Clearance Standards (Article 6.19)
- 67) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 68) Block Standards (Article 8.1)
- 69) Easement Standards (Article 8.3)
- 70) Monument and Marker Standards (Article 8.5)
- 71) Open Space and Amenity Standards (Article 8.6)
- 72) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 73) Storm Water Standards (Article 8.8)
- 74) Street and Right-of-Way Standards (Article 8.9)
- 75) Street Light Standards (Article 8.10)
- 76) Street Sign Standards (Article 8.11)
- 77) Surety Standards (Article 8.12)
- 78) Utility Standards (Article 8.13)

HAWORTH BUSINESS PARK PUD (ORD. 17-05) & EI: ENCLOSED INDUSTRIAL UNDERLYING ZONING

The plans comply.

- 79) Concept Plan
- 80) Architectural Overlay Zone
- 81) Minimum Tract Requirement 1.2 acres
- 82) Minimum Lot Frontage 70 feet
- 83) Minimum Building Setback Lines
 - a) Front Yard
 - i) Expressways & Arterials 100 feet



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 20, 2020
2004-SPP-04 & 2004-ODP-04

ii) All Others	40 feet
b) Side Yard	20 feet
c) Rear Yard	20 feet
84) Minimum Lot Width	No minimum

DEPARTMENT COMMENTS

- 1) **ACTION: 2004-SPP-04 and 2004-ODP-04 comply with the Haworth Business Park PUD and the UDO. The Department recommends approving the petition with the following condition:**

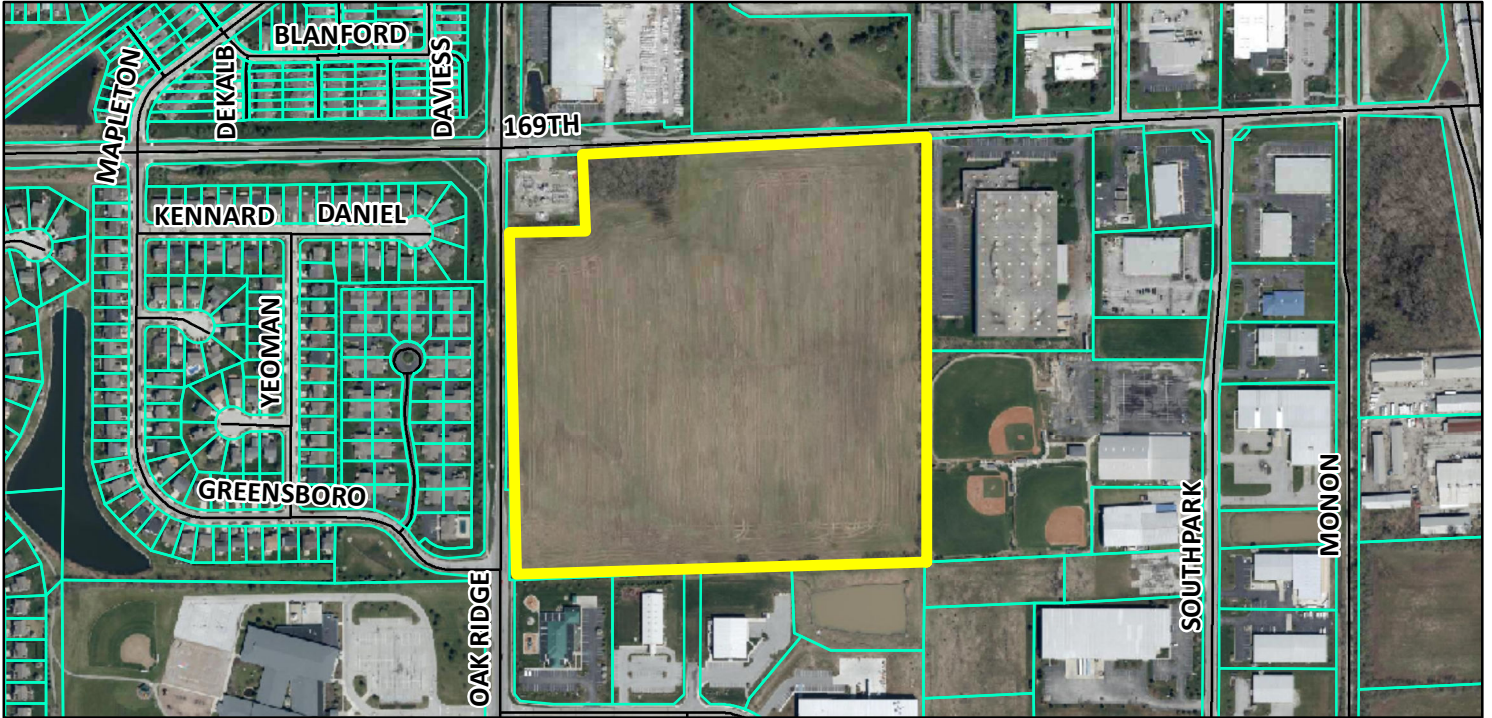
- a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

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

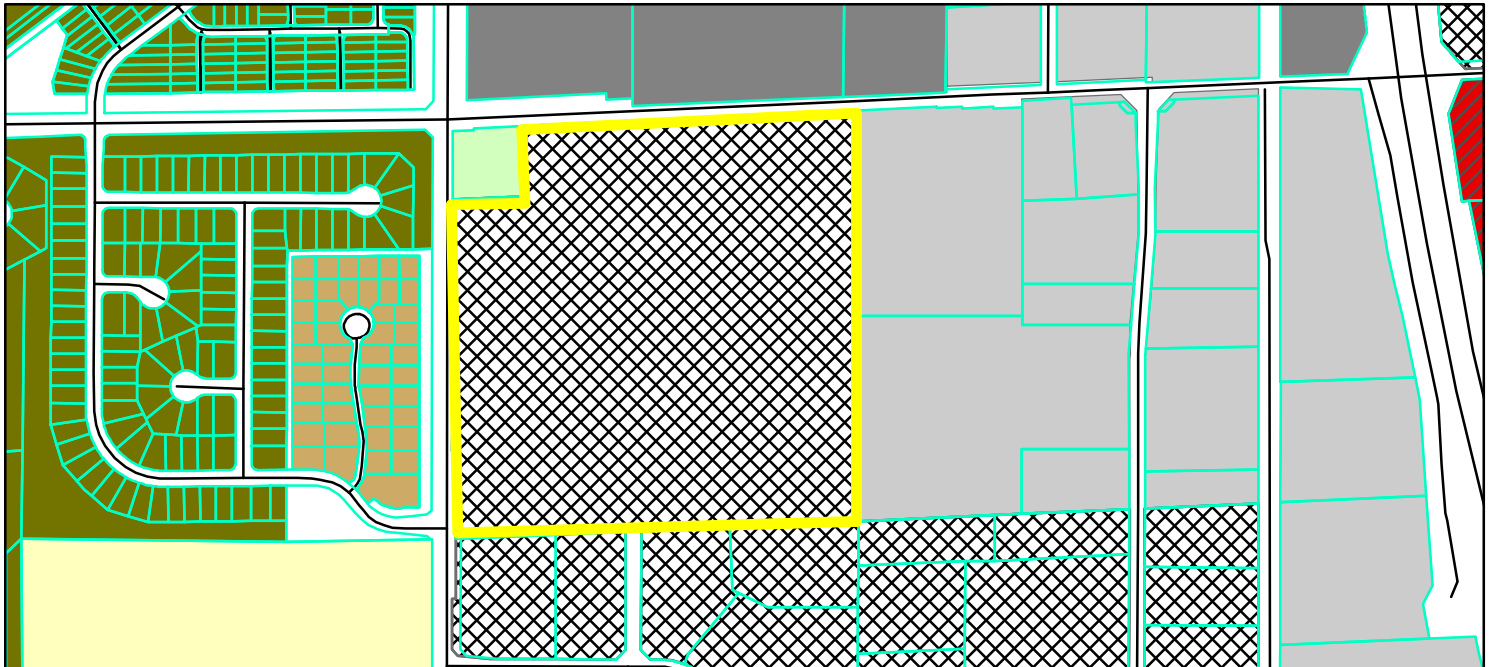
Haworth Business Park

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets

Zoning - All

Zoning

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

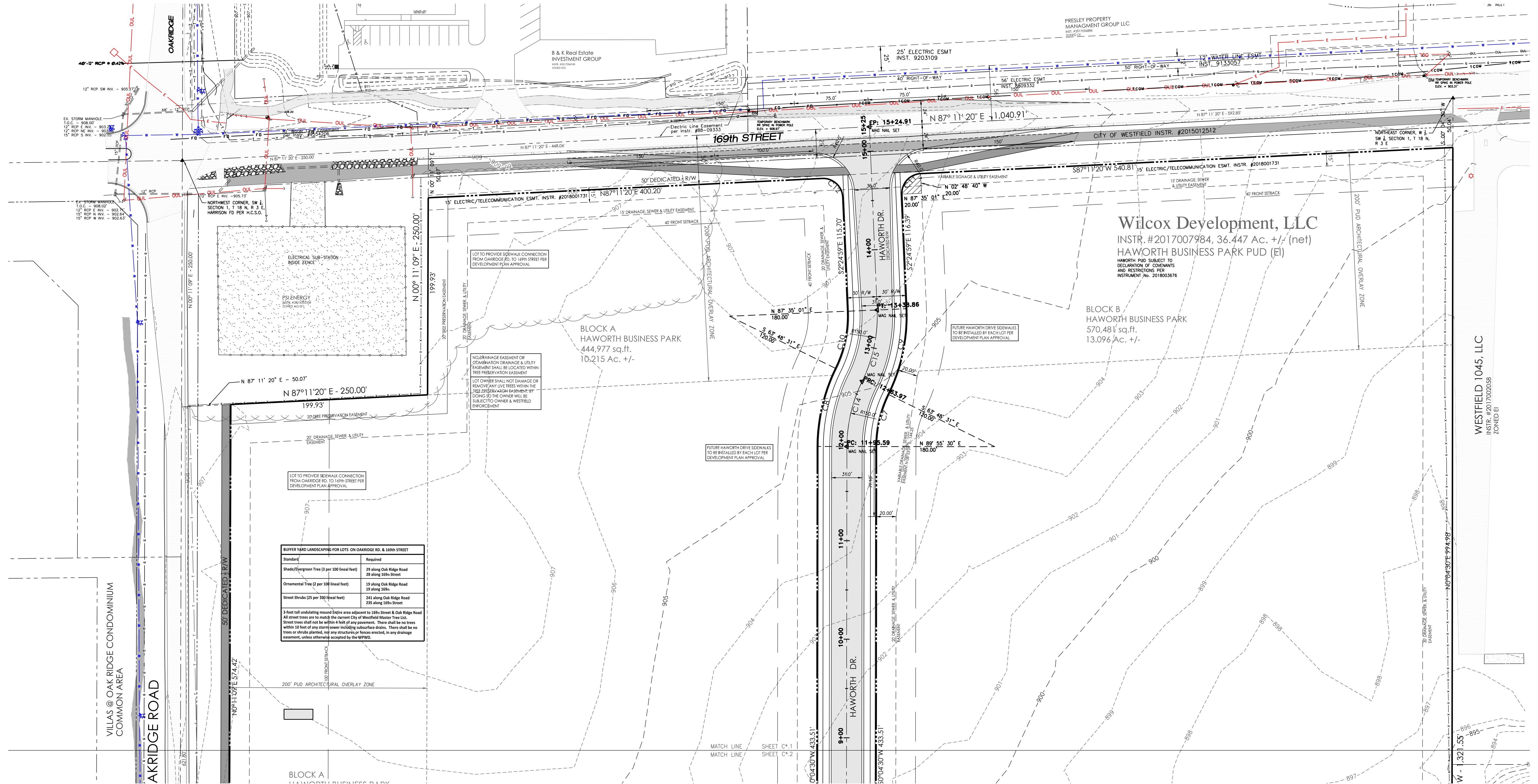
 GB-PD (General Business - Planned Development)
 MF-1 (Multiple Family - 1)
 OI (Open Industrial)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)
 SF-3 Cluster

0 0.075 0.15
 Miles



HAWORTH BUSINESS PARK PRIMARY PLAT

SOUTHEAST CORNER of 169TH STREET/OAKRIDGE ROAD
WESTFIELD, INDIANA 46074



BUFFER YARD LANDSCAPING FOR LOTS ON OAKRIDGE RD. & 169TH STREET	
Standard	Required
Shade/Evergreen Tree (3 per 100 lineal feet)	29 along Oak Ridge Road 29 along 169th Street
Ornamental Tree (2 per 100 lineal feet)	19 along Oak Ridge Road 19 along 169th
Street Shrubs (25 per 100 lineal feet)	243 along Oak Ridge Road 235 along 169th Street

3-foot tall undulating mound (berm) area adjacent to 169th Street & Oak Ridge Road
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 subsurface drains. There shall be no
trees or shrubs planted, nor any structure or fence erected, in any drainage
easement, unless otherwise accepted by the WPPMO.

PARENT TRACT
RECORD LEGAL DESCRIPTION
WILCOX DEVELOPMENT, LLC
INSTRUMENT NO. 2017007984

The Southwest Quarter of the Southwest Quarter of Section One (1), in Township Eighteen (18) North, Range Three (3) East, containing forty (40) acres.

EXCEPTING THEREFROM:

A tract of land located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 18 North, Range 3 East, more particularly described as follows:

Beginning at a ball set at the Northwest corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 18 North, Range 3 East, said point being the intersection of Oak Ridge Road and East 169th Street; thence East along the North line of said quarter-quarter section, the same being the center of said East 169th Street, for a distance of two hundred fifty (250) feet to a point; thence South, parallel to the West line of said quarter-quarter section for a distance of two hundred fifty (250) feet to a point; thence West, parallel to the North line of said quarter-quarter section for a distance of two hundred fifty (250) feet to a point; thence West parallel to the North line of said quarter-quarter section for a distance of two hundred fifty (250) feet to a point in the West line of said quarter-quarter section, the same being the center of Oak Ridge Road; thence North along the West line of said quarter-quarter section and the center line of said Oak Ridge Road for a distance of two hundred fifty (250) feet to the place of beginning and containing in said tract of land 1.43 acres, more or less.

ALSO EXCEPT:

That real estate conveyed to the City of Westfield by Warranty Deed, dated February 20, 2015, and recorded March 19, 2015, as Instrument 2015012512, in the Office of the Recorder of Hamilton County, Indiana.

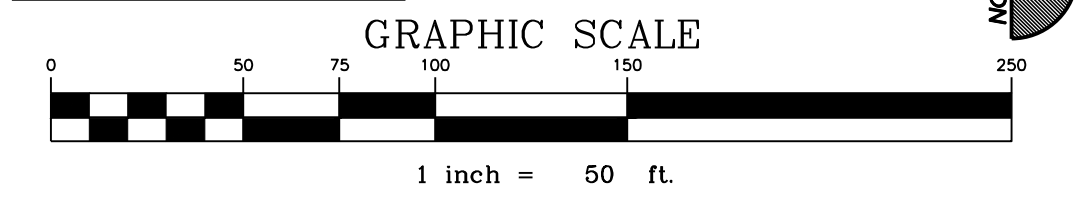
SITE NOTES

1. SITE INFORMATION WAS TAKEN FROM KEELER-WEBB ASS., DATED MAY 9, 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
2. OVERALL SUBDIVISION AREA = 37.630 Ac. +/- 36.447 Ac. (net)
3. HAWORTH BUSINESS PARK, PUD - 1704-PUD-005
4. BENCH MARK STATION NAME: V42
STANDARD DISK STAMPED V 42 1934 IN TOP OF CONCRETE POST, NORTH EAST OF 156th STREET & MONON RAILROAD, 27' EAST OF THE EAST RAIL (OBLITERATED), 18 FEET NORTH OF THE CENTERLINE OF 156th STREET, AND 3 FEET. CONDITION - GOOD. ELEV. = 885.00' NAVD 1929 (CONVERTED TO NAD 83)
5. TEMPORARY BENCH MARK
KEELER-WEBB ASSOCIATES' CONTROL POINT 5020, REBAR SET WITH CONTROL POINT CAP, 45.4" E. AND 20.2" NORTH OF SOUTHWEST CORNER OF SW ¼ SECTION 1, HARRISON MONUMENT AT SW CORNER OF SITE. ELEV. = 904.46', CONDITION - GOOD
6. HORIZONTAL DATUM HORIZONTAL DATUM IS BASED ON HAMILTON COUNTY SURVEYOR SECTION CORNER TIES USING NAD 83 AND INDIANA EAST STATE PLAN COORDINATES.
7. SEE PAGE 2 OF 2 FOR CURVE DATA TABLE.

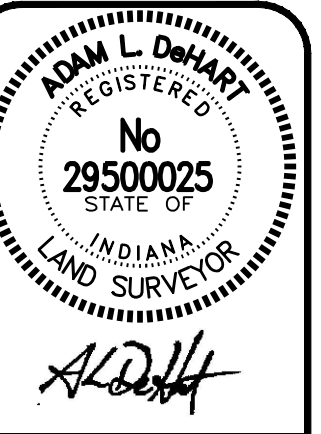
EXISTING LEGEND

- 1" CONTOUR LINE
- 5" CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING UNDERGROUND UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- CHAIN-LINK FENCE
- PRIVACY/WOOD FENCE
- WOVEN WIRE FENCE
- FLOW LINE
- POLE
- MAILBOX
- LIGHT POLE BASE
- SOIL BORING
- UTILITY POLE
- WATER
- PHONE MANHOLE
- UTILITY PEDESTAL
- TELEPHONE MARKER
- EXISTING SANITARY MANHOLE
- EXISTING ASPHALT

PRIMARY PLAT



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A.L. DeHart, PS



DATE	ISSUE
02-25-2020	SUBMIT TO WESTFIELD
4-03-2020	PLANNING REVISIONS
4-13-2020	PLANNING REVISIONS
4-15-2020	WPWD LANDSC. NOTE ADDED
4-16-2020	CURVE DATA TABLE

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

WILCOX DEVELOPMENT, LLC
9932 NORTH SR 29
LOGANSPORT, IN 46947
PHONE: 574-721-9932

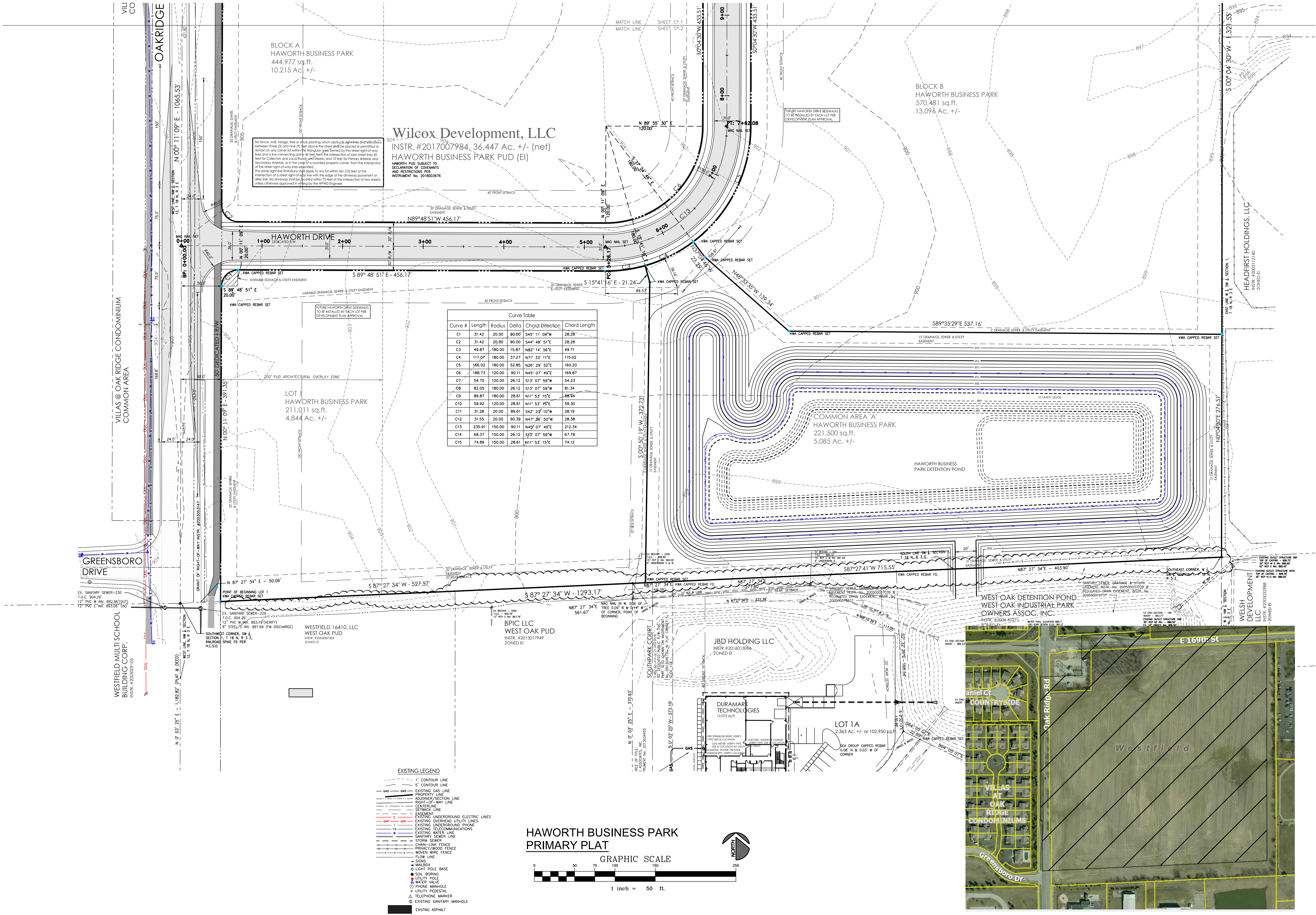
HAWORTH BUSINESS PARK
SOUTHEAST CORNER of 169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No.
1903-049B

SHEET No.

1 of 2



AM L DeHART
REGISTERED
No
29500025
STATE OF
INDIANA
AND SURVEYOR
ALDHA

DATE	ISSUE
02-25-2020	SUBMIT TO WESTFIELD
4-03-2020	PLANNING REVISIONS
4-12-2020	PLANNING REVISIONS
4-16-2020	CURVEDATA TABLE

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

485 GRADE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 cdehart@keelerwebb.com

WILCOX DEVELOPMENT, LLC

9332 NORTH SR 29
LOANSPOUT, IN 46947
PHONE: 574-721-7932

HAWORTH BUSINESS PARK

SOUTHEAST CORNER of 169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No.
1903-0498

SHEET No.
2 of 2

HAWORTH BUSINESS PARK INFRASTRUCTURE

FOR:

WILCOX DEVELOPMENT, LLC

SOUTHEAST CORNER of 169TH STREET /
OAK RIDGE ROAD WESTFIELD, INDIANA 46074

PERSON RESPONSIBLE FOR INSTALLATION AND
MAINTENANCE OF EROSION CONTROL MEASURES

DEVELOPER
MIKE WILCOX
WILCOX DEVELOPMENT, LLC
9932 NORTH SR 29
LOGANSFORT, IN 46947
574-721-9932

CONTACTS

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

CITY OF WESTFIELD		
Westfield Community Development Department (H) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department (H) (P) 17535 Dartown Road Westfield, Indiana 46074 Fire Marshal/Division Chief Jim Roberts (317) 804-3307 jroberts@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Helber (317) 804-3001 lhelber@westfield.in.gov
	Westfield Public Works Department Plan Review, Pre-Construction, Stormwater & Mass Grading (C) (P) 2706 East 171st Street Westfield, Indiana 46074 John Rankin (317) 804-3147 jrankin@westfield.in.gov	
SCHOOL CORPORATION	STATE OF INDIANA	HAMILTON COUNTY
Westfield-Washington School Corp. 1143 East 181st Street Westfield, Indiana 46074 Joe Montalone (317) 867-8045 montalonej@www.k12.in.us	Indiana Department of Transportation (INDOT) Tipton Sub-District 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) (765) 675-7402 x 6 slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St. Suite 100 Noblesville, IN 46060 Ginger Davis (317) 773-2181 Ginger.Davis@hamiltoncounty.in.gov
HAMILTON COUNTY	HAMILTON COUNTY	HAMILTON COUNTY
Hamilton County Surveyor's Office (H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Samuel Clark (317) 776-8495 Samuel.Clark@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 10th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergygroup.com	Citizens Gas of Westfield (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Energy Group (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Chris L. Kehl (317) 927-4538 ckehl@citizensenergygroup.com
(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice. (C) = denotes agencies/departments that require CAD files of plans. (P) = PDF		
WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT 2728 EAST 171ST STREET, WESTFIELD, INDIANA 46074 02.25.2020		

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (C) 100 South Mill Creek Road Noblesville, Indiana 46062 Bill Oldham (317) 776-5331 / (317) 617-9099 (cell) william.oldham@duke-energy.com	Duke Energy (Carmel Office) (H) (C) 16475 Southpark Drive Westfield, Indiana 46074 Matt Dayhuff (317) 896-6704 matt.dayhuff@duke-energy.com	Duke Energy: Asset Protection (H) (C) WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (812) 375-2021 ryan.daugherty@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 Troy Yackie (317) 733-3213 troy.yackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com	Indiana Gas / Vectren (P) (C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5590 cmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-1161 Earl.Small@cable.comcast.com
Level 3 Communications 1902 South East Street Indianapolis, Indiana 46225 Dewayne Hamilton (317) 916-2708 dewayne.hamilton@level3.com	Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3859 / (317) 618-2822 (cell) Matthew.Filson@charter.com	Buckeye Partners, L.P. 5521 W Lincoln Highway, Suite 305 Crown Point, Indiana 46307 Jana Oltorf (219) 796-8226 / (317) 618-0201 (cell) joltorf@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Austin Guyer (317) 291-9460 x1233 aguyer@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Brian Wentz (317) 610-5440 / (317) 525-4894 (cell) Bw1917@att.com
Zayo Group 5200 East 64th Street Indianapolis, Indiana 46220 Waylon Higgins (765) 341-1199 waylon.higgins@zayo.com	Indiana Fiber Network 5520 West 76th Street Westfield, Indiana 46268 Bruce Speck / Keith Hamm (317) 280-4636 / (317) 773-7223 (cell) bspeck@fncom.net khamm@fncom.net	MetroNet (C) 330 East Main Street Westfield, Indiana 46074 Chris Bluto (317) 465-1046 christopher.bluto@metronetinc.com
(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice. (C) = denotes agencies/departments that require CAD files of plans. (P) = PDF		
WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT 2728 EAST 171ST STREET, WESTFIELD, INDIANA 46074 02.25.2020		

RECORD LEGAL DESCRIPTION

INSTRUMENT NO. 2017007984

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION ONE (1), IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST, CONTAINING FORTY (40) ACRES.

EXCEPTING THEREFROM:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A BOLT SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 1 TOWNSHIP 18 NORTH, RANGE 3 EAST, SAID POINT BEING THE INTERSECTION OF OAK RIDGE ROAD AND EAST 169TH STREET, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, THE SAME BEING THE CENTER OF SAID EAST 169TH STREET, FOR A DISTANCE OF TWO HUNDRED FIFTY (250) FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF TWO HUNDRED FIFTY (250) FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF TWO HUNDRED FIFTY (250) FEET TO A POINT IN THE WEST LINE OF SAID QUARTER-QUARTER THE SAME BEING THE CENTER OF OAK RIDGE ROAD; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION AND THE CENTER OF OAK RIDGE ROAD FOR A DISTANCE OF TWO HUNDRED FIFTY (250) FEET TO THE PLACE OF BEGINNING AND CONTAINING IN SAID TRACT OF LAND 1.43 ACRES, MORE OR LESS.

EXCEPT:

THE NORTH 29.00 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION ONE (1), IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST.
SAID NORTH 29.00 FEET CONTAINS 0.712 ACRES, MORE OR LESS, INCLUSIVE OF THE APPARENT EXISTING RIGHT-OF-WAY FOR 169TH STREET WHICH CONTAINS 0.368 ACRES MORE OR LESS.

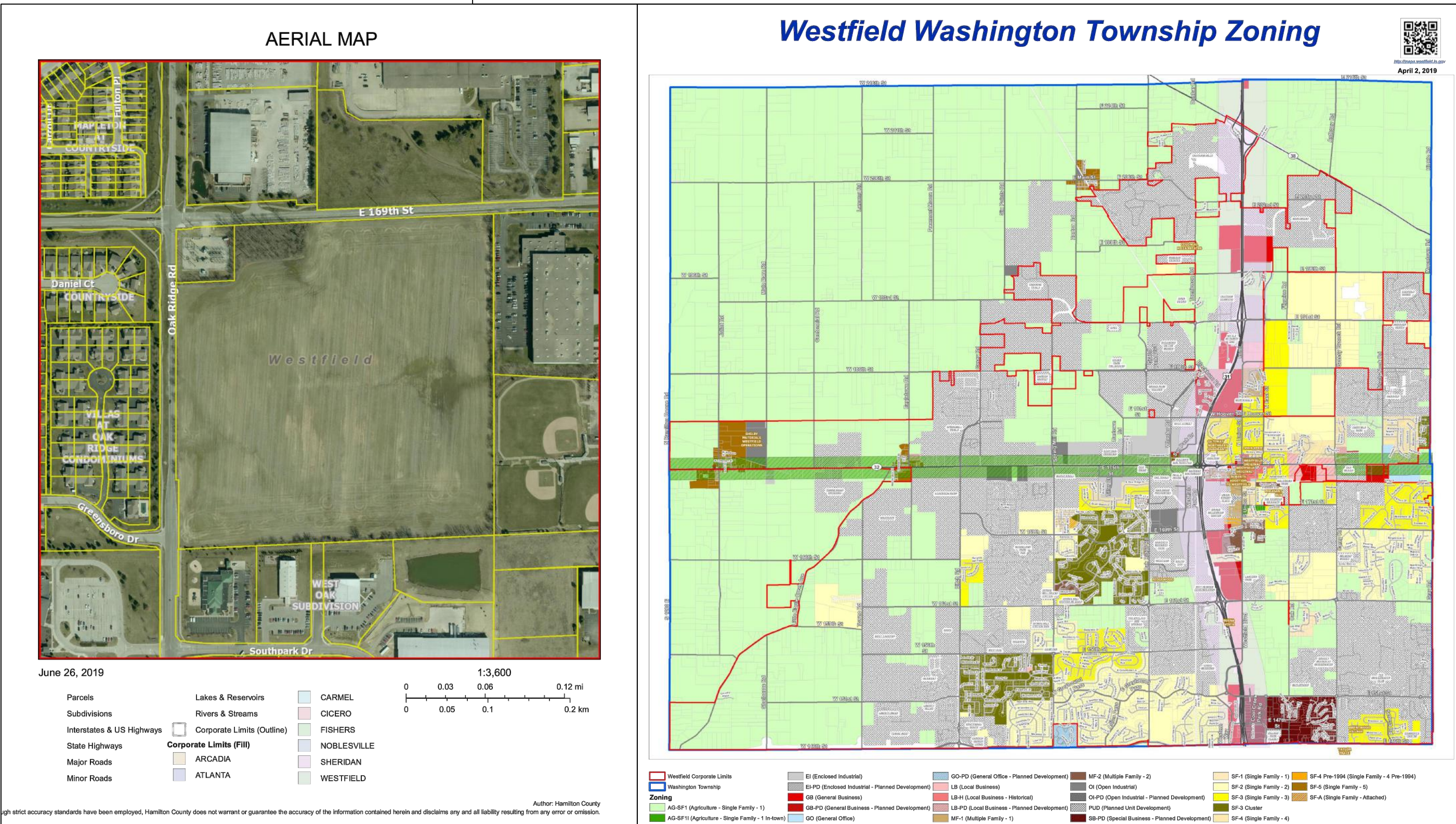
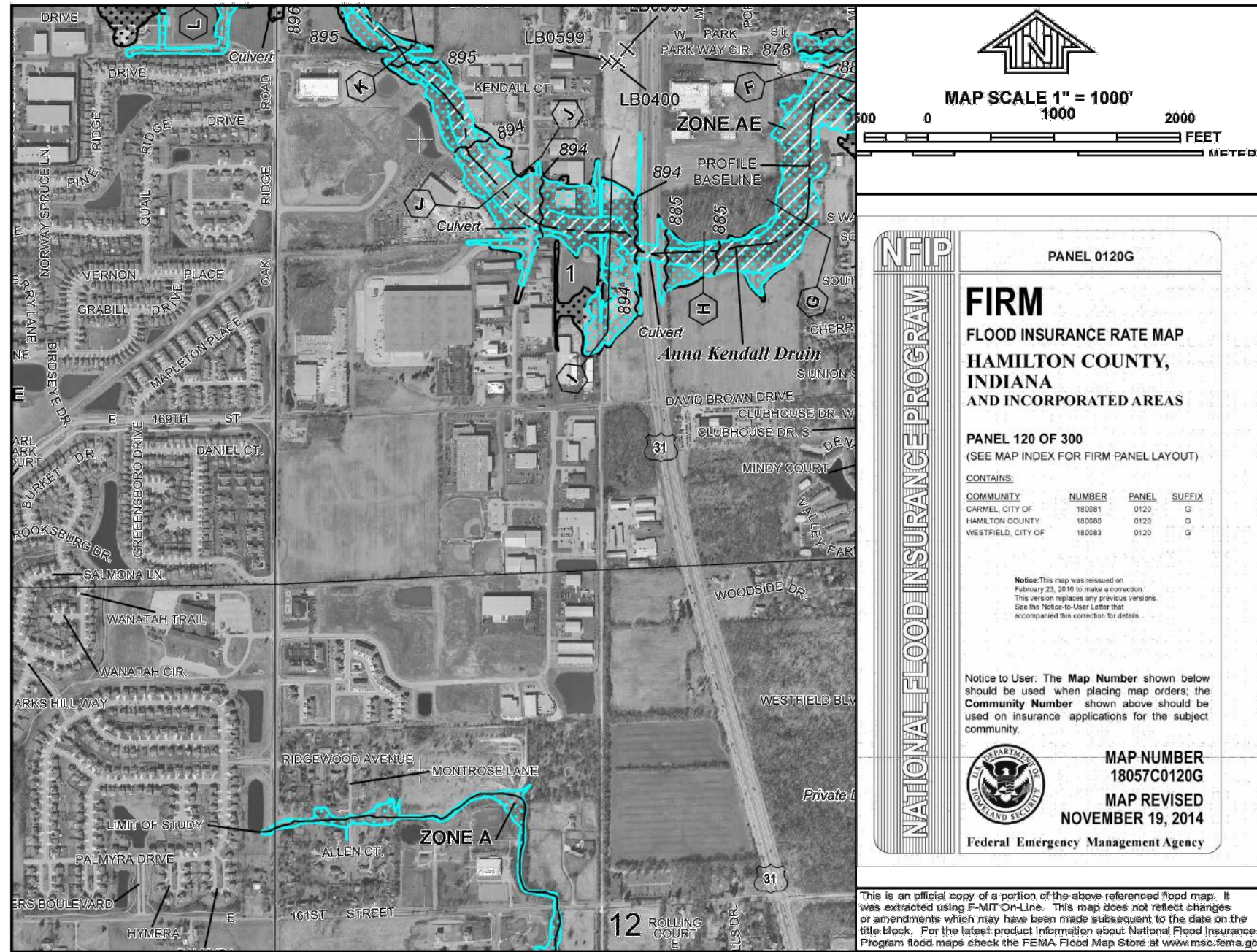
SHEET INDEX

- C1.1 EXISTING TOPOGRAPHY
- C1.2 EXISTING TOPOGRAPHY
- C2.1 OVERALL DEVELOPMENT PLAN
- C2.2 OVERALL DEVELOPMENT PLAN
- C2.3 ROAD AND WATER MAIN PLAN AND PROFILE STA. 0+00 TO 8+75
- C2.4 ROAD AND WATER MAIN PLAN AND PROFILE STA. 7+00 TO 16+00
- C2.5 SANITARY SEWER PLAN AND PROFILE STA. 0+00 TO 8+00
- C2.6 SANITARY SEWER PLAN AND PROFILE STA. 7+00 TO 16+25
- C2.7 SANITARY SEWER PLAN AND PROFILE STA. 11+00 TO 20+00
- C2.8 STORMWATER PLAN AND PROFILE FROM END SECTION-1A TO END SECTION 10A
- C2.9 STORMWATER PLAN AND PROFILE FROM END SECTION-22 TO STORM MH-10
- C2.10 STORMWATER PLAN AND PROFILE ROAD CROSSINGS
- C2.11 STORMWATER PLAN AND PROFILE SW SWALE TO END SECTION - 31
- C2.12 STORMWATER PLAN AND PROFILE NE SWALE TO END SECTION - 28
- C3.1 GRADING / DRAINAGE PLAN
- C3.2 GRADING / DRAINAGE PLAN
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- C5 STORMWATER POLLUTION PREVENTION PLAN
- C6.1 SITE / DRAINAGE DETAILS
- C7.1 WESTFIELD DETAILS
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- C7.4 WESTFIELD DETAILS
- C8.1 CITIZENS WATER DETAILS
- C8.2 CITIZENS WATER DETAILS
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- C8.4 CITIZENS WATER DETAILS
- C8.5 CITIZENS WATER DETAILS
- C9.1 CITIZENS SANITARY DETAILS
- C9.2 CITIZENS SANITARY DETAILS
- C9.3 CITIZENS SANITARY DETAILS
- C10 STREET TRAFFIC STRIPING

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

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

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



2018 WESTFIELD GIS AERIAL
N.T.S.



WESTFIELD ZONING MAP
N.T.S.



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

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVIEW
07-29-2019	TAC SUBMITTAL
02-25-2020	TAC REVIEW COMMENTS
4-13-2020	PLAN COMM. REVISIONS

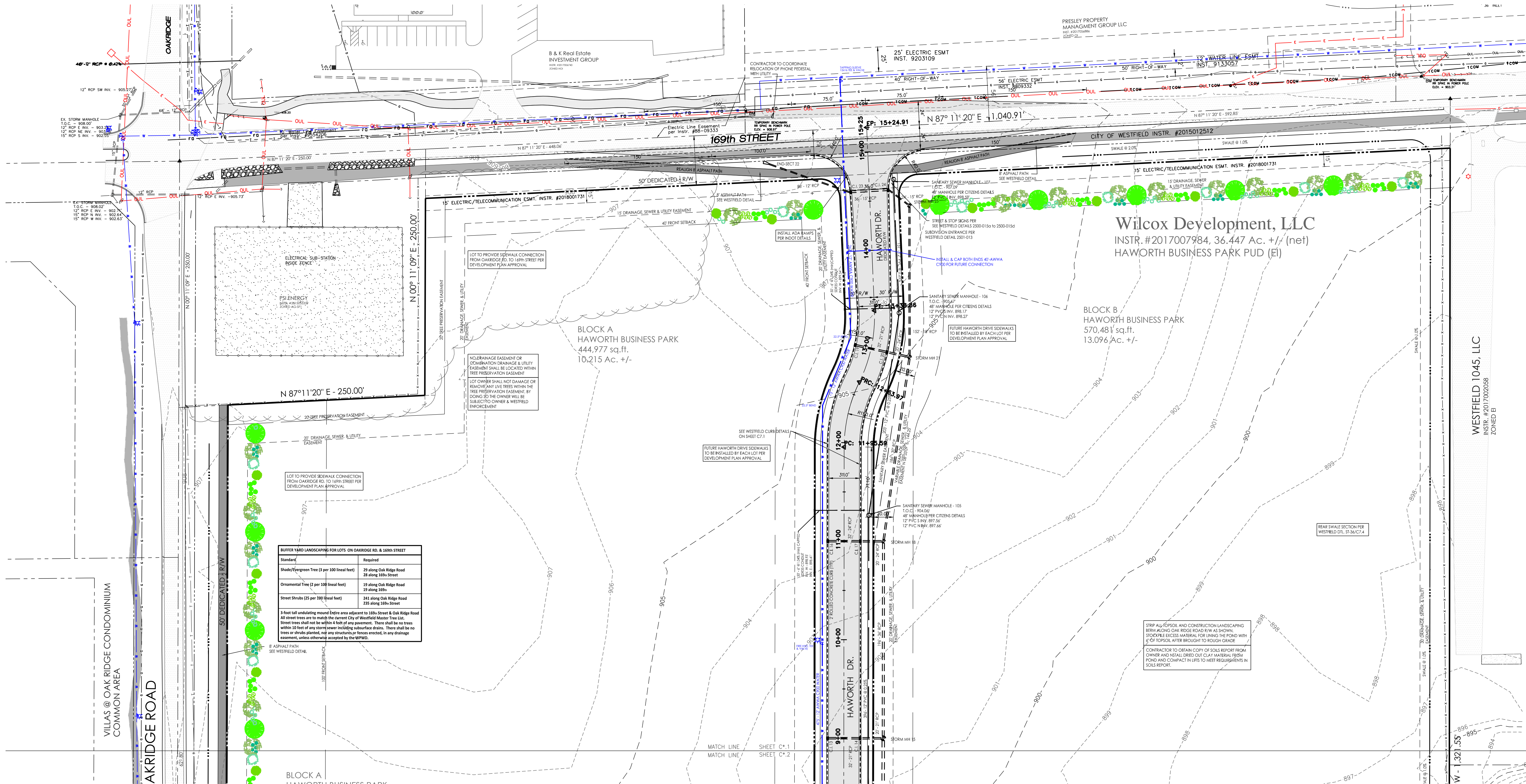
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WILCOX DEVELOPMENT, LLC

HAWORTH BUSINESS PARK

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 1903-049
SHEET No.

COVER



ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. THE AREA TO BE PAVED SHALL BE CLEARED OF ALL ROCK, DEBRIS, ROOTS AND VEGETATION. AN APPROVED SOIL STABILANT SHALL BE UTILIZED TO PREVENT THE GROWTH OF WEEDS.
2. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
3. THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
4. THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
5. SLOPE PAVEMENT 1.0% (MIN.) TO INSURE PROPER SURFACE DRAINAGE.
6. THE HOT MIX ASPHALT BASED MAY BE PLACED DIRECTLY ON THE PREPARED SUBGRADE IN ONE LIFT FOR THE BASE COURSE TO THE REQUIRED COMPACTED THICKNESS AS SPECIFIED IN LOCAL STREET STANDARDS.
7. THE HOT MIX ASPHALT BASE AND SURFACE SHALL BE PLACED IN ONE LIFT TO THE TRUE LINE AND GRADES AS SHOWN ON THE PLANS. THE PAVING MIXTURE SHALL BE PLACED AND COMPACTED AT A TEMPERATURE BETWEEN 250 F. (121 C) AND 300 F. (149 C).
8. THE PAVING MIXTURE SHALL BE TRANSPORTED TO THE JOB SITE IN CLEAN WELL-COVERED TRUCKS WITH SMOOTH DUMP BEDS. THE BASE AND SURFACE MIXTURES ARE TO BE PLACED WITH SELF CONTAINED, POWER PROPELLED PAVERS CAPABLE OF PLACING THE MIX TO THE REQUIRED DIMENSIONS AS SHOWN ON THE PLANS.
9. ASPHALT GRADE SHALL BE DETERMINED BY ITS ABILITY TO SATISFACTORY COAT THE AGGREGATE, RESIST RUTTING AND REMAIN STIFF DURING HIGH TEMPERATURES AND SUSTAIN FREEZE/THAW CYCLES IN ADDITION TO THE CONSIDERATIONS OF ANTICIPATED WEATHER, MIXING PROCESS AND CURING RATE.
10. SEE DETAILS ON SHEET FIG. 2500-003/C*1 FOR PAVEMENT CROSS-SECTIONS.
11. ALL PROPOSED ASPHALT PAVEMENT MIX DESIGNS AS SHOWN SHALL BE CONSTRUCTED IN COMPLIANCE WITH INDOT STANDARD SPECIFICATIONS, LATEST EDITION.
12. ALL PARKING STRIPING AND ADA MARKS SHALL BE MARKED WITH A DURABLE NONSHRINK, WHITE & LIGHT BLUE PAINT TO BE APPROVED BY THE ENGINEER.

SITE NOTES

1. SITE INFORMATION WAS TAKEN FROM KEELER-WEBB ASS., DATED MAY 9, 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND/OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
4. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
5. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW ELECTRICAL SERVICE.
6. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
7. DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE 'K' COPPER OR PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
8. THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
9. ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
10. USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
11. SOIL BORINGS HAVE NOT BEEN COMPLETED ED AT THIS TIME. PAVEMENT DESIGN IS BASED ON A SOIL BEARING OF 1,500psf. CONTRACTOR SHALL OBTAIN A SOILS/GEOTECHNICAL REPORT ADHERE TO ALL PAVEMENT AND FOOTING RECOMMENDATIONS IN SAID REPORT.
12. PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.

SITE DATA

ZONED	PUD
LOT AREA	37.63 ± AC.

SANITARY SEWER LATERAL NOTES

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

CONTRACTOR TO ADHERE TO WESTFIELD CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C*1 TO C*3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD CITIZENS WATER STANDARDS SEE DETAIL SHEET C*1 TO C*3 FOR APPLICABLE DETAILS

ALL UTILITY CROSSINGS UNDER PAVEMENT ARE TO BE BORED/JACK TO AVOID OPEN CUTS.

ALL PROPOSED CURBS TO BE BUILT WITH UNDER DRAINS, REFER TO WESTFIELD STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.

HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"

CALL 2 WORKING DAYS BEFORE YOU DIG

811

CALL TOLL FREE PER INDIANA STATE LAW ICB-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

PROPOSED LEGEND

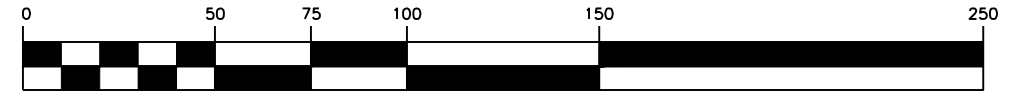
- 1" CONTOUR LINE
- 5" CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- SAW CUT
- STORM INLETS
- SOIL BORING
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- FIRE HYDRANT
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED ASPHALT
- PROPOSED RIP-RAP

EXISTING LEGEND

- 1" CONTOUR LINE
- 5" CONTOUR LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND PHONE
- EXISTING UNDERGROUND PHONE
- EXISTING WATER LINE
- EXISTING SANITARY
- EXISTING STORM SEWER
- CHAIN-LINK FENCE
- PRIVACY/WOOD FENCE
- WOMEN WIRE FENCE
- FLOW LINE
- SIGNS
- MANHOLE
- LIGHT POLE BASE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL
- TELEPHONE MARKER
- EXISTING SANITARY MANHOLE
- EXISTING ASPHALT

OVERALL DEVELOPMENT PLAN

GRAPHIC SCALE



1 inch = 50 ft.

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVISED
07-29-2019	TAC SUBMITTAL
02-25-2020	TAC REVIEW COMMENTS
4-15-2020	WPMD LANDSC. NOTE ADDED
4-16-2020	SETBACK LINES ADDED

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

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WILCOX DEVELOPMENT, LLC

HAWORTH BUSINESS PARK

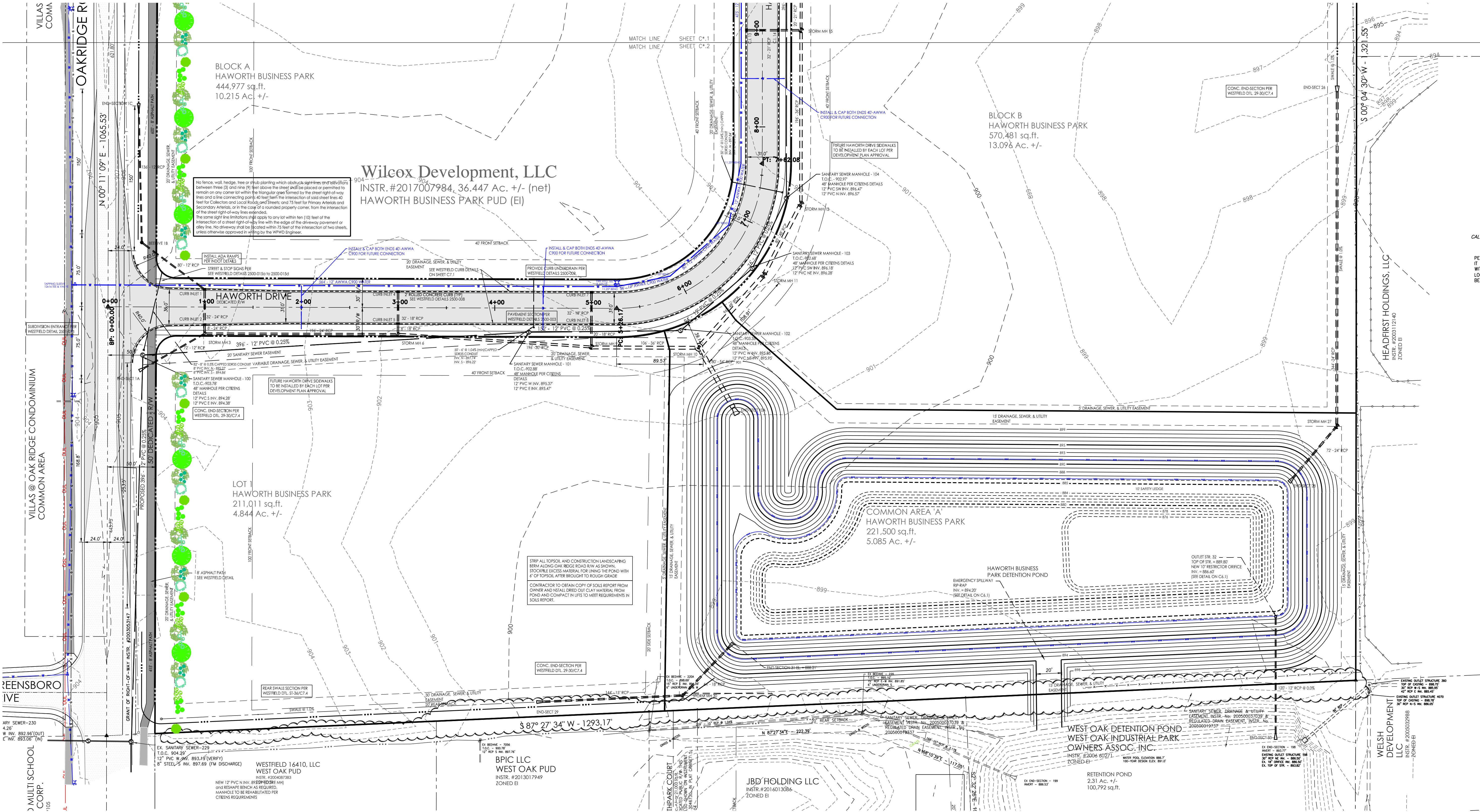
SOUTHEAST CORNER of 169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No. 1903-049

SHEET No.

C2.1



HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811

CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

- EXTERIOR CONCRETE NOTES**
- ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCE CONCRETE; COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.
 - EMPLOY ACCEPTABLE TESTING LABORATORY TO PERFORM MATERIALS EVALUATION, TESTING AND DESIGN OF CONCRETE MIXES.
 - PERFORM SAMPLING AND TESTING DURING CONCRETE PLACEMENT, AS FOLLOWS:
A. AIR CONTENT ASTM C 173, ONE FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS, 6% MINIMUM ON ALL CONCRETE EXPOSED TO FREEZING OR THAWING.
B. COMPRESSIVE STRENGTH ASTM C 39, ONE SET OF EACH 50 CU. YDS. OR FRACTION THEREOF EACH CLASS OF CONCRETE, ONE SPECIMEN TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED.
C. WHEN THE TOTAL QUANTITY OF GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS, STRENGTH TESTS MAY BE WAIVED BY ENGINEER IF FIELD EXPERIENCE INDICATES EVIDENCE OF SATISFACTORY STRENGTH.
D. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER OR GENERAL CONTRACTOR, CONTACT THE CONCRETE PRODUCER WITHIN 24 HOURS AFTER TESTS ARE MADE.
 - CONCRETE FOR PAVEMENT, FOUNDATION, SLABS, WALKS, PATIOS, AND CURBS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI FOR ALL EXTERIOR Poured CONCRETE.
 - MIX DESIGN MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOINT CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT. DO NOT USE REVISED CONCRETE MIXES UNTIL SUBMITTED TO AND ACCEPTED BY ENGINEER.
 - PORTLAND CEMENT ASTM C 150, TYPE AS REQUIRED.
 - ASTM C 33, EXCEPT LOCAL AGGREGATES OF PROVEN DURABILITY MAY BE USED WHEN ACCEPTABLE TO ENGINEER. USED EVENLY MIXED SIZES OF AGGREGATE UP TO 3/4" MINIMUM SIZE.
 - WATER: DRINKABLE
 - AIR-ENTRAINING ADMIXTURE: ASTM C 260.
 - WATER-REDUCING ADMIXTURE: ASTM C 494; TYPE AS REQUIRED TO SUIT PROJECT CONDITIONS. ONLY USE ADMIXTURES WHICH HAVE BEEN TESTED AND ACCEPTED IN MIX DESIGNS.
 - PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT BOW OR DEFLECTION.
 - DEFORMED REINFORCING BARS: ASTM A 615, GRADE 60, UNLESS OTHERWISE INDICATED.
 - WELDED WIRE FABRIC: ASTM A 185.
 - JOB SITE MIXING: USE DRUM TYPE BATCH MACHINE MIXER, MIXING NOT LESS THAN 1-1/2 MINUTES FOR ONE CU. YD. OR SMALL CAPACITY. INCREASE MIXING TIME AT LEAST 15 SECONDS FOR EACH ADDITION CU. YD. OR FRACTION THEREOF.
 - READY MIX CONCRETE: ASTM C 94
 - CONSTRUCT FORM WORK SO THAT CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION.
 - CLEAN AND ADJUST FORMS PRIOR TO CONCRETE PLACEMENT. APPLY FORM RELEASE AGENTS OR WET FORMS AS REQUIRED. RETENTION FORMS DURING CONCRETE PLACEMENT IF REQUIRED TO ELIMINATE LEAKS.
 - SATISFACTORY SOIL MATERIAL SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL, VEGETABLE AND OTHER DELTERIOUS ORGANIC MATTER. SOIL SHALL CONSIST OF NONORGANIC, LOW PLASTIC (PI 20) MATERIAL.
 - SUB-BASE MATERIAL: SHALL BE NATURALLY OR ARTIFICIALLY GRADE MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, NATURAL OR CRUSHED SAND.
 - BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
 - FORM CONCRETE SUCH THAT FAVORABLE DRAINAGE OCCURS TO STORM DRAINS, STAIRWELL DRAINS, AND/OR PARKING LOTS. NO DRAINAGE SHOULD OCCUR TOWARDS THE FOUNDATION OF BUILDING WALLS.
 - MINIMUM CONCRETE COVER SHALL BE 3" FOR REINFORCING STEEL IN ACCORDANCE WITH (ACI 318-83).
 - WELDING, INCLUDING TACK WELDING, OF REINFORCED STEEL IS PROHIBITED. WELDING OF REINFORCING STEEL WILL BE PERMITTED ONLY BY WRITTEN APPROVAL OF THE ENGINEER.
 - SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ANCHOR BOLTS, CHAMFERS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
 - FOOTINGS SHALL BEAR ON UNDISTURBED MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE REMOVED. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY AN INDEPENDENT SOILS ENGINEER AT DIRECTION OF GENERAL CONTRACTOR BEFORE CONCRETE IS PLACED.

- SOILS EXPOSED IN THE BASES OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITIONS SUCH AS DISTURBANCE, RAIN OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATION.
- PROVIDE CONSTRUCTION, ISOLATION AND CONTROL JOINTS AS INDICATED ON CIVIL OR STRUCTURAL SHEETS.
- ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A LIGHT BROOM FINISH EXCEPT FOR FLOOR SLABS WHICH SHALL HAVE A STEEL TROWEL FINISH PER NOTES AND DETAILS ON STRUCTURAL OR ARCHITECTURAL SHEETS.
- THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS AND MANUFACTURERS DATA FOR CONCRETE SEALER, JOINT FILLER, AND CURING COMPOUND FOR ALL FLOOR SLABS, TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTIONS REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY AASHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY AT THE DIRECTION OF THE GENERAL CONTRACTOR FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
- WHERE NOT SHOWN, CURB, SIDEWALK, AND RETAINING WALL EXPANSION JOINTS SHALL BE 30" o.c. AND CONTROL JOINTS 5' o.c. MAXIMUM SPACING. CONCRETE CURB EXPANSION JOINTS SHALL BE 50' o.c. MAXIMUM. CONTROL JOINTS IN CURB SHALL ALIGN WITH ADJACENT SIDEWALK WHERE APPLICABLE.

CONTRACTOR TO ADHERE TO WESTFIELD CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C9.1 TO C9.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD CITIZENS WATER STANDARDS SEE DETAIL SHEET C8.1 TO C8.5 FOR APPLICABLE DETAILS

ALL UTILITY CROSSINGS UNDER PAVEMENT ARE TO BE BORE/JACK TO AVOID OPEN CUTS.

ALL PROPOSED CURBS TO BE BUILT WITH UNDER DRAINS. REFER TO WESTFIELD STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.

PROPOSED LEGEND

- 1" CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- SAW CUT
- STORM INLETS
- STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- FIRE HYDRANT
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED ASPHALT
- PROPOSED RIP-RAP

EXISTING LEGEND

- 1" CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- CHAIN-LINK FENCE
- PRIVACY/WOOD FENCE
- WOMEN WIRE FENCE
- FLOW LINE
- SIGNS
- MALBOX
- LIGHT POLE BASE
- SOIL BORING
- UTILITY POLE
- WATER MANHOLE
- PHONE MANHOLE
- UTILITY PEDESTAL
- TELEPHONE MARKER
- EXISTING SANITARY MANHOLE
- EXISTING ASPHALT

OVERALL DEVELOPMENT PLAN

GRAPHIC SCALE

0 50 75 100 150 200 250

1 inch = 50 ft.

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

485 GRADE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 cwebb@keelerwebb.com

WILCOX DEVELOPMENT, LLC

9932 NORTH SR 29
LOANSBORO, IN 46947
PHONE: 574-721-9932

HAWORTH BUSINESS PARK

SOUTHEAST CORNER of 169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No. 1903-049
SHEET No. C2.2

ISSUE

DATE	CLIENT REVIEW	SANITARY REVIEW	TAC SUBMITTAL	TAC REVIEW COMMENTS	WPWD LANDSC. NOTE ADDED	SEBACK LINES ADDED
04-19-2019						
07-29-2019						
02-25-2020						
4-15-2020						
4-16-2020						

APPROVAL
PENDING FOR CONSTRUCTION



Petition Number: 2004-DDP-07
Project Name: Commerce Drive Parking Expansion
Subject Site Address: 17740 Commerce Drive
Petitioner: Patch Development
Representative: American Structurepoint, Inc.
Request: Detailed Development Plan review of a 16,500 square foot parking lot expansion on 1.96 acres +/- in the EI: Enclosed Industrial District.
Current Zoning: EI District
Current Land Use: Business / Office
Approximate Acreage: 1.96 +/-
Property History: 99-AP-35 (Approved Plan for Battersby Office Warehouse)
99-IP-770 (Issued Permit for 17740 Commerce Drive)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 15) Location and dimensions of all existing structures and paved areas.
 - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 23) Misc.
-

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

The plans comply.

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

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 26) 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.
- 27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District).

- | | |
|-------------------------------------|------------|
| 28) Minimum Tract Requirements: | 3 acres |
| 29) Minimum Lot Frontage: | 70 feet |
| 30) Minimum Building Setback Lines: | |
| a) Front Yard: | |
| i) Expressways or Arterials: | 100 feet |
| ii) All other: | 40 feet |
| b) Side Yard: | 20 feet |
| c) Rear Yard: | 20 feet |
| 31) Minimum Lot Width: | No minimum |
| 32) Maximum Building Height: | 60 feet |

33) Minimum Building Size:

No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

35) Architectural Standards (Article 6.3)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

Comment: Please see District Standards.

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

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

(2) Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

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

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

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

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

41) Lighting Standards (Article 6.9)

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

42) Lot Standards (Article 6.10)

Comment: Please see District Standards.

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)

46) Performance Standards (Article 6.15)

47) Setback Standards (Article 6.16)

Comment: Please see District Standards.

48) Sign Standards (Article 6.17)

49) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted

on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

- i) Forty (40) feet from intersections of Collectors or Local Streets.

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

54) Pedestrian Network Standards (Article 8.7)

55) Storm Water Standards (Article 8.8)

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

57) Surety Standards (Article 8.12)

58) Utility Standards (Article 8.13)

Continued on next page.

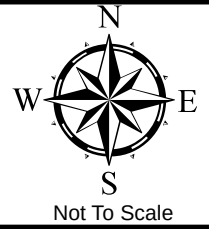


DEPARTMENT COMMENTS

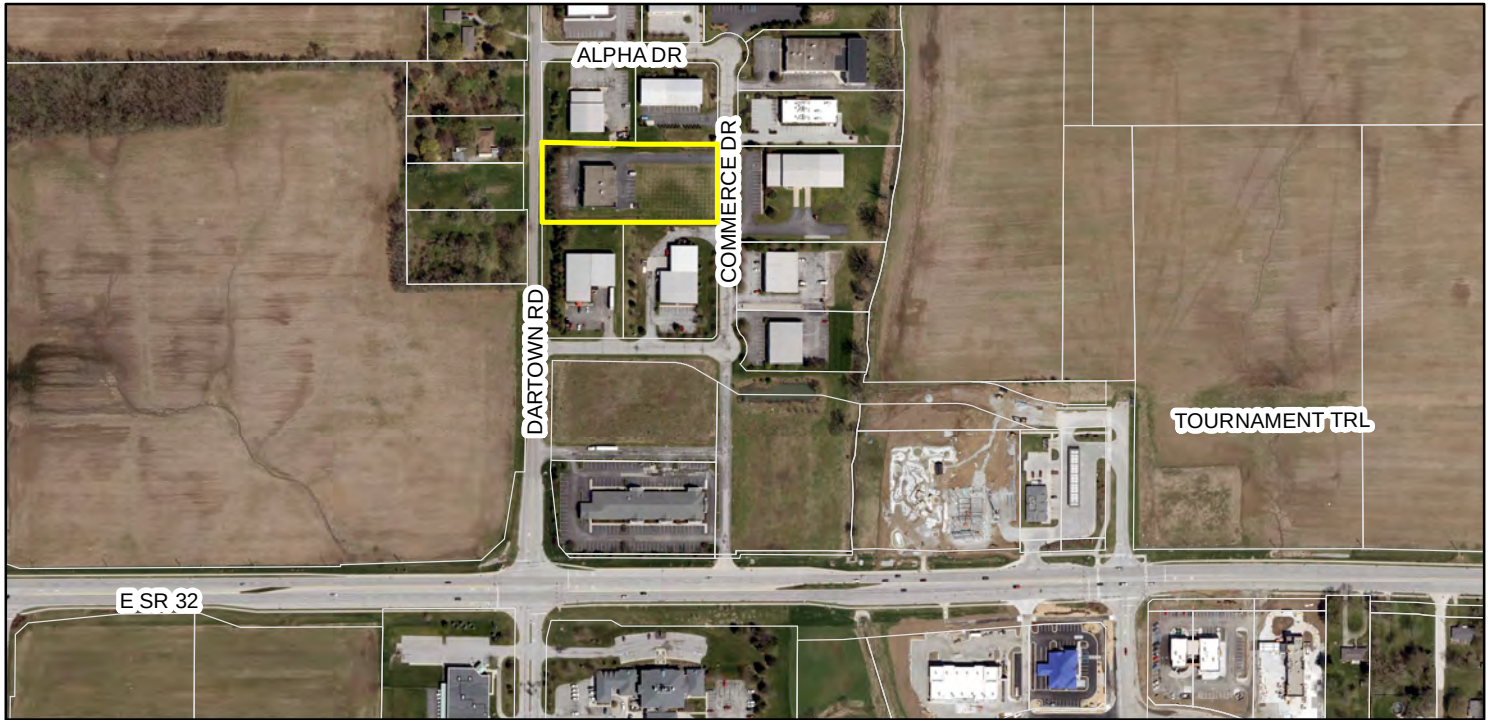
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (2004-DDP-07) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



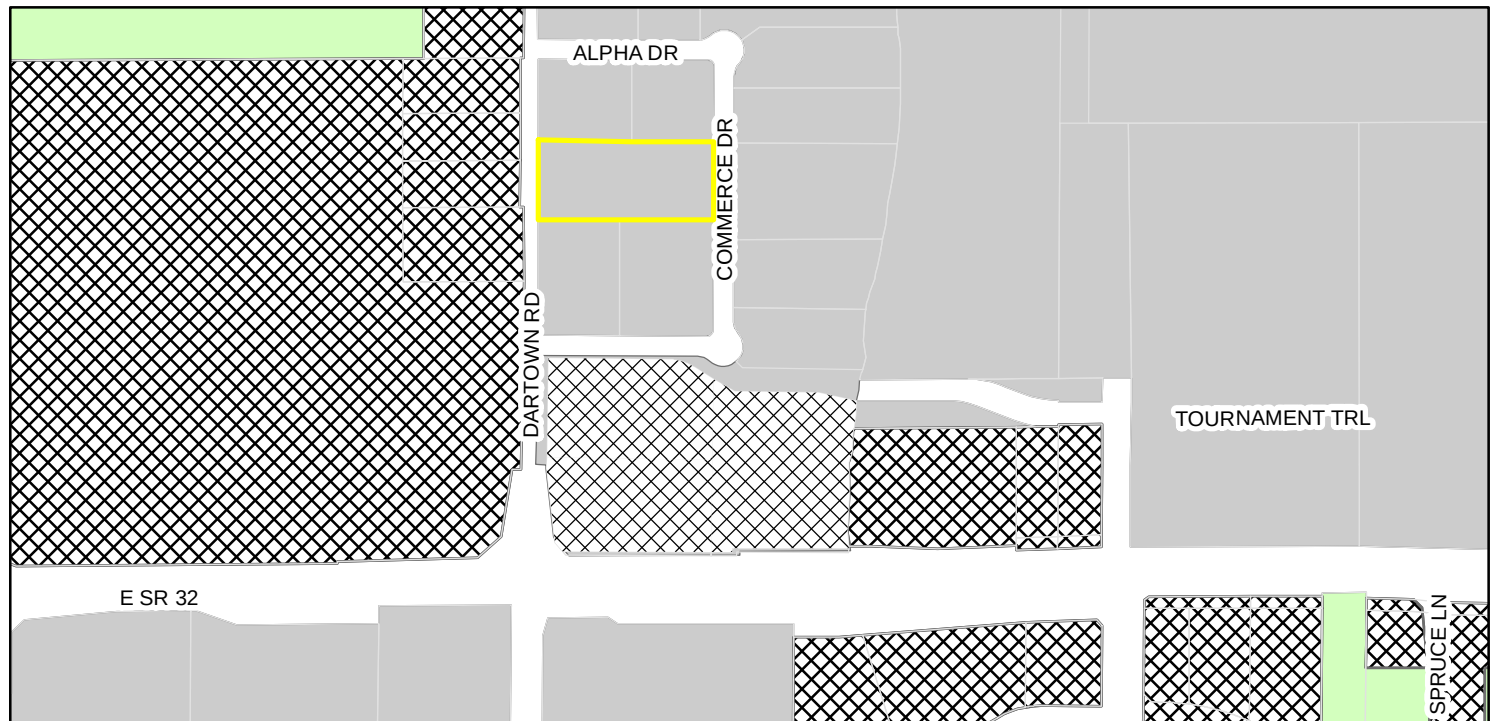
Property Location Map
Commerce Drive Parking Expansion
2004-DDP-07



Aerial Location Map

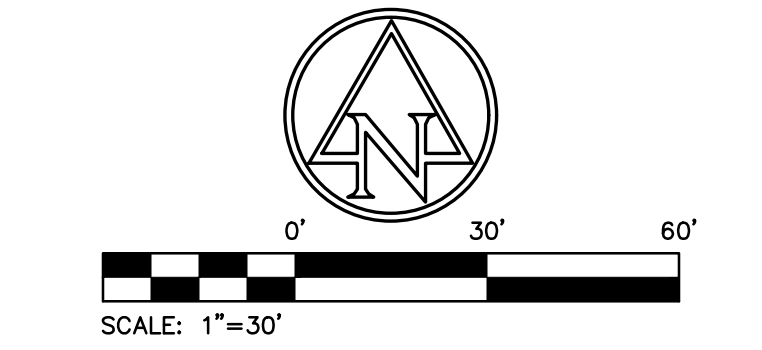
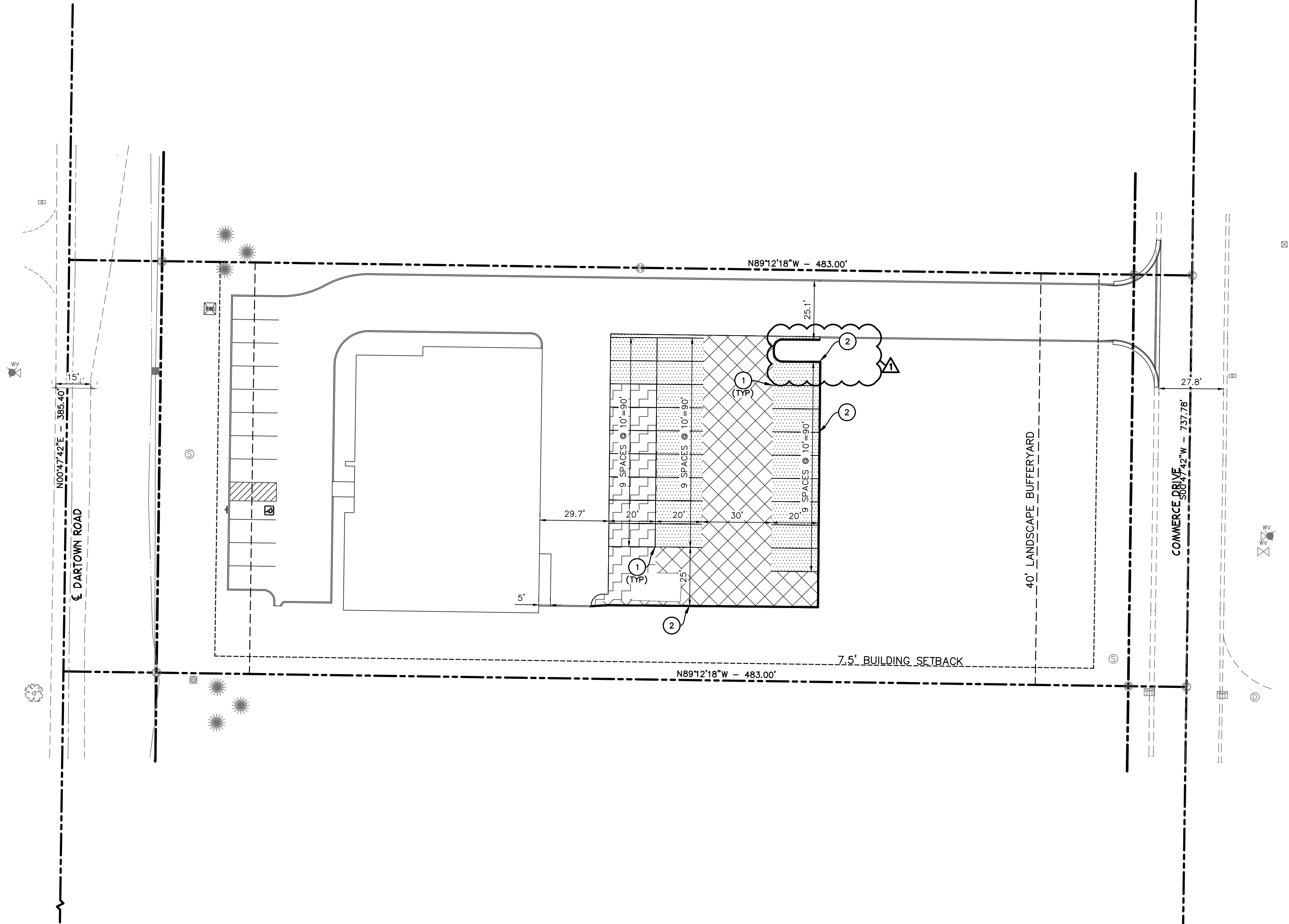


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- PUD (Planned Unit Development)



EXISTING LEGEND

- TRANSFORMER
- MAILBOX
- TELEPHONE PEDESTAL
- POWER POLE
- WATER VALVE
- FIRE HYDRANT
- PK NAIL FOUND
- REBAR FOUND
- SANITARY MANHOLE
- STORM MANHOLE
- INLET
- BEEHIVE INLET

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- MILL AND RESURFACE

SITE DATA TABLE

SITE ZONING:	EI
PROJECT AREA:	0.38± ACRES
LOT AREA:	85,377 SQ. FT.
SITE IMPERVIOUS AREA:	0.23± ACRES
EXISTING PARKING:	9
PROPOSED ADDITIONAL PARKING:	18
TOTAL STANDARD PARKING (10'x20')	27

KEYNOTES

- PARKING SPACE (4" WHITE PAINT STRIPE)
- CONCRETE CURB

GENERAL NOTES:

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

!! CAUTION !!

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

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

patch development
400 Alpha Drive
Westfield, IN 46074
Rep: Trevor Scoles
317-691-7059
trevor@patch-development.com

**AMERICAN
STRUCTUREPOINT
INC.**
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com
CONTACT: MICHAEL WATTS EMAIL: MWATTS@STRUCTUREPOINT.COM

BATTERSBY DANIELSON - PARKING EXPASION

17740 Commerce Drive,
Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	2/10/2020
PROJECT PHASE:	---

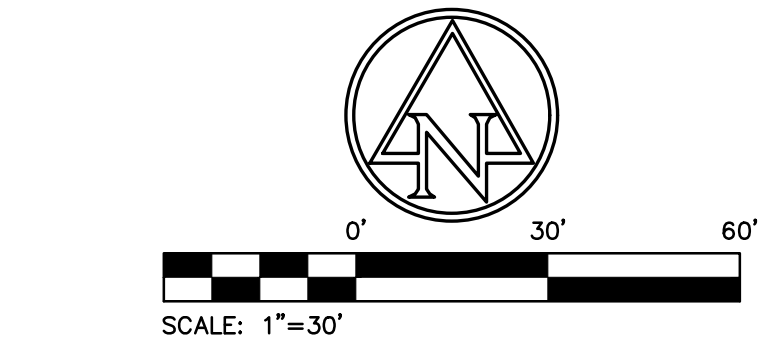
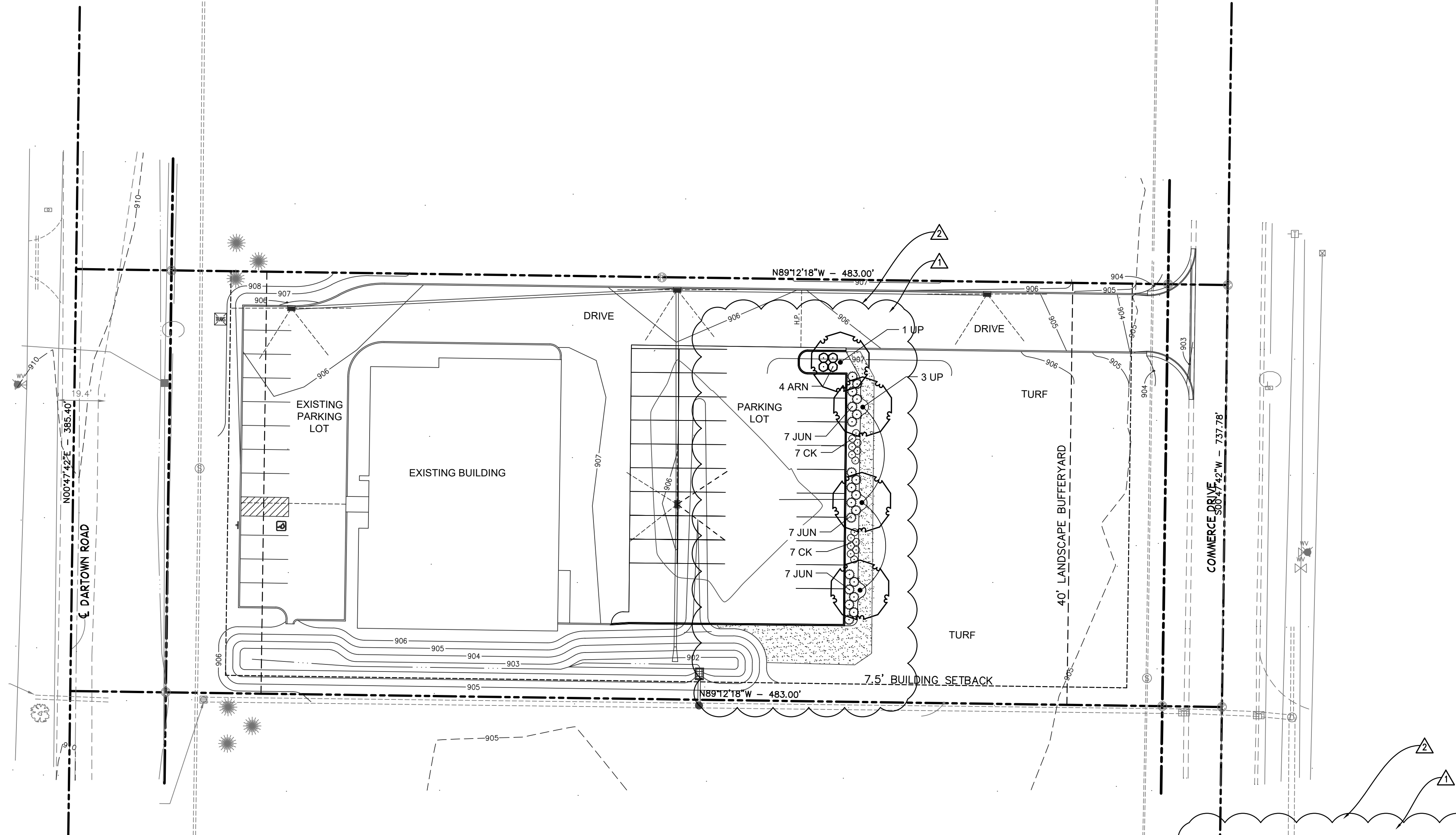
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	REV 01	04-03-2020
2	PLANNING	04-08-2020

Project Number 2019.03044

SITE PLAN

C200



GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL $\frac{1}{4}$ TOPSOIL $\frac{1}{4}$ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 $\frac{1}{2}$ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

LANDSCAPE LEGEND

- SHRUBS
- ORNAMENTAL GRASSES
- SPADE EDGE
SEE DETAIL 03 ON SHEET C740

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
UP	4	Ulmus x 'Princeton' / Princeton Elm	B & B	2" Cal	As shown
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
ARN	4	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	CONT.	3 GAL.	4' O.C.
CK	14	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	CONT.	1 Gal.	3' O.C.
JUN	21	Juniperus chinensis 'Sea Green' / Sea Green Juniper	CONT.	3 GAL; MIN HT. 18"	4' O.C.

TURF SCHEDULE

LAWN SEED- SUN AND PARTIAL SHADE MIX	1,605 sf
See general notes for additional lawn seed mixes and installation requirements.	
Festuca arundinacea / Tall Turf Type Fescue	1,284 sf
Poa pratensis / Kentucky Bluegrass	321 sf

ORDINANCE NOTES:

PARKING LOT SCREENING:
SHADE TREES AND SHRUBS/GRASSES ARE TO BE INSTALLED ALONG THE PARKING LOT PERIMETER.

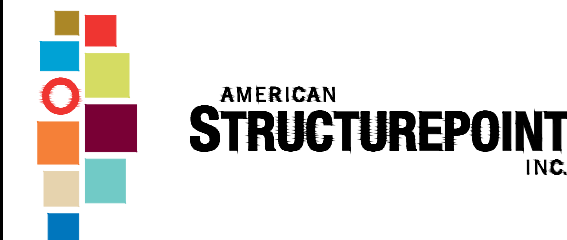
PROVIDED: (3) SHADE TREES AND (35) SHRUBS AND GRASSES

PARKING LOT ISLANDS:
(1) SHADE TREE AND (4) SHRUBS PER LANDSCAPE ISLAND

PROVIDED: (1) SHADE TREE + (4) SHRUBS

patch development

400 Alpha Drive
Westfield, IN 46074
Rep: Trevor Scoles
317-691-7059
trevor@patch-development.com



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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CONTACT: MICHAEL WATTS EMAIL: MWATTS@STRUCTUREPOINT.COM

BATTERSBY DANIELSON - PARKING EXPASION

17740 Commerce Drive,
Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
2/10/2020
PROJECT PHASE:

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	REV 01	04-03-2020
2	PLANNING	04-08-2020

Project Number 2019.03044

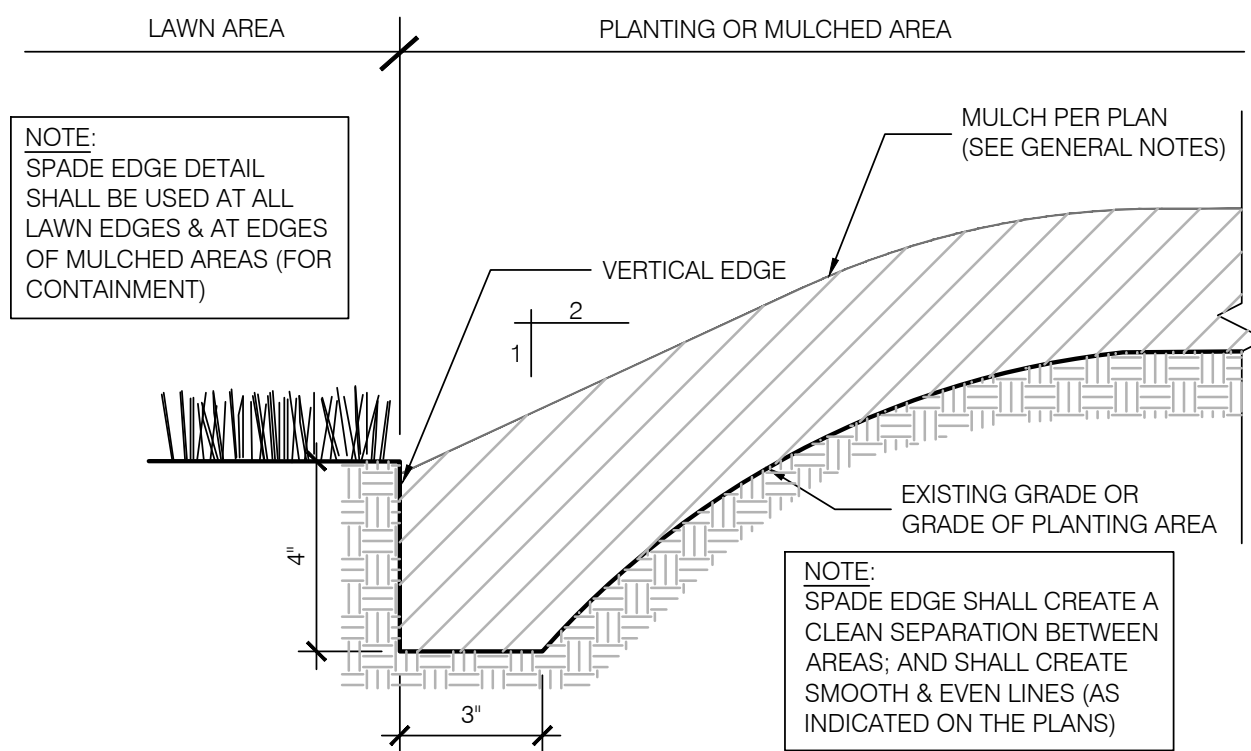
LANDSCAPE PLAN

C700

PLOT DATE: 4/8/2020 3:42 PM
PLOT SCALE: 1:1
EDIT DATE: 4/8/2020
EDITED BY: ABLEICHER
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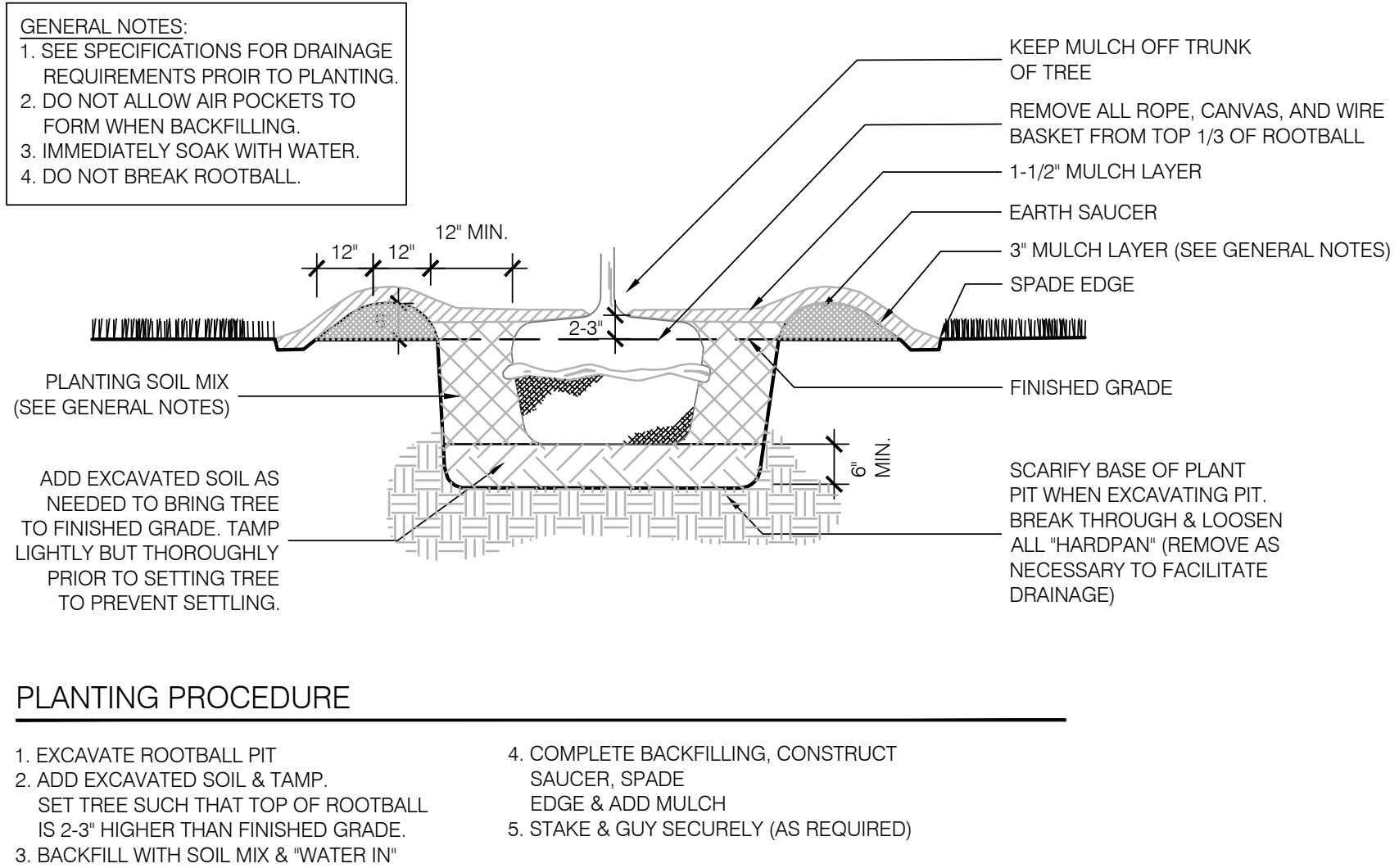
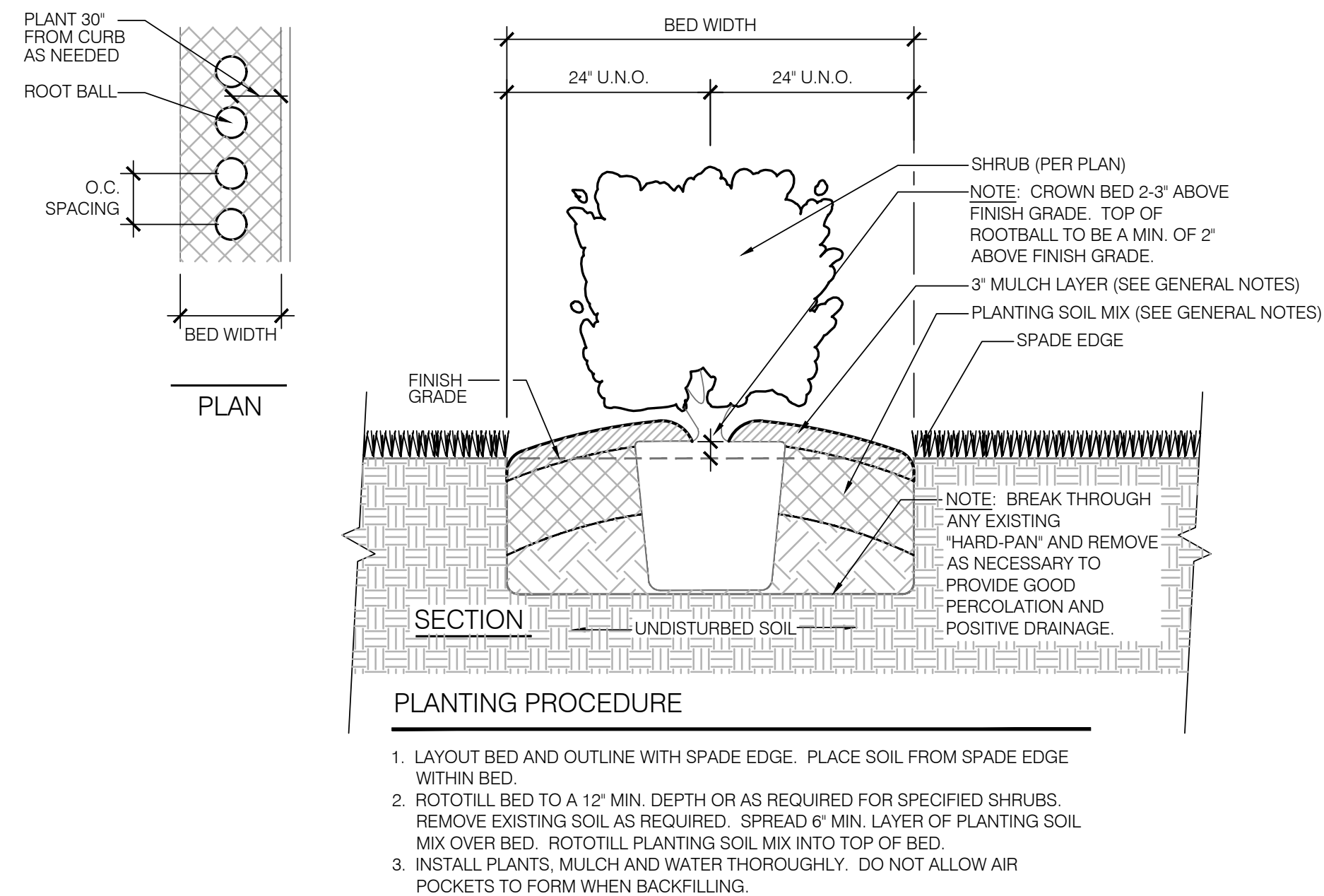
03 SPADE EDGE DETAIL

C710 SCALE: 3"=1'-0"



02 SHRUB PLANTING DETAIL

C710 SCALE: 1"=1'-0"



01 TREE PLANTING DETAIL

C710 SCALE: 1/2"=1'-0"

patch development

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2	PLANNING	04-08-2020

Project Number 2019.03044

LANDSCAPE DETAILS

C710



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 20, 2020
2004-DDP-06

Petition Numbers: 2004-DDP-06

Subject Site Address: 14674 Thatcher Lane

Petitioner: Chick-fil-A, Inc.

Representative: GBC Design, Inc.

Request: Detailed Development Plan approval of a 471 square foot building addition to an existing Fast Food restaurant in the Village Park Plaza II PUD District.

Current Zoning: Village Park Plaza II PUD

Current Land Use: Commercial / Restaurant

Approximate Acreage: 0.98 acres +/-

Property History: 1910-PUD-32 (Village Park Plaza II PUD)
1910-SPP/ODP-19 (Primary Plat & Overall Development Plan)
1911-SFP-61 (Secondary Plat)

Exhibits: 1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 0.98 acre site is located at 14674 Thatcher Lane, on Lot 6 of the Village Park Plaza II Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a 471 square foot building addition.

The petition was reviewed in advance of the March 24, 2020 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's April 20, 2020, meeting.



The applicable zoning district is the Village Park Plaza II PUD (the “PUD”). 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.

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

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

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:

- 1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 3) 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.
 - 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

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

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

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
Comment: No Floodplains located on the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
Comment: No Legal Drains located on the property.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 22) Misc.

DISTRICT STANDARDS (Chapter 4 of UDO and Sec. 7 of Ord. 19-48)

The plans comply with Chapter 4 of the UDO and Village Park Plaza II PUD (Ord. 19-48):

- 23) Permitted Uses (Sec. 5 of Ord. 19-48)
 - a) All uses permitted in the Underlying Zoning District (GB).
- 24) General Regulations (Article 4.16 of UDO and Sec. 7 of Ord. 19-48)
 - a) Minimum Lot Area: No Minimum



- b) Minimum Lot Frontage: 80 feet
- c) Minimum Lot Width: No minimum
- d) Minimum Building Setback Lines:
 - i) External Street: Twenty (20) feet
 - ii) Internal Street/Drives: Zero (0) feet
 - iii) All Other: Zero (0) feet
- e) Maximum Building Height: 60 feet
- f) Development Plan Review: Required.

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO and Sec. 8 of Ord. 19-48)

- 25) The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Sec. 9 of Ord. 19-48)

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

- 26) Accessory Use and Building Standards (UDO Article 6.1 and Sec. 9.1 of Ord. 19-48)
- i) Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to only prohibit enclosures within the Established Front Yard of US Highway 31. Enclosures constructed after the effective date of this Ordinance shall comply with the required Minimum Building Setback Lines.
- 27) Architectural Standards (UDO Article 6.3 and Sec. 9.2 of Ord. 19-48)
- i) Article 6.3 Architectural Standards: Shall apply to New Buildings. Renovations to Existing Buildings shall either (i) comply with Article 6.3 Architectural Standards; or (ii) be substantially similar or greater in quality and character to the Existing Building being renovated.
 - ii) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated. (6.3(F)(12) of UDO)
- 28) Building Standards (Article 6.4 of UDO)
- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.
- 29) Fence Standards (Article 6.5 of UDO)



30) Height Standards (Article 6.6 of UDO)

31) Landscaping Standards (Article 6.8 of UDO and Sec. 9.3 of PUD): Shall apply to New Improvements.

a) General Screening Requirements:

- i) Mechanical Screening: Wall and ground Ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

b) Detention and Retention Areas (Article 6.8(I) of UDO)

c) Minimum Lot Landscaping Requirements (Article 6.8(K) of UDO):

d) Foundation Plantings (Article 6.8(L) of UDO and 9.3(B) of PUD):

- i) Foundation Plantings (Article 6.8(L)): Shall apply; however, the minimum planting bed width shall be three (3) feet. Planters located along the Building Facade may be used to meet this requirement. (Sec. 9.3(B) of Ord. 19-48)

e) External Street Frontage Landscaping

- i) Shall not apply. (Sec. 9.3(C) of Ord. 19-48)

f) Buffer Yard Requirements

- i) Shall not apply. (Sec. 9.3(D) of Ord. 19-48)

g) Parking Area Landscaping

h) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a landscape plan with fewer plantings than otherwise required may be approved. (Article 9.3(E) of Ord. 19-48)

32) Lighting Standards (Article 6.9 of UDO and Section 5.4 of Ord. 19-57)

a) General Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.



- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) The maximum light pole height shall be forty (40) feet. (Section 5.4(A) of Ord. 19-57)
- b) Multifamily Residential, Business, and Industrial Standards:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
 - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iv) All Parking Area lighting for nonresidential uses shall be reduced (e.g. turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- 33) Lot Standards (Article 6.10)
- 34) Outside Storage and Display (UDO Article 6.12)
- 35) Parking and Loading Standards (Article 6.14)
 - a) Stacking Spaces for Drive-Through Facilities
 - b) The minimum required parking spaces for Outlots may be reduced as part of the approval of a Detailed Development Plan. At the discretion of the City, reductions in the minimum required parking spaces may require shared parking agreements. Parking Areas within the District may be designed to provide for vehicular cross-access and shared parking, subject to an agreement between property owners.
 - i) **Comment: Variances will need to be vacated, we will draft agreement to be signed prior to issuance of an Improvement Location Permit.**
 - c) Bicycle Parking
- 36) Performance Standards (Article 6.15)
- 37) Setback Standards (Article 6.16)
- 38) Sign Standards (Article 6.17)
 - Comment: To be reviewed at the time Sign Permit application.**
- 39) Vision Clearance Standards (Article 6.19)



40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

41) Block Standards (Article 8.1)

42) Easement Standards (Article 8.3)

43) Monument and Marker Standards (Article 8.5)

Comment: Reviewed with Secondary Plat.

44) Open Space and Amenity Standards (Article 8.6)

45) Pedestrian Network Standards (Article 8.7)

- a) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance

46) Storm Water Standards (Article 8.8)

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

48) Street Light Standards (Article 8.10)

49) Street Sign Standards (Article 8.11)

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: Approve Detailed Development Plan (2004-DDP-06) with the following conditions:**

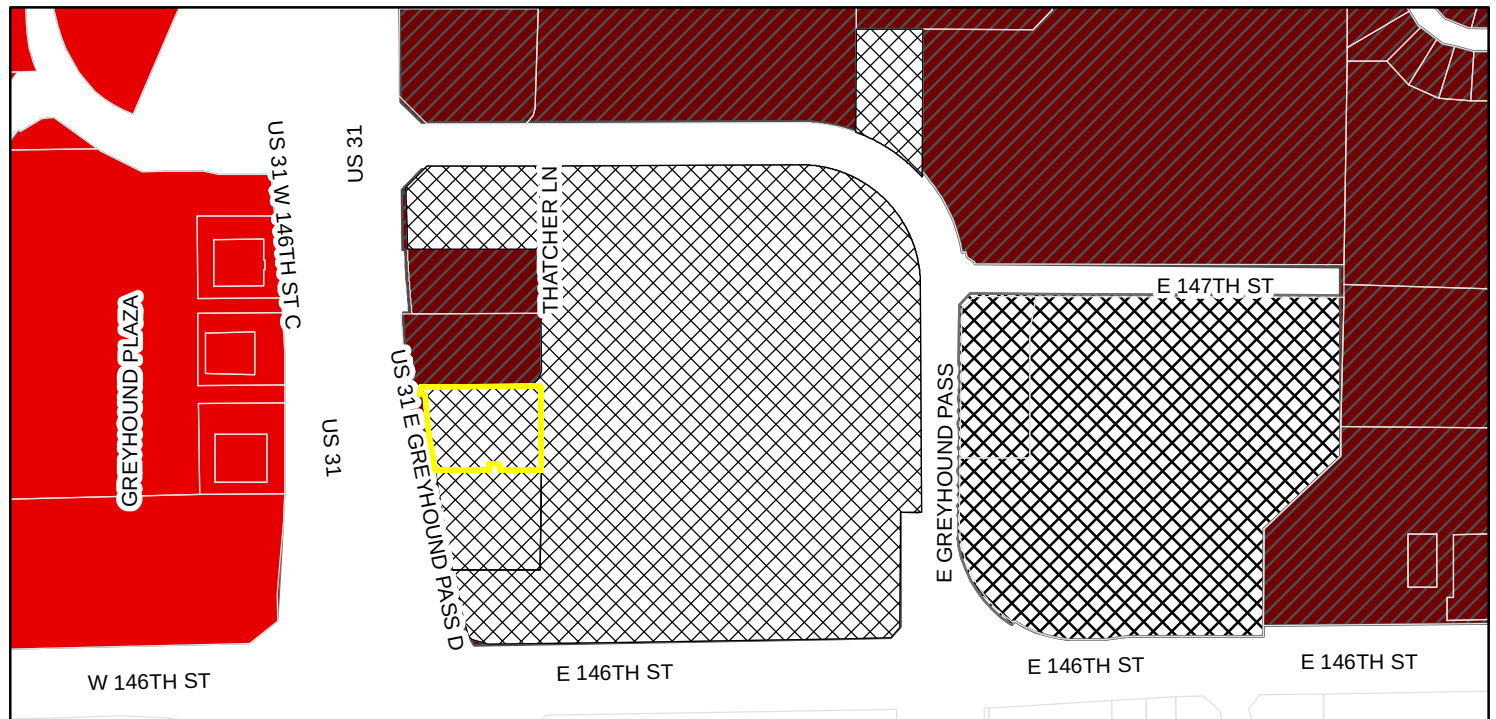
- a) **Previously approved variances applicable to the site will be vacated, as the Department deems necessary, prior to the issuance of an Improvement Location Permit.**
- b) **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**

2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Aerial Location Map



Zoning Map



Zoning

 GB (General Business)

 PUD (Planned Unit Development)

 SB-PD (Special Business - Planned Development)

LEGEND	
	PROP. FDC
	EX. FIRE HYDRANT
	PROP. VALVE
	EX. VALVE
	PROP. MANHOLE
	EX. MANHOLE
	PROP. BOX INLET
	EX. BOX INLET
	EX. POWER POLE
	EX. TREE
	EX. LIGHT POLE
	EX. CABLE T.V. LINE
	PROP. ELECTRIC LINE
	EX. ELECTRIC LINE
	PROP. GAS LINE
	EX. GAS LINE
	PROP. TELEPHONE LINE
	EX. TELEPHONE LINE
	PROP. SANITARY SEWER
	PROP. SANITARY LATERAL
	EX. SANITARY SEWER
	PROP. STORM SEWER
	PROP. ROOF DRAIN
	EX. STORM SEWER
	PROP. WATER LINE
	PROP. WATER SERVICE
	EX. WATER LINE
	EX. FENCE
	EX. CURB
	PROP. CURB
	FLOOD PLAIN LIMITS

SITE BENCH MARK	
PK NAIL SET LOCATED AS SHOWN ON SITE PLANS	
ELEVATION = 838.01	

GENERAL NOTES

- THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, THE INDOT STANDARD CONSTRUCTION DRAWINGS, AND THE CITY ENGINEERS AND STANDARD CONSTRUCTION DRAWINGS.
- ALL DISTURBED GREEN AREAS SHALL BE TOP DRESSED AND RE-SEEDED.
- CALL INDOT ONE CALL, 811, 48 HOURS PRIOR TO CONSTRUCTION.
- ALL STORM SEWERS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH LINED PIPE MEETING AASHTO M294 (UNLESS OTHERWISE STATED), TYPE S MAY BE USED.
- EARTHWORK AND SITE PREPARATION SHALL BE AS SPECIFIED IN THE SOILS REPORT.
- ELECTRICAL CONDUIT SHALL BE AS REQUIRED BY THE POWER COMPANY.
- TELEPHONE CONDUIT SHALL BE AS REQUIRED BY THE PHONE COMPANY.
- GAS SERVICE SHALL BE AS REQUIRED BY THE GAS COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE ENGINEERING AND BUILDING DEPARTMENTS.
- ROOF DRAINS MUST BE CONNECTED DIRECTLY TO THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR LEGAL REMOVAL OF DEMOLITION MATERIAL AND DEBRIS.
- THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION, OR BETTER.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PRICES BID PER FOOT FOR ALL PIPES IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- TEMPORARY SOIL EROSION AND SEDIMENT CONTROL WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF CARMEL ENGINEERING DEPARTMENTS.
- THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY ENGINEER AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.
- ALL STORM SEWER RUN DISTANCES ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES OR CATCH BASINS. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. ALL STORM SEWER INLETS AND MANHOLES ARE TO HAVE TOP ELEVATIONS.
- A 12 INCH. MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- A 4 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- A 10 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF THE WATER MAIN PIPE TO THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE OR FORCE MAIN PIPE.
- AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL SANITARY SEWER OR FORCE MAIN PIPE.
- ALL SANITARY SEWERS SHALL CONSIST OF PVC SDR-35 MEETING ASTM D-3034 WITH JOINTS CONFORMING TO ASTM D-3212 UNLESS OTHERWISE NOTED.

UTILITY CONTACTS

PLANNING/ZONING
CITY OF WESTFIELD COMMUNITY DEVELOPMENT
2728 E. 171ST STREET
WESTFIELD, IN 46074
PAMELA HOWARD
317-531-3751
phoward@westfield.in.gov

FIRE MARSHAL
WESTFIELD FIRE DEPARTMENT/FIRE AND LIFE SAFETY DIVISION
17535 DARTOWN ROAD
WESTFIELD, IN 46074
GARRY HARLING
317-804-3307
gharling@westfield.in.gov

SANITARY SEWER/WATER
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
BRAD HOSTETLER
317-927-4351
bhostetler@citizensenergygroup.com

STORM DRAINAGE & EROSION CONTROL
CITY OF WESTFIELD PUBLIC WORKS
2708 E. 171ST STREET
WESTFIELD, IN 46074
WES WOOD
317-804-3100
wwood@westfield.in.gov

GAS SERVICE
VECTREN GAS
P.O. BOX 1700
NOBLESVILLE, IN 46061
RANDY CRUTCHFIELD
317-776-5560
rcrutchfield@vectren.com

ELECTRIC SERVICE
DUKE ENERGY
16475 SOUTH PARK DRIVE
WESTFIELD, IN 46074
TRENT GODSEY
317-896-6711
trent.godsey@duke-energy.com

TELEPHONE SERVICE
COMCAST
5330 EAST 65TH STREET
INDIANAPOLIS, IN 46220
EARL SMALL, JR.
317-982-1161
earl_small@cable.comcast.com

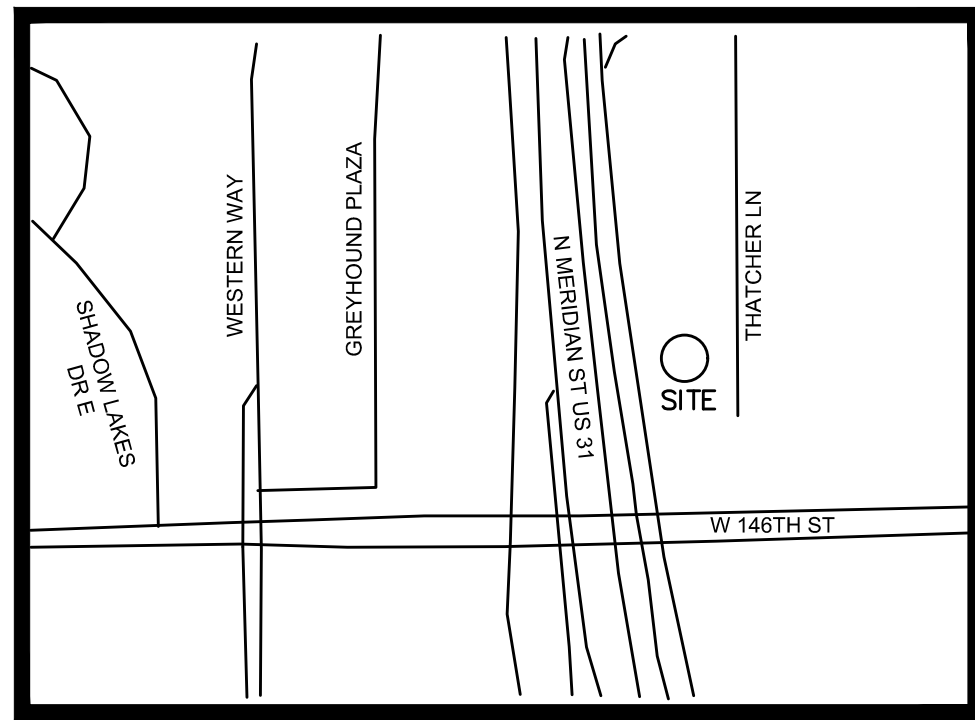
Chick-fil-A

WESTFIELD FSU

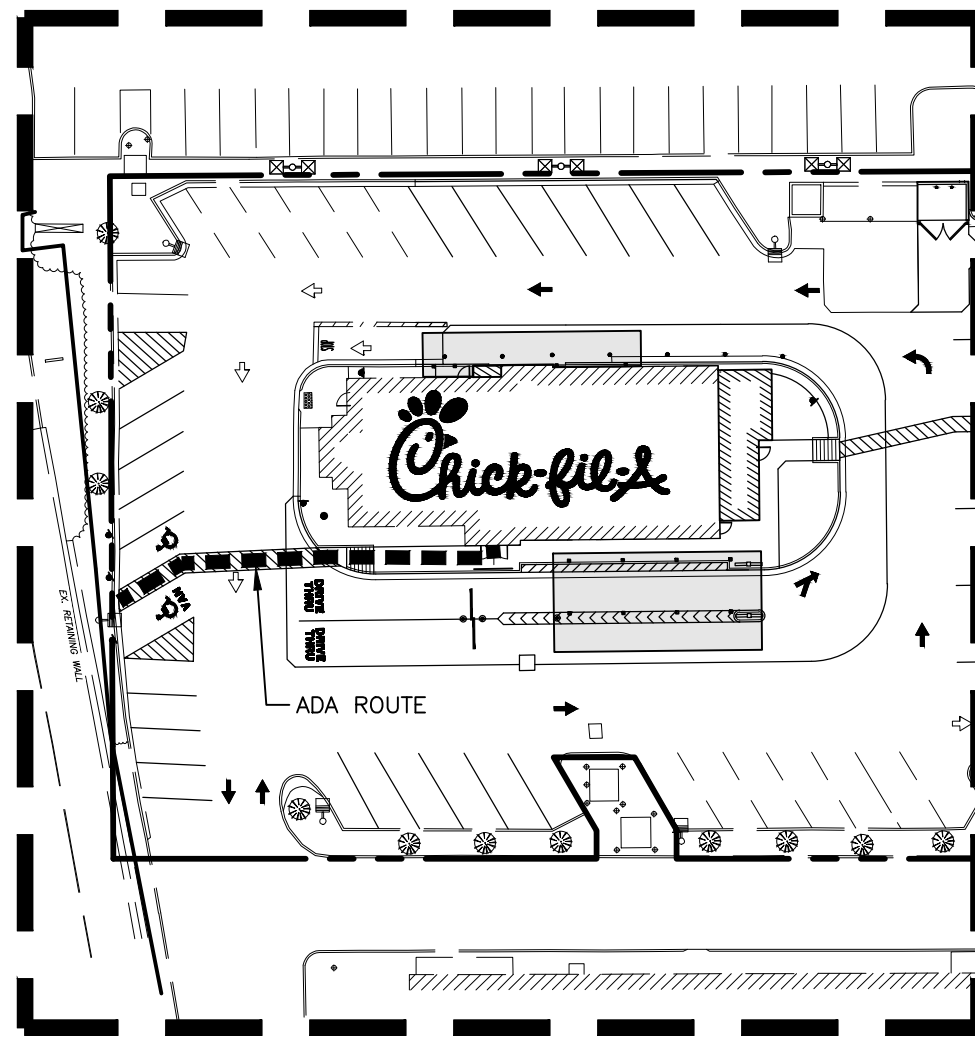
STORE #1939

REINVESTMENT SITE PLAN

14647 THATCHER LANE
CITY OF WESTFIELD
COUNTY OF HAMILTON
STATE OF INDIANA



LOCATION MAP
NOT TO SCALE
LATITUDE N 40°0'6" (40.0017)
LONGITUDE W 86°7'34" (-86.1261)



ADA ACCESSIBLE ROUTE SCHEMATIC
SCALE: 1" = 50'

PREPARED FOR:
APPLICANT/DEVELOPER: CHICK-FIL-A, INC.
5200 BUFFINGTON RD.
ATLANTA, GEORGIA 30349-2998
CONTACT: RANDY KIMOTO
PHONE: (770) 317-7000
EMAIL: randy.kimoto@cfacorp.com



PREPARED BY:

GBC DESIGN, INC.

565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

CONTACT: GARY R. ROUSE, P.E.
EMAIL: grouse@gbcdesign.com

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 190570012101 WITH A MAP REVISED DATE OF NOVEMBER 19, 2014, STATE OF INDIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTE: NO FLOOD PLAINS LOCATED ON THE PROPERTY.

NOTE: NO LEGAL DRAINS LOCATED ON THE PROPERTY.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

NOTE:
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.

NOTE:
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>

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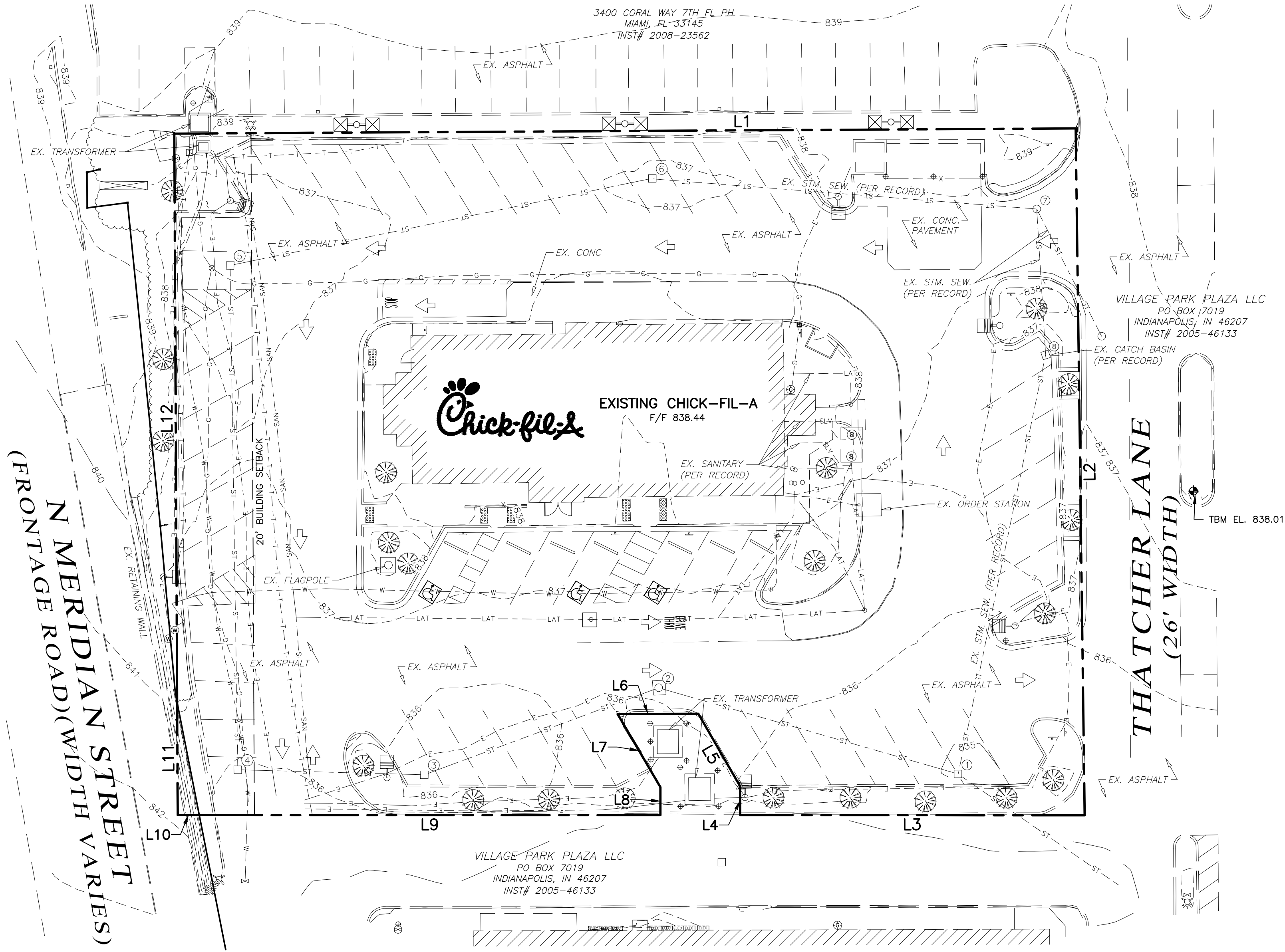
Permit - Approval Pending - Not For Construction

CHICK-FIL-A
WESTFIELD FSU REINVESTMENT
14647 THATCHER LANE
CARMEL, IN 46032

FSU# 01939

REVISION SCHEDULE		DESCRIPTION
NO.	DATE	
GBC PROJECT #		50120R
PRINTED FOR		Permit
DATE		2/14/20
DRAWN BY		BAW
SHEET		
TITLE SHEET		
SHEET NUMBER		

C-000



EXISTING STORM SEWER STRUCTURE SCHEDULE		
1.	EX. CATCH BASIN TOP 834.81 INV. 829.21, 15" W INV. 829.21, 15" SE	
2.	EX. STM. M.H. TOP 836.38 INV. 828.38, 12" W INV. 828.38, 15" E	
3.	EX. CATCH BASIN TOP 835.12 INV. 830.63, 12" W INV. 830.63, 12" E	
4.	EX. CATCH BASIN TOP 835.90 INV. 831.90, 12" N INV. 831.90, 12" E	
5.	EX. CATCH BASIN TOP 836.31 INV. 832.01, 12" E INV. 832.01, 12" S	
6.	EX. CATCH BASIN TOP 836.63 (EX.) INV. 830.43, 12" W	
7.	EX. STM. M.H. (PER RECORD)	
8.	EX. CATCH BASIN (PER RECORD)	

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1805700120G WITH A MAP REVISED DATE OF NOVEMBER 19, 2014, STATE OF INDIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTE: NO FLOOD PLAINS LOCATED ON THE PROPERTY.
NOTE: NO LEGAL DRAINS LOCATED ON THE PROPERTY.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°40'17" E	235.06'
L2	S 00°44'58" E	179.15'
L3	N 89°59'27" W	89.85'
L4	N 00°00'33" E	7.52'
L5	N 29°56'47" W	21.82'
L6	S 89°52'40" W	21.07'
L7	S 30°21'33" E	22.09'
L8	S 00°00'20" W	7.31'
L9	N 89°59'18" W	120.25'
L10	N 89°59'18" W	5.61'
L11	N 00°17'11" W	29.28'
L12	N 00°17'11" W	148.47'

LEGEND	
EX. FIRE HYDRANT	
EX. VALVE	
EX. MANHOLE	
EX. CATCH BASIN	
EX. BOX INLET	
EX. LIGHT POLE	
EX. POWER POLE	
EX. TREE	
EX. TELEPHONE LINE	
EX. ELECTRIC LINE	
EX. OVERHEAD WIRE	
EX. GAS LINE	
EX. SANITARY SEWER	
EX. SANITARY LATERAL	
EX. SANITARY VENT LINE	
EX. STORM SEWER	
EX. WATER LINE	
EX. CURB	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

JOHN E. WALSH
REGISTERED
No. 107475B
STATE OF
INDIANA
PROFESSIONAL ENGINEER
04/09/2020

CHICK-FIL-A
WESTFIELD FSU REINVESTMENT
14647 THATCHER LANE
CARMEL, IN 46032
FSU# 01939

REVISION SCHEDULE
NO. DATE DESCRIPTION

GBC PROJECT #	50120R
PRINTED FOR	Permit
DATE	2/14/20
DRAWN BY	BAW

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

Permit - Approval Pending - Not For Construction

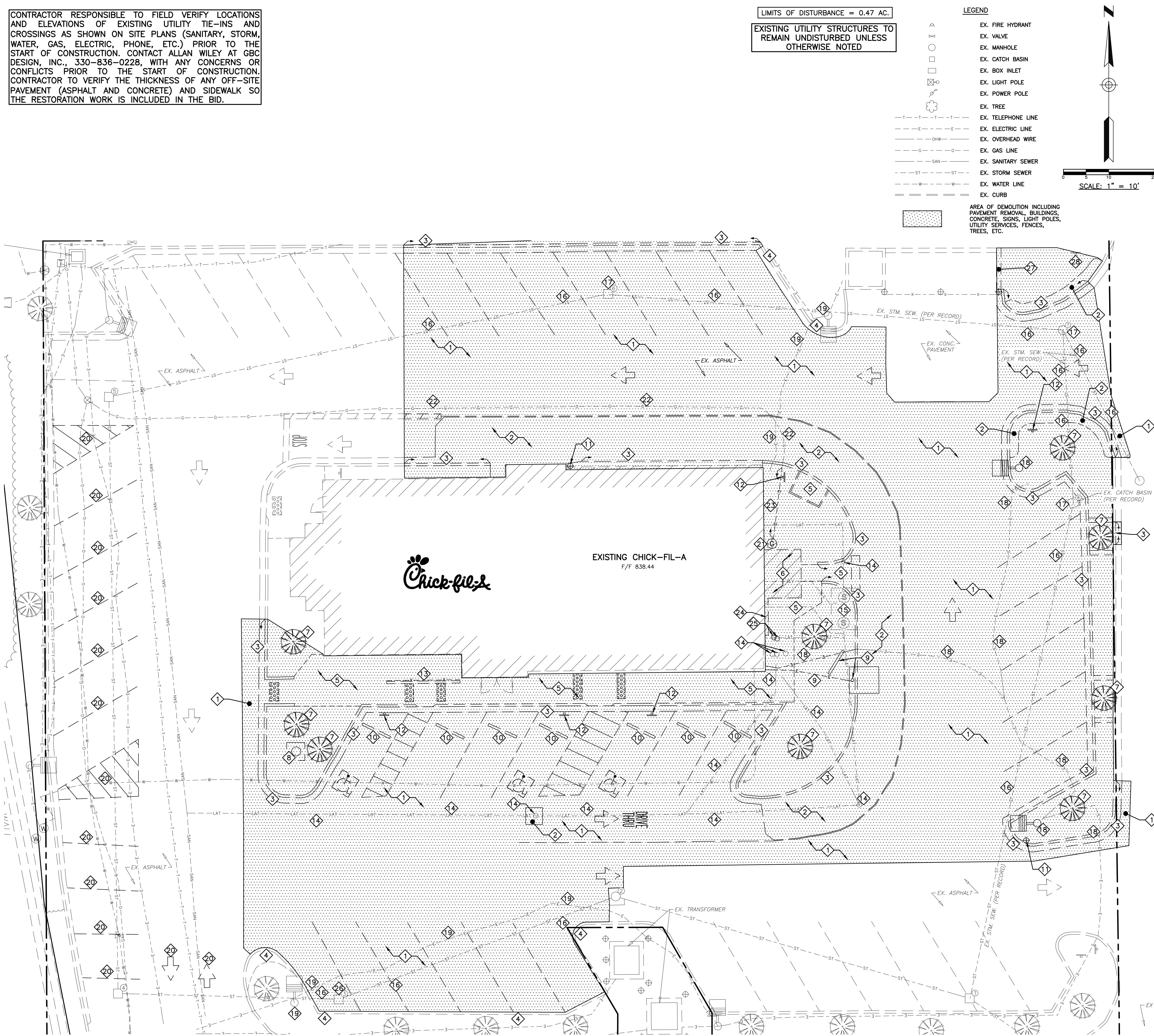
SHEET
EXISTING
CONDITIONS
PLAN

SHEET NUMBER
C-100

DEMOLITION NOTES

- 1
- EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 2
- EXISTING CONCRETE PAVEMENT TO BE SAWCUT & REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 3
- EXISTING CONCRETE CURB TO BE SAWCUT & REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 4
- EXISTING CONCRETE CURB TO REMAIN
- 5
- EXISTING CONCRETE SIDEWALK TO BE SAWCUT AT NEAREST JOINT AND REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 6
- EXISTING BUILDING TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION
- 7
- EXISTING TREE TO BE REMOVED
- 8
- EXISTING FLAGPOLE TO BE RELOCATED
- 9
- EXISTING ORDER STATION & ASSOCIATED UTILITIES TO BE REMOVED
- 10
- EXISTING PARKING BUMPER BLOCK TO BE REMOVED
- 11
- EXISTING BOLLARD TO BE REMOVED
- 12
- EXISTING SIGN TO BE REMOVED
- 13
- EXISTING RAILING TO BE REMOVED
- 14
- EXISTING SANITARY LATERAL/CLEANOUTS TO REMAIN. CONTRACTOR TO ADJUST RIM TO PROPOSED FINAL GRADE.
- 15
- EXISTING GREASE TRAP TO REMAIN. CONTRACTOR TO ADJUST RIM TO PROPOSED FINAL GRADE.
- 16
- EXISTING STORM SEWER TO REMAIN
- 17
- EXISTING STORM STRUCTURE TO REMAIN. CONTRACTOR TO ADJUST TOP TO MEET PROPOSED FINISHED GRADE (SEE GRADING PLAN, SHEET C-300)
- 18
- EXISTING LIGHT POLE & SERVICE TO BE RELOCATED
- 19
- EXISTING LIGHT POLE & SERVICE TO REMAIN
- 20
- EXISTING STRIPING TO BE BLACKED OUT AS NEEDED FOR NEW CONSTRUCTION
- 21
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- 22
- EXISTING GAS SERVICE TO REMAIN
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- EXISTING GAS SERVICE TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION.
- 24
- EXISTING UTILITY PANEL TO BE RELOCATED
- 25
- EXISTING SANITARY CLEANOUT TO BE RELOCATED.
- 26
- EXISTING STORM STRUCTURE TO REMAIN
- 27
- EXISTING DUMPSTER ENCLOSURE TO BE REMOVED OR MODIFIED AS NEEDED FOR NEW ADDITION
- 28
- EXISTING SIGN TO REMAIN

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Chick-fil-A

5200 Buffington Road

Atlanta, Georgia 30349-2998

GBC DESIGN, INC.

565 White Pond Dr.

Phone 330-836-0228

JOHN E. WALSH

REGISTERED

No. 107475B

STATE OF

INDIANA

PROFESSIONAL ENGINEER

04/07/2020

CHICK-FIL-A

WESTFIELD FSU REINVESTMENT

14647 THATCHER LANE

CARMEL, IN 46032

FSU# 01939

REVISION SCHEDULE

NO. DATE DESCRIPTION

GBC PROJECT # 50120R

PRINTED FOR Permit

DATE 2/14/20

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SHEET DEMOLITION PLAN

SHEET NUMBER C-110

Permit - Approval Pending - Not For Construction

REVISION SCHEDULE

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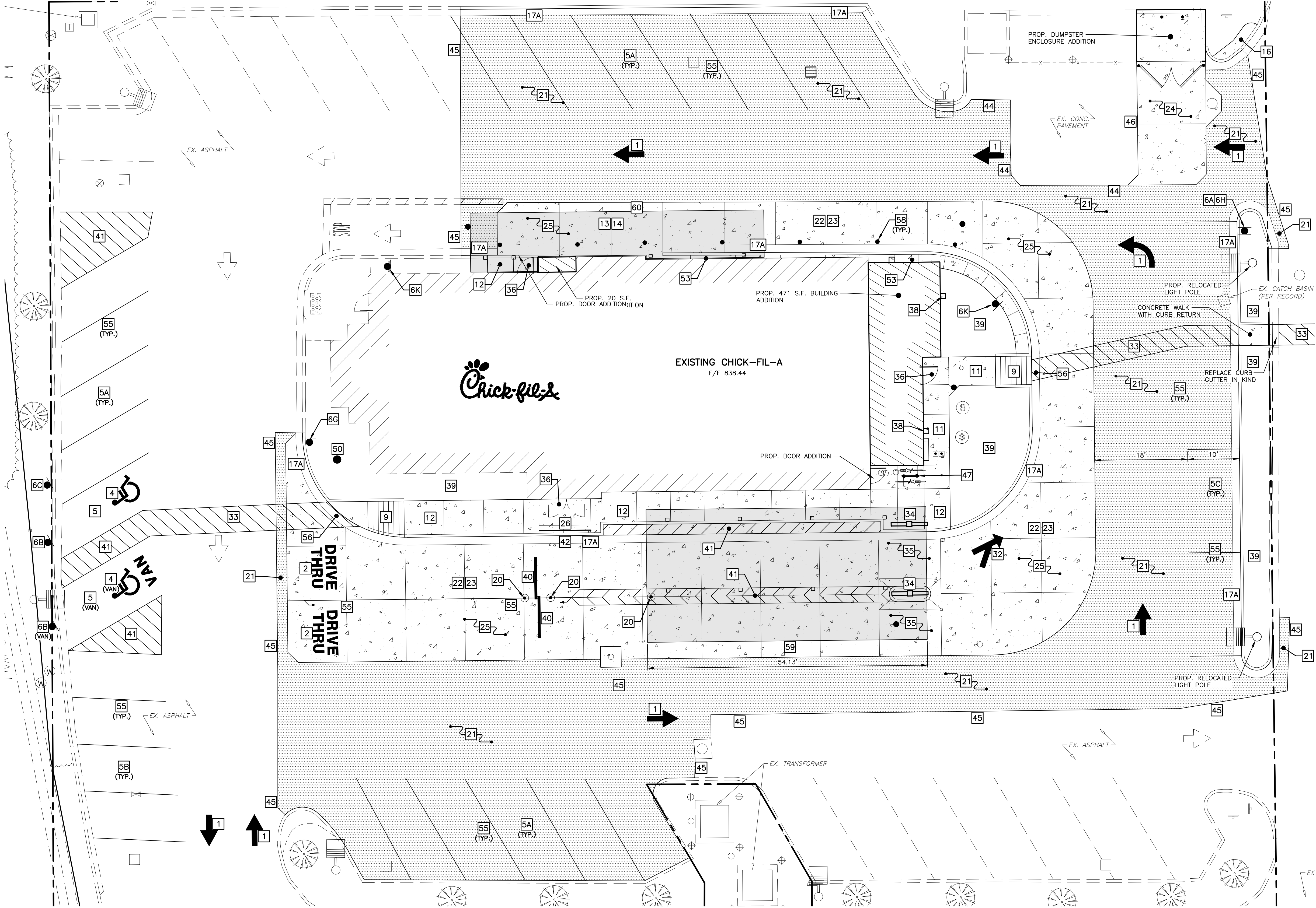
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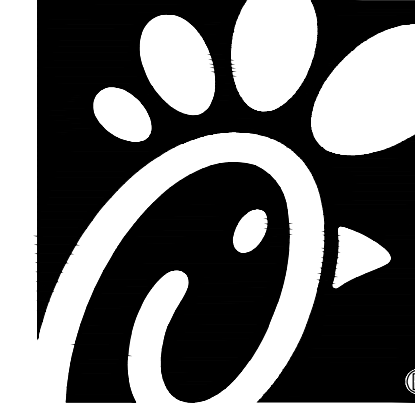
SHEET NUMBER C-110

SITE PLAN DESIGN NOTES & KEY PLAN

1	PAINTED DIRECTIONAL ARROW	DETAIL 1/C-400
2	PAINTED DRIVE-THRU GRAPHICS	DETAIL 2/C-400
3	PAINTED STOP LINE GRAPHIC	DETAIL 3/C-400
4	PAINTED ACCESSIBILITY PARKING SYMBOL	DETAIL 4/C-400
5	ACCESSIBLE PARKING STALL	DETAIL 5/C-400
5A	60" PARKING STALL	DETAIL 5/C-400
5B	90" PARKING STALL	DETAIL 5/C-400
5C	PARALLEL PARKING STALL	
6	DIRECTIONAL SIGNAGE (SEE SIGNAGE PACKAGE)	DETAIL 6/C-400
6A	"STOP" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6A/C-400
6B	"ACCESSIBLE PARKING" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6B/C-400
6C	"CURBSIDE DELIVERY" (SEE SIGNAGE PACKAGE)	
6D	"RIGHT TURN ONLY" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6D/C-400
6E	"ONE WAY" SIGN (USE APPLICABLE DIRECTION) (SEE SIGNAGE PACKAGE)	DETAIL 6E/C-400
6F	"LEFT TURN ONLY" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6F/C-400
6G	"PEDESTRIAN CROSSWALK" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6G/C-400
6H	"DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6H/C-400
6I	"NO PARKING" SIGN (SEE SIGNAGE PACKAGE)	
6J	"TWO ORDER LANES" SIGN (SEE SIGNAGE PACKAGE)	
6K	"MEAL DELIVERY ZONE" SIGN	DETAIL 58/C-440
7	SIDEWALK ACCESSIBLE RAMP	DETAIL 7/C-400
8	CURB RAMP WITH FLARED SIDES	DETAIL 8/C-400
8A	CURB RAMP WITH SHORT FLARED SIDES	DETAIL 8A/C-400
9	RETURNED CURB ACCESSIBLE RAMP	DETAIL 9/C-400
10	TRUNCATED DOMES - CAST-IN PLACE	DETAIL 10/C-400
11	TYPICAL CONCRETE SIDEWALK	DETAIL 11/C-400
12	SIDEWALK WITH CURB & GUTTER SECTION	DETAIL 12/C-400
13	DRIVE-THRU PLAN - 2" BELOW FFE	DETAIL 13/C-410
13A	DRIVE-THRU PLAN - FLUSH WITH FFE	DETAIL 13A/C-410
14	DRIVE-THRU ISOMETRIC	DETAIL 14/C-410
15	SOLID PLASTIC WHEEL STOP	DETAIL 15/C-410
16	LANDSCAPE & IRRIGATION PROTECTOR	DETAIL 16/C-410
17A	SPILLING 24" CONCRETE CURB & GUTTER	DETAIL 17A/C-410
17B	CATCHING 24" CONCRETE CURB & GUTTER	DETAIL 17B/C-410
17C	DEPRESSED SPILLING 24" CONCRETE CURB & GUTTER	DETAIL 17C/C-410
17D	DEPRESSED CATCHING 24" CONCRETE CURB & GUTTER	DETAIL 17D/C-410
18	ROLLOVER/MOUNTABLE CURB	DETAIL 18/C-410
19	SCREENED REFUSE ENCLOSURE	DETAIL 19/C-410
19A	SCREENED REFUSE ENCLOSURE - STAGGERED	DETAIL 19A/C-410
19B	SCREENED REFUSE ENCLOSURE - ALTERNATE DRAINAGE	DETAIL 19B/C-410
20	CONCRETE BOLLARD	DETAIL 20/C-410
21	TYPICAL PAVEMENT SECTION - HEAVY DUTY	
22	TRANSVERSE & LONGITUDINAL CONTRACTION JOINT	DETAIL 22/C-420
23	TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT	DETAIL 23/C-420
24	CONCRETE APRON @ TRASH ENCLOSURE	DETAIL 24/C-420
25	CONCRETE PAVING DRIVE-THRU LANE	DETAIL 25/C-420
25A	CONCRETE PAVING CAR PARKING	DETAIL 26/C-420
26	ALUMINUM HANDRAIL	DETAIL 4/A-101
27	TYPICAL ADA RAMP AND HANDRAIL	DETAIL 27/C-420
28	CONTRACTION JOINT	DETAIL 28/C-420
29	KEYED CONSTRUCTION JOINT	DETAIL 29/C-420
30	LONGITUDINAL BUTT JOINT	DETAIL 30/C-420
31	EXPANSION JOINT	DETAIL 31/C-420
32	MULTI-LANE DIRECTIONAL GRAPHICS	DETAIL 32/C-430
33	PAINTED CROSS WALK	DETAIL 33/C-430
34	MENU BOARD & CANOPY ORDERING STATION	DETAIL 34/C-430
35	MENU BOARD LOOP DETECTION SYSTEM	DETAIL 35/C-430
36	5'x5' LANDING AND ENTRY DOOR FROST SLAB	DETAIL 36/C-430
37	GREASE TRAP (SEE UTILITY PLAN)	
38	ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)	DETAIL 38/C-430
39	LANDSCAPED AREA (SEE LANDSCAPE PLAN)	
40	CLEARANCE BAR (SEE SIGNAGE PACKAGE)	
41	PAVEMENT STRIPING AREA	
42	THICKENED SLAB EDGE AT RAILING CORE-DRILLS	DETAIL 42/C-440
43	CONCRETE FLUME	DETAIL 43/C-440
44	TYPICAL ASPHALT / CONCRETE INTERFACE	DETAIL 44/C-440
45	EX./PROP. ASPHALT INTERFACE	DETAIL 45/C-440
46	EX./PROP. CONCRETE INTERFACE	DETAIL 46/C-440
47	SINGLE BIKE RACK	DETAIL 47/C-440
48	TRANSFORMER	
49	CHICK-FIL-A PRIME SIGN (SEE SIGNAGE PACKAGE)	
50	RELOCATED FLAGPOLE	
51	RETAINING WALL WITH 42" HANDRAIL ON TOP (HANDRAIL SIMILAR TO DETAIL 26/C-420)	
52	OUTDOOR PATIO SPACE - SEE ARCHITECTURAL PLANS SHEET A-101	
53	4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB	
54	4" THICK CONCRETE STRIP BETWEEN CURBS	
55	4" WIDE PAINT STRIPE	
56	CURB & GUTTER AT ACCESSIBLE RAMP	DETAIL 56/C-440
57	CASH STATION LOCATION	
58	MAGNETIC DELINEATOR	DETAIL 57/C-440
59	PROPOSED F2F CANOPY - SEE FASHION CANOPY PLANS	
60	PROPOSED OMD CANOPY - SEE FASHION CANOPY PLANS	
61	OMIT BLOCKS AT REAR OF DUMPSTER ENCLOSURE - SEE DETAIL SHEET C-419	

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.





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JOHN E. WALSH
REGISTERED
No. 107475B
STATE OF
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04/07/2020

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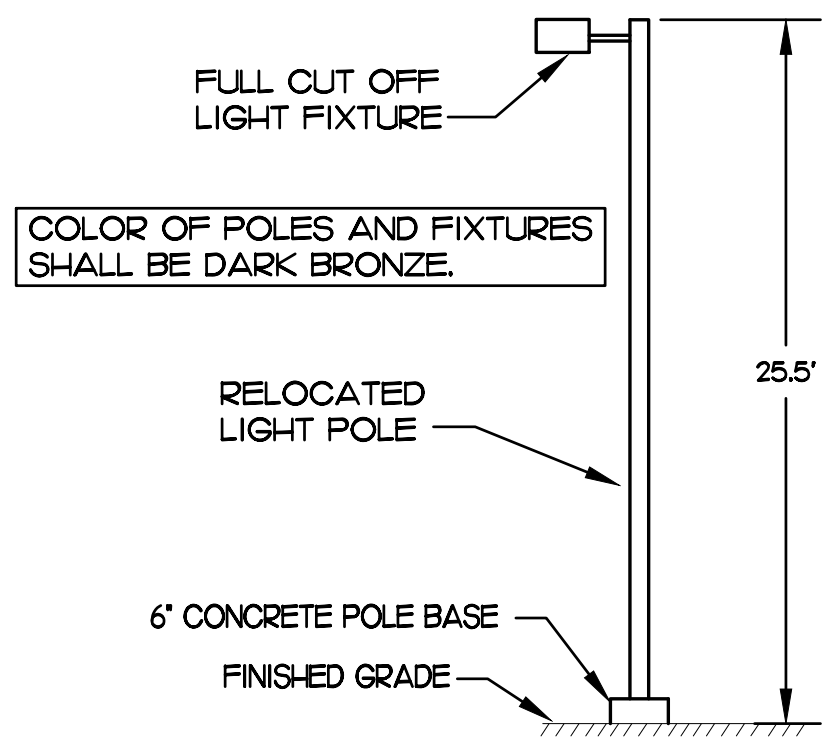
WESTFIELD FSU REINVESTMENT

14647 THATCHER LANE
CARMEL, IN 46032

FSU# 01939

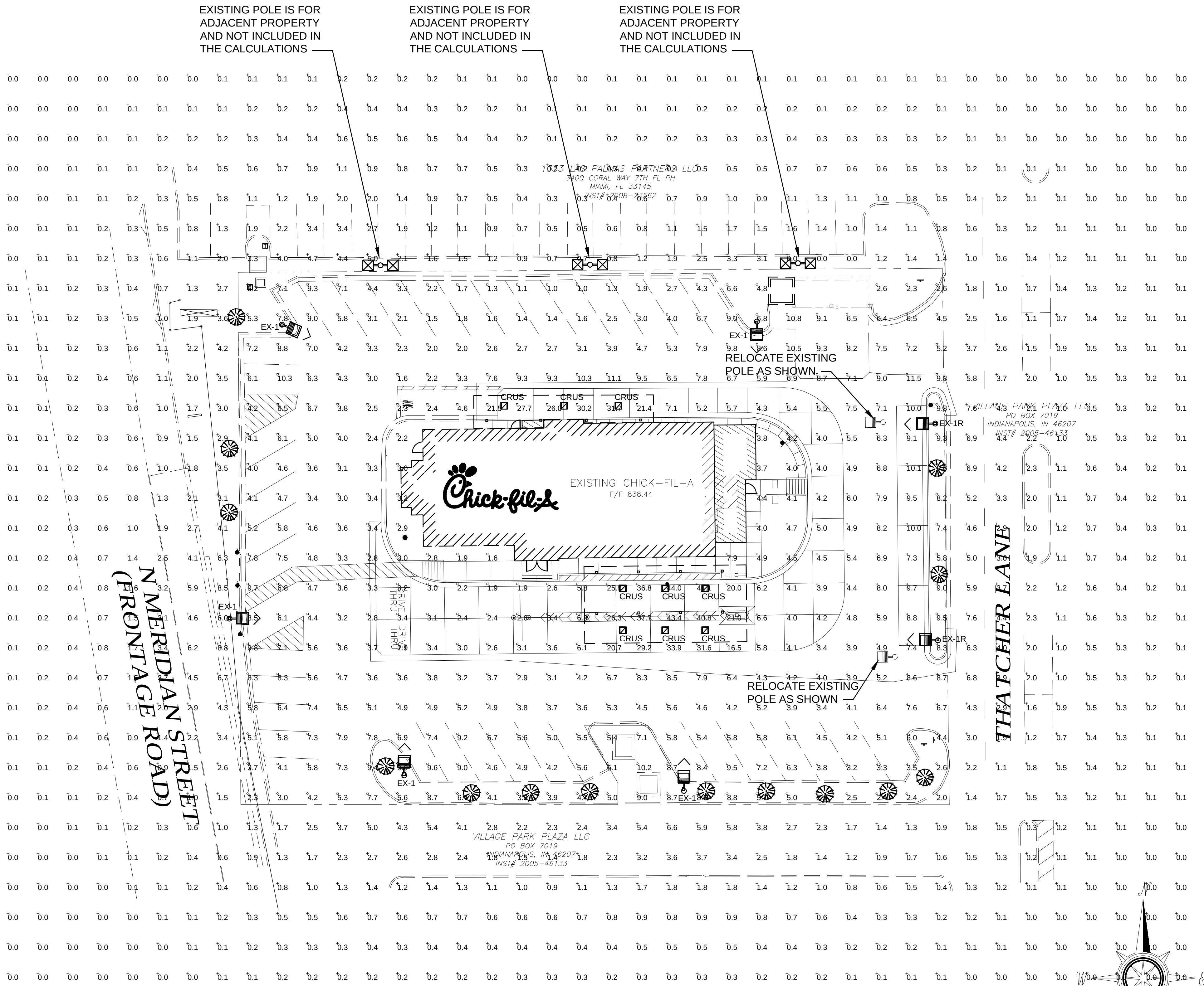
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SHEET		
SITE PLAN		
DETAIL		
SHEET NUMBER		

C-210



2 RELOCATED SITE LIGHTING POLE DETAIL

NOT TO SCALE



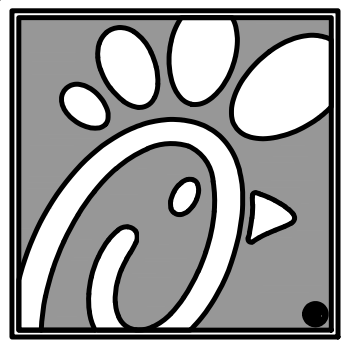
1 PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.8 fc	44.0 fc	0.0 fc	N/A	N/A
Lot Summary	◇	6.7 fc	44.0 fc	1.0 fc	44.0:1	6.7:1
Parking Lot Summary	□	6.8 fc	44.0 fc	1.0 fc	44.0:1	6.8:1

NOTE: ALL EXTERIOR LIGHTING THAT IS CONNECTED TO THE CHICK-FIL-A ELECTRIC SERVICE WILL BE CONTROLLED BY A CENTRAL CONTROL PANEL AND TURN OFF AT CLOSING OR WHEN THE BUILDING BECOMES UNOCCUPIED, NO LATER THAN 11:00 PM.

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⌞	EX-1	5	Existing Lithonia Lighting	KSF2 400S R4W	Existing Area Luminaire, 400W High Pressure Sodium, R4 Wide Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	1	50000	1	468
⌞	EX-R	2	Existing Relocated Lithonia Lighting	KSF2 400S R4W	Existing Relocated Area Luminaire, 400W High Pressure Sodium, R4 Wide Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	1	50000	1	468
⊠	CRUS	9	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30			1	9966.065	0.95	73.5
EXISTING POLES TO BE RELOCATED AND REUSED AS SHOWN. RECONNECT FIXTURES TO EXISTING CIRCUITS.										



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Atlanta Georgia,
30349-2998

Revisions:

Mark Date By
△ 02.07.20
PERMIT ISSUE

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△

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△

Mark Date By
△



Kurzynske & Associates
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Telephone: (615) 255-5203
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Email: mail@kurzynske.com

STORE #01939
WESTFIELD FSU

14647 THATCHER LN
CARMEL, IN
46032

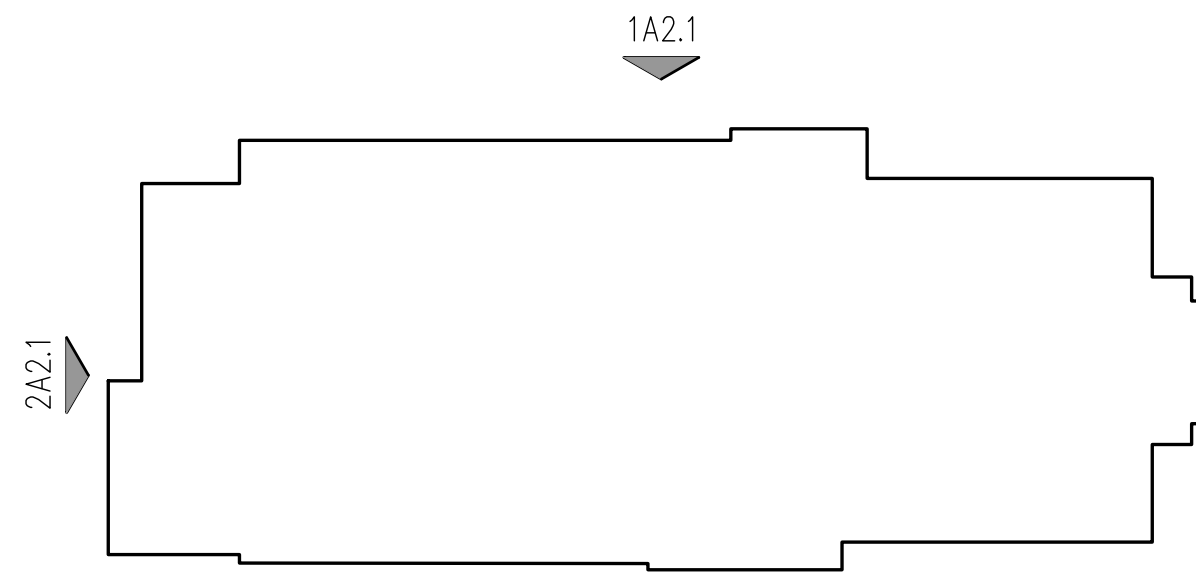
SHEET TITLE
PHOTOMETRIC PLAN

VERSION: S06-C
ISSUE DATE: 02.07.20

Job No. : 20017.CD.R
Store : #1939
Date : 02.07.20
Drawn By :
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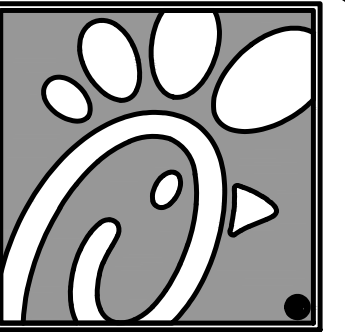
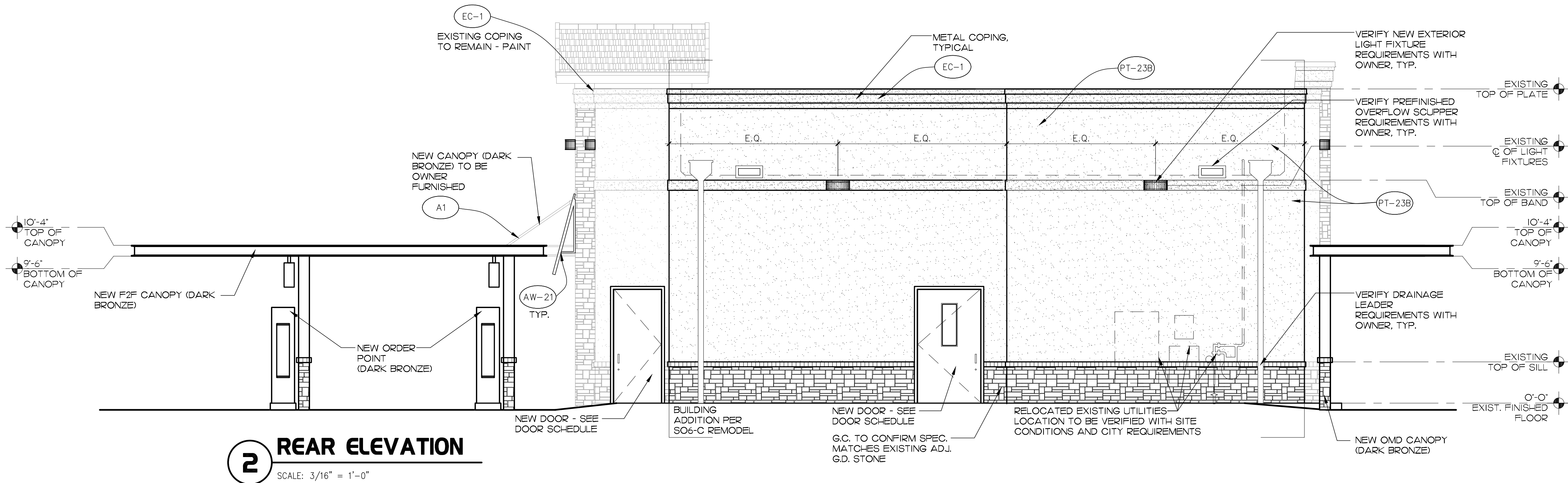
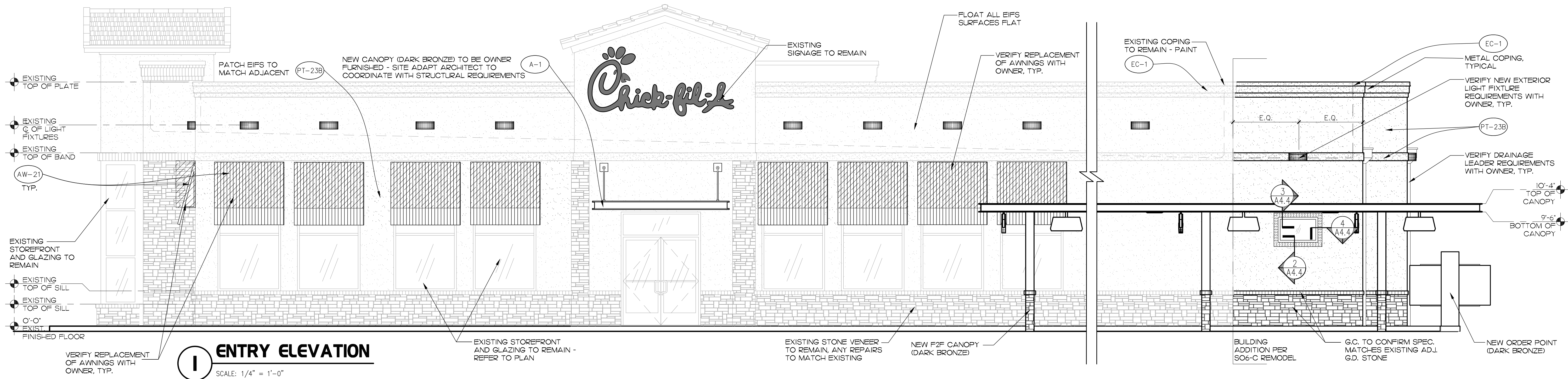
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E1.5



4 KEY PLAN

3	EXTERIOR FINISH SCHEDULE
EC-1	PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
AW-21	AWNING FABRIC SUNBRELLA 4684-000 / SLATE
A1	ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD
PT-23B	EXTERIOR PAINT FOR E.I.F.S. SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By
△ 03.13.20
IDHS SUBMITTAL

△

△

△

△

Seal



I HEREBY CERTIFY THAT THESE PLANS
HAVE BEEN PREPARED UNDER MY
SUPERVISION AND THAT TO THE BEST
OF MY KNOWLEDGE, THEY COMPLY
WITH ALL CITY, STATE, AND
FEDERAL REQUIREMENTS, AND
ORDINANCES OF WESTFIELD, IN
RELATING TO STRUCTURES AND
BUILDINGS.

CHIPMAN DESIGN INC
ARCHITECTURE INC
1350 E. TOLLEY AVE.
DES PLAINES, IL 60018
PHONE 847.298.6900

IC

STORE
WESTFIELD FSU

14647 THATCHER
LANE CARMEL, IN
46032

SHEET TITLE
EXTERIOR
ELEVATIONS

VERSION: CL/BIR/MLOP
ISSUE DATE: 03-05-2020

Job No. : 17-1729

Store : 01939

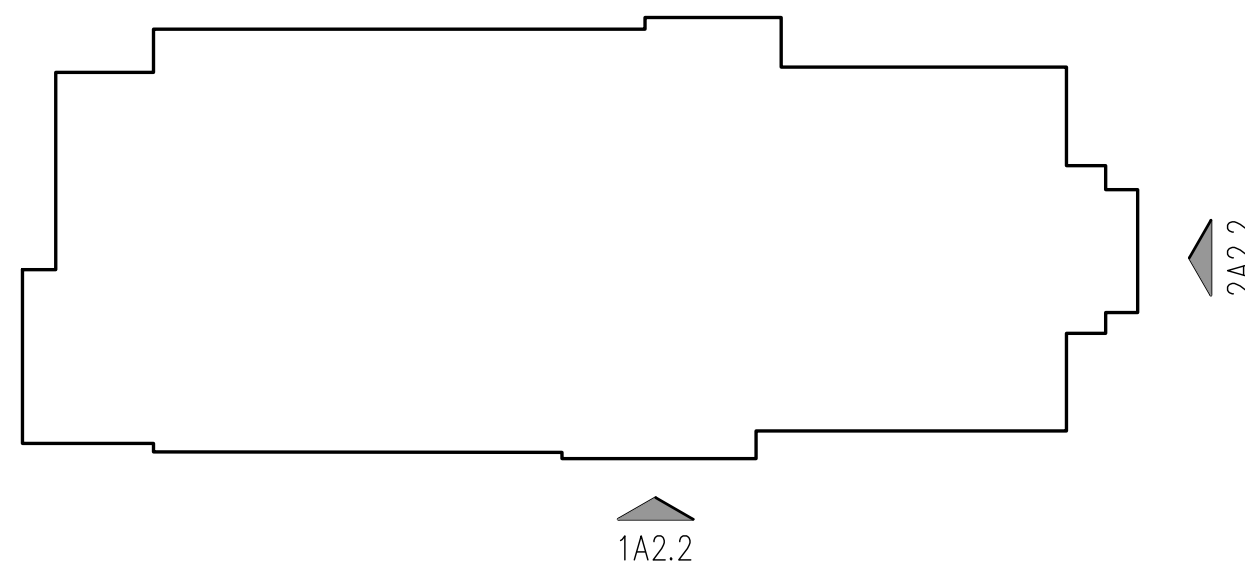
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Drawn By : JD

Checked By: BM

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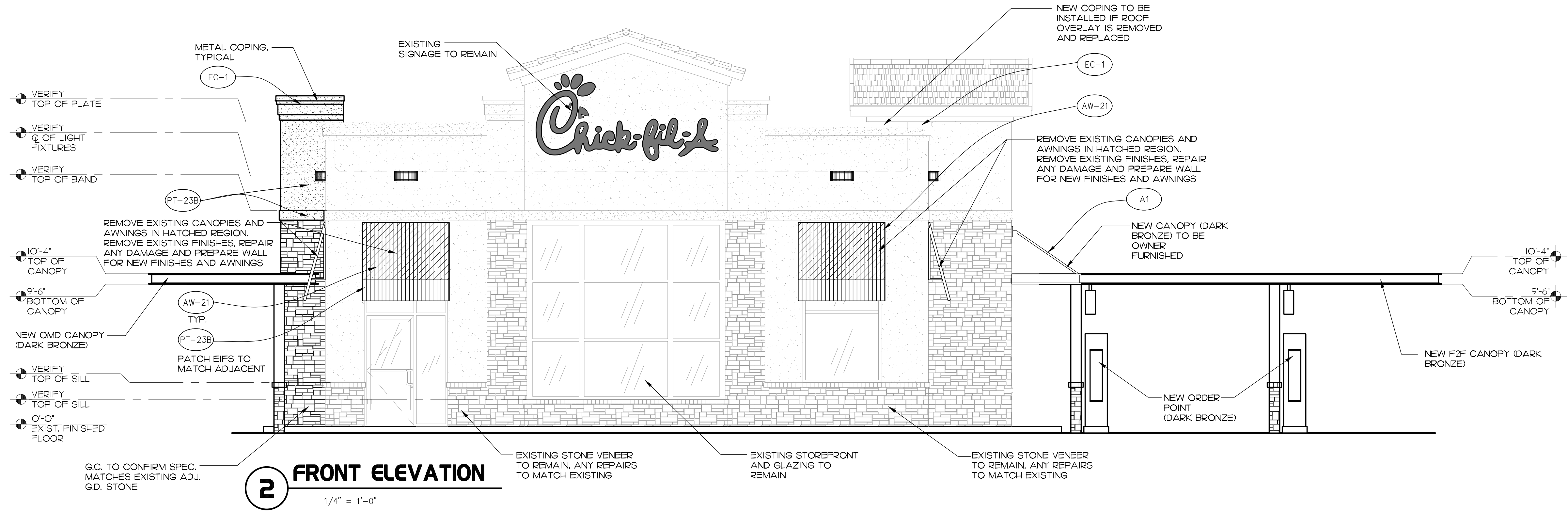


4 KEY PLAN

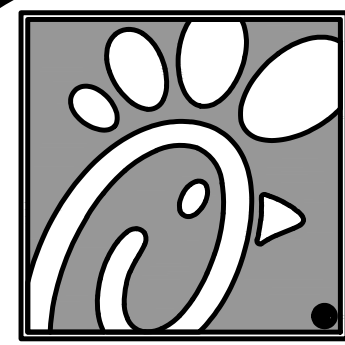
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1 DRIVE ENTRY ELEVATION
1/4" = 1'-0"



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



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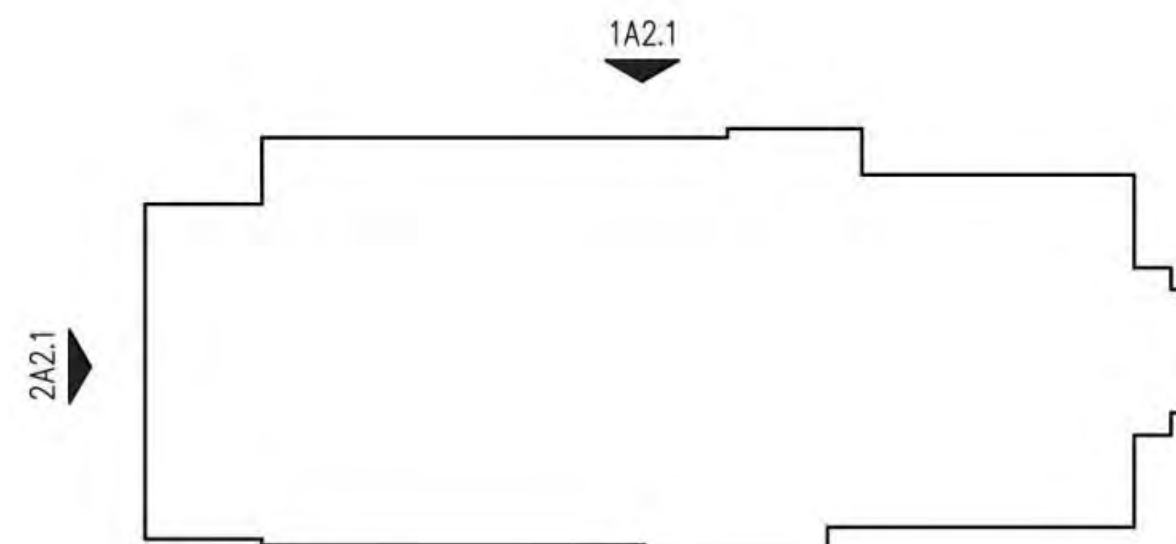
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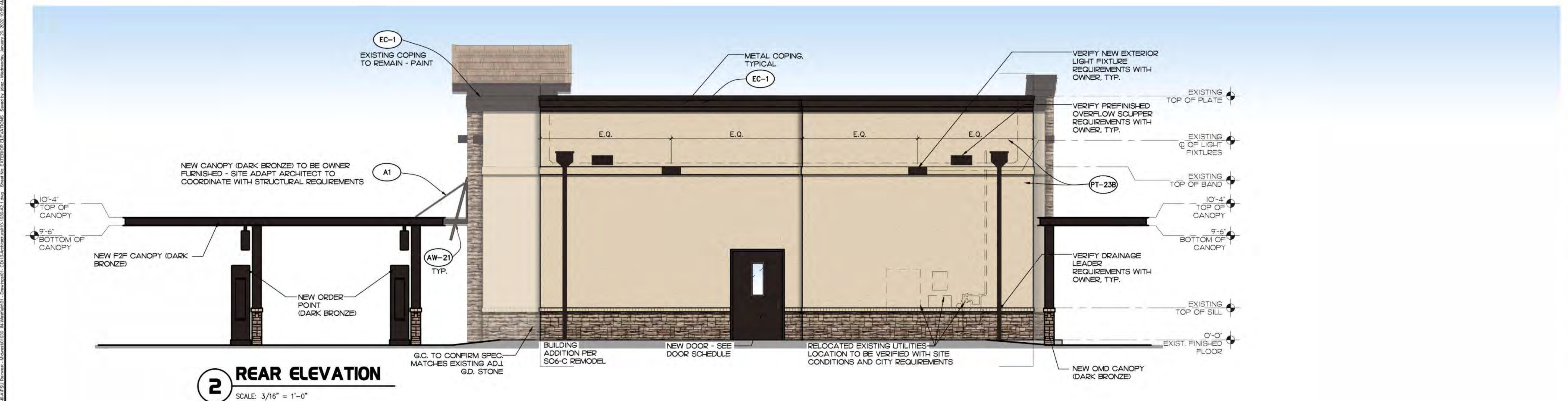
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A-2.2



4 KEY PLAN

3	EXTERIOR FINISH SCHEDULE
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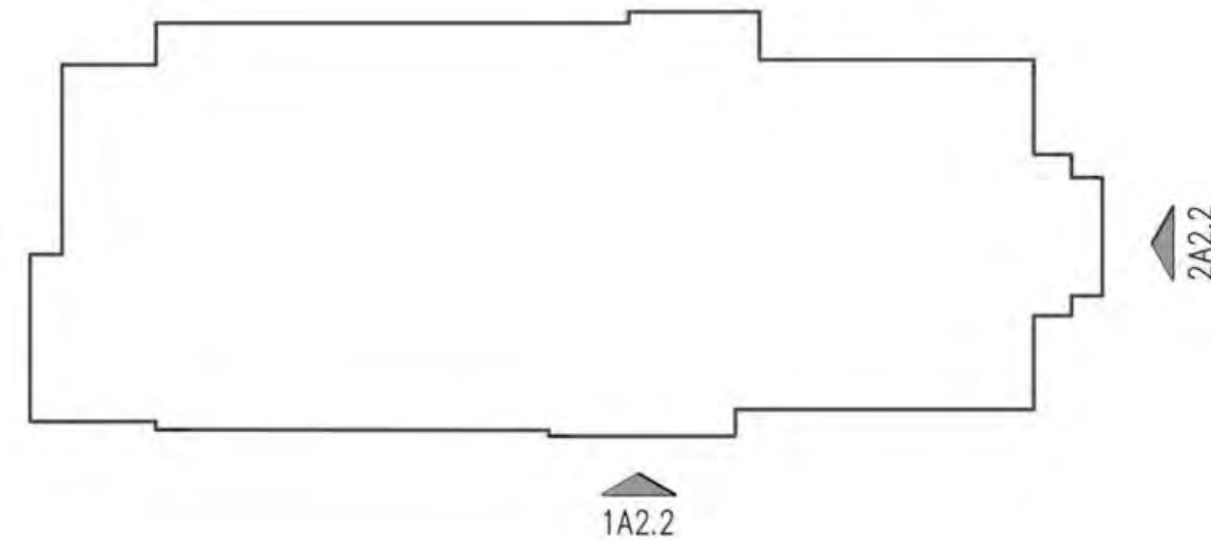
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LANE CARMEL, IN
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SHEET TITLE
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VERSION: CL/BIR/MLOP
ISSUE DATE: 02-2020

Job No. : 17-1729
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A-2.I



4 KEY PLAN

3 EXTERIOR FINISH SCHEDULE	
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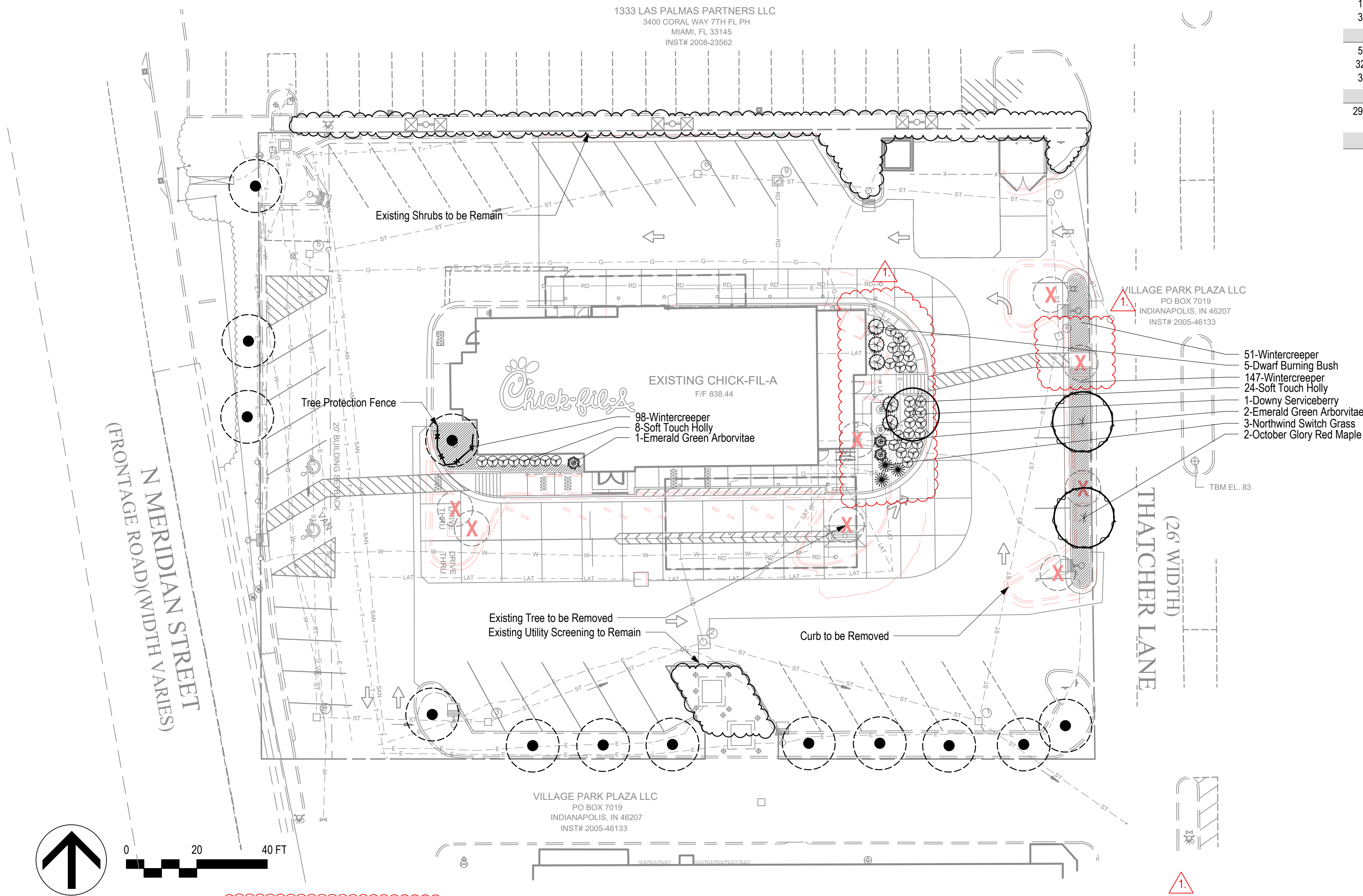
14647 THATCHER LANE CARMEL, IN 46032

SHEET TITLE
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City of Westfield Street Tree List

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 Will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

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

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus var.</i>
Hawthorn Var.	<i>Crataegus crusgalli var.</i>
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnala (single stem)</i>
Maple, Hedge	<i>Acer campestre</i>
Maple, Paocerbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Serviceberry	<i>Amelanchier var.</i>

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
2	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" Cal., 10' Hgt.	B & B; single straight leader
1	<i>Amelanchier arborea</i>	Downy Serviceberry	8' Hgt.	
3	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	6'-8' Hgt.	
Shrubs				
5	<i>Euonymus alata</i> 'Compacta'	Dwarf Burning Bush	18"-24" Hgt.	B & B
32	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Holly	3 Gal.	
3	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	3 Gal.	
Groundcovers				
296	<i>Euonymus coloratus</i>	Wintercreeper	1 Gal.	
Other				

LANDSCAPE NOTES

MIDWEST

- Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the 'American Standard for Nursery Stock' and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

LEGEND

- X in a circle = EXISTING TREE TO BE REMOVED
- circle with a dot = EXISTING TREE TO REMAIN
- dashed line with 'x' = TREE PROTECTION FENCING



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FSU# 1939

REVISION SCHEDULE
NO. DATE DESCRIPTION
1. 4/10/20 City Comments

MLD PROJECT # 2020033

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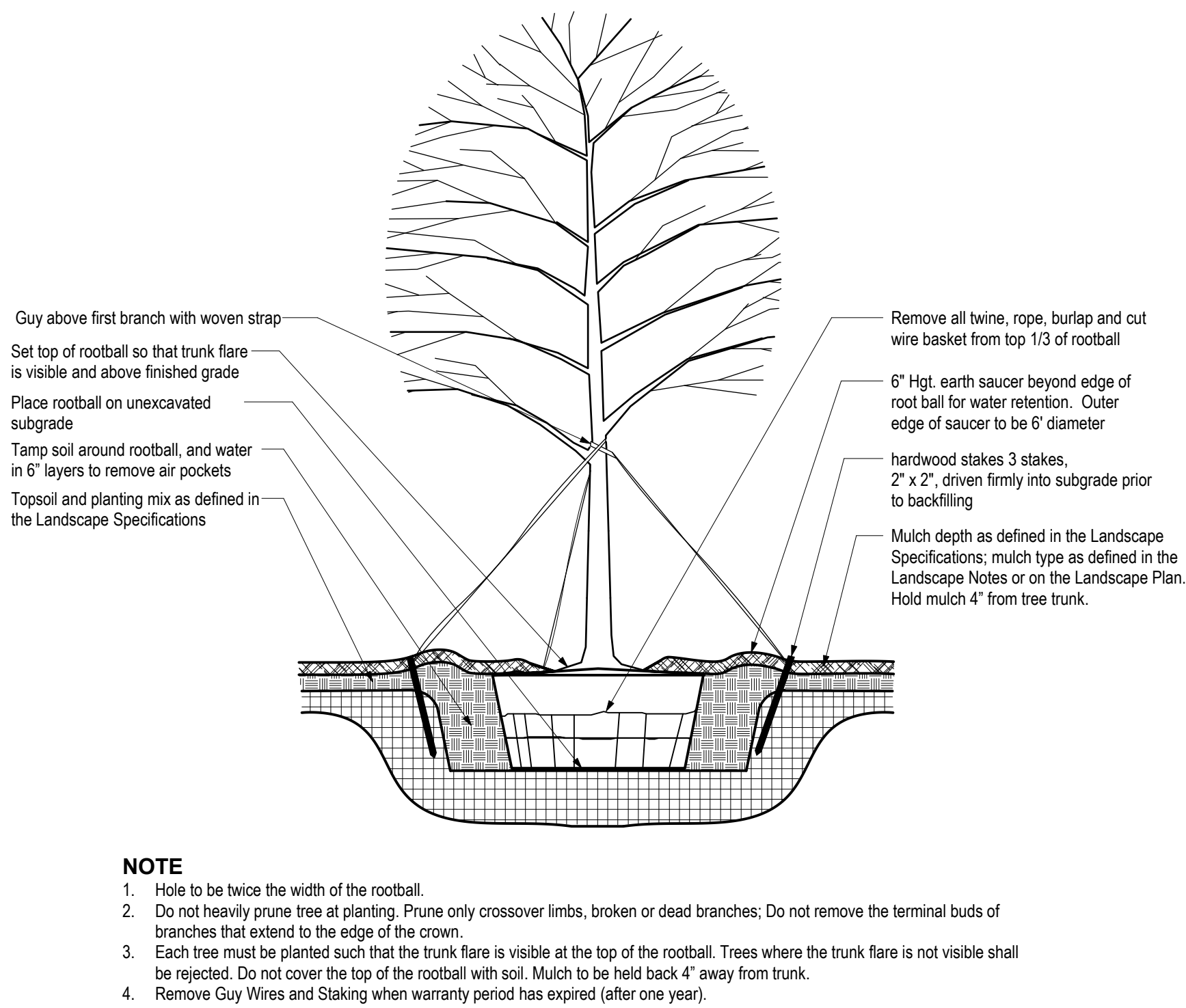
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SHEET

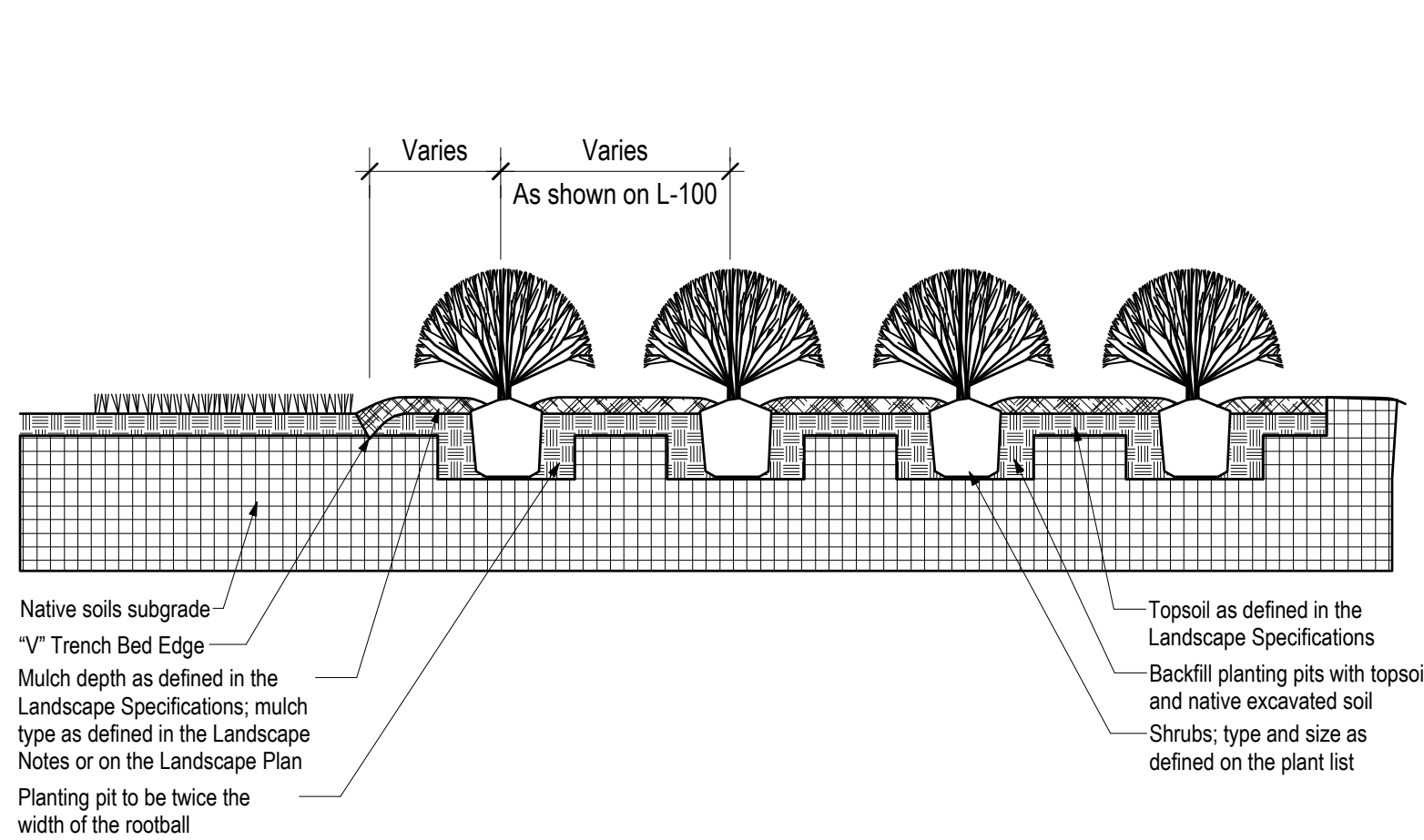
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SHEET NUMBER

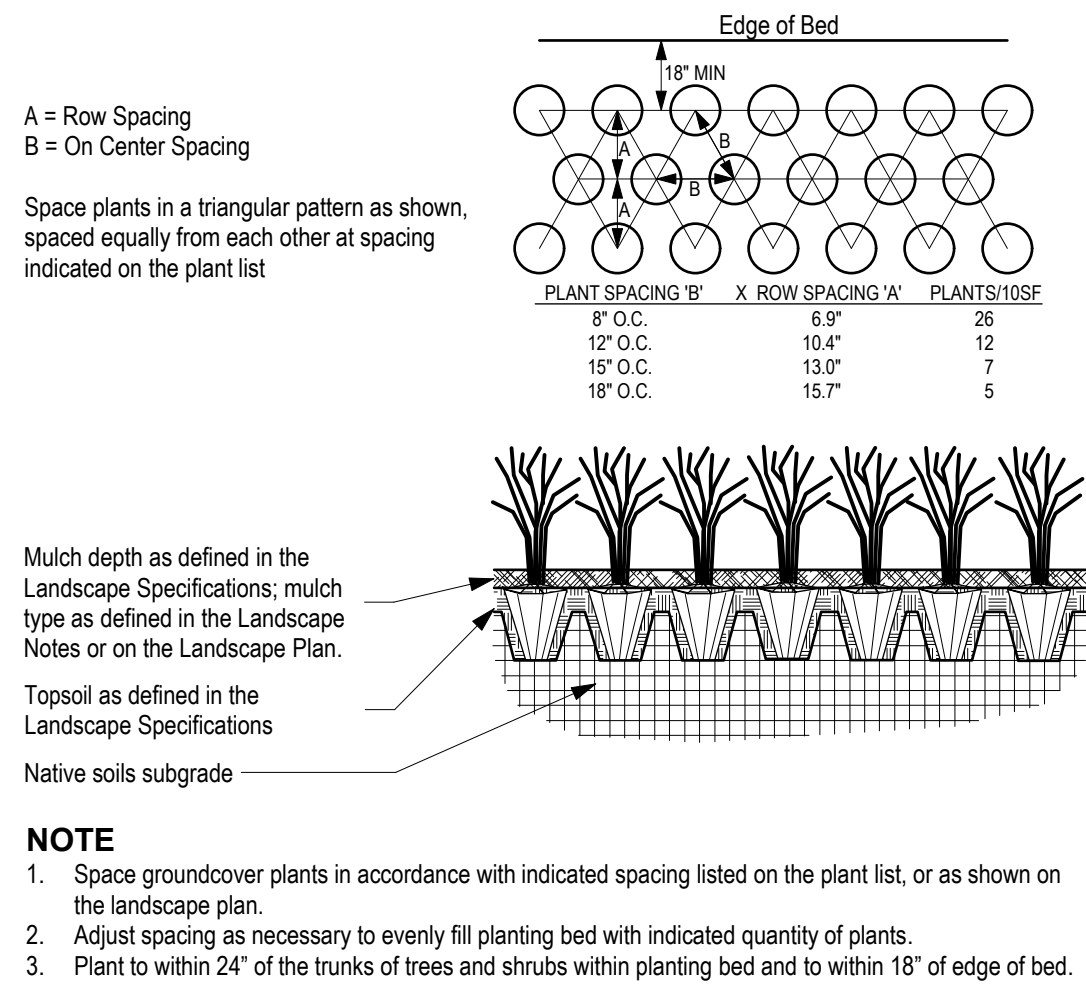
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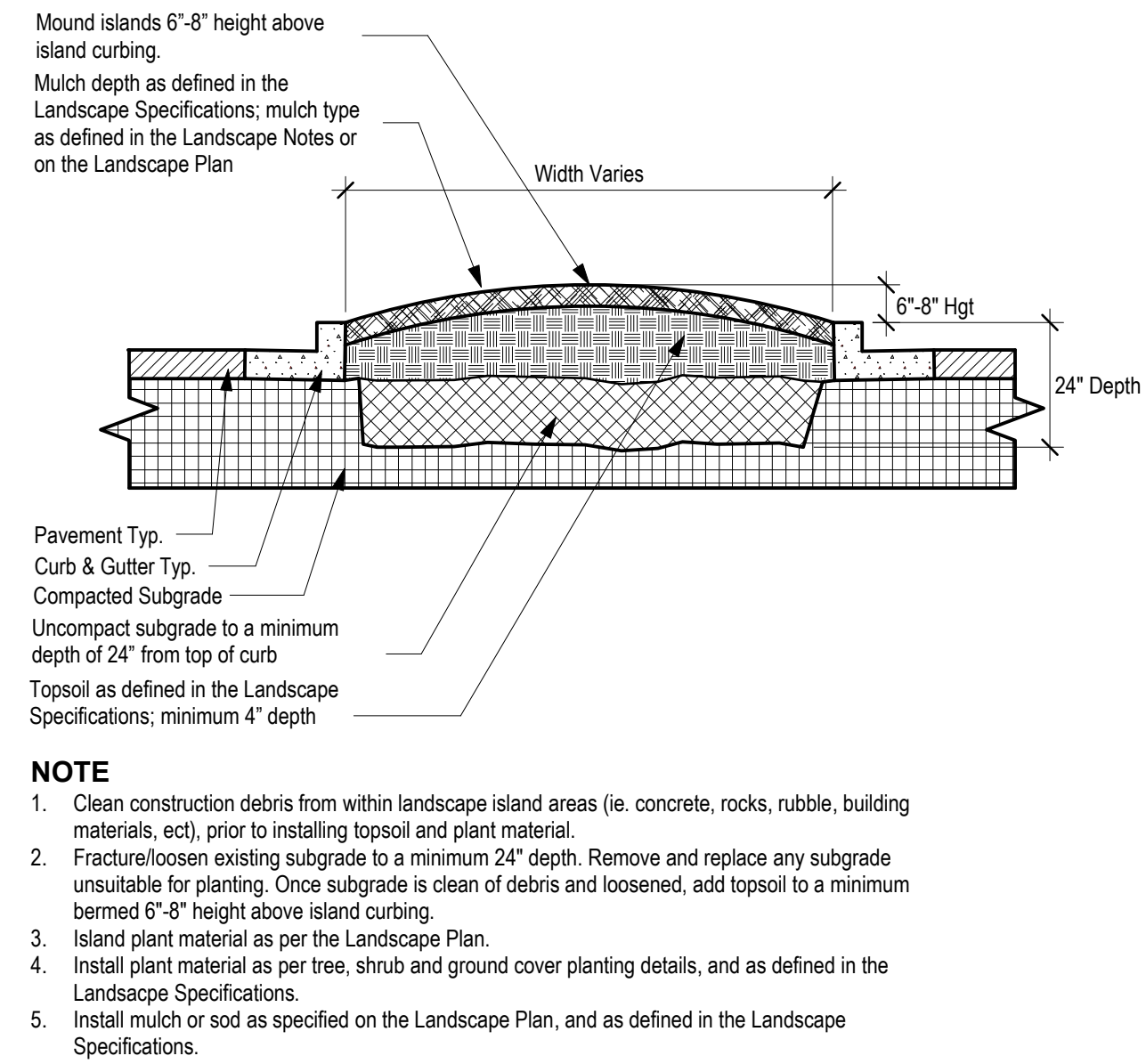
1 **TREE PLANTING & STAKING**
SCALE: NTS



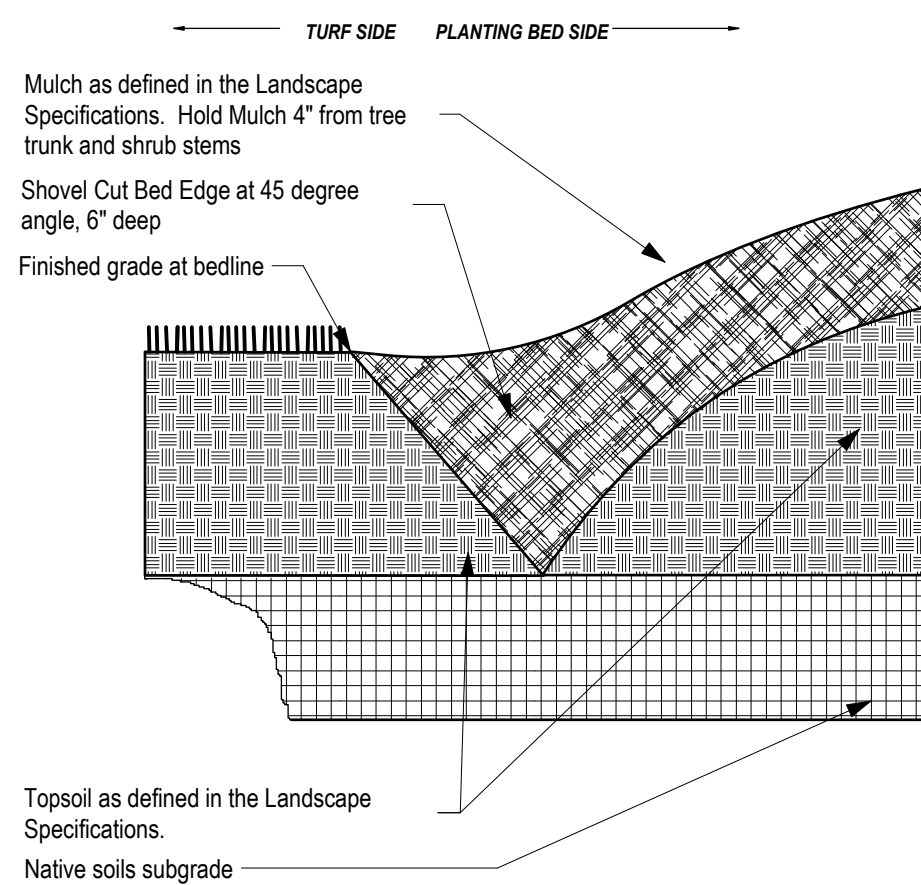
2 **SHRUB BED PLANTING DETAIL**
SCALE: NTS



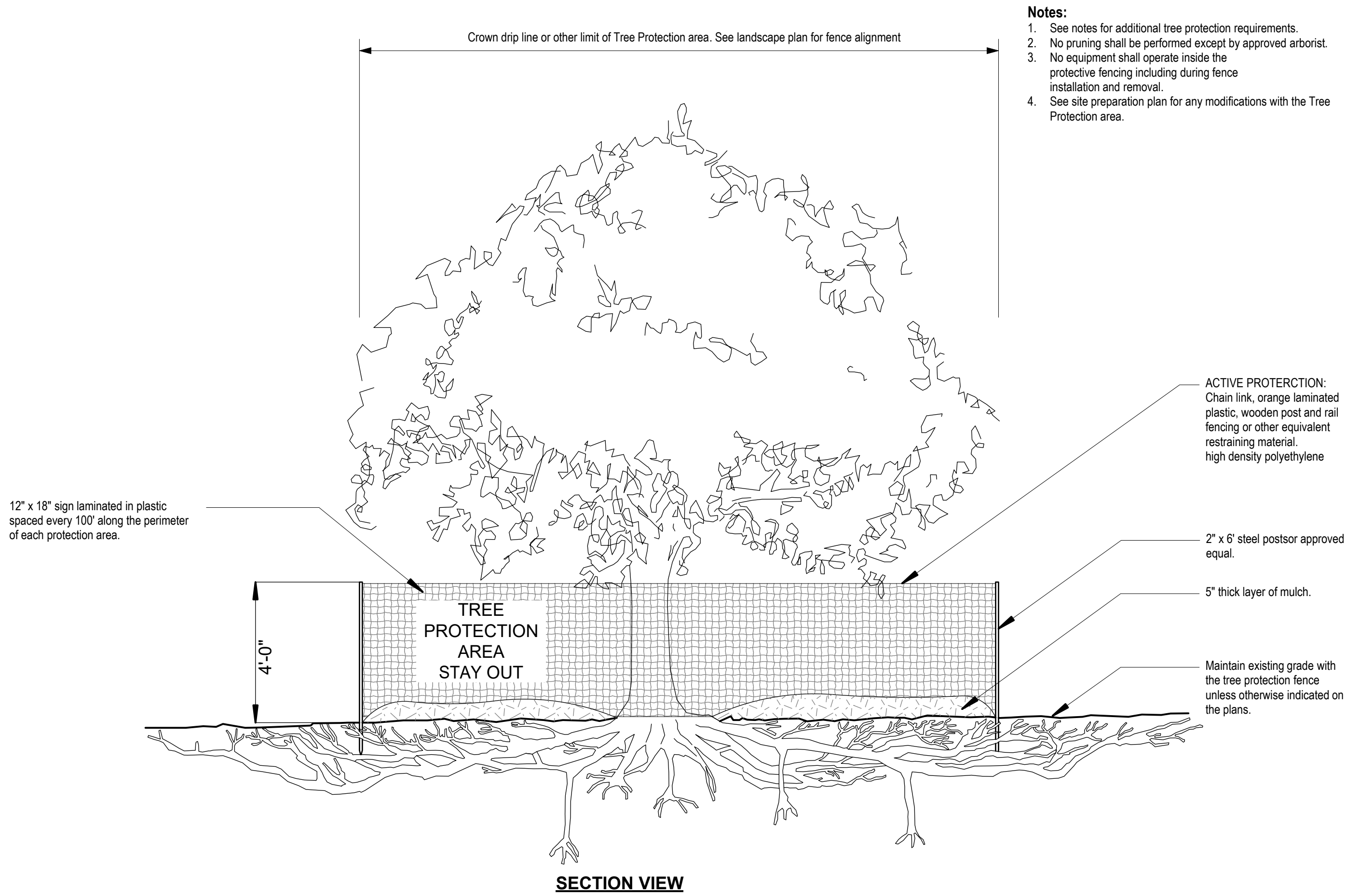
3 **GROUNDCOVER PLANTING DETAIL**
SCALE: NTS



4 **PARKING ISLAND DETAIL**
SCALE: NTS



5 **"V" TRENCH BED EDGING**
SCALE: NTS



6 **TREE PROTECTION FENCING DETAIL**
SCALE: NTS



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SHEET

Landscape Plan

SHEET NUMBER

L-101

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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched up to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.

3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3"
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbotite: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Arbotite shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproof tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted under trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7"-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7"-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble Nitrogen	Not to exceed 900ppm/1.9 mmhos/cm	Not to exceed 750ppm/0.75 mmhos/cm
Conductivity	In soil, not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	In soil, not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix
For unusual soil conditions, the following optional tests are recommended with levels not to exceed:		
Boron		3 pounds per acre
Manganese		50 pounds per acre
Potassium (K2O)		450 pounds per acre
Sodium		20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
 - A. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arbutoviae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing candles.
6. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Eriaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly, or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN
COMMISSION DETERMINING THAT THE AMENDING DECLARATORY RESOLUTION
FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA APPROVED AND
ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO
THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING DECLARATORY
RESOLUTION

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the “City”);

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), as the governing body for the City of Westfield Redevelopment Department (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act), on April 20, 2020, approved and adopted Resolution No. 03-2020 (the “Declaratory Resolution”) approving certain amendments to the declaratory resolution and economic development plan for Grand Junction Economic Development Area as more particularly described therein (the “2020 Plan Supplements”);

WHEREAS, the Commission has submitted the Declaratory Resolution and the 2020 Plan Supplements to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in reviewing the 2020 Plan Supplements, the Plan Commission has determined that no residents of the City will be displaced by the proposed 2020 Plan Supplements; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2020 Plan Supplements and determined that the Declaratory Resolution and the 2020 Plan Supplements conform to the plan of development for the City, and now desires to approve the amending Declaratory Resolution and the 2020 Plan Supplements.

NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the 2019 Plan Supplements conform, in all respects, to the plan of development for the City.

2. The Declaratory Resolution and the 2020 Plan Supplements are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2020 Plan Supplements pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution, including the 2020 Plan Supplements with the minutes of this meeting.

PASSED THIS 20TH DAY OF APRIL, 2020, BY THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION,
HAMILTON COUNTY, INDIANA.

President, Plan Commission

ATTEST:

Secretary, Plan Commission

RESOLUTION NO. 03-2020

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE
GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Westfield Redevelopment Commission (the “Commission”) pursuant to Indiana Code 36-7-14 (the “Act”) serves as the governing body of the City of Carmel Redevelopment District (the “District”); and

WHEREAS, on July 7, 2009, the Commission adopted Declaratory Resolution No. 2-2009 (the “Grand Junction Declaratory Resolution”) which, among other things, (i) identified certain parcels of real estate to be designated as an economic area under Section 41 of the Act known as the “Grand Junction Economic Development Area” (the “Grand Junction EDA”), (ii) approved an economic development plan for the Grand Junction EDA (the “Grand Junction Plan”), (iii) designated the entire Grand Junction EDA as an allocation area under Section 39 of the Act to be known as the “Grand Junction Economic Development Allocation Area” (the “Grand Junction Allocation Area”); and

WHEREAS, on July 13, 2010, the Commission adopted Declaratory Resolution No. 2-2010 amending certain provisions of the Grand Junction Declaratory Resolution (as amended, the “Grand Junction Declaratory Resolution”) relating to the percentage of accumulated assessed value that the Commission could capture, collect and retain in the Grand Junction Allocation Area; and

WHEREAS, on August 29, 2011 the Commission adopted its Resolution No. 2-2011 amending the Grand Junction Declaratory Resolution, as previously amended, to (i) expand the boundaries of the Grand Junction EDA by the addition of the parcels described therein (the “Expansion Area No. 1” and together with the Grand Junction EDA, the “Area”), (ii) remove certain parcels from the Area as described therein, (iii) designate the Expansion Area No. 1 under Section 39 of the Act as an allocation area known as the “Grand Junction Expansion Area No. 1 Allocation Area” (the “Expansion Area No. 1 Allocation Area”), (iv) designate a certain parcel with Expansion Area No. 1 as an allocation known under Section 39 of the Act known as the “Mainstreet Project Sub-Area” (the “Mainstreet Project Sub-Area”) and (v) approve a plan for the Expansion Area No. 1 Area (the “Expansion Area No. 1 Plan” and together with the Grand Junction Plan, the “Grand Junction Plan”); and

WHEREAS, on January 23, 2013, the Commission adopted Resolution No. 1-2013 amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels or portions of parcels from the Area (the “2013 Grand Junction Amendments”); and

WHEREAS, on January 21, 2014, the Commission adopted Resolution No. 1-2014 amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels and portions of parcels from the Area (the “2014 Grand Junction Amendments”); and

WHEREAS, on February 2, 2015, the Commission adopted Resolution No. 1-2015

amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels and portions of parcels within the Area (the “2015 Grand Junction Amendments”); and

WHEREAS, on March 18, 2019 and July 15, 2019, the Commission adopted Resolution No. 01-2019 and Resolution No. 07-2019, respectively, amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels from the Area, designate such parcels as a separate economic development area (the “Wheeler Landing Economic Development Area”), designate the entire Wheeler Landing Economic Development Area as an allocation area (the “Wheeler Landing Allocation Area”) and approve an economic development plan for the Wheeler Landing Economic Development Area; and

WHEREAS, on November 18, 2019, the Commission adopted Resolution No. 09-2019 further amending the Grand Junction Declaratory Resolution to remove certain parcels from the Grand Junction Allocation Area, designate such parcels as a separate allocation area (the “Union Square Allocation Area”) and approve a plan supplement to the Grand Junction Plan (the “2019 Grand Junction Plan Supplement”); and

WHEREAS, the Commission proposes to further amend the Grand Junction Declaratory Resolution, as previously amended, to (i) remove the parcels described on Exhibit A attached hereto from the Expansion Area No. 1 Allocation Area within the Area, (ii) designate the parcels described on Exhibit A as a separate allocation area pursuant to Section 39 of the Act to be known as THE Spring Mill Centre Allocation Area (the “Spring Mill Centre Allocation Area”) and (iii) adopt a supplement to the Plan, as previously amended, attached hereto as Exhibit B (the “2020 Grand Junction Plan Supplement”) (clause (i) through (iii) collectively, the “2020 Grand Junction Amendments”); and

WHEREAS, the 2020 Grand Junction Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, the Commission now desires to approve the 2020 Grand Junction Amendments;

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, that:

1. The Commission hereby finds and determines that the parcels described in Exhibit A attached hereto are located within the Grand Junction Economic Development Area and within the Expansion No. 1 Allocation Area and it will be of public utility and benefit to further amend the Grand Junction Economic Development Area as provided in the 2020 Grand Junction Amendments and to continue to develop the Grand Junction Economic Development Area, including the Spring Mill Centre Allocation Area, under the Act.

2. The Grand Junction Declaratory Resolution and the Grand Junction Plan, as amended by this Resolution and the 2020 Grand Junction Plan Supplement, conform to the comprehensive plan of development for the City.

3. The 2020 Grand Junction Amendments are reasonable and appropriate when considered in relation to the Grand Junction Declaratory Resolution and the Grand Junction Plan, and the purposes of the Act.

4. The findings and determinations set forth in the Grand Junction Declaratory Resolution and the Grand Junction Plan are hereby reaffirmed.

5. In support of the findings and determinations set forth in Sections 1 through 4 above, the Commission hereby adopts the specific findings set forth in the 2020 Grand Junction Plan Supplement.

6. The Commission does not at this time propose to acquire any specific parcel of land or interests inland within the boundaries of the Spring Mill Centre Allocation Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Grand Junction Plan, as amended by the 2020 Grand Junction Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

7. The Commission finds that no residents will be displaced by the projects resulting from the 2020 Grand Junction Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. The 2020 Grand Junction Amendments are hereby in all respects approved.

9. The area described in Exhibit A is hereby removed from Expansion Area No. 1 Allocation Area, and is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as “Spring Mill Centre Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 30 of the Act. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the allocation area hereby designated as “Spring Mill Centre Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

10. The foregoing allocation provision shall apply to all of the Spring Mill Centre Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Spring Mill Centre Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B attached hereto. The base assessment date for the Spring Mill Centre Allocation Area is January 1, 2020.

11. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the Spring Mill Centre Allocation Area shall expire on the date which is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Spring Mill Centre Allocation Area.

12. The Commission hereby determines that one hundred percent (100%) of the captured assessed value within the Spring Mill Centre Allocation Area described in Exhibit B for all tax years shall be used by the Commission in its discretion, pursuant to the Act, including to provide adequate debt service coverage for bonds or bond anticipation notes issued to finance infrastructure and other projects.

13. This Resolution shall be submitted to the Plan Commission and the Common Council of the City as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

14. The Commission also directs the presiding officer to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works and Safety, the Park Board, the building commissioner and any other departments or agencies of the City of Westfield concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Spring Mill Centre Allocation Area.

15. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Spring Mill Centre Allocation Area, including the following:

- a. The estimated economic benefit and costs incurred by the Spring Mill Centre Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

- b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Spring Mill Centre Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing required under Section 13 of this Resolution.
- 16. The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.
- 17. This Resolution shall be effective upon its adoption and passage.

* * * *

ADOPTED THIS 20TH DAY OF APRIL, 2020.

CITY OF WESTFIELD REDEVELOPMENT
COMMISSION

By: _____
Joseph Plankis, President

ATTEST:

EXHIBIT A

Description of the Spring Mill Centre Allocation Area

The following parcels shall be removed from the Expansion Area No. 1 Allocation Area and designated as the Spring Mill Centre Allocation Area located in the City of Westfield, Indiana:

29-05-35-000-032.101-025

29-05-35-000-032.201-025

29-05-35-000-032.000-025

29-05-35-000-030.000-015

29-05-35-000-028.001-015

29-05-35-000-028.003-015

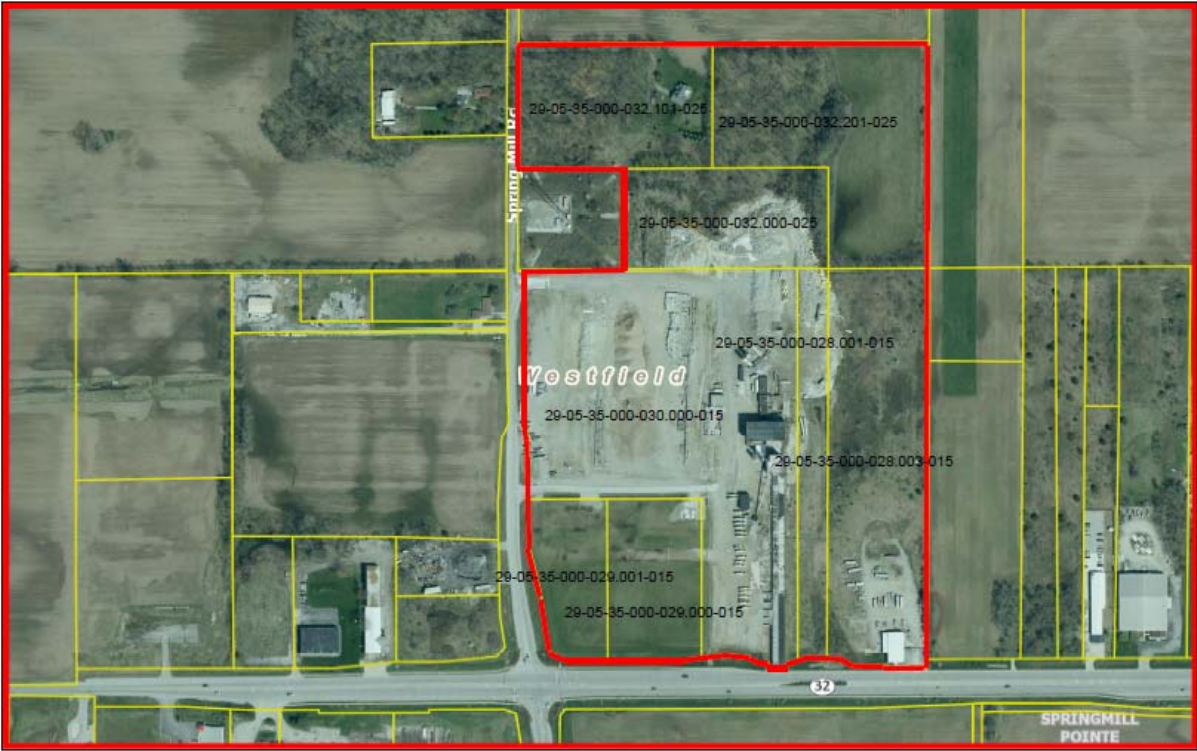
29-05-35-000-029.001-015

29-05-35-000-029.000-015

Map of Allocation Area: (See attached)

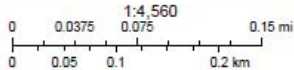
MAP OF SPRING MILL CENTRE ALLOCATION AREA

Hamilton County, Indiana



April 16, 2020

Parcel Boundary (public)



Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission. Author: Hamilton County

EXHIBIT B

2020 Grand Junction Plan Supplement

The Grand Junction Economic Development Plan is hereby supplemented by adding the following projects:

Demolition of existing structures, utility relocation and connection, on-site clearing or grading, erosion control, removal of aboveground and underground storage tanks, environmental remediation, general site work and preparation, all to support a mixed-use development consisting of commercial, retail and light industrial to be located in Spring Mill Centre Allocation Area in the City of Westfield, Indiana.

Based on representations of the developer of the mixed-use project, the Commission has determined that the development will not proceed as planned without the contribution of tax increment revenues to be derived from Spring Mill Centre Allocation Area to the projects described above.



Westfield–Washington Township Advisory Plan Commission

Minutes of the April 6, 2020 APC Meeting

Presented for approval: April 20, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 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, Ginny Kelleher, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Members Arriving After Start of Meeting: Kristen Burkman: 7:12 p.m. and Mike Johns: 7:24 p.m.

Members Absent: Dave Schmitz.

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

APPROVAL OF MINUTES

Motion: Maue motioned to approve the March 2, 2020 meeting minutes as written.
Spoljaric seconded. Motion passed. Vote 5-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified meeting rules and procedures.

CONSENT AGENDA

2003-DDP-03

New Pro Containers

16460 Southpark Drive

Myers Construction Management, Inc. by Woolpert, Inc. requests Detailed Development Plan review of a 11,864 square foot addition to an existing building on 3.4 acres +/- in the Westoak PUD District.

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

1910-DDP-21

Meijer

17145 Spring Mill Road

Meijer by Woolpert, Inc. requests Detailed Development Plan review of a 159,264 square foot commercial building on 33.35 acres +/- in the Maple Knoll PUD District.

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

Motion: Approve Consent Agenda as presented.

Motion: Horkay; Second: Kelleher. Motion passed. Vote: 6-0.

ITEMS OF BUSINESS

2003-SPP-03 & 2003-ODP-03

Claiborne Farms by Del Webb

West of and adjacent to Towne Road and North of and adjacent to 146th Street

Del Webb by Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 490 Lots on approximately 257 acres +/- in the Claiborne Farms of Del Webb PUD District.

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

Dorsey overviewed this petition and its request for Primary Plat and Overall Development Plan review.

Kelleher asked for details about the lighting document that Dorsey had shared.

Dorsey explained that within the email he sent to the APC members were details regarding the lighting proposed being the Sanibel fixture.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, responded that the Sanibel fixture is also used in the Harmony development and the petitioner is committing to using this fully shielded fixture.

Motion: Approve 2003-SPP-03 & 2003-ODP-03 with the Staff's conditions:

- Approve the Primary Plat and Overall Development Plan (2003-SPP-03 & 2003-ODP-03) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.
- Commitment to use the Sanibel lighting fixture.

Motion: Horkay; Second: Kelleher. Motion passed. Vote: 5-0.

PUBLIC HEARING ITEMS

2004-SPP-04 & 2004-ODP-04 [PUBLIC HEARING]

Haworth Business Park

SE Corner of 169th Street & Oak Ridge Road

Wilcox Development, LLC by Keeler-Webb Associates, Inc. requests Primary Plat and Overall Development review of four (4) lots on 37.63 acres +/- in the Haworth Business Park PUD District.

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

Crabtree overviewed this petition and its request for Primary Plat and Overall Development review. He stated that the department has received no public comments

Adam Dehart with Keeler-Webb Associates, Inc., on behalf of the petitioner, summarized this project. He stated that this property has been in the Wilcox family for many years and that Mr. Wilcox wants to have it developed in a quality fashion. DeHart added that the construction management would be overseen by Jim Kent who developed the nearby Southpark business area and that the Haworth development would be similar to the Southpark Business Park. Wilcox has committed land to Duke energy for power lines. He said that tree preservation is currently being addressed as the petitioner wishes to protect the existing tree line. He stated that the petitioner is currently working with Staff to meet compliance with the PUD and is addressing future landscaping.

Spoljaric asked about the internal road connection to the south. She said it appears that the area would connect to is the parcel that is being vacated.

Petitioner responded that Wilcox was never interested in making that connection, and with the current site design there is no need to connect. He added that there is another separate petition wishing to vacate that ROW so that the DuraMark building can expand.

Public Hearing for 2004-SPP-04 & 2004-ODP-04 opened at 7:19 p.m.

No public comments.

Public Hearing for 2004-SPP-04 & 2004-ODP-04 closed at 7:20 p.m.

**2004-SPP-05 &
2004-ODP-05
[PUBLIC HEARING]**

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)

Dorsey overviewed this petition and its request for a Primary Plat and Overall Development Plan review. He added that one single comment was received and that was provided to the Commission.

Public Hearing for 2004-SPP-05 & 2004-ODP-05 opened at 7:26 p.m.

No Public Comments.

Public Hearing for 2004-SPP-05 & 2004-ODP-05 closed at 7:27 p.m.

Kelleher asked Dorsey to explain the concerns in the public comment and the Department's thoughts.

Dorsey responded that Staff does not have concerns about the alley and that the main concerns in the email comment was related to use.

Burkman asked Dorsey to explain the if the plan for the alley had changed since zoning.

Dorsey replied that the alley had not changed since zoning and that the commenter's main concerns in the comment received was related to the future use of his property.

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)

**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)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Horkay. Motion passed. Vote: 8-0.

Meeting adjourned at 7:32 p.m.

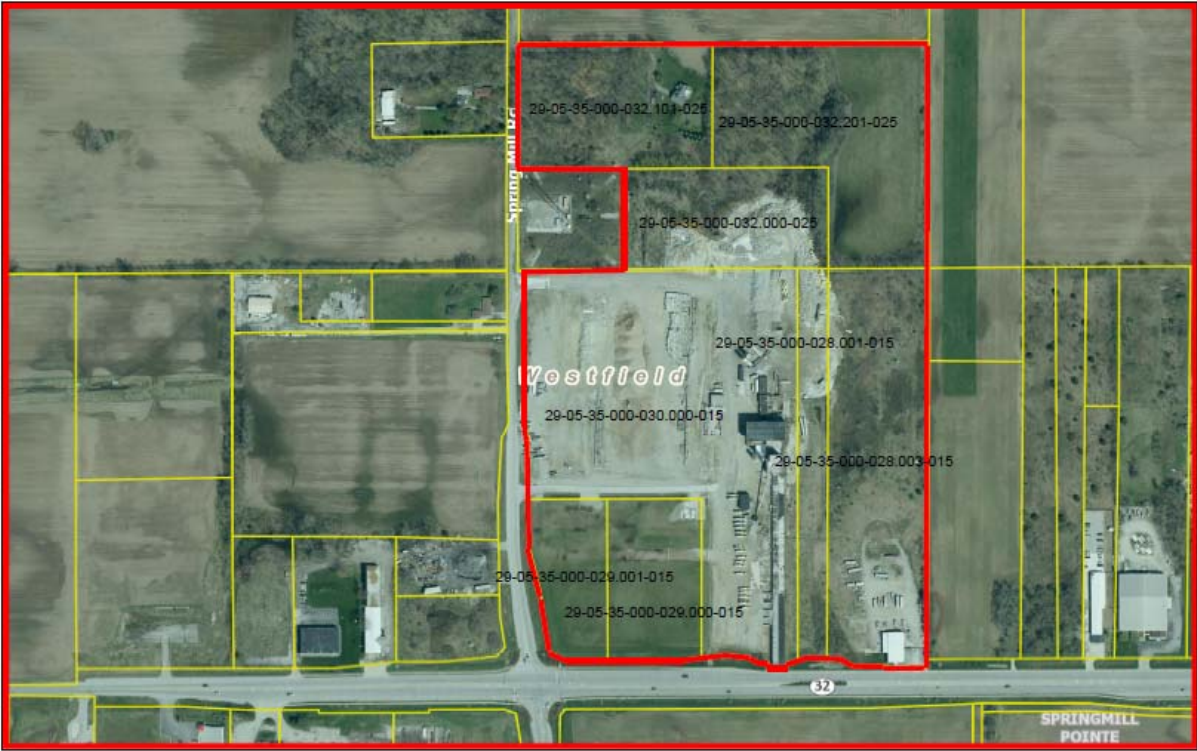
Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

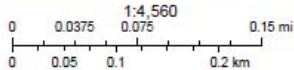
MAP OF SPRING MILL CENTRE ALLOCATION AREA

Hamilton County, Indiana



April 16, 2020

Parcel Boundary (public)



Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.

Author: Hamilton County



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
2020 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	COUNCIL INTRODUCTION (zoning only)	TECHNICAL ADVISORY COMMITTEE	PUBLIC NOTICE DEADLINE	FIRST APC MEETING	REVISED MATERIALS DEADLINE*	SECOND APC MEETING	COUNCIL MEETING (zoning only)
	Friday Noon	Monday 7:00 PM	Tuesday 9:00 AM	Friday	Monday 7:00 PM	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	01/03/20	01/13/20	01/21/20	01/24/20	02/03/20	02/07/20	02/18/20	03/09/20
MARCH	01/31/20	02/10/20	02/18/20	02/21/20	03/02/20	03/06/20	03/16/20	04/13/20
APRIL	02/28/20	03/09/20	03/24/20	03/27/20	04/06/20	04/10/20	04/20/20	05/11/20
MAY	04/03/20	04/13/20	04/21/20	04/24/20	05/06/20	05/08/20	05/18/20	06/08/20
JUNE	05/01/20	05/11/20	05/19/20	05/22/20	06/03/20	06/05/20	06/15/20	07/13/20
JULY	05/29/20	06/08/20	06/23/20	06/26/20	07/06/20	07/10/20	07/20/20	08/10/20
AUGUST	07/02/20	07/13/20	07/21/20	07/24/20	08/03/20	08/07/20	08/17/20	09/14/20
SEPTEMBER	07/31/20	08/10/20	08/25/20	08/28/20	09/08/20	09/11/20	09/21/20	10/12/20
OCTOBER	09/04/20	09/14/20	09/22/20	09/25/20	10/05/20	10/09/20	10/19/20	11/09/20
NOVEMBER	10/02/20	10/12/20	10/20/20	10/23/20	11/04/20	11/06/20	11/16/20	12/14/20
DECEMBER	10/30/20	11/09/20	11/17/20	11/27/20	12/07/20	12/11/20	12/21/20	01/11/21
JANUARY	11/25/20	12/14/20	12/15/20	N/A	No Meeting	01/08/21	01/19/21	02/08/21

Dates in red are scheduled for a different day due to a conflict.

* For public hearings occurring at the Second APC Meeting, the Revised Materials Deadline will also serve as the Public Notice Deadline.

A Pre-Filing Conference is **required** prior to filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing to arrange this Pre-Filing Conference.

Approved December 2, 2019